

Sam Becker

From: Sam Becker
Sent: Tuesday, February 18, 2025 8:35 AM
To: Maria Gonzalez; McNeil
Subject: RE: Agenda item PLN2023-00291, APN 041-033-070
Attachments: Zoning Regulations.pdf

Hi Michelle and Tim,

First of all, thank you for the public comment on this item. My name is Sam Becker, the project planner for this permit, and I wanted to provide response to your points, see my text in red.

See link to Zoning Hearing Officer webpage for the upcoming hearing <https://www.smcgov.org/planning/event/zoning-hearing-february-20-2025>. Also attached Zoning regulations to this email.

- 1) Yanli and Peter did not get the proper permits up front

Correct, violation case VIO2023-00149 was opened due to number of detached accessory buildings (3 on site where only 1 would be allowed per Zoning Regulations, Chapter 8.348). This current use permit PLN2023-00291 is intended to satisfy that violation.

- 2) We have lost privacy with one of the units that borders our fence. Due to height of the structure and the fact that their lot sits a little higher than ours, this unit now overlooks our backyard, patio and hot tub, seating area and firepit.

Understand your concern and value of privacy on your property. I do want to note that the shed in the corner, near your property, does meet the regulations for height and distance from property lines, according to plans. See table 2 in staff report comparing height, setbacks proposed vs required.

- 3) It is unclear on the exact plan for the 3 units, but we have concern that this could increase traffic if any of these units house people, and increase noise (especially given we share a fence) and traffic.

These buildings are not for habitation and that was noted in staff report, as these are not accessory dwelling units. Applicant indicated to me they are for personal uses accessory to home (laundry) and to do with her personal meditation and healing. With this being a public comment I expect the applicant to be asked to clarify further on the intended uses during public hearing.

- 4) Aesthetic concerns - this does not fit in with the neighborhood and changes the character

Completely understand your point, although I do want to note this project is not within a design review zoning district, and so there are no specific regulations for design standards/character for single family homes or any detached accessory buildings used in accessory with said single family home.

- 5) If approved, this could set precedence for other neighbors to bypass the permit process.

Thank you for your comment. This is a discretionary, hearing level permit (Use permit) in order to legalize the sheds. This permit process requires agency review (like fire, building, etc.) where agencies can impose their own specific conditions should project be approved, this process accepts public comments and is at the final discretion of a hearing officer at a public hearing. In summary, the applicant is being required to go through a full permit process that would be required by any other community member trying to legalize a larger # of sheds than is allowed by right. These types of permits are reviewed on a case by case basis, where the unique circumstances of each property and proposal differ.

Thanks,
Sam



Sam Becker (He/Him)*
Planner II

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*Here is why I include my pronouns: It's important to get pronouns correct to support belonging and respect in the workplace for everyone, inclusive of our LGBTQ+ communities. Pronouns are words used to refer to people and are often gendered (for example, she/her, he/him, or they/them). We cannot assume we can tell the correct pronoun for a person. As an ally, an easy way to normalize the use of self-identified pronouns is to include them in your email signature. If cisgender individuals step up to normalize the inclusion of pronouns, it will be more affirming for transgender and gender diverse people to share pronouns. Will you join me, in solidarity, to include your pronouns in your email signature? For more details on pronouns and how you can be in solidarity with gender diverse and transgender individuals visit: <http://mypronouns.org/>

From: Maria Gonzalez <mgonzalez1@smcgov.org>
Sent: Tuesday, February 18, 2025 7:39 AM
To: McNeil <mtmcneil_2000@yahoo.com>
Cc: Sam Becker <sbecker@smcgov.org>
Subject: RE: Agenda item PLN2023-00291, APN 041-033-070

Hi Michelle and Tim,

I added the Project Planner, Sam Becker.

Thanks,



Maria Gonzalez
Administrative Secretary III

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From: McNeil <mtmcneil_2000@yahoo.com>
Sent: Monday, February 17, 2025 8:04 PM
To: Maria Gonzalez <mgonzalez1@smcgov.org>
Cc: McNeil Home <mtmcneil_2000@yahoo.com>
Subject: Agenda item PLN2023-00291, APN 041-033-070

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This is in regards to the consideration of a Use Permit to legalize 3 detached accessory buildings in rear yard at 1595 Lexington Avenue, San Mateo.

We border this property with a shared fence in our backyard.

We are opposed to the request for the following reasons:

- 1) Yanli and Peter did not get the proper permits up front
- 2) We have lost privacy with one of the units that borders our fence. Due to height of the structure and the fact that their lot sits a little higher than ours, this unit now overlooks our backyard, patio and hot tub, seating area and firepit.
- 3) It is unclear on the exact plan for the 3 units, but we have concern that this could increase traffic if any of these units house people, and increase noise (especially given we share a fence) and traffic.
- 4) Aesthetic concerns - this does not fit in with the neighborhood and changes the character
- 5) If approved, this could set precedence for other neighbors to bypass the permit process.

Thanks,

Michelle and Tim McNeil
1595 Tarrytown Street, San Mateo