

# ITEM 6.C - ADDITIONAL PUBLIC CORRESPONDENCE

**Evan Schieber**

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**From:** [REDACTED]  
**Sent:** Sunday, March 15, 2026 2:41 PM  
**To:** Evan Schieber  
**Subject:** Regarding 490 Oak Planning Commission Agenda for March 17, 2026

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Evan,

I have read the Architectural Review Permit findings with recommendations to approve the project at 490 Oak Ave. I have feedback for the Planning Commission.

Like the homeowner who emailed about parking, I also have similar concerns that were not mollified by your responding email. Specifically, it did not address the multi-family comment nor do I believe the homeowners promise of keeping this as storage should weigh into this decision.

I own the property at [REDACTED] and driven by this house daily for many years. Similar to the home-owner who emailed the Architectural Committee, I too believe this property to be a multi-family residence renting rooms. The house has consistently had more than 4 cars on the street which have rotated out to different makes and models often.

The notion that homeowner promises to maintain it as storage, which has no commitment, does not change the fact that they are entitled to add up to two more bedrooms bringing potentially 4 or more more residents who will each likely have a car. Also, why go through the expense to make it habitable space if the true intention is to leave it storage?

I urge the planning commission to think through the implications of a 7 bedroom house which already has history of high traffic and many cars on the street in a neighborhood of mostly 2 and 3 bedroom homes. This area of Huntington Park is rapidly becoming locked end-to-end with cars similar to the Avenues.

Looking at the plans, there is not much else to do with this space besides storage, which does not require habitability, or adding bedrooms. Why make it habitable and allow for the likely outcome of a 7 bedroom house?

Thank you for your consideration,

[REDACTED]  
Owner of [REDACTED].

## Evan Schieber

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**From:** [REDACTED]  
**Sent:** Monday, March 16, 2026 7:55 PM  
**To:** Evan Schieber  
**Cc:** [REDACTED]  
**Subject:** Public Hearing - AR26-006/490 Oak Avenue

**Follow Up Flag:** Follow up  
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Dear Evan,

We own the home at [REDACTED] and we have reviewed the hearing packet for AR26-006/490 Oak Avenue and are writing to express our opposition to approving this permit.

We understand the request is to convert an existing non-habitable lower-level space into a habitable space. In your response to another neighbor's opposition to the proposal you wrote, "while the proposed plans are only for storage space, this change would allow the current or future homeowner to upgrade these rooms into bedrooms or other livable space." See Attachment 4.

In review of the proposed blueprints, it appears there will be significant modifications including a total of 5 bedrooms to this single family home. Additionally, per blueprints, the storage room seems to have multiple doors with one leading to a bathroom which would indicate the possibility of future habitable rooms. Converting the two storage spaces into additional habitable space to this single family home would result in up to 7 bedrooms. This is excessive for this neighborhood, which historically was made up of 2-1's, 3-1's and 3-2's. This puts into question the need for so much living space for a single family residence. With so much habitable space, renting rooms may be what's intended. More residents equates to more cars and as expressed by another neighbor email, "we have a huge parking problem." See Attachment 4. Also, per blueprints, it appears there is no garage further adding to the limited parking problem.

There are a number of single family homes with in-laws in this neighborhood, meaning there are many residents and lots of cars per home. For example, a home on the corner of Jenevein and Oak has approximately up to twelve cars! In addition there is a temporary rental (Airbnb) on the other corner further congesting our neighborhood.

The city holds the responsibility of assuring remodels are to code yet is contributing to a greater problem. These unintended consequences deeply impact quality of life in San Bruno. We have significant concerns about the modifications to this home adding to the burden and inconvenience of the parking problem.

Thank you,

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