

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 12, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an appeal of the Director of Planning and Building's decision to deny a Fence Height Exception to allow a 6-foot-tall gate and 5-foot-tall fence located within the front setback at 246 La Cuesta Drive in the unincorporated Ladera area of San Mateo County.

County File Number: PLN2024-00009 (You)

PROPOSAL

The applicant/appellant has appealed the Director of Planning and Building's denial of a Fence Height Exception to correct a violation for an existing 6-foot-tall gate and 5-foot-tall fence, where 4 feet is the standard, along the front setback of the property at 246 La Cuesta Drive in the unincorporated Ladera area of San Mateo County. Staff determined that the project did not meet all required findings of approval and therefore, pursuant to Section 8.332.040 of the Zoning Regulations, denied the exception request. Pursuant to Section 8.332.040 of the Zoning Regulations, upon appeal, the Planning Commission may approve an exception by making the required findings for appeal. The applicant/appellant contends that the fence height exception meets the findings required for approval of an appeal as discussed in Section B below.

RECOMMENDATION

That the Planning Commission approve the appeal and approve the Fence Height Exception, PLN2024-00009, subject to the findings in Attachment A.

BACKGROUND

Report Prepared By: Tiffany Gee, Project Planner, TGee@smcgov.org

Applicant/Appellant/Owner: Jinming You

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation on March 1, 2025.

Location: 246 La Cuesta Drive, unincorporated Ladera area of San Mateo County

APN: 077-151-180

Size: 19,267 square feet

Existing Zoning: R-1/S-104 (One-Family Residential/S-104 Combining District)

General Plan Designation: Medium Low Density Residential

Sphere-of-Influence: Portola Valley

Williamson Act: Not contracted; not within an Agricultural Preserve

Existing Land Use: Residential

Water Supply: Existing sewer connection with West Bay Sanitary District

Sewage Disposal: Existing water connection with California Water Service – Bear Gulch

Flood Zone: FEMA Flood Zone X (Area of Minimal Flood Hazard), Community Panel No. 06081C0314E, dated October 16, 2012.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15303, Class 3, relating to the construction of accessory structures, including fences.

Setting: The subject parcel is developed with a single-family residence and located at 246 La Cuesta Drive, within the S-104 zoning district of Ladera.

Chronology:

| <u>Date</u> | <u>Action</u> |
|------------------|---|
| December 4, 2023 | - Violation for over-height fence, VIO2023-00219, filed. |
| January 9, 2024 | - Subject application for a Fence Height Exception filed. |
| February 7, 2024 | - Application deemed complete. |
| October 2, 2024 | - Agency reviews completed. |

- December 26, 2024 - Letter of decision issued.
- January 6, 2025 - Appeal of decision filed.
- March 12, 2025 - Planning Commission public hearing scheduled.

DISCUSSION

A. ORIGINAL STAFF DETERMINATION

The proposed fence exceeds the height limits set forth in Section 8.332.010 of the San Mateo County Zoning Regulations by two feet and, accordingly, staff reviewed the application for compliance with findings stipulated in Section 8.332.040 of the County Zoning Regulations, as detailed below. The Director of Planning and Building denied the application because staff was unable to make the third required finding:

1. *Written notification of the exception request is sent to all owners of property located within 300 feet of the parcel where the fence or hedge is proposed to be placed, and to any member of the public requesting such notification.*

Notification was sent to all property owners within 300 feet of the parcel on April 18, 2024.

2. *Written notification of the exception request is sent to all recognized organizations or associations that have been established to represent the property owners in the neighborhood surrounding the parcel where the fence or hedge is proposed to be placed, and to any organization or association requesting such notification.*

While a notice was not sent to the Ladera Community Association, three objections were received from concerned neighbors which resulted in staff's denial of the exception request based on finding (c) below. A copy of the denial letter was forwarded to the Ladera Community Association.

3. *No member of the public or organization or association has submitted to the Director of Planning and Building written objection to the exception request.*

Staff received three objections from concerned neighbors. These neighbors expressed several concerns. A general summary of their concerns was that the proposed fence would create light pollution that affects neighbors from their white backlit house numbers, would create a "gated mansion" neighborhood, and is inconsistent with the character of the neighborhood, which neighbors describe as an open, friendly environment.

4. *After consultation with the Director of Public Works, the Director of Planning and Building finds that approving the exception will not jeopardize public safety.*

The application was circulated to the Department of Public Works and was approved noting that the six-foot fence was behind the property line.

5. *After reviewing the parcel where the fence or hedge is proposed, the Director of Planning and Building finds that approving the exception will be compatible with the neighborhood surrounding that parcel and will not be detrimental to the public welfare.*

The proposed fence was reviewed by the Department of Public Works which provided no comments indicating that there is a line of sight issue for drivers or pedestrians.

There are tall trees and much vegetation along this stretch of La Cuesta Drive, which act as a barrier between the road and the homes. The applicant's home is located on a bend of La Cuesta Drive that appears to have shorter vegetation and the orientation of the house has the front of the house directly opposite of approaching traffic traveling northwest along this stretch of the road, towards the Woodland School. The applicant has stated that traffic lights frequently, due to school traffic, pass directly in front of the residence and creates a privacy issue. The fence was proposed to mitigate these privacy concerns.

A review of the neighborhood fences identified that while many of the houses in close vicinity do not have over-height fences within their front yards, there are a few six-foot tall fences along La Cuesta Drive. The six-foot tall fences in the neighborhood appear to be made of wood planks aligned vertically without metal, whereas the applicant's fence features horizontal planks with black metal posts. Although the new fence could aesthetically compliment the site, due to the objections to the application that were received from three neighbors, staff is unable to make this finding.

6. *The Director of Planning and Building finds that the proposed fence or hedge promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.14. In order to make this determination, the Planning Director may condition the exception with certain requirements, including design, location, materials, colors, and landscaping requirements.*

Based on the location and materials, the proposed fence promotes or enhances good design, site relationships, and other aesthetic considerations. However, the fence would better conform to fences in the area if the planks were vertical and metal were not used.

B. KEY ISSUES OF THE APPEAL

The appellant submitted an appeal of the Director of Planning and Building's decision to deny the Fence Height Exception, PLN2024-00009. The appellant argues the findings required for approval of a fence height exception on appeal, pursuant to Section 8.332.040 of the Zoning Regulations, can be made, as described below. Of note, the findings to approve the exception on appeal do not include the finding related to written objections.

From Jinming You, Property Owner:

1. ***Approving the exception will not jeopardize public safety.***

The Department of Public Works (DPW) reviewed the proposed fence and found no safety concerns: (1) The fence is safely set back from the property line, ensuring visibility for drivers and pedestrians, and (2) the placement and design comply with all safety standards, as confirmed by Department of Public Works (DPW).

Staff Response: The DPW reviewed and approved the project without conditions.

2. ***Approving the exception will be compatible with the neighborhood surrounding the parcel where the fence or hedge would be placed and will not be detrimental to the public welfare.***

The DPW reviewed the proposed fence and approved, showing that it does not pose a risk to public welfare, there are no traffic or safety-related issues, and the placement of the fence aligns with safety standards.

The proposed fence aligns with the character of the neighborhood while addressing practical needs:

- (1) Horizontal Plank Design:** This design was chosen for its modern aesthetic, which complements other fences in the area. This design fits well with the diverse architectural styles of the Ladera community. However, the applicant is willing to modify the design to vertical planks or any alternative that aligns better with neighborhood preferences.
- (2) Black Metal Posts:** The posts are a structural necessity to support the gate's functionality, particularly for smooth opening and closing. The applicant is open to modifying the appearance of the posts (e.g., paint or alternative materials) to align better with neighborhood preferences.

- (3) **Historical Context and Clarification:** The applicant's home, built in 1949, is a mid-century house that has never been rebuilt. It reflects the eclectic and non-conforming character of the Ladera neighborhood.
- (4) **The applicant believes comments regarding the proposed gate creating a "gated mansion" appearance are unwarranted as the home is not a mansion, and having a gate does not imply that intention. The gate is a practical feature for security, accessibility, and addressing specific needs, like privacy and security. A large driveway is a characteristic of the property, but it does not preclude the installation of a gate. The applicant believes these points align with the neighborhood's open and welcoming atmosphere, as many homes in the area also have gates or fences for similar reasons.**

Staff Response: The Department of Public Works reviewed and approved the project without conditions, indicating there is no detriment to the public safety due to traffic or circulation concerns. A review of the neighborhood fences identified that while many of the houses in close vicinity do not have over-height fences within their front yards, there are a few six-foot tall fences along La Cuesta Drive. The six-foot tall fences in the neighborhood appear to be made of wood planks aligned vertically without metal, whereas the applicant's fence features horizontal planks with black metal posts. While the proposed fence employs a different (horizontal) style than neighboring fences (which are primarily vertical slats), it is similar in size to other fences, is made of wood like other fences, and the shift in orientation and varied fence style would not detract from the neighborhood character.

3. ***The proposed fence or hedge promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.15. In order to make this determination, the Planning Commission may condition the exception with certain requirements, including design, location, materials, colors and landscaping requirements.***

The horizontal plank design complements the architecture of the mid-century home while blending into the modern aesthetic of nearby properties. However, the applicant is open to revising the design to better align with neighborhood preferences, such as switching to vertical planks.

The black metal posts are a necessary structural feature for the gate and are designed to ensure durability, however, the applicant is open to adjusting their appearance to align with community standards.

The overall design harmonizes with the property and surrounding neighborhood, but the applicant is willing to make further adjustments to materials, colors, or landscaping, as needed.

The issue regarding the brightness of the house number light was raised earlier this year but has been fully resolved. The applicant provided photos and evidence to the County and the Code Compliance Officer confirmed that there were no concerns with the lighting. The fixture is a low-voltage 9-watt design, compliant with all zoning regulations, and intended for safety and convenience.

Staff Response: While the proposed fence employs a different (horizontal) style than neighboring fences (which are primarily vertical slats), it is similar in size to other fences, is made of wood like other fences, and the shift in orientation and varied fence style would not detract from the neighborhood character.

Because the application satisfies the required findings for approval of a fence height exception on appeal, as outlined above, staff recommends approval of the requested exception.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15303, Class 3, relating to the construction of accessory structures, including fences.

D. REVIEWING AGENCIES

Department of Public Works
Woodside Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Site Plan
- D. Fence Exhibit
- E. Letter of Decision
- F. Application for Appeal

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00009

Hearing Date: March 12, 2025

Prepared By: Tiffany Gee, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15303, Class 3, relating to the construction of accessory structures, including fences.

For the Fence Height Exemption, Find:

2. That the project meets the three required appeal findings for Fence Height Exception approval, pursuant to County Ordinance Code Section 8.332.040 of the San Mateo County Zoning Regulations, as detailed below:

- a. Approving the exception will not jeopardize public safety.

DPW reviewed and approved the project without conditions.

- b. Approving the exception will be compatible with the neighborhood surrounding the parcel where the fence or hedge would be placed and will not be detrimental to the public welfare.

DPW reviewed and approved the project without conditions, indicating there is no detriment to the public safety due to traffic or circulation concerns. A review of the neighborhood fences identified that while many of the houses in close vicinity do not have over-height fences within their front yards, there are a few six-foot tall fences along La Cuesta Drive. The six-foot tall fences in the neighborhood appear to be made of wood planks aligned vertically without metal, whereas the applicant's fence features horizontal planks with black metal posts. While the proposed fence employs a different (horizontal) style than neighboring fences (which are primarily vertical slats), it is similar in size to other fences, is made of wood like other fences, and

the shift in orientation and varied fence style would not detract from the neighborhood character.

- c. The proposed fence or hedge promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.15. In order to make this determination, the Planning Commission may condition the exception with certain requirements, including design, location, materials, colors and landscaping requirements.

While the proposed fence employs a different (horizontal) style than neighboring fences (which are primarily vertical slats), it is similar in size to other fences, is made of wood like other fences, and the shift in orientation and varied fence style would not detract from the neighborhood character.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report, and submitted to and approved by the Planning Commission on March 12, 2025. Modifications beyond those approved by the Planning Commission will be subject to review and approval by the Director of Planning and Building and may require review at a public hearing. Minor modifications that are largely consistent with this approval may be approved at the discretion of the Director of Planning and Building.
2. The applicant shall confirm with the Building Department on the requirements for a building permit for the intercom on the proposed fence.

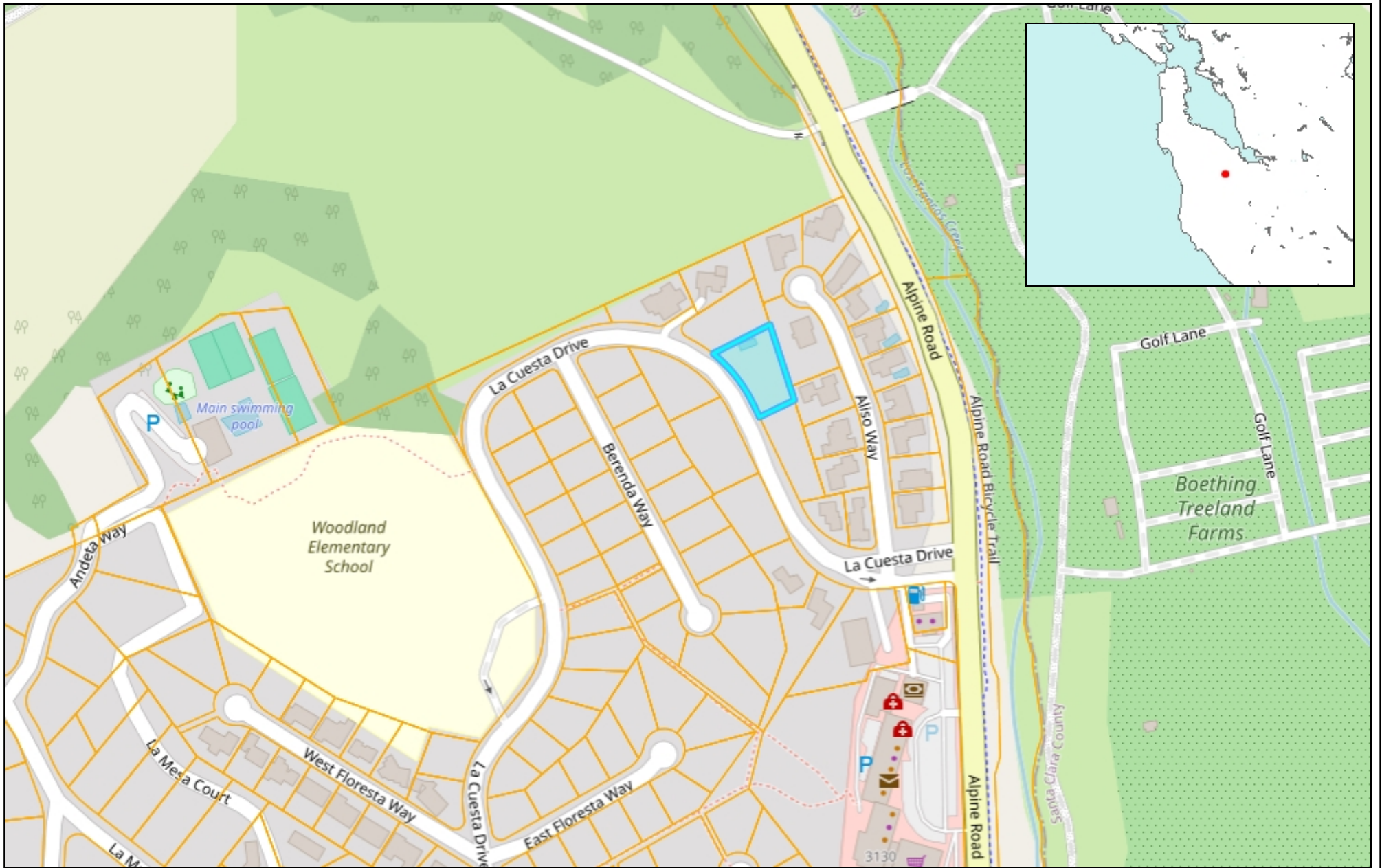
Woodside Fire Protection District (WFPD)

3. The address shall be clearly posted and visible from street with a minimum of 4-inch numbers on contrasting background.
4. A Knox Fire Access Key switch (2017 Model No.3502) is required to be mounted on the side of the intercom facing the street.
5. The gate width shall be a minimum of 12 feet when opened.
6. The driveway as proposed meets WFPD standards. If the driveway dimensions are revised during construction, it must maintain compliance with WFPD standards (see www.woodsidefire.org).
7. Upon completion of work and prior to occupancy, contact Woodside Fire Administration Office at (650) 851-1594 to schedule a final inspection.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT


ATTACHMENT C



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

246 La Cuesta, Menlo Park



Fence over 4' along front yard area

Dec 7, 2023 11:10:30 AM
247 La Cuesta Drive
Menlo Park
San Mateo County
California

Fence over 4' high along front yard area

Dec 7, 2023 11:10:46 AM
247 La Cuesta Drive
Menlo Park
San Mateo County
California

Fence over 4' limit in front yard area

Dec 7, 2023 11:10:41 AM
247 La Cuesta Drive
Menlo Park
San Mateo County
California



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

December 26, 2024

Jinming You
246 La Cuesta Drive
Portola Valley, CA 94028

Dear Jinming You:

SUBJECT: Fence Height Exception
246 La Cuesta Drive, Ladera
APN 077-151-180; County File No. PLN2024-00009

Staff has completed its review of your application for a Fence Height Exception, to allow a six-foot-tall fence in the front yard area where four feet is the maximum allowable height. The request is in response to an overheight fence code violation, VIO2023-00219. The required pre-decision public notice was sent out on April 18, 2024. The public comment period began on April 19, 2024, and ended on April 29, 2024. Three objections to the application were received, therefore, consistent with Section 8.332.040(3) of the County Zoning Regulations, this application is **denied**.

Staff has denied the project, subject to the following findings:

FINDINGS

After reviewing this application and accompanying materials, it is found that:

1. For the Denial of the Fence Height Exception:

The proposed fence exceeds the height limits set forth in Section 8.332.010 of the San Mateo County Zoning Regulations by two feet, has been reviewed under and found to not be in compliance with one of the provisions and findings stipulated in Section 8.332.040 of the County Zoning Regulations, as detailed below:

- a. *Written notification of the exception request is sent to all owners of property located within 300 feet of the parcel where the fence or hedge is proposed to be placed, and to any member of the public requesting such notification.*

Notification was sent to all property owners within 300 feet of the parcel on April 18, 2024.

- b. *Written notification of the exception request is sent to all recognized organizations or associations that have been established to represent the property owners in the neighborhood surrounding the parcel where the fence or hedge is proposed to be placed, and to any organization or association requesting such notification.*

While a notice was not yet sent to the Ladera Community Association, three objections were received from concerned neighbors which results in staff's denial of the exception request. A copy of the denial letter will be forwarded to the Ladera Community Association.

- c. *No member of the public or organization or association has submitted to the Director of Planning and Building written objection to the exception request.*

Staff received three objections from concerned neighbors. These neighbors expressed several concerns. A general summary of their concerns was that the proposed fence would create light pollution that affects neighbors from their white backlit house numbers, would create a "gated mansion" neighborhood, and is inconsistent with the character of the neighborhood, which neighbors describe as an open, friendly environment.

- d. *After consultation with the Director of Public Works, the Director of Planning and Building finds that approving the exception will not jeopardize public safety.*

The application was circulated to the Department of Public Works and was approved noting that the six-foot fence was behind the property line.

- e. *After reviewing the parcel where the fence or hedge is proposed, the Director of Planning and Building finds that approving the exception will be compatible with the neighborhood surrounding that parcel and will not be detrimental to the public welfare.*

The proposed fence was reviewed by the Department of Public Works which provided no comments indicating that there is a line of site issue for drivers or pedestrians.

There are tall trees and much vegetation along this stretch of La Cuesta Drive, which act as a barrier between the road and the homes. The applicant's home is located on a bend of La Cuesta Drive that appears to have shorter vegetation and the orientation of the house has the front of the house directly opposite of approaching traffic traveling northwest along this stretch of the road, towards the Woodland School. The applicant has stated that traffic lights frequently, due to school traffic, pass directly in front of the residence and creates a privacy issue. The fence was proposed to mitigate these privacy concerns.

A review of the neighborhood fences identified that while many of the houses in close vicinity do not have over height fences within their front yards, there were a few that appear to be six-foot tall fences along La Cuesta Drive. The six-foot tall fences in the neighborhood appear to be made of wood planks aligned vertically without metal, whereas the applicant's fence features horizontal planks with black metal posts. Although the new fence could aesthetically compliment the site, due to the objections to the application that were received from three neighbors, staff is unable to make this finding.

- f. *The Director of Planning and Building finds that the proposed fence or hedge promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.14. In order to make this determination, the Planning Director may condition the exception with certain requirements, including design, location, materials, colors, and landscaping requirements.*

Based on the location and materials, the proposed fence promotes or enhances good design, site relationships, and other aesthetic considerations. However, the fence would better conform to fences in the area if the planks were vertical and metal were not used.

This denial may be appealed by the applicant or any aggrieved party on or before **5:00 p.m.** on Friday, **January 10, 2025**, the tenth working day following this action by the Director of Planning and Building. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department, and paying the appeal fee of \$616.35 if filed by 5:00 p.m. on December 31, 2024, or \$1,962.00 if filed after 5:00 p.m. on December 31, 2024. You will be notified if an appeal is made. Further information may be obtained by contacting the Project Planner, Tiffany Gee, by email at TGee@smcgov.org.

Sincerely,

FOR STEVE MONOWITZ
DIRECTOR OF PLANNING AND BUILDING, By:

M. Schaller, for

Summer Burlison, Senior Planner

cc: Interested Parties
Ladera Community Association
Code Compliance



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Appeal letter

Subject: Appeal for Denial of Fence Height Exception (PLN2024-00009)

Applicant: Jinming You

Property Address: 246 La Cuesta Drive, Portola Valley, CA

Dear Planning Commission,

I am appealing the denial of my Fence Height Exception (FHE) request for 246 La Cuesta Drive and submit the following clarifications and arguments to support my application. I believe that the proposed fence meets the criteria for approval and respectfully address the findings as follows:

1. Approving the exception will not jeopardize public safety.

The Department of Public Works reviewed the proposed fence and found no safety concerns:

- The fence is safely set back from the property line, ensuring visibility for drivers and pedestrians.
- The placement and design comply with all safety standards, as confirmed by the Department of Public Works.

2. Approving the exception will be compatible with the neighborhood and will not be detrimental to the public welfare.

Public Welfare:

The Department of Public Works reviewed that the proposed fence does not pose a risk to public welfare, as it was determined that there were no traffic or safety-related issues, and the placement of the fence aligns with safety standards.

I have taken steps to ensure the proposed fence aligns with the character of the neighborhood while addressing practical needs:

- Horizontal Plank Design: The horizontal plank design was chosen for its modern aesthetic, which complements other fences in the area. This design fits well with the diverse architectural styles of the Ladera community. However, I am willing to modify the design to vertical planks or any alternative that aligns better with neighborhood preferences.
- Black Metal Posts:
 - The black metal posts are a structural necessity to support the gate's functionality, particularly for smooth opening and closing.
 - I am open to modifying the appearance of the posts (e.g., painting or alternative materials) to align better with neighborhood preferences.

• Historical Context and Clarification:

- My home, built in 1949, is a mid-century house that has never been rebuilt. It reflects the eclectic and non-conforming character of the Ladera neighborhood.
- Accusations that the proposed gate creates a “gated mansion” appearance are unwarranted. My home is not a mansion, and having a gate does not imply that intention.
- The gate is a practical feature for security, accessibility, and addressing specific needs like privacy and security. A large driveway is a characteristic of the property, but it does not preclude the installation of a gate.

I believe these considerations align with the neighborhood’s open and welcoming atmosphere, as many homes in the area also have gates or fences for similar reasons.

3. The proposed fence promotes or enhances good design, site relationships, and other aesthetic considerations (General Plan Policy 4.14).

The fence’s design and materials were thoughtfully chosen to enhance both functionality and aesthetics:

- The horizontal plank design complements the architecture of my mid-century home while blending into the modern aesthetic of nearby properties. However, I am open to revising the design to better align with neighborhood preferences, such as switching to vertical planks.
- The black metal posts are a necessary structural feature for the gate and are designed to ensure durability. I am open to adjusting their appearance to align with community standards.
- The overall design harmonizes with the property and surrounding neighborhood, and I am willing to make further adjustments to materials, colors, or landscaping as needed.

Clarification on House Numbers:

The issue regarding the brightness of my house number light was raised earlier this year but has been fully resolved. I provided photos and evidence to the County, and the Code Compliance Officer confirmed that there were no concerns with the lighting. The fixture is a low-voltage 9-watt design, compliant with all zoning regulations, and intended for safety and convenience.

It is important to note that this issue is unrelated to the Fence Height Exception and should not factor into its denial. Since the matter was resolved, there have been no further complaints.

Conclusion:

I hope this appeal clarifies my intentions and demonstrates my willingness to address the concerns

raised. I am committed to ensuring that the fence is compatible with the neighborhood and meets privacy, security, and aesthetic goals.

Thank you for your time and consideration. I am happy to discuss this matter further or provide additional documentation if needed.

Sincerely,
Jinming You

246 La Cuesta

Dayna Sherwood <dsherwood@smcgov.org>

Tue, Feb 20 at 3:22 PM

To: Jinming You <[REDACTED]>

Hi Jinming,

Thank you for the photos and I understand your frustration. The lighting looks fine, and I don't see any concerns with it.

Thanks,

Dayna Sherwood (she/her)

Code Compliance Officer II



County of San Mateo | Planning & Building Department

455 County Center, 2nd Floor | Redwood City, CA 94063650-363-4825 | dsherwood@smcgov.org

From: Jinming You <[REDACTED]>**Sent:** Friday, February 16, 2024 10:28 AM**To:** Dayna Sherwood <dsherwood@smcgov.org>**Subject:** Re: 246 La Cuesta

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.

Hi Dayna,

Hope this message finds you well. Please see the attached photos for reference.

I want to express my frustration regarding the ongoing complaint about the brightness of the house number light on my property. The light is a low-voltage, 9-watt fixture designed for safety and convenience, similar to landscape low-voltage lights. I don't truly understand why this has been an issue for them. All other neighbors have the Ring flashed light in their garage or front door and those are probably 20 times brighter than my light.

While I've adjusted the timing to accommodate my neighbors, it poses a significant inconvenience, especially for my wife who returns home late at night using Uber due to her shifted hours. The reduced lighting creates safety concerns, particularly on our hillside location where visibility is already

challenging. There have been instances where Uber drivers struggled to locate her or she tripped due to poor visibility during late-night rain.

I respect my neighbors' concerns but must prioritize the safety and convenience of my household.

Thank you for your attention to this matter.

Thanks,
Jinming

On Wed, Feb 14, 2024 at 3:33 PM Dayna Sherwood <dsherwood@smcgov.org> wrote:

Hi Jinming,

I hope you are doing well. I just received a complaint from the neighbor that the lighting hasn't changed. Are you able to send me a photo of the lighting once it is dark outside; there is no rush.

Thank you,

Dayna Sherwood (she/her)

Code Compliance Officer II

County of San Mateo | Planning & Building Department

[455 County Center](#), 2nd Floor | Redwood City, CA 94063

650-363-4825 | dsherwood@smcgov.org

From: Dayna Sherwood <dsherwood@smcgov.org>

Sent: Tuesday, January 16, 2024 10:06 AM

To: Jinming You <[REDACTED]>

Subject: Re: 246 La Cuesta

Hi Jinming,

Sounds good and thank you for being so accommodating! I will look into the neighbor's use of the right of way.

Dayna Sherwood (she/her)

Code Compliance Officer II

County of San Mateo | Planning & Building Department

[455 County Center](#), 2nd Floor | Redwood City, CA 94063

650-363-4825

From: Jinming You <[REDACTED]>

Sent: Tuesday, January 16, 2024 9:58 AM

To: Dayna Sherwood <dsherwood@smcgov.org>

Subject: Re: 246 La Cuesta

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.

Hi Dayna,

Thanks for reaching out. Regarding the debris, I also have notified the contractor to clean that up. I believe it happened for a couple of hours and we addressed it immediately(2 months ago). If this is a recent complaint, it might not be my house. (could it be the next-door neighbor's house given they are building a new house?) I can assure you this won't happen again for any future construction.

The current house sign is low voltage light 12DC and 9 watts. Let me look into if there is anything I can make it less. In the meantime, I can reduce the time it turns on during the night. Currently, I set it for 5 hours(after sunset), maybe I can reduce it to 3 hours.

Thanks,
Jinming

On Tue, Jan 16, 2024 at 8:24 AM Dayna Sherwood <dsherwood@smcgov.org> wrote:

Good morning,

I wanted to reach out to you in regards to a few minor complaints we have received. It sounds like when work is being done there is construction debris left on the public right of way. If you're able to keep the items in the driveway that would be ideal, or you may want to request a permit from DPW:

[DEPARTMENT OF PUBLIC WORKS \(smcgov.org\)](http://smcgov.org)

The other concern is that your address affixed to the fence is too bright. For this to be enforced I would need to do more research, but it could be considered a nuisance. I was hoping to appease the neighbors that you may reduce the bulb wattage.

Please let me know if you have any questions or anything I may be able to help you with.

Dayna Sherwood (she/her)

Code Compliance Officer II

County of San Mateo | Planning & Building Department

[455 County Center](#), 2nd Floor | Redwood City, CA 94063

From: Jinming You <[REDACTED]>
Sent: Friday, January 12, 2024 8:35 AM
To: Dayna Sherwood <dsherwood@smcgov.org>
Subject: Re: 246 La Cuesta

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.

Hi Dayna,

I submitted the permit on Tuesday 01/09. Here is my case number PLN2024-00009
Thanks for your help.

Jinming

On Mon, Jan 8, 2024 at 7:17 AM Dayna Sherwood <dsherwood@smcgov.org> wrote:

Hi Jinming,

Hope you had a nice weekend. You can submit the permit either way. This page is very helpful:

[Apply for a Permit | County of San Mateo, CA \(smcgov.org\)](#)

Thanks

Dayna Sherwood (she/her)
Code Compliance Officer II
County of San Mateo | Planning & Building Department

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

County of San Mateo | Planning & Building Department

[Quoted text hidden]