



APPLICATION FOR APPEAL

City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403

Date Filed: _____

<i>Office Use Only</i>	
File #:	_____
Fee:	_____
Tentative Hearing Date:	_____

- TO: City Council
 Commission Planning Commission
 Zoning Administrator
 Other: _____

APPELLANT

Name:	<u>Dennis Lee</u>	Daytime Phone:	<u>415-613-3220</u>
Email:	<u>dennisflee@gmail.com</u>		
Address:	<u>340 Midvale Ave. San Mateo, CA 94403</u>		
	<small>Street</small>	<small>City</small>	<small>Zip Code</small>

SUBJECT

Project Being Appealed:	<u>PA-2022-051</u>
Address / Location:	<u>329 Greenfield Avenue</u>

State Reasons for Appeal and Particular Areas of Concern (if an appeal of Planning Applications conditions of approval, please list each condition appealed and the reason for your appeal):

Concerns and related reason(s):

#1. Home privacy concern: our home is located directly at the back of the said property with an adjoining back fence. The five proposed windows at the rear of the second story addition will directly overlook our entire backyard and our home private space including our family room, bathroom and bedrooms and have serious impacts on our home privacy. Even though the applicant revised plan to include frosted windows and hedges, that still does not address our privacy concern. The frosted windows only protect the owner privacy but not ours. When the windows are open, the view points are there overlooking our backyard and our home's private space. The proposed hedges won't help until after X years when they grow to the window height.

#2, #3 and #4 are attached to the email due to this section's space limit.

Added Comments or Proposal (if any):

It will definitely be less intrusive to our privacy if these proposed windows are smaller or less and the windows' sill level be raised to above eye level.

We also hope the city looks into this matter and help so neighboring privacy can be preserved.

Dennis Lee
 Appellant's Signature

3/10/2023
 Date

Kenneth Chou

From: Dennis Lee <dennisflee@gmail.com>
Sent: Saturday, March 11, 2023 3:20 PM
To: Kenneth Chou
Cc: Dennis Lee
Subject: PA-2022-51: Appeal
Attachments: 329 Appeal form filled4.pdf

Hi Kenneth,

Attached is our filled-in appeal form. Due to limited space in the form, I am including all 4 items of our "concerns and related reason(s)" in this email. Please let me know if you have any questions.

Thank you,
Dennis Lee

Concerns and related reason(s):

#1. Home privacy concern: our home is located directly at the back of the said property with an adjoining back fence. The five proposed windows at the rear of the second story addition will directly overlook our entire backyard and our home's private space including our family room, bathroom and bedrooms and have serious impacts on our home privacy. Even though the applicant revised plan to include frosted windows and hedges, that still does not address our privacy concern. The frosted windows only protect the owner privacy but not ours. When the windows are open, the view points are still there overlooking our backyard and our home's private space. The proposed hedges won't help until after a number of years when they grow to the window height.

#2. City's Design Guidelines on neighboring privacy

Section 6b of the guidelines states:

Bullet point 1: **avoid direct views into neighboring windows or yard areas**

Bullet point 3: **manipulation of architectural forms create or enhance neighboring privacy**

Guideline statement after the bullet points: **Design house additions to respect adjacent neighbor privacy**

We hope the city can look into this matter and help so all parties' privacy can be preserved.

#3. The sizes of the proposed windows at the rear of the second story addition

The measurements of the windows were 2'x2' (3), 2.5'x3' (1) and 3'x3' (1) at the first review meeting. We expressed our privacy concerns to the owners and architect. We also subsequently emailed them a few times with our additional comments. We feel strongly these windows will cause privacy impacts for our home. However the dimensions of these five windows all increased to 4 feet to 2'x4' (3), 2.5'x4' (1) and 3'x4'(1) respectively. This change was in contrary in addressing our privacy concerns. We were very surprised and disappointed with this change. These five windows are big and privacy invading. Does the proposed space really need that many such big windows?

#4. Error/misleading statement in the Zoning Administrator's Decision Letter

Per the window schedule in the latest plan of the project, all five second story rear windows are "frosted glazing". But the "FINDINGS FOR APPROVAL" of the approval letter (section II 1c) states "The proposed second story rear windows will be frosted for privacy, with the exception of the window serving the stairway landing..." We verified with Mr. Kenneth Chou who confirmed the statement in the decision letter was an error. We feel this error statement is very misleading. we would like to request a correction. Also we like to request notifying all parties involved about this error as well as the correction.