

## Vinson Kwan

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**From:** Laurie Hietter <[REDACTED]>  
**Sent:** Tuesday, November 8, 2022 3:37 PM  
**To:** Planning Commission; Prasanna Rasiah; Drew Corbett; Vinson Kwan  
**Subject:** 445 Virginia project

Dear Planning Commissioners, City Attorney, and City Manager,

The Planning Commission agenda for tonight includes the following project:

Adopt a Resolution to approve a Single-Family Dwelling Design Review (SFDDR) for a new 3,520 square-foot single-family residence with an attached 408 square-foot accessory dwelling unit (ADU); a Site Development Planning Application (SDPA) for grading exceeding five feet in height and a Special Use Permit (SUP) for demolition of an existing single-family residence at 445 Virginia Avenue; and accept the Categorical Exemption from environmental review pursuant to Sections 15301 and 15303 of the California Environmental Quality Act, based on the Findings for Approval and subject to the Conditions of Approval.

I appreciate the effort made by the applicant to design the new home to try and reflect the neighborhood. Excavation allows a larger home without the massive lot coverage and height. The new home is not inconsistent with the neighborhood.

However, I generally object to full demolition of homes because it is wasteful and valuable materials are lost to landfills. The demolition causes extensive dust and truck traffic for a longer period of time than renovation.

The historic report was prepared in 2020 prior to the preparation of the 2022 Richard Brandi report "Baywood Neighborhood Historic Asset Analysis." It is not known at this time if the split-level ranch-style homes built in the 1950s are historically significant as a district. The historic evaluation is therefore deficient.

The City of San Mateo has a pattern and practice of violating CEQA by routinely adding mitigation measures to Categorical Exemptions. A Categorical Exemption is used for projects that have been found to not have a significant impact on the environment. The City should prepare an Initial Study and Mitigated Negative Declaration if conditions/mitigation measures are required.

I appreciate Vinson notifying me of this project.

Sincerely,

Laurie Hietter