

From: [lobo 07](#)
To: [Kanoa Kelley; Planning Commission](#)
Cc: [Sonal Aggarwal](#)
Subject: Re: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations
Date: Tuesday, September 1, 2026 3:55:27 PM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image003.png](#)

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.

09/01/2026

To:
County of San Mateo Planning and Building Department
455 County Center, 2nd Floor, Redwood City, CA 94063

RE: MASTER ADMINISTRATIVE OBJECTION & IMMEDIATE CODE ENFORCEMENT DEMAND

- **Project Title:** Visora One-Story Warehouse
- **Project Location:** 1110 Hillside Boulevard, Colma, CA 94014
- **Permit Number:** PLN2023_0039
- **Objector Parcel:** 1104 Hillside Blvd APN: 006-484-1001

Dear Planning Department and members of the Planning Commission,

This letter serves as my formal master objection to the proposed Visora Warehouse development (Permit PLN2023_0039). As the immediate adjacent multi-family residential property owner (APN 006-484-1001), I strongly reject any preliminary staff assertions minimizing the severe land-use conflicts inherent in this layout.

A project cannot be fast-tracked through administrative channels simply because it meets baseline C-1 dimensional setbacks. It must satisfy strict neighborhood compatibility mandates and design reviews. Furthermore, the property owner, Rose, has explicitly disclosed to me that this structure will be co-utilized as an automotive collision repair shop partnered with the existing limousine business, operating 24 hours a day.

The current application is a material misrepresentation of the actual intended land use. I demand that the Planning Department immediately freeze the current administrative process and enforce the following mandates:

1. Misrepresented Land Use: Illegal Unpermitted Collision Repair & 24-Hour Operation

- **The Violation:** A commercial collision repair facility is entirely distinct from a basic storage warehouse. Collision repair introduces severe environmental and safety hazards. These include continuous metal hammering, frame-straightening impact machinery, high-pressure pneumatic tool noise, large-scale chemical paint spray booths, and concentrated volatile organic compound (VOC) fumes right up against a residential boundary line.
- **The Code Requirement:** Under zoning ordinances, automotive body and collision repair facilities are heavily restricted and are not permitted "by-right" in standard commercial zones. They strictly require a Conditional Use Permit (CUP) and an explicit environmental review. Processing this under a generic warehouse shell permit allows the applicant to illegally bypass mandatory air quality, fire hazard, and public safety scrutiny.

2. Ongoing Noise Pollution & Public Nuisance

- **The Violation:** The limousine company, Famous Limo, currently operates 24 hours a day, creating an ongoing and severe public nuisance. Heavy commercial vehicle backup sirens and alarms sound off at all hours of the night,

continuously waking up my residential tenants. Moving these 24-hour fleet operations and industrial collision bodywork into the new building shell—compounded by the openable side windows shown on Sheet A-7b—will amplify these violations exponentially.

- **The Code Requirement:** Local Nuisance Abatement and Noise Limitation guidelines legally protect residential zones from nighttime noise disturbances. If these eight side windows are operable, they act as direct acoustic vents for industrial bodywork sound, forklift backup alarms, power tools, and shouting over our shallow 9-foot boundary line.
- **Mandated Remedy:** The county must order an independent Acoustic Noise Mitigation Study. It must mandate 100% non-operable, dual-pane sound-insulated glass assemblies across all side facades to permanently seal interior acoustics.

3. Infringement of Tenant Privacy & Downward Overlooking

- **The Violation:** Planning staff has previously argued that because my residential duplex currently features a solid wall facing the development, no privacy violation exists. This logic completely ignores my tenants' legal right to quiet enjoyment and private use of outdoor parcels under California property standards. Sheet A-7b details eight side-facing windows. My tenants continuously use our shared property line zone for everyday walkway access and vehicle parking.
- **The Impact:** Permitting a commercial facility to stack multiple tiers of windows directly along a tight 9-foot setback line creates a permanent visual fishbowl. Staff's claim that "no one is 20 feet tall" ignores the operational reality that warehouses use interior mezzanine levels, elevated office lofts, and high-tier parts racks. Anyone standing on an interior platform will look straight down into our private domestic zones. Furthermore, this strips my own future property rights if I choose to expand or add residential windows along my property edge later.
- **Mandated Remedy:** To protect my tenants' privacy, all side-facing windows on the left and right elevations must be constructed strictly with fixed, frosted opaque glazing.

4. Severe Public Street Staging & Parking Violations

- **The Violation:** For 14 years, the current operator has routinely used the public city street as a private staging ground, illegally parking commercial limos, damaged collision vehicles, employee vehicles, and chauffeur fleets on the public right-of-way. This creates an active traffic hazard, cuts off neighborhood sightlines, and physically blocks my tenants' access to their residential parking and driveways.
- **The Code Requirement:** Standard commercial zoning guidelines mandate that all commercial parking, fleet staging, and employee vehicular footprints must be entirely contained on-site. The proposed plot plan lacks the physical space to contain a multi-fleet limo business and an active collision yard simultaneously. A full Traffic and Parking Impact Analysis must be rendered before any further project consideration.

5. Illegal Residential Trailer Occupancy & Safety Violations

- **The Violation:** The operator maintains a severe, ongoing life-safety and zoning violation on-site by utilizing their commercial business trailer on the lot as permanent/regular sleeping quarters for their drivers and personnel.
- **The Code Requirement:** Using a commercial business trailer as a residential dwelling violates the California Health and Safety Code, the California Building Code (Occupancy Standards), and local Zoning Ordinances. Commercial parcels are strictly prohibited from maintaining unregulated, unpermitted residential trailer configurations. This introduces severe life-safety, sanitation, and fire hazards immediately adjacent to my residential property line. The county cannot legally approve a massive new expansion for an operator actively maintaining an ongoing, multi-year housing and zoning violation on the same footprint.

6. Excessive Structural Bulk, Light Pollution, and Valuation Depreciation

- **The Violation:** The proposed warehouse covers a massive footprint of 50' x 60' (3,000 SFT). Sheet A-7a demonstrates that it stretches to an extreme height of 27.7 feet at the highest roof ridge. Placing a nearly 28-foot-tall commercial wall just 6 feet from a residential duplex creates a severe "looming effect," robs our parcel of natural daylight, and allows high-intensity nighttime commercial lighting to project straight over our 6-foot fence line. This intrusive overdevelopment permanently depreciates my residential real estate value and tenant retention.

- **Mandated Remedy:** The county must force the developer to replace the proposed 6-foot wood fence with an 8-foot structural CMU masonry sound wall along the shared property line to provide real acoustic and physical defense for my land.

Conclusion & Formal Demand

The San Mateo County Planning and Building Department is now on formal notice that the applicant intends to operate an unpermitted 24-hour industrial collision and fleet terminal under the guise of a standard warehouse shell, while currently harboring an illegal residential occupancy on-site.

I request to be formally notified of all upcoming zoning administrator meetings, public hearings, and CEQA determinations regarding Permit PLN2023_0039. Thank you in advance for your help.

Sincerely,

Jorge A. Pena
415-439-3614
1104 Hillside Blvd, Colma, CA 94014

From: Kanoa Kelley <kkelley@smcgov.org>
Sent: Thursday, July 30, 2026 3:19 PM
To: lobo 07 <jchilchota@msn.com>
Cc: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: RE: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Link to the plans is below.

[https://studio.bluebeam.com/share/\\$REtkQ0Y4VIE0bXZ](https://studio.bluebeam.com/share/$REtkQ0Y4VIE0bXZ)



Kanoa Kelley (he/him) **Planner III**

County of San Mateo, Planning & Building
455 County Center 2nd Floor,
Redwood City, CA 94063

P: (628) 222-3163

SMCGOV.ORG/PLANNING

From: lobo 07 <jchilchota@msn.com>
Sent: Thursday, July 30, 2026 1:14 PM
To: Kanoa Kelley <kkelley@smcgov.org>
Cc: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>; Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Re: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

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.

Subject: Request for Proposed Architectural Plans: Use Permit PLN2023-00039 (1110 Hillside Blvd)

Dear Kanoa,

Thank you for your previous email regarding the window and structural layout.

Could you please email me the full set of proposed architectural and site plans for the project located at **1110 Hillside Blvd?**

As the owner of the adjacent residential property, I want to thoroughly review the complete project scope and design specifics before submitting my formal, detailed response to your prior correspondence.

Thank you very much for your time and assistance.

Sincerely,

Jorge Pena
415-439-3614

From: Kanoa Kelley <kkelley@smcgov.org>

Sent: Tuesday, July 28, 2026 8:33 AM

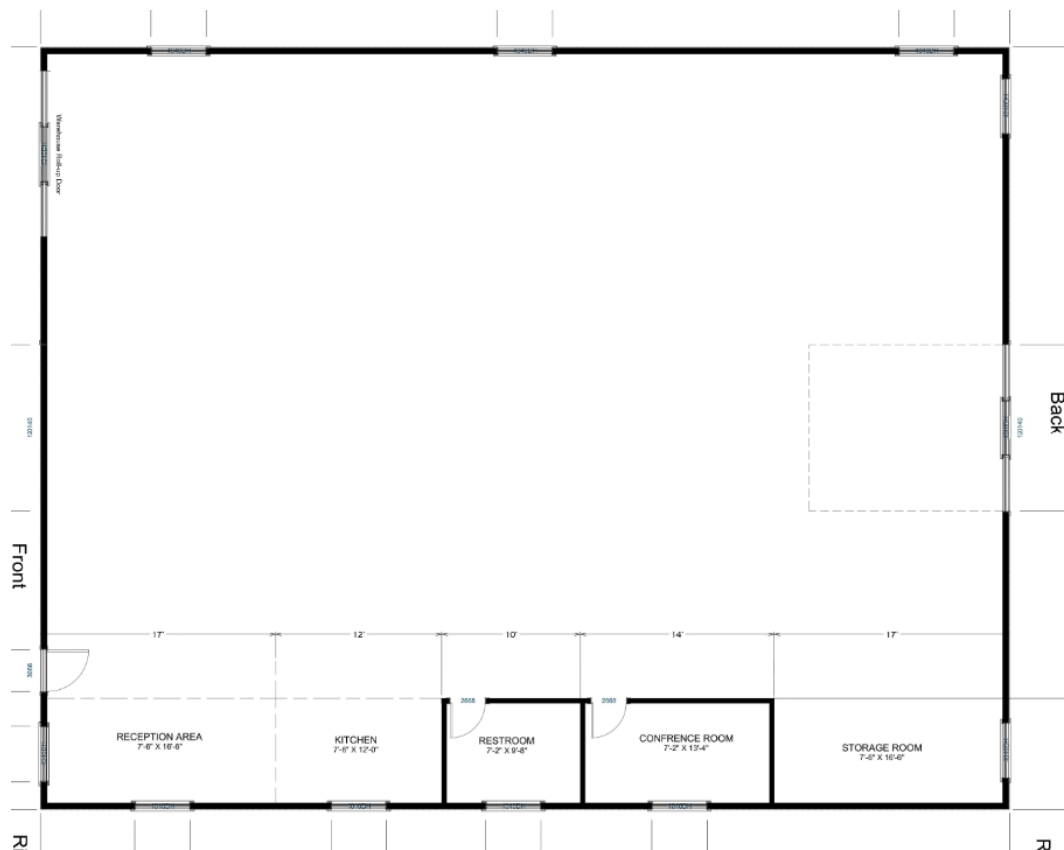
To: lobo 07 <jchilchota@msn.com>

Cc: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>; Sonal Aggarwal <saggarwal@smcgov.org>

Subject: RE: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Hi Jorge,

I just wanted to make sure you have accurate information. This is a large 1 story warehouse. The second story windows are 20 feet above the ground floor, so unless someone is 20 feet tall there will not be a line of sight toward your property. You can see the garage doors go just below the second story windows, no second story could fit in this configuration.





Kanoa Kelley (he/him) **Planner III**

County of San Mateo, Planning & Building
455 County Center 2nd Floor,
Redwood City, CA 94063

P: (628) 222-3163

[SMCGOV.ORG/PLANNING](https://smcgov.org/planning)

From: lobo 07 <ichilchota@msn.com>

Sent: Monday, July 27, 2026 5:40 PM

To: Kanoa Kelley <kkelley@smcgov.org>

Cc: PLANNING_PlanningProjects <planningprojects@smcgov.org>; Sonal Aggarwal <saggarwal@smcgov.org>

Subject: Re: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

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: County of San Mateo Planning Division / Kanoa Kelly

From: Jorge Pena

Date: July 27, 2026

Subject: URGENT RE: Blueprint Discrepancy & Formal Objection – 1110 Hillside Blvd

Thank you for your prompt response and for adding my formal objection to the project record. I appreciate your willingness

to discuss enforceable conditions regarding noise and hours of operation with the applicant.

However, I must firmly correct a critical point in your response. You stated that the windows are "just there to let in light" because the offices will be located on the ground floor. This does not align with the submitted plans, which clearly show **second-story windows** facing directly toward my property.

Second-story windows create an elevated, permanent line of sight directly down into my private property and into my own buildings windows. This severely compromises my fundamental right to privacy and will negatively impact my property value. Because the property owner, Rose, explicitly stated to me on July 10, 2026, that she has **no objection** to removing all windows facing my property from the building plans, there is no justification for the city to retain them in the blueprints. If the design requires light, the architect must utilize skylights, high clerestory windows, or frosted glass blocks on that entire side of the structure.

Additionally, before any building plans or hearings move forward, the city must address the severe, unresolved safety and health hazards currently active on the lot. The designated fire lane between the old office and my fence is completely blocked with dumped junk, obstructing emergency access. This same area is being used as a dump for rotting food items that emit a terrible odor.

I have already uploaded photographic evidence of these active violations to the city. I request that the Planning Division place a hold on blueprint approval until these fire code and health violations are fully cleared, inspected, and the plans are modified to remove both the ground-floor and second-story windows facing my property.

I look forward to your immediate update on these application modifications and the scheduling of the public hearing.

Sincerely,

Jorge Pena

From: Kanoa Kelley <kkelley@smcgov.org>

Sent: Monday, July 27, 2026 4:37 PM

To: lobo 07 <jchilchota@msn.com>

Subject: RE: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Thanks Mr. Pena,

Your letter will be added to the record. I will talk with the applicant about possible conditions that would limit hours of operation and noise. As for the windows they are just there to let in light, the offices will be located on the ground floor. I will let you know when a hearing is scheduled.

vacates the neighboring lot. One of the main reasons I originally purchased my property was that both neighboring lots featured tall structures with no windows, ensuring total privacy. When the previous owner sold the lot and Rose purchased it, a 25-foot-high structure acting as a fence was completely removed without my prior knowledge.

Beyond privacy, I have severe concerns regarding ongoing noise disruptions. The limousine business holds a 24-hour permit that was issued without considering the surrounding residential properties. The limos utilize backup sirens that sound at all hours of the night. Furthermore, employees frequently play loud music while cleaning vehicles, showing no regard for neighbors. The business also parks limousines on the street for months at a time, switching them out with personal vehicles and placing cones on the city street. I have spoken with other residential neighbors located at the rear of the limo service, and none of them were informed that a new building was in the planning phase with the city.

On July 10, 2026, at 4:00 p.m., I spoke in person with the property owner, Rose. She informed me that the Planning Division had not yet contacted her regarding the window objections. She explicitly stated she has no objection to removing the windows facing my property from the building plans. As a landlord, Rose is rarely on-site, and her tenants operate without supervision. The property has a history of safety issues; approximately two years ago, a SWAT team raided the site to arrest an individual who was living in the office and selling drugs.

Additionally, the area between her old office and my fence is a designated fire lane. It is currently being used as a dump for junk and rotting food items that emit a terrible odor, creating a health and safety hazard.

Ironically, I am the one who originally advised Rose to use a prefabricated structure, using a building I placed in Petaluma as an example, and I provided her with the fabricator's website. I am even currently supplying her lot with power so she can run her business. While I hope her building plans are approved so her business can succeed, it must be done **without** the windows facing my property.

Please accept this as a formal objection to the current design. I request that the city require the removal of these windows before approving any blueprints. I have attached a photo link for your review.

Thank you for your assistance and your attention to this matter.

Sincerely,
Jorge Pena

From: Kanoa Kelley <kkelley@smcgov.org>
Sent: Wednesday, July 8, 2026 11:57 AM
To: lobo 07 <jchilchota@msn.com>; Sonal Aggarwal <saggarwal@smcgov.org>
Cc: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: RE: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Since there are no windows from your residence facing the limo business as shown below, what are your specific concerns with the windows facing your apartment?



Kanoa Kelley (he/him) **Planner III**

County of San Mateo, Planning & Building

455 County Center 2nd Floor,

Redwood City, CA 94063

P: (628) 222-3163

[SMCGOV.ORG/PLANNING](https://smcgov.org/planning)

From: lobo 07 <ichilchota@msn.com>

Sent: Wednesday, July 8, 2026 11:31 AM

To: Kanoa Kelley <kkelley@smcgov.org>; Sonal Aggarwal <saggarwal@smcgov.org>

Cc: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>

Subject: Re: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

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.

Thank you, Kanoa, for the information. Please keep me posted by email on the hearing and any approvals regarding the project. As a point of information, I was contacted by the owner of 1010 Hillside Blvd. Rose about two months ago by phone and I have had a total of three conversations with her by phone since. She assured me she would have all the windows facing my property removed from the plans. I am sorry to say she has lied to me in the past, when she was originally applying for her use permit over 15 years ago. She promised me her business would not produce any disruptive noise to my tenants among

other promises. Regarding the current project, she originally told me she was only swapping out her current office trailer for a smaller trailer. The only reason I was aware of her plans is because I called the planning department and Robby filled me in on the scope of her project. There are many complaints I have with their business that I have documented over the years and plan to bring them to the hearing. I would also like to thank you once again for your help in speaking with Rose regarding the window and hope at the end of the process we can come to a mutual agreement so I can avoid attending the hearing. My property is 1104 Hillside Blvd. corner property and there are various residential properties behind 1110 Hillside Blvd. as well. Thank You in advance for all your help Jorge

From: Kanoa Kelley <kkelley@smcgov.org>
Sent: Wednesday, July 8, 2026 10:35 AM
To: lobo 07 <jchilchota@msn.com>; Sonal Aggarwal <saggarwal@smcgov.org>
Cc: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: RE: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Hello,

Can you verify your address? Which building are you in, are you in this house on the corner? There is nothing new to report. No hearings have been scheduled. The applicant is still working through the permitting process and has gone through many rounds of changes to their plans. I can talk with them about the windows and let you know what we come up with.



Kanoa Kelley (he/him) **Planner III**

County of San Mateo, Planning & Building

455 County Center 2nd Floor,

Redwood City, CA 94063

P: (628) 222-3163

SMCGOV.ORG/PLANNING

From: lobo 07 <jchilchota@msn.com>

Sent: Wednesday, July 8, 2026 9:47 AM

To: Sonal Aggarwal <saggarwal@smcgov.org>

Cc: Kanoa Kelley <kkelley@smcgov.org>; PLANNING_PlanningProjects <planningprojects@smcgov.org>

Subject: Re: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

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 Sonal, thank you for the information. I still have not received any information on the status of the current project or the hearing date. I also would like to know the process regarding how to submit my concerns regarding the project neighboring my residential property. Can you please send me the planning supervisor's contact information? I appreciate your help and also Robby's. Thank you and I look forward to your response. Jorge

PROJECT ADDRESS

1110 Hillside Blvd.

Colma, Ca. 94014

From: Sonal Aggarwal <saggarwal@smcgov.org>

Sent: Tuesday, June 30, 2026 11:30 AM

To: jchilchota@msn.com <jchilchota@msn.com>

Cc: Kanoa Kelley <kkelley@smcgov.org>

Subject: FW: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Hello,

Trying again as the previous email bounced back.

Thanks!

Regards,

Sonal Aggarwal

Counter Planner

San Mateo County Planning & Building Department

455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

From: Sonal Aggarwal
Sent: Tuesday, June 30, 2026 11:24 AM
To: 'jchilchota@msn.com' <jchilchota@msn.com>
Cc: Kanoa Kelley <kkelley@smcgov.org>
Subject: PLN2023-00039, 1110 Hillside Boulevard - Cycle 4 Elevations

Hello,

Due to the size of the file, I'm not able to share the full plans, but please see the two side elevations of Cycle 4 plans for your reference that shows the location of the windows. Please contact Kanoa Kelley (copied here) for the status update and any future hearing date of this project.



Thanks!

Regards,

Sonal Aggarwal

Counter Planner

San Mateo County Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Email: PlanningProjects@smcgov.org