

## Glen Jia

---

**From:** Calvin Young <calvinyoung1035@gmail.com>  
**Sent:** Tuesday, August 30, 2022 2:51 PM  
**To:** Glen Jia  
**Cc:** Mireya Garcia; David Goswick; Richard Goswick; Gary Beck  
**Subject:** Re: PLN2020-00216 Neighbor's Comments-Privacy

**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 Glen and Mireya,

The following is our response to our next door neighbor's concern for privacy and the height of our proposed residence.

Let me begin by saying I have spoken with our east neighbor, Lauren, once or twice in the past because she asked if she could trim some over-hanging branches. As we all value our privacy, we are mindful of how our future property affects all of our neighbors.

Our current design configuration has two Bedroom windows upstairs in the rear that face east. We would consider relocating one of the two east windows to the north side, thus having one corner window facing in each direction.

The East Elevation has three Staircase windows closest to Palma Street. The two smallest windows are the Bathroom upstairs, and the Laundry Room downstairs. We have the first floor Mudroom door opening to the east.

It is our intention to have appropriate window coverings in most cases for privacy and shade from the morning sun.

Our maximum structure height is below and complies with the 28 feet height limit. Over the course of this Planning process, our design has been lowered to reduce overall mass, and both floors now have reduced ceiling heights as well as burying the entire structure deeper. This results in a significant Backyard U-shaped Retaining Wall. We considered lowering the home further but that resulted in having the house buried in an undesirable crater or deep canyon environment.

Our Landscaping currently has three trees planned on the east boundary that will mature approximately to 18-22 feet in height, resulting in some privacy for both properties.

Lastly, our Floor Plan layout will allow most of the daily activities and routines to take place on the west and south portions of the home. The upstairs rear Bedroom would rarely be occupied since my wife Doris, and I will be the sole residents. Our second floor Master Bedroom Suite faces west, and our first floor Kitchen, Dining Room, and Living Room also face either west or south. Our second floor Flex Room also faces south and west. All four Bathrooms will have the customary privacy glass.

In closing, our respect for our neighbors privacy is paramount to us, and we will make every attempt to be as considerate as possible.

Respectfully,  
Calvin Young  
Doris Young

Sent from my iPad

On Aug 30, 2022, at 9:22 AM, Glen Jia <bjia@smcgov.org> wrote:

Calvin,

Please respond to the comment below regarding the potential impacts on the adjacent neighbor's privacy:

*"As the neighbor at 545 Palma Street (immediately next door), I am still concerned about the house towering over our property and looking down into our back yard and straight into our master bedroom. We have a large master bedroom window that directly faces this property."*

You may respond prior to the meeting or be ready to discuss at the upcoming CDRC meeting. Thank you!

Regards,

**Glen Jia**, AICP  
Planner III & Design Review Officer (Coastside)  
Planning & Building Department  
County of San Mateo  
455 County Center 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
650-363-1803  
[bjia@smcgov.org](mailto:bjia@smcgov.org)

## Glen Jia

---

**From:** Loren Szper <szper@hotmail.com>  
**Sent:** Tuesday, August 30, 2022 10:21 AM  
**To:** Glen Jia  
**Subject:** Re: Design Review - File No. PLN2020-00216

**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 Glen,

Thank you for your response.

I see yellow caution tape wrapped around the cypress tree (I think that is what it is) at the front of the property, which I was told is actually on San Mateo County property, and is a lovely feature on our street. I had been told that there were issues regarding removing this tree, and we were hoping it would stay.

Do you know what the status of that cypress tree is? I know neighbors are all hoping it will remain.

Thank you,  
Loren

---

**From:** Glen Jia <bjia@smcgov.org>  
**Sent:** Tuesday, August 30, 2022 9:19 AM  
**To:** Loren Szper <szper@hotmail.com>  
**Subject:** RE: Design Review - File No. PLN2020-00216

Loren,

I will share your comments with the CDRC member and the applicant. The applicant may respond prior to the meet or discuss the privacy issue at the CDRC meeting. Please let me know if you have any further questions.

Thank you,  
Glen

---

**From:** Loren Szper <szper@hotmail.com>  
**Sent:** Monday, August 29, 2022 4:40 PM  
**To:** Glen Jia <bjia@smcgov.org>  
**Subject:** Re: Design Review - File No. PLN2020-00216

**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 Glen,

I see that this property is back up for design review on September 8. Are the specifications below from the earlier review still the same?

As the neighbor at 545 Palma Street (immediately next door), I am still concerned about the house towering over our property and looking down into our back yard and straight into our master bedroom. We have a large master bedroom window that directly faces this property.

Thank you,  
Loren

---

**From:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Sent:** Thursday, March 3, 2022 1:36 PM  
**To:** Loren Szper <[szper@hotmail.com](mailto:szper@hotmail.com)>  
**Subject:** RE: Design Review - File No. PLN2020-00216

Loren,

Here is my response:

1. Front and rear building setback: approximately 28.5 feet; East side setback: 13'-1 ¼"; West side setback: 10'-5 ½"
  - a. The proposed setbacks complies with the Zoning requirements for S-17 district.
2. I attached a 3-d drawing in this email to help you see how the structure looks.
3. Cypress, lilac, and strawberry trees will be planted on the east side yard (abutting your property). When matured, approximately, these trees can be 15 feet and taller. Please look at Sheet L7.0 of the posted plan for more information.
4. I can relate the comment to the members of the CDRC.
5. The project involves removal of 5 trees. A cypress tree on the front yard is proposed to be removed for the purpose of accommodating the new driveway.

After you read my response, please send me updated comments at your earliest convenience. I will forward the updated comments to the CDRC member.

Thank you,  
Glen

---

**From:** Loren Szper <[szper@hotmail.com](mailto:szper@hotmail.com)>  
**Sent:** Thursday, March 3, 2022 11:27 AM  
**To:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Subject:** Re: Design Review - File No. PLN2020-00216

**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 Glen,

We own the home next to this property. We are at 545 Palma Street. My main concerns are the following:

1. How close will the property be to the property line?
2. Depending on how "deep" or "shallow" into the property from the road the house is built, that will affect the impact on our lives, including how we feel in our bedroom and especially in our backyard. It

is difficult for me to get a sense from the plans (I'm not an architect anything related) as to where the home will be positioned in relation to our home and back yard.

3. Will the trees in the plan be tall enough to provide privacy? I don't know the Latin names, so it's difficult for me to know if these are just short/low to the ground vegetation in their yard or if these are trees that will actually help to provide privacy between the two properties.
4. Since their lot is raised from our lot (as we are on a hill), and the property is THREE stories, with only the garage fully or partially underground, I'm concerned about feeling like there is a home looming over us that can see right into our yard and into my bedroom window. I would have definitely preferred a two-story or one-story home. Three stories are a lot, especially when that lot already is at increased elevation from our lot.
5. Is the tree at the very front of the lot in fact being removed? I had heard from neighbors that there is one tree at the very front of the lot by the street that was causing issues. It is a lovely, old tree, and it will be a shame for that tree to be removed.

Many thanks for your help!

Kind regards,  
Loren

---

**From:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Sent:** Thursday, March 3, 2022 11:20 AM  
**To:** Loren Szper <[szper@hotmail.com](mailto:szper@hotmail.com)>  
**Subject:** RE: Design Review - File No. PLN2020-00216

Loren,

Please let me know if you have any comments regarding the design of the project.

Regards,

**Glen Jia**, AICP  
Planner III & Design Review Officer (Coastside)  
Planning & Building Department  
County of San Mateo  
455 County Center 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
650-363-1803  
[bjia@smcgov.org](mailto:bjia@smcgov.org)

---

**From:** Loren Szper <[szper@hotmail.com](mailto:szper@hotmail.com)>  
**Sent:** Wednesday, March 2, 2022 5:28 PM  
**To:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Subject:** Re: Design Review - File No. PLN2020-00216

**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.

Hello Glen,

I found the design online. The website provided on the mailing is not working, but I was able to find the plans.

Please disregard this email.

Thank you,  
Loren

---

**From:** Loren Szper  
**Sent:** Wednesday, March 2, 2022 5:12 PM  
**To:** [bjia@smcgov.org](mailto:bjia@smcgov.org) <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Subject:** Design Review - File No. PLN2020-00216

Hello Glen,

I received your email address from the County of San Mateo Planning & Building Department Coastside Design Review Committee. I was wondering if the design review for this parcel (file number PLN2020-00216) is available to the public. We live next door to parcel 047-215-340, so we are interested in the design.

Thank you,  
Loren Shufton

*Love, Light, and Compassion*