

From: [lobo 07](#)
To: [Planning Commission](#)
Cc: [PLANNING PlanningProjects](#)
Subject: Subject: URGENT: Formal Blueprint Objection & Site Violations - 1110 Hillside Blvd (APN: 006-484-110)
Date: Tuesday, July 28, 2026 6:50:10 AM

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Dear San Mateo County Planning Commission Staff,

I am an abutting property owner writing to formally submit an objection packet regarding the proposed commercial development plans at 1110 Hillside Blvd in Unincorporated Colma (APN: 006-484-110).

The current architectural drafts contain critical design flaws—including a discrepancy regarding second-story windows—that directly impact my residential privacy and property value. Additionally, there are severe, active safety and health violations on-site that must be addressed before any structural permits or blueprints are advanced by county staff.

Attached to this email, please find:

1. My formal objection letter addressed to the Planning Commissioners.
2. Photographic evidence of current on-site fire code and blight violations. (GOOGLE PHOTO LINK) <https://photos.app.goo.gl/C1zvrx2DGDHPLWdz6>

Please confirm receipt of this email and verify that these documents have been officially entered into the public project record file for 1110 Hillside Blvd. Please also notify me as soon as a public hearing date is set for this application.

Thank you for your prompt assistance.

Sincerely,

Jorge Pena
415-439-3614

To: San Mateo County Planning Commission
Attn: Andrei Garcia (Chair), [Adam Nugent](#) (Vice Chair), and Commissioners
From: Jorge Pena, Abutting Property Owner
Date: July 27, 2026
Subject: Formal Blueprint Objection & Oversight Notice – 1110 Hillside Blvd (Unincorporated Colma)

Dear Honorable Commissioners,

I am writing to formally submit a high-priority objection regarding the proposed commercial building plans currently under review for 1110 Hillside Blvd in unincorporated Colma. On July 20, 2026, I submitted my formal concerns to Project Planner Kanoa Kelly regarding severe residential privacy impacts. The planner's response downplayed the issue, stating the windows are "just there to let in light" because the offices are "located on the ground floor."

This is a critical oversight of the submitted plans, which clearly feature **second-story windows** facing directly toward my property lot line.

A two-story commercial viewpoint directly destroys my residential privacy and violates the intent of San Mateo County's buffering regulations, which require commercial projects abutting residential lots to maintain strict architectural sensitivity regarding line-of-sight impacts.

Furthermore, on July 10, 2026, the applicant and property owner, Rose, explicitly stated to me in person that she has **no objection** to removing these windows from the plans.

Because the applicant is agreeable to the change and highly functional alternative lighting solutions exist (such as skylights, frosted glass blocks, or high clerestory windows), there is no justification for staff to advance these blueprints as drawn. I request that the Planning Commission direct staff to mandate the complete removal of all side-facing windows from the blueprints as a baseline condition of approval before this project is scheduled for a public hearing.

Sincerely,

Jorge Pena
