

**PLANNING COMMISSION
AGENDA REPORT**



**CITY OF MILLBRAE
621 Magnolia Avenue
Millbrae, CA 94030**

SUBJECT:

Public hearing on a Design Review Permit application to permit the significant demolition of an existing single story single-family residence and the construction of a two-story single-family residence in the Single-Family Residential (R-1) Zoning District.

ATTACHMENTS:

1. Resolution with Exhibit A, Conditions of Approval
2. Project Plans
3. Project Description
4. Neighbor Consultation Forms
5. Color and Material Samples
6. November 1, 2021 Planning Commission Agenda Report Packet
7. Updated Neighbor Provided View Photograph
8. City Consultant Arborist Report
9. Additional Correspondence 25 Manzanita

Report No. 4b

For Agenda of: February 23, 2022

Address: 40 Manzanita Court

Originator: Nestor Guevara,
Associate Planner

Approved: Roscoe Mata,
Planning Manager

Property Owner: Tony
Truong and Cindy Phun

Applicant: David Kuoppamaki

Application submittal date:
January 13, 2021

Application deemed complete date: February 11, 2022

Prior Planning Commission meeting date(s): November 1, 2021

REPORT TYPE: ACTION INFORMATIONAL

ITEM TYPE: CONSENT PUBLIC HEARING EXISTING BUSINESS NEW BUSINESS

RECOMMENDATION

Staff recommends that the Planning Commission review the project, consider the public testimony and the Findings, as presented, and consider adopting the attached Resolution approving the Design Review Permit application to permit the significant demolition of an existing single-story residence and construction of a new two-story residence in a Single-Family Residential (R-1) Zoning District, subject to the attached Conditions of Approval.

BACKGROUND

The proposed project is for a Design Review Permit to allow the significant demolition of an existing 2,422 square feet single-story home, and the construction of a new 7,645 square foot two-story home. The proposal is subject to Planning Commission design review since it involves significant demolition and a new building.

The existing property is a single-story home on an 19,413 sq. ft. interior lot. The 2,422 sq. ft. ranch style home contains three bedrooms, two bathrooms, a living room, a family room, a kitchen, a dining room, an entry, and an attached 2-car garage. The existing roof pitch is 5:12. The proposed home is a two-story contemporary ranch-styled home. The proposed first story includes two bedrooms, two bathrooms, a kitchen, a family room, a dining room, a living room, a mudroom, an entry, and an attached two-car garage. The proposed second story includes three bedrooms, two bathrooms, a laundry room, a loft, and a walk-in closet. The proposed roof pitch is 4:12. The FAR will increase from 17% to 53% (55% is the allowable maximum). The lot coverage would increase from 12% to 27% (50% is the allowable maximum).

As part of the design review permit process, the applicant was required to notify the adjacent neighbors of the plans. The neighbors can choose to provide a neighbor consultation form either in support or opposition to the project to city staff. Adjacent neighbors at 25 Manzanita (across the street) and 30 Manzanita (east side neighbor) returned the neighbor consultation forms in opposition to the project. Concerns cited by the neighbors' included loss of views and concerns regarding privacy.

The project was presented to the Planning Commission at a study session on November 1, 2021 (see Attachment 7). Staff presented a staff report, seeking input from the Planning Commission. The homeowner of the proposed home, architect, and the affected neighbors all had a chance to speak at the meeting. During the meeting, the applicant discussed some alternative options to address the neighbors' concerns. The Planning Commission directed staff to further evaluate the photographs depicting the view from 25 Manzanita, perform a site visit, and take staff photos, as well as to secure a second opinion from a city-hired arborist on a tree proposed to be removed in the rear of 40 Manzanita. The Planning Commission also directed the applicant to reach some compromise with the concerned neighbor at 25 Manzanita.

LOCATION AND SURROUNDING USES

The project site is in the Mills Estate neighborhood. Manzanita Court is cul-de-sac at the end of Manzanita Drive. The 19,413 sq. ft. interior lot contains a 2,422 sq. ft. home, including a two-car attached garage, is zoned Single-Family Residential (R-1) and identified in the General Plan as Low Density Residential.

Project Address: 40 Manzanita Court					
	Site	North	South	East	West
General Plan	Low Density Residential				
Zoning	R-1	R-1	R-1	R-1	R-1

PROPOSAL

The proposed project includes the significant demolition of an existing single-story residence and the construction of a two-story single-family residence. The proposed first story includes two bedrooms, two bathrooms, a kitchen, a family room, a dining room, a living room, a mudroom, an

entry, and an attached two-car garage. The proposed second story includes three bedrooms, two bathrooms, a laundry room, a loft, and a walk-in closet. The proposed roof pitch is 4:12. The home will total five bedrooms and four bathrooms.

The proposal complies with all other R-1 Zone development standards. The residence's building height would increase from 14'-9" to 28'-7". All ground floor and upper story setbacks would be met. The proposed three-car garage satisfies the required covered parking per the zoning code.

The existing residence measures 2,422 square feet, including the attached garage. The proposed residence would increase the total Floor Area to 7,645 square feet. As a result, the Floor Area Ration (FAR) will increase from 17% to 53% (55% is the allowable maximum) and the lot coverage would increase from 12% to 27% (50% is the allowable maximum).

ANALYSIS

The proposed new construction complies with minimum and maximum development standards as follows (existing non-conforming in *italics*; proposed non-compliant in bold *italics*):

Interior Lot	Requirement	Existing	Proposed
Building Setbacks			
1 st Floor Front Setback	20'	20'	No Change
1 st Floor Side Setback WEST	5'	5'	No Change
1 st Floor Side Setback EAST	5'	20'-3"	10'-3"
1 st Floor Rear Setback	10'	129'	113'
2 nd Floor Front Setback	10'	N/A	10'
2 nd Floor Side Setback WEST	10'	N/A	10'
2 nd Floor Side Setback EAST	4'	N/A	4'
		Existing	Proposed
Site Area	19,413 SF	19,413 SF	No Change
Maximum Lot Coverage	50% (9,706 SF)	12% (2,422 SF)	27% (5,178 SF)
Maximum Floor Area Ratio	55% (7,843 SF)	17% (2,422 SF)	53% (7,645 SF) ¹
Maximum Building Height	30'	14'-9"	28'-7"
Minimum Rear Yard Open Space	1,000 SF	7,908 SF	No change
Enclosed Parking	2 Garage Spaces	2 Garage Spaces	3 Garage Spaces

Design Review

Section 10.05.1150 (Architectural, Landscaping and Site Plan Consideration) of the Millbrae Municipal Code requires the approval of a Design Review Permit for significant alterations to an existing development and for second story additions greater than 500 square feet. The required Design Review Permit findings for this project are below:

- The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;

¹ Net Lot Area: Gross Lot Area (19,413 SF) – Total Easement Area (5,813 SF) + Easement Area up to 10% of Gross Lot Area (1,941 SF) – Areas with Slope over 30% (1,280 SF) = 14,261 SF

- b. The project complies with all applicable development regulations;
- c. The project complies with the intent of the adopted design review guidelines, including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative; and
- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.

The existing residence is a single-story ranch style home similar to other buildings in the neighborhood. The front exterior is a light-yellow siding, with white window trim, wood doors, white wood garage doors with stone features along the front of the house. The roof is a hip style with asphalt shingles. The existing roof pitch is 5:12.

The proposed residence is a traditional style design with some contemporary design elements and materials, featuring earth-tone stucco on both the first and second stories, stone feature on the first story, composite black roof shingles and black wood garage doors. The windows will be black frame trimless windows. The proposed roof pitch ratio will be 4:12.

Staff held multiple meetings with the applicant and homeowner regarding the design of the proposed house. Initially, the house had a more contemporary design. The original submittal included flat roof elements, standing seam metal roofing and a glass and metal garage door. Staff worked with the applicant to include composite shingle roofing instead of the standing seam metal roof, eliminate the flat roof elements in favor of a pitched roof, similar to other homes in the immediate vicinity, and substitute the garage door material to wood.

Neighborhood Character

The majority of homes in the immediate neighborhood are one- and two-story homes and are generally ranch or traditional style with cross hipped and cross gabled roof designs, with some Mediterranean style architecture present as well. The existing residence is situated on a cul-de-sac street. The house has views of the San Francisco Bay from the rear. The residence was built in 1962.

Parking

The project site contains an existing 445 square foot two-car, enclosed and attached garage. The proposed project contains a 643 sq. ft. enclosed and attached garage. Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage spaces are required per single-family-dwelling. The proposed enclosed parking of 643 square feet provided on the site exceeds the 400 square feet required by the Zoning Ordinance and conforms to the recommended parking guidelines of two-enclosed spaces.

Neighborhood Response

In accordance with the City of Millbrae Community Development Department Submittal Requirement for Residential Development, the applicant is required to notify each adjacent property owner abutting the project site. A total of four Proof of Neighbor Consultation forms from the adjacent residences have been submitted as follows:

Response	#	Address	Date Applicant Sent	Date Received by Staff
Support	0			
Oppose	2	25 Manzanita 30 Manzanita	11/10/20 11/10/20	3/8/21 11/23/20
Unreturned	2	219 Sebastian 50 Manzanita	11/10/20 11/10/20	N/A N/A

Both the neighbor directly across the street at 25 Manzanita and the adjacent east side neighbor at 30 Manzanita returned the Neighbor Consultation forms in opposition to the proposed development, as found in Attachment 4. The neighbor concerns and staff's analysis are described below.

25 Manzanita Concerns

The adjacent neighbor directly across the street at 25 Manzanita expressed concerns regarding loss of view in their neighbor consultation form. As part of the Neighbor Consultation process, the applicant was required to provide all adjacent neighbors with a set of plans along with the project description. The neighbors were provided with an opportunity to return the consultation form either in support or opposition to the proposal, with an opportunity to provide comments. During the neighbor consultation process, the applicant at 40 Manzanita reached out to the concerned neighbor at 25 Manzanita in order to discuss the project and try to resolve any concerns regarding the proposed second story.

After discussions with the neighbor did not result in a resolution, staff contacted the concerned neighbor and was able to obtain a photograph of the affected view, provided as Attachment 6. The photograph was taken from the second story rumpus room at 25 Manzanita, which is the window above the attached garage. The photograph shows a view of the San Francisco Bay and the East Bay Hills in the distance. It appears the proposed second story addition to 40 Manzanita would affect the existing view.

Staff held multiple meetings with the project applicant and homeowner regarding the neighbor's view concerns. Staff directed the project applicant to prepare some options that could possibly reduce the effect of view loss for the residents at 25 Manzanita. The applicant prepared a two-page analysis documents, along with accompanying graphics and renderings. The analysis is found in the packet for the November 1, 2021 Study Session for 40 Manzanita (Attachment 6). In the applicant's analysis, a series of options were examined, including:

- *Single-story addition option:* The applicant included an option of only a one-story addition. However, the lot contains an easement in the rear, as well as significant slope, that limits from the developable area. The applicant prepared a rendering of what a first-story addition would look like.
- *Lowering the plate heights:* The existing plate heights for both first and second stories measure 10 feet in height. An option studied by the applicant is to decrease the plate heights

to 8 feet. A rendering showing how this would look like was included as part of the packet for the November 1, 2021 Study Session (see Attachment 6)

- *Removal of a pine tree in the rear yard:* There is an existing pine tree in the rear of the lot at 40 Manzanita near the east side property line, which can be seen from the neighboring property at 25 Manzanita. According to an arborist report included in Attachment 6, the tree is in poor health. The applicant explored removing this tree, thereby creating a slightly different view for the neighbor across the street. The applicant also included an image taken from the rear yard of 40 Manzanita looking towards the Bay, included in Attachment 6.
- *Increased second story side setback:* The applicant prepared a graphic showing a second story with a seven-foot upper story side yard setback abutting 30 Manzanita, rather than the currently proposed four-foot upper story side setback. The graphic is included as a part of Attachment 6.
- *Story Poles:* The applicant installed story poles showing the location of the proposed new second story. An annotated photograph of the story poles, as well as a graphic showing the second story addition with the proposed four foot second-story side setback can be found as a part of Attachment 6.

The project was presented to the Planning Commission at a study session on November 1, 2021 (see Attachment 6). Staff presented a staff report, seeking input from the Planning Commission. The homeowner of the proposed home, architect, and the affected neighbor all had a chance to speak at the meeting. During the meeting, the applicant discussed some of the options detailed above. The Planning Commission directed staff to further evaluate the photographs, perform a site visit, and take staff photos, as well as to secure a second opinion from a city-hired arborist on the tree proposed to be removed. The Planning Commission also directed the applicant to reach some compromise with the concerned neighbor at 25 Manzanita.

Staff performed a site visit to 25 Manzanita on December 6, 2021. Unfortunately, the weather resulted in poor visibility, and staff was unable to take a photograph that shows the views due to the overcast conditions. Staff asked the concerned neighbor at 25 Manzanita to provide photographs that show the full extent of the window from the rumpus room during better weather conditions; these are included as Attachment 8. The provided photographs show a view of the hills north of Millbrae that would not be affected by the development at 40 Manzanita.

The City hired the City's consulting arborist Walter Levinson to assess the health of the Monterey pine tree in the rear of 40 Manzanita. The purpose of this review was to provide an independent analysis of the tree. The arborist performed a site visit, with city staff present, on January 25, 2022. The arborist then prepared a report, included as Attachment 8, that recommends the removal of the tree due to the tree being in very poor overall condition with a pine pitch canker fungus infection. According to the report, the arborist finds that the tree will die within 0 to 5 years. The report also included a list of recommended replacement trees. The applicant provided an updated landscape plan that includes the removal of the Monterey pine in the rear and three 15-gallon Deodar Cedar replacement trees shall be planted at the rear of the property, behind the proposed home.

In order to approve the design review permit, the Planning Commission would need to make Design Review findings including finding 'c,' which contains the following: "...*the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative.*" The Planning Division defines "principal rooms" of a residence as a living room, family room, kitchen,

or other room that contains the primary activity, function, or operation in a residence. The “rumpus room” at 25 Manzanita from which the views of the bay would be affected would qualify as a principal room.

The photographs provided by the concerned neighbor of the project site show a view of the hills to the north of the city that was not visible in the originally provided photographs. This view of the hills will not appear to be affected. The proposed second story for 40 Manzanita would affect the view on the east side of 40 Manzanita, closest to 30 Manzanita. However, the applicant intends to remove the Monterey pine tree in poor condition in the rear, as well as some of the bush hedges, providing a smaller view on the east side of the property. At the Planning Commission study session, the Commission directed the applicant to arrive at a compromise with 25 Manzanita on the view concerns. Communication subsequent to that meeting have not resulted in a resolution. Nonetheless, previously, staff had requested the applicant provide several options/alternatives to address the view concerns. One of the options presented was to set back the upper story an additional three feet on the eastside over the garage, at the side of the 30 Manzanita shared property line. Staff believes two feet would be an adequate compromise that would allow the applicant to reach their goal of increasing the size of their home while minimizing any view impacts; staff suggests the additional setback as a condition of approval.

30 Manzanita Concerns

The neighbor at 30 Manzanita on the east side of the project site also returned the Neighbor Consultation form in opposition to the proposed development. The neighbors’ concerns are regarding privacy and distance of addition. The neighbor letter specifies concerns with the first story setback decreasing due to the proposed addition, as well as the height of the proposed new second story and the location of any windows on that side of the proposed house.

The existing first-story side yard setback that abuts 30 Manzanita measures at just over 20 feet. The proposed project would have a 10 feet setback for that side yard. The minimum required first-story side yard setback is 5 feet in the R-1 Zone. The second story is set further back at over 14 feet from the side property line. The existing house measures 14'9" in height, with the proposed two-story home measuring 28'-7". The applicant also prepared a window study, found in sheet PLN-1 of the full sets of plans. The applicant is proposing a two-foot lattice on top of the existing six-foot fence on the east side property line that abuts 30 Manzanita as seen in sheet L1 of the Plan Set.

Staff believes the side yard setback on the east side, which exceeds the minimum required five feet required at ten feet, along with the proposed two-foot lattice on top of the six-foot fence, provide enough separation and privacy between the neighbors.

REQUIRED FINDINGS

Design Review Permit

Pursuant to Section 10.05.2500(C)(2) of the Millbrae Municipal Code the design review application materials shall be evaluated by the Planning Commission. Please see the findings in Attachment 1.

PUBLIC CORRESPONDANCE

Staff received additional correspondence from the concerned neighbor at 25 Manzanita, included as Attachment 9. In the correspondence, the owners at 25 Manzanita request the project applicant consider increasing the second story side setback on the east side of the project (closest to 30 Manzanita) by three or four feet in order to mitigate the effects to their view. The neighbors also further describe the impacts of the proposed second story on the view, as well as details on correspondence between the concerned neighbors and the applicant.

ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to CEQA Guidelines Section 15301 Existing Facilities (Class 1) because the addition will not result in an increase of more than 10,000 square feet, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

PLANNING COMMISSION ACTION:

Staff recommends that the Planning Commission review the project, consider the public testimony and the Findings, as presented, and consider adopting the attached Resolution approving the Design Review Permit application to permit the significant demolition of an existing single-story residence and construction of a new two-story residence in a Single-Family Residential (R-1) Zoning District, subject to the attached Conditions of Approval.

ATTACHMENT 1

RESOLUTION NO. 22-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILLBRAE
APPROVING THE DESIGN REVIEW PERMIT FOR A SIGNIFICANT DEMOLITION
OF AN EXISTING SINGLE-STORY RESIDENCE AND THE CONSTRUCTION OF A
TWO-STORY RESIDENCE IN THE SINGLE-FAMILY RESIDENCE (R-1) ZONING
DISTRICT AT 40 MANZANITA COURT (PUBLIC HEARING)**

CITY OF MILLBRAE

WHEREAS, the applicant has filed PA-2021-51 to request the approval of a significant demolition of a single-story residence and the construction of a new two-story single-family residence in the Single Family Residential (R-1) Zoning District at 40 Manzanita Court, subject to the attached Conditions of Approval; and

WHEREAS, the proposal will consist of the significant demolition of a single-story 2,422 square feet residence and the construction of a two-story 7,645 square foot residence; and

WHEREAS, the Planning Commission found that this project is consistent with the City's General Plan, Zoning Code, and has determined that the project is categorically exempt per Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, this Planning Commission, having considered the evidence received at the public hearing duly noticed, desires to recommend approval of the project in the manner proposed and referenced above and in accordance with the following findings:

Design Review Permit:

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;**

The neighborhood contains a mix of one and two-story homes, with either gabled or hip style roof. The existing home is a single-story home, with the proposed project adding a second story.

The existing home is a single-story traditional style home similar to other homes in the neighborhood. The front exterior is a light-yellow siding, with white window trim, wood doors, white wood garage doors with stone features along the front of the house. The roof is a hip style with composition asphalt shingles. The existing roof pitch is 5:12.

The proposed house features stucco on both the first and second stories, stone feature on the first story, composite black shingles and black wood garage doors. The windows will be black frame trimless windows. The proposed roof pitch ratio will be 4:12.

- b. The project complies with all applicable development regulations;**

The proposal complies with all other R-1 Zone development standards. The home's building height would increase from 14'-9" to 28'-7". All ground floor and upper story setbacks would be met.

The existing home measures 2,422 square feet, including the attached garage. The proposed home would increase the total Floor Area to 7,645 including ten foot ceiling heights. As a result, the Floor Area Ration (FAR) will increase from 17% to 53% (55% is the allowable maximum) and the lot coverage would increase from 12% to 27% (50% is the allowable maximum).

Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage spaces are required per single family residence. The provided garage spaces meet the parking requirements for the R-1 Zone.

- c. The project will not cause a significant visual impact to neighboring views from principal rooms of a residence (unless it is proven by the applicant that there is no other viable or cost-effective alternative);**

The property owner at 25 Manzanita, across the street from the project site, expressed concerns regarding loss of view related to the development at 40 Manzanita. Staff reviewed the neighbor provided photographs, coordinated a staff visit, and held multiple talks with both the concerned neighbor and the project applicant. The provided photographs taken from the rumpus room at 25 Manzanita show an existing view of the hills to the north of the city. This view of the hills to the north will not be affected by the development at 40 Manzanita. The view to the east of the project site shows a portion of the San Francisco Bay, as well as some of the east bay hills. The second story addition to 40 Manzanita would affect this view. The applicant is proposing to remove a diseased Monterey pine tree in the rear of the lot, on the east side, as well as some bush hedges. The removal of this large tree and smaller shrubs would provide an alternative view to the existing view. The view to the west of the project site will not be significantly altered. The removal of the diseased Monterey pine tree will create a view on the east side of the proposed project. Increasing the proposed upper story side setback on the east side of the property two (2) feet, from the proposed four (4) feet to six (6) feet, will allow the applicant to achieve their goal of increasing the size of their home while minimizing view impacts to the neighbor. This will lead to a less than significant impact to the neighboring views of uphill properties.

- d. The proposal is not detrimental to the orderly, harmonious, and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.**

The proposed project complies with all standards as identified in the Zoning Code and will be required to comply with all applicable building and fire safety codes. Therefore, based upon the above findings, the addition will not decrease the desirability of the neighborhood or disrupt the orderly development of the City.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED BY THE PLANNING COMMISSION THAT:

1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference and full set forth in their entirety.
2. The adoption of the Design Review Permit will not be detrimental to the public health, safety, and general welfare.
3. This resolution shall be effective immediately.

PASSED AND ADOPTED as a Resolution of the City of Millbrae Planning Commission at the public meeting held on the 23rd day of February, 2022 by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JEAN JOH
CHAIR

ATTEST:

ROSCOE MATA
SECRETARY

**CITY OF MILLBRAE PLANNING APPLICATION
PROJECT CONDITIONS OF APPROVAL**

As Approved by the Planning Commission on February 23, 2022

Project: 40 Manzanita Court (APN: 024-413-160) (Planning Application #2021-51)

The following conditions of approval apply to the project referenced above. Additional language within a condition may further define the timing of required compliance.

GENERAL REQUIREMENTS:

1. This approval and all rights hereunder shall be effective for a period of one (1) year from the date of approval. The Planning Commission may extend this approval period, not to exceed three years, if a written request is made and submitted by the property owner prior to the expiration of the approval period (Section 10.05.2550) and a notice of a public hearing has been made pursuant to Section 10.05.2900 (D) of the Millbrae Municipal Code. Applicant shall photocopy these Conditions of Approval onto the building permit application, at time of submittal, to the Building Division.
2. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction or citation, prosecution, and/or revocation and termination of all rights under the permit, by the City of Millbrae.
3. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
4. Site development, including landscaping, shall conform to the approved plans on file in the City of Millbrae Community Development Department. No significant changes, as determined by the Community Development Director, shall be made to the approved plans without prior review and approval by the Planning Commission.
5. Front yard Landscaping Requirement. Front yards are required to have not less than 60% landscaping. "Front yard" is a yard extending across the full width of the front of the lot between its front lot line and any portion of the front facade of the main building measured from the front property line. The property owner is responsible for complying with this requirement. No paving is permitted in the front vegetation strip between the sidewalk and the roadway/street. Property owner is responsible for maintaining the landscape vegetation strip between sidewalk and roadway/street.

6. All structures shall conform to California Building Code requirements and all required permits from the City of Millbrae Building Division must be secured prior to initiating development under the terms of this permit.
7. Any off-site improvements found to be damaged shall be repaired and/or replaced as required by the City of Millbrae Director of Public Works.
8. All required utility easements shall be provided as indicated by the department or agency having jurisdiction.
9. The project shall comply with all applicable “City of Millbrae Public Works General Conditions of Approval” (copy provided to applicant). This condition includes project compliance with the Public Works Construction and Demolition Reuse and Recycling Requirements, including submittal of planning forms to the City’s Recycling Coordinator prior to issuance of a Building Permit.
10. Developers Fees for School Facilities: All building permits for new buildings or additions over 500 square feet shall pay developer’s fees to both the San Mateo United High School District AND the Millbrae Elementary School District as permitted by the California Education Code section 17620 and California Government Code Section 53080. When a building permit is ready to issue, the permit applicant will be given a copy of the completed application to deliver to the school districts to pay the fees. Then proof of payment must be submitted to the City Building before the permit can be issued.. Please visit the following website to call for current fees and for payment: <https://www.ci.millbrae.ca.us/home/showpublisheddocument?id=17533>.
11. Hours of construction are limited from Monday to Friday 7:30 A.M. to 7:00 P.M., Saturday 8:00 A.M. to 6:00 P.M., with Sunday and Holidays from 9:00 A.M. to 6:00 P.M.

STANDARD CONDITIONS:

12. Construction Conformance with Approved Planning Application. All building permit application plans and details, and subsequent construction shall substantially conform with the approved planning application, including: drawings, plans, renderings, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. No signage is approved as part of the planning application; signage is governed by the City’s Sign Ordinance. Documentation of any changes to the approved Planning Application plan set shall be provided at the time of Building Permit application submittal. Any proposed modifications to the approved planning application must be reviewed by the Community Development Director. Modifications to Building Permit plans must be approved prior to construction of the

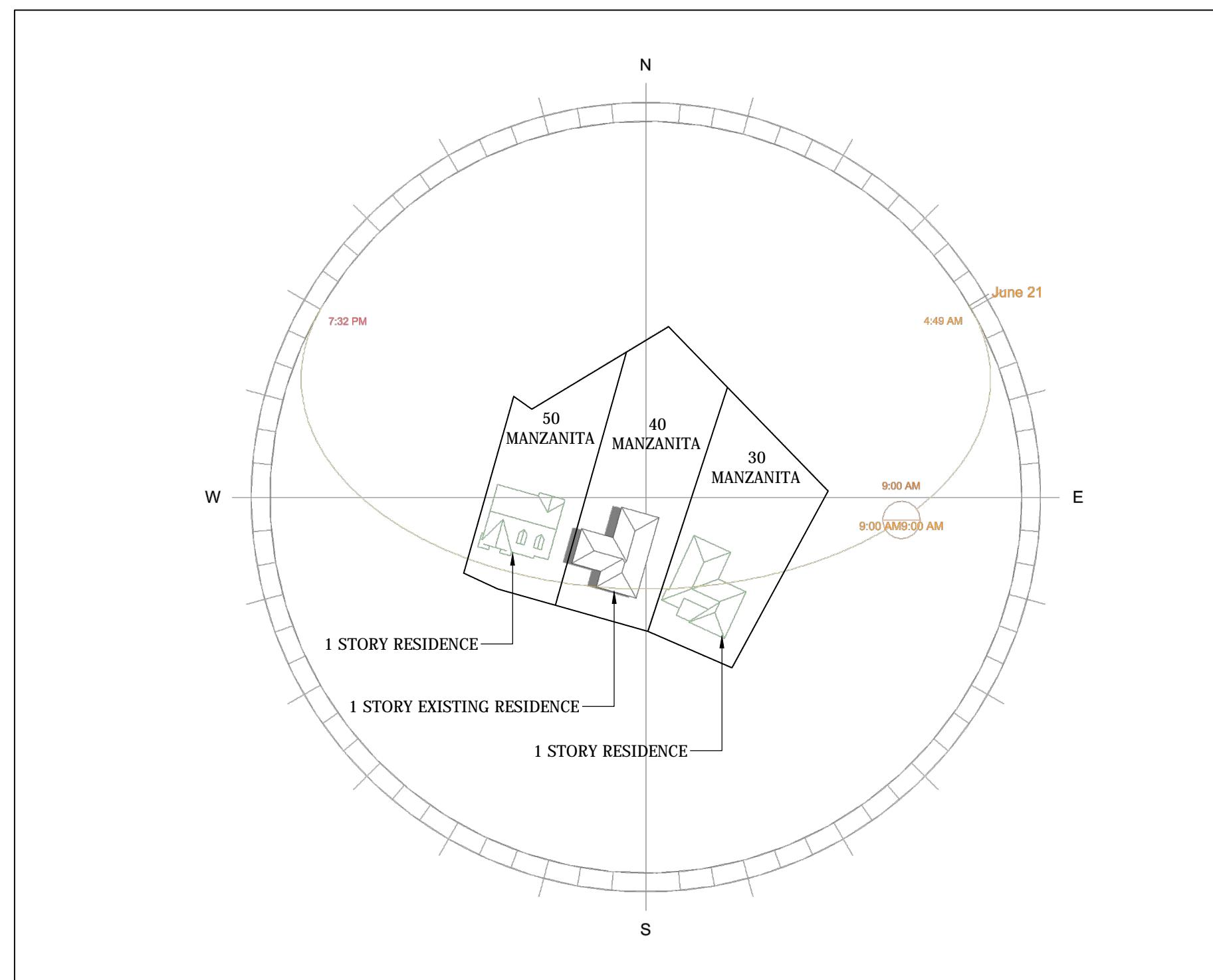
modified improvements. The Community Development Director shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications.

13. Required Building Wall and Roof Demolition Approval Requirement. No demolition of exterior walls, roof structure, or any other portion of the building shall be permitted beyond those that are authorized by this planning application approval and related building permit. The Planning Division shall be contacted immediately in the event that during construction the removal of any additional existing walls, roof structure, or any other portion of the building not originally approved for removal are proposed. No further construction or demolition shall continue prior to Planning Division and Building Division approval. A new planning application and a modification to the building permit may be required depending on the scope of the proposed modification to the approved plans.
14. Prior to the framing inspection, a licensed surveyor shall measure the height of the roof ridge and certify in writing that the overall building height is per the approved plans. Said certification shall be submitted to the Building Division prior to the framing inspection being scheduled.
15. Planning Inspections. Planning inspections shall be required at rough framing stage and prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
16. Conformance with Approved Planning Application at All Times. All physical improvements, uses, and operational requirements authorized by the approved planning application shall substantially conform at all times that the use permitted by this planning application occupies the premises with the approved planning application, including: drawings, plans, renderings, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application must be reviewed by the Community Development Director. The Community Development Director shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications.
17. Prior to issuance of any building permits, all new construction shall comply with all applicable building and fire safety codes.
18. All landscaped areas must be maintained in a neat, healthy, and growing condition, including public parkways and street trees.

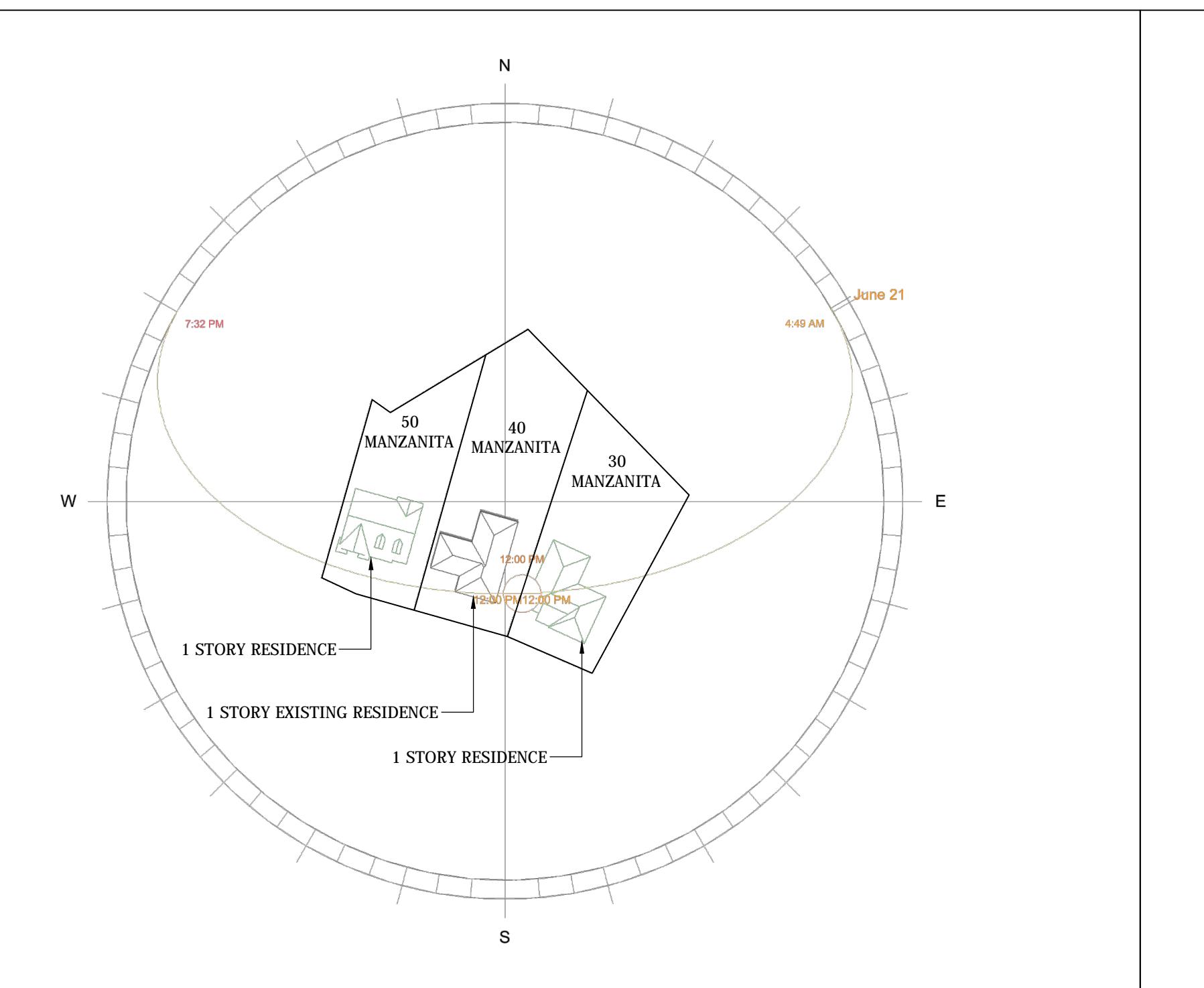
19. The property shall be developed and maintained in a neat, quiet, and orderly condition and in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of the exterior facades of the building and all landscaping surrounding the building.

SPECIAL CONDITIONS:

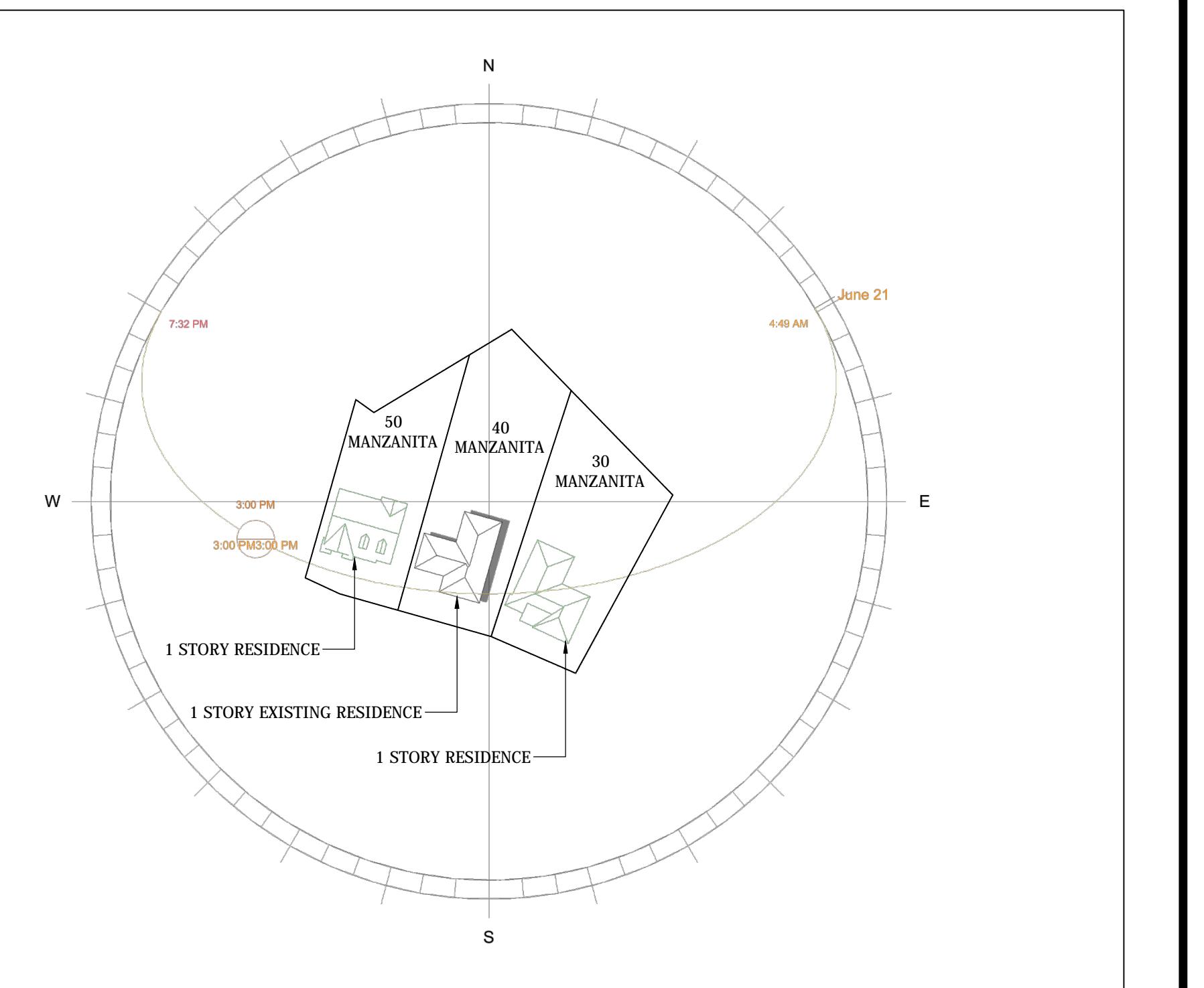
1. The upper story side setback on the east site of the property shall be set back an additional two (2) feet from the exterior wall below for a total upper story side setback of six (6) feet from the exterior wall below.
2. The diseased 30" Monterey pine on the rear east side of the property shall be removed prior to final inspection of the home. Three 15-gallon Deodar Cedar trees, or another species as approved by staff, shall be planted at the rear of the property, per the arborist report prepared by Walter Levison. The location, tree species, and an irrigation plan, shall be indicated on the building permit plan set, and subject to approval by the Planning Division, prior to issuance of building permits.



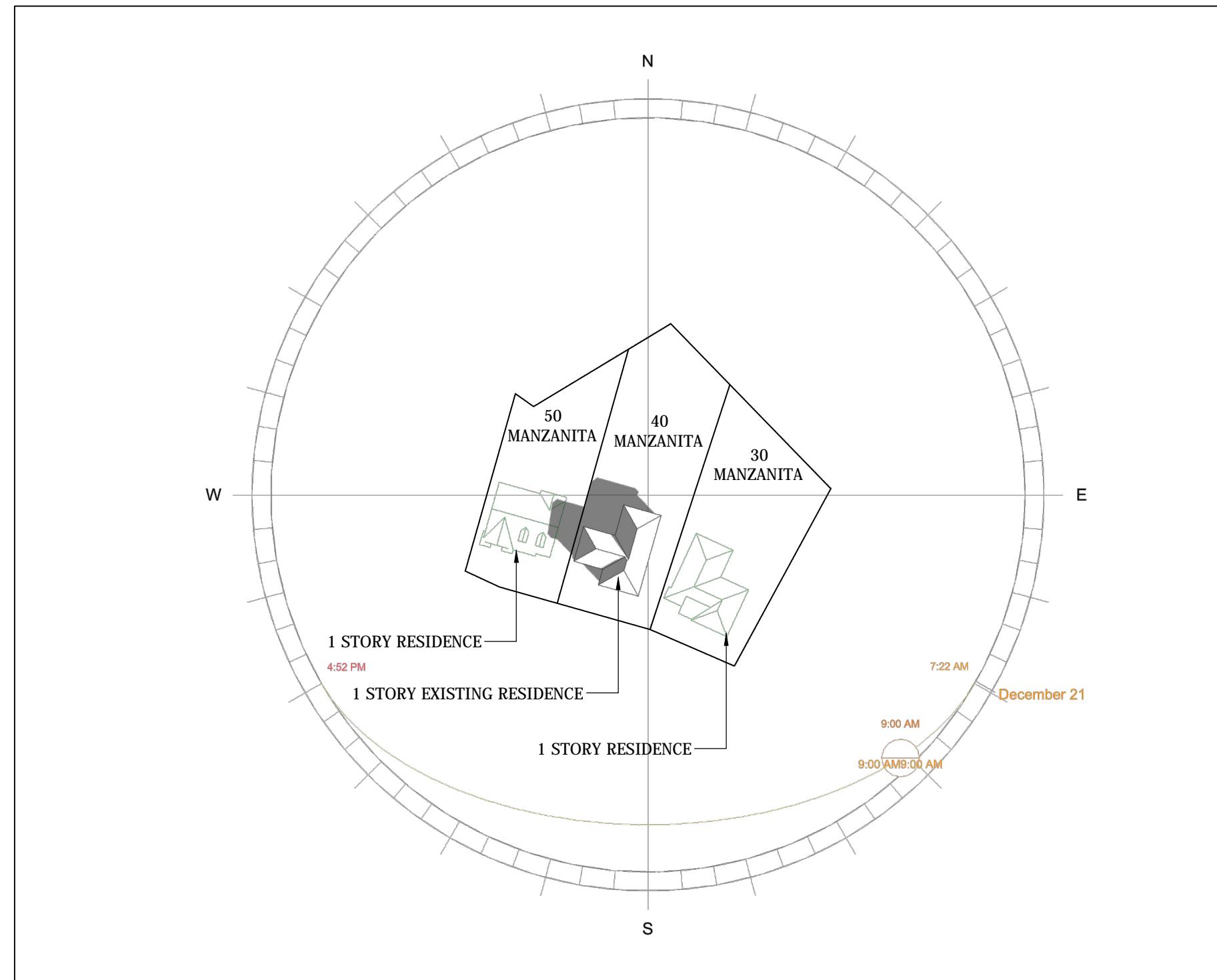
40 MANZANITA COURT SOLAR ACCESS STUDY
JUNE 21 9AM



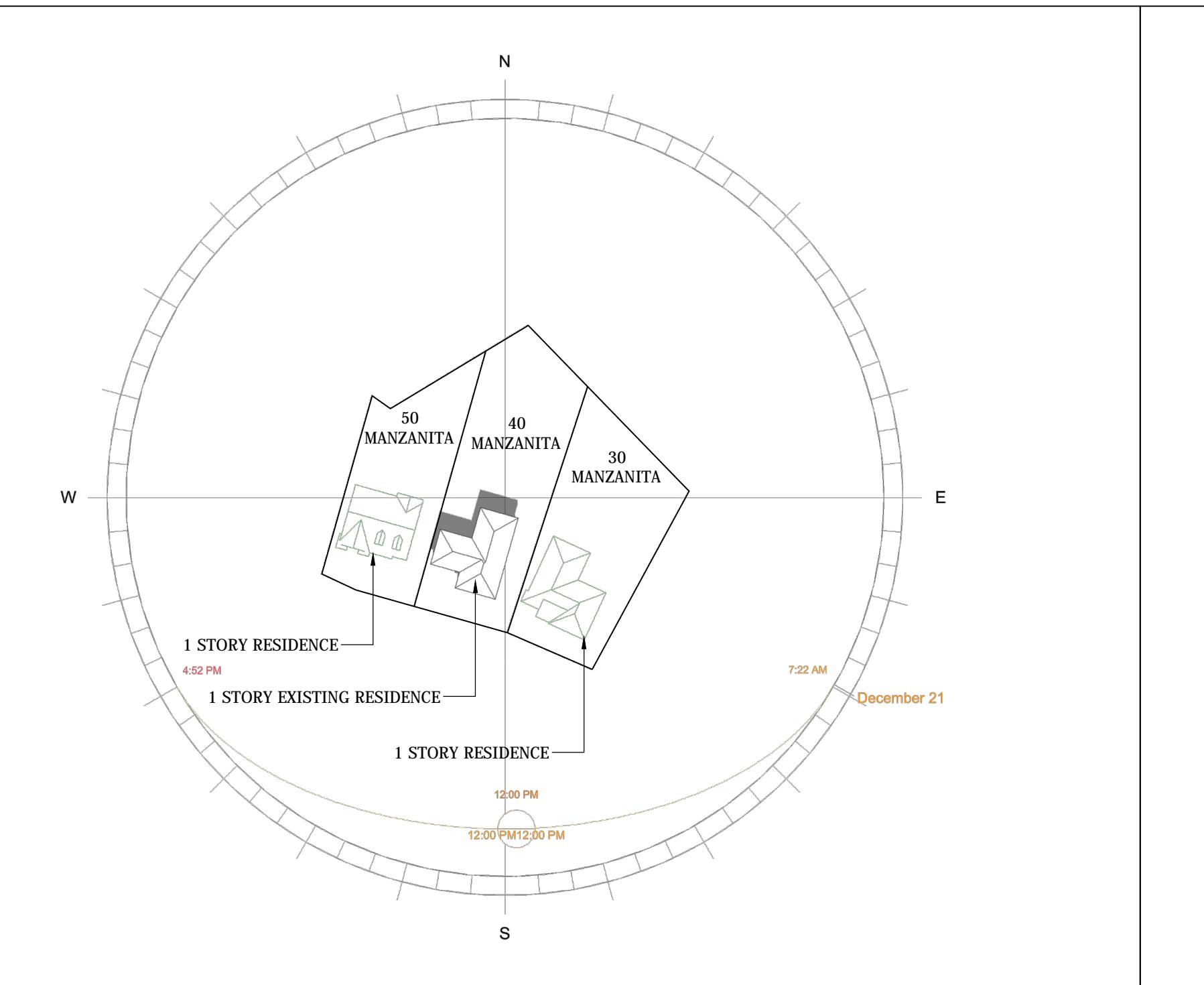
40 MANZANITA COURT SOLAR ACCESS STUDY
JUNE 21 12AM



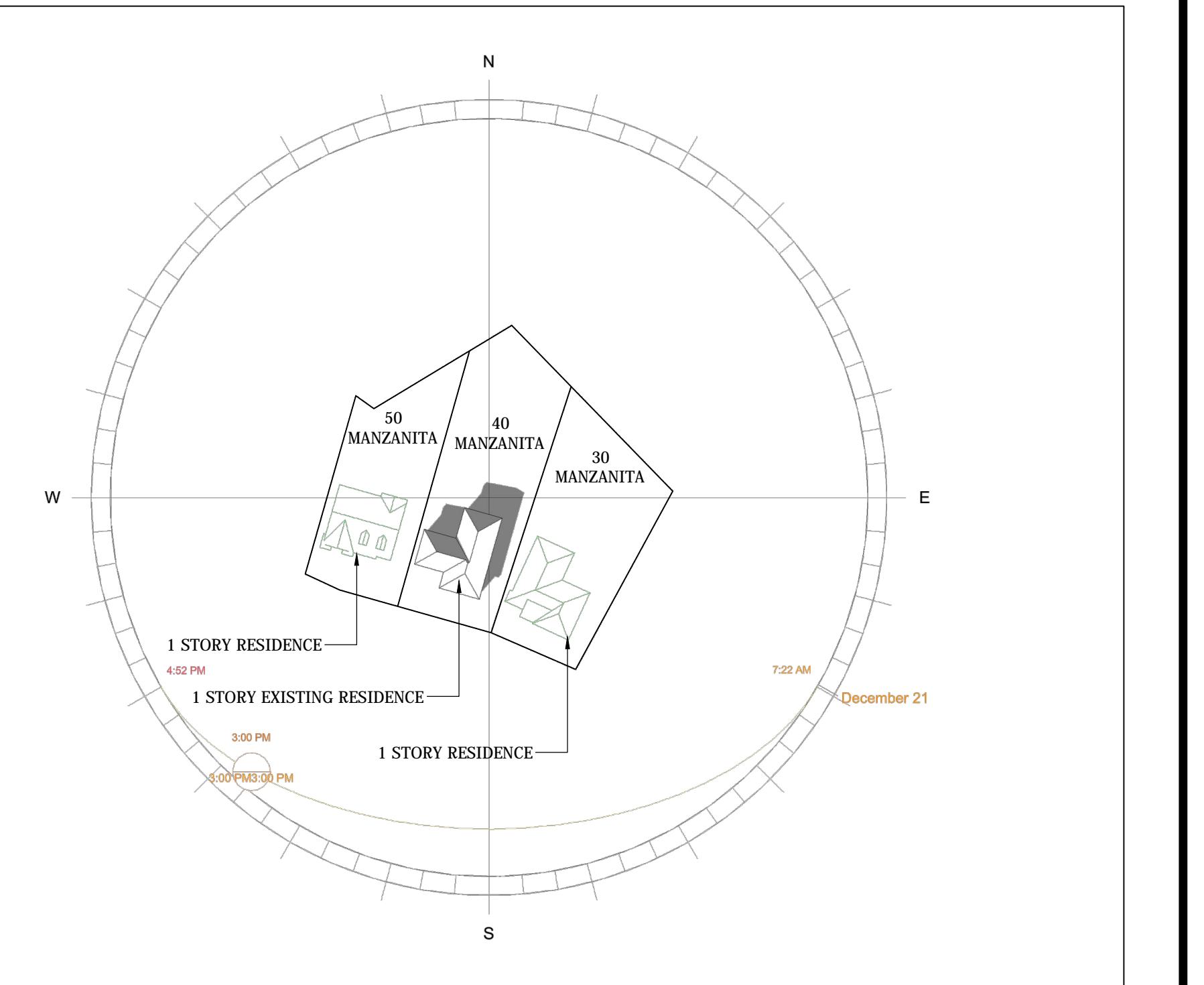
40 MANZANITA COURT SOLAR ACCESS STUDY JUNE 21 3PM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 9AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 12AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 3PM

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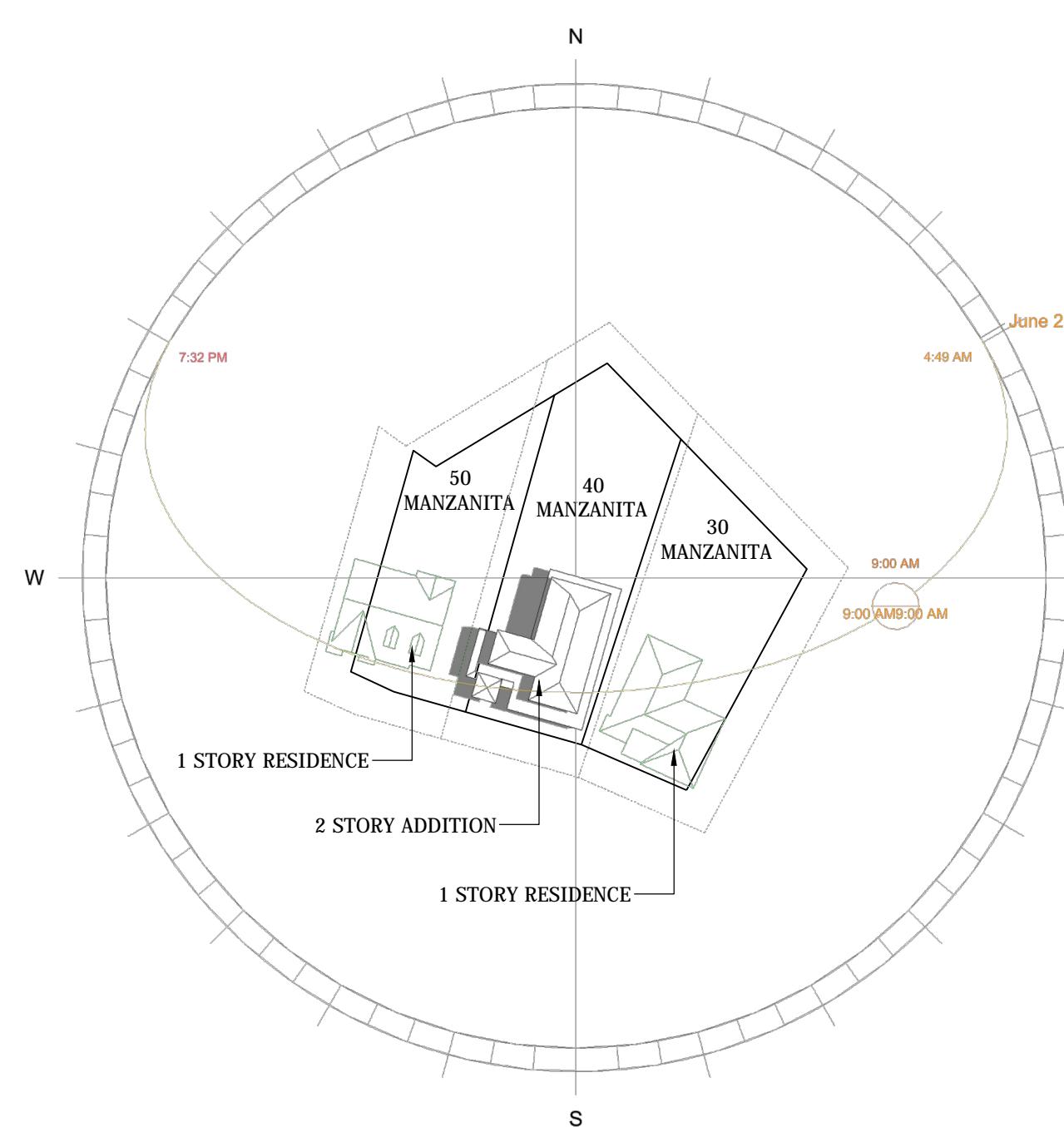
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NOTICE CONSTRUCTION

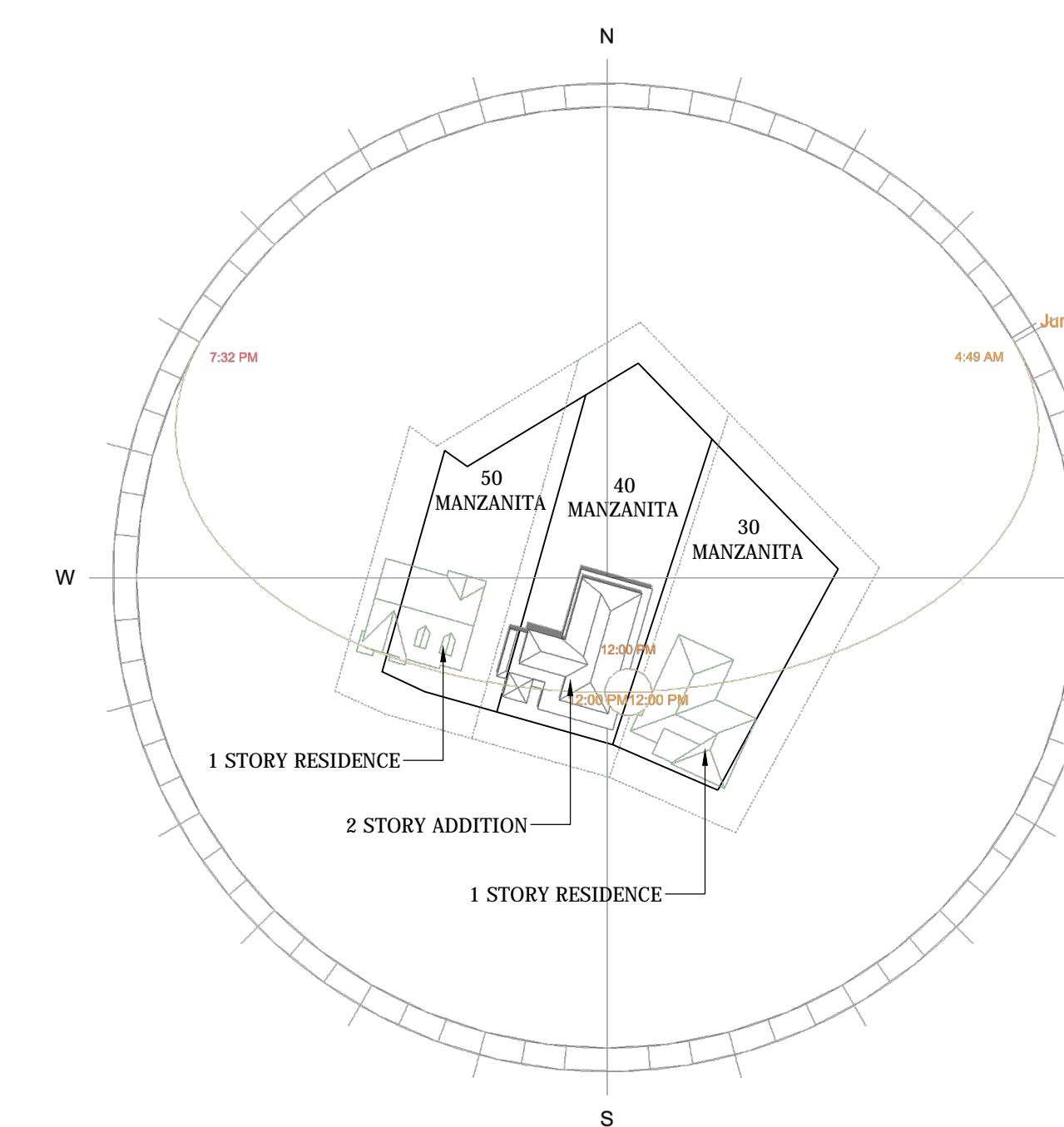
TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

TE:
2020.10.25
ALE:
PER SHEET
AWN BY:
DAVID
AN NO.:
2028

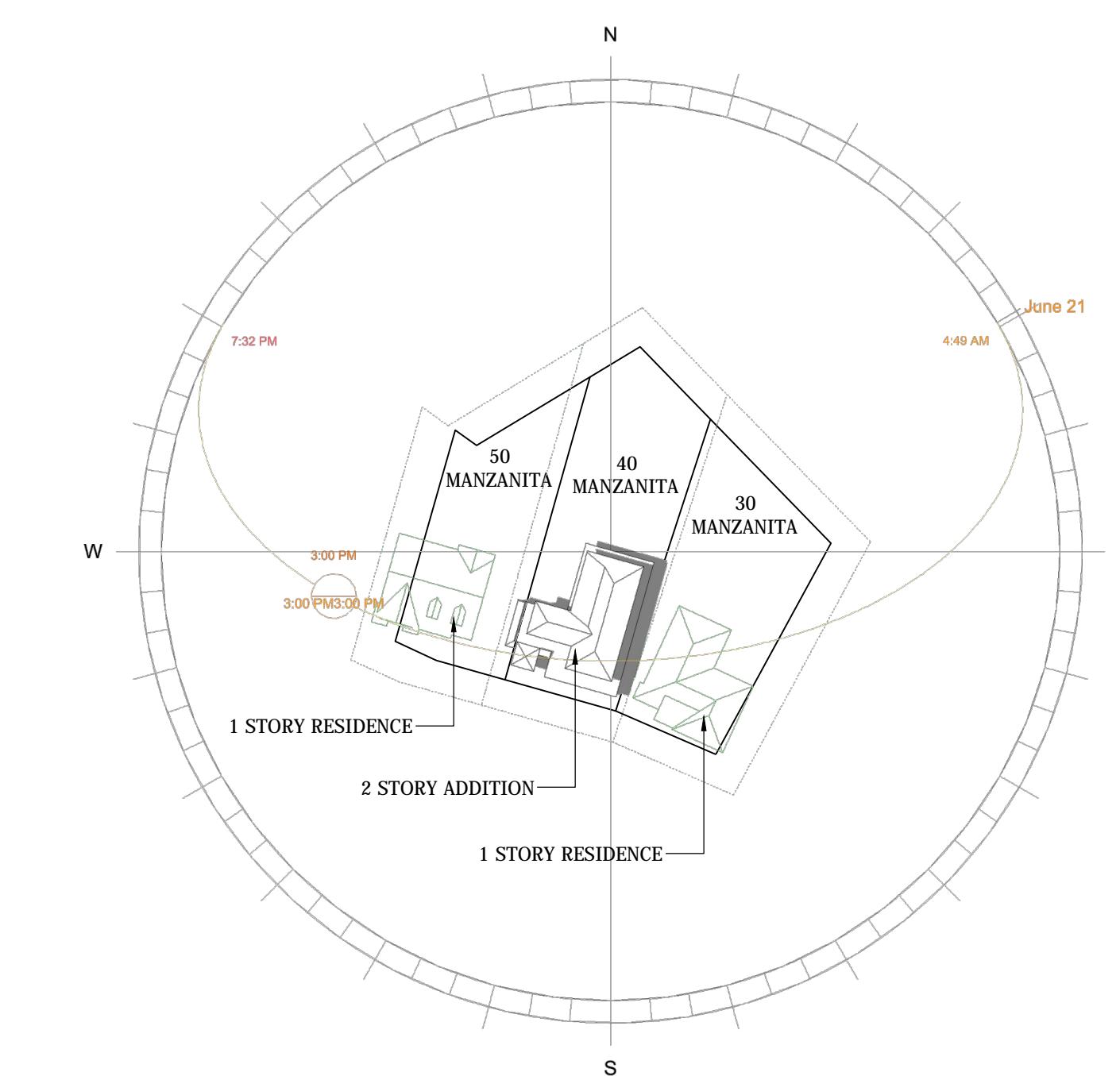
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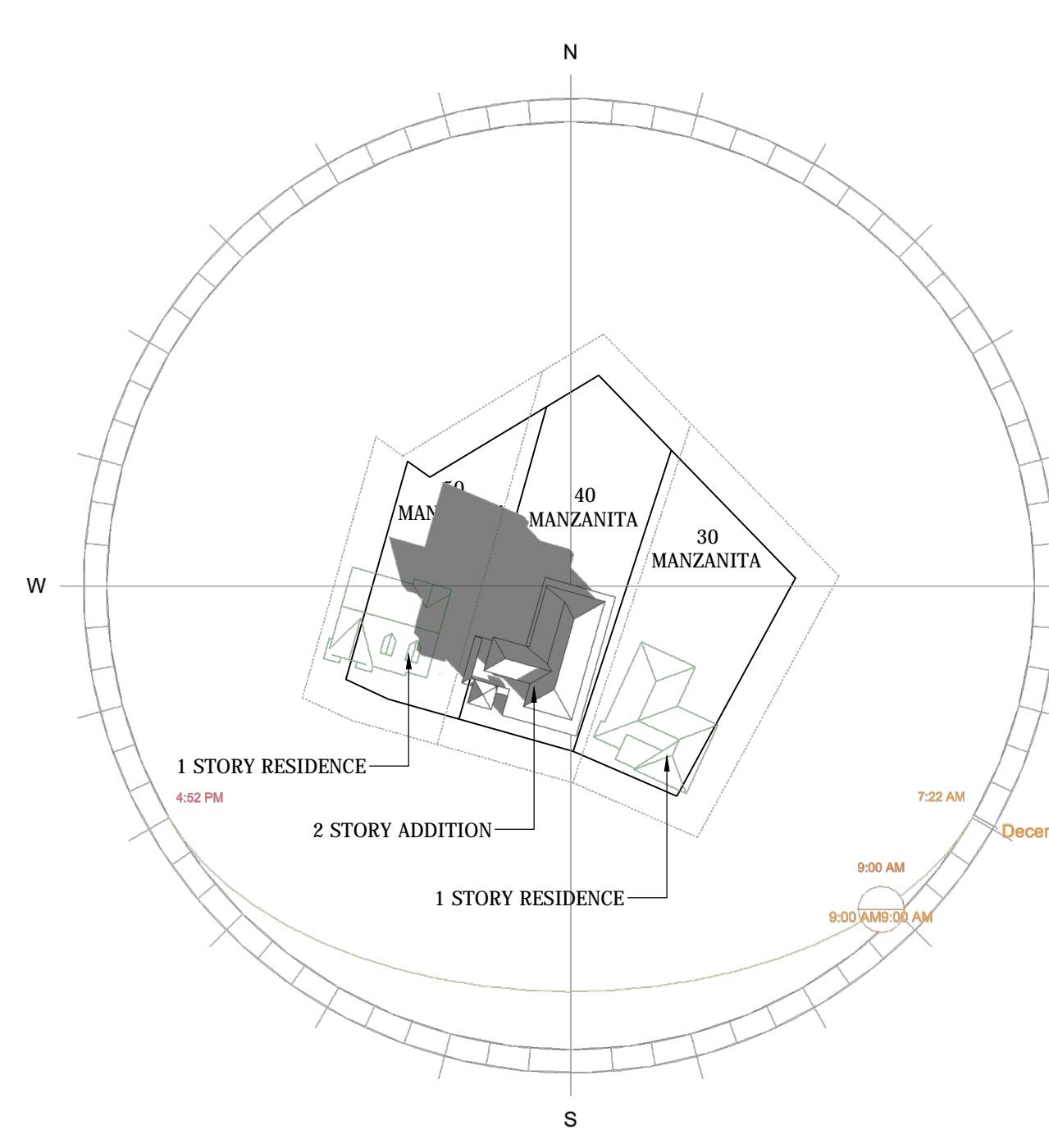
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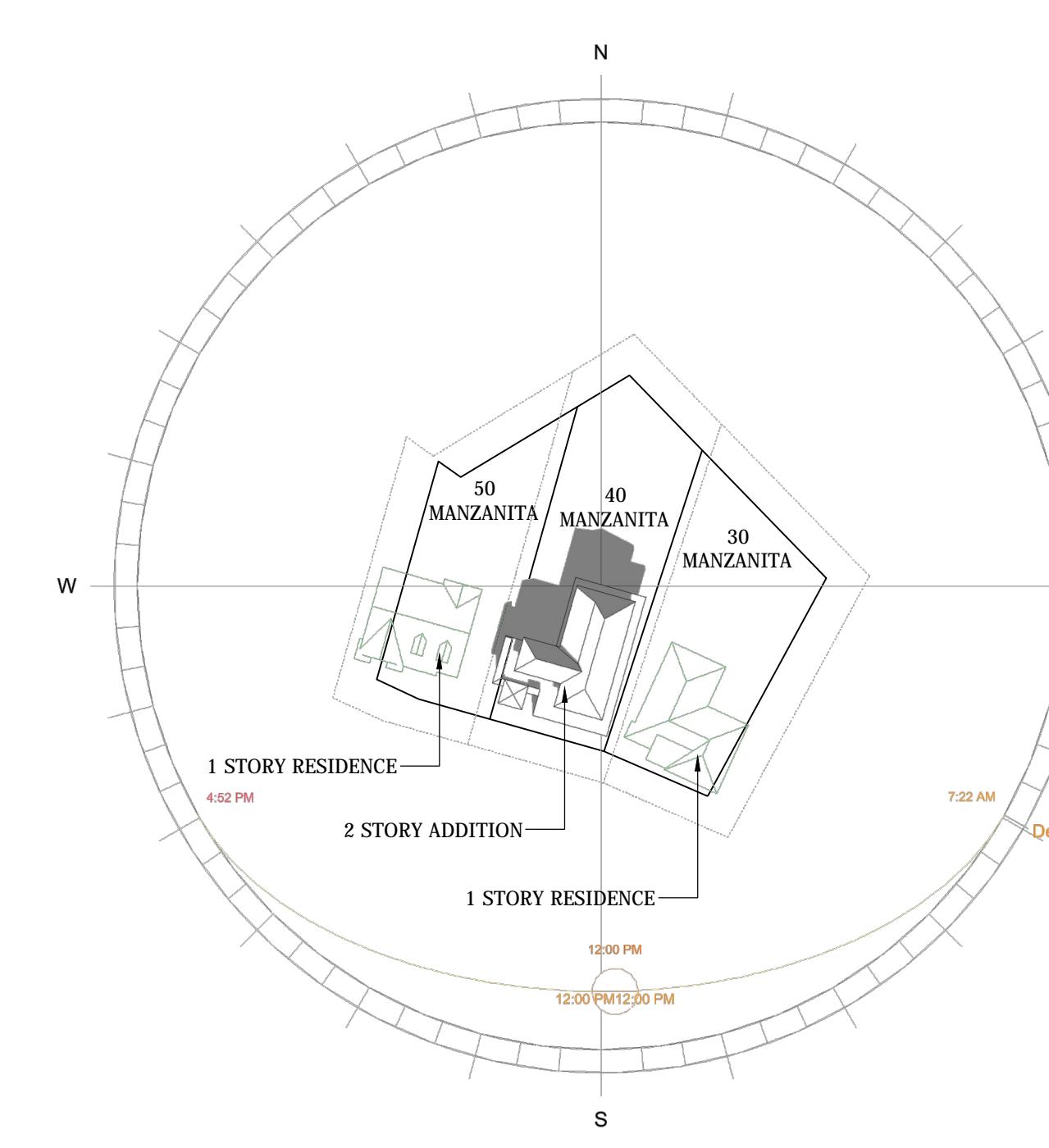
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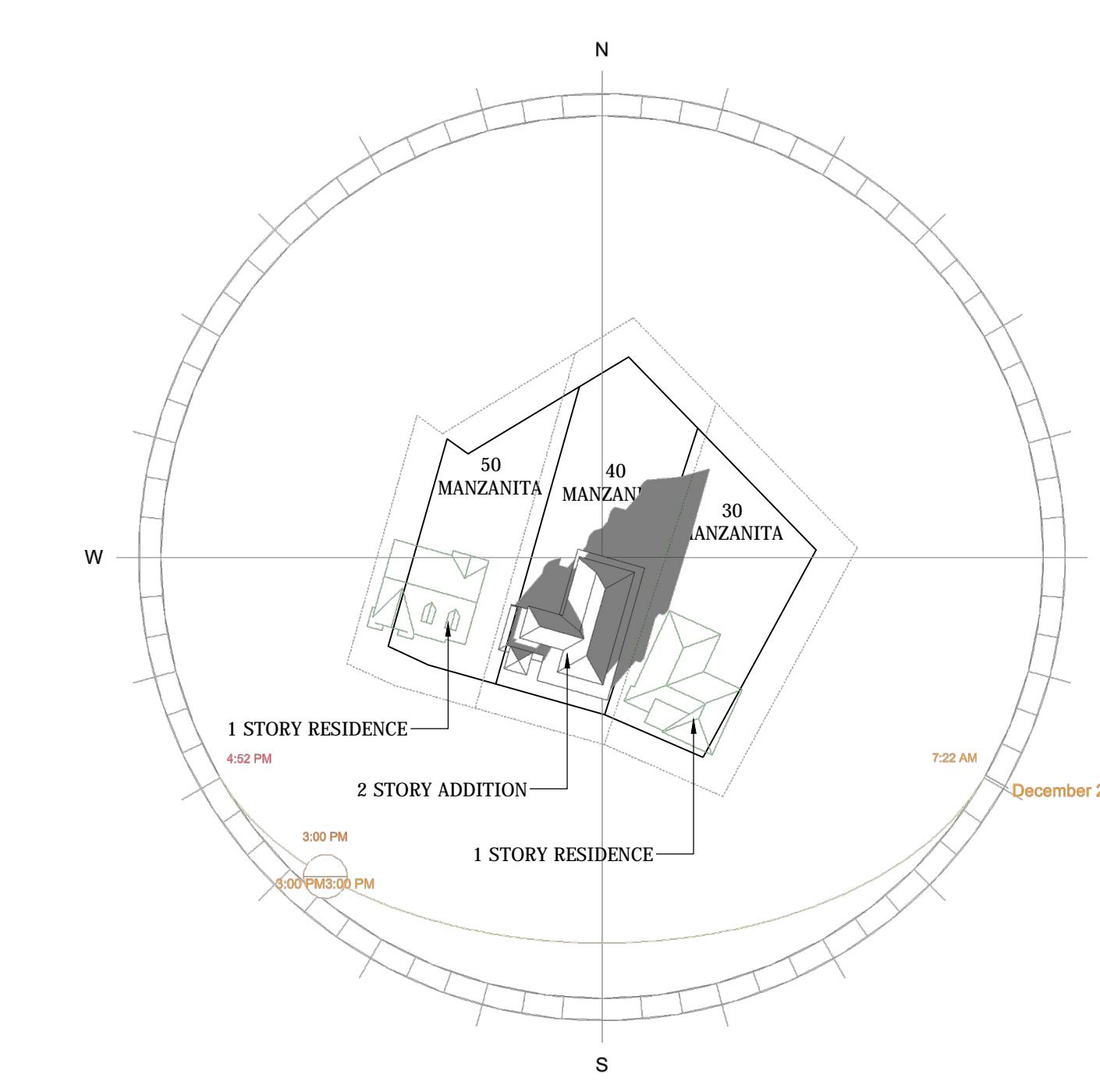
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JUNE 21 3PM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 9AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 12AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 3PM

SOLAR ACCESS STUDY NEW YORK STATE

NOT FOR CONSTRUCTION

TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024 113 160

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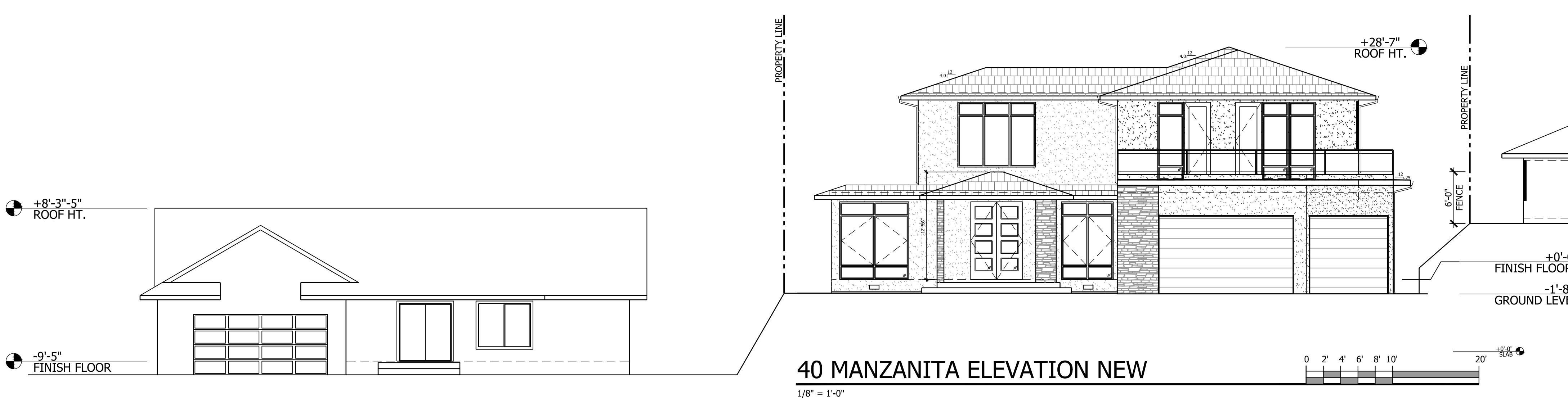
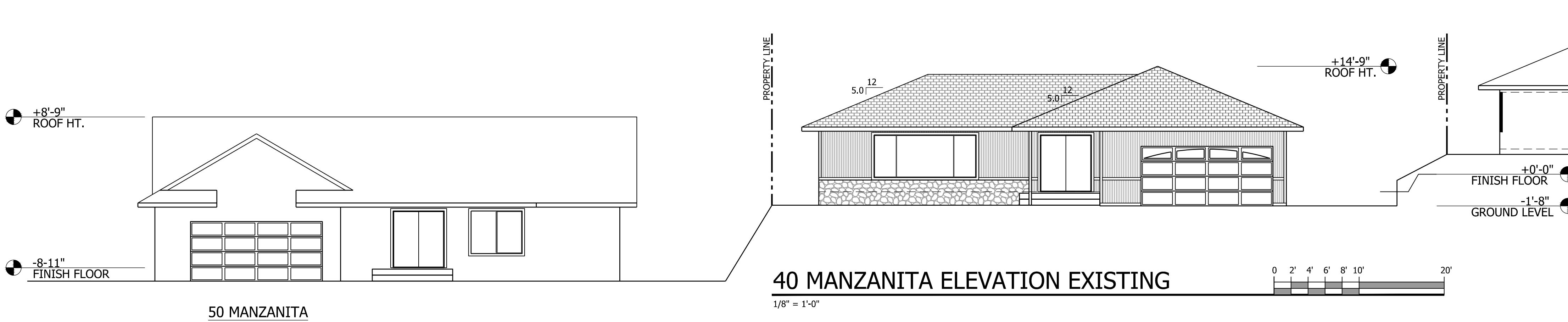
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SAN JOSE, CA 95110-1041

RESIDENTIAL ADDITION FOR:
TONY TRUONG AND
40 MANZANITA CO
MILLBRAE, CA 94034
APN# 024 4113 160
DATE: 2020.10.25
SCALE:

SHEET:
PLN2.1

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-028 40 MANZANITA CTV_40 MANZANITA\SHEETS\PLN2.1 SOLAR ACCESS STUDY NEW.DWG



NEIGHBORHOOD ELEVATIONS

CONSTRUCTION

TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

2020.10.25
LE:
PER SHEET
WN BY:
DAVID
N NO.:
2028

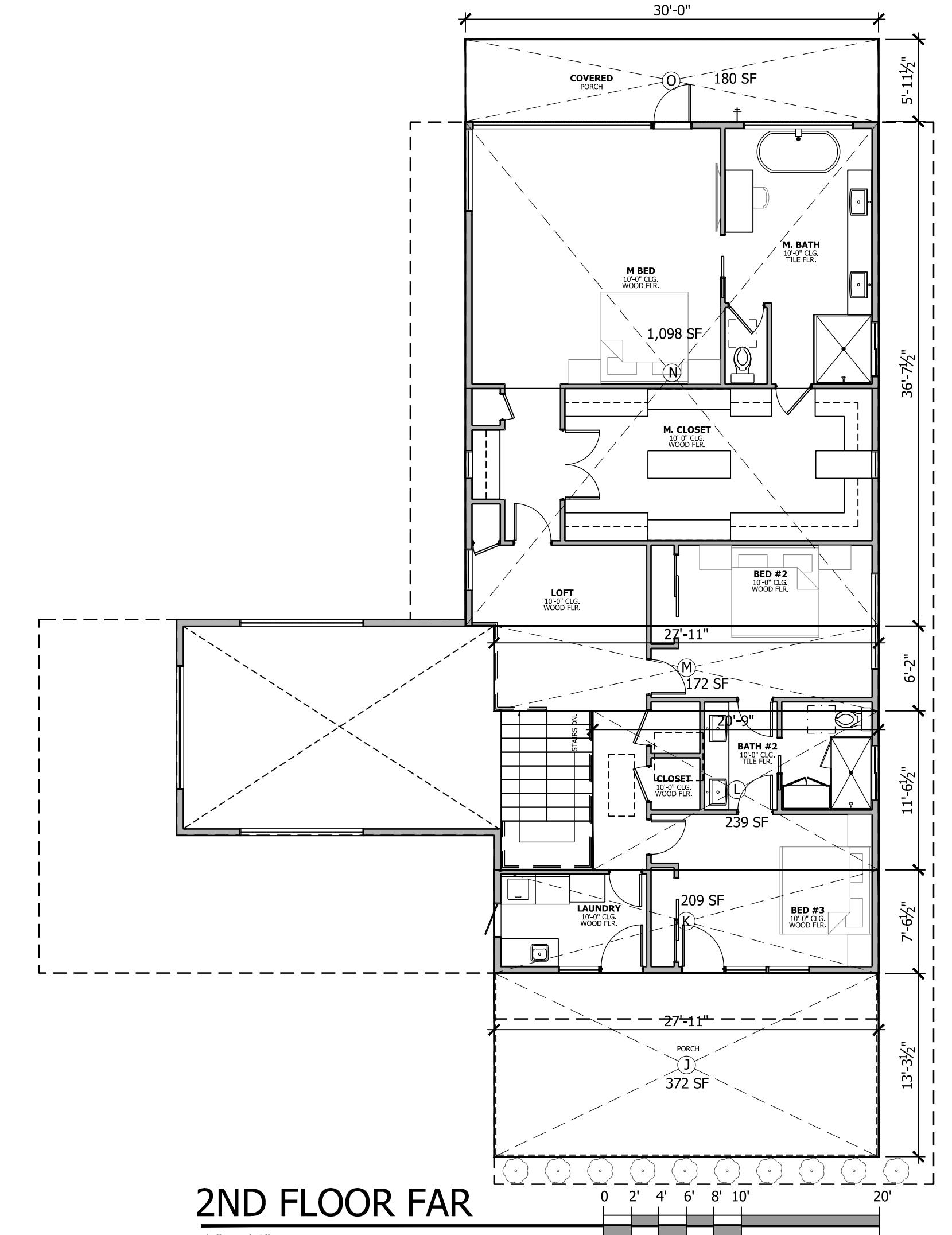
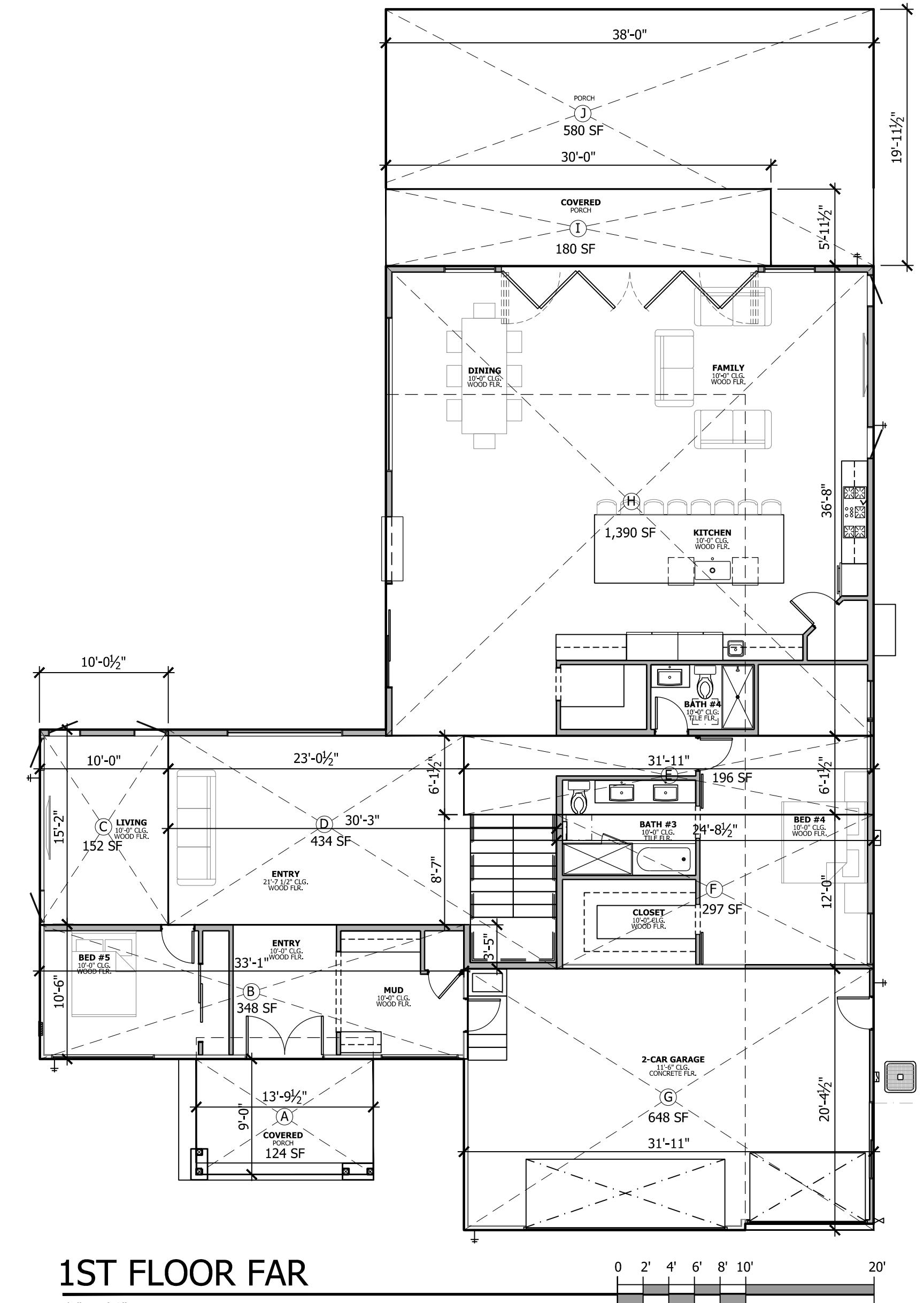
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PLN-3



1ST FLR	OCCUPANCY	FAR	CLG. HT.	+9 CLG (FAR X CEILING HT / 8FT)	TOTAL FAR
B	LIVING	348	10'-0"	435	435
C	LIVING	152	10'-0"	190	190
D	LIVING	434	21'-7"	1,172	1,172
E	LIVING	196	10'-0"	245	245
F	LIVING	297	10'-0"	371	371
H	LIVING	1,390	10'-0"	1,738	1,738
	TOTAL LIVING	2,817			4,151
G	GARAGE	648	N/A	N/A	N/A
A	COVERED PORCH	124	N/A	N/A @50%	62
I	COVERED PORCH	180	N/A	N/A @50%	90
J	UNCOVERED PORCH	580	N/A	N/A @0%	0
	TOTAL PORCH				152
	TOTAL 1ST FLR FAR				4,427

1ST FLR	OCCUPANCY	FAR	CLG. HT.	+9 CLG (FAR X CEILING HT / 8FT)	TOTAL FAR
K	LIVING	209	10'-0"	261	261
L	LIVING	239	10'-0"	299	299
M	LIVING	172	10'-0"	215	215
N	LIVING	1,098	10'-0"	1,372	1,372
	TOTAL LIVING	1,718			2,147
J	PORCH	372	N/A	N/A	372
O	COVERED PORCH	180	N/A	N/A	180
	TOTAL PORCH				552
	TOTAL 1ST FLR FAR				2,699

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RESIDENTIAL ADDITION FOR:
TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

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PAGE TIME

FLOOR AREA KEY



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CONSTRUCTION

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CONSTRUCTION

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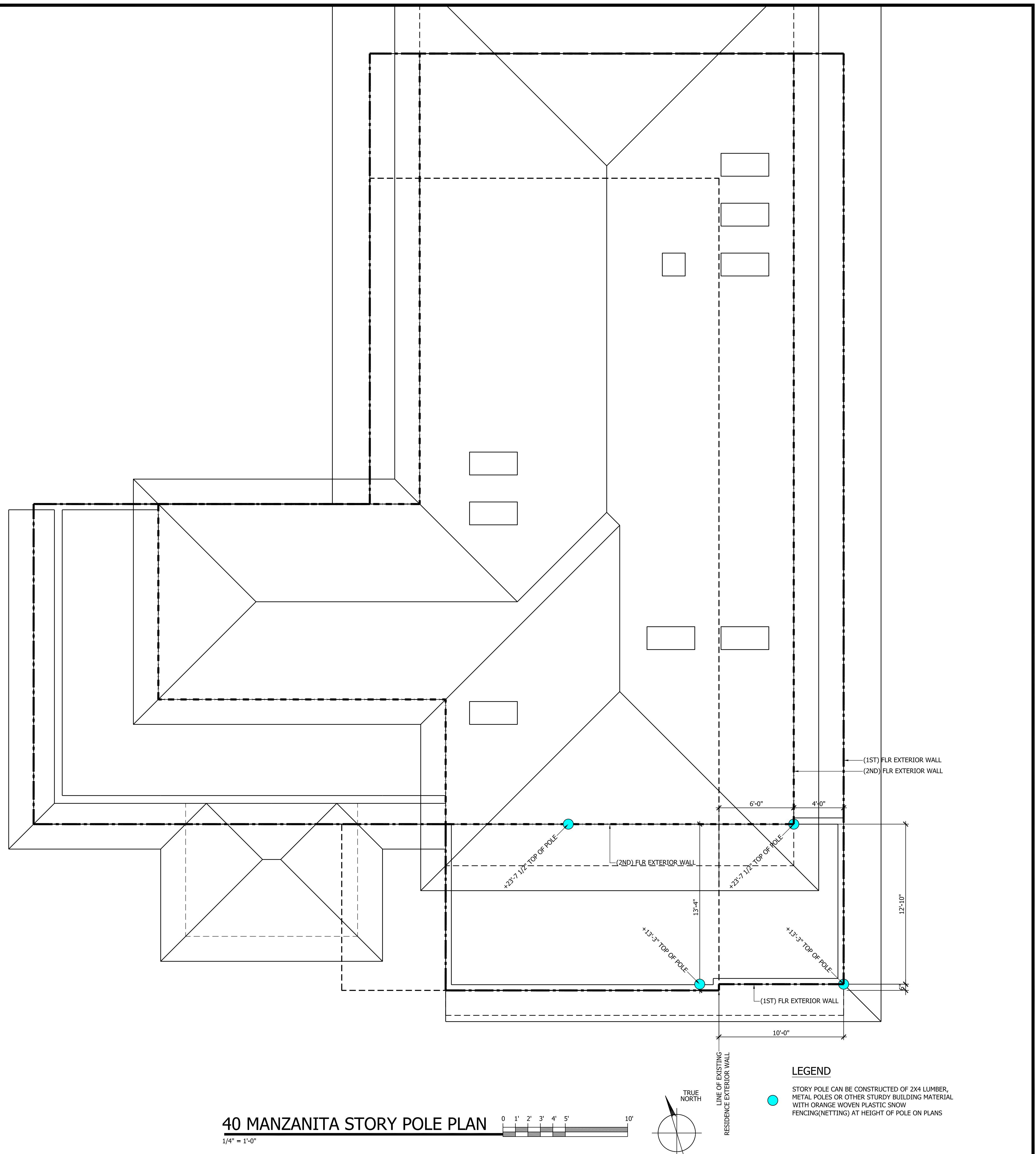
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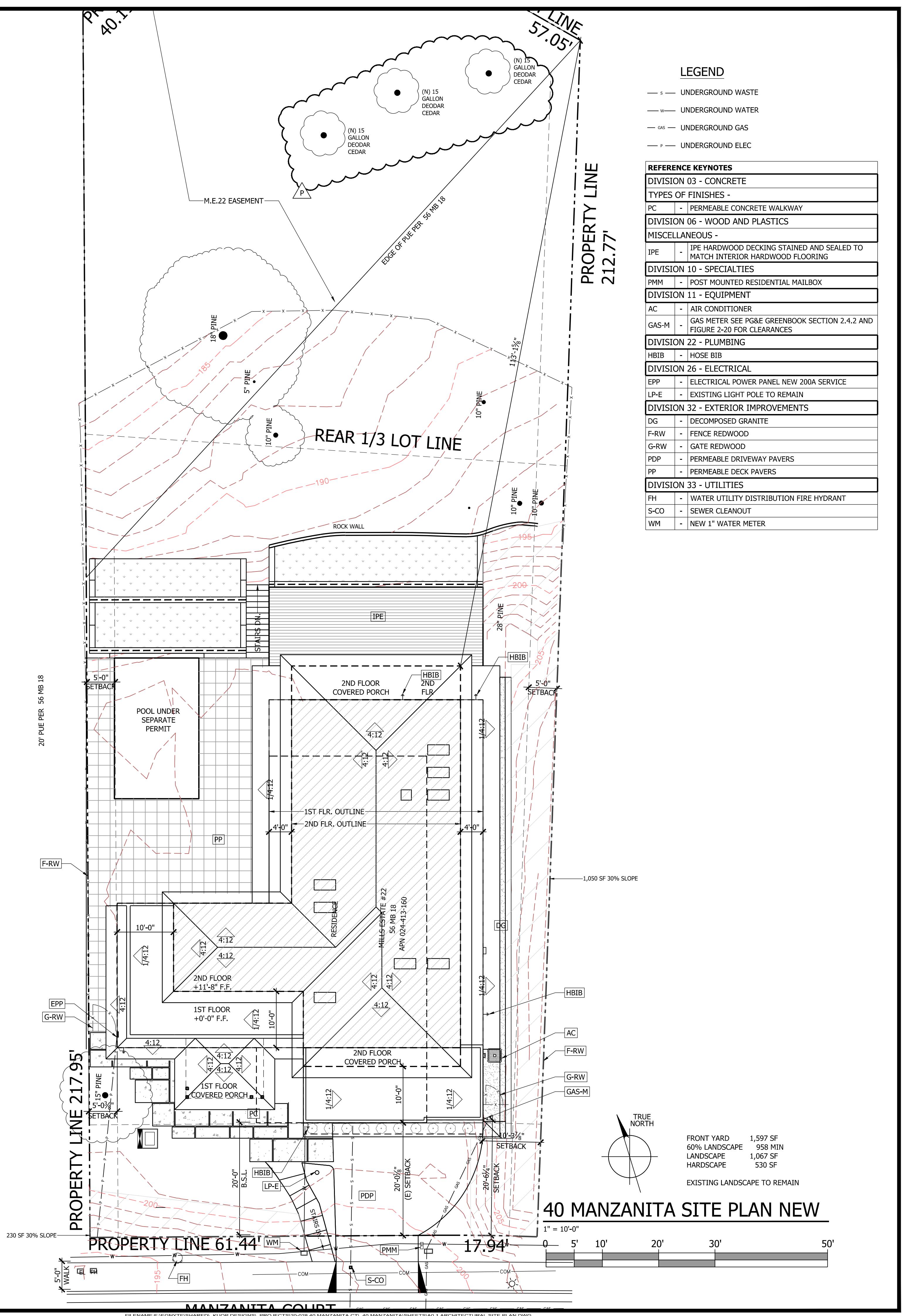
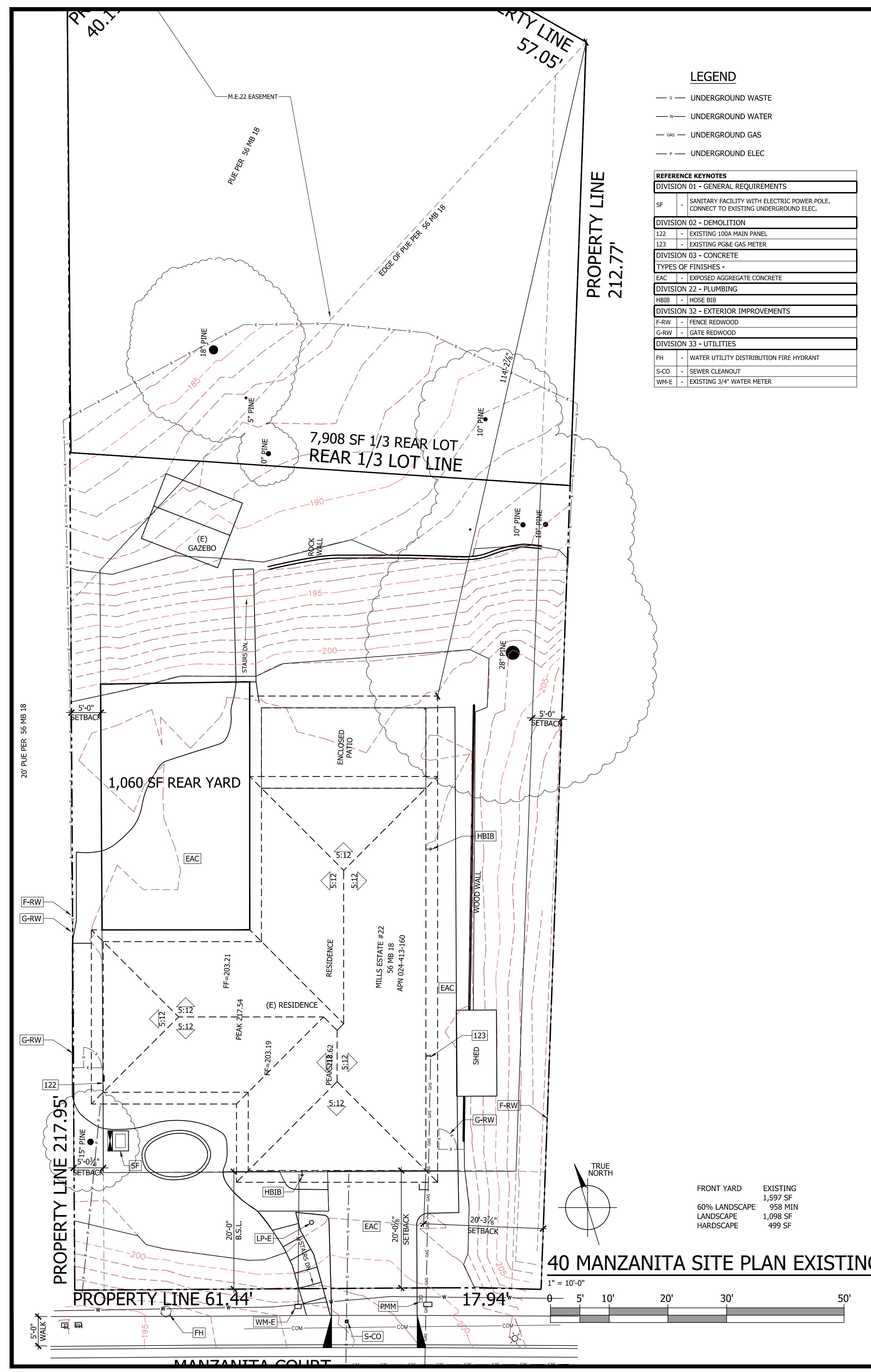
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PLN -6



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ARCHITECTURAL SITE PLAN

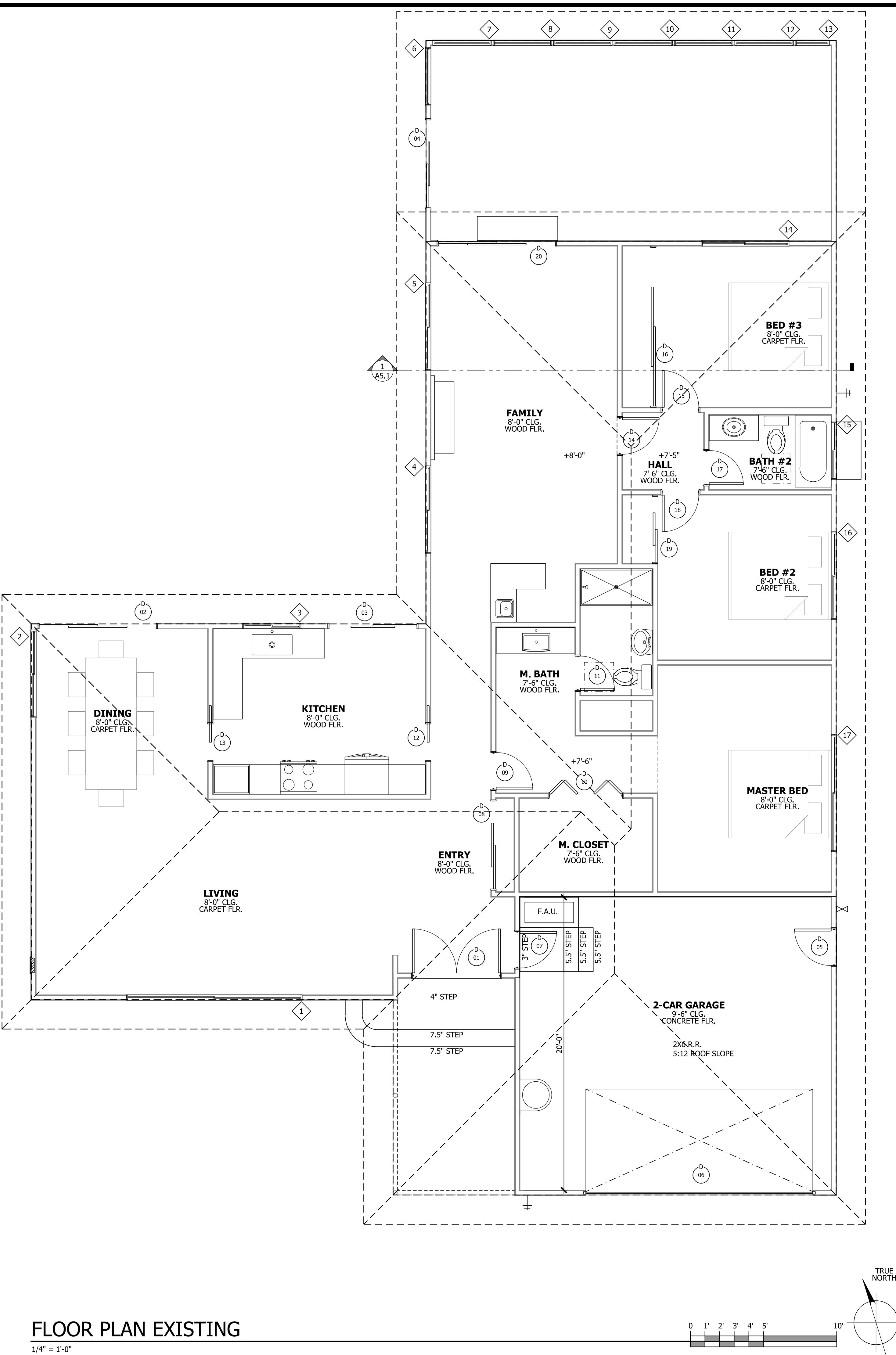
CONSTRUCTION

TONY TRUONG AND CINDY PHUN
10 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

2020.10.25
PER SHEET
BY: DAVID
NO.: 2028

HEET:
A0.1

FLOOR PLAN EXISTING



FLOOR PLAN EXISTING

1/4" = 1'-0"

NUMBER	SIZE		STYLE	DETAIL			HEAD HEIGHT	FIRE RATING	SHCG	U-FACTOR	MANUFACTURE	MODEL	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL								
1	12'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
2	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
3	4'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
4	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
5	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
6	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
7	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
8	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
9	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
10	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
11	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
12	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
13	2'-4"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
14	6'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
15	4'-0"	2'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
16	6'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
17	8'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--

DOOR AND FRAME SCHEDULE

SIZE	STYLE	DETAIL			FIRE RATING	MANUFACTURE	MODEL	COLOR	NOTES
		JAMB	HEAD	THRESHOLD					
PR 5'-5" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	/A	--	--	--	--	--
2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	/A	--	--	--	--	--
PR 2'-3" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	/A	--	--	--	--	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	POCKET	--	--	/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	--	--	/A	--	--	--	--	--
5'-0" x 6'-8" x 1-3/4"	DOUBLE BIFOLD	--	--	/A	--	--	--	--	--
2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	POCKET	--	--	/A	--	--	--	--	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-3/4"	DOUBLE - EXTERIOR	--	--	/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-3/4"	HORIZONTAL BYPASS	--	--	/A	--	--	--	--	--
15'-6" x 7'-0" x 1"	OVERHEAD SECTIONAL	--	--	/A	--	--	--	--	--

NOT FOR
 CONSTRUCTION

RESIDENTIAL ADDITION FOR:
 TONY TRUONG AND CINDY PHUN
 40 MANZANITA COURT
 MILLBRAE, CA 94030
 APN# 024-4113-160

DATE: 2020.10.25
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2028

SHEET: **A2.0**

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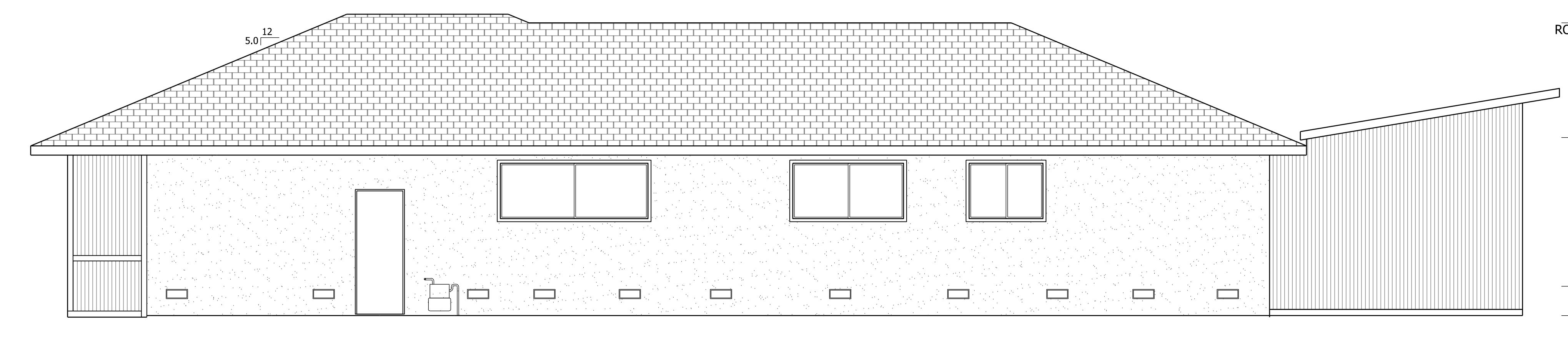
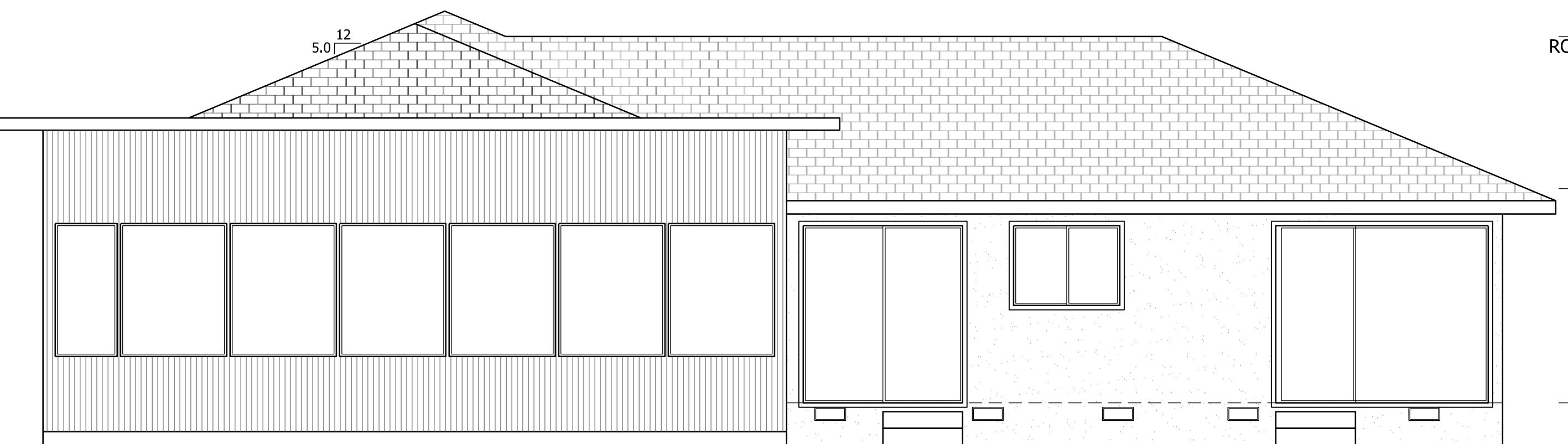
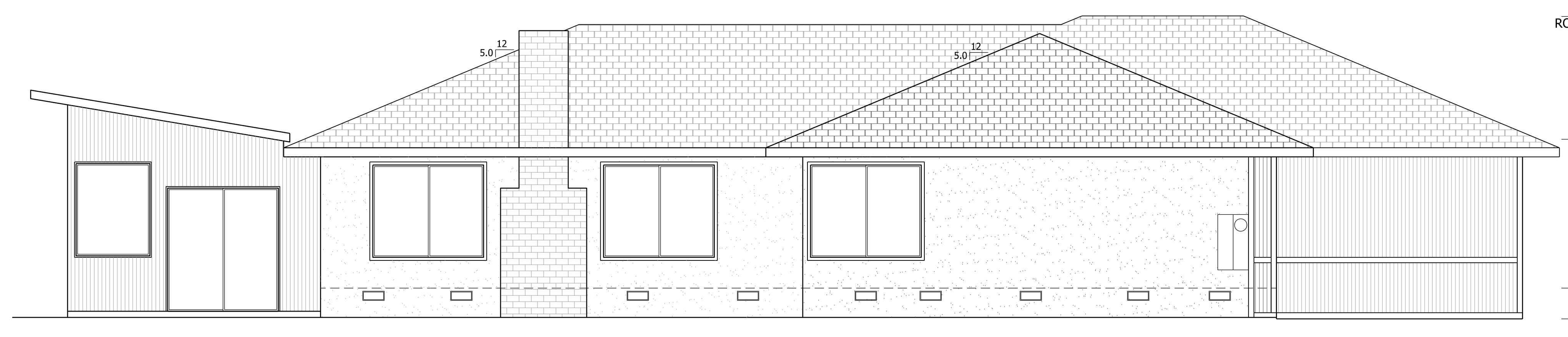
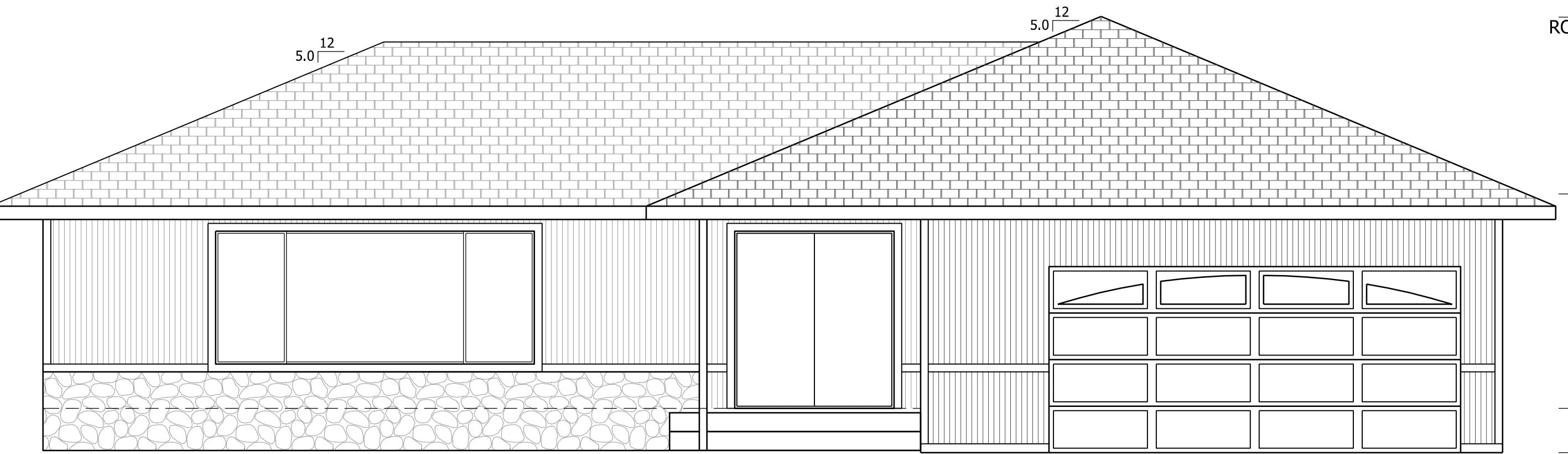
ELEVATIONS EXISTING

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MILLBRAE, CA 94030
APN# 024-413-160

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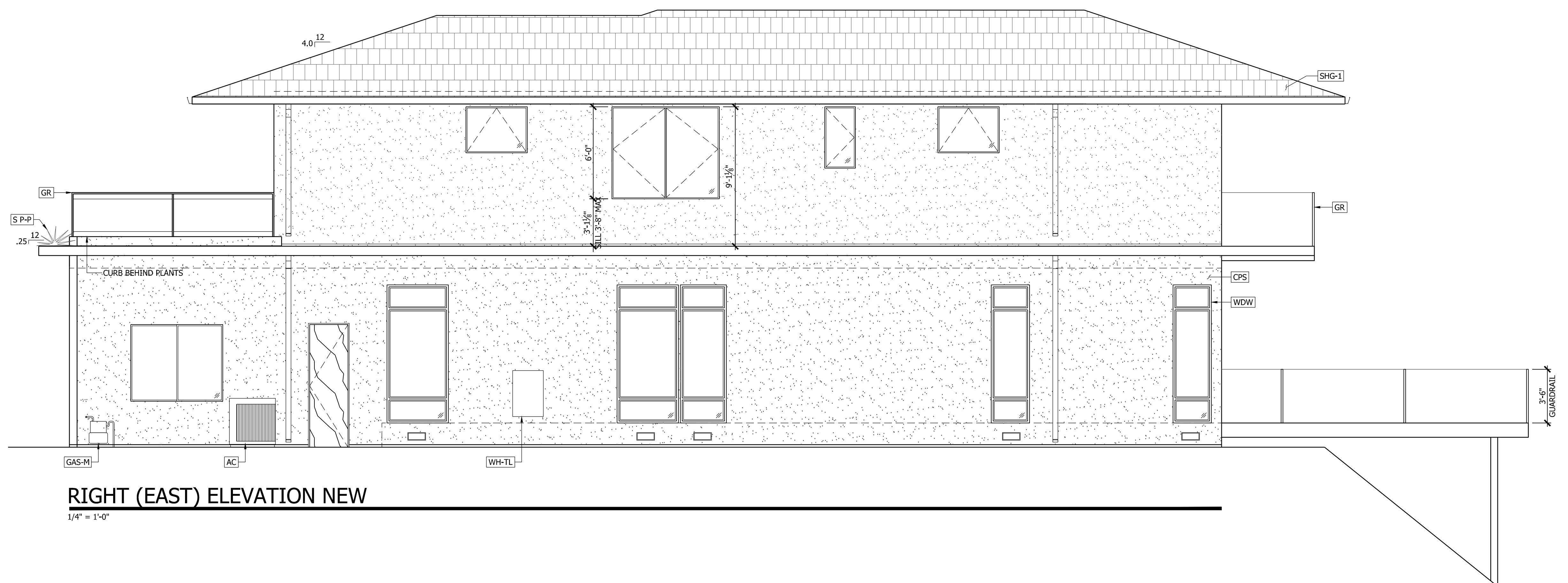
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 SAN JOSE, CA 95117



REAR (NORTH) ELEVATION NEW

1/4" = 1'-0"



RIGHT (EAST) ELEVATION NEW

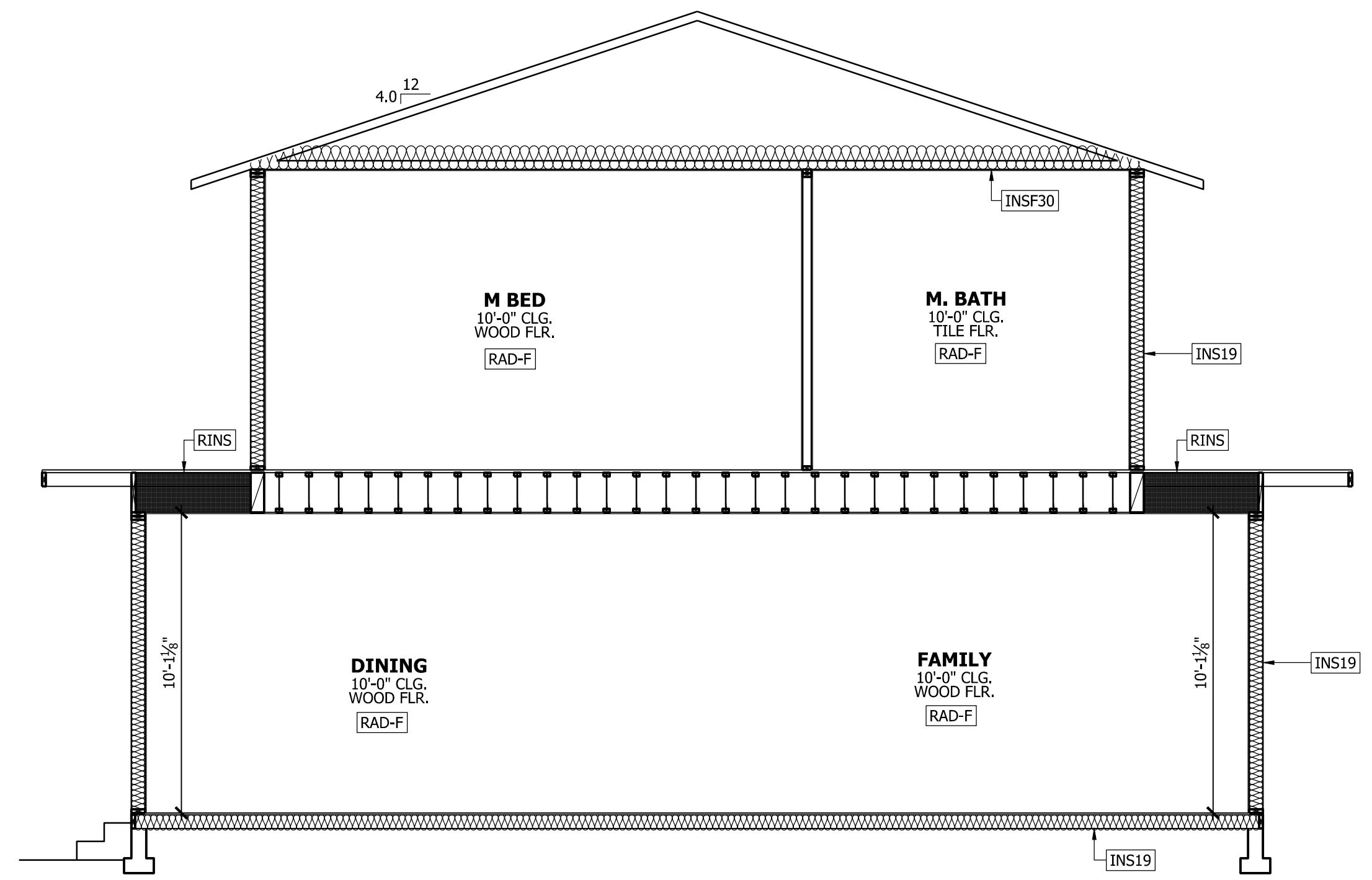
1/4" = 1'-0"

PAGE TIME
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 RESIDENTIAL ADDITION FOR:
 TONY TRUONG AND CINDY PHUN
 40 MANZANITA COURT
 MILLBRAE, CA 94030
 APN# 024-413-160
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 PLAN NO.: 2028
 SHEET: A3.2

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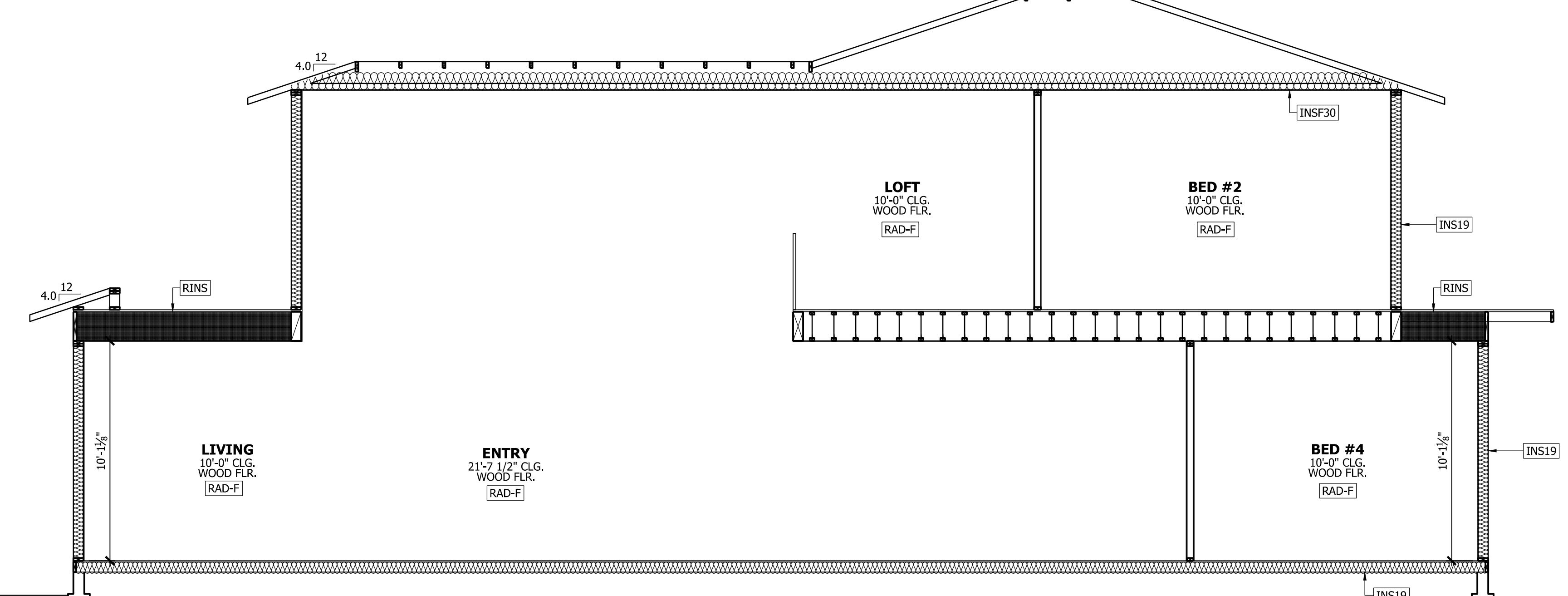
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SECTION 1

1/4" = 1'-0"



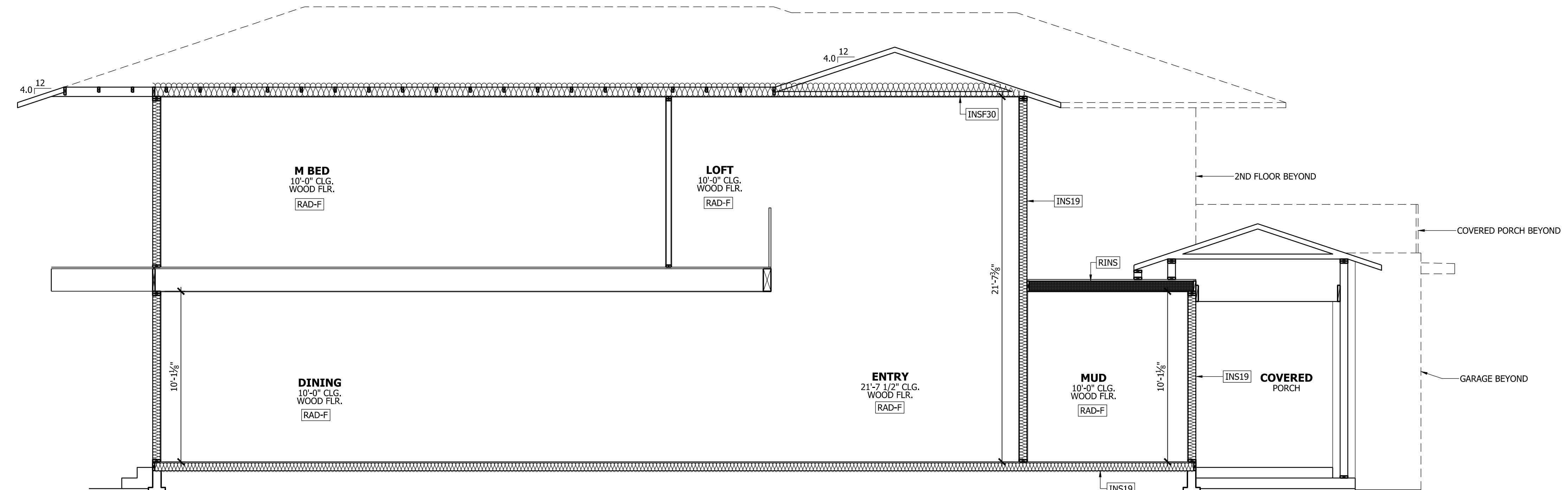
SECTION 2

1/4" = 1'-0"

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 RESIDENTIAL ADDITION FOR:
 TONY TRIONG AND CINDY PHUN
 40 MANZANITA COURT
 MILLBRAE, CA 94030
 APN# 024-4113-160

DATE: 2020.10.25
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 PLAN NO.: 2028

SHEET: **A5.1**



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CONSTRUCTION
SECTIONS

RESIDENTIAL ADDITION FOR:
TONY TRIUONG AND CINDY PHUN

40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

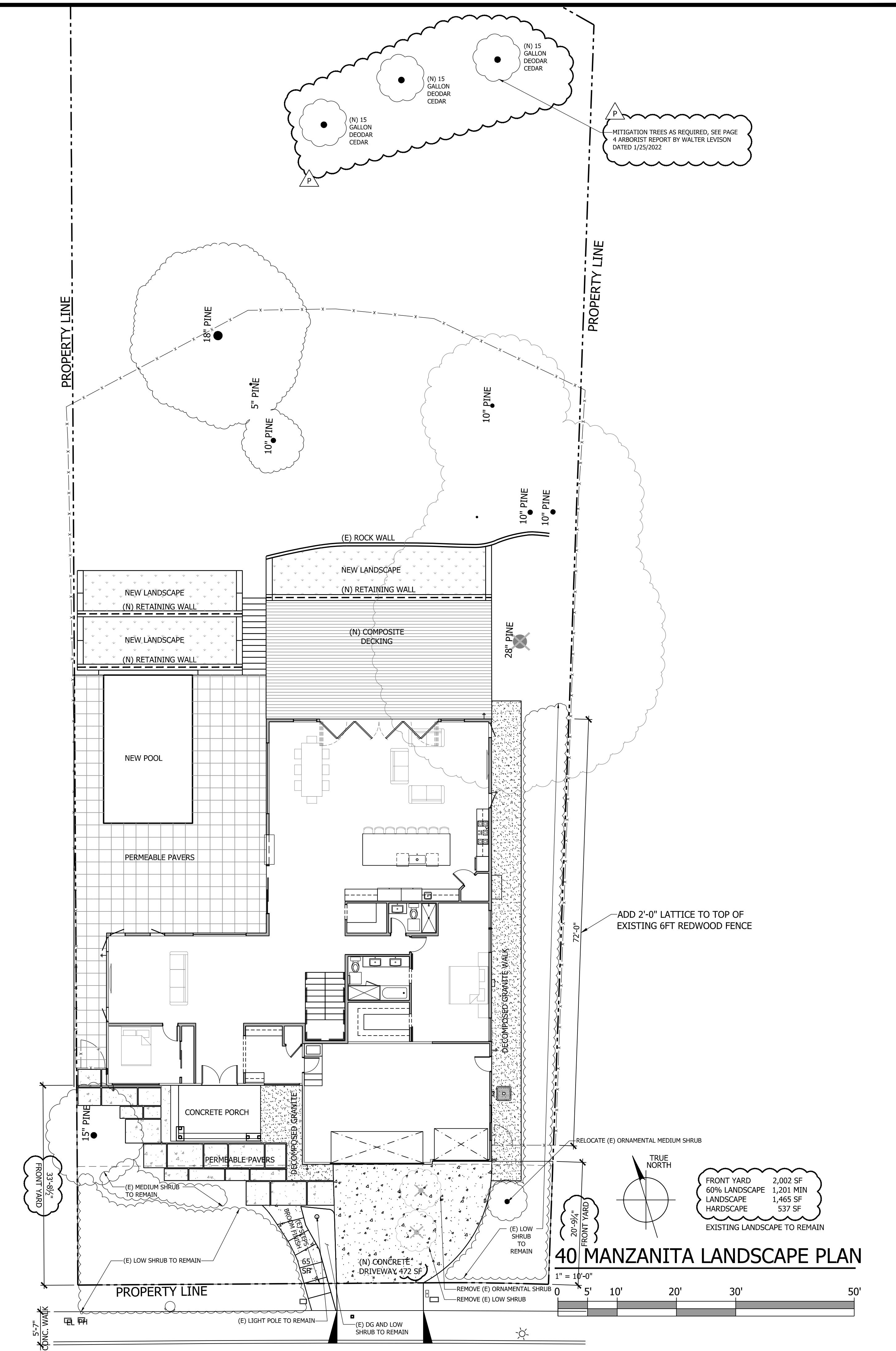
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RESIDENTIAL ADDITION FOR:
TONY TRIUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

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3141 Stevens Creek Blvd #104
 San Jose, CA 95117
 408.357.0818 Office
 530.919.2921 Cell

PROJECT DESCRIPTION

DATE: NOVEMBER 9, 2020

OWNERS:

Tony Truong & Cindy Phun

PROJECT ADDRESS:

40 Manzanita Court
 Millbrae, CA 94030

Proposed is a residential remodel/addition of the existing house at the above project address. The house will be demo'd down to floor framing. Existing Foundation will remain. Site front yard will have a widened driveway for the new garage approach and the rear site will have a new pool, new concrete deck and new wood framed deck.

1st Floor:

Demo Entire 1,977 Sf house, except existing foundation. Level existing foundation as needed. Add 10 ft 840 SF to the rear and right side of the house(including garage 203 SF). New 123 SF front covered porch. New 761 SF Porch out rear of the great room. New PG&E gas and electric meter locations. New water heater, F.A.U. electrical and lighting throughout.

2nd Floor:

New 1,642 SF second floor with loft area open to below. New 93 SF front porch over garage and 181 SF rear porch off master.

Site:

New wider driveway in front. New swimming pool in rear along with a 120 SF gazebo with bathroom and storage.

RESIDENTIAL REMODEL/ADDITION

INITIAL HERE _____



(COPY—
Original submitted to project applicant)

ATTACHMENT 4

City of Millbrae

PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, Cindy Phun and Tony Truong, (owner/owner's agent), have met with the party listed below regarding a Building permit (type of permit(s)) for Residential Remodel / addition (project description) at 40 Manzanita Court (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

RECEIVED

Signature

Date

MAR 8 2021

11/10/20

CITY OF MILLBRAE

PLANNING DIVISION

THIS FORM IS TO BE RETUNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Maura LeBaron-Hsieh and Tyken Hsieh, own the property located at 25 Manzanita Court. On 11/12/2020, the above proposal was shown to me and I received a copy of the plans.

I support the proposal as shown to me.

Signature

Date

I oppose the proposal as shown to me

Signature

Date

Maura LeBaron-Hsieh
Tyken Hsieh

11/12/2020

Maura LeBaron-Hsieh
Name

maura.lebaron.hsieh@gmail.com
Email

(617) 686-5111
Contact Number

Comments (optional):

We are excited to welcome our new neighbors directly across the street! However, we oppose the current proposal because the additional building height, as well as the horizontal expansion toward 30 Manzanita Court, will block our small but cherished view of the Bay and the East Bay Hills. This will negatively impact our...

November 2017

(Continued from reverse)

... enjoyment of our own property, negatively impact our property value, and negatively impact the overall neighborhood aesthetics.

The interior floor plan looks lovely and we strongly recommend that Cindy and Tony resubmit a plan that better utilizes their 0.5-acre downsloping lot with panoramic Bay views throughout, without increasing the height of the building relative to Manzanita Court.

Maura LeBaron Hsieh
11-12-20



City of Millbrae
PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, Cindy Phun and Tony Truong (owner/owner's agent), have met with the party listed below regarding a Building permit (type of permit(s)) for Residential remodel / addition (project description) at 40 Manzanita Court (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

Signature

Date

THIS FORM IS TO BE RETUNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Jane Hwang and Anthony Lee, own the property located at 30 Manzanita Court. On 11/12/20, the above proposal was shown to me and I received a copy of the plans.

I support the proposal as shown to me.

Signature

Date

I oppose the proposal as shown to me

Signature

Date

Jane Hwang

Name

jane.hwang.23@gmail.com

Email

(347) 288-3973

Contact Number

Comments (optional):

Please see attached comments.

RECEIVED

NOV 23 2020

CITY OF MILLBRAE

November 2017

PLANNING DIVISION

Main 650.259.2341

Fax 650.697.2657

Jane Hwang & Anthony Lee
30 Manzanita Ct.
Millbrae, CA 94030
(347)288-3973
(415)939-9999

First, we'd like to welcome our new neighbors to Manzanita Court. It's a diverse, family-friendly neighborhood we hope you will come to enjoy as much as we do.

My wife and I have a couple of concerns for the proposed plan. 1) The expansion towards the property line on the east side of the house and 2) the height of the second-floor addition.

In its current state, the proposed plan not only builds towards our home, it builds upwards, impacting our home more than any of the surrounding properties. Despite having ample room to build west or south, it reduces the setback between our homes by 10' for the entire length of the structure.

It also raises the height of the building by over 12" on our side of the property, negatively impacting our sense of privacy and our property value. The way our homes are currently situated, we have the benefit of having no direct line of site between our windows. It's one of the unique things about our home that we value.

To mitigate these concerns, we ask the city and homeowners to consider a greater setback between our homes that is more reflective of the distance between 40 and 50 Manzanita. We would also ask for a greater setback on the second floor and a window study that shows second-floor windows in relation to ours.

We recognize how challenging it is to remodel a home. Please don't hesitate to contact us if you would like to discuss further.

Sincerely,
Jane Hwang & Anthony Lee

RECEIVED

NOV 23 2020

CITY OF MILLBRAE
PLANNING DIVISION

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
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 Adult Signature Restricted Delivery \$0.00

Postage \$2.20

\$2.20

Total Postage and Fees

\$8.60

\$8.60

Sent To
ANTHONY LEE & JANE HWANG
Street and Apt. No., or PO Box No.
30 MANZANITA CT
City, State, ZIP+4
MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Postage \$2.20

\$2.20

Total Postage and Fees

\$8.60

\$8.60

Sent To
TYKEN HSIEH & MAURA HSIEH
Street and Apt. No., or PO Box No.
25 MANZANITA CT
City, State, ZIP+4
MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Postage \$2.20

\$2.20

Total Postage and Fees

\$8.60

\$8.60

Sent To
CALVIN YU

Street and Apt. No., or PO Box No.

50 MANZANITA CT

City, State, ZIP+4

MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047

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 Adult Signature Restricted Delivery \$0.00

Postage \$2.20

\$2.20

Total Postage and Fees

\$8.60

\$8.60

Sent To
DAVID & GRACE WANG

Street and Apt. No., or PO Box No.

219 SEBASTIAN DR

City, State, ZIP+4

MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047

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ATTACHMENT 5



**PLANNING COMMISSION
AGENDA REPORT**



**CITY OF MILLBRAE
621 Magnolia Avenue
Millbrae, CA 94030**

SUBJECT: A study session on a Design Review Permit application to allow a significant demolition of an existing single story single-family residence and the construction of a two-story single-family residence in the Single-Family Residential (R-1) Zoning District. (Study Session).	Report No. 5a For Agenda of: November 1, 2021 Address: 40 Manzanita Court Department: Community Development Originator: Nestor Guevara, Associate Planner Approved: Roscoe Mata, Planning Manager Property Owner: Cindy Phun Applicant: David Kuoppamaki Application submittal date: January 13, 2021 Application deemed complete date: October 4, 2021 Prior Planning Commission meeting date(s): none
---	--

REPORT TYPE: <input type="checkbox"/> ACTION <input checked="" type="checkbox"/> INFORMATIONAL
ITEM TYPE: <input type="checkbox"/> CONSENT <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> EXISTING BUSINESS <input checked="" type="checkbox"/> NEW BUSINESS

EXECUTIVE SUMMARY

Staff is seeking Planning Commission input on the application for significant demolition of an existing single-story residence and the construction of a two-story single-family residence in a Single-Family Residential (R-1) Zoning District. The proposal is subject to Planning Commission design review since it is a substantial construction with a new second story over 500 sq. ft.

The existing property is a single-story home on an 19,413 sq. ft. interior lot. The 2,422 sq. ft. ranch style home contains three bedrooms, two bathrooms, a living room, a family room, a kitchen, a dining room, an entry, and an attached 2-car garage. The existing roof pitch is 5:12.

The proposed home is a two-story contemporary ranch style home. The proposed first story includes two bedrooms, two bathrooms, a kitchen, a family room, a dining room, a living room, a

mudroom, an entry, and an attached two-car garage. The proposed second story includes three bedrooms, two bathrooms, a laundry room, a loft, and a walk-in closet. The proposed roof pitch is 4:12.

The FAR will increase from 17% to 53% (55% is the allowable maximum). The lot coverage would increase from 12% to 27% (50% is the allowable maximum).

RECOMMENDATION

Staff recommends that the Planning Commission receive a presentation, review the project, consider the public testimony and provide staff with direction regarding a significant demolition of an existing single-story residence and the construction of a two-story single-family residence in a Single-Family Residential (R-1) Zoning District.

LOCATION AND SURROUNDING USES

The project site is in the Mills Estate neighborhood. Manzanita Court is cul-de-sac at the end of Manzanita Drive. The 19,413 sq. ft. interior lot contains a 2,422 sq. ft. home, including a two-car attached garage, is zoned Single-Family Residential (R-1) and identified in the General Plan as Low Density Residential.

Project Address: 40 Manzanita Court					
	Site	North	South	East	West
General Plan	Low Density Residential				
Zoning	R-1	R-1	R-1	R-1	R-1

PROPOSAL

The proposed project includes the significant demolition of an existing single-story residence and the construction of a two-story single-family residence. The proposed first story includes two bedrooms, two bathrooms, a kitchen, a family room, a dining room, a living room, a mudroom, an entry, and an attached two-car garage. The proposed second story includes three bedrooms, two bathrooms, a laundry room, a loft, and a walk-in closet. The proposed roof pitch is 4:12.

The home's building height would increase from 14'-9" to 28'-7". All ground floor and upper story setbacks would be met. The proposed two-car garage satisfies the required covered parking per the zoning code. The proposal complies with all other R-1 Zone development standards.

The existing home measures 2,422 square feet, including the attached garage. The proposed home would increase the total FAR to 7,645 including ceiling heights greater than nine feet. As a result, the FAR will increase from 17% to 53% (55% is the allowable maximum) and the lot coverage would increase from 12% to 27% (50% is the allowable maximum).

ISSUES & ANALYSIS

The proposed new construction complies with minimum and maximum development standards as follows (existing non-conforming in *italics*; proposed non-compliant in bold *italics*):

Interior Lot	Requirement	Existing	Proposed
Building Setbacks			
1 st Floor Front Setback	20'	20'	No Change
1 st Floor Side Setback WEST	5'	5'	No Change
1 st Floor Side Setback EAST	5'	20'-3"	10'-3"
1 st Floor Rear Setback	10'	135'	140'
2 nd Floor Front Setback	10'	N/A	10'
2 nd Floor Side Setback WEST	10'	N/A	10'
2 nd Floor Side Setback EAST	4'	N/A	4'
		Gross Area	Existing
		19,413 SF	19,413 SF
		50% (9,706 SF)	12% (2,422 SF)
		55% (7,843 SF)	17% (2,422 SF)
		30'	14'-9"
		1,000 SF	7,908 SF
		2 Garage Spaces	2 Garage Spaces
			3 Garage Spaces

Design Review

Section 10.05.1150 (Architectural, Landscaping and Site Plan Consideration) of the Millbrae Municipal Code requires Design Review, pursuant to the City's adopted Residential Design Guidelines, for significant alterations to an existing development and for second story additions greater than 500 square feet. The required Design Review Permit findings for this project are below:

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;
- b. The project complies with all applicable development regulations;
- c. The project complies with the intent of the adopted design review guidelines, including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative; and
- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.

The existing home is a single-story ranch style home similar to other buildings in the neighborhood. The front exterior is a light-yellow siding, with white window trim, wood doors,

white wood garage doors with stone features along the front of the house. The roof is a hip style with asphalt shingles. The existing roof pitch is 5:12.

The proposed house is a contemporary ranch style home, featuring stucco on both the first and second stories, stone feature on the first story, composite black shingles and black wood garage doors. The windows will be black frame trimless windows. The proposed roof pitch ratio will be 4:12.

Staff held multiple meetings with the applicant and homeowner regarding the design of the proposed house. Initially, the house had a more modern design. The original submittal included flat roof elements, standing seam metal roofing and a modern garage door. Staff worked with the applicant to include composite shingle roofing instead of the standing seam metal roof, eliminate the flat roof elements in favor of a pitched roof, similar to other homes in the immediate vicinity, and substitute the garage door material to wood.

Neighborhood Character

The majority of homes in the area are one- and two-story homes and are generally ranch style with cross hipped and cross gabled roof designs, with some Mediterranean style architecture present as well. The existing residence is situated on a cul-de-sac street. The house has views of the San Francisco Bay from the rear. The subject building was built in 1962.

Parking

The project site contains an existing 445 sq. ft. two-car, enclosed and attached garage. The proposed project contains a 643 sq. ft. enclosed and attached garage. Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage spaces are required per single-family-dwelling. The proposed enclosed parking of 643 square feet provided on the site exceeds the 400 square feet required by the Zoning Ordinance and conforms to the recommended parking guidelines of two-enclosed spaces.

Neighborhood Response

In accordance with the City of Millbrae Community Development Departments' Submittal Requirements for Residential Development to notify each adjacent property owner abutting the project site, a total of four Proof of Neighbor Consultation forms from the adjacent residences have been submitted as follows:

Response	#	Address	Date Applicant Sent	Date Received by Staff
Support	0			
Oppose	2	25 Manzanita 30 Manzanita	11/10/20 11/10/20	3/8/21 11/23/20
Unreturned	2	219 Sebastian 50 Manzanita	11/10/20 11/10/20	N/A N/A

Both the neighbor directly across the street at 25 Manzanita and the adjacent east side neighbor at 30 Manzanita returned the Neighbor Consultation forms in opposition to the proposed

development, as found in [Attachment 3](#). The neighbor concerns and staff's analysis are described below.

25 Manzanita Concerns

The adjacent neighbor directly across the street at 25 Manzanita expressed concerns regarding loss of view in their neighbor consultation form. As part of the Neighbor Consultation process, the applicant was required to provide all adjacent neighbors with a set of plans along with the project description. The neighbors were provided with an opportunity to return the consultation form either in support or opposition to the proposal, with an opportunity to provide comments. During the neighbor consultation process, the applicant at 40 Manzanita reached out to the concerned neighbor at 25 Manzanita in order to discuss the project and try to resolve any concerns regarding the proposed second story.

After discussions with the neighbor did not result in a resolution, staff contacted the concerned neighbor and was able to obtain a photograph of the affected view, found as [Attachment 6](#). The photograph was taken from the second story rumpus room at 25 Manzanita, which is the window above the attached garage. The photograph shows a view of the San Francisco Bay and the Easy Bay Hills in the distance. It appears the proposed second story addition to 40 Manzanita would affect the existing view.

Staff held multiple meetings with the project applicant and homeowner regarding the neighbor's view concerns. Staff directed the project applicant to prepare some options that could possibly reduce the effect of view loss for the residents at 25 Manzanita. The applicant prepared a two-page analysis documents, along with accompanying graphics and renderings. The analysis is found as [Attachment 7](#). In the applicant's analysis, a series of options were examined, including:

- *Single-story addition option:* The applicant included an option of only a one-story addition. However, the lot contains an easement in the rear, as well as significant slope, that limits from the developable area. The applicant prepared a rendering of what a first-story addition would look like, included as [Attachment 8](#).
- *Lowering the plate heights:* The existing plate heights for both first and second stories measure 10 feet in height. An option studied by the applicant is to decrease the plate heights to 8 feet. A rendering showing how this would look like is also found as [Attachment 8](#).
- *Removal of a pine tree in the rear yard:* There is an existing pine tree in the rear of the lot at 40 Manzanita near the east side property line, which can be seen from the neighboring property at 25 Manzanita. According to an arborist report included as [Attachment 9](#), the tree is in poor health. The applicant explored removing this tree, thereby creating a slightly different view for the neighbor across the street. The applicant also included an image taken from the rear yard of 40 Manzanita looking towards the Bay, included as [Attachment 10](#).
- *Increased second story side setback:* The applicant prepared a graphic showing a second story with a seven-foot side yard setback abutting 30 Manzanita, rather than the currently proposed four-foot side setback. The graphic is included as [Attachment 11](#).
- *Story Poles:* The applicant installed story poles showing the location of the proposed new second story. An annotated photograph of the story poles, as well as a graphic showing the second story addition with the proposed four foot second-story side setback can be found as [Attachment 12](#).

In order to approve a Design Review Permit, the Planning Commissioners must make the following findings per Millbrae Municipal Code section 10.05.2500 (2):

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;*
- b. The project complies with all applicable development regulations;*
- c. The project complies with the intent of the adopted design review guidelines, including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative; and*
- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.*

Staff requests Planning Commission input with respect to the design review standards including finding 'c,' which includes the language that states "...including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative". The applicant provided a series of options to address the neighbors view concerns as detailed above. A single-story addition may appear to still affect the apparent views from 25 Manzanita, while not providing the desired additional space for the applicant at 40 Manzanita when considering the easement area and slope of the lot to the rear of the home. The slope and easement area reduces development options. The applicant also provided the option of removing a Monterey Pine tree in the rear of the lot, close to the east side property line. Removing the tree would appear to create a new view towards the Bay and the East Bay hills. Additionally, the applicant provided the option of increasing the second story setback on the east side of the proposed residence to seven feet, where they are currently proposing four feet. The proposed increased setback would reduce the impact on the views slightly, but the views of the Bay and the East Bay Hills would still appear to be largely affected. The increased setback would also require significant revisions to the proposed floor plan.

The goal of the applicant is to increase the size of the home. The conditions of the lot limit the developable area for the residence. The lot begins sloping down significantly in the rear, less than ten feet from the existing enclosed patio. There is also a Public Utility Easement in the rear of the lot that limits developable area. As a result of these conditions, a second story appears to be the most feasible and cost effective alternative. There is opportunity to add to the residence along the west side yard, in the area of the proposed pool. However, given the constraints regarding slope and easement, this serves as the usable outdoor, open space for the residents. Further, significant shifting or insetting the second story addition may create an issue with the proposed floor plan and could prevent the applicant from keeping the existing foundation, thereby significantly adding to the cost of the project.

30 Manzanita Concerns

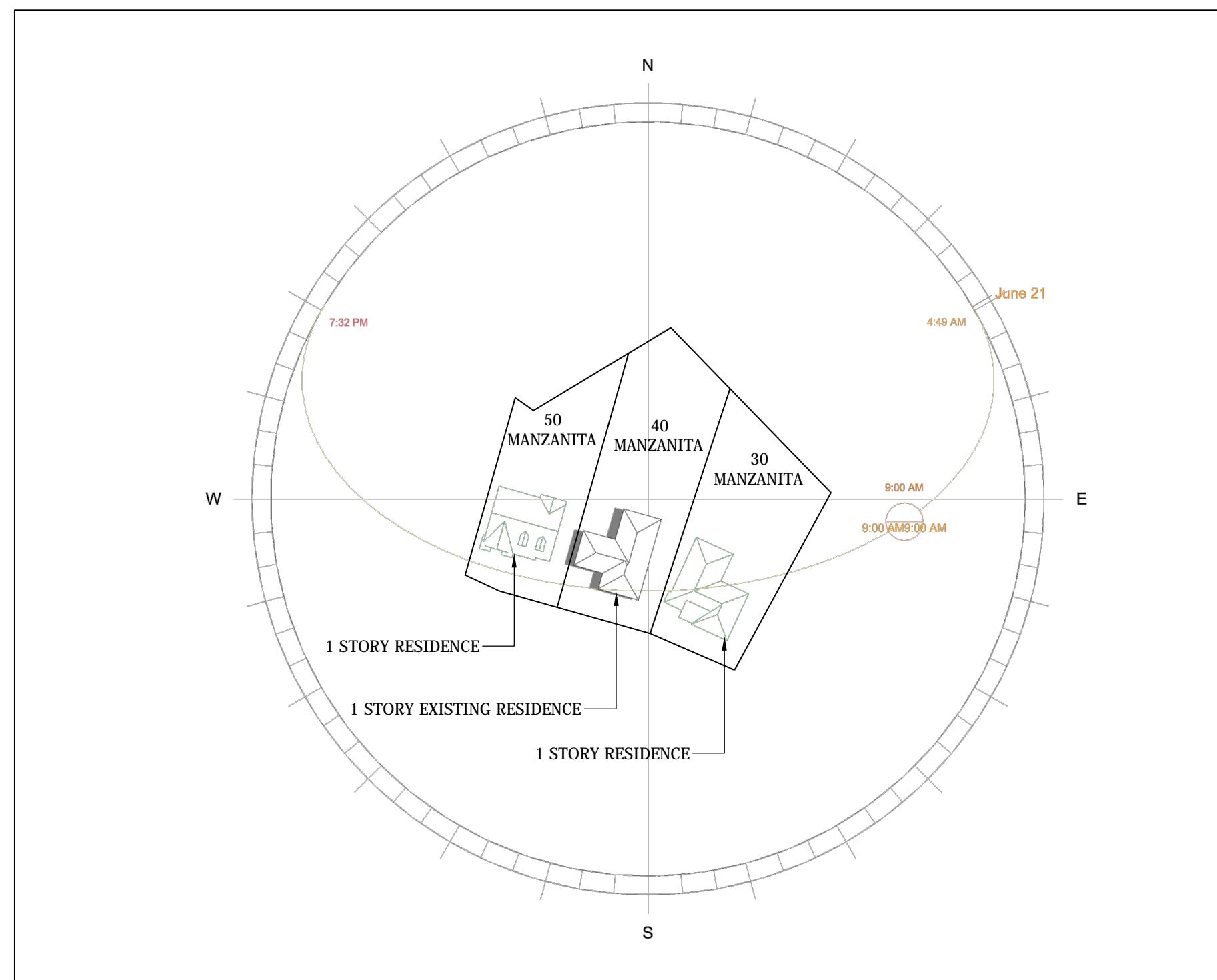
The neighbor at 30 Manzanita on the east side of the project site also returned the Neighbor Consultation form in opposition to the proposed development. The neighbors' concerns are regarding privacy and distance of addition. The neighbor letter specifies concerns with the first story setback decreasing due to the proposed addition, as well as the height of the proposed new second story and the location of any windows on that side of the proposed house.

The existing first-story side yard setback that abuts 30 Manzanita measures at just over 20 feet. The proposed project would have a 10 feet setback for that side yard. The minimum required first-story side yard setback is 5 feet in the R-1 Zone. The second story is set further back at over 14 feet from the side property line. The existing house measures 14'9", with the proposed two-story home measuring 28'-7" The applicant also prepared a window study, found in sheet PLN-1 of the full sets of plans. The applicant is proposing a two-foot lattice on top of the existing six-foot fence on the east side property line that abuts 30 Manzanita as seen in sheet L1 of the Plan Set.

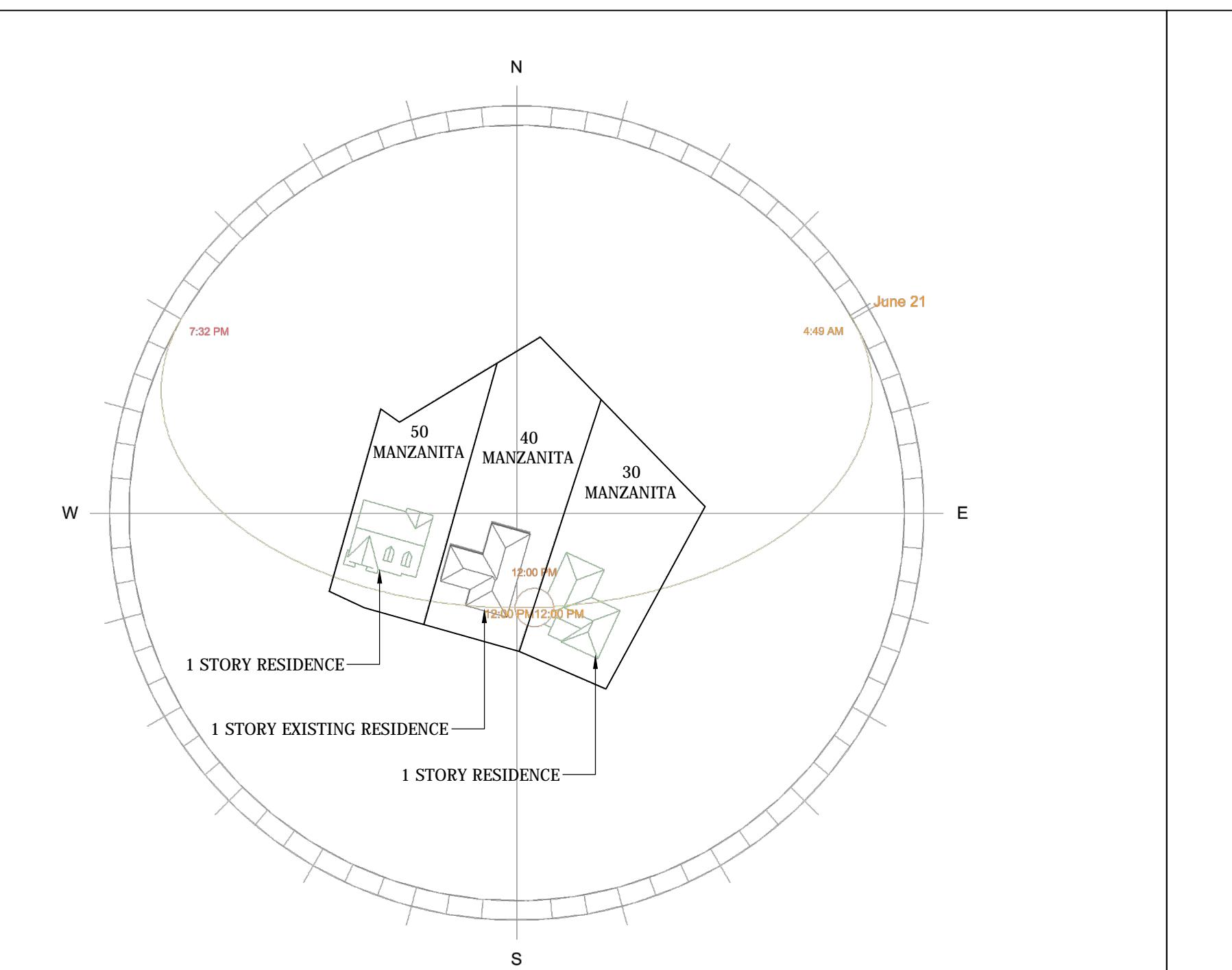
Staff believes the side yard setback on the east side, which exceeds the minimum required five feet required at ten feet, along with the proposed two-foot lattice on top of the six-foot fence, provide enough separation and privacy between the neighbors.

PLANNING COMMISSION RECOMMENDATION AND NEXT STEPS:

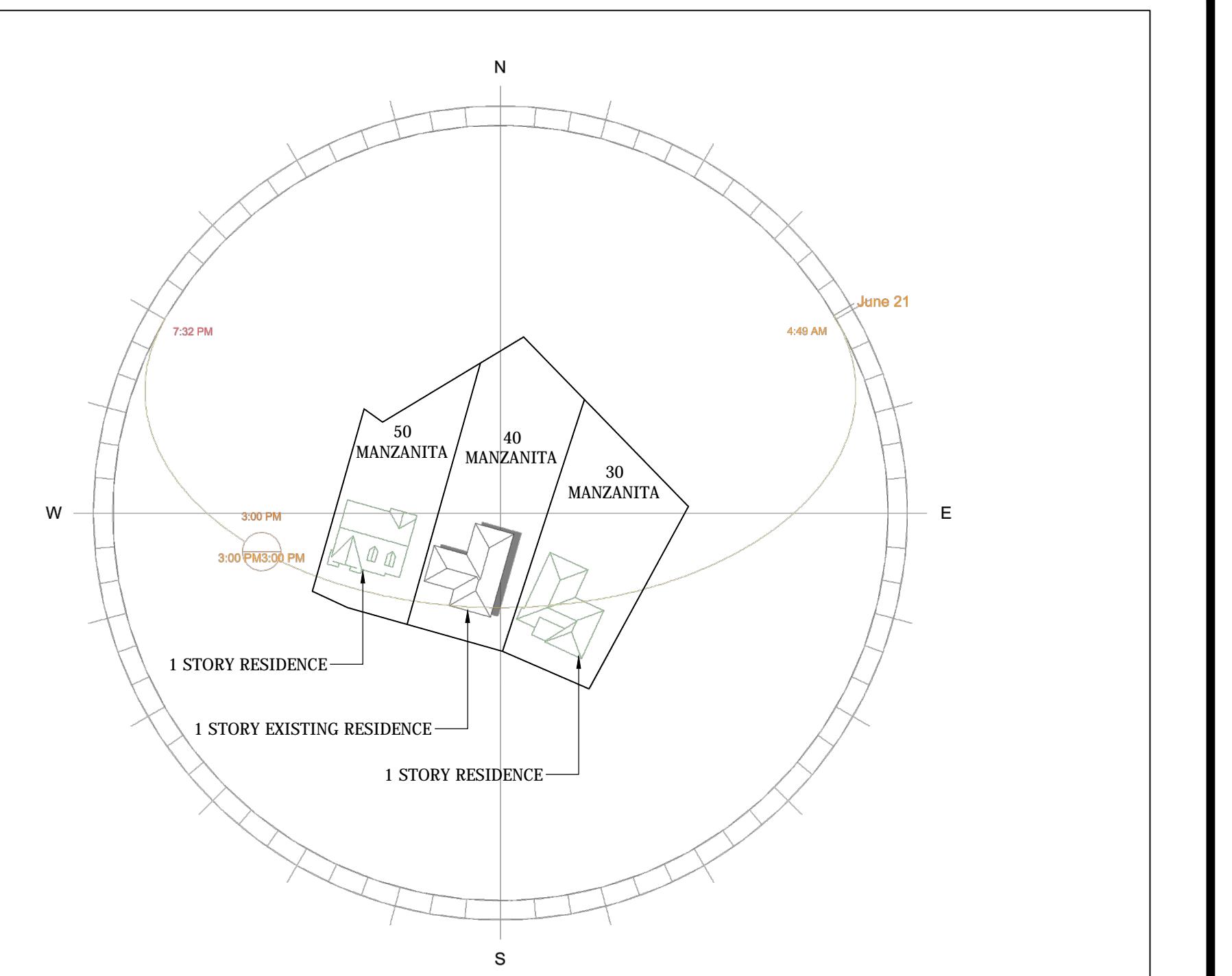
Staff recommends that the Planning Commission receive a presentation, review the project, consider the public testimony and provide staff with direction regarding a significant demolition of an existing single-story residence and the construction of a new two-story single-family residence in a Single-Family Residential (R-1) Zoning District. The project would then be brought to the Planning Commission at a future meeting for a public hearing and Commission Action.



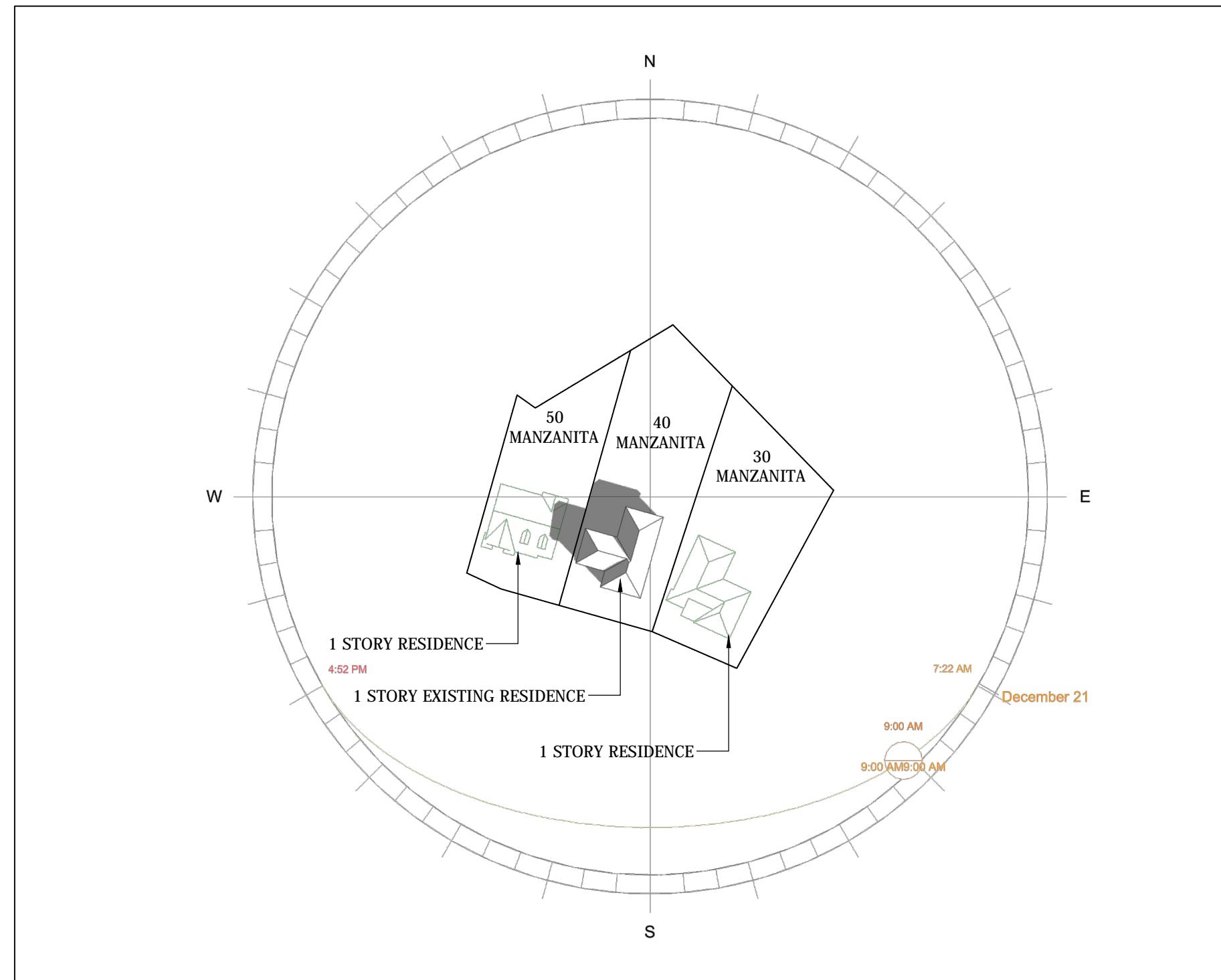
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JUNE 21 9AM



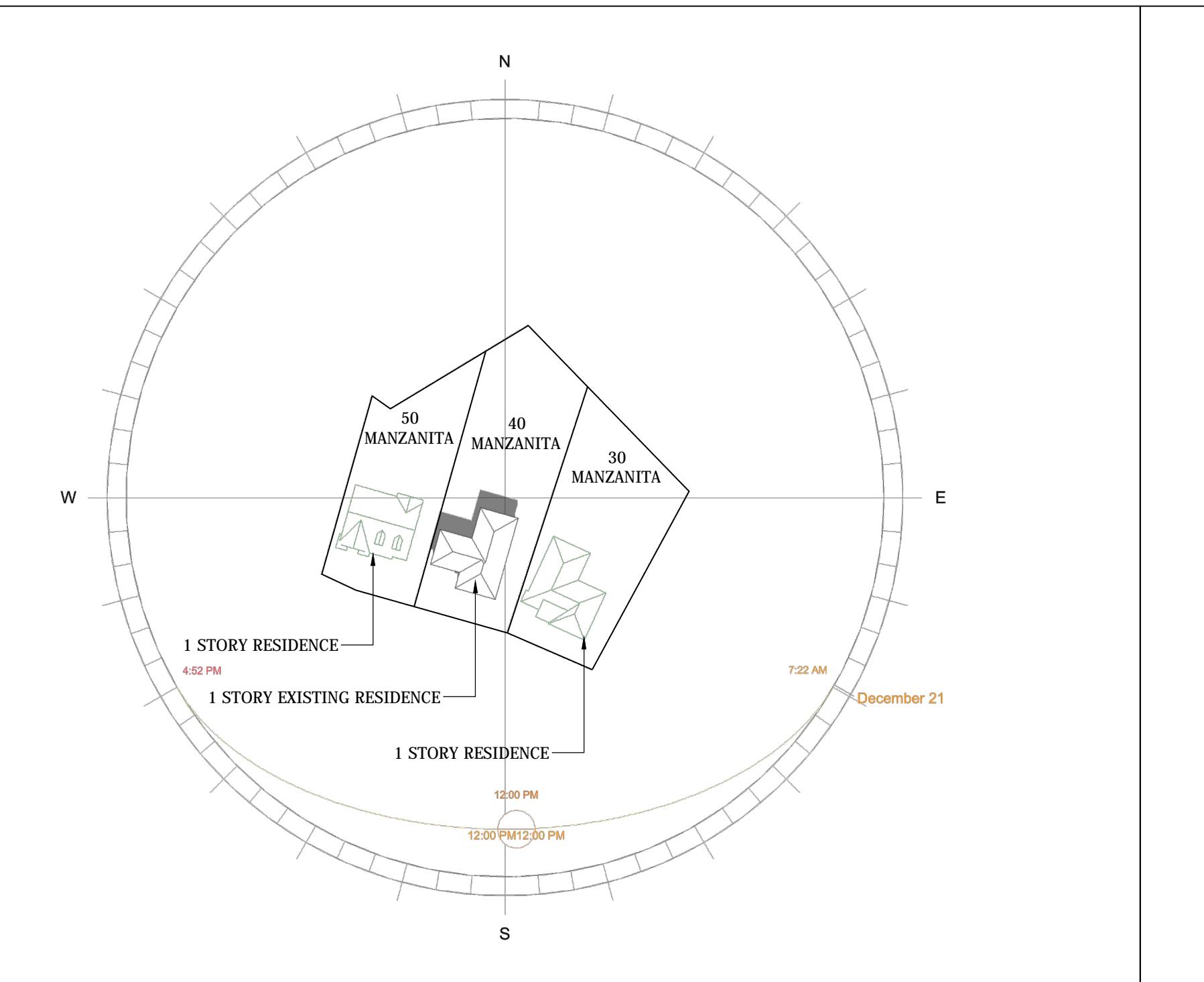
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JUNE 21 12AM



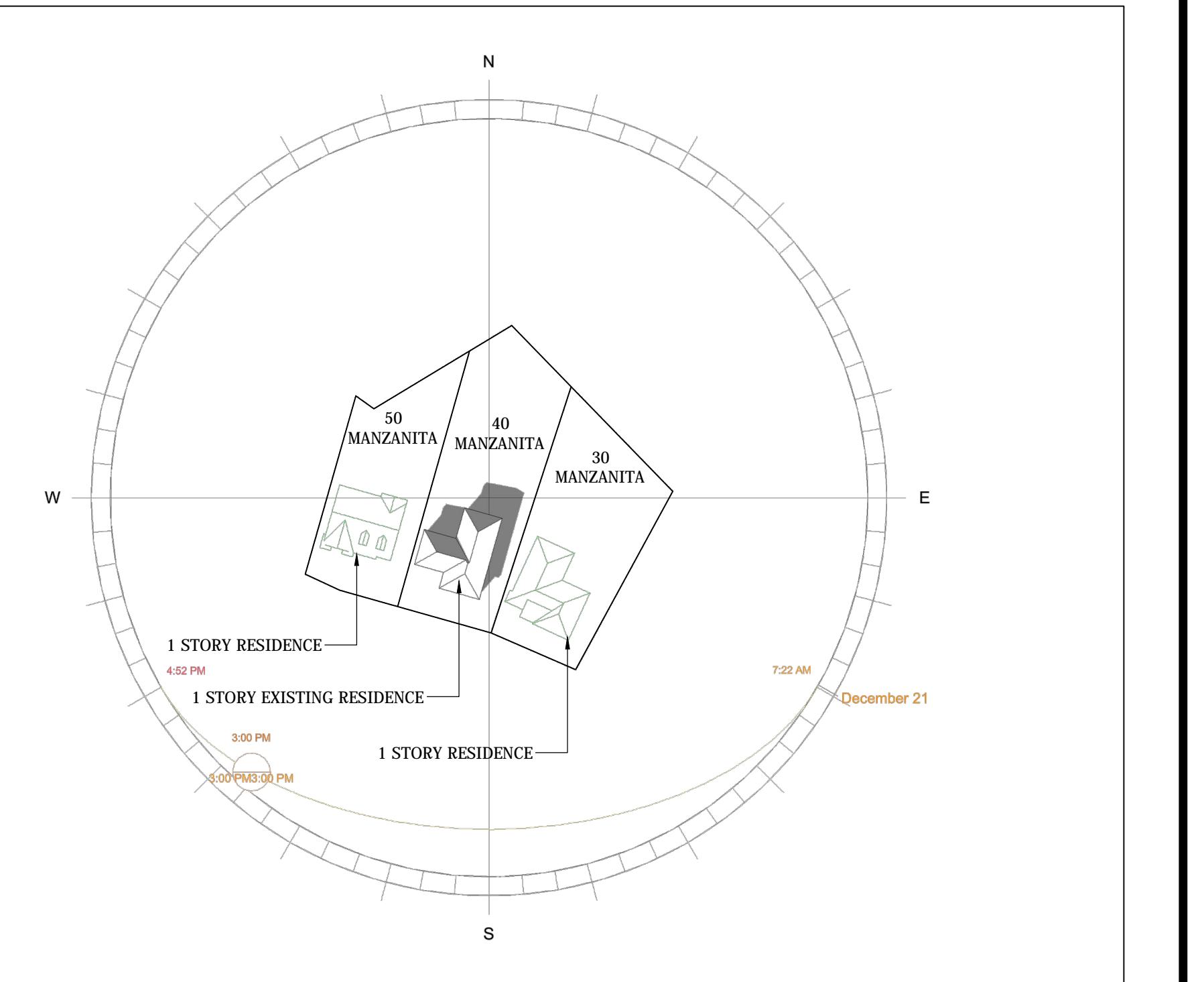
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JUNE 21 3PM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 9AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 12AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 3PM

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SAN JOSE, CA 95117

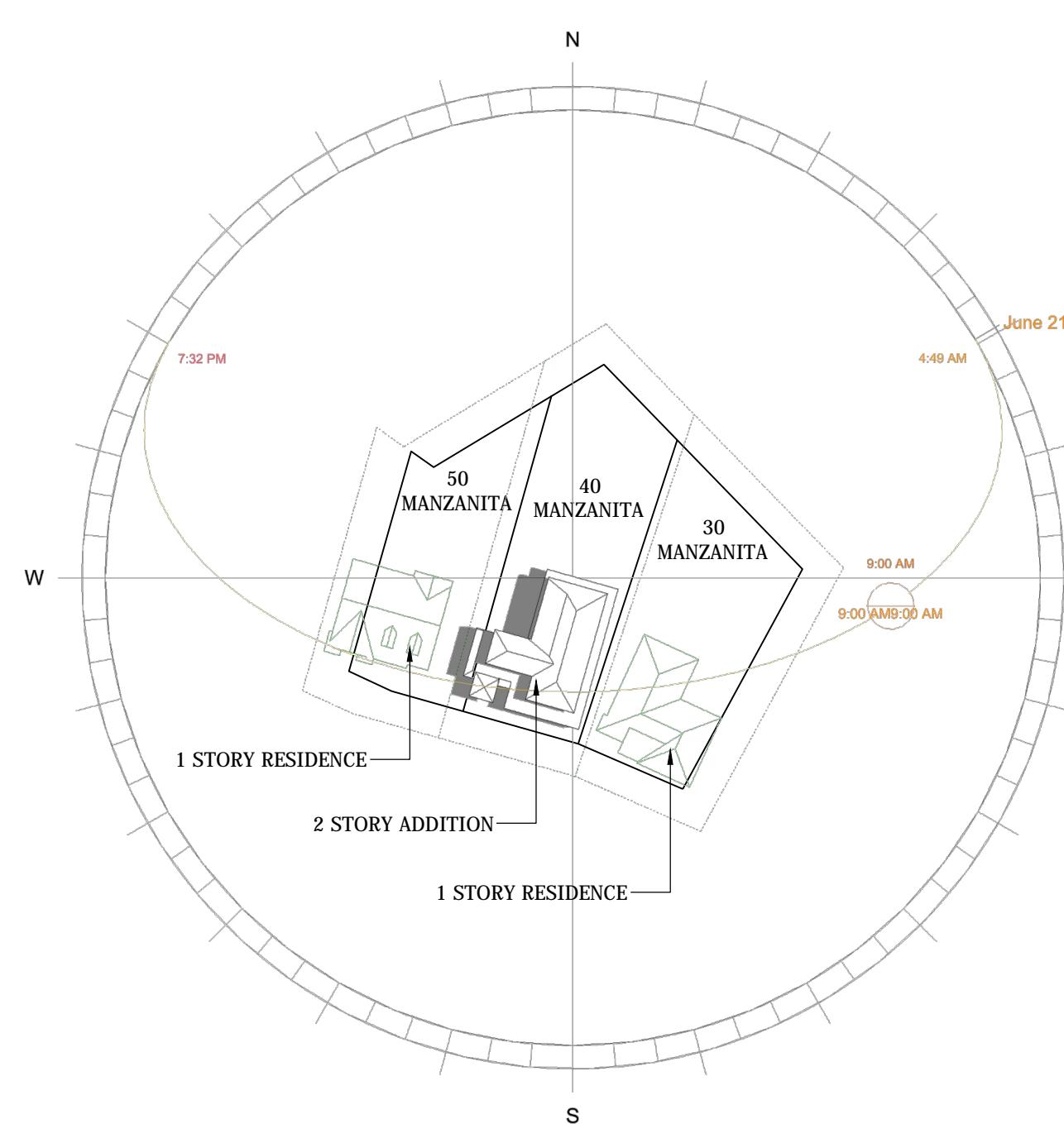
SOLAR ACCESS STUDY EXISTING

NOTICE CONSTRUCTION

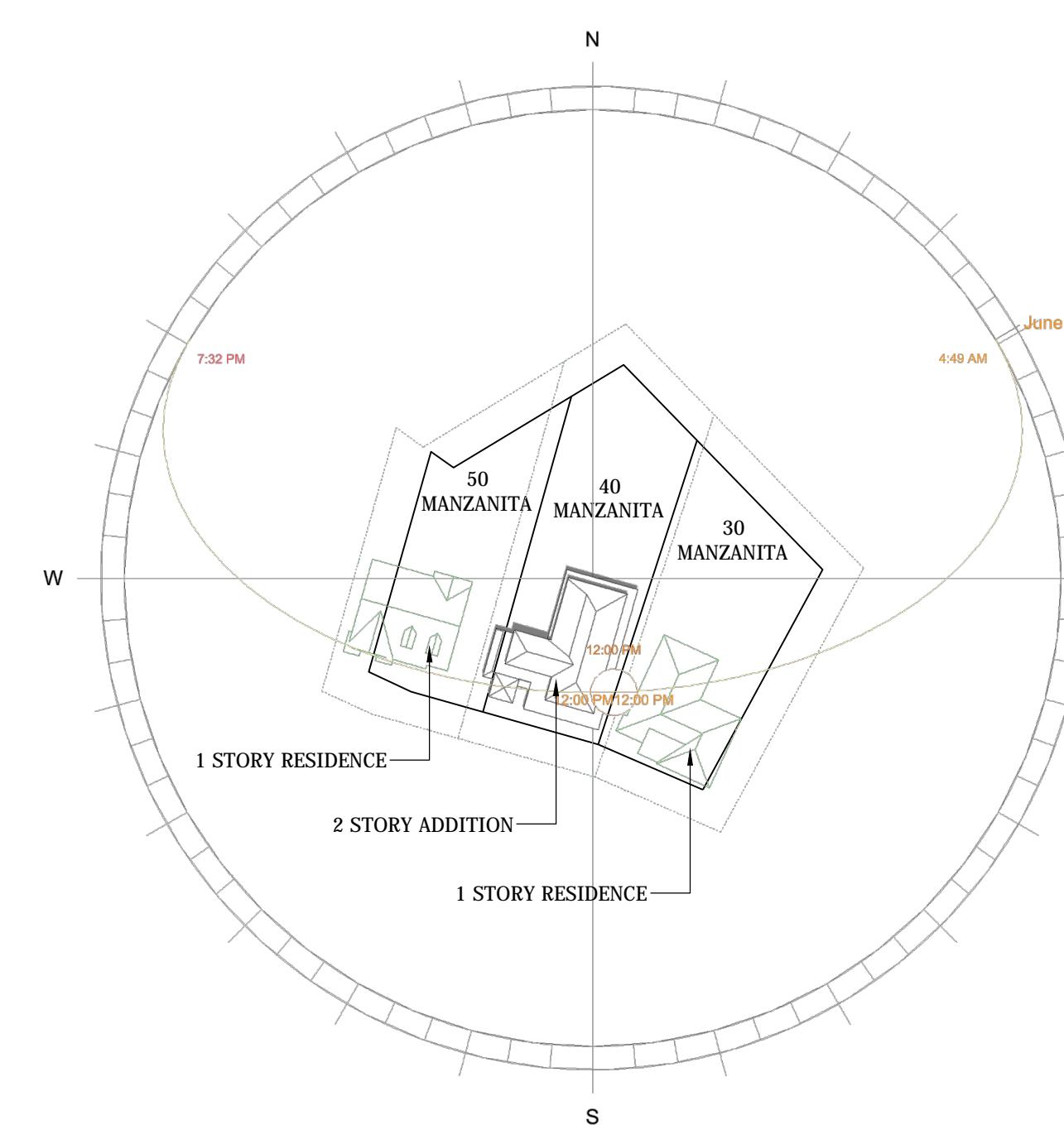
TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

2020.10.25
ALE:
PER SHEET
AWN BY:
DAVID
AN NO.:
2028

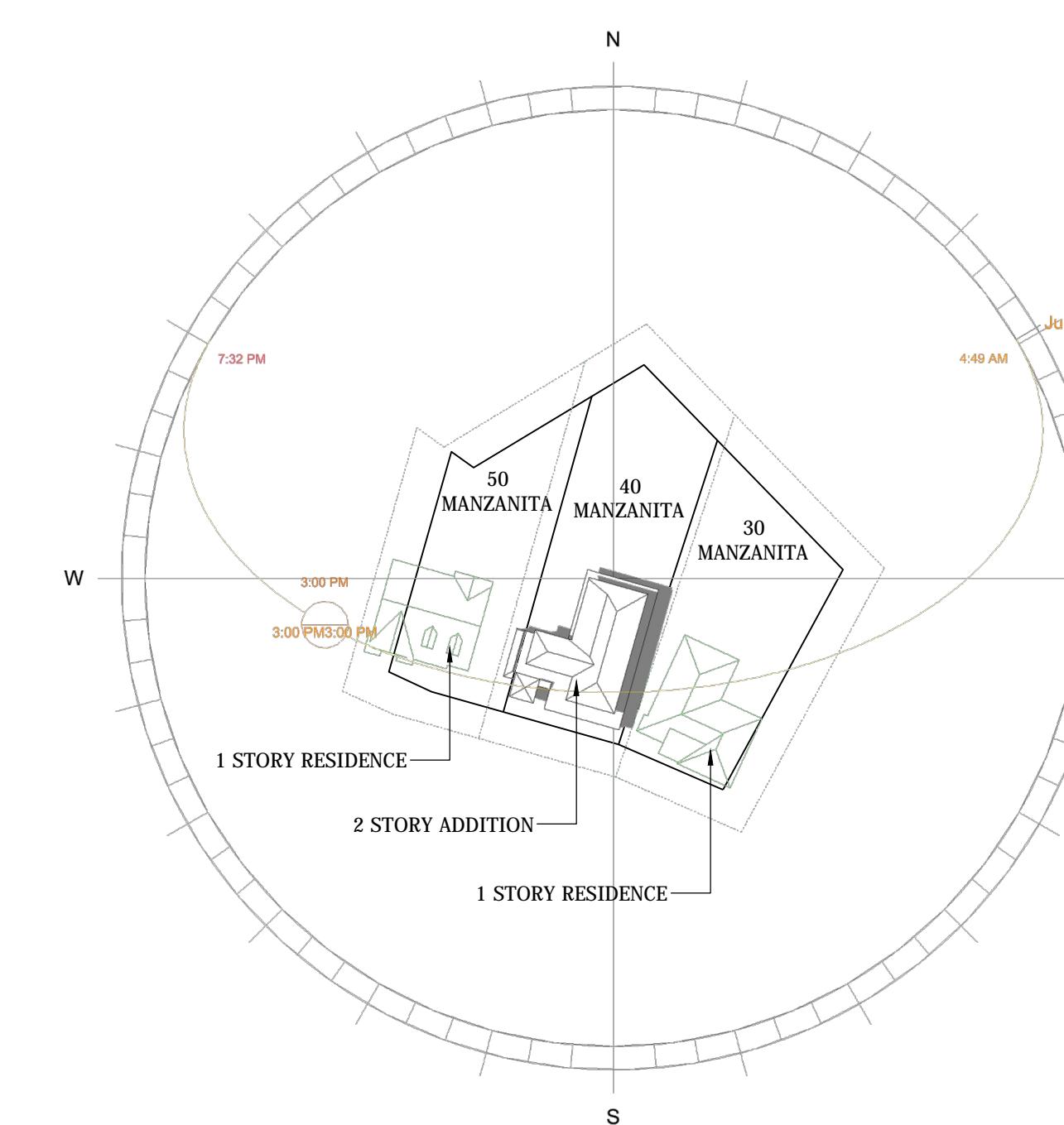
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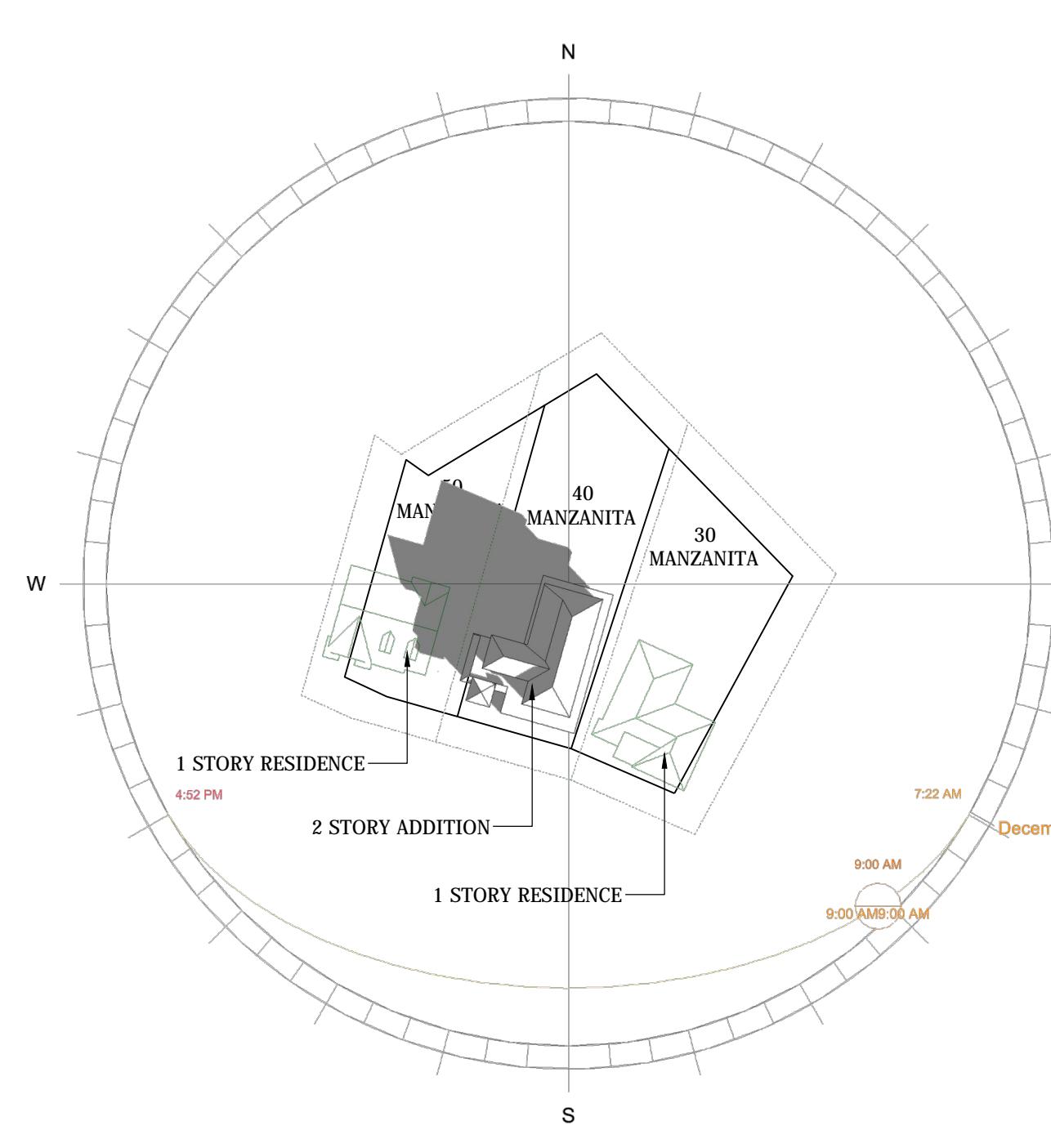
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JUNE 21 9AM



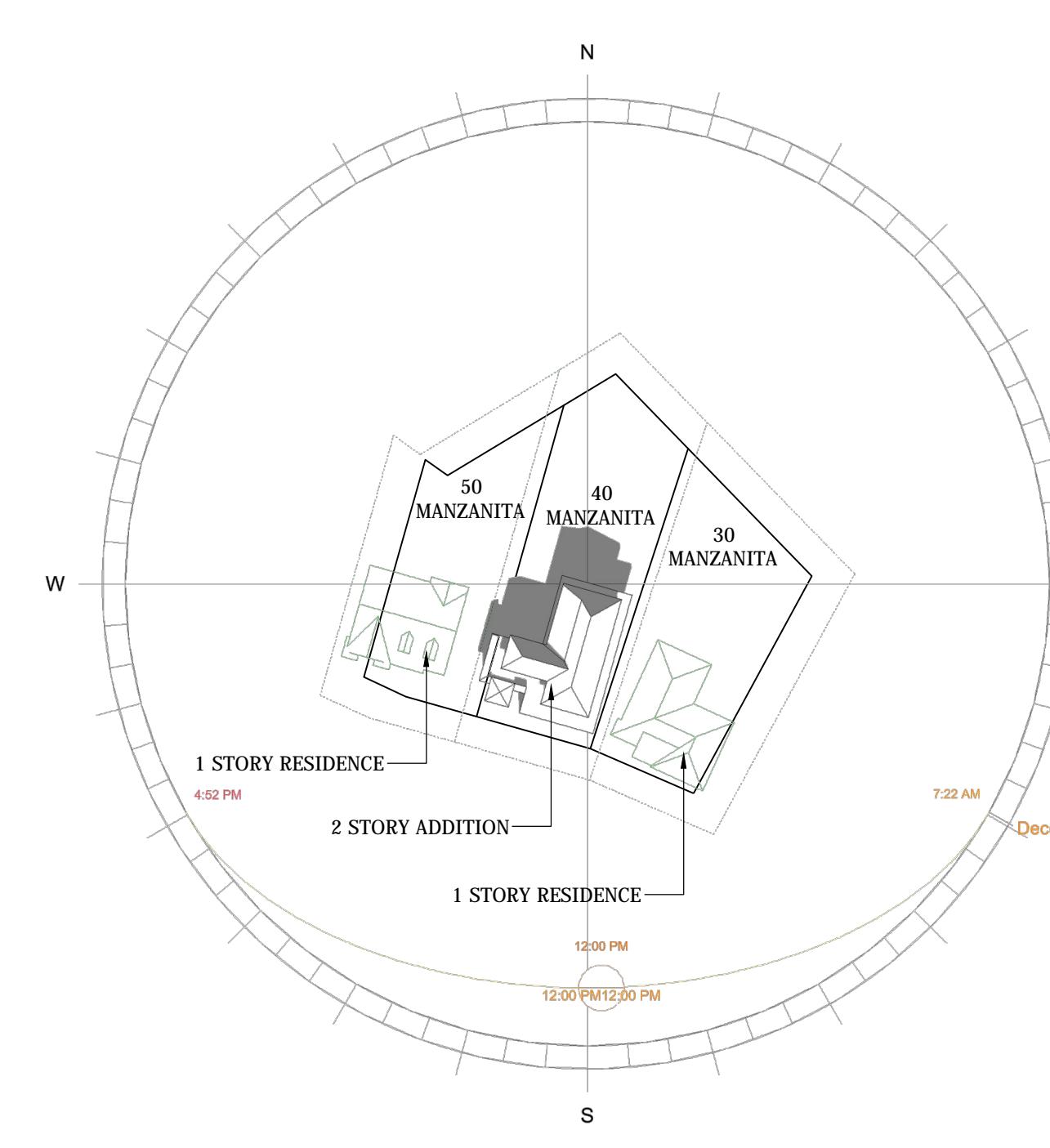
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JUNE 21 12AM



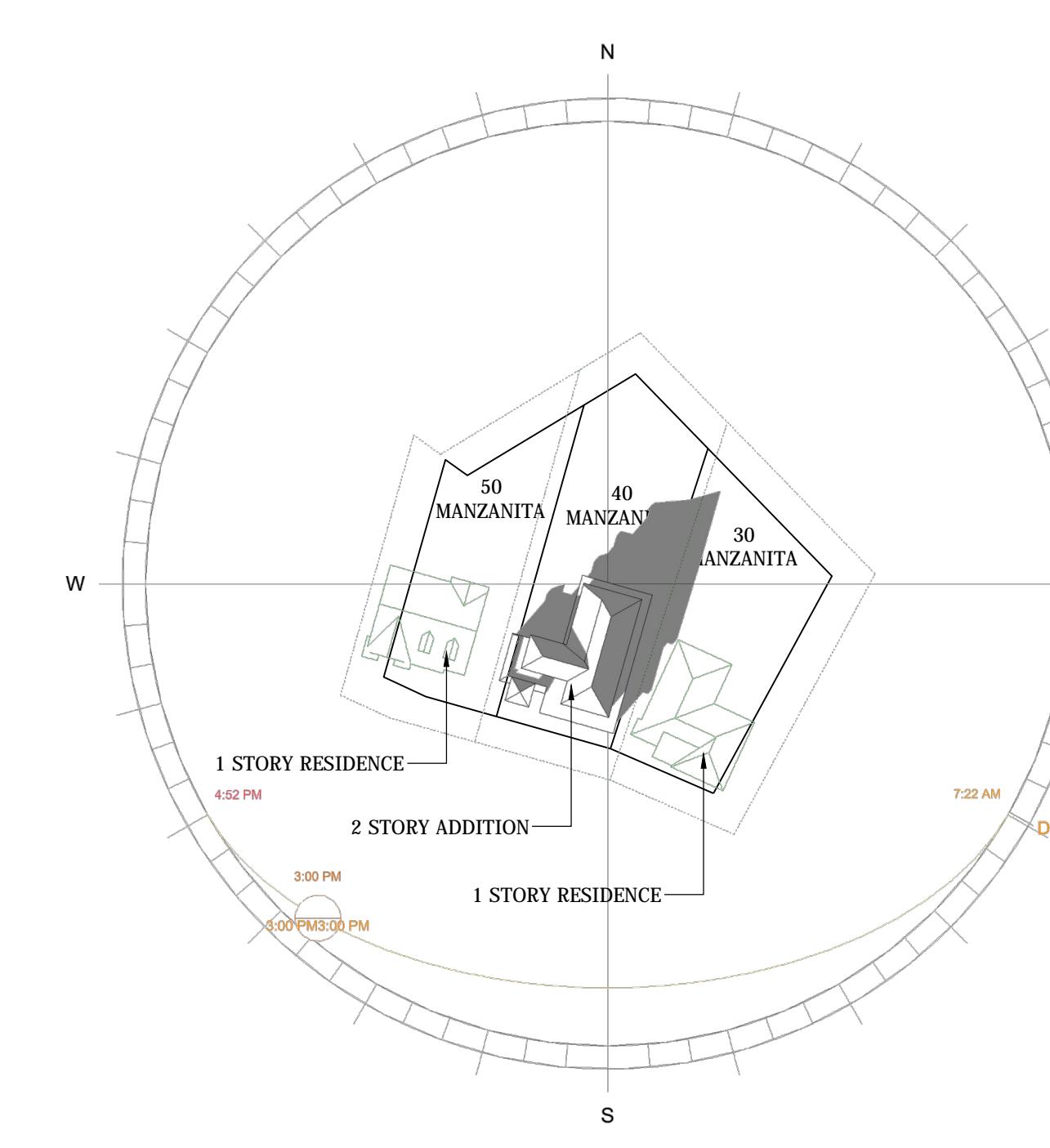
40 MANZANITA COURT SOLAR ACCESS STUDY JUNE 21 3PM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 9AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 12AM



40 MANZANITA COURT SOLAR ACCESS STUDY
DECEMBER 21 3PM

**SOLAR ACCESS STUDY NEW
TOWN, 1911.**

NOT FOR CONSTRUCTION

RESIDENTIAL ADDITION FOR:
TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024 113 160

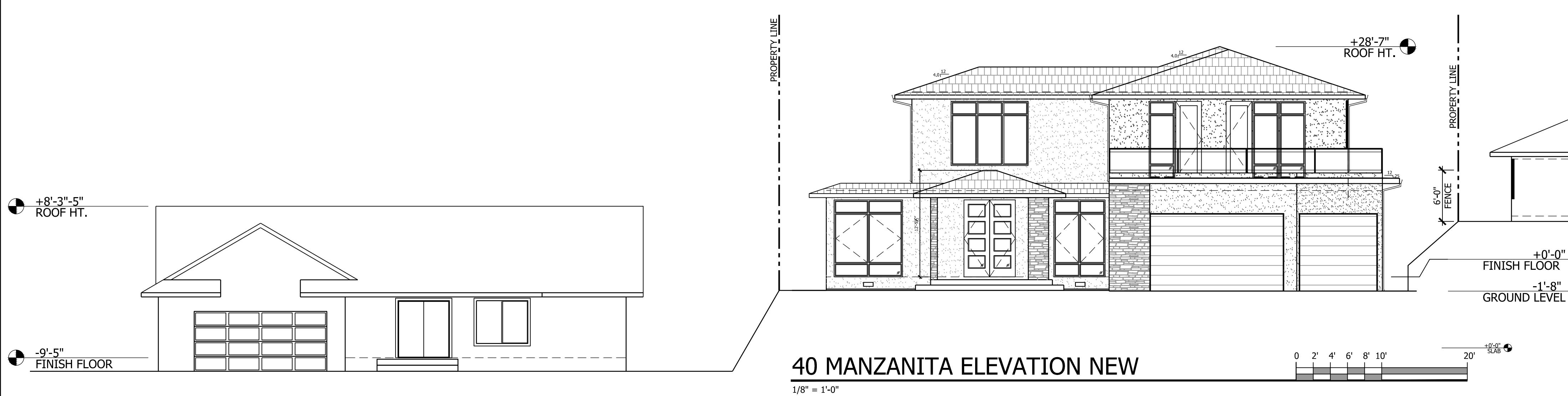
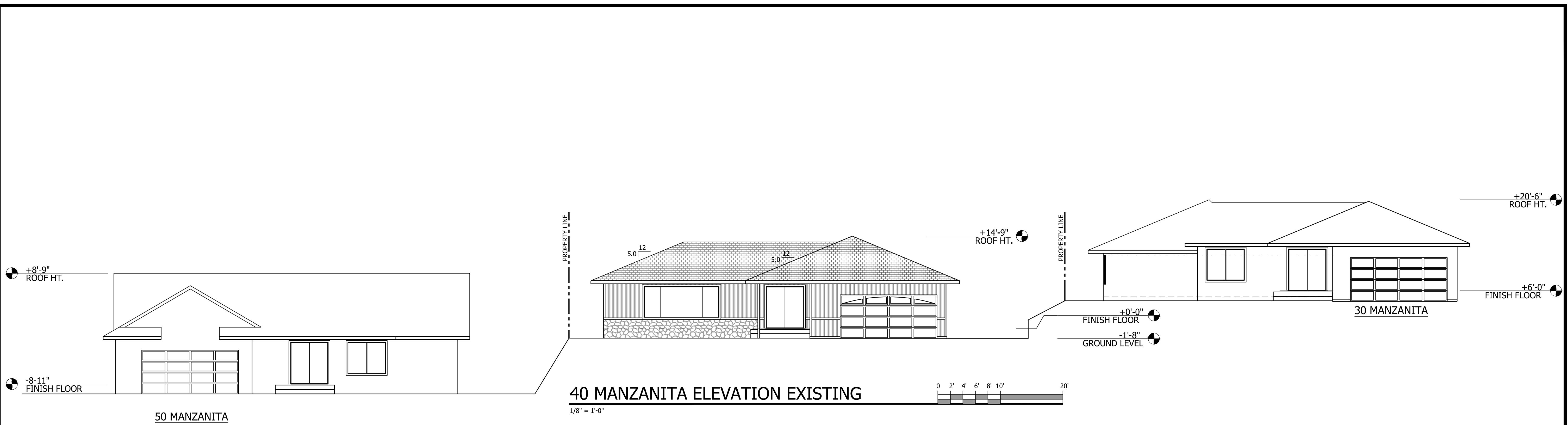
SHEET:
PLN2.1

REVISIONS	DATE

KUOP
DESIGNS
davidk@kuopdesigns.com

3141 STEVENS CREEK BLVD. #108
SAN JOSE CA 95110

RESIDENTIAL ADDITION FOR:
**TONY TRUONG AND
40 MANZANITA CO
MILLBRAE, CA 94034
APN# 024 413 160**
DATE: **2020.10.25**
SCALE: **PER SHEET**
DRAWN BY: **DAVID**
PLAN NO.: **2028**
SHEET: **PLN2.1**



REVISIONS DATE

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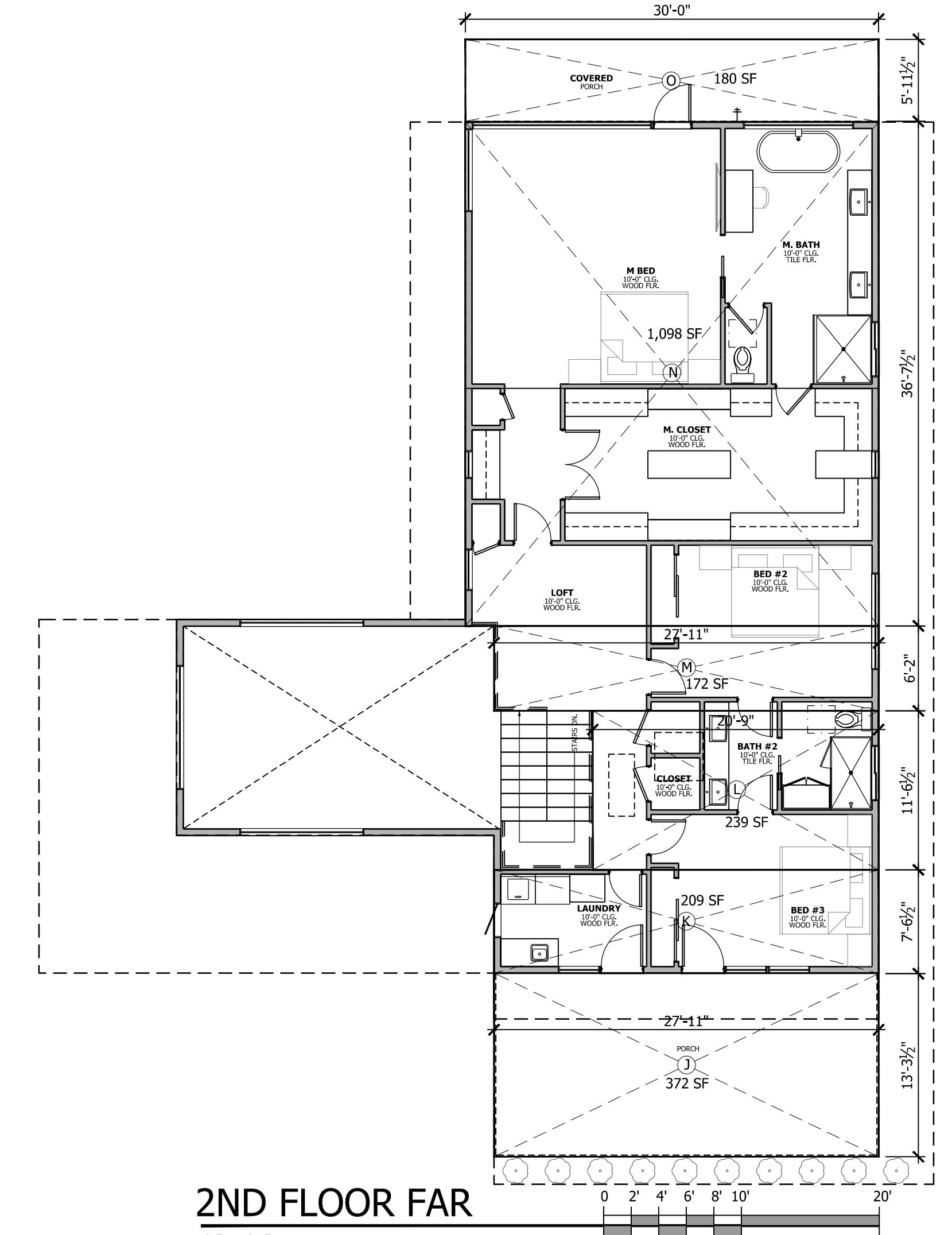
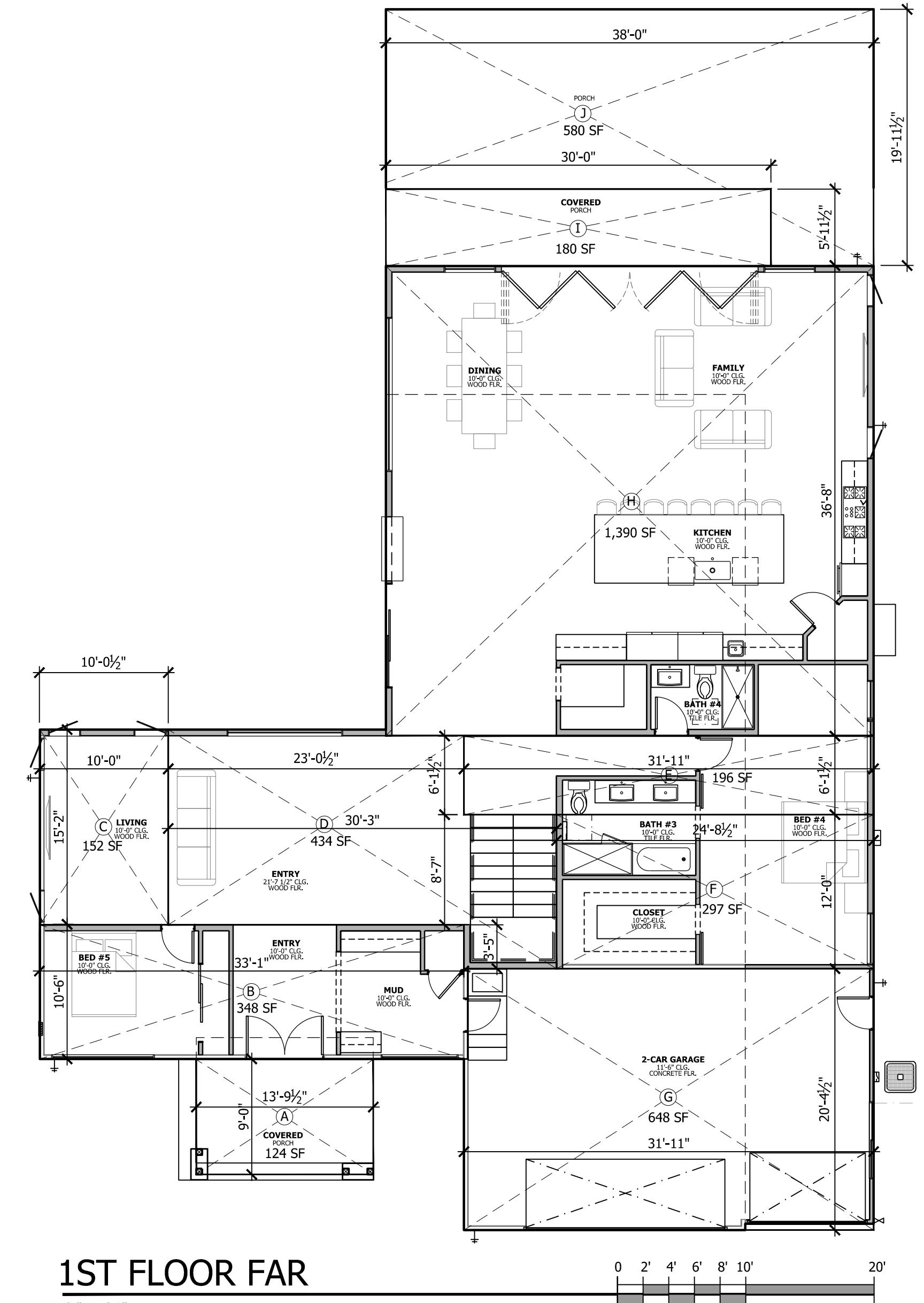
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1ST FLR	OCCUPANCY	FAR	CLG. HT.	+9 CLG (FAR X CEILING HT / 8FT)	TOTAL FAR
B	LIVING	348	10'-0"	435	435
C	LIVING	152	10'-0"	190	190
D	LIVING	434	21'-7"	1,172	1,172
E	LIVING	196	10'-0"	245	245
F	LIVING	297	10'-0"	371	371
H	LIVING	1,390	10'-0"	1,738	1,738
	TOTAL LIVING	2,817			4,151
G	GARAGE	648	N/A	N/A	N/A
A	COVERED PORCH	124	N/A	N/A @50%	62
I	COVERED PORCH	180	N/A	N/A @50%	90
J	UNCOVERED PORCH	580	N/A	N/A @0%	0
	TOTAL PORCH				152
	TOTAL 1ST FLR FAR				4,427

1ST FLR	OCCUPANCY	FAR	CLG. HT.	+9 CLG (FAR X CEILING HT / 8FT)	TOTAL FAR
K	LIVING	209	10'-0"	261	261
L	LIVING	239	10'-0"	299	299
M	LIVING	172	10'-0"	215	215
N	LIVING	1,098	10'-0"	1,372	1,372
	TOTAL LIVING	1,718			2,147
J	PORCH	372	N/A	N/A	372
O	COVERED PORCH	180	N/A	N/A	180
	TOTAL PORCH				552
	TOTAL 1ST FLR FAR				2,699

NOT FOR
CONSTRUCTION

RESIDENTIAL ADDITION FOR:
TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE: 2020.10.25
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2028

SHEET: PLN-4

REVISIONS DATE
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3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TIME

FLOOR AREA KEY



RESIDENTIAL ADDITION FOR:
TONY TRUONG AND CINDY PHUN
CONSTRUCTION

40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE:
2020.10.25
SCALE:
PER SHEET
DRAWN BY:
DAVID
PLAN NO.:
2028

SHEET:
PLN-5

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SAN JOSE, CA 95117

ARCHITECTURAL SITE PLAN

NOT FOR
CONSTRUCTION

TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

RESIDENTIAL ADDITION FOR:

DATE:

2020.10.25

SCALE:

PER SHEET

DRAWN BY:

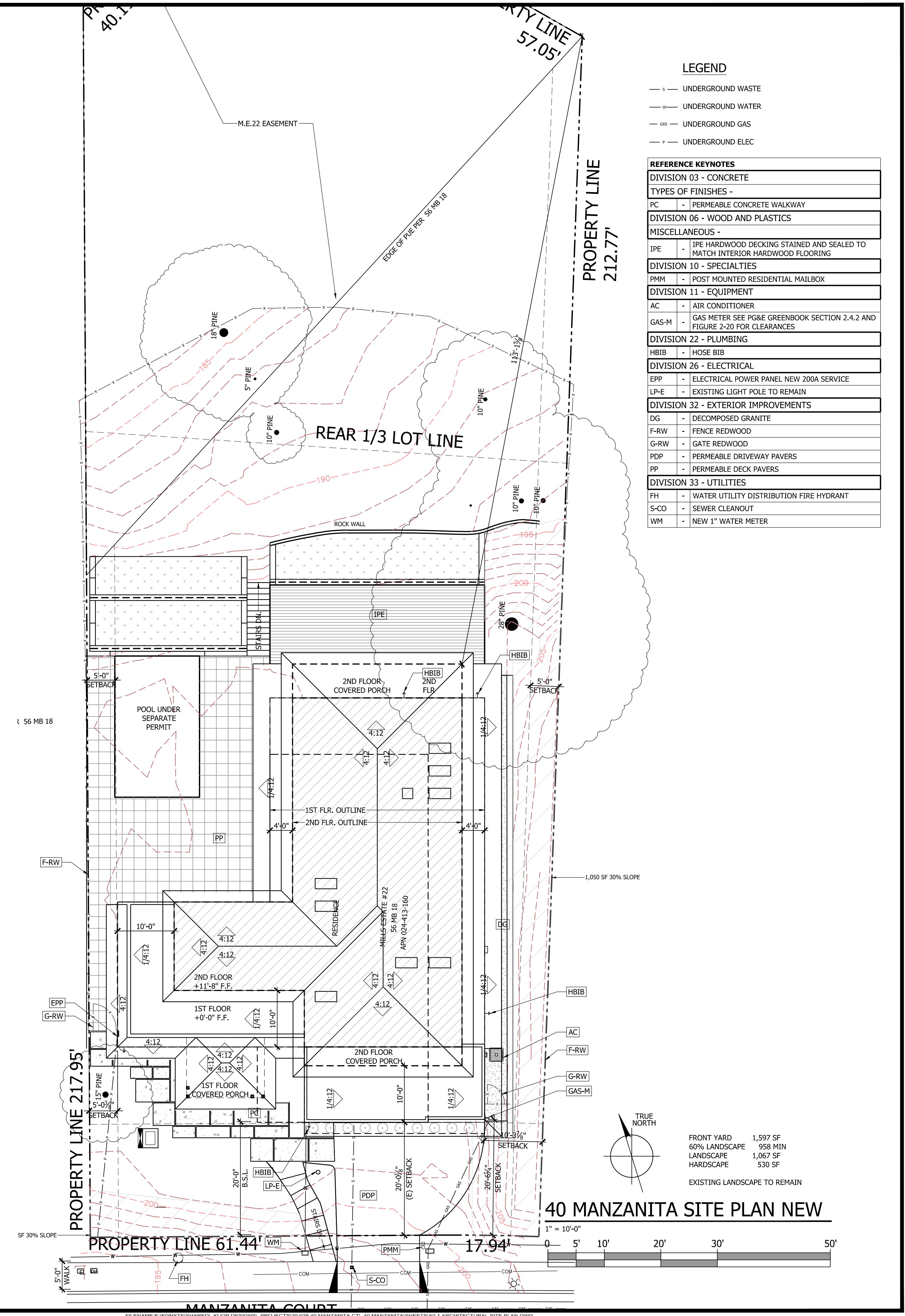
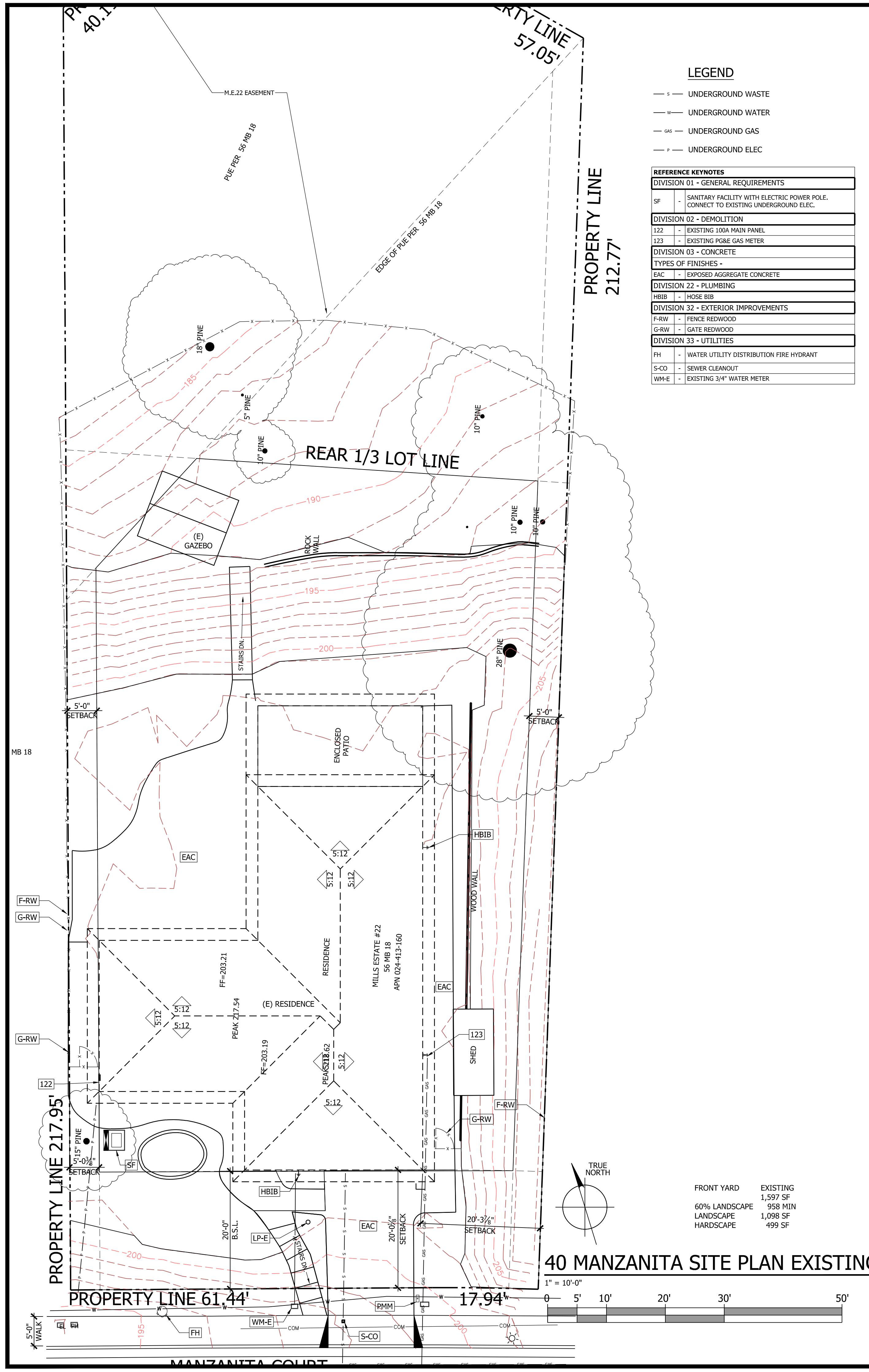
DAVID

PLAN NO.:

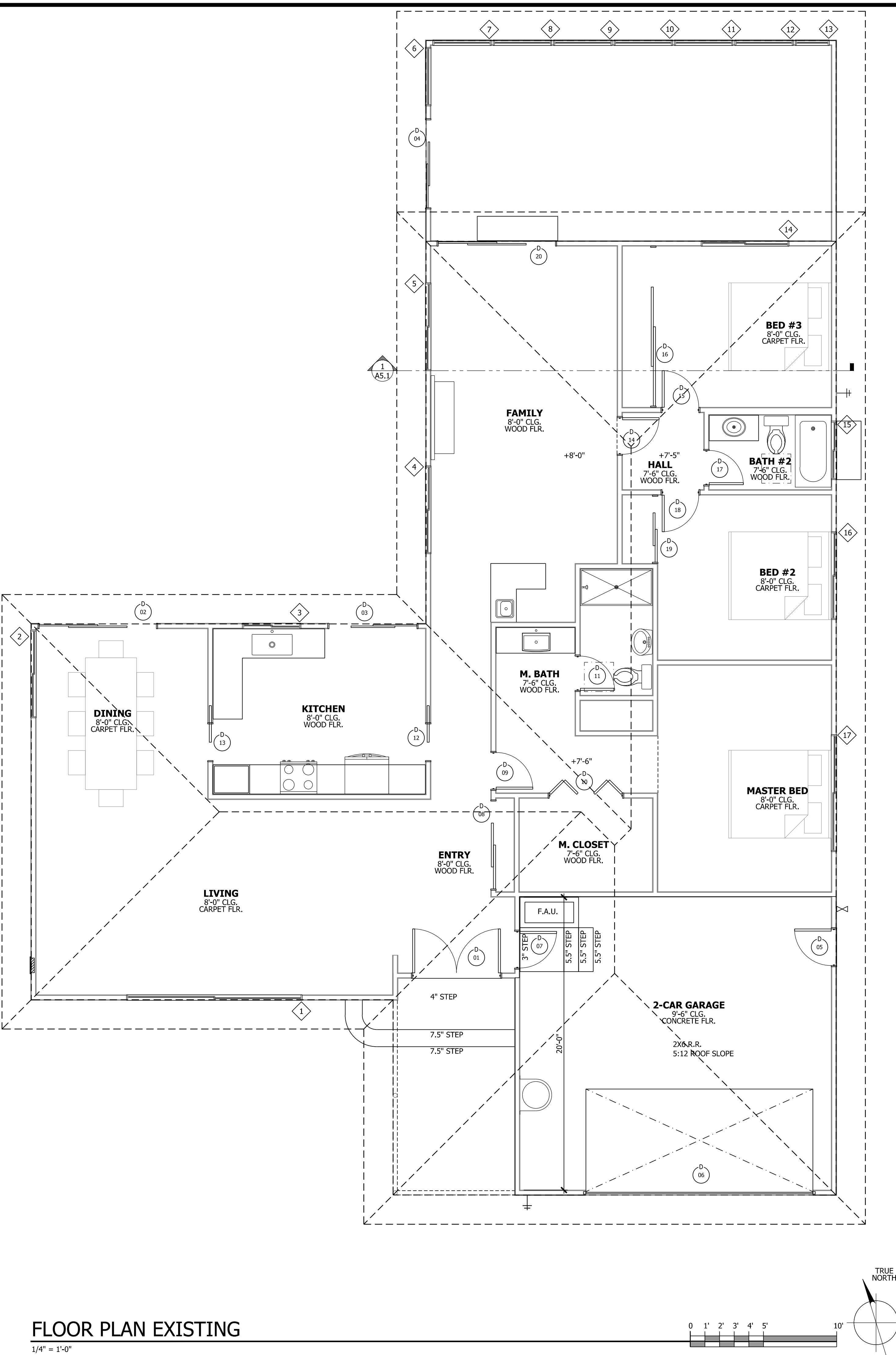
2028

SHEET:

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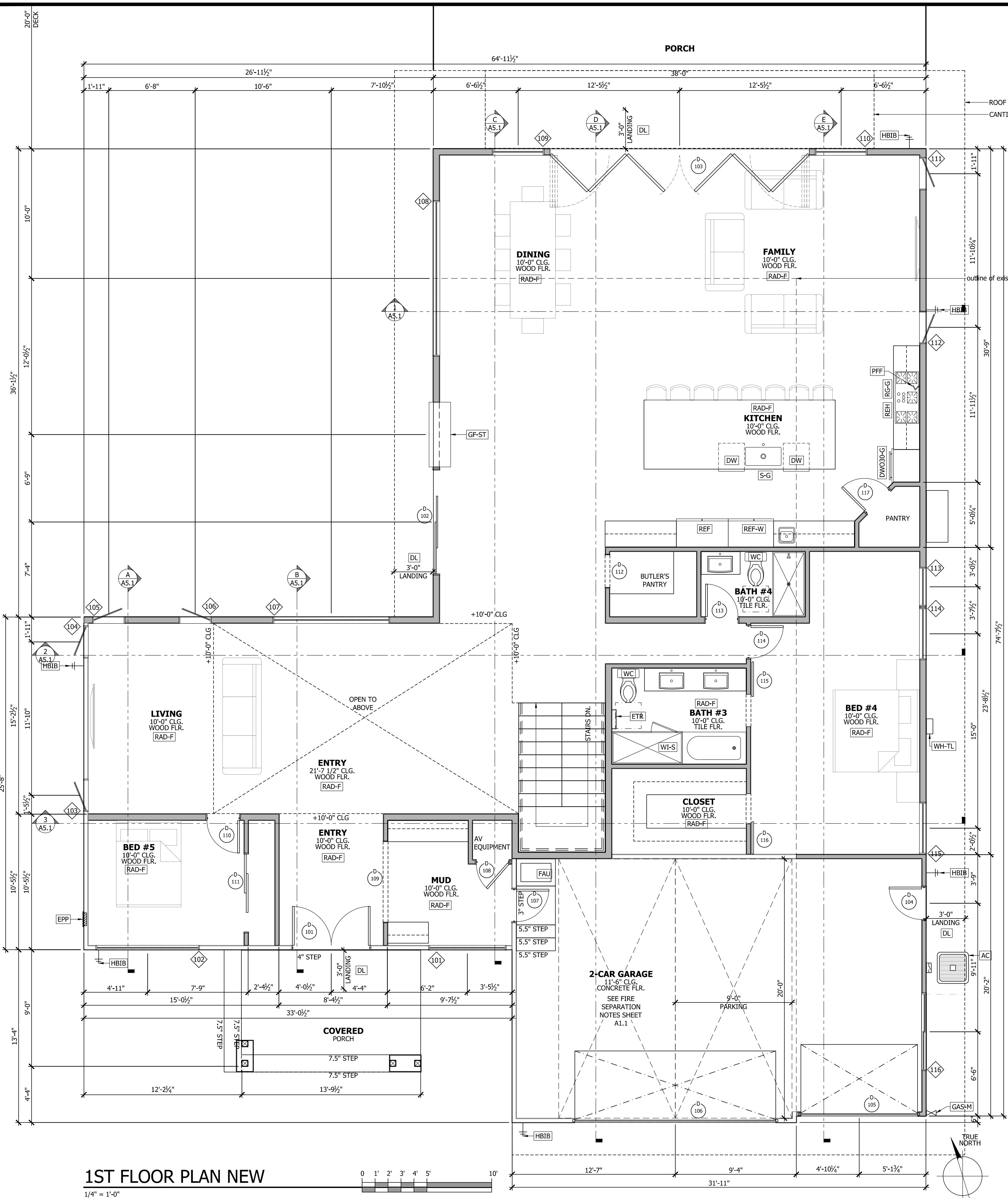
FLOOR PLAN EXISTING



NUMBER	SIZE		STYLE	DETAIL			HEAD HEIGHT	FIRE RATING	SHCG	U-FACTOR	MANUFACTURE	MODEL	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL								
1	12'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
2	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
3	4'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
4	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
5	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
6	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
7	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
8	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
9	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
10	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
11	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
12	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
13	2'-4"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
14	6'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
15	4'-0"	2'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
16	6'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
17	8'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--

SIZE	STYLE	DETAIL			FIRE RATING	MANUFACTURE	MODEL	COLOR	NOTES
		JAMB	HEAD	THRESHOLD					
PR 5'-5" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
PR 2'-3" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	-/A	--	--	--	--	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	-/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	POCKET	--	--	-/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
5'-0" x 6'-8" x 1-3/4"	DOUBLE BIFOLD	--	--	-/A	--	--	--	--	--
2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	POCKET	--	--	-/A	--	--	--	--	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	-/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-3/4"	DOUBLE - EXTERIOR	--	--	-/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	-/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-3/4"	HORIZONTAL BYPASS	--	--	-/A	--	--	--	--	--
15'-6" x 7'-0" x 1"	OVERHEAD SECTIONAL	--	--	-/A	--	--	--	--	--

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3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

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ELEVATIONS EXISTING

RESIDENTIAL ADDITION FOR:

TONY TRIUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE:

2020.10.25

SCALE:

PER SHEET

DRAWN BY:

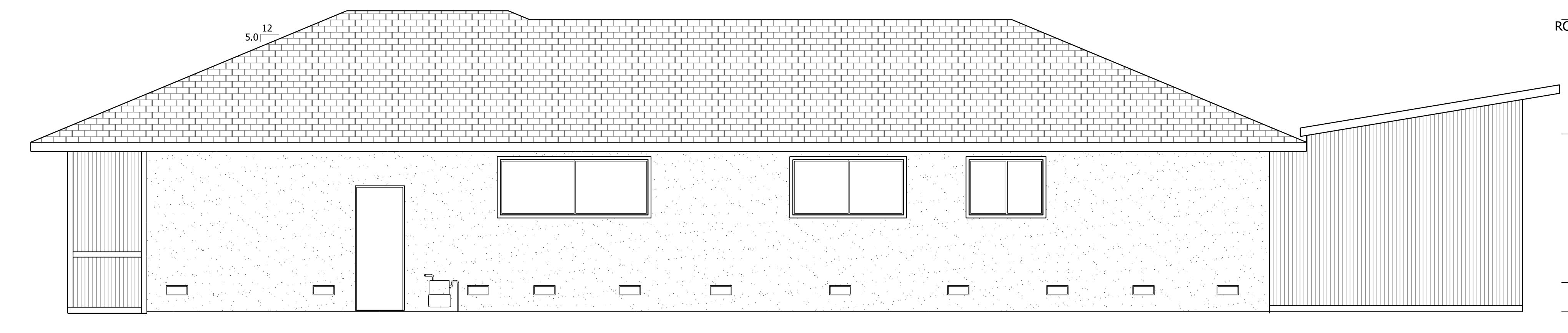
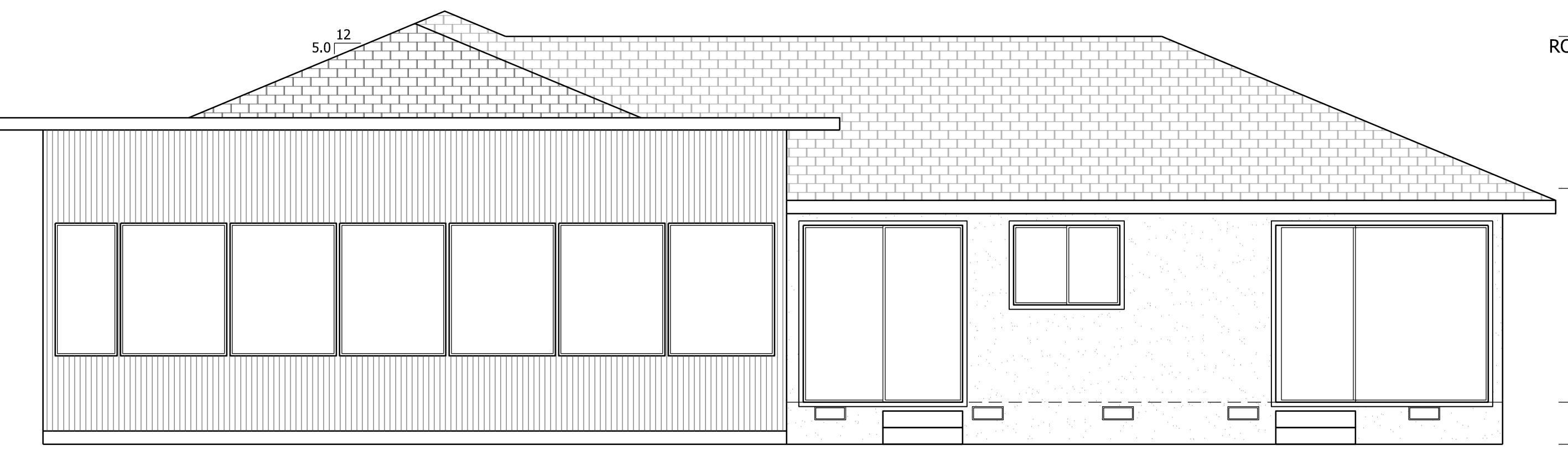
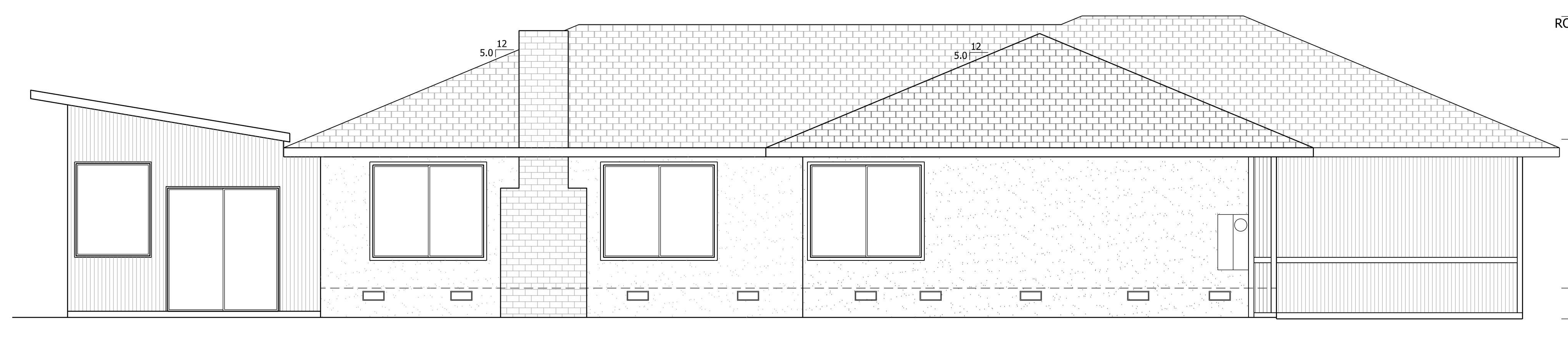
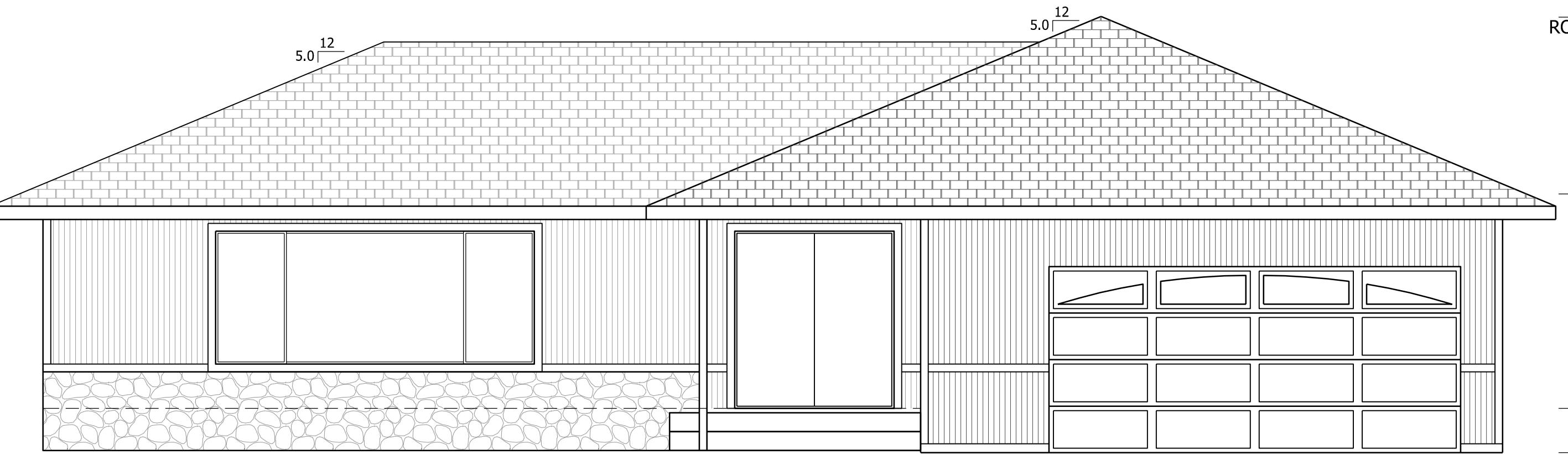
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PLAN NO.:

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ELEVATIONS NEW

NOT FOR CONSTRUCTION
TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

RESIDENTIAL ADDITION FOR:
DATE: 2020.10.25
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2028

SHEET:
A3.1



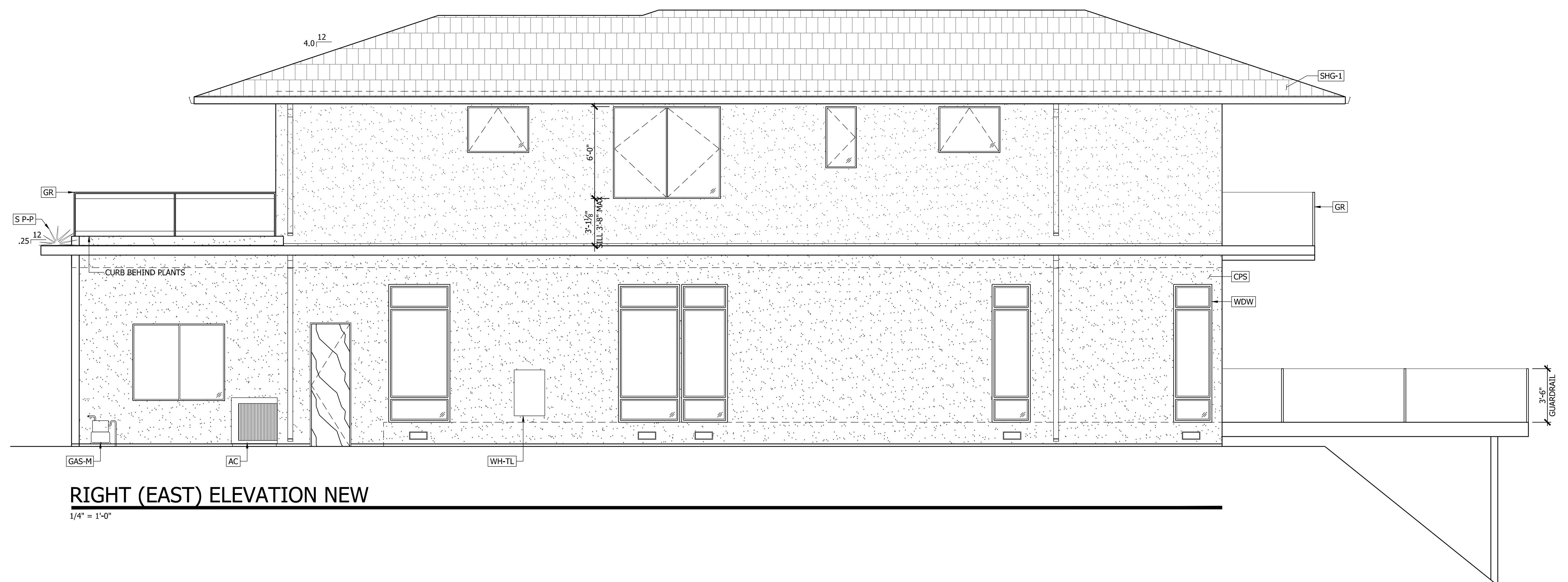
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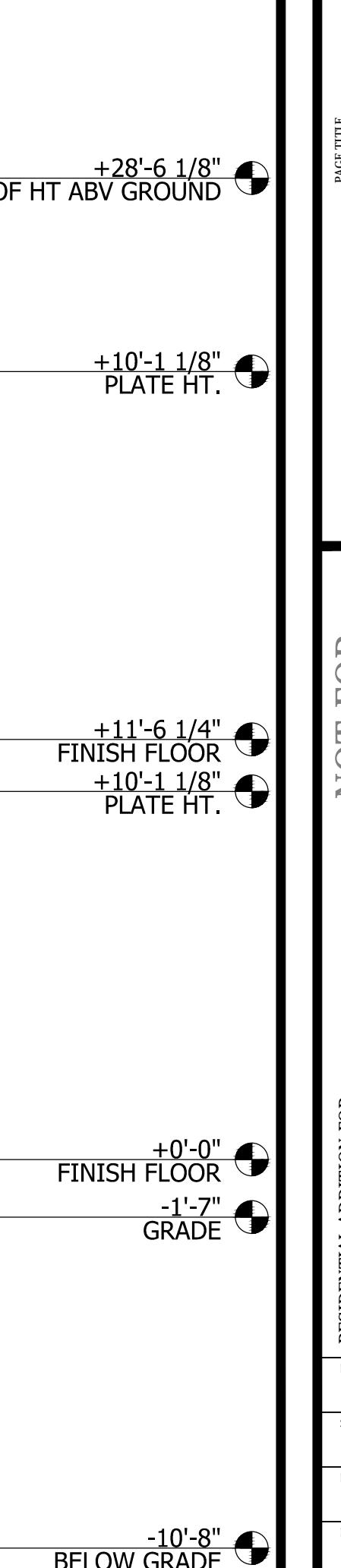
REAR (NORTH) ELEVATION NEW

1/4" = 1'-0"



RIGHT (EAST) ELEVATION NEW

1/4" = 1'-0"



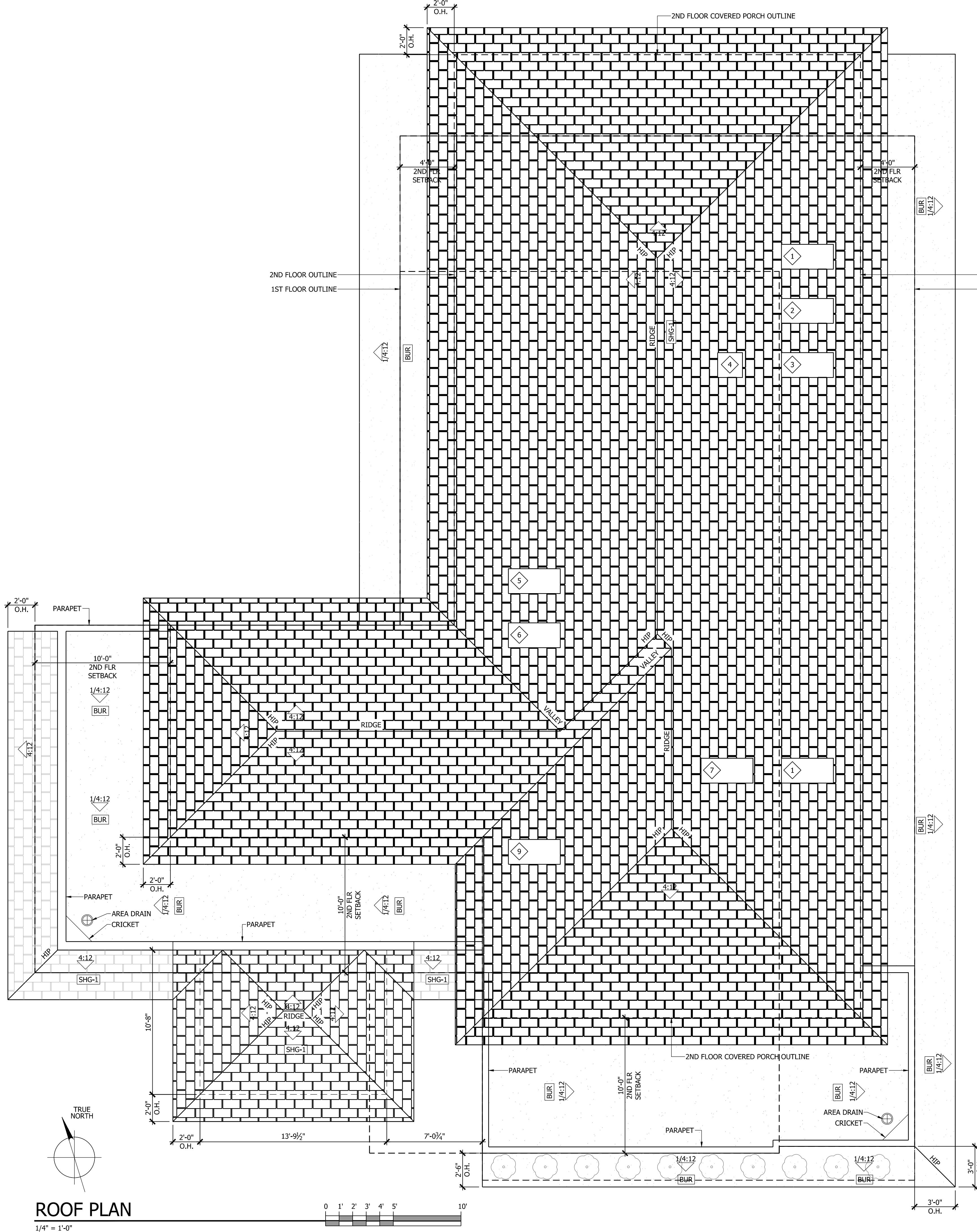
ELEVATIONS NEW

NOT FOR CONSTRUCTION

TONY TRUONG AND CINDY PHUN
 40 MANZANITA COURT
 MILLBRAE, CA 94030
 APN# 024-413-160

RESIDENTIAL ADDITION FOR: DATE: 2020.10.25
 DRAWN BY: DAVID
 PLAN NO.: 2028
 SHEET: A3.2

FILENAME: E:\VESNTY\SHARED\KUOP DESIGNS\PROJECTS\20-028-40 MANZANITA CTR\40 MANZANITA SHEET\A3.2 ELEVATIONS NEW.DWG



SKYLIGHT SCHEDULE							
NUMBER	SIZE		STYLE	MANUFACTURER	REPORT #	MODEL	NOTES
	WIDTH	HEIGHT					
1	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
2	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
3	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
4	1'-10.5"	1'-10.5"	DECK MOUNT	VELUX	199	VSS	TEMP
5	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
6	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
7	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
8	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
9	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP

REFERENCE KEYNOTES		
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
ROOFING AND SIDING -		
BUR	-	BUILT-UP ROOF SYSTEM
SHG-1	-	CLASS 'A' GAF - SLATELINE - ANTIQUE SLATE PRESIDENTIAL COMP SHINGLES OVER 30# FELT AND ROOF SHEATHING W/ RADIANT BARRIER

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DESIGNS

davidk@kuopdesigns.com

408.357.0818

3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

ROOF PLAN

NOT FOR CONSTRUCTION

TONY TRUONG AND CINDY PHUN
10 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

TE:
2020.10.25
ALE:
PER SHEET
AWN BY:
DAVID
AN NO.:
2028

SHEET:

A4.1

REVISIONS DATE
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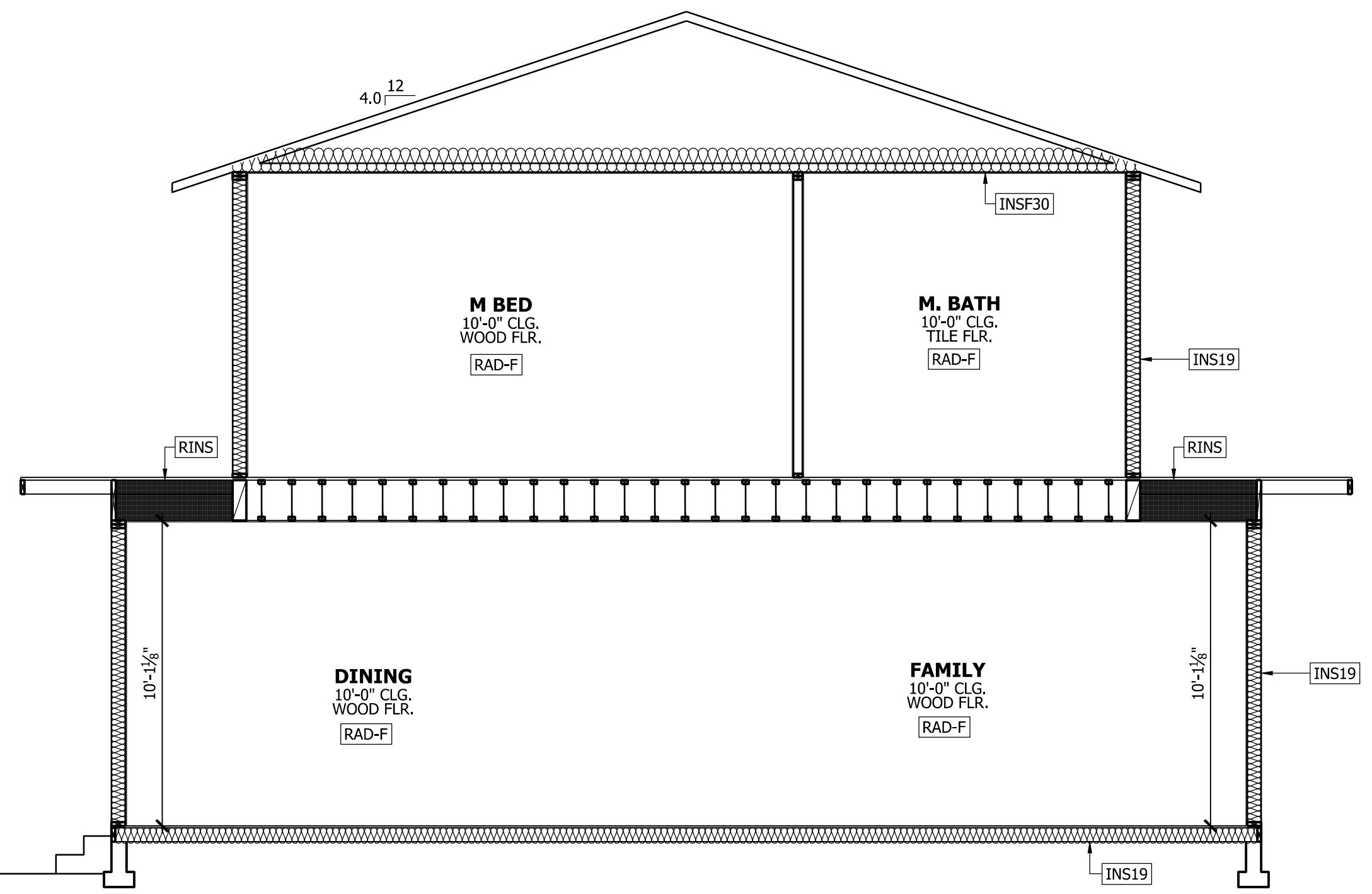
SECTIONS

NOT FOR CONSTRUCTION

RESIDENTIAL ADDITION FOR:
 TONY TRIONG AND CINDY PHUN
 40 MANZANITA COURT
 MILLBRAE, CA 94030
 APN# 024-4113-160

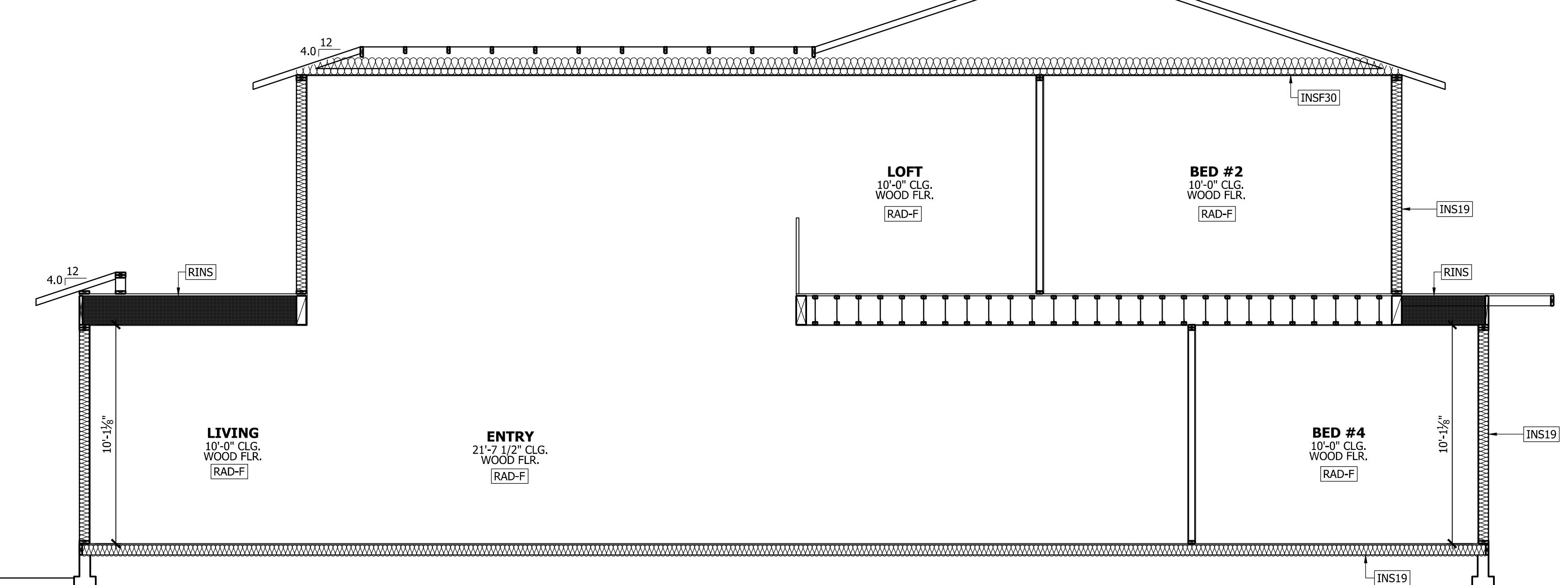
DATE: 2020.10.25
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2028

SHEET: A5.1



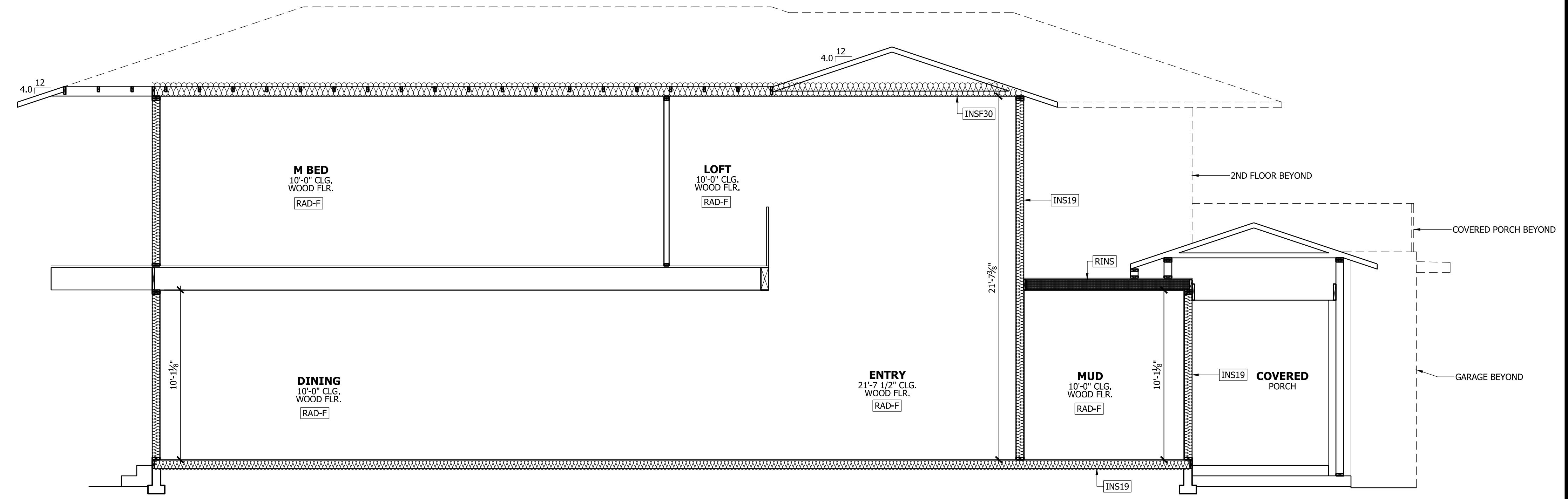
SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"



NOT FOR
CONSTRUCTION
SECTIONS

RESIDENTIAL ADDITION FOR:
TONY TRIUONG AND CINDY PHUN

40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE:
2020.10.25
SCALE:
PER SHEET

DRAWN BY:
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PLAN NO.:
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3141 Stevens Creek Blvd #104
 San Jose, CA 95117
 408.357.0818 Office
 530.919.2921 Cell

PROJECT DESCRIPTION

DATE: NOVEMBER 9, 2020

OWNERS:

Tony Truong & Cindy Phun

PROJECT ADDRESS:

40 Manzanita Court
 Millbrae, CA 94030

Proposed is a residential remodel/addition of the existing house at the above project address. The house will be demo'd down to floor framing. Existing Foundation will remain. Site front yard will have a widened driveway for the new garage approach and the rear site will have a new pool, new concrete deck and new wood framed deck.

1st Floor:

Demo Entire 1,977 Sf house, except existing foundation. Level existing foundation as needed. Add 10 ft 840 SF to the rear and right side of the house(including garage 203 SF). New 123 SF front covered porch. New 761 SF Porch out rear of the great room. New PG&E gas and electric meter locations. New water heater, F.A.U. electrical and lighting throughout.

2nd Floor:

New 1,642 SF second floor with loft area open to below. New 93 SF front porch over garage and 181 SF rear porch off master.

Site:

New wider driveway in front. New swimming pool in rear along with a 120 SF gazebo with bathroom and storage.

RESIDENTIAL REMODEL/ADDITION

INITIAL HERE _____



(COPY—
Original submitted to project applicant)

ATTACHMENT 3

City of Millbrae

PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, Cindy Phun and Tony Truong, (owner/owner's agent), have met with the party listed below regarding a Building permit (type of permit(s)) for Residential Remodel / addition (project description) at 40 Manzanita Court (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

RECEIVED

Signature

Date

MAR 8 2021

11/10/20

CITY OF MILLBRAE

PLANNING DIVISION

THIS FORM IS TO BE RETUNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Maura LeBaron-Hsieh and Tyken Hsieh, own the property located at 25 Manzanita Court. On 11/12/2020, the above proposal was shown to me and I received a copy of the plans.

I support the proposal as shown to me.

Signature

Date

I oppose the proposal as shown to me

Signature

Date

Maura LeBaron-Hsieh
Tyken Hsieh

11/12/2020

Maura LeBaron-Hsieh
Name

maura.lebaron.hsieh@gmail.com
Email

(617) 686-5111
Contact Number

Comments (optional):

We are excited to welcome our new neighbors directly across the street! However, we oppose the current proposal because the additional building height, as well as the horizontal expansion toward 30 Manzanita Court, will block our small but cherished view of the Bay and the East Bay Hills. This will negatively impact our...

November 2017

(Continued from reverse)

... enjoyment of our own property, negatively impact our property value, and negatively impact the overall neighborhood aesthetics.

The interior floor plan looks lovely and we strongly recommend that Cindy and Tony resubmit a plan that better utilizes their 0.5-acre downsloping lot with panoramic Bay views throughout, without increasing the height of the building relative to Manzanita Court.

Maura LeBaron Hsieh
11-12-20



City of Millbrae
PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, Cindy Phun and Tony Truong (owner/owner's agent), have met with the party listed below regarding a Building permit (type of permit(s)) for Residential remodel / addition (project description) at 40 Manzanita Court (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

Signature

Date

A handwritten signature in black ink.

THIS FORM IS TO BE RETUNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Jane Hwang and Anthony Lee, own the property located at 30 Manzanita Court. On 11/12/20, the above proposal was shown to me and I received a copy of the plans.

I support the proposal as shown to me.

Signature _____ Date _____

I oppose the proposal as shown to me

Signature Jane Hwang Date 11/20/20

Jane Hwang
Name

jane.hwang.23@gmail.com Email (347) 288-3973
Contact Number

Comments (optional):

Please see attached comments.

RECEIVED

NOV 23 2020

CITY OF MILLBRAE November 2017

PLANNING DIVISION

Main 650.259.2341
Fax 650.697.2657

Jane Hwang & Anthony Lee
30 Manzanita Ct.
Millbrae, CA 94030
(347)288-3973
(415)939-9999

First, we'd like to welcome our new neighbors to Manzanita Court. It's a diverse, family-friendly neighborhood we hope you will come to enjoy as much as we do.

My wife and I have a couple of concerns for the proposed plan. 1) The expansion towards the property line on the east side of the house and 2) the height of the second-floor addition.

In its current state, the proposed plan not only builds towards our home, it builds upwards, impacting our home more than any of the surrounding properties. Despite having ample room to build west or south, it reduces the setback between our homes by 10' for the entire length of the structure.

It also raises the height of the building by over 12" on our side of the property, negatively impacting our sense of privacy and our property value. The way our homes are currently situated, we have the benefit of having no direct line of site between our windows. It's one of the unique things about our home that we value.

To mitigate these concerns, we ask the city and homeowners to consider a greater setback between our homes that is more reflective of the distance between 40 and 50 Manzanita. We would also ask for a greater setback on the second floor and a window study that shows second-floor windows in relation to ours.

We recognize how challenging it is to remodel a home. Please don't hesitate to contact us if you would like to discuss further.

Sincerely,
Jane Hwang & Anthony Lee

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NOV 23 2020

CITY OF MILLBRAE
PLANNING DIVISION

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Total Postage and Fees

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\$8.60

Sent To
ANTHONY LEE & JANE HWANG
Street and Apt. No., or PO Box No.
30 MANZANITA CT
City, State, ZIP+4
MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Total Postage and Fees

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\$8.60

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TYKEN HSIEH & MAURA HSIEH
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25 MANZANITA CT
City, State, ZIP+4
MILLBRAE, CA 94030

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\$2.20

Total Postage and Fees

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\$8.60

Sent To
CALVIN YU

Street and Apt. No., or PO Box No.

50 MANZANITA CT

City, State, ZIP+4

MILLBRAE, CA 94030

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Postage \$2.20

\$2.20

Total Postage and Fees

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DAVID & GRACE WANG

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219 SEBASTIAN DR

City, State, ZIP+4

MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions





25 Manzanita Court



30 Manzanita Court



50 Manzanita Court



40 Manzanita Court Front/Left



40 Manzanita Court Front



40 Manzanita Court Rear



40 Manzanita Court Right

ATTACHMENT 5



ATTACHMENT 6





3141 Stevens Creek Blvd #104
 San Jose, CA 95117
 408.357.0818 Office
 530.919.2921 Cell

DESIGN OPTIONS

DATE: AUGUST 1, 2021

OWNERS:
 Tony Truong & Cindy Phun

PROJECT ADDRESS:
 40 Manzanita Court
 Millbrae, CA 94030

DESIGN OPTIONS REGARDING 25 MANZANITA'S VIEW.

The proposal for this design is to add SF for my clients to provide them with an adequately sized residence for their large family. During this process we reviewed multiple options including site location for additions along with second story placement and providing a story pole installation for the neighbors.

Site location/design

Please refer to X-40 MANZ SP-E 2021.05.12.pdf. This site plan shows areas of development for this site to include areas where we cannot build based on setbacks and easements, areas of highly sloped areas, a flat rear yard area we would like to keep as a rear yard and ideal areas for additions. Very quickly we found that if we were to keep a usable back yard for this project, the ideal location for an addition would be to the right of the existing house.

Single Story Analysis

- The option for a single-story addition was a consideration but did not provide enough space for the requirements of my client. As you see on V-40 MANZ-OTHER OPTIONS.pdf you can see that if we were to do a single-story addition to the right, we would completely block the neighbors view with the new roof height that would be created.
- The second issue for a single story addition would be land availability. There is very little room for a usable rear yard. There is room to the right of the house to add SF, but we run into a sloping hill quickly. Adding SF to the back left, where the existing and proposed outside yard is, would eliminate any usable yard this lot has.

Second Story Analysis

- Adding a second story to the project is necessary for my client. The right side of the 1st floor is much larger than the left side of the house, so simply based on this, we decided to do our second story addition on the right side of the house. To make the second-floor addition, not look like an addition we also added a lofted area to the left side of the 1st floor. This helps to give the house a cohesive massing and architecturally attractive front façade.
- As the neighbors are concerned with losing their view, we also looked at the option of lowering the plate heights to 8ft on the 1st and 2nd floor. See V-40 MANZ-OTHER OPTIONS.pdf. This shows that the view would still be impacted by lowering the plates from 10ft to 8ft.
- Also, if we were to do a 1st floor addition to the right along with a second-floor addition over the left side of the house only, we would still be blocking their view with the new roof height created by the 1st floor addition. This also would not create adequate space for my client. Also, adding a second floor to just one side of the house, creates an unbalanced feel to the front façade along with an odd roof condition requiring a cricket to divert rainwater. See V-40 MANZ-ELEV-N 2021.09.09
- Since we are going to impact the neighbors view no matter where we do an addition, we proposed the idea of the removal of a pine tree in my clients back yard to give the neighbors a new view. This view of Mt. Diablo area can be seen on Tree pic for 25 manzanita Behind tree view 2.jpg.
- The second story addition is sized based on many factors, including stair location, setback from 1st floor and room size.
 - The stair location for this design is located in an accessible location on the main floor to the front entry for exiting and also to give a nice flow from the 2nd floor to the 1st floor kitchen/living area. The second floor is designed around this stair location.
 - Based on planning/zoning regulations for this lot, the 2nd floor is required to be setback from the 1st floor by 4'-0" on the right side and 10'-0" on the left and front side of the residence.
 - Room sizes – at the top of the stairs we have a 3'-10" hallway providing access to bedroom #3 which is 11'-0" x 14'-0" with a standard depth closet. This creates our 2nd story width, that is setback 4'-0" from the right side 1st floor exterior wall. I'm providing an example of what would happen if we setback the 2nd floor 7'-0" from the right side 1st floor setback. See V-40 MANZ-ELEV-N 3FT SETBACK 2021.09.09. This will decrease the usable space significantly and confine our design. This will give additional view to 25 Manzanita that they did not originally have.
 -

INITIAL HERE

Tree Removal

The pine tree shown on the right side of all photos provided has an option to be removed to help with the overall view of 25 Manzanita. Per City municipal code, there is no issue with the removal of this tree.

Story Pole Design

The neighbors of 25 Manzanita have shown that they disapprove the design, although we have shown them that no matter what addition location we do, we will be altering their view. They asked us to do a story pole design. We installed story poles per the plans and these were verified by our contractor and the neighbor at 25 Manzanita. The neighbor provided before and after photos of their view along with SF of their existing vs proposed views. This is shown under STORY-POLE-VIEW-STUDY 7-13-2021 Annotated and STORY-POLE-VIEW-STUDY 7-13-2021 View Area Calculations.

I also provided SF analysis of the original photo and Story Pole photo and added SF to the neighbor's study based on the CAD area calculations.

- As you can see on the original photo, I'm showing the neighbors have an unobstructed view of 28 SF. On the same pdf sheet, you can see that if we remove the tree in the background the neighbors would have a new view of 19 SF V-40 MANZ-ORIGINAL PHOTO
- As you can see on the Story Pole photo, I'm showing the neighbors have an existing view of 16 S. On the same pdf sheet, you can see that if we remove the tree in the background the neighbors would have a new view of 15 SF. V-40 MANZ-STORY POLE PHOTO
- Also on the story pole pdf you can see the neighbors legend/calcs in green, yellow, purple and red. I've converted these to the same SF as used in my CAD calculations. Also please note, we are not proposing an 8ft fence for this project. V-40 MANZ-STORY POLE PHOTO
- We've also created a option showing the second floor with a 7'-0" setback instead of 4'-0", adding 3'-0" to the view with the story pole and original photo. The story pole photo gives a 25 SF view and original photo gives 37 SF view. V-40 MANZ-ELEV-N 3FT SETBACK 2021.09.09
- The different angles created by the original and second (story pole) photos have conflicting SF numbers. This is because the two photos of before and after were taken from different vantage points.

Conclusion

In conclusion, we have shown the best addition areas on this lot and obstructions to the neighbors view that are created by the different options. We conclude that the best solution for providing the neighbors with a view, is to create a new one by the removal of the pine tree. We also feel that we are creating a similar sized with our addition as proposed with the removal of this tree based on our study and a decrease in the size of the second story is not necessary.

Here is a chart of the photos taken along with the SF view of Existing House, Proposed Addition and Added 3 ft Setback.

View	Original Photo SF	Story Pole Photo SF
Existing House	28 SF	16 SF
Proposed Addition	19 SF	15 SF
Added 3 ft Setback	37 SF	25 SF



ORIGINAL PICTURE SINGLE STORY ADDITION WITHING SETBACKS

SINGLE STORY ADDITION TO THE RIGHT STILL BLOCKS THE VIEW 10FT IS THE EXTENT OF OUR 1ST FLOOR ADDITION OF THE PLANS NOW WITHOUT THE SECOND FLOOR ADDED



ORIGINAL PICTURE 8FT 1ST & 2ND FLOOR CEILING HEIGHTS

MAIN VIEW IS STILL BLOCKED

V-40 MANZ-OTHER OPTIONS

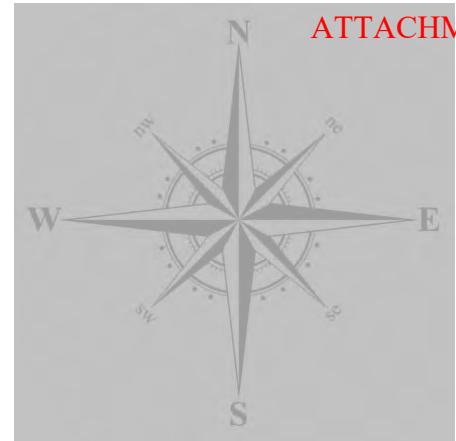
Garden Guidance LLC

Ellyn Shea, Consulting Arborist & Horticulturist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor

ASCA Registered Consulting Arborist #516

2085 Hayes Street, No. 10 • San Francisco, CA 94117
 Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net
www.garden-guidance.com Venmo: @Ellyn-Shea



Cindy Phun
40 Manzanita Court
Millbrae, CA

June 4, 2021

Assignment

- Review Sheets A0.1 and L1 for 40 Manzanita Court dated 10-25-20.
- Visit the site to evaluate trees shown on plan and any trees not shown on plan that qualify as protected trees according to local ordinance.
- Collect identifying data on each tree, evaluate impacts of construction and make recommendations for protection or removal.
- Provide a written arborist report with marked up site plan, tree data and tree protection plan.

Background

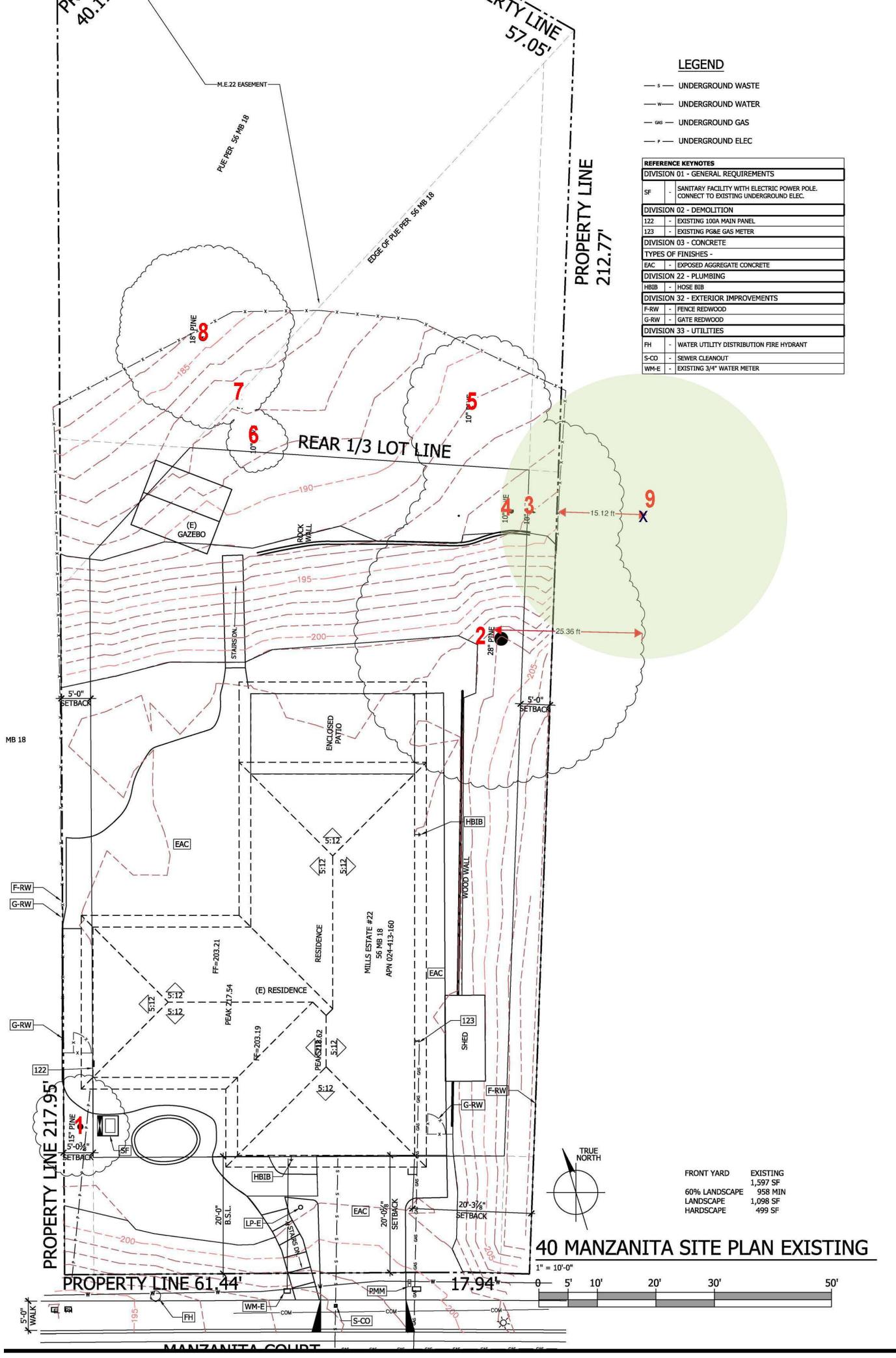
The City of Millbrae requires an arborist report to accompany a development application. Protected trees are defined by Chapter 9.45 of the Municipal Code as any healthy tree with a trunk or multiple trunks with a circumference of thirty-six inches or greater measured twenty-four inches above mean existing grade. The Planning Department's Design Review Checklist requires an arborist report for any proposed tree removal, grading or construction work within 2 feet of the dripline of existing trees. I visited the site on May 27, 2021.

Summary

A spreadsheet with observations and recommendations is included with this report. Below is a summary:

- 9 trees were considered, 8 on the subject property and 1 on the neighboring property overhanging the project.
- 6 of the 9 evaluated trees are considered protected by ordinance, including the one on the neighboring property.
- 1 protected tree is recommended for removal and 5 protected trees are recommended for preservation.
- Tree 2, a protected tree, is recommended for removal due to its declining health and the impacts of construction both above and below ground.

The following pages contain a site plan and photos of the protected trees. The location of Tree 9 is approximated.



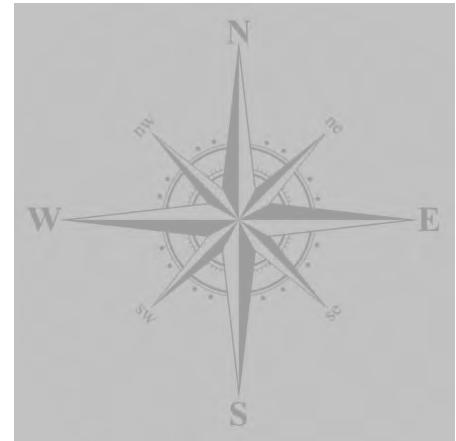
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ASCA Registered Consulting Arborist #516

2085 Hayes Street, No. 10 • San Francisco, CA 94117
Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net
www.garden-guidance.com Venmo: @Ellyn-Shea



Tree 1

Tree 1 is a Deodar Cedar (*Cedrus deodara*) that has been repeatedly pruned as a hedge. However, it is classified as a protected tree according to ordinance due to its trunk circumference at 24 inches from grade.

Roots will be impacted by a new pathway installation within the dripline, as noted in the spreadsheet. These impacts can be mitigated by employing the tree preservation measures specified in this report.



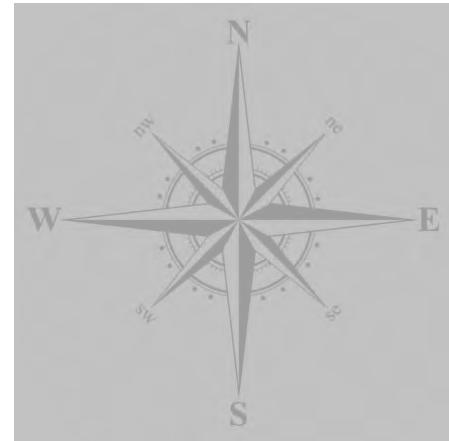
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Trees 2 and 9

Tree 2 is defined as a Protected Tree by ordinance. It is a Monterey Pine (*Pinus radiata*) in poor health with branch dieback consistent with pitch canker, a common untreatable disease of Monterey Pines. Trees in poor health are less likely to survive even minor impacts of construction. In this case, roots will be cut or damaged within the dripline for grading and construction of a DG (decomposed granite) pathway on the south side and deck footings on the west side, as shown on sheet L1.

Adding a second story will require canopy pruning for clearances not only for the finished building, but for the necessary access by workers and equipment. Removal is recommended.

Because the neighboring Tree 9 is growing nearby, the canopy is somewhat asymmetric. Pruning Tree 9 to balance the canopy is recommended when Tree 2 is removed.



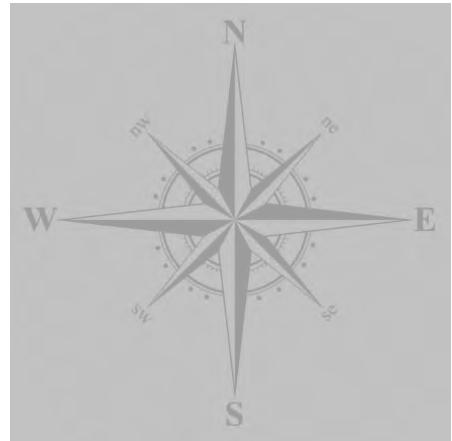
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www.garden-guidance.com Venmo: @Ellyn-Shea



Trees 3 and 4

Trees 3 and 4 are Canary Island Pines (*Pinus canariensis*) which are protected by ordinance. Roots will be somewhat impacted by the new retaining wall footing, as detailed in the spreadsheet, but this can be mitigated by employing the tree preservation measures specified in this report.



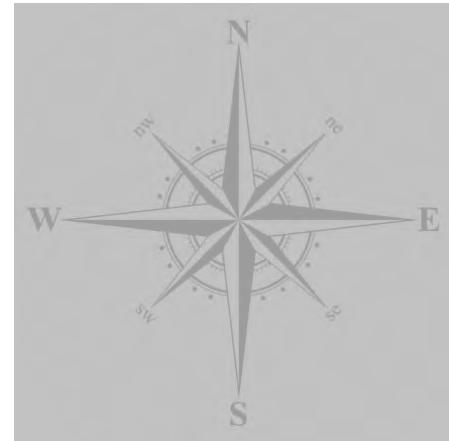
Garden Guidance LLC

Ellyn Shea, Consulting Arborist & Horticulturist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor

ASCA Registered Consulting Arborist #516

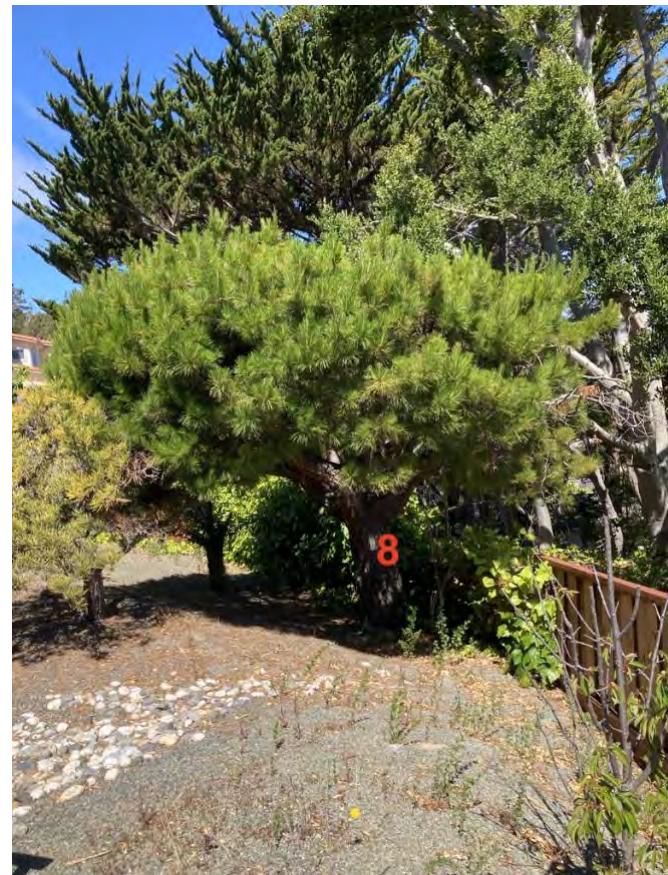
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Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net
www.garden-guidance.com Venmo: @Ellyn-Shea



Tree 8

Tree 8 is classified as a protected tree, but its location in the corner of the yard and the topography keeps it away from the construction area. The closest new landscaping is about 40 feet away, over 28 times DBH (trunk diameter measured at 54 inches).

A typical Tree Protection Zone radius (TPZ radius) is $10 \times \text{DBH}$, and the footprint of the project is more than twice outside that. However, protective fencing as specified in this report is recommended to prevent soil compaction or bark injury from storing, staging and other necessary construction processes.



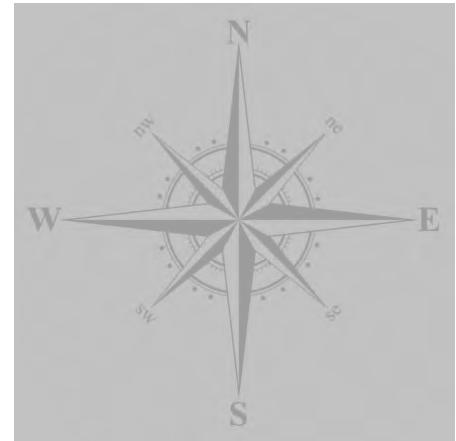
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Ellyn Shea, Consulting Arborist & Horticulturist

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Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net
www.garden-guidance.com Venmo: @Ellyn-Shea



Spreadsheet Observations and Specifications

The text below further expands upon the data in the spreadsheet:

Identifying information

- Tree number: No number tags are on the trees. Numbers correspond with the numbers on the site plan included with this report.
- Species: Common and botanical name of the tree
- DBH: Trunk diameter measured at 54 inches from the ground, expressed in inches. This is used to calculate tree protection zone radius (TPZ radius)
- Circumference measured at 24 inches from the ground, expressed in inches.
- Protected tree? Yes or No based on the criteria in Millbrae Municipal Code, Section 9.45.
- Condition Ratings: Health, Structure and Form using the criteria in the 10th Edition of the Guide to Plant Appraisal published by the Council for Tree and Landscape Appraisers in 2019.

Impacts and Preserve/Remove recommendations:

- Impacts of Construction: based on reviewing the provided plan set.
- Preserve/Remove?: Recommendations based on tree condition and projected impacts of construction.

Tree Preservation recommendations:

- TPZ Radius: a radius of 10 x DBH, expressed in feet. Within this radius, tree protection design and building practices are specified in this report.
- Tree Preservation Recommendations: specifications are given below.
 - Chain link fencing at 10xDBH: This is recommended for Trees 5-8 to prevent inadvertent soil compaction or bark injury from storing, staging and other necessary construction processes. Fencing to enclose the entire group of trees is acceptable. Fencing shall consist of 5- or 6-foot-high chain link fencing on 2-inch tubular galvanized iron posts spaced not more than 10 feet on center. Posts may be driven a minimum of 2 feet into undisturbed soil or placed into concrete blocks on pavement. TPZ fencing must be installed before construction begins and remain in place during the entire project.
 - Trunk wrap: This is recommended where TPZ fencing is not possible, or work is likely within the TPZ. (Trees 3, 4 and 1) Wrap the lower 6 feet of the trunk with straw wattles prior to the

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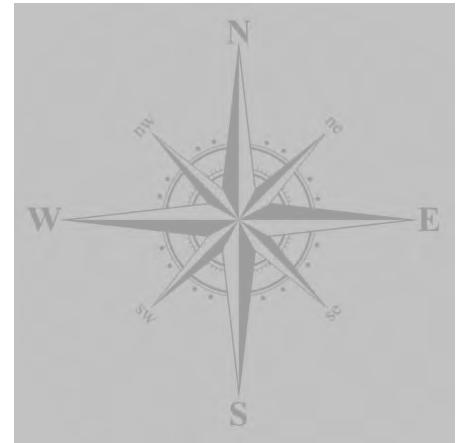
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Venmo: @Ellyn-Shea



commencement of construction.

- Root buffer: This is also recommended within the TPZ whenever TPZ fencing is not possible, or work is likely within the TPZ. For Trees 3 and 4, place $\frac{3}{4}$ -inch plywood on top of existing gravel within the TPZ. For Tree 1, buffer exposed soil as follows:
 - Spread tree chips over the designated area to a minimum depth of 6 inches.
 - Add a second course of 3/4-inch quarry gravel.
 - Top with 3/4-inch plywood.
- Hand-dig within 10xDBH: Do this for pathway excavation near Tree 1, and the retaining wall near trees 3, 4 and 9.
- Selective root pruning within 10xDBH: Do not prune roots over 2 inches in diameter without approval from an ISA Certified Arborist qualified to make tree preservation decisions during development (the Project Arborist).
- Alternate pavement or wall footing section within 10xDBH: For pavement within the TPZ, do not excavate below grade. Support pavement using Tensar Geogrid or equivalent plus base rock on top of exposed soil. For wall footings within the TPZ, hand-dig to expose roots and support the wall using piers rather than a continuous footing, to preserve roots over 2 inches in diameter. The Project Arborist should be on site to advise the placement of footings.
- Drip irrigation: Permanent drip irrigation is recommended for all trees to improve health and mitigate construction impacts. Drip irrigation for existing trees should run off a separate valve than for new landscape plants. Place $\frac{1}{2}$ -inch Netafim inline emitter line at the dripline or as close as possible. Emitter line should have .5-.6 GPH emitters spaced 12-18 inches apart. Run irrigation twice a month for 30-60 minutes during the dry season.

40 Manzanita Court
Tree Inventory

Identifying Information							Condition ratings according to 10th Edition of the Guide to Plant Appraisal				Tree Preservation Recommendations (specifications provided in the report)								
Tree #	Species	DBH: Trunk diameter @ 54" (expressed in inches)	Circumference @ 24" (expressed in inches)	Protected Tree?	Health	Structure	Form	Impacts of Construction	Preserve/ Remove?	TPZ radius (feet)	Chain Link Fencing at 10 x DBH	Trunk wrap	Root Buffer-exposed soil within 10xDBH	Hand dig within 10 x DBH	Selective root pruning with Project Arborist within 10xDBH	Alternate pavement or wall footing section within 10 x DBH	Drip irrigation	Notes	
1	<i>Cedrus deodara</i> , Deodar Cedar	17	53	Y	80%	40%	40%	Root loss/disturbance from pavement installation within 6 feet of trunk (4-5 x DBH)	Preserve	14			x	x	x	x	x	Pruned as a hedge. Support pavement within 10x DBH using Tensar Geogrid or equivalent + base rock on undisturbed soil	
2	<i>Pinus radiata</i> , Monterey Pine	30	106	Y	40%	80%	80%	Root loss/disturbance from grading, excavation within 6 x DBH). Pruning for clearances to build second story	Remove	n/a								Declining health-not likely to survive impacts of construction	
3	<i>Pinus canariensis</i> , Canary Island Pine	11.5	40	Y	65%	40%	35%	New retaining wall ~6 ft from trunk (6.25 x DBH)	Preserve	10		x	x	x	x	x	x	Topped and fair health . Support wall with pier footings around roots over 2" diameter. Prune deadwood and light tipping back for shape to improve appearance.	
4	<i>Pinus canariensis</i> , Canary Island Pine	15	42	Y	65%	40%	35%	New retaining wall ~6 ft from trunk (4.8 x DBH)	Preserve	13		x	x	x	x	x	x	Topped and fair health . Support wall with pier footings around roots over 2" diameter. Prune deadwood and light tipping back for shape to improve appearance.	
5	<i>Pinus thunbergiana</i> , Japanese Black Pine	10	31	N	60%	80%	80%	Possible soil compaction or bark injury due to storing/staging of materials	Preserve	8	x						x		
6	<i>Pinus mugo</i> , Mugo Pine	7	28	N	60%	50%	50%	Possible soil compaction or bark injury due to storing/staging of materials	Remove or Preserve		x						x	Bonsai, poor health, however preservation is possible. Not protected by ordinance	
7	<i>Pinus thunbergiana</i> , Japanese Black Pine	5	15	N	60%	80%	80%	Possible soil compaction or bark injury due to storing/staging of materials	Remove or Preserve		x						x	Yellowing foliage, girdling root. However preservation is possible. Not protected by ordinance	
8	<i>Pinus pinea</i> , Italian Stone Pine	18.5	61	Y	80%	60%	70%	Possible soil compaction or bark injury due to storing/staging of materials	Preserve	15	x						x	Topped	
9	<i>Pinus radiata</i> , Monterey Pine	30 est	106 est	Y	40%	80%	80%	Possible root loss/disturbance from footing of new retaining wall within dripline	Preserve	25			x	x	x	x		If #2 removed, prune to balance canopy	

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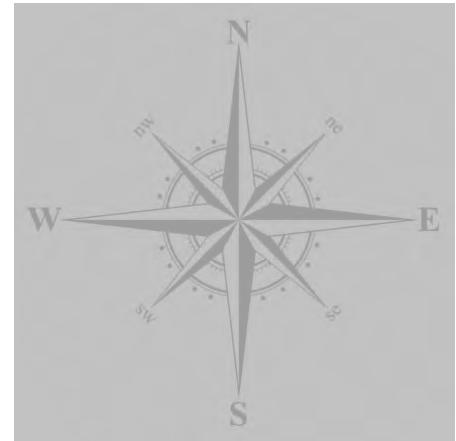
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Recommendations

- Create a Tree Protection site plan showing the location of all tree protection measures including fencing, trunk wrap, root buffers and areas of hand-digging.
- Create alternative section drawings for pavement and retaining wall footings with the TPZ.
- Include the above documents along with this report as part of the plan submittal to the City of Millbrae.
- Obtain permission from the City prior to removing Tree 2.
- Tree 9 should be pruned to balance the canopy at the same time that Tree 2 is removed.
- All tree protection measures must be in place prior to the commencement of construction and remain until the project is completed.

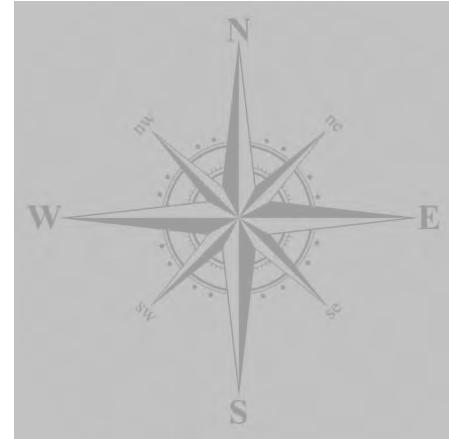
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2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement, or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

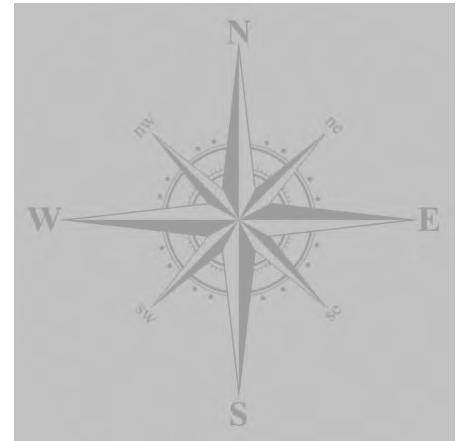
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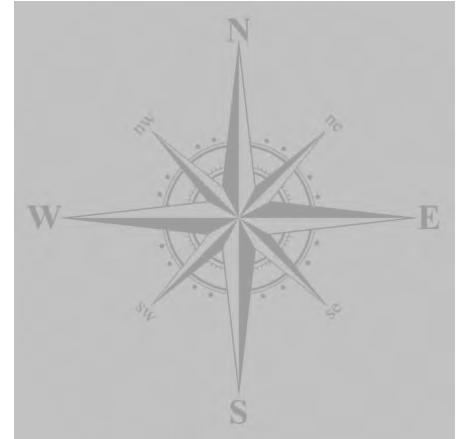
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Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the trees and/ or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing, Certified Arborist (#WE-5476A), and a Qualified Tree Risk Assessor with the International Society of Arboriculture, and a Registered Consulting Arborist (#516) with the American Society of Consulting Arborists.

I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 20 years.

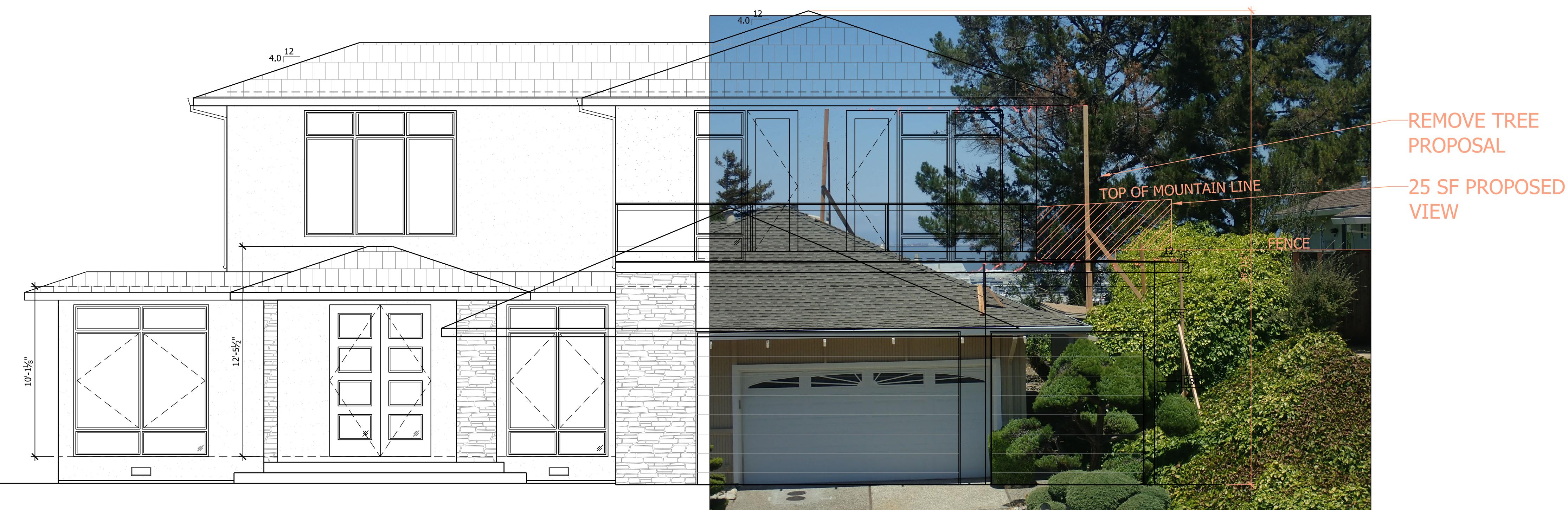
Signature:

Date: 6/4/21

ATTACHMENT 10



ATTACHMENT 11



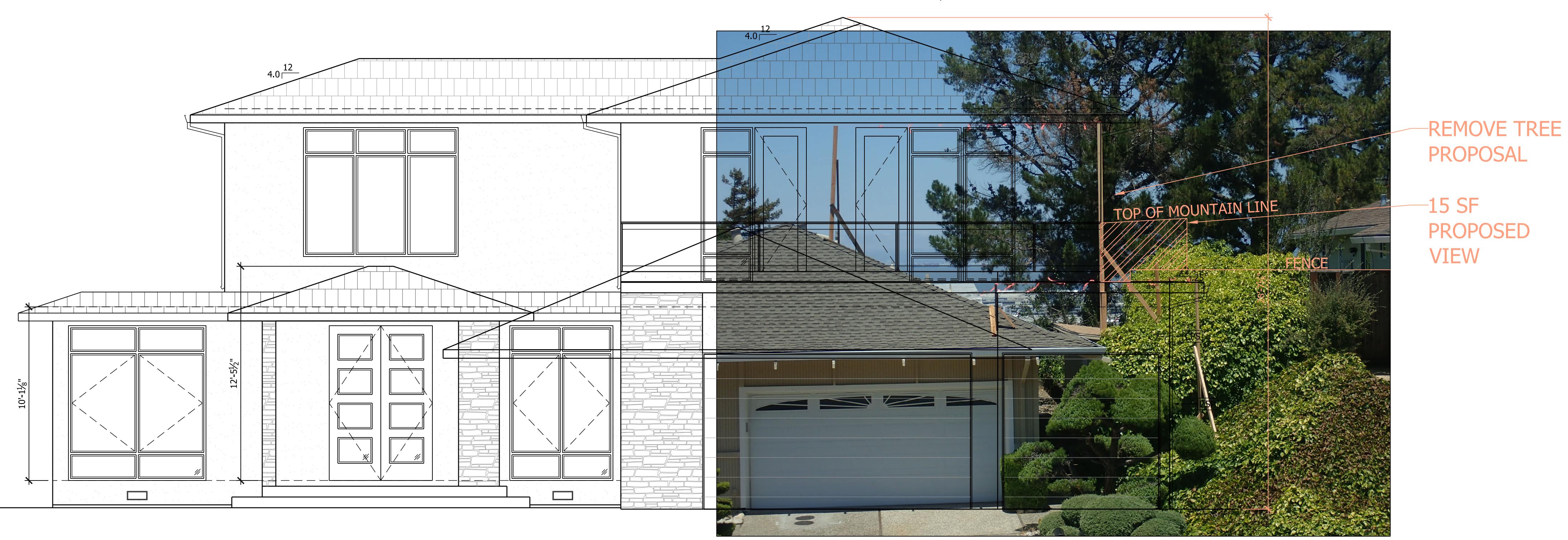
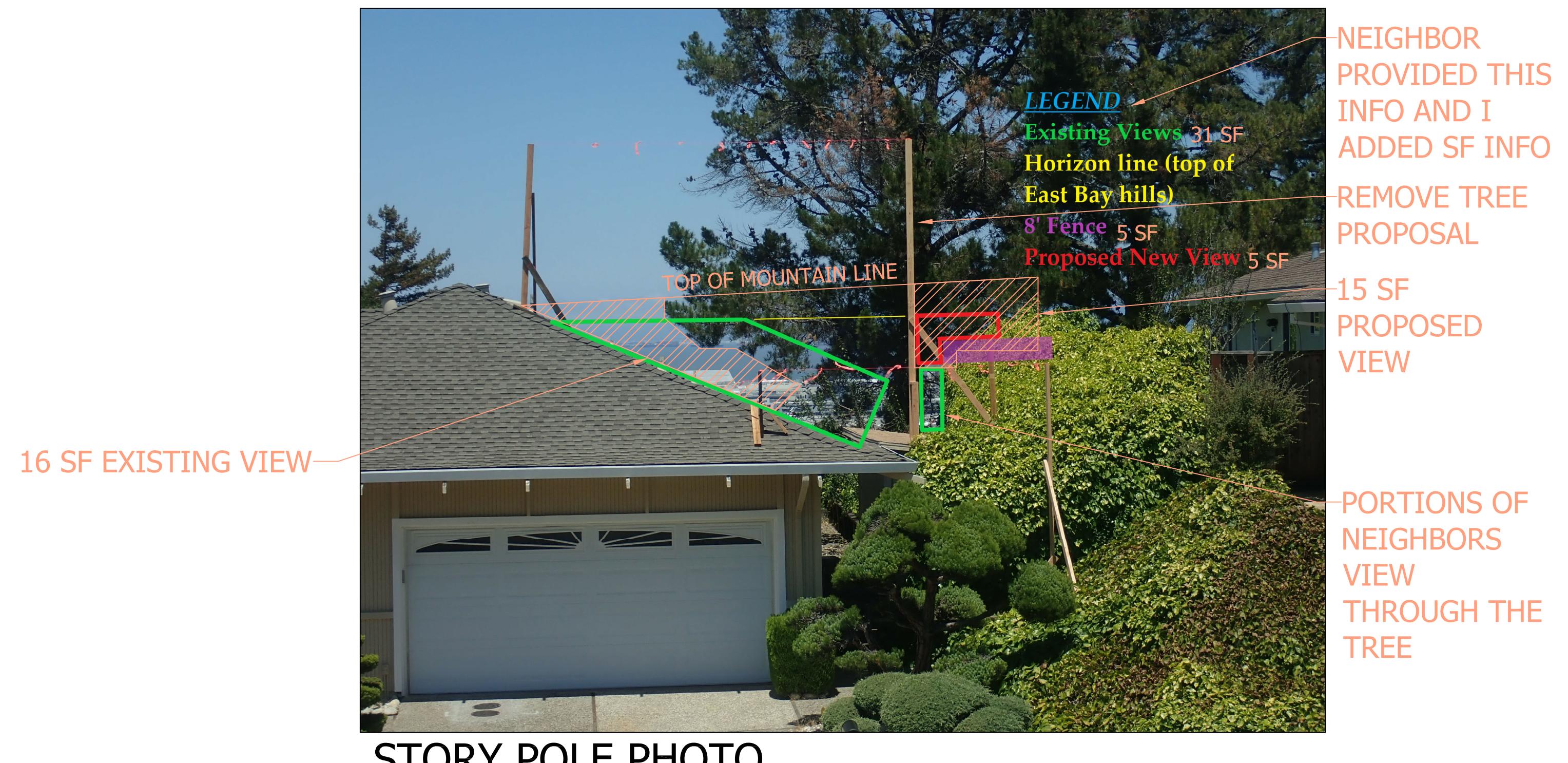
STORY POLE PICTURE W/ 3FT 2ND STORY SETBACK



ORIGINAL PICTURE W/ 3FT 2ND STORY SETBACK

V-40 MANZ-ELEV-N 3FT SETBACK 2021.09.09

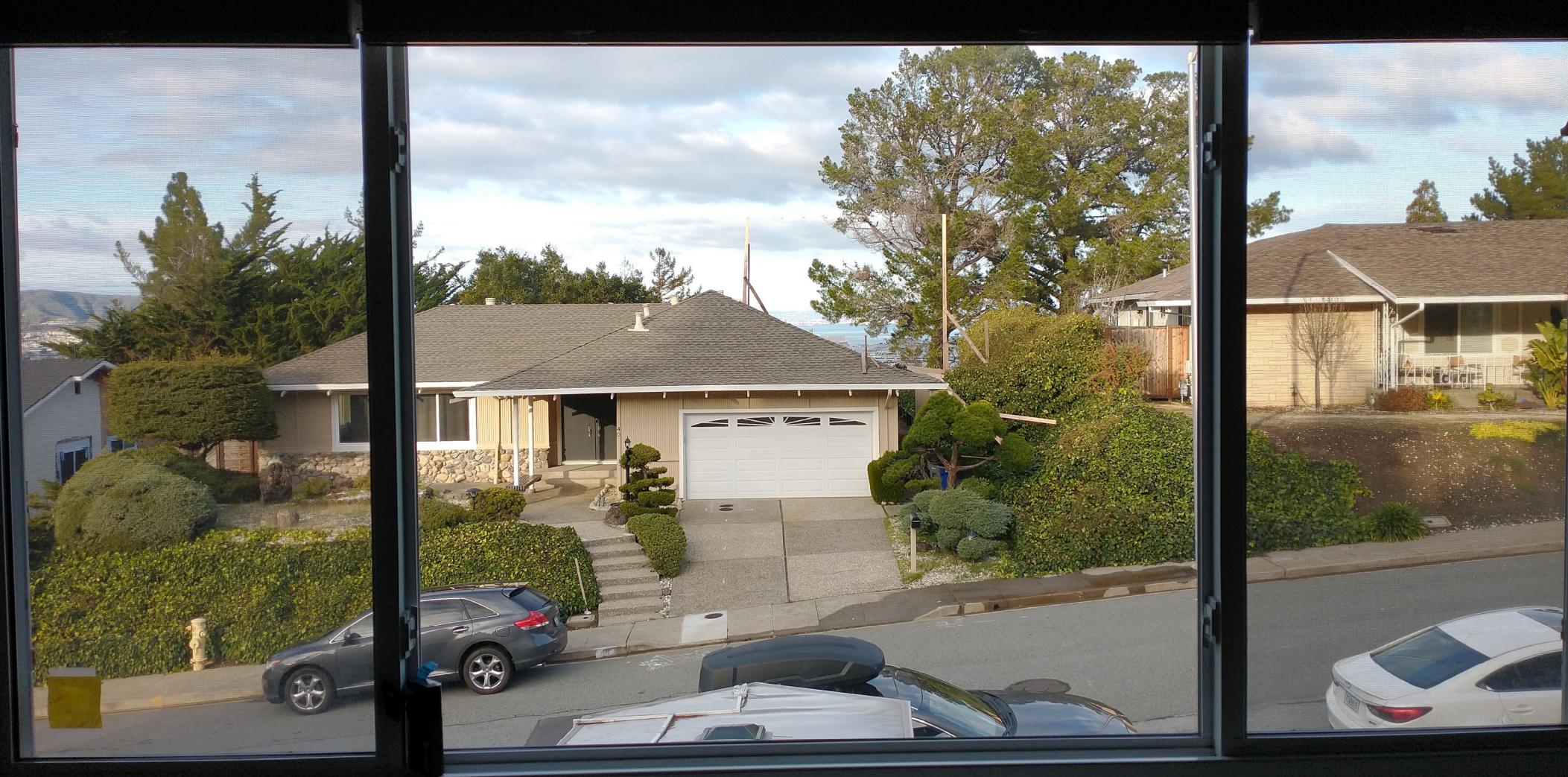
ATTACHMENT 12



STORY POLE PHOTO

V-40 MANZ-STORY POLE PHOTO

ATTACHMENT 7









1/25/2022

**Visual Assessment of One (1) Monterey pine (*Pinus radiata*) Specimen
 On Private Land**

 at
**40 Manzanita Court
 Millbrae, CA**

Mr. Nestor Guevara
 City of Millbrae Planning Division (CDD)
 621 Magnolia Ave.
 Millbrae, CA 94030

Dear Mr. Guevara,

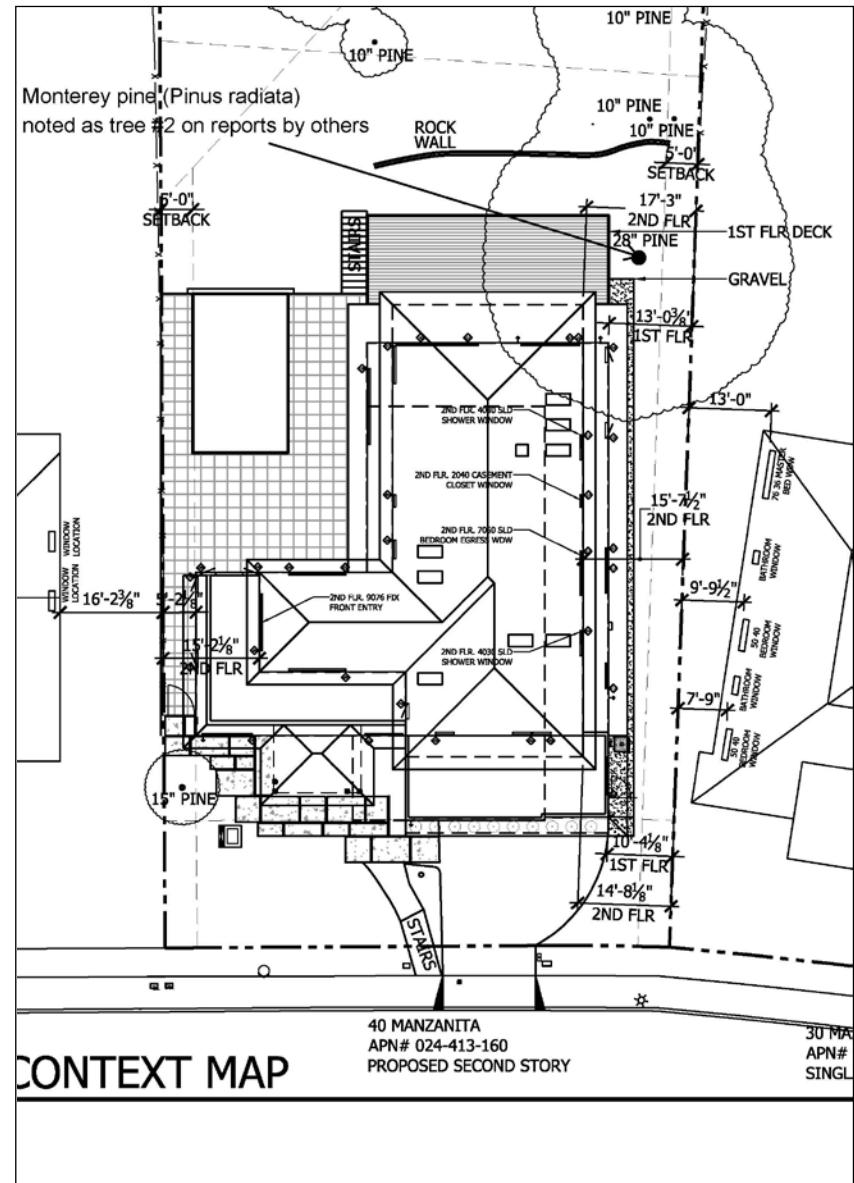
The following letter report was requested by City of Millbrae Staff and prepared by Walter Levison, Consulting Arborist (WLCA), a consultant retained by the City, in order to document existing conditions related to one tree specimen located at the northeast corner of 40 Manzanita Court, on private land. This tree is not currently protected by any municipal tree ordinance, but was nevertheless requested to be assessed by WLCA for planning and mitigation purposes.

This tree is known as "tree #2" in reports by others (see tree map snippet by WLCA at right).

Background

This tree is a Monterey pine (*Pinus radiata*) which is considered a non-native conifer used extensively in Bay Area urban plantings from roughly 1885 through 1985 or so. In the 1990's, this species became highly susceptible to decline and death from a combination of bark beetle infestation and pine pitch canker fungus infection (*Fusarium circinatum*): a pathogen for which there is no known cure or real treatment other than heavy irrigation. The fungus is vectored through the wind (air transmission), and on the legs of creatures such as the bark beetles which are themselves attracted to trees stressed by years of drought.

The decline cycle starts with droughty soil conditions, leading to bark beetle attack in the lowermost trunk area, and ending with pitch canker infecting the tree and eventually killing it either outright or over a period of zero to 5 or 10 years.



Most of the Monterey pines in the visible areas of the Crystal Spring Watershed (Hetch Hetchy Water Delivery System owned by City and County of San Francisco), as a local example of trees infected by pitch canker and also declining from bark beetle attack and droughty soil conditions, are almost all either dead or severely declining at this time, as can be seen along the Sawyer Camp trail between Hillcrest/Chevron Station (Millbrae), and the San Andreas Dam, while walking. It is very likely that most or all Bay Area specimens of this tree species will unfortunately be dead within our lifetimes due to the above-noted cycle of decline.

Basic Data

The tree measures 30.3" diameter at 4.5 feet above grade, using a forester's D-tape to convert actual circumference to averaged diameter.

It stands 45 feet in height, with an approximate spread of 40 feet.

On scales from zero to 100% each, this tree rates out with a health rating of 20% and a structural stability rating of 20%, for an overall condition rating of 20% or "**very poor**" (the condition rating range is from "dead" to "exceptional").

Live twig density and extension, plus live needle density, is rated as "very poor" on a scale from very poor to excellent. The canopy is visibly thinned from infection by pitch canker and years of droughty soil conditions.

The trunk of this tree leans slightly eastward toward the neighbor's property to the east.

Additional Findings and Discussion

Using the ISA standardized tree conservation suitability (TCS) system which assigns a numeric rating of between "8" (poor) and "100" (good) based on factors such as location of proposed construction, soil conditions, species desirability, age, health, and structural stability, this tree rates out with a TCS of approximately "42" (**poor**).

TCS Ratings Range:

80-100 (good)

60-79 (moderate)

<59 (poor)

Using the British "SULE" system (Safe and Useful Life Expectancy), this tree has roughly 1 to 5 years of safe and useful life in the landscape remaining before it becomes a high risk of failure and impact with high value targets.

The tree exhibits extensive pitch flow along multiple sides of the mainstem, at various elevations above grade, which is a common symptom of pitch canker fungus infection.

Important note: The pitch flow on this tree does not appear to be caused by the (non-damaging) pitch flow symptoms of sequoia pitch moth larvae feeding, which are totally different in appearance from the subject tree's pitch flow symptoms. See the author's photographs taken today for reference.

TRAQ RISK RATING

WLCA holds the ISA Tree Risk Assessment Qualification (TRAQ), which allows him to perform risk assessments using the current international ISA standard system of risk evaluation that includes qualitative determination of the risk of whole tree and/or tree part failure and impact with specified targets that are located within an expected fall-zone.

The length of time that the risk ratings are valid for is noted by WLCA for this project as 12 months (1 year) from date of writing, after which the ratings expire, and the trees would need to then be reevaluated to revalidate the risk ratings.

See the amalgamated TRAQ risk rating table at right by WLCA, which contains an abbreviated list of the factors and criteria used for TRAQ evaluation, taken from the official ISA tree risk assessment manual 2nd edition by Dunster et. al (2017).

The tree part most likely to fail from the subject cedar is a 1" to 6" diameter scaffold limb, impacting pedestrians below in the rear yard area. Risk rating for this particular mode of failure is "**Moderate**", which is considered an "elevated level of risk", which may or may not be an acceptable level, depending on the tree owner's comfort level.

Note: The tree will eventually become a "high" risk of failure and impact for the "whole tree failure mode" at some point in the future, after the above TRAQ risk rating expires in January, 2023.

8 - TRAQ FIELD FORM / REVISED 2021 BASED ON 2017 TRAQ MANUAL				
Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
<i>Imminent</i>	Unlikely	Somewhat Likely	Likely	Very Likely
<i>Probable</i>	Unlikely	Unlikely	Somewhat Likely	Likely
<i>Possible</i>	Unlikely	Unlikely	Unlikely	Somewhat Likely
<i>Improbable</i>	Unlikely	Unlikely	Unlikely	Unlikely
Improbable: The tree or tree part is not likely to fail during normal weather conditions, and may not fail in extreme weather conditions within the specified time frame.				
Possible: Failure may be expected in extreme weather conditions, but it is unlikely during normal weather conditions within the specified time frame.				
Probable: Failure may be expected under normal weather conditions within the specified time frame.				
Imminent: Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load. This is an infrequent occurrence for a tree risk assessor to encounter, and may require immediate action to protect people from harm. The imminent category overrides the stated time frame.				
Very Low: Remote chance that failure will impact target. Rarely used site fully exposed; occasionally used site partially protected. E.g. A rarely used trail or trailhead in a rural area, or an occasionally used area that has some protection due to other trees between the failure and the target.				
Low: Not likely that failure will impact target (slight chance). Occasionally used area fully exposed; frequently used area partially exposed; constant target well protected. E.g. A little-used service road next to the tree, or a frequently used street with a street tree between the assessed tree and the street.				
Medium: The failed tree or tree part could impact the target, but is not expected to do so. Frequently used area fully exposed on one side of tree; constantly occupied area partially protected. E.g. A suburban street next to street tree, or a house partially protected by an intermediate tree.				
High: Likely that the failure will contact the target. A fixed target is fully exposed. E.g. Near a high-use road or walkway with an adjacent street tree.				
Likelihood of Failure and Impact	Consequences			
	Negligible	Minor	Significant	Severe
<i>Very Likely</i>	Low	Moderate	High	Extreme
<i>Likely</i>	Low	Low	Moderate	High
<i>Somewhat Likely</i>	Low	Low	Low	Moderate
<i>Unlikely</i>	Low	Low	Low	Low
Negligible: low value damage or disruption, no personal injury.				
Minor: low to moderate damage, small disruptions to traffic or communication lines, or very minor personal injury.				
Significant: moderate to high value damage, considerable disruption, or personal injury.				
Severe: high value damage, major disruption, severe personal injury or death.				

CONCLUSION AND RECOMMENDATIONS

The subject tree is a mature Monterey pine specimen in “very poor” overall condition, with extensive pitch flow that is consistent with the appearance of pine pitch canker fungus infection pitch flow.

The author expects this tree to further decline and die within zero to 5 years as a result of pitch canker infection, bark beetle attack in the near future, and droughty soil conditions.

The tree’s TRAQ risk rating for scaffold limb failure and impact with pedestrians is currently “moderate”, though in the near future, the risk rating may increase to “high” in terms of whole tree failure mode.

Given the tree’s very limited remaining safe and useful life expectancy in the landscape, and its position in close proximity to an existing single family residence that is undergoing design review by City Planning Staff, it is suggested that the tree be removed at this time for safety purposes.

Mitigation

I would suggest mitigation on the order of three (3) 15 gallon size plantings of a tree or multiple tree species that achieve relatively large canopy size, such as coast live oak, deodar cedar, green atlas cedar, blue atlas cedar, ‘Columbia’ plane tree, silver linden (*Tilia tomentosa*), or Swan Hill fruitless olive, installed on the property with two (2) high-flow type ½” diameter flood bubblers (total flow rate 2.0 to 4.0 gallons per minute per each tree) set directly over the rootball of each individual tree.

The following is a sample suggestion for mitigation rate, assuming removal of a single tree:

- a. Three (3) 15 gallon plantings, or
- b. Two (2) 24” box plantings.



DIGITAL IMAGES 1/25/2022 (WLCA)



Very extensive pitch flow on twigs in the canopy of subject tree #2.

(Intentionally Blank)

Assumptions and Limiting Conditions

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This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:

information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

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Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant



Walter Levison, Consulting Arborist



ISA Tree Risk Assessment Qualified

ASCA Registered Consulting Arborist #401



ISA Certified Arborist #WE-3172A

DIGITAL BADGES:

ISA CERTIFIED ARBORIST CREDENTIAL:

https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpaw8u

ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ):

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From: [Tyken Hsieh](#)
To: [Nestor Guevara](#); [Roscoe Mata](#)
Subject: Regarding 40 Manzanita -- please share with Commissioners
Date: Tuesday, February 15, 2022 4:26:08 PM

Dear Roscoe and Nestor,
Hope you are doing well. Could you please kindly include this information for the Planning Commission meeting?
Thank you so much!
Tyken and Maura

February 15, 2022

Dear Millbrae Planning Commissioners,

Thank you for your thoughtful consideration of the proposed development at 40 Manzanita Court. As the project applicants' neighbors who reside across the street at 25 Manzanita Court, our hope for the outcome of the Planning Commission meeting is that an actual compromise could be reached that feels fair to all parties, and preserves our amicable relationships as future neighbors who will be living by each other.

We also hope that this case would not set the precedent that one could propose a large building project that almost completely obscures a neighbor's existing and cherished view of the Bay, but still get it past the Millbrae Planning Commission without having to make any compromises or changes at all to the design, despite the neighbors' openness and willingness to compromise and their requests for the applicants to consider a less-impactful design. (We hope that the Millbrae Planning Commissioners wouldn't allow that to happen.)

To be clear, we would like to be able to support Cindy and Tony's building project. Their project proposal has been in limbo for so many months, we know they would like to move forward with it, and we have no intent of keeping them from building a larger house for their family. We have been clear with them throughout the last several months that we are, and continue to be, ready to provide our endorsement as soon as they show some willingness to meet us in the middle on the Bay view issue, but they just haven't shown any indication of that yet (besides "offering" to cut down the pine tree, which needs to be removed anyway for disease/safety concerns). We aren't asking that they not build a second story. We aren't asking that our view remain completely unaltered. We realize that our Bay view will be impacted to some degree by a second story, but it would be nice if it doesn't get completely obliterated, which would be very disappointing. It would be honorable and neighborly of them to offer to increase the setback of their second story on the 30 Manzanita side in order to not have such a detriment to their across-street neighbors' existing view. We would happily support their project if they were willing to incorporate an additional 3' to 5' second-story setback on the right-hand side (toward 30 Manzanita) that is in direct line with our view of the Bay, so that we can still have a little bit of view of the Bay remaining, rather than it being nearly completely obscured by their nearly 2,000 sq-ft second story. We asked during our first Zoom meeting with them in June, 2021 if they would consider increasing their second-story setback, but they were only willing to put up storey poles based on the original design, hoping that enough view would be preserved by simply cutting the tree down. We, too, were hopeful this might be adequate, but unfortunately found that with the second story unaltered, our view

area would still be decreased by nearly 90% (*regardless of the height from which the photo was taken*). As of the time of this writing (Feb 15, 2022), we have still not received any communication from Cindy and Tony that they are willing to modify their original project design in any way.

We remain open to hearing an offer of compromise, but their actions suggest that after 15 or so months of discussion, they hope to get their original project design approved by the Planning Commission, despite our requests for some leniency on our view, without modifying their design at all based on neighbor consultation.

A couple additional notes on View Impact:

1. We are aware that Cindy and Tony have brought up an objection that the original photos of the view that we submitted were from a different (higher) angle from subsequent photos taken with the storey poles in place, and have tried to use that to -- amazingly -- insinuate that this represents some sort of attempt at deceit (!!). The fact is that this was an unintentional difference in angle arising from there being two different photographers; Tyken originally took the pre-storey-pole photo with the camera closer to the top of the window, and when Maura later took the post-storey-pole photo, not aware of the exact height from which Tyken took his picture, she had placed the camera on the window sill at approximate waist height, so that photo ended up being taken from a lower angle.

Regrettably, Cindy and Tony have used this minor angle difference to draw attention away from the actual conclusion one should take-away from the pre- and post-storey pole pictures, which is that: Regardless of camera angle, the proposed design would still completely block our existing view of the Bay, since the proposed second story roof is multiple feet higher than the top of the East Bay mountaintop line.

We've been honest and forthcoming during this entire process, and have welcomed Planning Division Staff to visit our home in person to see and document the view for themselves, and have sent additional supplemental photos whenever requested. As we are sure the Planning Division Staff whom we have worked with can attest, we have been open, sincere, available, and completely cooperative throughout this design review process, and an attempt by the project applicants to portray us as otherwise is itself disingenuous. We hope that the Commission will keep in mind that, from whatever angle you look at it from our upstairs living room, our view of the Bay will be almost entirely obscured without any changes to the setback of the applicants' second story.

2. At the request of the Planning Division staff, we provided supplemental photos of the wider panoramic view from our upstairs living room. This includes a view, over the roof of 50 Manzanita Court, of South San Francisco, San Bruno Mountain, and the sign that reads, "SOUTH SAN FRANCISCO - THE INDUSTRIAL CITY." South San Francisco is visible when standing immediately in front of the window, but is not visible from most of the area of the upstairs living room where we actually spend most of our time (i.e., not standing directly in front of the window). From most of the area of the room, the view of San Francisco Bay directly across the street is what we can actually see -- not to mention the view that is most visually appealing and that we actually enjoy and cherish in the vast majority of our time spent there. So even though 40 Manzanita's proposed design would only block our view of the Bay, but not of South San Francisco, the view of the Bay that would be blocked is the view we actually enjoy from our upstairs room, and we testify that obscuring it would make a

significant impact in how much we can enjoy our property. In addition, we believe that a property that has a view of water is more valuable than the same property without that view of the water. To us it doesn't seem fair for someone who hasn't spent time at our home to suggest that because we could still have a view of South San Francisco to the left, the obliteration of our view of the San Francisco Bay doesn't really matter. It does. We hope this perspective is one that the Commissioners could both appreciate and sympathize with.

One final note -- Cindy and Tony's land use attorney, Samuel Ray, recently contacted us to try to mediate a further discussion to see if the parties could come to an agreement. We met with Sam over Zoom on Feb 3rd, 2022, where we continued to express our desire to compromise, and specifically mentioned that we remain willing to support Cindy and Tony's project if they could incorporate a mildly increased setback (relative to their original proposal) of the right-hand edge of their second story. We asked if they could install storey poles 3', 5', and 7' back from the existing right-hand storey pole to allow us to assess the resulting view to see what degree of remaining view would feel adequate. On Feb 13, we emailed Sam to ask if Cindy and Tony had generated any options for us to consider in terms of a compromise solution. On Feb 15th, the reply we received was a reiteration of refusal to compromise, citing their argument, based on the residual view of South San Francisco, that "the visual impact on your view.... will be, for the most part, unaffected by this project." As I addressed in point #2 above, speaking as the people who actually experience and on a daily basis enjoy that exact view of the Bay that would be going away, for someone to tell us that our view will be "unaffected" is not only qualitatively inaccurate, but also feels insulting and shockingly unempathetic. And this has been the applicants' *modus operandi* this entire time. What it demonstrates is the applicants' continued approach of driving forward with a building plan that willfully disregards and minimizes how it impacts their neighbors. We don't see how the Millbrae Planning Commission would be able to approve this sort of project without knowing deep down that it was not providing the best service to the Millbrae community. After all, we teach our kids (in our family) not to treat others this way.

We sincerely hope that the Millbrae Planning Commission will not endorse this sort of behavior but rather, in deciding this case, remain steadfast to its stated mission of enhancing the quality of community life in Millbrae by upholding the spirit of city codes intended to require one to not cause significant visual impact to neighboring views. As it stands, the applicants have not tried to minimize their impact on neighboring views.

We appreciate and thank the Millbrae Planning Commissioners for your expertise and for your care in considering our interests in this design review, and we fully hope (and trust) that you will make a decision that will be viewed as fair to all parties. Thank you!

Sincerely,
Tyken Hsieh and Maura LeBaron-Hsieh