

January 11, 2019

Mr. Rendell Bustos  
Department of Community Development  
City of San Mateo  
330 West 20th Avenue  
San Mateo, CA 94403-1388

**RE: Carey School Classroom Building**

Dear Rendell:

I have reviewed the drawings, and evaluated the site context. My comments and evaluations are as follows:

**NEIGHBORHOOD CONTEXT**

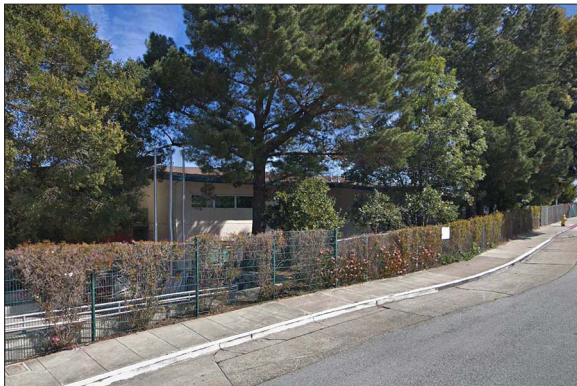
The site is located within an existing school campus in an established neighborhood. An aerial photo of the site is shown below. Additional photos of the site and nearby homes are shown on the following page.







*The site looking west on Alameda De Las Pulgas*



*The site looking east on Alameda De Las Pulgas*



*Homes immediately across Alameda De Las Pulgas*

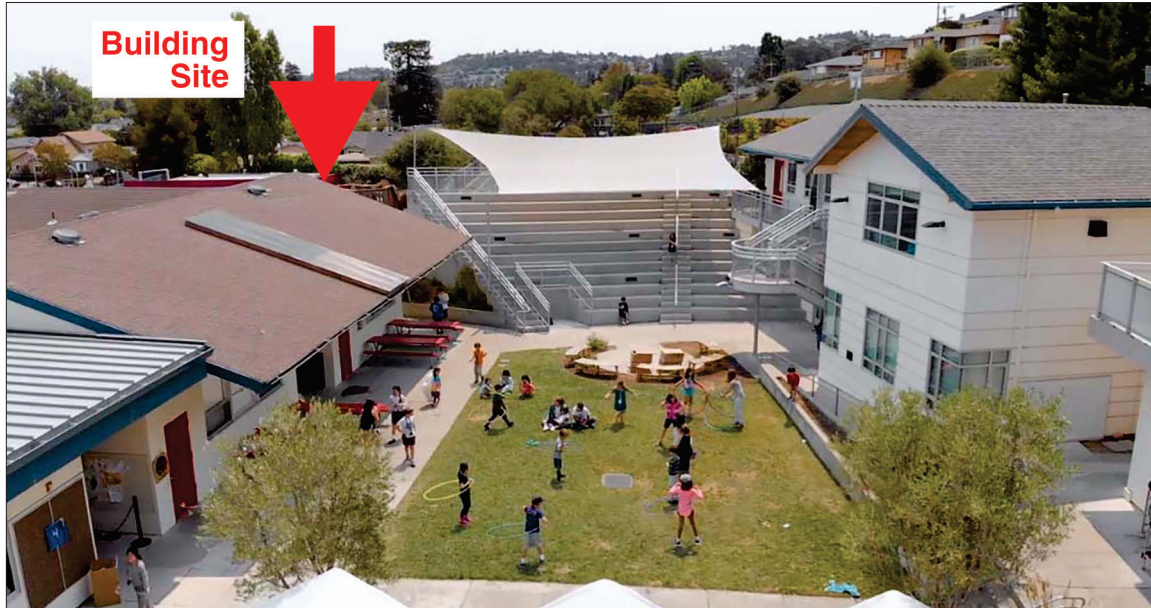


*Homes immediately to the east on Alameda De Las Pulgas*



## Issues and Recommendations

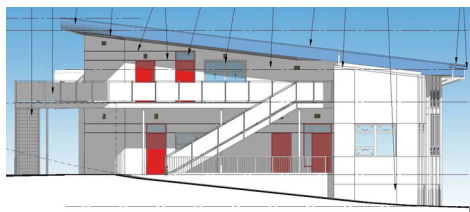
The proposed new two-story classroom building will replace an existing one-story structure within the campus adjacent to a central courtyard - see campus photo below.



The building would be visually buffered from adjacent residential structures by other existing structures and landscaping. The design is executed in a consistent Contemporary Style that is compatible with the other adjacent buildings - see illustrations below.



*Proposed South Courtyard Elevation*



*Proposed East Elevation*



*Proposed Facade South Courtyard Side*

The central courtyard improvements seem well done and appropriate to their purpose.  
I have no recommendations for changes.

Rendell, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink, appearing to read "Larry Cannon", with a stylized, flowing script.

Larry Cannon