

From: [Camille Leung](#)
To: [Judy Taylor](#)
Cc: [Planning Commission](#)
Subject: RE: San Mateo County: Design Review Ordinance Update Project
Date: Wednesday, January 14, 2026 10:24:00 AM

Thanks Judy. Can you expound on this? While some design standards are 'green' and environmentally-minded, not all green goals are related to design review. Are there any green goals that are missing here that are directly related to design (where compliance can be easily measured as pass or fail? Where fail will result in denial)

Thanks

From: Judy Taylor <jt@judytaylor.com>
Sent: Thursday, January 8, 2026 3:04 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: San Mateo County: Design Review Ordinance Update Project

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43 references to color. One mention about recommending applicants elect to pay attention to solar orientation. Have y'all talked to anyone in your building on the decarb effort?
Sent from my iPhone

On Jan 8, 2026, at 9:21 AM, Camille Leung <cleung@smcgov.org> wrote:

FYI, the DRAFT Updated Design Review (DR) Ordinance is available for review and has been posted at link below:

[Design Review \(DR\) Ordinance Update Project | County of San Mateo, CA](#)

It will be reviewed at the Planning Commission meeting of January 28th. Agenda and Staff Report (which will summarize the changes made to the Ordinance) to be posted on hearing page below a week before the hearing.

<https://www.smcgov.org/planning/event/planning-commission-hearing-january-28-2026>

Please reply all when sending comments/feedback. Thank you!

From: Camille Leung

Sent: Monday, December 8, 2025 12:00 PM

Subject: San Mateo County: Design Review Ordinance Update Project

Hi Design and Development professionals of San Mateo County,

I wanted to let you know that the Design Review Ordinance Update project will go to Planning Commission on January 14, 2026 (staff report to be posted on Jan. 7):
<https://www.smcgov.org/planning/event/planning-commission-hearing-january-14-2026>

See website below for more info:

<https://www.smcgov.org/planning/design-review-dr-ordinance-update-project>

The Draft ordinance (not yet posted) and updated draft standards will be released before Christmas at the website above.

Please reach out to me directly if you have questions

Thanks

Camille Leung, Senior Planner



Buildings for the 21st Century

Buildings that are more energy efficient, comfortable, and affordable...that's the goal of DOE's Office of Building Technology, State and Community Programs (BTS). To accelerate the development and wide application of energy efficiency measures, BTS:

- Conducts R&D on technologies and concepts for energy efficiency, working closely with the building industry and with manufacturers of materials, equipment, and appliances
- Promotes energy/money saving opportunities to both builders and buyers of homes and commercial buildings
- Works with state and local regulatory groups to improve building codes, appliance standards, and guidelines for efficient energy use
- Provides support and grants to states and communities for deployment of energy-efficient technologies and practices



PASSIVE SOLAR DESIGN

Increase energy efficiency and comfort in homes by incorporating passive solar design features

DESIGN WITH THE SUN IN MIND

Sunlight can provide ample heat, light, and shade and induce summertime ventilation into the well-designed home. Passive solar design can reduce heating and cooling energy bills, increase spatial vitality, and improve comfort. Inherently flexible passive solar design principles typically accrue energy benefits with low maintenance risks over the life of the building.

DESIGN TECHNIQUES

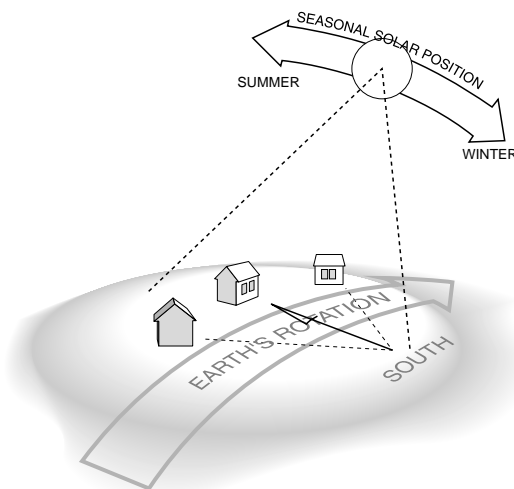
Passive solar design integrates a combination of building features to reduce or even eliminate the need for mechanical cooling and heating and daytime artificial lighting. Designers and builders pay particular attention to the sun to minimize heating and cooling needs. The design does not need to be complex, but it does involve knowledge of solar geometry, window technology, and local climate. Given the proper building site, virtually any type of architecture can integrate passive solar design.

Passive solar heating techniques generally fall into one of three categories: *direct gain*, *indirect gain*, and *isolated gain*. Direct gain is solar radiation that directly penetrates and is stored in the living space. Indirect gain collects, stores, and distributes solar radiation using some thermal storage material (e.g., Tromb  wall). Conduction, radiation, or convection then transfers the energy indoors. Isolated gain systems (e.g., sunspace) collect solar radiation in an area that can be selectively closed off or opened to the rest of the house.

Passive solar design is not new. In fact, ancient civilizations used passive solar design. What is new are building materials, methods, and

SOLAR POSITIONING CONSIDERATIONS

The south side of the home must be oriented to within 30 degrees of due south.



software that can improve the design and integration of passive solar principles into modern residential structures.

COST

It takes more thought to design with the sun; however, passive solar features such as additional glazing, added thermal mass, larger roof overhangs, or other shading features can pay for themselves. Since passive solar designs require substantially less mechanical heating and cooling capacity, savings can accrue from reduced unit size, installation, operation, and maintenance costs. Passive solar design techniques may therefore have a higher first cost but are often less expensive when the lower annual energy and maintenance costs are factored in over the life of the building.

DIRECT GAIN PASSIVE SOLAR DESIGN TECHNIQUES

Passive solar design strategies vary by building location and regional climate, but the basic techniques remain the same—maximize solar heat gain in winter and minimize it in summer. Specific techniques include:

- Start by using energy-efficient design strategies.
- Orient the house with the long axis running east/west.
- Select, orient, and size glass to optimize winter heat gain and minimize summer heat gain for the specific climate. Consider selecting different glazings for different sides of the house (exposures).
- Size south-facing overhangs to shade windows in summer and allow solar gain in winter.
- Add thermal mass in walls or floors for heat storage.
- Use natural ventilation to reduce or eliminate cooling needs.
- Use daylight to provide natural lighting.

These techniques are described in more detail below.

- ✓ **Cutting Losses.** A passive solar home should start out well sealed and well insulated. By reducing heat loss and gain, remaining energy loads can be effectively met with passive solar techniques. Approaches that contribute to minimizing heating and cooling loads include using advanced framing guidelines, properly installing insulation, using recommended insulation levels (International Code Council’s International Energy Conservation Code, (703) 931-4533, www.intlcode.org or the U.S. Department of Energy’s Insulation Fact Sheet, DOE/CE-0180, (800) DOE-EREC, www.ornl.gov/roofs+walls), reducing duct losses, and tightening the building envelope.
- ✓ **Site Orientation.** The building’s southern exposure must be clear of large obstacles (e.g., tall buildings, tall trees) that block the sunlight. Although a true southern exposure is optimal to maximize solar contribution, it is neither mandatory nor always possible. Provided the building faces within 30° of due south, south-facing glazing will receive about 90 percent of the optimal winter solar heat gain.

- ✓ **Window Selection.** Heating with solar energy is easy: just let the sun shine in through the windows. The natural properties of glass let sunlight through but trap long-wave heat radiation, keeping the house warm (the greenhouse effect). The challenge often is to properly size the south-facing glass to balance heat gain and heat loss properties without overheating.

Increasing the glass area can increase building energy loss. New window technologies, including selective coatings, have lessened such concerns by increasing window insulation properties to help keep heat where it is needed.

In heating climates, reduce the window area on north-, east-, and west-facing walls, while still allowing for adequate daylight. Effective south-facing windows require a high Solar Heat Gain Coefficient (SHGC)—usually 0.60 or higher—to maximize heat gain, a low U-factor (0.35 or less) to reduce conductive heat transfer, and a high visible transmittance (VT) for good visible light transfer. SHGC refers to the portion of incident sunlight admitted through a window, and U-factor indicates the heat loss rate for the window assembly.

In cooling climates, particularly effective strategies include preferential use of north-facing windows along with generously shaded south-facing windows. Shading from landscaping, overhangs, shutters, and solar window screens helps lower heat gain on windows that receive full sun.

WINDOW RATINGS

Many windows include a National Fenestration Rating Council sticker that lists U-factors, SHGC, and VT.

National Fenestration Rating Council INCORPORATED		Certified	
AAA Window Company			
Energy Rating Factors	Ratings		Product Description
	Residential	Nonresidential	
U-factor <small>Determined in accordance with NFRC 100</small>	0.40	0.38	Model 1000 Casement Low-e Argon Filled
Solar Heat Gain Coefficient <small>Determined in accordance with NFRC 200</small>	0.65	0.66	
Visible Transmittance <small>Determined in accordance with NFRC 200</small>	0.71	0.71	

NFRC ratings are determined for a fixed set of environmental conditions and specific product sizes and may not be appropriate for directly determining seasonal energy performance. For additional information contact:

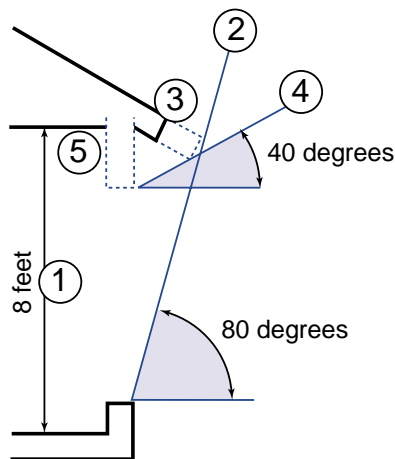
PASSIVE SOLAR DESIGN

Cost effective windows for cooling climates have a U-factor below 0.4 and a SHGC below 0.55 (a lower SHGC cuts cooling costs).

Wherever possible, climate-specific window property recommendations from the Efficient Windows Collaborative should be followed.

- ✓ **Suntempering.** In cold climates, a strategy termed “suntempering” orients most of the home’s glazing toward the south—a glazing area of up to 7 percent of the building floor area. Additional south-facing glazing may be included if more thermal mass is built in. Such a shift in window location is a great strategy for cold climates and costs nothing beyond good planning. Many passive solar homes are merely suntempered.

SIZE SOUTH FACING OVERHANGS TO PROPERLY SHADE WINDOWS



• OVERHANG SIZING RULES:

1. Draw the wall to be shaded to scale.
2. Draw the summer sun angle upward from the bottom of the glazing.
3. Draw the overhang until it intersects the summer sun angle line.
4. Draw the line at the winter sun angle from the bottom edge of the overhang to the wall.
5. Use a solid wall above the line where the winter sun hits. The portion of the wall below that line should be glazed.

- ✓ **Shading.** The summer sun rises higher overhead than the winter sun. Properly sized window overhangs or awnings are an effective option to optimize southerly solar heat gain and shading. They shade windows from the summer sun and, in the winter when the sun is lower in the sky, permit sunlight to pass through the window to warm the interior. Landscaping helps shade south-, east-, or west-facing windows from summer heat gain. Mature deciduous trees permit most winter sunlight (60 percent or more) to pass through while providing dappled shade throughout summer.
- ✓ **Heat Storage.** *Thermal mass*, or materials used to store heat, is an integral part of most passive solar design. Materials such as concrete, masonry, wallboard, and even water absorb heat during sunlit days and slowly release it as temperatures drop. This dampens the effects of outside air temperature changes and moderates indoor temperatures. Although even overcast skies provide solar heating, long periods of little sunshine often require a back-up heat source. Optimum mass-to-glass ratios, depending on climate, may be used to prevent overheating and minimize energy consumption (*The Sun's Joules*, <http://solstice.crest.org/renewables/SJ/passive-solar/136.html>). Avoid coverings such as carpet that inhibit thermal mass absorption and transfer.
- ✓ **Natural Cooling.** Apt use of outdoor air often can cool a home without need for mechanical cooling, especially when effective shading, insulation, window selection, and other means already reduce the cooling load. In many climates, opening windows at night to flush the house with cooler outdoor air and then closing windows and shades by day can greatly reduce the need for supplemental cooling. Cross-ventilation techniques capture cooling, flow-through breezes. Exhausting naturally rising warmer air through upper-level openings (stack effect; e.g., clerestory windows) or fans (e.g., whole-house fan) encourages lower-level openings to admit cooler, refreshing, replacement air.
- ✓ **Natural Lighting.** Sometimes called daylighting, natural lighting refers to reliance on sunlight for daytime interior lighting. Glazing characteristics include high-VT glazing on the east, west, and north facades combined with large, south-facing window areas. A daylit room requires, as a general rule, at least 5 percent of the room floor area in glazing. Low-emissivity (low-E) coatings can help minimize glare while offering appropriate improved climatic heat gain or loss characteristics. Sloped or horizontal glass (e.g., skylights) admit light but are often problematic because of unwanted seasonal overheating, radiant heat loss, and assorted other problems.

PASSIVE SOLAR DESIGN

For more information, contact:

Energy Efficiency and Renewable Energy Clearinghouse (EREC)
1-800-DOE-3732
www.eren.doe.gov

Or visit the BTS Web site at
www.eren.doe.gov/buildings

Or visit the Sustainable Buildings Industry Council Web site at
www.sbicouncil.org

Or visit the Efficient Window Collaborative Web site at
www.efficientwindows.org

Written and prepared for the U.S. Department of Energy by:

NAHB Research Center
800-898-2842
www.nahbrc.org

Southface Energy Institute
404-872-3549
www.southface.org

U.S. Department of Energy's Oak Ridge National Laboratory
Buildings Technology Center
423-574-5178
www.ornl.gov/ORNL/BTC

Factsheets on insulation are available from the Energy Efficiency and Renewable Energy Clearinghouse (EREC)
1-800-DOE-3732
www.eren.doe.gov

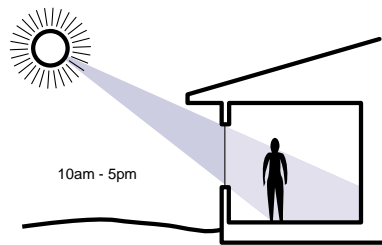
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PASSIVE SOLAR DESIGN TOOLS

One of the best ways to design an energy-efficient house featuring passive solar techniques is to use a computer simulation program. Energy-10 is a PC-based design tool that helps identify the best combination of energy-efficient strategies, including

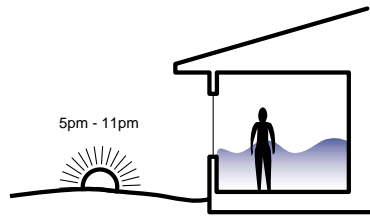
daylighting, passive solar heating, and high-efficiency mechanical systems. Another tool to optimize window area and aid window selection is RESFEN. Access these and other passive solar design tools from the DOE's Office of Building Technology, State, and Community Program's website.

THERMAL MASS IN THE HEATING SEASON



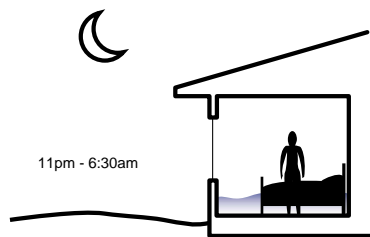
10:00 am to 5:00 pm

Sunlight enters south-facing windows and strikes the thermal mass inside the home. The sunlight is converted to heat energy, which heats both the air and thermal mass materials. On most sunny days, solar heat maintains comfort during the mid-morning to late afternoon periods.



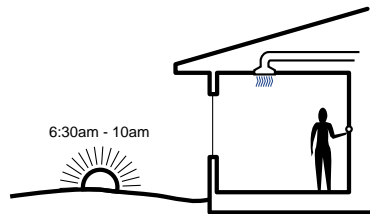
5:00 pm to 11:00 pm

As the sun sets, it stops supplying heat to the home. However, a substantial amount of heat has been stored in the thermal mass. These materials release the heat slowly into the passive solar rooms, keeping them comfortable on most winter evenings. If temperatures fall below the comfort level, supplemental heat is needed.



11:00 pm to 6:30 am

The home owner sets the thermostat back at night, so only minimal back-up heating is needed. Energy-efficient features in the home minimize heat losses to the outside.



6:30 am to 10:00 am

The cool early morning hours are the toughest for passive solar heating systems to provide comfort. The thermal mass has usually given up most of its heat, and the sun has not risen enough to begin heating the home. During this period, the home owner may have to rely on supplemental heat. Energy-efficient features in the home minimize the need for supplemental heating.



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December 2000 DOE/G0102000-0790

From: [Mark Dinh](#)
To: [Planning Commission](#)
Cc: [Camille Leung](#)
Subject: Correspondence on 1/28 Planning Commission item 4 (PLN2025-00232)
Date: Wednesday, January 21, 2026 4:51:47 PM

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 Planning Commissioners,

I am writing regarding **Item PLN2025-00232** on the January 28, 2026 Planning Commission agenda. I am a resident of Moss Beach and also serve as a community representative on the Coastside Design Review Committee (CDRC). However, I submit these comments solely in my capacity as a county resident.

First, I want to express my appreciation for the County's work in updating the Design Review Ordinance to incorporate objective standards in response to recent State legislation, including SB 9, SB 35, and ongoing ADU reform. These changes are necessary to ensure the County remains compliant with State requirements while still maintaining baseline design expectations for our communities. I would especially like to acknowledge county planning staff, in particular Senior Planner Camille Leung, for their diligence in interpreting these complex legislative mandates and for consistently engaging with the affected communities throughout the drafting process.

In particular, I was pleased to see the updates to the story pole requirements. The revised provisions establish clearer triggers for when story poles are required, while also creating reasonable exemptions for smaller and less impactful projects. These thresholds acknowledge the cost and effort associated with constructing story poles while still ensuring that larger or more significant projects offer the visual clarity neighbors and review bodies need.

In my experience serving on the CDRC, lack of story poles has frequently contributed to frustration, mistrust, or misunderstandings between applicants and neighbors. Many community members felt that digital renderings lacked accuracy or minimized the perceived scale of proposed structures. By strengthening story pole requirements in a clear and objective manner, I am hopeful that the updated ordinance will lead to better early-stage communication, fewer conflicts, and more informed and productive dialog during the review process.

I also appreciate the County's incorporation of feedback from a recent Midcoast Community Council regarding exterior lighting standards. The intent to reduce glare, protect dark skies, and preserve neighborhood character is well-reflected in the updated standards. However, I have one suggested edits to the proposed requirement that all exterior lighting use lamps rated 2200K or lower. While I fully support the dark-sky objectives, a maximum of 3000K would still provide warm, low-impact lighting and aligns more closely with the specifications already being used for "dark-sky compliant" fixtures in many recently approved projects. Adjusting the standard to 3000K or below would maintain the ordinance's intent while offering homeowners a more practical range of compliant fixtures.

Overall, I believe the draft ordinance represents a significant and thoughtful step toward balancing State

mandates, local community character, and the need for clear, enforceable standards. I thank staff and the Commission for their continued work on this effort, and I appreciate the opportunity to provide input.

Sincerely,
Mark Dinh
Moss Beach Resident

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
PO Box 248, Moss Beach, CA 94038-0248 | midcoastcommunitycouncil.org*

Gus Mattammal | **Gregg Dieguez** | **Scott Bollinger** | **Kimberly Williams** | **Dan Haggerty**
Chair Vice-Chair Treasurer Secretary
Ann Rothman
Claire Toutant

Date: **October 9, 2024**

To: Supervisor Ray Mueller
San Mateo County Board of Supervisors

Re: **A Lighting Ordinance for the San Mateo County Midcoast**

Dear Supervisor Mueller,

As an advisory body to the San Mateo County Board of Supervisors, the Midcoast Community Council represents the unincorporated communities of Montara, Moss Beach, El Granada, Princeton, and Miramar. In recent years the Midcoast community has been impacted by a growing number of lighting issues that significantly impact quality of life, including excessively bright LED lighting that is blue-rich, nighttime glare, sleep disruption, obscured views of the night sky, and disruption and impacts to wildlife. The MCC has received many comments and complaints from those impacted by excessive nighttime lighting. In an effort to better understand the issue, we had a leading scientist in the field, [Dr. Travis Longcore](#) of UCLA, give a [presentation to the community](#) and answer questions in 2023. We have also reviewed information and recommendations from [DarkSky International](#) and ordinances adopted by other California municipalities. Based on this information and community feedback, we would like to recommend the development of a lighting ordinance for the Midcoast unincorporated areas that follows DarkSky International's guidelines, to address this ongoing problem.

A lighting ordinance would provide substantial benefits to midcoast communities and to the County by encouraging neighborhood friendly lighting, cost savings from energy efficient DarkSky compliant lighting fixtures and lighting, and better lighting plans that use lighting resources responsibly. It would also encourage consistency and cost-savings across multi-jurisdictional projects, ensuring lighting is appropriate, reduces glare, and considers all aspects of need and impact.

Responsible lighting would benefit wildlife on the coastside where sea birds such as pelicans, western snowy plovers, and other shorebirds as well as other migrating birds, are especially impacted by overly bright lighting and sky glow from light pollution. There are well-established findings about human health impacts from bright lighting at night as well, including sleep disruption, poor sleep quality, impaired daytime functioning, obesity, weakened immune system, among others. Bright lighting at night decreases vision by reducing contrast, limiting our ability to see, and older adults are especially affected by the glare. Lastly, responsible lighting would help

preserve the rural character of the coastside and allow everyone to enjoy the night sky on clear nights and would reduce the magnified glow of light pollution on foggy nights.

In recent years there has been a proliferation of excessively bright LED blue-rich spectrum lighting, and there is a misconception that this lighting is better. Science has shown that more lighting isn't better lighting, and that bright blue-rich night lighting has significant and well-documented health and environmental impacts and consequences, and wastes resources. Warmer LED lighting that is more targeted, better addresses outdoor lighting needs and reduces glare. Lighting fixtures and lights that comply with DarkSky guidelines are energy efficient and now widely available. A lighting ordinance would also be a natural fit with the County's energy efficiency measures.

The MCC further asks the County to establish a Lighting Ordinance Working Group to provide direct input and help advance the lighting ordinance. We recommend this group include at least seven stakeholders, including a representative from two relevant County departments, at least three non-profit stakeholders, and one from the MCC.

We ask San Mateo County to work towards adopting an outdoor lighting ordinance for the Midcoast based on ordinances adopted by the California cities of [Brisbane](#) and [Malibu](#). We believe any lighting ordinance should include a timeline for compliance based on criteria similar to the one outlined in the [City of Brisbane lighting ordinance](#) which establishes a reasonable graduated timeline for compliance by commercial properties, residential properties, and for street lights and County facilities. We recommend an implementation plan for the ordinance that includes incentives, educational initiatives and community outreach. The County's [Food Service Ware Ordinance](#) process is an example of how this might work.

We recognize this is the beginning of a cooperative and collaborative process and anticipate future needs to add to, subtract from, or otherwise enhance what other cities have adopted, to best address our own situation on the Midcoast.

We present this request in the spirit of furthering the goals of establishing regulations and a process for review of outdoor lighting that 1) Protects and promotes public health, welfare, and quality of life for residents, visitors, and wildlife; and, 2) Protects the view of the night sky for everyone to enjoy. We look forward to working with the County to adopt a successful lighting ordinance.

Sincerely,

MIDCOAST COMMUNITY COUNCIL
s/Gus Mattammal, Chair

cc: Marisol Durani, Policy Director for Supervisor Ray Mueller
Steve Monowitz, San Mateo County Planning Department
Carolyn Bloede, Director, San Mateo County Sustainability Department
Marshall Dinowitz, Sequoia Audubon Society

From: [Kimberly Williams](#)
To: [Camille Leung](#)
Cc: [Planning Commission](#)
Subject: Re: DRAFT Updated Design Review (DR) Ordinance
Date: Wednesday, January 28, 2026 10:58:24 AM

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Thank you, Camille, for clarifying the CDRC Committee numbers and process. I would like to hear if the current process and numbers has worked well or if there have been any issues or concerns raised over time.

Unfortunately, I am unable to join the meeting today due to work commitments. I will submit my full formal comments as soon as possible. Regarding the proposal to change the outdoor lighting parameters from 2200K to 3000, I support keeping it at 2200K with a phase in period that allows this shift to occur over a period of time.

Best,
Kimberly Williams

On Wed, Jan 28, 2026 at 8:55 AM Camille Leung <cleung@smcgov.org> wrote:

Hi Kimberly,

I think you may be looking at "8.256.010. ESTABLISHMENT AND,PURPOSE, AND LEGISLATIVE INTENT OF DESIGN REVIEW DISTRICT", which is like a general preamble. Please See Attachment D3 (page 95 of PDF file) for the standards, which were reviewed at MCC (although an earlier version).

See first link for Item 4:

<https://www.smcgov.org/planning/event/planning-commission-hearing-january-28-2026>

The voting members of the CDRC on a project are always 3. As you may recall, the 3 members on any project include 1-2 architects, and a community member (from the community or nearest residing member), not the whole CDRC. No change to this.

We can discuss more at the PC meeting today so PC can benefit from this discussion.

Thanks

From: Kimberly Williams <midcoast.kimberlyw@gmail.com>

Sent: Wednesday, January 28, 2026 2:04 AM

To: Camille Leung <cleung@smcgov.org>

Subject: Re: DRAFT Updated Design Review (DR) Ordinance

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Hi Camille,

Thank you for talking with me earlier about the Design Review Ordinance changes. I am only halfway through the 120 page document and I expect to have more questions. I'm concerned that many of the changes recommended weren't mentioned in the presentation to the MCC.

Although I am at a disadvantage here, given that my knowledge of the DR standards isn't comprehensive, I have concerns about the power concentrated in the hands of the proposed Design Review Administrator (DRA) and how that power would be checked in the event of conflicts of interest, resistance to community concerns, etc.

Also, perhaps I misunderstand, but does this updated ordinance downsize the number of members of the Coastside Design Review Committee to 3 people with only one local representative? I believe the Committee currently is made of 13 members (including alternates?) with two from the local community. Allowing a quorum of two for decision-making is poor best practice generally and concerning on a few levels. It would also isolate the community member seat.

I notice that while it has been emphasized that these changes are to make standards more objective, there are some instances where subjectivity is introduced presumably to steer towards particular outcomes. One example is D.5 - the use of the words "comfort, convenience, happiness" which aren't objective terms.

In E.1, the proposed wording is unfortunate. I feel that "interdependence of land value and aesthetics" actually does capture the intention. I would suggest the following:

"To recognize the interdependence of land values and aesthetics and to provide a method by which the County may encourage an approach to land development so that its value and attractiveness will endure."

These are a few of the things I noticed. If I'm able to, I may comment at the meeting tomorrow to ask that the Commission consider bringing this back after more time for the public to understand and comment on these changes.

I appreciate how much work this project has been. My intention isn't to criticize or impede this project. I've had to lead similar projects in my career and it is a heavy lift.

Best,

Kimberly

On Sat, Jan 10, 2026 at 12:49 PM Camille Leung <cleung@smcgov.org> wrote:

Hi MCC,

FYI, the DRAFT Updated Design Review (DR) Ordinance is available for review and has been posted at link below:

[Design Review \(DR\) Ordinance Update Project | County of San Mateo, CA](#)

It will be reviewed at the Planning Commission meeting of January 28th. Agenda and Staff Report (which will summarize the changes made to the Ordinance) to be posted on hearing page below a week before the hearing.

<https://www.smcgov.org/planning/event/planning-commission-hearing-january-28-2026>

Please reply all with any comments/feedback.

Thank you!

Camille Leung, Senior Planner

From: [Camille Leung](#)
To: "Steve Terry"
Cc: [Kimberly Williams](#); [Planning Commission](#)
Subject: RE: Going to MCC with light standards in the Draft Design Review Ordinance Update on 10/22.
Date: Wednesday, January 28, 2026 8:44:00 AM

Hi Steve,

The main difference that I see between commercial/institutional and residential is that commercial/institutional involves Light Posts and Bollard lighting, which are more likely to be detached from buildings and have ambient light impacts with larger light footprints (parking lots, ADA paths, etc). This is different from residential lighting which is attached to buildings, have smaller light footprints and for singular tasks.

Are you attending the PC meeting today?

<https://www.smcgov.org/planning/event/planning-commission-hearing-january-28-2026>

We can discuss more then so PC can benefit from this discussion. I hope you don't mind that I am copying Kimberley from MCC as she was following up on this topic yesterday.

Thanks

From: Steve Terry <terrysteve@comcast.net>
Sent: Tuesday, January 27, 2026 5:07 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Going to MCC with light standards in the Draft Design Review Ordinance Update on 10/22.

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[removed PC]

Hi Camille,

I don't see the substantive difference between residential and commercial. One might argue residential should be the more restrictive one since (1) it's the bulk of the lighting overall and (2) it's what neighbors have to live with whenever it's dark. Also, if commercial can find 2200K fixtures (or *bulbs* maybe predominantly), I would think residential builders can find them equally so. Maybe we can make a list of places to find fixtures to make it easier; I feel like, if there's a difficulty in finding them, let's try to reduce that barrier.

I realize street lights are DPW, but it speaks to the prevailing character of the community, which makes it relevant and impactful.

On 01/27/2026 3:55 PM PST Camille Leung <cleung@smcgov.org> wrote:

Thanks Steve. I am copying the Planning Commission Secretary to add this to correspondence for the item tomorrow.

I propose that the 3000 k light standards would apply to residential projects. I think the lower 2200k can and should be applied to school lighting (institutional use) and commercial uses. What do you think? Street lights are outside of our regulatory power (DPW has authority).

From: Steve Terry <terrysteve@comcast.net>

Sent: Tuesday, January 27, 2026 3:40 PM

To: Camille Leung <cleung@smcgov.org>

Subject: RE: Going to MCC with light standards in the Draft Design Review Ordinance Update on 10/22.

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.

Hi Camille,

Increasing there color temperature limit to 3000K would be a pretty dramatic, last minute change to the spec based on one individual's comment — one week before the SMC PC review and after it's been reviewed by all the relevant communities across the county.

If, indeed, you would like to make such a change, I would request you pull this item from the PC agenda and re-circulate it to the communities, (e.g., MCC), for review.

That spec is one that we've long cultivated on the Coastside:

- Our street lights are 2200K.
- The El Granada. Elementary School lights are 2200K.
- And this is in line with what folks on the Coastside have been supporting for many years now.

2200K is certainly adequate for safe lighting; I don't think *"offering homeowners a more practical range of compliant fixtures"* is a strong enough statement to reverse out years of community work.

I'm curious whether you've investigated this claim. Is it true that it's difficult or impossible to get 2200K fixtures? I would like to see some quantitative data. I don't know myself, but I suspect it's not a show-

stopping issue. And I also imagine that more & more lower Kelvin fixtures will be available as the world goes toward warmer colors.

Please hold off on suggesting this change at this time.

Please include this comment with the information provided to the Planning Commission.

Thank you.
Steve Terry
El Granada

On 01/27/2026 10:10 AM PST Camille Leung <cleung@smcgov.org>
wrote:

Hi Steve,

Please see correspondence at link. To his point, 2200k is very very warm and yellow. As the upper limit (where any higher would result in a violation) it maybe too low. I plan to support increasing the limit to 3000k. Ok? Thanks

See Item 4 Correspondence:

<https://www.smcgov.org/planning/event/planning-commission-hearing-january-28-2026>