

July 28, 2022

Palomar Park Design Review
Attn: Erica Adams
455 County Center
Redwood City, CA 94063

RE: Design Review PLN 2020-00251
August 3rd Meeting Item 2

Dear Ms. Adams & Design Review Committee,

I am a resident of Palomar Park and moved here for the quaint atmosphere of this older community. The majority of the homes are one & two story bungalow or craftsman from the 1930 to 1960s with a handful dating back to 1920. Many have prevalent views of the bay or southern hills. Palomar Park has zero modern architecture and homes mostly are in the 2,000 to 2,500 sq. ft. range. Many of the houses are hidden behind native oak trees and buckeyes which provide shade, habitat and food for our resident deer and wildlife population. I was stunned to see the ultra-modern plans for the proposed house at 634 Palomar Dr. The design reflects 100% **opposite** of the Bayside Palomar Park Design Standards. This house in no way reflects a harmonious character within our community, nor does it compliment the site as its bulk, and size are enormous. The roof line and bright white color seems to resemble an alien spaceship. The roof deck is an invasion of privacy for downhill and uphill residents. This structure's design drastically deteriorates the consistent current housing character of Palomar Park and does not compliment the site and destroys the natural resources on the parcel. Per two prominent local Palomar Park realtors this sort of house design will lower surrounding property values with its white elephant appearance. The views of two existing properties behind this parcel will be impacted and the sunlight exposure of two downhill properties will be significantly reduced. A spring stream flow will be disrupted, and the flow path significantly altered. There are 7 mature native trees proposed for removal on the property line that provide shade, privacy, and significant erosion stabilization and which need to be protected per engineering geologist reports for soil stability and their proximity to multiple previous and current land slide activity.

If all the above reasons were not concerning enough the most prevalent issue is the health and safety of the surrounding properties which is also a significant part of the Bayside Palomar Park Design Standards. This parcel is within a very unstable landslide zone and sits over a prolific deep spring stream which flows substantially all year and daylight in many various locations near Los Cerros, Palomar Dr. and 634 Palomar Dr. There have been three houses destroyed and other structures damaged over the years along this hillside. There have been at least 7 significant landslides including on this property and adjacent parcels. The most recent slides were some of the largest in San Mateo County residential history and did significant damage to neighboring structures. Hydrology reports, multiple engineers, contractors, and geologists who have recently worked on repairing these landslides and shoring up neighboring structure foundations, profoundly warn against development on 634 Palomar Dr. or any of the other adjacent Los Cerros vacant parcels due to the magnitude of foreseeable significant and destructive impacts to the neighboring homes. I own one of the unstable vacant parcels along Los Cerros and would never think of trying to develop it due to the significant impacts it would create to my own home as well as my neighbors. Grading and drilling so close to multiple landslides, disrupting the spring stream path of flow, and injecting more water into the hillside with leach field and landscape

water is operationally extremely dangerous for downhill properties and neighboring developed hillside structures. The fact that multiple structures have been destroyed and damaged and this hillside continues to be re repaired to only slide again is extremely alarming. Within the last 6 years Lea & Braze Engineering provided a written letter warning of grading and removal of trees and vegetation from this hillside area. Previous owners of 2 different parcels along this hillside disregarded the warning as did the County Building & Planning Department and allowed owners to remove significant vegetation (grass, brush and small trees) on the hillside. In less than a year 3 major landslides took place and massive amounts of mud and entire mature trees flowed like lava 250 ft. down and 250 ft. across and 17 ft. deep in some areas and damaged neighboring foundations and retaining walls and the public roadway. My Massive amounts of spring water outflows were encountered everywhere inside the exposed hill and the slides were almost deemed unrepairable. The previous owner of 634 Palomar attempted to build a retaining wall mid slope to repair one of the landslides and when the piers were drilled spring water erupted in new places and severely damaged a large stretch of Palomar Dr. and eroded a downhill neighbor's driveway. Large cracks formed in Los Cerros and ultimately the retaining wall project was abandoned due to the massive amount of spring water. This spring water continues to run from the hillside, some in collection pipes and some from the bottom of the hill which serves as a sieve for the prolific amount of spring water flowing freely at different depths deep within the hillside.

It is alarming that architect Alpheus Jessup, a member of the Bayside design review board, has designed this house without regard to any of the SMC adopted Palomar Park Design guidelines. As a Board of Supervisor appointed Design Review Committee member is there no ethical or professional duty to uphold the standards, he himself is imposing on other applications submitted to the Design Review Committee? This type of total disregard from a Design Review Committee member is extremely disturbing, it portrays corruptness and invalidates part of the SMC Planning process.

I urge the Bayside Design Review Board to disapprove this application based on the merits that it has not met any of the criteria listed in the Palomar Park Design Standards as well as the potential significant impacts this project poses to the immediate neighborhood.

Sincerely,

Denise Enea
738 Loma Ct.