

**From:** [J.D. Anagnostou](#)  
**To:** [Planning Commission](#)  
**Cc:** [J.D. Anagnostou](#)  
**Subject:** 890 Upland Rd, Redwood City  
**Date:** Monday, November 27, 2023 8:11:12 PM  
**Attachments:** [Outlook-ijazobbp.png](#)  
[Outlook-durtinzs.png](#)

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To the Planning Commission:

Re: Planning Commission meeting 11/29/2023 Agenda Item No. 2- 890 Upland Rd, RC

I wanted to briefly comment on the proposed 3-lot project located at 890 Upland Road, Redwood City. My name is JD Anagnostou. I have been in residential real estate for the past 38 years. I grew up in Redwood City, live in Redwood City, raised a family in Redwood City, work in Redwood City and invested in Redwood City.

There have been a few subdivision projects located in the Emerald Hills and Oak Knoll areas of the County of San Mateo since the 1980's both minor and major in size. And as the projects have progressed to the current day, the standards for development have increased along with them. I remember the days where the Commission's review of the early projects would simply state, "build the home(s) as per the plan". The projects came out respectable to the neighbors and built to the quality standards that the County required at the time. The owners of these homes were the beneficiaries of some of the nicest hillside homes built in the County.

The developments of yesterday met the standards of yesterday. Sure, developments are a disruption and hard to accept at times, especially when acreage of space is a contiguous neighbor. But development is necessary, especially in the Bay Area where all types of housing is desperately needed. Especially new construction since the construction of homes benefits many both in the public and private sectors including neighbors. Change to these spaces is just a matter of time. But rest assured that the approval is a thoroughly analyzed process now more than ever before. Also, there were changes along the way to help respect neighbors in the hillside areas which include FAR requirements- calculations used to determine a reasonable house size relative to the lot size, architectural design standards, changes to height limits, slope density calculations to determine the proper lot size relative to the slope of the lot, substantial on-site drainage dissipation requirements, etc. Today's development projects are vetted through a much more thorough, and technical process. Standards that are set by the state, counties and cities and the governmental agencies within these municipalities.

This project has met all of these requirements and has been analyzed by those who are highly qualified and respected in their fields of expertise both on the government side as well as those representing this project. The owner has been a developer of detached single family homes in San Mateo County for over 25 years, with good design and building standards. NIMBYism is a form of bias and prejudice that no longer is an acceptable practice to prevent development especially in today's society along with the many who wish and look forward to calling San Mateo County their home.

In reading all the documents associated with this 3-lot subdivision, and all the necessary steps that the Owner has to take to mitigate and satisfy the conditions of, I see no reason why this subdivision can't be approved. I am in favor of this 3-lot subdivision.

Thank you,  
JD Anagnostou



**J.D. Anagnostou, CRS**

**Residential Real Estate:**  
New Construction & Land Acquisition  
Investment Properties

**Mobile:** 650-704-5134  
**Email:** [jd@realsmartgroup.com](mailto:jd@realsmartgroup.com)

DRE#00900237

50 Edgewood Road  
Redwood City, CA 94062

[www.realsmartproperties.com](http://www.realsmartproperties.com)