

From: [Patricia Cooley-Wetzel](#)
To: [Planning Commission](#); [John McGirr](#)
Cc: [Dave Pine](#); [Noelia Corzo](#); [Ray Mueller](#); [Warren Slocum](#); [David Canepa](#)
Subject: EXHIBIT - Photos for Feb 8, 2023 Planning Commission Regular Agenda Item Permit - File Number: PLN2022-00136
Date: Tuesday, February 7, 2023 1:20:23 PM
Attachments: [200 block sequoia.pdf](#)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Please include the attached views of the 200 block of R-1/S-74 Sequoia Tract for the meeting as an Exhibit. It would be a shame for all the neighbors to lose that beautiful view and expanse of blue sky.

Thank you !

Patricia Cooley-Wetzel
438 Beresford Ave, RWC

From: [Maggie Heilman](#)
To: [Planning Commission](#); [Planning Commission](#)
Subject: File # PLN 2022-00136, 206 Sequoia
Date: Tuesday, February 7, 2023 2:56:00 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

To whom it may concern,

Please do not allow such a high density, 4 story condo building to be built within a quiet, single family neighborhood. Such a building would tower above the neighbors and bring extreme traffic into the area since it isn't located anywhere close to a train station.

Folks purchase homes in single family zoned neighborhoods believing their government will honor the zoning and preserve their home values. Changing the zoning to allow for this high density structure will reduce the values of all the neighbors properties.

Perhaps a compromise could be reached by allowing a few 2 story townhomes on this property instead of 23 units and 4 stories. This is merely a developer looking for serious profits at the expense of the entire neighborhood.

Again, please reconsider this request to build such a high density, tall building.

Thank you for your time.

Sincerely,

Maggie Garside Heilman
Local Realtor with over 26 years of Experience
Dre# 01206292
650.888.9315

From: [John McGirr](#)
To: [Planning Commission](#)
Subject: Fwd: 2-8-2023 Planning Commission Regular Agenda Item Permit - File Number: PLN2022-00136
Date: Tuesday, February 7, 2023 11:31:58 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Please confirm receipt of this forwarded email. I am not sure which email address is the correct one to use.

Regards,

John McGirr

----- Forwarded message -----

From: **John McGirr** <mcgirrenator@gmail.com>
Date: Mon, Feb 6, 2023 at 6:45 PM
Subject: 2-8-2023 Planning Commission Regular Agenda Item Permit - File Number: PLN2022-00136
To: <Planning_commission@smcgov.org>
Cc: <dpine@smcgov.org>, <ncorzo@smcgov.org>, <rmueller@smcgov.org>, <wslocum@smcgov.org>, <dcanepa@smcgov.org>

Honorable San Mateo Planning Commissioners:

I write to urge you to deny the Major Subdivision for a new four-story, 23-unit condominium development at 206 Sequoia Ave in the Sequoia Tract. This project, if allowed to go forward as presented, would destroy the surrounding neighborhood. There are no four (4) story multi-family residential buildings in the entirety of the Sequoia Tract.

However, once the County Board of Supervisors approved the zoning change from single-family to multi-family the fate of our neighborhood was apparently sealed. The Supervisors were led to believe that a zoning change would result in a proposal of up to a maximum of 15 residential units. As I stated in my spoken comments at that public hearing, "to give away a zoning change before a development proposal has even been presented is like buying a pig in a poke." The Board of Supervisors were deceived.

So, now before you is an application to build a four-story, 23-unit condominium on a lot that was originally zoned single-family. Yes, it is a large lot. Yes, we need more housing. But, not something this size in this area. A development similar to what was recently approved at 1301-1311 Woodside Road is appropriate for this area of the Sequoia Tract.

Please do not approve this application.

Regards,

John McGirr
259 Beresford Avenue

From: [Patricia Cooley-Wetzel](#)
To: [Planning Commission](#); [John McGirr](#)
Cc: [Dave Pine](#); [Noelia Corzo](#); [Ray Mueller](#); [Warren Slocum](#); [David Canepa](#)
Subject: PLEASE RECONSIDER: February 8, 2023 Planning Commission Regular Agenda Item Permit: File Number: PLN2022-00136
Date: Tuesday, February 7, 2023 10:24:29 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

To The Honorable San Mateo Planning Commissioners:

Please stop this wrongfully re-zoned plan application for inappropriate development in the middle of a single-family residential neighborhood, that was pushed through despite **complete opposition** from the neighbors and public comments at every opportunity.

The Planning Commission was led to believe that a re-zoning to R-3/S-3 was necessary in order to build multi-family units, but THAT action took away the County's authority to approve design and density. The Planning Commission was erroneously informed that this project WOULD be the transitional housing from Commercial-to-Residential, but that is untrue! There is a 5-unit condo in the 100 block of Sequoia then this single-family property lot, then single family 1-story residential homes all the way down the 200 block on both sides of the street in a R-1/S-74 zoned residential low-density established neighborhood.

This application goes completely against the intention of the original R-1/S-74 Ordinance that had been UNANIMOUSLY approved by Planning Commission (voted 5-0) and the Board was in place nearly 40 years in order to protect and preserve it from this very thing; to help control structure size and height (County File Number: PLN 2004-00545). The Planning Commission was led to believe re-zoning was the only option! No multi-family residential buildings of this magnitude and density are located in the Sequoia Tract That could have been any other re-zoning or a variance, or something other than this R-3 that ties the hands of the County from overseeing an appropriate use of the lot.

I'd like to remind the honorable Board of Supervisors that the first item mentioned in the General Plan, Section 4. **Constraints to Housing Production** is "The General Plan attempts to balance important and sometimes competing land use objectives, including: (1) preserving and enhancing the character of local communities and environments,"

How does a this plan for a four-story condominium development *facilitate* the "transition" from a commercial building on Woodside Rd to a two-story multi-family apartment building, to single-family 1-story homes in this Sequoia neighborhood if a 4-story multi-unit building is stuck in the middle of the homes? While this application does offer more housing, it is an inappropriate site. It is NOT truly in a transit corridor. It is in a quiet residential neighborhood.

At the last meeting I attended, the County stated they were "glad that more neighbors within 300 feet of the project had not received the notice" because they would only add to the opposition. None of us neighbors support this!

Thank you in advance for your consideration. Please have the developer scale back the plan to enhance not destroy this neighborhood! There are so many other options for building, such as the 1300-1311 Woodside Road actually on the corridor that maximizes efficient use of existing infrastructure and services and minimizes environmental impact.

Respectfully and hoping for harmony,

Patricia Cooley-Wetzel
438 Beresford Ave, RWC

Redwood City native,
Cooley Family Assn. est. 1936