From:	Regina Fife
To:	PLANNING_ZHO
Cc:	Dylan Parker
Subject:	Written Comment for ZHO Agenda 11/19/2026 - Item 3 - PLN2025-00387
Date:	Wednesday, November 11, 2026 2:08:24 PM
Attachments:	Objection_PLN2025-00387_LaSala.pdf Recorded_Instrument_88176841_Building_Encroachment.pdf Objection_PLN2025-00387_LaSala_signed.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.

Dear Zoning Hearing Officer,

Please accept this email and the attached documents as my formal written opposition to Item 3 on the November 19, 2026 agenda: the T-Mobile facility proposed at 1401 Main Street (PLN2025-00387).

I am the property owner immediately adjacent at 1409 Main Street. I am asking that you deny this Coastal Development Permit and Use Permit, or continue the hearing, because the project as designed proposes an illegal trespass.

1. Violation of Recorded "Exclusive Easement"

The applicant's plans propose trenching a "5-foot wide access and utility easement" directly through an area where I hold a recorded "Exclusive Easement" (Instrument No. 88176841, recorded Dec 1988). I have included both the original 1988 instrument and my current grant deed as attachments. The applicant cannot build their proposed utility run without my consent, which I will not grant.

2. Inadequate RF Safety Analysis

The applicant's RF report shows emissions at 82% of the FCC limit at ground level. However, my second-story living spaces are at a higher elevation and physically closer to the proposed rooftop emitters. No supplemental analysis has been provided to prove that my second-story windows will remain below the 100% federal safety limit.

Approving these permits today will authorize a design that violates a recorded property right. I respectfully request that you deny the application or require the applicant to completely redesign the utility routing to avoid my exclusive easement.

Thank you for your time and service.

Regina LaSala 1409 Main Street, Montara (415) 407-7569

Attachments:

1. Formal Objection Letter (LaSala)
2. Recorded Instrument No. 88176841 (Easement Metes & Bounds)
3. Grant Deed for 1409 Main St (Proof of Active Easement Ownership)

January 23, 2026

Dylan Parker, Planner III
County of San Mateo Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

SENT VIA EMAIL (dparker@smcgov.org) AND CERTIFIED MAIL

RE: OBJECTION & REQUEST FOR NOTICE
Project: T-Mobile Wireless Facility (File No. PLN2025-00387)
Site Address: 1401 Main Street, Montara, CA 94037
Adjacent Property: 1409 Main Street, Montara, CA 94037

Dear Mr. Parker,

I am the owner of the property located at 1409 Main Street, Montara, CA 94037, immediately adjacent to the proposed T-Mobile facility referenced above. I am writing to formally object to the project as currently proposed based on two critical unresolved issues: the encroachment onto my recorded easement rights and the potential safety hazards posed to my residence by radio frequency (RF) emissions.

1. Violation of "Exclusive" Easement Rights (Ref: Instrument No. 88176841) I am the beneficiary of the "Building Encroachment Easement" recorded as Instrument No. 88176841 (December 28, 1988). **Page 2 of this recorded instrument explicitly grants an "exclusive easement" to my property.**

This "exclusive" legal status precludes the applicant from trenching, excavating, or granting overlapping utility rights within this specific boundary without my express written permission. The applicant's current plans, which propose a "5-foot wide access and utility easement" through this area, are a direct violation of my recorded property rights.

I dispute the applicant's claim that this encroachment is an "interpretation error." It is a disregard of the recorded **metes and bounds description found in Exhibit A** of the attached instrument. I request that the County require the applicant to redesign the project to avoid this exclusive easement area entirely.

2. RF Safety Concern: High Exposure Levels at Residence I am deeply concerned by the data presented in the applicant's *Predictive RF-EME Compliance Report*. The report indicates that RF exposure levels at **Ground Level** will reach **82% of the FCC General Population Maximum Permissible Exposure (MPE) limit**.

This reading is alarmingly high for a ground-level measurement. My home is a two-story structure situated immediately adjacent to the project site. My primary bedroom and home office are located on the **second floor**, less than **10 feet** from the proposed tower location.

- If exposure is 82% at street level, it is scientifically probable that exposure levels at my **second-story elevation**—which is vertically closer to the emission source—will exceed the FCC General Population limit (100%).
- My family occupies these rooms for extended periods (sleeping and working). Unlike a transient passerby on the street, this is a **continuous, uncontrolled exposure scenario**.

3. Demand for Specific Modeling Given the applicant's own admission of high ground-level radiation, I request that the Planning Department require the applicant to submit a **Supplemental RF Analysis** that specifically models the exposure levels at the **exterior face and interior** of my second-story adjacent wall. The current "generic" ground/roof model is insufficient to ensure the safety of my household.

4. Request for Notification Please add me to the notification list for all future actions, resubmittals, and hearings regarding File No. PLN2025-00387. I specifically request a copy of the **revised Sheet A1 (Site Plan)** and the **Supplemental RF Analysis** (if provided) before any determination of completeness is made.

Sincerely,

Regina LaSala

Enclosure: Recorded Instrument No. 88176841 (Extract),

FOUNDERS TITLE COMPANY #137511
When recorded mail to:
Founders Title Company
1125 East Hillsdale Blvd., Suite 101
Foster City, CA 94404

None

GRANT OF EASEMENT

This agreement, made and entered into this 22nd day of December, 1988, by and between John W. Pepper and Evelyn J. Pepper, husband and wife ("Grantors"), which expression shall include their heirs, executors, administrators, agents or assigns, and George E. Burrage, an unmarried man, Steven R. Johnson and Shirley Johnson, husband and wife ("Grantees"), which expression shall include their heirs, executors, administrators, agents or assigns.

J.P.N. 36-05-053-11
J.P.N. 36-05-053-100
J.P.N. 36-05-053-09

88178841

WITNESSETH:

Whereas Grantees are the owners of that certain real property located in San Mateo, California, more particularly described as follows:

A.P.N. 036-053-110
A.P.N. 036-053-100
A.P.N. 036-053-690

Lot 10 in Block 22, as delineated upon that certain Map entitled "MAP OF A RESUBDIVISION OF ALL OF FARALLONE CITY EXCEPT BLOCKS 6, 13, 14, 19, 20, 23, 24, 27 AND 28 THEREOF, AS SHOWN ON THE ORIGINAL MAP OF SAID TRACT ENTITLED, 'MAP OF FARALLONE CITY BEING LOTS 45, 46, 47, 48, 49, 50 AND 51 OF HALF MOON BAY COLONY TRACT', SAN MATEO COUNTY, CALIFORNIA", filed for record on March 10, 1908 in Book 6 of Maps at Page 2 in the Office of the Recorder of the County of San Mateo, California.

A.P.N. 036-053-080 J.P.N. 36-05-053-08

And whereas Grantors are the owners of that certain real property located in San Mateo, California, more particularly described as follows:

Lots 7, 8 and 9, Block 22, as designated on the Map entitled "MAP OF RE-SUBDIVISION of all of Farallone City except Blocks 6-13-14-19-20-23-24-27 and 28

THEREOF AS SHOWN ON THE ORIGINAL MAP OF SAID TRACT entitled 'MAP OF FARALLONE CITY, BEING LOTS 45, 46, 47, 48, 49, 50 and 51 OF HALF MOON BAY COLONY TRACT', SAN MATEO COUNTY, CALIFORNIA", which map was filed in the office of the Recorder of the County of San Mateo, State of California on March 10, 1908 in Book 6 of Maps at Page 2.

APN 036-053-110 JPN 36-05-053-11
APN 036-053-100 JPN 36-05-053-10
APN 036-053-090 JPN 36-05-053-09

And whereas, a portion of the existing building on Grantees' property encroaches over a portion of the property owned by Grantor the parties hereto wish to grant an easement concerning the encroaching portion (as more fully described in that certain survey and easement description attached hereto as Exhibit "A" and fully incorporated herein by this reference) as follows:

88176841

Grantors do hereby grant, assign and set over to Grantees an exclusive easement for the purpose of maintaining said existing building. The duration of the easement shall be for the life of said existing building and shall include the right of access to that portion of Grantor's property to which Grantee requires access for the purpose of maintaining, repairing or improving their existing structure if and when such work becomes necessary. Grantee is also allowed to bring whatever materials or equipment onto Grantor's property which is necessary to effectuate said repairs. Said ingress and egress must be reasonable and is limited to the duration of repairs, maintenance or improvements. The creation and acknowledgment of this grant

Order: 8911
Doc: CASANM:1988 00176841

RECORDER'S OFFICE COUNTY OF SAN MAT.

of easement shall not preclude or limit Grantors' right within the meaning of the applicable zoning and building codes and regulations to build on or improve their existing property even up to the boundary of the Grantee's structure on the easement.

Each successive owner of Grantors' property shall be bound by this grant of easement for the benefit of the land owned by, or granted by the Grantees herein.

The granting of said easement relates to the use, repair, maintenance or improvement of, or payment of taxes and assessments on, such land or some part thereof.

This grant of easement shall be recorded in the Office of the Recorder of San Mateo County.

Grantors agree to hold Grantees harmless for any liability imposed on Grantors solely by virtue of the existence of said encroachment and arising from any dangerous condition or activity being conducted on Grantors' improved real property. Grantees further agree to reimburse Grantors for that portion of any real property taxes which are assessed and paid by Grantors solely as a result of the existence of said encroachment.

It is further agreed that said easement shall inure to the benefit of the Grantees and all of their successors in interest such that this easement runs with both the land owned by or granted to Grantors and the land owned by or granted to Grantees and shall benefit or be binding upon each successive owner during his or her ownership of any portion of such land affected thereby and upon each person having any interest therein derived through any owner thereof.

88176841

Order: 8911
Doc: CASANM:1988 00176841

This document may be signed in counterparts.

GRANTORS:

John W. Pepper

Evelyn J. Pepper

GRANTEES:

George E. Burrage

Steven R. Johnson

Shirley Johnson

88176841

The undersigned purchasers of Grantees' property hereby acknowledge receipt of a copy of this instrument and further acknowledge and approve recordation of the same. The undersigned purchasers further acknowledge that said grant of easement will be shown in the policy of title insurance issued at close of escrow, as an appurtenance to said Lot 10 but subject to the provisions hereof.

Steven N. Doty, III

Marcia Doty

LNBXX
1123A

Order: 8911
Doc: CASANM:1988 00176841

RECORDER'S OFFICE COPY

(General)

88176841

STATE OF CALIFORNIA
COUNTY OF San Francisco } ss.

On December 22, 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared Walter E. Barnes

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature

R. Johnson
(Name (Typed or Printed))

OFFICIAL SEAL
R JOHNSON
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My comm. expires OCT 22, 1989

OFC-2056

STAPLE HERE

Requested By: David Shamy, Printed: 4/8/2020 7:45 AM

This document may be signed in counterparts.

GRANTORS:

X John W. Pepper

X Evelyn J. Pepper

GRANTEES:

X George E. Burrage

X Steven R. Johnson

X Shirley Johnson

The undersigned purchasers of Grantees' property hereby acknowledge receipt of a copy of this instrument and further acknowledge and approve recordation of the same. The undersigned purchasers further acknowledge that said grant of easement will be shown in the policy of title insurance issued at close of escrow, as an appurtenance to said Lot 10 but subject to the provisions hereof.

X Steven N. Doty, III

X Marcia Doty

88176841

LNBXX
1123A

Order: 8911
Doc: CASANM:1988 00176841
Page 6 of 9
Requested By: david.shank, Printed: 4/5/2025 7:45 AM

RECORDER'S OFFICE COPY

(General)

STATE OF CALIFORNIA
COUNTY OF SAN MATEO } ss

88176841

F

On 12-22-88 before me, the undersigned, a Notary Public in and for said State, personally appeared STEVEN E. JOHNSON AND SHIRLEY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S whose name S ARE subscribed to the within instrument and acknowledged that THEY executed the same.

WITNESS my hand and official seal.

Signature C Oliver

C OLIVER
Name (Typed or Printed)

OFFICIAL SEAL
C. OLIVER
NOTARY PUBLIC CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 27, 1989

OFC-2056

This Form Furnished By Founders Title Company
STAPLE HERE

(General)

STATE OF CALIFORNIA
COUNTY OF SAN MATEO } ss

88176841

F

On 12-22-88 before me, the undersigned, a Notary Public in and for said State, personally appeared John W. Pegues, EVELYN J. PEGUES STEVEN E. JOHNSON, SHIRLEY JOHNSON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S whose name S ARE subscribed to the within instrument and acknowledged that THEY executed the same.

WITNESS my hand and official seal.

Signature C Oliver

C OLIVER
Name (Typed or Printed)

OFFICIAL SEAL
C. OLIVER
NOTARY PUBLIC CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 27, 1989

OFC-2056

This Form Furnished By Founders Title Company
STAPLE HERE

Requested By: david chenk, Printed: 4/3/2025 7:45 AM

RECORD... IN OFFICE COUNTY ...

EASEMENT DESCRIPTION

PORTION of Lot 9 in Block 22, as delineated upon that certain Map entitled, "MAP OF A RESUBDIVISION OF ALL OF FARALLONE CITY EXCEPT BLOCKS 6, 13, 14, 19, 20, 23, 24, 27 AND 28 THEREOF, AS SHOWN ON THE ORIGINAL MAP OF SAID TRACT ENTITLED, 'MAP OF FARALLONE CITY BEING LOTS 45, 46, 47, 48, 49, 50 AND 51 OF HALF MOON BAY COLONY TRACT', SAN MATEO COUNTY, CALIFORNIA", filed for record on March 10, 1908 in Book 6 of Maps at Page 2 in the Office of the Recorder of the County of San Mateo, California, described as follows:

BEGINNING at a point on the dividing line between Lots 9 and 10 in said Block 22, distant thereon 0.07 feet Southeasterly from the Southeasterly line of Main Street as shown on said Map; thence Southeasterly along said dividing line, 50.95 feet; thence leaving said line at a right angle Northeasterly 0.32 feet; thence Northwesterly in a direct line 51 feet, more or less, to a point which bears at right angles Northeasterly 0.25 feet from the point of beginning; thence Southwesterly in a direct line, 0.25 feet to the point of beginning.

88176841

88176841

RECORDED AT REQUEST OF

FOUNDERS TITLE COMPANY

Dec 28 12 01 PM '88

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RF	17
CO	
LN	
MF	1
AF	9
OL	21

EXHIBIT "A"
Page 1 of 2

RECORDED AT REQUEST OF

EXHIBIT "A"
Page 2 of 2

FOR
WES PEPPER
P.O. BOX 3130
HALF MOON BAY, CA
94019

J. R. BENNE & R. L. BEISLE
LICENSED LAND SURVEYORS
769 MAIN STREET, SUITE E
HALF MOON BAY, CA 94019
(650) 726-9727

January 23, 2026

Dylan Parker, Planner III
County of San Mateo Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

SENT VIA EMAIL (dparker@smcgov.org) AND CERTIFIED MAIL

RE: OBJECTION & REQUEST FOR NOTICE
Project: T-Mobile Wireless Facility (File No. PLN2025-00387)
Site Address: 1401 Main Street, Montara, CA 94037
Adjacent Property: 1409 Main Street, Montara, CA 94037

Dear Mr. Parker,

I am the owner of the property located at 1409 Main Street, Montara, CA 94037, immediately adjacent to the proposed T-Mobile facility referenced above. I am writing to formally object to the project as currently proposed based on two critical unresolved issues: the encroachment onto my recorded easement rights and the potential safety hazards posed to my residence by radio frequency (RF) emissions.

1. Violation of "Exclusive" Easement Rights (Ref: Instrument No. 88176841) I am the beneficiary of the "Building Encroachment Easement" recorded as Instrument No. 88176841 (December 28, 1988). **Page 2 of this recorded instrument explicitly grants an "exclusive easement" to my property.**

This "exclusive" legal status precludes the applicant from trenching, excavating, or granting overlapping utility rights within this specific boundary without my express written permission. The applicant's current plans, which propose a "5-foot wide access and utility easement" through this area, are a direct violation of my recorded property rights.

I dispute the applicant's claim that this encroachment is an "interpretation error." It is a disregard of the recorded **metes and bounds description found in Exhibit A** of the attached instrument. I request that the County require the applicant to redesign the project to avoid this exclusive easement area entirely.

2. RF Safety Concern: High Exposure Levels at Residence I am deeply concerned by the data presented in the applicant's *Predictive RF-EME Compliance Report*. The report indicates that RF exposure levels at **Ground Level** will reach **82% of the FCC General Population Maximum Permissible Exposure (MPE) limit**.

This reading is alarmingly high for a ground-level measurement. My home is a two-story structure situated immediately adjacent to the project site. My primary bedroom and home office are located on the **second floor**, less than **10 feet** from the proposed tower location.

- If exposure is 82% at street level, it is scientifically probable that exposure levels at my **second-story elevation**—which is vertically closer to the emission source—will exceed the FCC General Population limit (100%).
- My family occupies these rooms for extended periods (sleeping and working). Unlike a transient passerby on the street, this is a **continuous, uncontrolled exposure scenario**.

3. Demand for Specific Modeling Given the applicant's own admission of high ground-level radiation, I request that the Planning Department require the applicant to submit a **Supplemental RF Analysis** that specifically models the exposure levels at the **exterior face and interior** of my second-story adjacent wall. The current "generic" ground/roof model is insufficient to ensure the safety of my household.

4. Request for Notification Please add me to the notification list for all future actions, resubmittals, and hearings regarding File No. PLN2025-00387. I specifically request a copy of the **revised Sheet A1 (Site Plan)** and the **Supplemental RF Analysis** (if provided) before any determination of completeness is made.

Sincerely,

Regina LaSala

Enclosure: Recorded Instrument No. 88176841 (Extract),

From:	Regina Fife
To:	PLANNING_ZHO
Cc:	Dylan Parker
Subject:	Re: Written Comment for ZHO Agenda 11/19/2026 - Item 3 - PLN2025-00387
Date:	Thursday, November 12, 2026 8:39:16 AM
Attachments:	Deed (FLNP-0042400285).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.

Dear Zoning Hearing Officer,

Following up on my November 11, 2026 written comment and attachments, I have now reviewed the Staff Report released for **Item #3 (County File No. PLN2025-00387, 1401 Main Street)**. Because the Staff Report recommends approval without disclosing my prior written objections or the recorded property-rights conflict along our shared southern boundary, I am submitting this brief supplement to place four specific exhibit citations and clarifications into the hearing record:

1. Staff Report Omission & Exact Sheet Citations for the Easement Conflict (Staff Report pp. 8–9; Attachment C, Sheets C-1, A1, A4, and G2)

While Section B of the Staff Report summarizes Midcoast Community Council comments, it omits any reference to my adjacent property at **1409 Main Street (APN 036-053-080)** or my recorded **Exclusive Easement (Instrument No. 88176841, recorded December 28, 1988)**, held as "Parcel Two" on my Grant Deed. Specifically:

- **Survey Overlap:** T-Mobile's own topographic survey (**Attachment C, Sheet C-1**) depicts `0.32' x 50.95' BUILDING ENCROACHMENT ESMT. PER INST NO. 88176841` along our shared boundary overlapping T-Mobile's `PROPOSED NON-EXCLUSIVE LESSEE 5.0' ACCESS & UTILITY EASEMENT`.
- **Semantic Relabeling:** On **Sheet A1**, the applicant simply removed the word "Easement" and relabeled the exact same 5-foot corridor `"CENTERLINE OF NEW T-MOBILE 5'-0" WIDE ACCESS AND UTILITY ROUTE"` next to the note `"BUILDING ENCROACHMENT EXISTING EASEMENT SEE SURVEY"`.
- **New Boundary Fixtures: Sheets A1, A4, and G2** also propose installing a new outward-swinging `3'-0"W x 4'-0"H` steel basement access door, a wall-mounted **Cam-Lok generator plug**, and a `14"W x 4'-0"H` louver vent plus `14"W x 2'-0"H` **exhaust fan** venting a basement room housing 16 lead-acid batteries (2,112 lbs and 43 gallons of electrolyte/acid) directly along that southern boundary facing 1409 Main Street. I have not granted—and will not grant—consent to trench, access, or vent into my exclusive easement.

2. Specific Exhibit Proof of Untested Second-Story RF Exposure (Staff Report p. 8; Attachment D, Table 2, Figure 1, and Diagrams 1 & 2)

Supplementing my prior RF comment, the unrevised October 24, 2025 GTA report (**Attachment D, Figure 1, p. 7**) modeled general population exposure solely at **2 meters (~6.5**

feet) above ground (82% of the FCC limit). On **page 8**, the Staff Report concedes GTA did not evaluate second-story residential levels, claiming ~28-foot rooftop antennas sit *"above the line of sight of the existing second-story residential units."* However, **Attachment D (Table 2, p. 6; p. 9)** and **Attachment C (Sheets A2 & A5)** confirm the antennas beam energy horizontally (*"towards the horizon"*) at centerline heights of **32'-2" to 33'-8" AGL** (antenna bottoms at **29.18 feet**), with **Sector Gamma (170° Azimuth)** aimed directly south-southeast toward 1409 Main Street. Furthermore, **Attachment D (Diagrams 1 & 2, pp. 13–14)** maps a **24 sq. ft. zone exceeding 100% of the FCC General Population limit** along the southern roof edge immediately adjacent to my property line.

3. Clarification Regarding Alternative Site Outreach (Attachment G, Page 2)

In **Attachment G (page 2)**, T-Mobile's site-acquisition consultant (51 Wireless, LLC) lists my property (`7. Plumbago Design Elements, 1409 Main Street, Montara, CA (Lasala)`) among four downtown commercial buildings and states that three contacted owners *"never responded back saying they were or were not interested."* For clarity in the record, that letter was an unsolicited commercial pitch asking only whether I wished to lease my own roof; it gave no notice of a proposed facility at 1401 Main Street, disclosed no impacts to my recorded easement, and neither requested nor required a response to register opposition.

4. Unconditioned Standby Generator Hookup & Minimal Coverage Gain (Staff Report pp. 6, 8–9; Attachments A, C, and F)

Although **page 6** of the Staff Report states no diesel generator is installed, **Sheets A1, A4, and ED1** install a wall-mounted **Cam-Lok plug for a temporary standby generator** on the southern boundary wall, yet **Attachment A** contains no conditions governing generator noise, exhaust, or hours of operation. Additionally, T-Mobile's propagation plots (**Attachment F**) confirm the Midcoast Community Council's concern (**Staff Report pp. 8–9**): relocating from the Ocean View Inn (`SF03121A`, 509 POPs) to 1401 Main Street (`SF93121A`, 613 POPs) adds a net total of **only 104 people** with "Excellent" coverage while leaving nearly all surrounding poor-coverage residential areas unchanged.

Please incorporate these clarifications into the administrative record for the November 19, 2026 hearing.

Sincerely,

Regina LaSala 1409 Main Street, Montara (415) 407-7569

Attachment:

- Grant Deed for 1409 Main Street (`Parcel Two` Easement Legal Description)

On Wed, Nov 11, 2026 at 2:07 PM Regina Fife <gina.m.fife@gmail.com> wrote:

> Dear Zoning Hearing Officer,
>
> Please accept this email and the attached documents as my formal written opposition to Item 3 on the November 19, 2026 agenda: the T-Mobile facility proposed at 1401 Main Street (PLN2025-00387).
>
> I am the property owner immediately adjacent at 1409 Main Street. I am asking that

you deny this Coastal Development Permit and Use Permit, or continue the hearing, because the project as designed proposes an illegal trespass.

1. Violation of Recorded "Exclusive Easement"

The applicant's plans propose trenching a "5-foot wide access and utility easement" directly through an area where I hold a recorded "Exclusive Easement" (Instrument No. 88176841, recorded Dec 1988). I have included both the original 1988 instrument and my current grant deed as attachments. The applicant cannot build their proposed utility run without my consent, which I will not grant.

2. Inadequate RF Safety Analysis

The applicant's RF report shows emissions at 82% of the FCC limit at ground level. However, my second-story living spaces are at a higher elevation and physically closer to the proposed rooftop emitters. No supplemental analysis has been provided to prove that my second-story windows will remain below the 100% federal safety limit.

Approving these permits today will authorize a design that violates a recorded property right. I respectfully request that you deny the application or require the applicant to completely redesign the utility routing to avoid my exclusive easement.

Thank you for your time and service.

Regina LaSala 1409 Main Street, Montara (415) 407-7569

Attachments:

1. Formal Objection Letter (LaSala)
2. Recorded Instrument No. 88176841 (Easement Metes & Bounds)
3. Grant Deed for 1409 Main St (Proof of Active Easement Ownership)

RECORDING REQUESTED BY:
Lawyers Title Company

When Recorded Mail Document and Tax Statement To:

Regina LaSala
1409 Main Street
Montara, CA 94037

2024-025262
Simplifile,
8:36 am 05/14/2024 DE Fee: $20.00
Count of Pages 3 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FLNP-0042400285

Property Address: 1409 Main Street,
Montara, CA 94037-9800
APN/Parcel ID(s): 036-053-080

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,512.50** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☑ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Robeck Group LLC, a California Limited Liability Company

hereby GRANT(S) to

Regina LaSala

the following described real property in the Unincorporated Area of the County of San Mateo, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 1409 Main Street, Montara, CA 94037-9800

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 036-053-080

Dated: May 3, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Robeck Group LLC, a California Limited Liability Company

BY: Debra L. Robins
Debra L. Robins
Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On 8th day of May 2024 before me, James K Han, Notary Public,
(here insert name and title of the officer)

personally appeared Debra L. Robins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

JAMES K. HAN
COMM. # 2463294
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SAN MATEO
MY COMM. EXP. OCT. 8, 2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 036-053-080

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCE ONE:

LOT 10 IN BLOCK 22 AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF A RESUBDIVISION OF ALL OF FARALLONE CITY EXCEPT BLOCKS 6, 13, 14, 19, 20, 23 24, 27 AND 28 THEREOF, AS SHOWN ON THE ORIGINAL MAP OF SAID TRACT ENTITLED, 'MAP OF FARALLONE CITY BEING LOTS 45, 46, 47, 48, 49, 50 AND 51, OF HALF MOON BAY COLONY TRACT' SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MARCH 10, 1908 IN BOOK 6 OF MAPS, AT PAGE 2.

PARCEL TWO:

AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF MAINTAINING AN EXISTING BUILDING OVER A PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

PORTION OF LOT 9 IN BLOCK 22, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF A RESUBDIVISION OF ALL OF FARALLONE CITY EXCEPT BLOCKS 6, 13, 14, 19, 20, 23, 24, 27 AND 28 THEREOF, AS SHOWN ON THE ORIGINAL MAP OF SAID TRACT ENTITLED, 'MAP OF FARALLONE CITY BEING LOTS 45, 46, 47, 48, 49, 50 AND 51 OF HALF MOON BAY COLONY TRACT' SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MARCH 10, 1908 IN BOOK 6 OF MAPS AT PAGE 2.

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOTS 9 AND 10 IN SAID BLOCK 22, DISTANT THEREON 0.07 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF MAIN STREET AS SHOWN ON SAID MAP; THENCE SOUTHEASTERLY ALONG SAID DIVIDING LINE, 50.96 FEET; THENCE LEAVING SAID LINE AT A RIGHT ANGLE NORTHEASTERLY 0.32 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE 51 FEET, MORE OR LESS, TO A POINT WHICH BEARS AT RIGHT ANGLES NORTHEASTERLY 0.25 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY IN A DIRECT LINE, 0.25 FEET TO THE POINT OF BEGINNING.

JPN: 036-005-053-08

From: Regina Fife
To: PLANNING_ZHO; Dylan Parker
Subject: Request for Continuance & Representative Authorization: ZHO Agenda 11/19/2026 – Item #3 (PLN2025-00387)
Date: Friday, November 13, 2026 1:32:11 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.

Dear Zoning Hearing Officer,

Supplementing my November 11 and November 12, 2026 written comment submissions and recorded title attachments, I am writing as the record owner of **1409 Main Street, Montara, CA 94037 (APN 036-053-080)** to formally request a continuance of **Item #3 (County File No. PLN2025-00387)** on the November 19, 2026 agenda, and to designate an authorized representative should the hearing proceed as scheduled.

1. Request for Continuance

I respectfully request that Item #3 be continued to the next available Zoning Hearing Officer calendar for three reasons:

- **Late Disclosure of Omitted Easement Conflict:** The Staff Report recommending approval was released yesterday, November 12, 2026—five business days before the hearing—and omits both my prior written objections and my recorded Exclusive Building Encroachment Easement (`Instrument No. 88176841` / Parcel Two) shown overlapping the applicant's proposed access and utility corridor on **Attachment C, Sheet C-1**.

- **Inability to Retain Counsel on Five Business Days' Notice:** Following yesterday's Staff Report release, we immediately began contacting local San Mateo County land-use attorneys, who have advised that five business days is insufficient notice to complete conflict checks, review the multi-cycle record, and appear on November 19.

- **Unavoidable Out-of-State Travel:** I am scheduled to be in transit on a return work flight from Phoenix during the November 19, 2026, 10:00 a.m. hearing and cannot attend or testify personally.

2. Authorization of Representative (If Hearing Proceeds on November 19)

If the Zoning Hearing Officer declines to continue Item #3 and proceeds on November 19, 2026, please note for the administrative record that I formally authorize my husband, **Michael LaSala** (and/or retained legal counsel, if confirmed prior to the hearing), to appear on my behalf, present oral testimony, and state my official position as titleholder of 1409 Main Street—including my refusal to grant consent to trench, access, or vent into my recorded exclusive easement.

Thank you for incorporating this continuance request and representative authorization into the November 19, 2026 hearing record.

Sincerely,

Regina LaSala 1409 Main Street, Montara (415) 407-7569