

**From:** david [REDACTED]  
**Subject:** 20 Dexter Ave. Redwood City  
**Date:** January 7, 2021 at 8:34:07 AM PST  
**To:** [kkelley@smcgov.org](mailto:kkelley@smcgov.org)  
**Cc:** Kent Manske <[kent@preneo.org](mailto:kent@preneo.org)>

Ever Rodriguez

My name is David Beres and I live at 50 Dexter Ave. in Redwood City with my wife, Ann Baldwin. We have lived at this residence for over 30 years.

I have recently reviewed the plan for the new housing structure located at 20 Dexter Ave. 3 houses from my home. I am offended at the quality and design of this 3 story structure. A structure, comprised of 4 townhouses all attached together to form one long rectangle that resembles an unattractive low rent apartment building. A Structure that will surely not survive the "Test of Time" and will soon become an eyesore. Why not design A structure or individual structures that fit into the feeling of our neighborhood. Why not design 2 or 3 individual units of higher quality that would add more value.

Our neighborhood consists of approximately 100 homes built between 1940 and 1960 and almost all were individually built as single family residential homes. Their quality and style have set a standard for what a new structure should represent. Out of the 100 homes, only 4 or 5 structures have 2 stories. A 3 story would surely look out of place.

Sincerely,

David Beres

----- Forwarded Message -----

**From:** Care [REDACTED]  
**To:** erodriguez@nfocouncil.org <erodriguez@nfocouncil.org>  
**Sent:** Monday, January 4, 2021, 1:55:55 PM PST  
**Subject:** Re: 20 Dexter Ave Proposal

To whom it may concern,

County File Number PLN 2020-00097 I live in the Selby Park neighborhood. I believe the APN: 060-273-140 development is much too large for the character of our neighborhood including size, site lines & limited guest parking. I oppose any development at 20 Dexter Ave that puts, or will put, the heritage trees in harms way including: 1) Cutting of any roots for excavation 2) Starving the trees of rain and ground water 3) Passing future damage from growing tree roots onto the four future home owners 4) weakening these trees in anyway that would subject them to die, fall, or require future removal.

Our neighborhood is compromised predominantly of single-story single-family homes housing many families with small children, including my own, and the increase in larger buildings towering over our homes (including the most recent developments) has increased vehicular and food traffic ushering in related dangers associated with these changes to the our children-- while not considering any improvements that would benefit the safety and wellbeing of our neighborhood. Please respect our neighborhood and consider a modified proposal (such as limiting any projects in this space to 2 stories maximum) that would provide compromise and benefits for both the developers and neighborhood home owners. Thoughtfully,  
Caroline H.

[Reply](#) | [Forward](#)

## Sandra Becerra

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**From:** Nanette Wylde [REDACTED]  
**Sent:** Saturday, January 9, 2021 1:04 PM  
**To:** Kanoa Kelley; erodriguez; CMO\_communityaffairs  
**Subject:** subdivision proposal for 20 Dexter Avenue

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Kanoa Kelley, San Mateo Community Affairs, and North Fair Oaks Community Council,

This letter is in regards to PLN2020-00097, the poorly planned and out-of-place subdivision proposed for 20 Dexter Avenue.

I have lived in the R1 Selby Park Neighborhood for 29 years. We are a small neighborhood of mostly single-family homes just off of El Camino Real. The few R2 and R3 properties in the neighborhood were built and maintained in manners respectful of the neighborhood. The project proposed for 20 Dexter Avenue is not just an eyesore, but does nothing to integrate with the neighborhood. Instead it violates basic design principles such as a pleasant and positive relationship with its surroundings. The structure's blockiness totally disregards the neighborhood view of the sky by leaving no space between the proposed four homes. It violates how other front yards in the neighborhood serve a shared aesthetic and pops an unattractive large box structure as close to the Dexter Ave/East Selby Lane curve as possible. As planned it will also result in damage and/or loss of 13 of our neighborhood's heritage Redwood trees. Please revise and scale down this development to fit in. We are a harmonious community-minded neighborhood. Please respect this and create a plan which complements our neighborhood rather than detracts from it.

As an environmental advocate and tree lover, I'm appalled that my County would allow a project which would put a row of 13 heritage redwood trees at risk of survival. The new property owner of 20 Dexter Avenue (who likely is not invested in the neighborhood, but rather has purchased this property to turn a profit) has already removed heritage trees from this site without awareness or concern. The company that was hired for that removal task continued to cut trees until officials were on site to stop them. Thus, we have already lost significant trees at this location.

The proposed development plans a paved driveway to run along the base of the remaining 13 heritage redwoods. These trees are visible from all locations in our neighborhood. They are landmarks and contribute to our neighborhood identity and ambiance. They create a micro ecosystem which we witness with seasonal bird visitations and likely provide healthy habitat to diverse creatures. The developer plans to sever the tree roots to excavate and create a driveway. Redwood tree roots are relatively shallow. The trees that survive after having their roots cut will try to develop new roots under the driveway. This will result in damage to the proposed driveway. This damage will be passed on to the new homeowners unknowingly, and cause additional problems for both humans and the trees. This is not only short sighted, but also highly disrespectful, unethical and even criminal. To allow a developer to sever tree roots during excavation then forcing future homeowners to continue root cutting to stop property damage goes against environmental decency and good citizenship. Please do not allow the healthy future growth of these trees to be disregarded. Allow them the rain water and natural root growth they require.

We are not called Redwood City only because of the Port which was created to export 95% of the old growth Redwoods trees from the Santa Cruz Mountains in the 19th century. Redwood Trees are a significant aspect of the heritage of this region and deserve our respect and protection. Redwood Trees provide numerous human and environmental health benefits. When we do not protect them, when we lose them, we lose vital aspects of our humanity.

Thank you for your time and consideration,

## Sandra Becerra

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**From:** Namrata Bandekar [REDACTED]  
**Sent:** Wednesday, December 30, 2020 5:08 PM  
**To:** Kanoa Kelley; CMO\_communityaffairs; erodriguez  
**Subject:** APN:060-273-140

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Hello,

I live in the Selby Park neighborhood and it was brought to my attention that there is a massive three story subdivision going to be built at 20 Dexter Ave (APN:060-273-140). This development is much too large for the character of our neighborhood including site lines, size and availability of parking on the street. I oppose any development at 20 Dexter Ave that puts, or will put, the heritage redwood trees at risk including:

1. Cutting off any roots for excavation
2. Starving the trees of rain and ground water
3. Passing future damage from growing tree roots onto future home owners
4. Weakening these trees in anyway that would subject them to die, fall or require future removal.

Please respect our neighborhood.

Sincerely,  
Namrata Bandekar



## Sandra Becerra

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**From:** Mike & Tina [REDACTED]  
**Sent:** Sunday, January 10, 2021 11:11 AM  
**To:** Kanoa Kelley; CMO\_communityaffairs; erodriguez  
**Subject:** 20 Dexter Ave Redwood City APN 060-273-140

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Good morning,

Please accept my protest regarding the proposed three story subdivision located at 20 Dexter Ave. in Redwood City. I am a long time Selby Park resident (over 20 years). While I generally approve of the County's redevelopment strategies, this one I can not. Specifically, the size of this subdivision is too large for this parcel, it calls for the removal of numerous mature healthy redwood trees, and it is not respectful nor representative of the existing structures in the neighborhood.

My neighborhood is sensitive to housing and community needs. In fact, we have been instrumental in the approval process of a mental health housing facility on Waverly Ave., and a 90 unit senior care facility current being built on E. Selby Lane at the El Camino Real (one block away from the proposed subdivision). Despite the size and scope of the 90 unit senior care facility, the developer listened to neighborhood concerns regarding the height of the building facing the neighborhood homes (only two story) and did not disturb the mature trees along the perimeter.

This is not a "not in my backyard" type of protest. I would accept a more appropriate structure, no more than two stories in height, not creating a structure like wall adjacent to the single family home to the east and south (an appropriate and respectable setback), and the protection of the mature, majestic, heritage redwood trees which separate the proposed parcel with the adjoining parcels. With these changes, the proposed subdivision could blend or be consistent and complementary in character to the existing neighborhood structures and landscape.

Please do not allow this proposed subdivision to move forward without addressing these neighborhood concerns. Thank you for your time.

Respectfully,  
Mike Dobson

[REDACTED]

## Sandra Becerra

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**From:** Larra Olson [REDACTED]  
**Sent:** Monday, December 28, 2020 2:21 PM  
**To:** CMO\_communityaffairs  
**Subject:** APN:060-273-140

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To whom it may concern:

I live in the Selby Park neighborhood directly across the street from the proposed development at 20 Dexter Avenue. This development is much too large for our neighborhood. It also puts 13 heritage redwood trees at risk of imminent death. Roots will need to be severed in order to properly pour a driveway for the structures. The driveway will also starve the trees of groundwater. The structure also passes future damage from growing tree roots onto future homeowners. Please respect the neighborhood and downsize this project so that the trees and our neighborhood are respected.  
A concerned home owner,  
Larra Olson

## Sandra Becerra

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**From:** Kent Manske [REDACTED]  
**Sent:** Tuesday, January 5, 2021 9:22 PM  
**To:** CMO\_communityaffairs  
**Subject:** PLN2020-00097

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**To:** Community Affairs

**From:** Kent Manske

**Subject:** Zoning Hearing 12.17.20  
Agenda Item 2:  
PLN2020-00097  
20 Dexter Avenue

**Date:** 1.5.21

I do believe that neighborhood integrity and heritage trees in San Mateo County are important to the department of Community Affairs. I do hope.

I attended the Zoning Hearing on 12.17.20 and was shocked to the core when the developer's team communicated that 13 heritage redwood trees would have their roots severed to excavate for the driveway. Most shocking was that San Mateo County Planning and Building advanced this project knowing this, knowing that in a short number of years these trees would begin to damage the driveway and force four new property owners to take drastic measures to further do damage to the trees to stop annually increasing property damage. The likelihood is the new property owners would also apply for permits to have the trees removed because of 1) they were causing property damage or 2) the trees were unstable and unsafe because their bases had been cut/compromised/severed both before they purchased their home and after to avoid property damage. Did no one think about this before planning this development? Did the County really not think about this when they advanced this project? This total disregard for the health of these heritage trees is really unacceptable.

I have been a resident of the Selby Park Neighborhood (Dumbarton Oaks on County Maps) for 28 years. During this time, the house at 20 Dexter fit into our neighborhood aesthetically and provided us good neighbors. The proposal PLN2020-00097 is not respectful of the neighborhood.

The project "under consideration" is an aesthetically blocky structure uncharacteristic of the neighborhood. Its excessive height is disrespectful to the rest of the neighborhood and seems more suitable for housing on El Camino Real than in this neighborhood, the only North Fair Oaks R1 neighborhood West of Middlefield Road. The structure's location, and therefore its front yard, fails miserably to integrate into the neighborhood by pushing the building as close to the property's front property line as allowed. The design has zero consideration of neighborhood site lines including its relationship with other neighborhood front yards as you approach the Dexter Avenue curve from the direction of Waverly Avenue. Instead of integrating with neighborhood homes, one encounters is a massive structure that does not seem part of the neighborhood. It feels like a cut-and-paste structure plopped in a neighborhood by someone who has never visited the neighborhood before and never asked questions about how it could fit in, benefit or serve a neighborhood.

With this letter I request the developer and San Mateo County Planning & Building understand the relationship this property has to the neighborhood and advance decisions that integrate with our neighborhood, rather than negatively impact it.

Kent Manske  
Resident



## Sandra Becerra

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**From:** John Le [REDACTED]  
**Sent:** Monday, January 4, 2021 9:26 AM  
**To:** Kanoa Kelley  
**Cc:** CMO\_communityaffairs; erodriguez  
**Subject:** Regarding APN 060-273-140 (20 Dexter Avenue)

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Good morning everyone!

I am a San Mateo County employee, Redwood City resident, and also live in the Selby Park neighborhood. The massive three story subdivision that has been proposed for the 20 Dexter Avenue site leaves little chance for the 13 heritage redwood trees there to survive, much less thrive. These 30" diameter trees would have no room to grow, will be starved of water, and eventually damage the new owner's driveway. Construction will require severing roots to excavate for the cement driveway.

I oppose any development at 20 Dexter Avenue that puts, or will put, the heritage trees in harms way including: 1) Cutting of any roots for excavation 2) Starving the trees of rain and ground water 3) Passing future damage from growing tree roots onto future home owners 4) Weakening these trees in any way that would subject them to die, fall, or require future removal.



Above is the view from my backyard looking towards these beautiful trees. These trees are what make this city Redwood city and it would be a huge loss for the neighborhood if they were gone.



## Sandra Becerra

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**From:** Dhaval Giani [REDACTED]  
**Sent:** Thursday, January 7, 2021 8:11 PM  
**To:** Kanoa Kelley; CMO\_communityaffairs; erodriguez  
**Subject:** APN:060-273-140

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Hello,

I live in the Selby Park neighborhood and it was brought to my attention that there is a massive three story subdivision going to be built at 20 Dexter Ave (APN:060-273-140). This development is much too large for the character of our neighborhood including site lines, size and availability of parking on the street. I oppose any development at 20 Dexter Ave that puts, or will put, the heritage redwood trees at risk including:

Cutting off any roots for excavation

Starving the trees of rain and groundwater Passing future damage from growing tree roots onto future homeowners

Weakening these trees in anyway that would subject them to die, fall or require future removal.

Please respect our neighborhood.

Sincerely,  
Dhaval Giani