

**Summary of Virtual (held via Zoom) Neighborhood Informational Meeting Re:
Removal of Existing Single Family Residence and Construction of a New 2-story Single Family
Residence (above 3-car garage) at
445 Virginia Avenue, San Mateo, CA 94402-2235**

The meeting was held via zoom on **February 4, 2021 from 5:58pm to 7:02pm**.

Josh Smith and Lael Culiner (owners and residents of the property located at 445 Virginia Avenue, San Mateo) hosted the meeting.

The following neighbors attended the Neighborhood Informational Meeting:

- Indra and Christian Pachtner (451 Virginia Avenue, San Mateo, CA 94402)
- Laurie Dougherty (440 Virginia Avenue, San Mateo, CA 94402)
- Helen Young (417 Virginia Avenue, San Mateo, CA 94402)
- Rich Yang (419 Virginia Avenue, San Mateo, CA 94402)
- Ken Schwartz (511 Virginia Avenue, San Mateo, CA 94402)

Josh opened the meeting by welcoming everyone and thanking them for attending the meeting.

Josh then let everyone know that in accordance with the instructions contained in San Mateo's Single Family Planning Application Guide, Josh would present each page of the plans that were included in the Neighborhood Notification mailing. Josh then presented each page of the plans.

Comments Were As Follows:

Indra and Christian Pachtner *(Note: Indra and Christian placed their home up for sale shortly before the neighborhood meeting that was held on February 4th, 2021. A **FOR SALE** sign was installed on the front yard of their house at 451 Virginia Avenue in San Mateo on February 2, 2021.)*

- Christian said that he would be the most impacted by the proposed new house at 445 Virginia Avenue. He said that he believes that he will lose some of the views to the east from the 2nd floor of his house (which has bedrooms and bathrooms on the 2nd floor);
- Christian said that the proposed new house at 445 Virginia would also change the view looking out the east side of his house where his kitchen and dining room are located;
- Christian stated that he assumes that the design of the proposed new house at 445 Virginia Avenue complies with San Mateo's Planning Code and that, despite his concerns, he believes that all property owners should have the right to build anything on their property that is allowed to be built on their property;
- Christian said he has some concerns about the proposed 2-story house at 445 Virginia Avenue having several more windows facing west than the existing single-story house at 445 Virginia Avenue;
- Christian commented that "you are probably wondering why Indra and I care about any of this since we are selling our house and moving. We are assuming that the next owners of this house may have similar concerns";
- Christian said that he recently filled out the Owner's Disclosure Statement that is part of the information he is required to include in the sales packet for his house and he disclosed that

the owners of the neighboring house at 445 Virginia Avenue may rebuilding their house.

Christian said that he believes that that disclosure may impact the selling price of his house;

- Christian said that he was concerned about the noise and dust associated with construction.
- Christian asked about the timing of the project and the next steps. Josh responded by stating that the next step is for an application to be submitted to the City of San Mateo and that he did not know how long it would take the City of San Mateo to process the application.

Josh thanked Christian for his comments and said that any construction would be required to comply with San Mateo's regulations re: days and times that construction is permitted to occur.

Helen Young asked how long construction would take place.

Josh said that it depends on how long and intense the rainy season is but that it would probably take approximately one (1) year. Helen Young also asked when construction is going to start. Josh responded by saying that we hope to start in spring or summer of this year (2021).

Helen said that she believes construction is an inconvenience but that everyone should realize and understand that the construction will not last forever.

Helen also pointed out that Josh Smith and Lael Culiner have lived in their house at 445 Virginia Avenue for many years and that this is not a situation where a homeowner recently purchased a house and then wants to rebuild it shortly after purchasing it in order to "flip it".

Helen asked if the City of San Mateo had approved the plans. Josh responded by saying that the City cannot approve the plans until a formal application is filed and that he and Lael hope to file a formal application soon.

Laurie Dougherty said that she is excited for Lael and Josh. Laurie said that she lived through the extensive remodel of the house next door to her house and that while it was noisy during the first few months of construction the noise level decreased substantially once most of the construction activities moved inside of the house that was being rebuilt.

Rich Yang said that he and his wife completed an extensive remodel and addition to their house several years ago.

Rich said that everyone must know and understand that new families frequently come into a neighborhood and remodel their house but to remember that this kind of work improves the street's curb appeal and also improves the property values of all houses around it.

Rich said that he and his wife think that the plans for the new house at 445 Virginia are beautiful.

Ken Schwartz asked if any excavation would be required and if a new foundation was going to be built. Josh responded by stating that there would be some excavation as part of the project and that an entirely new foundation will be constructed.

Ken wished Josh and Lael the best of luck.

Josh closed the meeting at 7:02pm.