

## Patrice Olds

---

**From:** Elaine Diani [REDACTED]  
**Sent:** Wednesday, March 02, 2022 3:53 PM  
**To:** Clerk  
**Cc:** Planning; Ali and Hoda; Amin; John Ramacciotti; Ana Ramaciotti; Stan Low; Erol Erensel; Ellie Wong; Bridgette Birdie; Richard Miles; Henry and Muya Louie; Kristen Berni; Melisa Yajimi; Patricia and John Demir; Joe Kolko  
**Subject:** Objection to proposed City of San Mateo ADU heights

Dear Council Members,

My husband and I recently read an article in the Daily Journal which gives us a great deal of concern. According to the article, city staff is preparing ordinances for your approval on March 7 which would allow heights for attached ADU's up to 32 feet and heights for unattached ADU's up to 24 feet. This means that two story ADU's would be allowed in the City of San Mateo. It is not clear whether neighbors would have the ability to object to two story ADU's or even have notice that a neighbor is planning to build one.

We implore you to reconsider these height allowances. While we have no objections to one story ADU's, we feel strongly that not every neighborhood in San Mateo is appropriate for a two story ADU. We live on Viewridge Drive in San Mateo. The homes on the 800 block of Viewridge Drive were built so that each home looks over it's neighbor's roofline and lot. This gives each home a lovely view of the bay beyond. The worth of these homes is intrinsically tied to these views. If a neighbor is allowed to build a second story onto his home or a two story ADU, these views would be destroyed, reducing the enjoyment and value of each home dramatically.

This scenario almost happened to us. A new neighbor moved into the house below us. He proposed to build a second story to his home which would have virtually destroyed our expansive view while dramatically enhancing his. We had no idea he was proposing this until we received notice from the planning department. The whole neighborhood was appalled as nobody had ever proposed a second story to their home in the 60 years that these homes had existed. Everyone was cognizant of the damage that this would render to their uphill neighbor. Utilizing the San Mateo Single-Family Dwelling Guidelines, particularly the sections involving views, neighborhood character and daylight planes, we were able to convince the new neighbor to rethink their plans and they dropped their plans for a second story. This would not have been possible without notice from the planning commission.

Please do not lock San Mateo into these proposed heights. We do not believe that they are appropriate for every neighborhood. If homeowners are allowed to build two story ADU's without the ability of a neighbor to object some very unfortunate and unfair results could occur. At the very least, please give homeowners notice of such plans and an ability to object and show why a two story structure may be unfair and inequitable.

Thank you for your careful consideration of this matter.

Sincerely yours,

Elaine Diani and Joe Kolko  
[REDACTED]

## Patrice Olds

---

**From:** Erol Erensel [REDACTED]  
**Sent:** Wednesday, March 02, 2022 6:30 PM  
**To:** Clerk  
**Cc:** Planning  
**Subject:** Objection to proposed City of San Mateo ADU heights

Dear Council Members,

I recently read that San Mateo City Staff is preparing ordinances for your approval on March 7 which would allow heights for attached ADU's up to 32 feet and heights for unattached ADU's up to 24 feet. This means that two story ADU's would be allowed in the City of San Mateo. It is not clear whether neighbors would have the ability to object to two story ADU's or even have notice that a neighbor is planning to build one.

I implore you to reconsider these new proposed San Mateo height allowances. Not every neighborhood in San Mateo is appropriate for a two story ADU. I live on Viewridge Drive in San Mateo. The homes on the 800 block of Viewridge Drive were built so that each home looks over it's neighbor's roofline and lot. This gives each home a lovely view of the bay and beyond. The worth of these homes is intrinsically tied to these views. If a neighbor is allowed to build a second story onto his home or a two story ADU, these views would be destroyed, reducing the enjoyment and value of each home dramatically.

Please do not lock San Mateo into these proposed heights. I do not believe that they are appropriate for every neighborhood. If homeowners are allowed to build two story ADU's without the ability of a neighbor to object some very unfortunate and unfair results could occur. At the very least, please give homeowners notice of such plans and an ability to object and show why a two story structure may be unfair and inequitable.

Thank you for your careful consideration of this matter.

Sincerely yours,

Erol Erensel  
[REDACTED]

Sent from my iPad