

**PROJECT
PARCEL**

San Mateo County Board of Supervisors Meeting

Applicant: Kirk McGowan

File Numbers: PLN 2002-00424

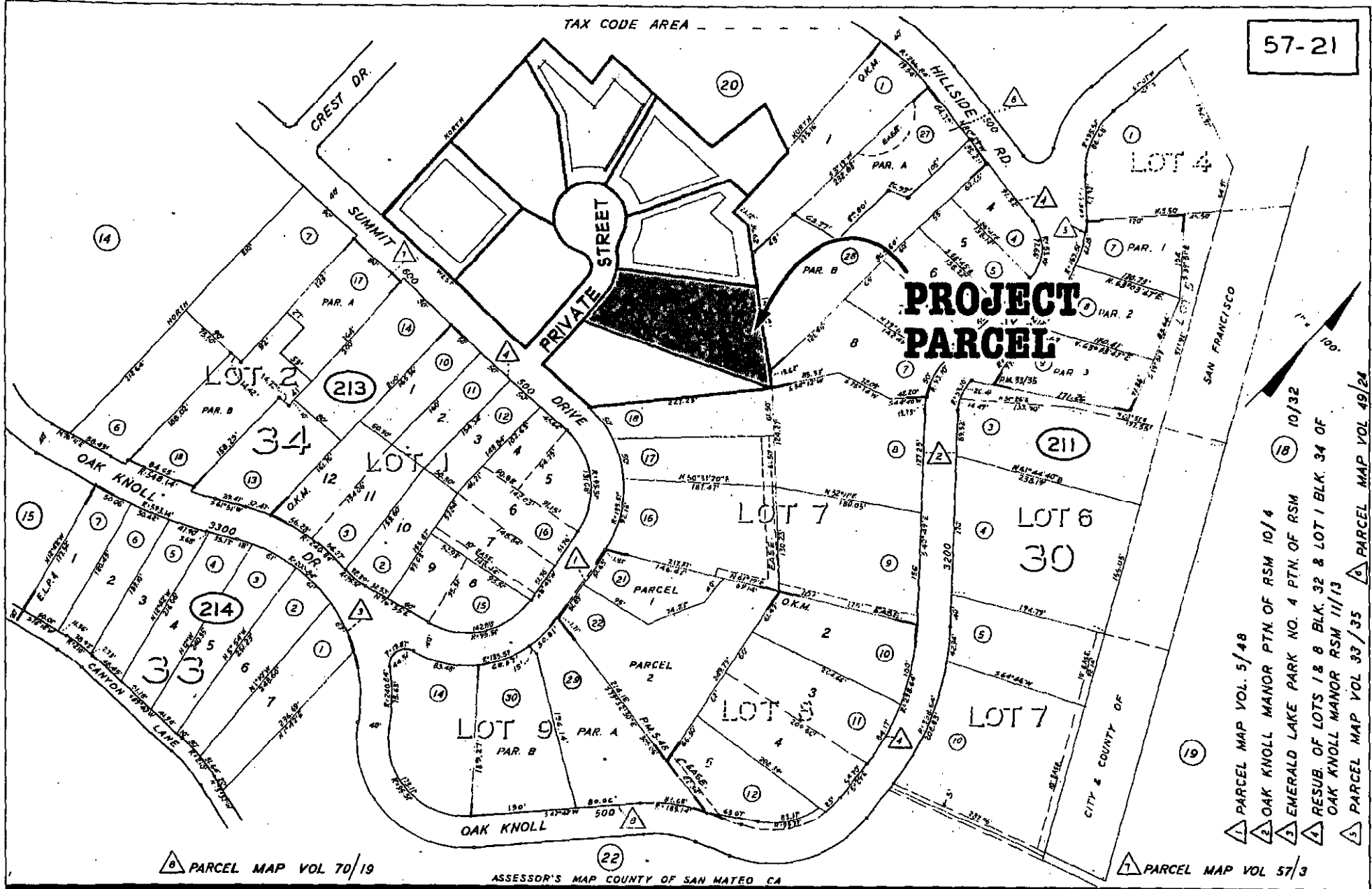
Attachment: **B**



18

57-21

TAX CODE AREA



PROJECT PARCEL

- 1 PARCEL MAP VOL 5/48
- 2 OAK KNOLL MANOR PTN. OF RSM 10/4
- 3 EMERALD LAKE PARK NO. 4 PTN. OF RSM 10/32
- 4 RESUB. OF LOTS 1 & 8 BLK. 32 & LOT 1 BLK. 34 OF OAK KNOLL MANOR RSM 11/13
- 5 PARCEL MAP VOL 33/35
- 6 PARCEL MAP VOL 49/24

8 PARCEL MAP VOL 70/19

ASSESSOR'S MAP COUNTY OF SAN MATEO CA

7 PARCEL MAP VOL 57/3

San Mateo County Board of Supervisors Meeting

Applicant: Kirk McGowan

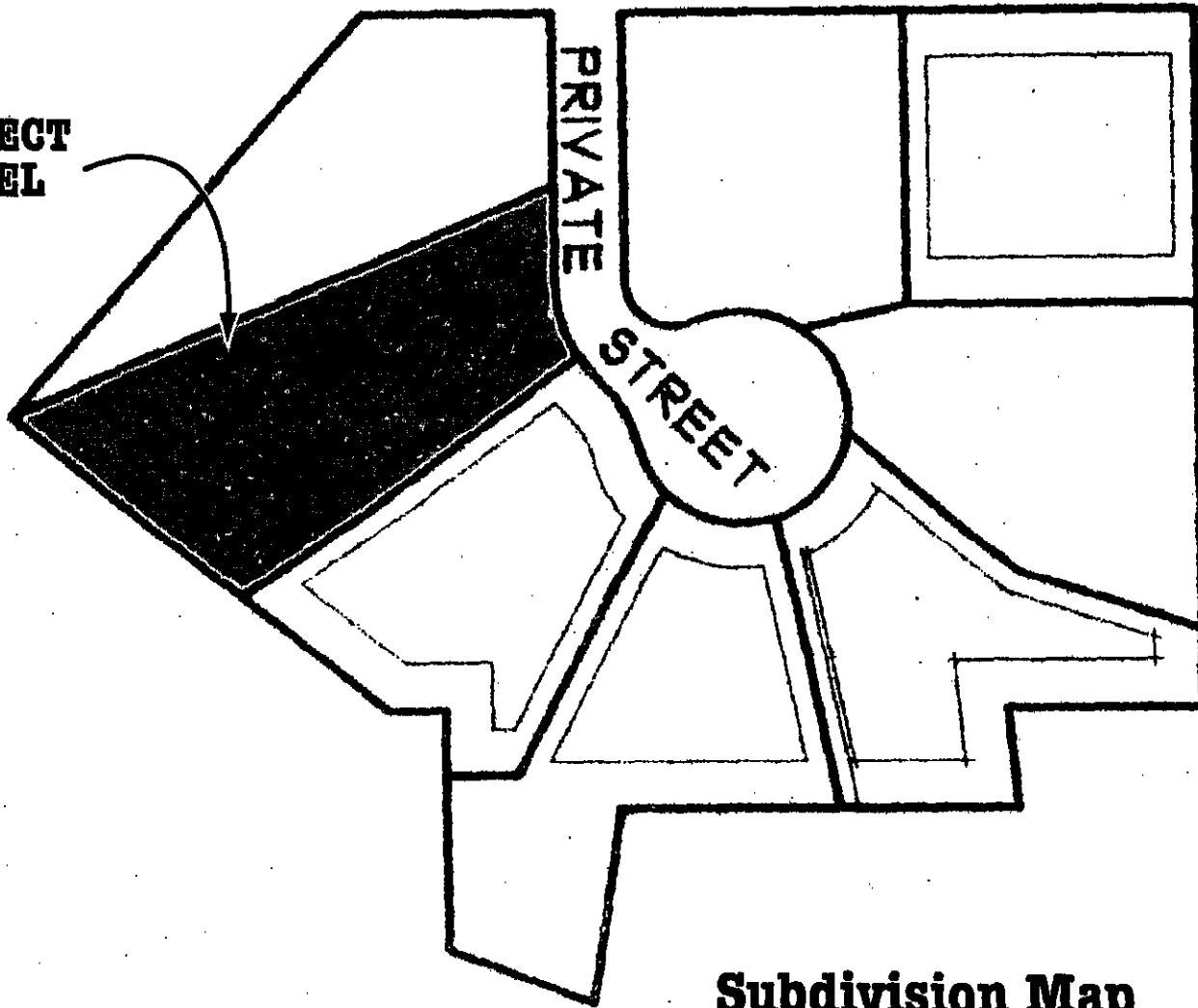
Attachment: **C**

File Numbers: PLN 2002-00424



SUMMIT DRIVE

PROJECT
PARCEL



Subdivision Map

San Mateo County Board of Supervisors Meeting

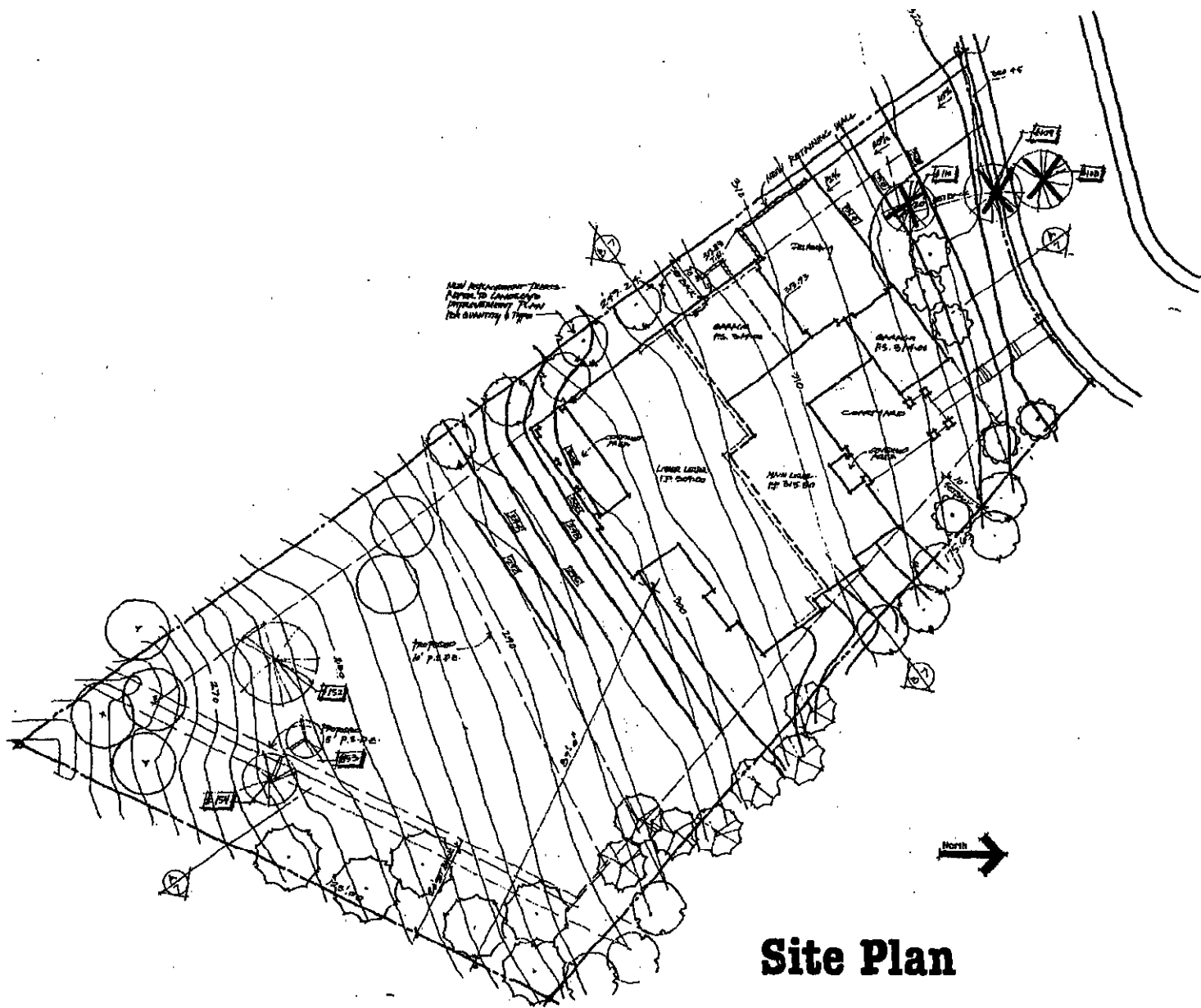
Applicant: KIRK MCGOWAN

File Numbers: PLN 2002-00929

Attachment: **D**



20



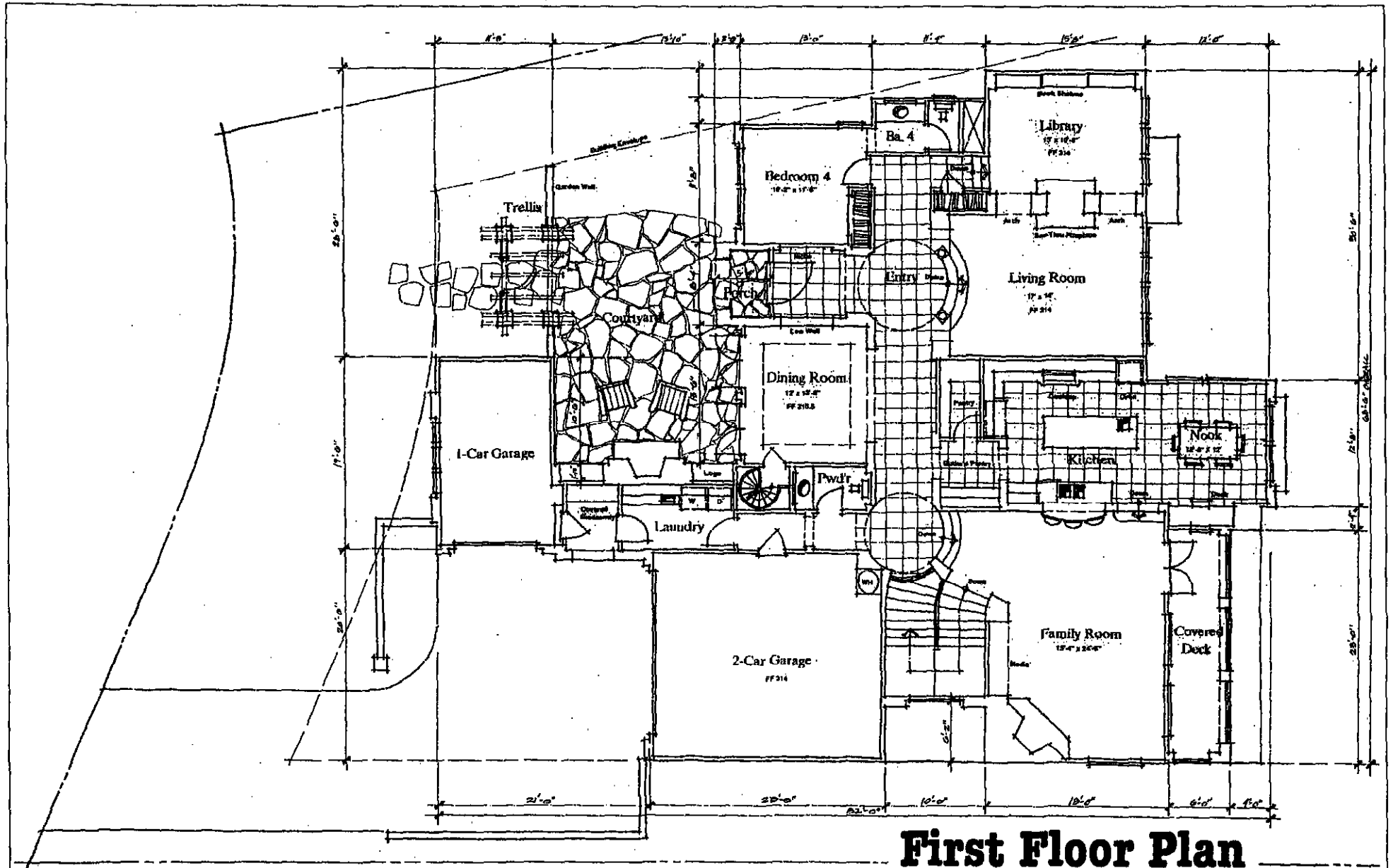
Site Plan

San Mateo County Board of Supervisors Meeting

Applicant: Kirk McGowan

Attachment: **E**

File Numbers: PLN 2002-00924



First Floor Plan

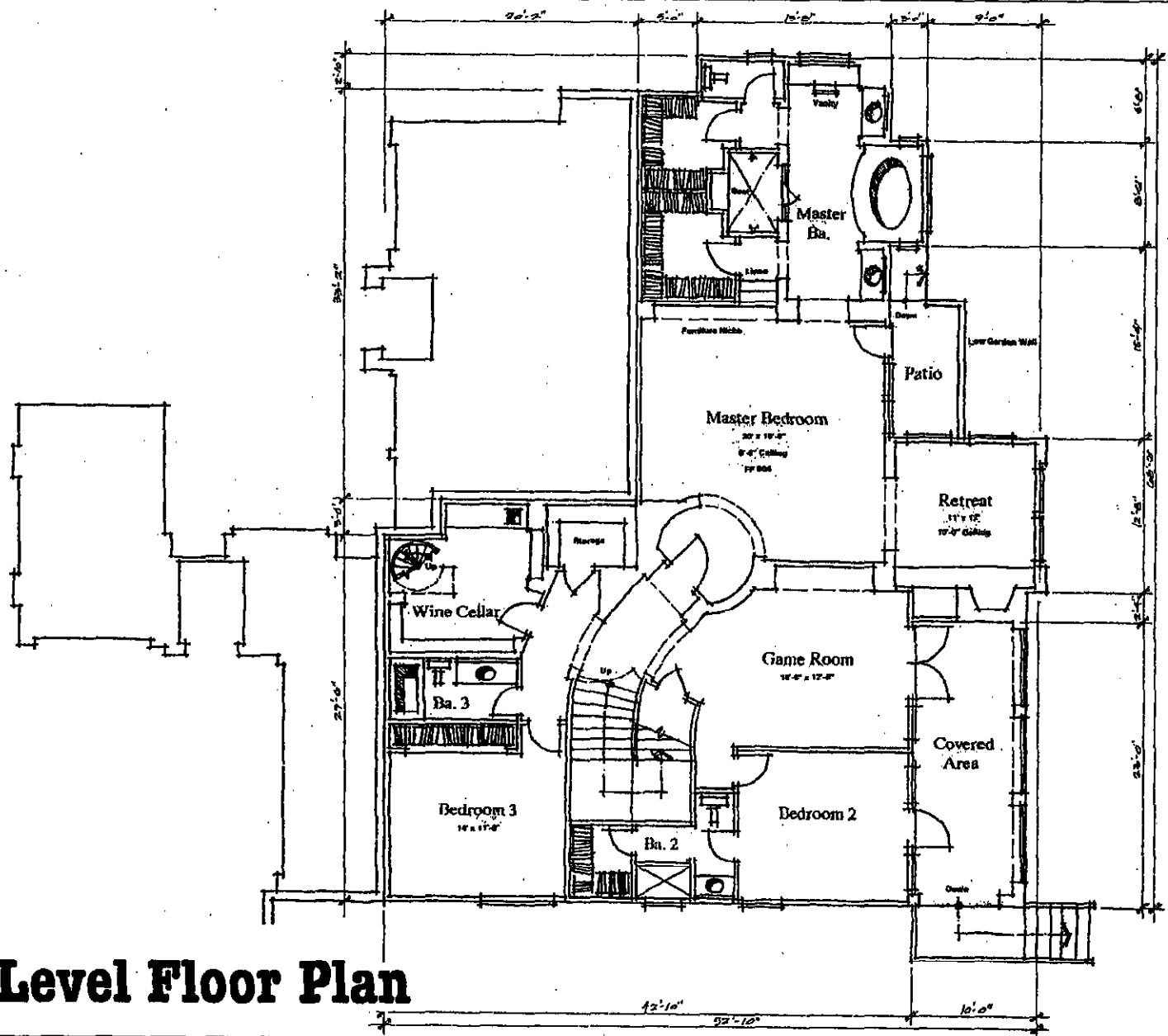
San Mateo County Board of Supervisors Meeting

Applicant: KIRK MCGONVAN

Attachment: **F**

File Numbers: PLN 2002-00924

22



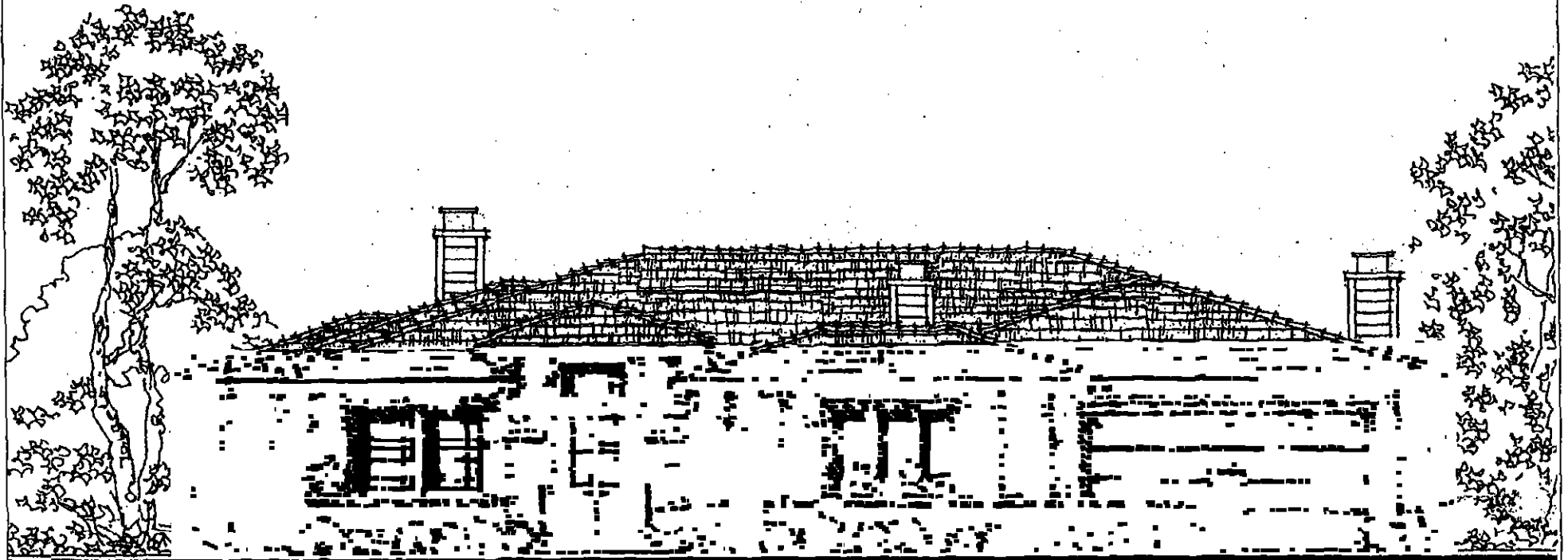
Lower Level Floor Plan

San Mateo County Board of Supervisors Meeting

Applicant: Kirk McGowan

Attachment: **G**

File Numbers: PLN 2002-00424



"Prairie"

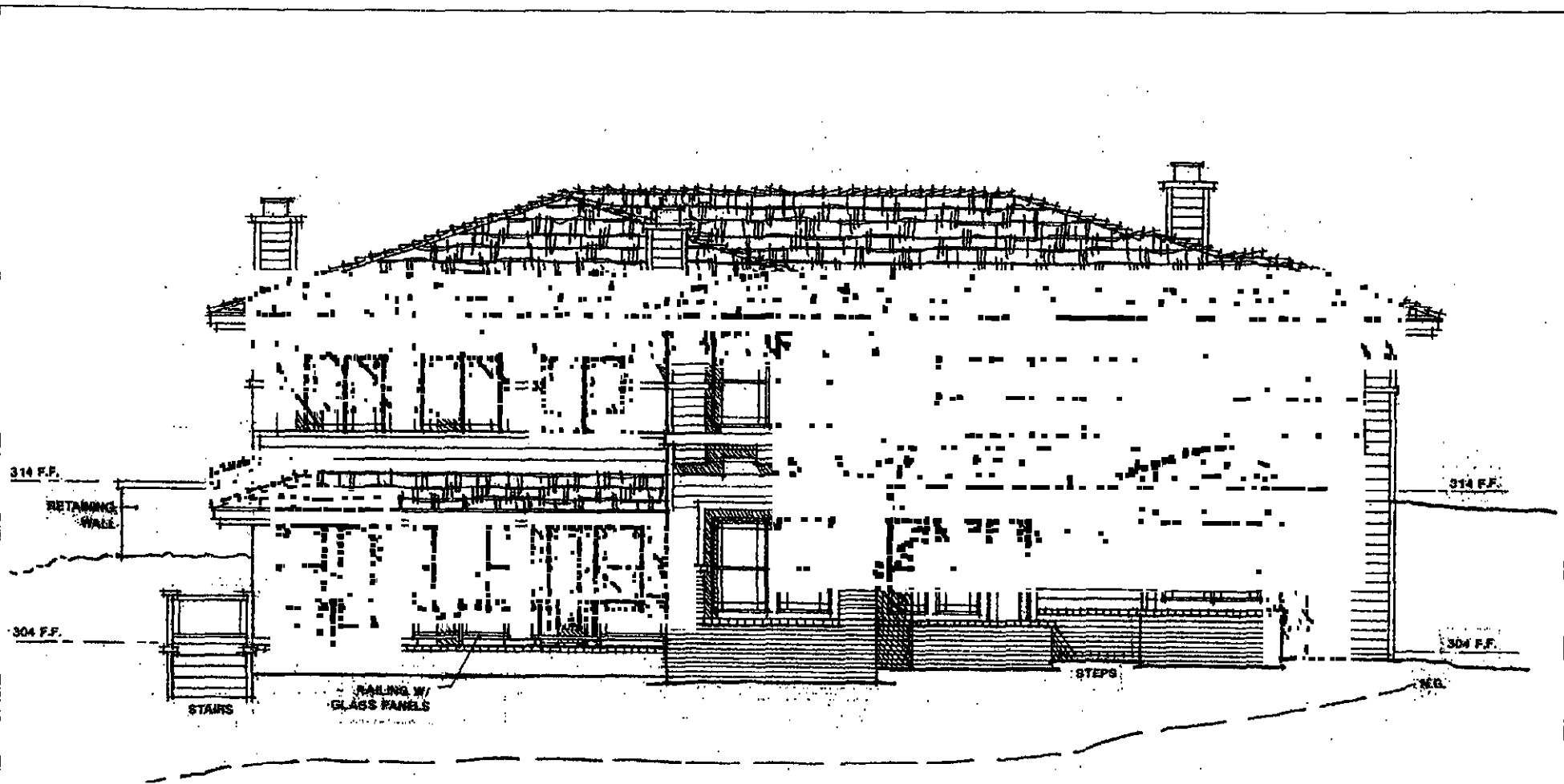
Front Elevation

San Mateo County Board of Supervisors Meeting

Applicant: KIRK MCGONNAN

Attachment: **H**

File Numbers: PLN 2002-00424



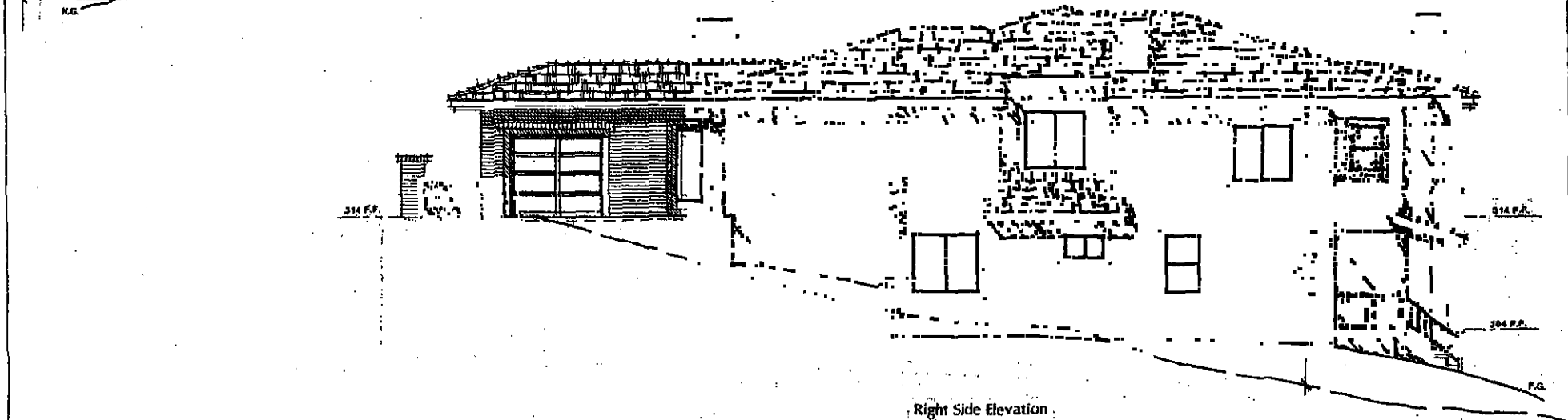
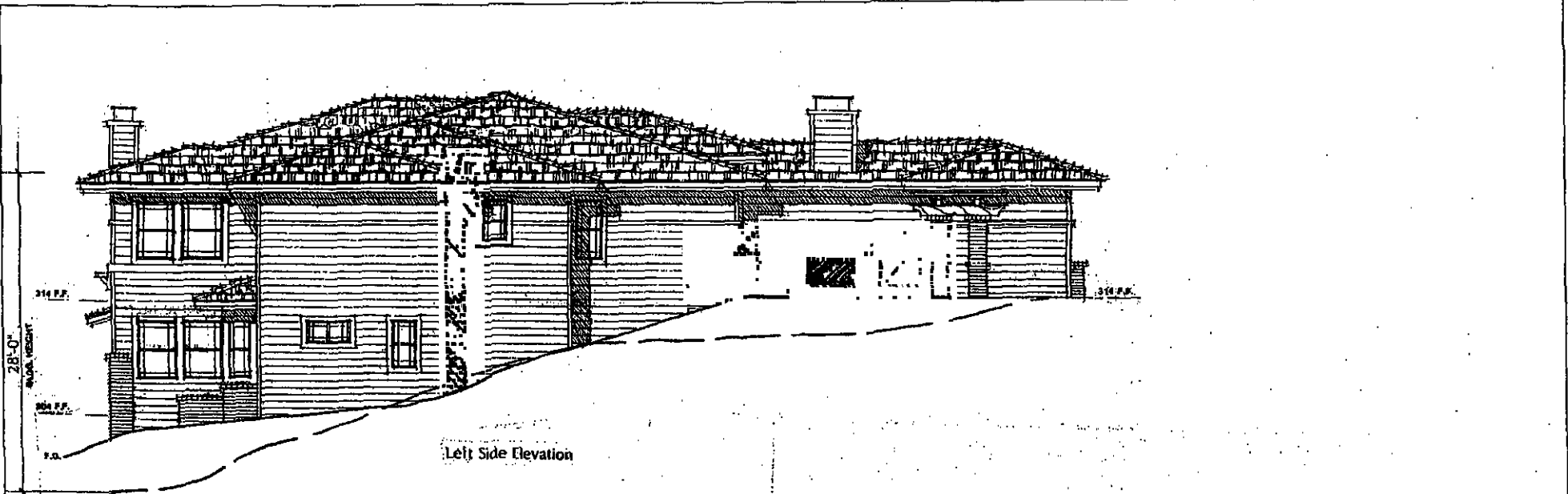
Rear Elevation

San Mateo County Board of Supervisors Meeting

Applicant: Kirk McGowan

Attachment: **I**

File Numbers: PLN 2002-00424



Side Elevations

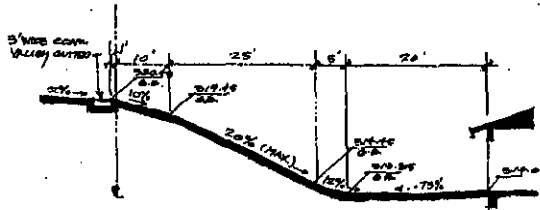
San Mateo County Board of Supervisors Meeting

Applicant: Kirk McGowan

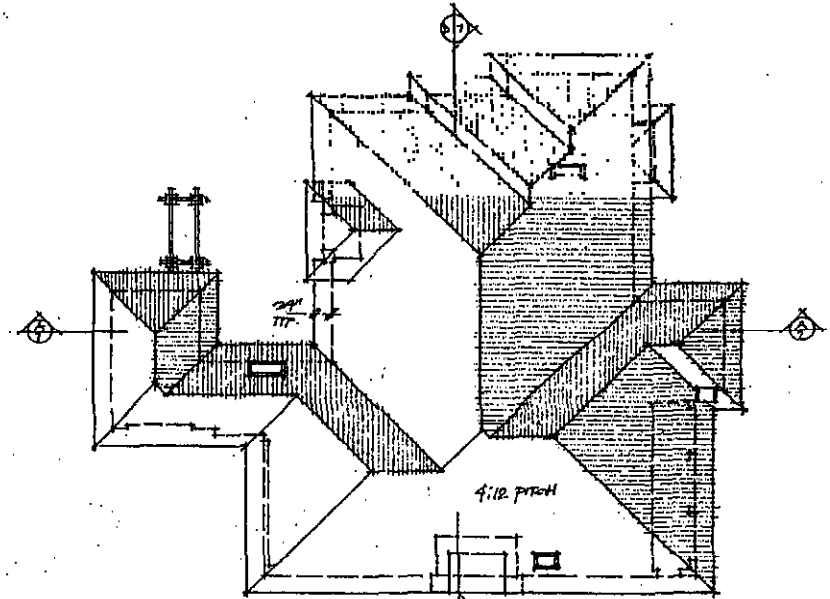
Attachment: **J**

File Numbers: PLN 2002-00424

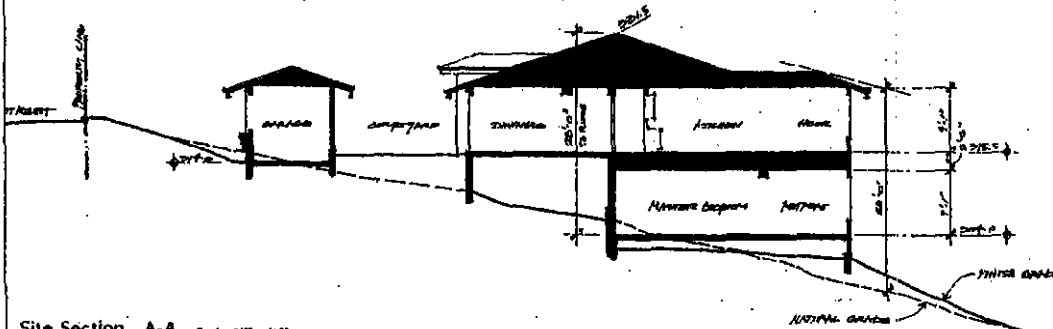
26



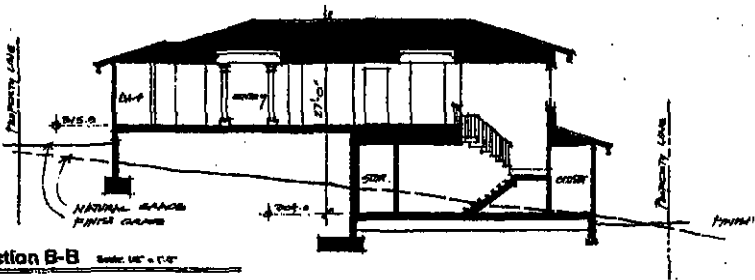
Driveway Profile Scale 1" = 10'



Roof Plan Scale 1/8" = 1'-0"



Site Section A-A Scale 1/8" = 1'-0"



Site Section B-B Scale 1/8" = 1'-0"

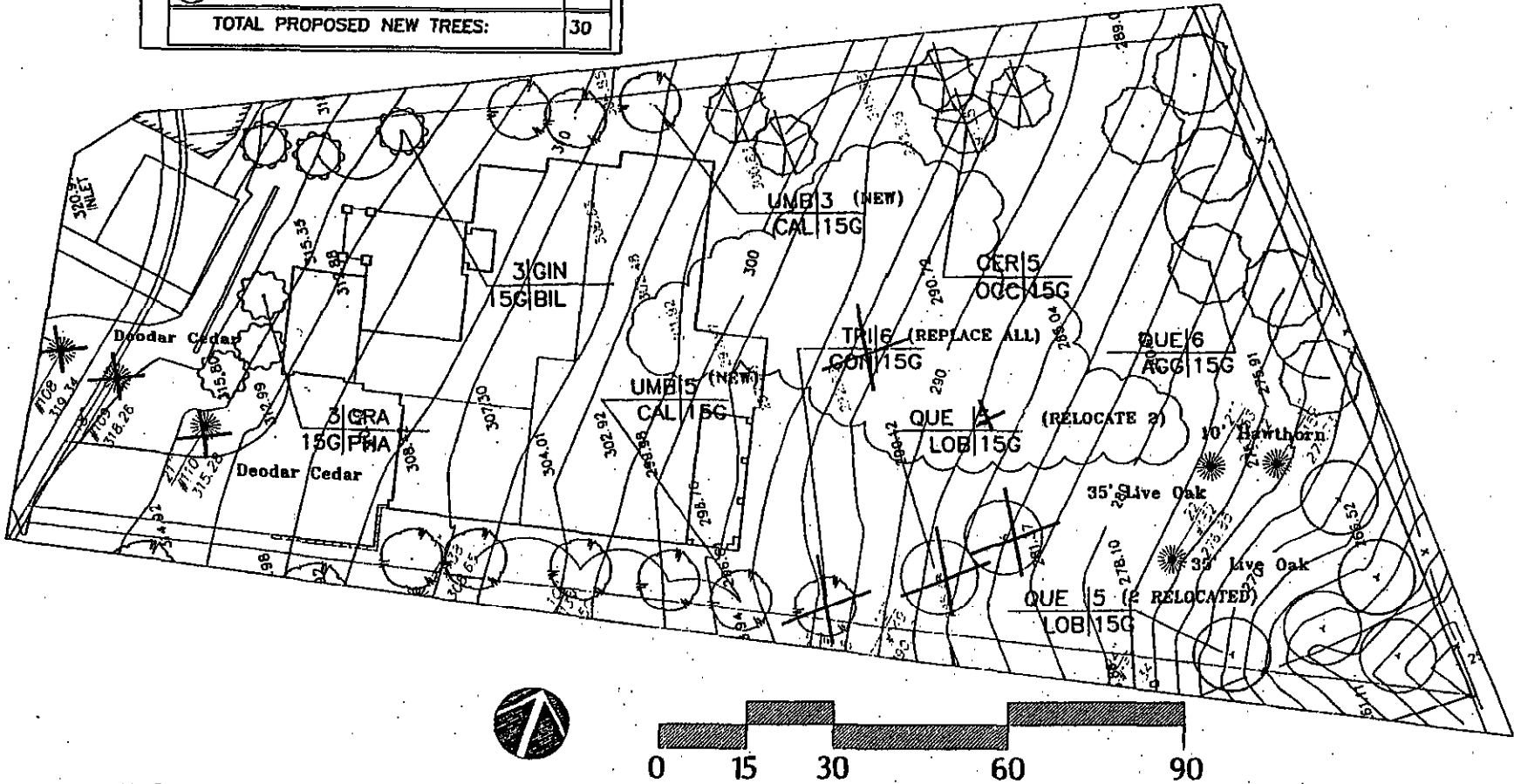
San Mateo County Board of Supervisors Meeting

Applicant: KIRK MCGOLYAN
 File Numbers: PLN 2002-00424

Attachment: **K**

TREE LEGEND/TREE COUNT

SYMBOL	BOTANICAL NAME	15 GALLON	QTY
	CER OCC CERCIS OCCIDENTALIS	WESTERN REDBUD	5
	CRA PHA CRATAEGUS PHAENOPYRUM	HAWTHORNE	3
	GIN BIL CINNAMO BILIBA	MAIDENHAIR TREE	3
	QUE-AGR QUERCUS AGRIFOLIA	COAST LIVE OAK	6
	QUE-LOB QUERCUS LOBATA	VALLEY OAK	5
	UMB CAL UMBELLULARIA CALIFORNICA	BAY	8
TOTAL PROPOSED NEW TREES:			30



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San Mateo County Board of Supervisors Meeting

Applicant: KIRK MCGOWAN
 File Numbers: PLN 2002-00424

Attachment: L

San Mateo County Environmental Services Agency

Planning and Building Division

County Government Center • 590 Hamilton St. • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 4161

Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

1. Appellant Information

Name: MELISSA FARRELL
 Phone, W: (P.H.N) 650 270 6376

Address: 547 SUMMIT DR
 Emerald Hills
 Zip: 94062

2. Appeal Information

Permit Numbers involved:
 PLD 2002-00424

I have read and understood the attached information regarding appeal process and alternatives.

- yes
- no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

Melissa Farrell

Date: 28 April 2003

Made on April 16, 2003 to approve/deny the above-listed permit applications.

3. Basis of Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

(See Attached.)

Petition to the SM County Board of Supervisors regarding the SM County Design Review Board and Planning Commission decision on development at 535 Summit Drive, Emerald Lake Hills

File No PLN 2002-00424
APN 057-212-190

References:

Petition to the SM County Design Review Board and Planning Commission, submitted January 16, 2003
(with attached correspondence from P. Baltry of Emerald Hills)

I am appealing the April 16 decision of the SM Planning County Commission to the SM County Board of Supervisors.

The grounds for this appeal are as follows:

1. The SM County Planning Commission consideration of this appeal was based almost exclusively on an executive summary (dated March 26, the date of the hearing) containing substantial factual errors (the most significant of these are cited below).
2. Additional limited information was provided in the form of abbreviated presentation by the appellant and rebuttal by the applicant; since these exchanges are limited to no more than 5 minutes, and the nature of the presentations made by the applicant were generally subjective, this part of the review contributed little of factual value. (I found it notable that the developers "government liaison", Mr. Rodine, a former Planning commissioner, was on a first name basis with 4 of the commissioners).
3. No independent review of the ground for approval or the clearly failed review process was conducted; there have been numerous failures of this process during the last year and these errors adversely affected the conclusions made by both the Design Review Committee and now the County Planning Commission (examples of these issues are included in the details cited below).

Review of the Executive Summary, from Planning Staff to Planning Commission, dated March 26, 2003

- Page 3: chronology, Sept 4, 2002 - states that "The Committee reviewed and approved all projects". This is absolutely incorrect - as the transcripts of both the Sept 4 hearing and the subsequent Oct 2 and Oct 29 hearings clearly indicate, the County erroneously sent out a notice of approval; the DR Committee confirmed that the design review process was continued, and in fact, Sr. Planners consulted with County Council and were put in the position of apologizing for the mistake and confusion, and 'delicately' advising the 50 concerned residents that showed up for the Oct 2 hearing to return "at a later date" for a continuance of the process once proper notice was provided to the community.
- Page 4: response to key issues; states that "the proposed home steps down the hill following the slope of the land"; in fact, it does not step down the hill, and the exposed side of this 5860 ft² structure which faces my property presents a 28 ft "wall" - massed as a plane face of uniform height. Further, this response does not address the more salient concerns, expressed by the residents for over 2 years, that this cluster of much larger than average for the neighborhood homes is not "in harmony" with the desired character of the neighborhood, and does not "encourage architectural design and site planning which preserve the natural hillside areas, particularly with respect to topography, vegetation, and scenic qualities.
- Page 5: response to key issues; states that "the Committee did not express any concerns with the size and scale of the home,"; this is **absolutely incorrect**. I have reviewed the transcripts of each hearing to confirm my recollection of the discussions, and verify that every member's project was discussed, at least one (and on several occasions all 3) of the design review committee members expressed concern about the size of this particular home, which is the largest of the 7 reviewed to date. The committee Chairwomen voted against this design at every review, based primarily on the size of the proposed structure.
- Page 6: response to key issues; states that "the Committee did not express any concern with the projects lack of compatibility with the character of the neighborhood"; again, this is **absolutely incorrect**, as verified by the transcripts from the DR Committee hearings. In fact, there was significant discussion of the proposed

project design disharmony with the existing neighborhood at each hearing, and in particular, during the December 4 hearing when the attached letter by Peter Baltry, AIA, was presented

- Page 6: response to key issues; states that "The Board of Supervisors approved the removal of 52 trees.... An additional 17 trees were identified in the subdivision arborist report to be in a state of advanced decline or potentially hazardous and were also approved for removal"; Concern about both tree removal and the potential size of the structures was raised during the subdivision appeal hearing with the Board of Supervisors in Jan 2002; the community was instructed at that time to raise these concerns during the Design Review Committee hearings, as these items were the "purview" of this Committee. And in fact, this was the subject of massive confusion at the Sept, Oct, Nov and December Design Review Committee hearings, where the committee members clearly did not understand whether the DR Committee or the Planning Commission had ultimate jurisdiction over the tree removal and replacement plan; to quote Mr. Day "this board does have authority to approve and disapprove tree removal.... When you're talking about siting the house, saving trees, all those things we do have jurisdiction over. And we do have questions.... We need an accurate tree removal plan with an accurate replacement plan with an eye to screening.... The redwoods that are coming out ... I'm concerned about those redwoods... and we do have a sequoia we're concerned about. Most of those oak trees that we think are important as far as being native to the area. Unfortunately, as a result designs were approved without clear conscious consideration of the affected vegetation. The current plan indicates removal of 73 trees; the plan states that 62 are to be removed; the original number presented in meetings with the community and in the subsequent PC hearing was 22 (this is the same number reflected in the arborists report). A clear explanation about whether removal of 73 trees was actually approved, and if so, in what public forum, has not yet been provided. This item is of significant concern to the community, as many of this trees are mature, significant natives (including 50 ft Deodar Cedars, 40 ft Oaks, Giant Sequoia, Black Walnut, Redwood, Bay). This concern certainly deserves more than unintended or mistaken approval.
- On numerous occasions, the information related to the subjects under review was not made available to the public; the applicant provided information directly to the review Committee members, and this information was not placed in the public file prior to hearings; on numerous occasions, many of the neighbors within 300 feet of this development did not receive notification from the County (it is understood that mail delivery is not the County's responsibility, however these incidents were not isolated, and suggest a less than "full effort" was made to provide the required notification.

In summary, Our community is extremely concerned about the proposed construction at 535 Summit Drive in Emerald Hills. We have participated in public hearings, written letters, and submitted petitions signed by all of the 60 residents neighboring this project. Review of these concerns has been hampered by mis-information, procedural errors, and confusion regarding jurisdiction. We are again asking the Board of Supervisors, Planning Commission and Design Review Board to consider a more reasonable approach, consistent with the documented DR and zoning ordinances for Emerald Hills:

Petition to the San Diego County Design Review Board and Planning Commission

Regarding File No. PLN 2002-00381, 2002-00382, 2002-00421, 2002-00422, 2002-00423 and PLN 2002-00424
535 Summit Drive, Emerald Lake Hills
APN 057-212-190

Our community is extremely concerned about the proposed construction at 535 Summit Drive in Emerald Hills. We have participated in public hearings, written letters, and submitted petitions signed by all of the 60 residents neighboring this project. We are again asking the Board of Supervisors, Planning Commission and Design Review Board to consider a more reasonable approach, consistent with the documented DR and zoning ordinances for Emerald Hills:

The proposed structures are inconsistent with County plan and DR ordinance requirements which require "development of private property **in harmony with the desired character of the community** or area in conformance with an adopted set of community design principles as well as the County General Plan and other Precise Plans" and "encourage architectural design and site planning which will preserve the natural character of hillside areas, particularly with respect to topography, vegetation, and scenic qualities." These documented County ordinances also require "Design new buildings that are **architecturally compatible** by requiring them to reflect and emulate, as much as possible, the **predominant architectural styles and the natural** buildings of the immediate area (e.g., bungalow, craftsman, ranch)." The proposed structures, which average over 4900 ft², and range as high as 5900 ft², do NOT fit in with the existing neighborhood in either size or architectural style. In 'community forums' held 2 years ago, as mandated by the county planning process, the developers stated the structures would be ~ 4000 ft² each, which is already well in excess of the average for this neighborhood; when the actual plans became available for review just prior to the Sept 4 Design Review hearing, we were dismayed to find the proposed structures had grown by another 20-25% over what was initially specified to the community. These structures are now each at least twice the size of the average house (< 2900 ft²) in the neighborhood! At a minimum, this development should be required to "blend" in with the existing homes adjacent to and in direct view of these new structures.

The committees are requested to use the discretion allowed by our Planning requirements, and rather than simply approving the maximum allowed structure for each lot, work with the community to implement a solution which is compatible with the neighborhood and considering the requirements for "site planning to minimize tree removal, minimize alteration of natural topography, respect the privacy of neighboring houses and outdoor living areas". Houses of even a slightly smaller size would significantly reduce the negative impact on our community

During the 'community comment' process, and at the initial planning commission hearing and appeal on the subdivision, we were told that 22-25 of the 156 trees on the property would be removed - the developer has currently identified **73 mature trees** for destruction, including 9 Oak, 5 Redwood, 2 Giant Sequoia, 7 Bay, 2 Ca Buckeye, 4 Black Walnut, 5 Cedar, 1 Cyprus, 8 mature fruit trees, and numerous other mature ornamental trees. This significant increase in trees market for destruction has been revealed in stages to the community with a series of revisions, starting with the claim during the Sept 4 hearing that 56 trees would be destroyed. The total has now grown to 73 trees, based on a count of the tree removal plan (although only 62 are listed in the summary table). The developer has suggested that he assumes that the County granted approval for removal of these trees as part of the subdivision approval process. This is in direct conflict with what the community was told during the subdivision appeal hearing - namely that the tree removal plan would be reviewed and approved or amended as part of the design review committee hearings. In fact, this has also been a source of confusion for the design review committee during these public hearings. The result is that designs have been approved without the fundamental issue of tree removal being clearly and fully considered; this entire process has been allowed to continue without a clear understanding of the correct jurisdiction for this critical factor in the decision. In many cases, including for 2

beautiful stately 45' Deodar cedars on lot 7, trees classified as healthy by the project arborist, and that do not interfere with the proposed structures, are tagged for destruction. In other cases, a small adjustment to the placement of structure or driveway would save a significant tree, and these potential compromises were never even discussed in the public forum because of uncertainty about what agency had ultimate jurisdiction over this decision!

While "replacement" is required by the county for all trees removed, a mature 30-40 ft heritage native tree cannot be "replaced" by a 5 to 15 gallon 4ft tree.

This is **unnecessary and not acceptable in our community**; it is also in clear violation of the Design Review and Zoning ordinances.

The committees are requested to enforce the tree removal controls as defined in our Planning requirements, and work with the developers to improve placement of new roads, driveways and structures to minimize destruction of and damage to mature native trees.

Attachment: letter from P Balty submitted for Dec 3 Design Review Committee hearing
3262 Oak Knoll Drive, within 300 feet of the proposed project

San Mateo County Design Review Committee
455 County Center
Redwood City, CA 94063

Re: 535 Summit Drive, lot 7
(2/4 meeting agenda item #8)

Dear Design Review Committee:

Please accept this letter read into the record in my absence. I am unable to attend today's hearing.

I am a practicing residential architect and the principal of Topos Architects, in Palo Alto. I reside at 3262 Oak Knoll Drive, within 300 feet of the proposed project.

I urge you to request that the proposed project be redesigned to be more in keeping with the scale and character of other building in the neighborhood, as required by County ordinance.

I greatly respect the fine work this committee has done insisting upon the use of a carefully selected palette of natural building materials that reflect the native surroundings. Your consistent requests for architectural styles that are compatible with the local built environment are laudable. However, the proposed house, in conjunction with the six other proposed houses in this development, constitutes a doubling of the average house size in the area. As a working architect I assure you that you cannot design a house twice as large as its neighbor without the scale and massing of the house being markedly different and incompatible.

I am well aware that the current zoning code contains objective regulations prescribing the maximum house sizes that may be developed. However, the code also contains subjective regulations requiring among other things "scale and character compatibility", which is the provenance of this committee. I strongly disagree with your consistent refusal to allow the subjective zoning requirements to

modulate the objective regulations. It is acceptable, even of paramount importance, for you to require more stringent design parameters, such as building size restrictions, where proposed developments are out of keeping with the subjective requirements of the code, even when the proposed projects comply with the minimum objective regulations. The Floor Area Ratio building size limitation, for example, establishes a maximum building size; it does not guarantee that every property may be appropriately developed to such a maximum. Numerous other communities, such as Woodside, Portola and Los Altos Hills, have long established that a subjective design review may further reduce objective zoning regulations. This is your most important judgment.

While it is certainly true that Emerald Hills has numerous homes of similar size to the proposed project, it is the clustering of seven or eight homes of this size that creates such a discordant note in the community. In finding that each of the proposed houses in the Summit Jewel development is individually within the acceptable range of the scale and character of other homes in Emerald Hills, you ensure that the collective impact of this development dramatically alters the scale and character of the community. Again, I strongly object to your refusal to consider this project within the context of the other houses within this development, for it is only by doing so that you can adequately enforce the subjective of the zoning code, which you are pledged to preserve.

I can fully appreciate your feeling limited by an approval process that seems to allow such large homes to be consistently built with relative few restrictions, and that legal counsel advises you to consider each application sovereign and independent. But I urge you to follow your best instincts on this project and let the legal and bureaucratic chips fall where they may. This house is simply too large for the community.

Thank you.

Peter Baltay, AIA



Please reply to: Farhad Mortazavi
(650) 363-1831

April 10, 2003

PROJECT FILE

**ENVIRONMENTAL
SERVICES
AGENCY**

Melissa Farrell
547 Summit Drive
Redwood City, CA 94062

Dear Ms. Farrell:

Agricultural
Commissioner/ Sealer of
Weights & Measures

Subject: File Number PLN2002-00424
Location: Summit Drive, Emerald Lake Hills
APN: 057-212-190

- Animal Control
- Cooperative Extension
- Fire Protection
- LAFCo
- Library
- Parks & Recreation
- Planning & Building

On April 9, 2003, the San Mateo County Planning Commission considered your appeal of a decision by the Bayside Design Review Committee to approve a Design Review Permit regarding the landscape plan portion of the permit for Lot #7 of the Summit Drive Subdivision, located in the unincorporated Emerald Lake Hills area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing the Planning Commission denied the appeal, approved the project, made the findings and adopted conditions of approval as attached.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 7:00 p.m. on April 28, 2003.

Commissioners:

If you have questions regarding this matter, please contact the Project Planner listed above.

David Bomberger

Sincerely,

William Wong

Bill Kennedy

Kan Dee Rud
Planning Commission Secretary
Pcd0409n_5kr.doc

Ralph Nobles

Jon Silver

cc: Department of Public Works

PLANNING COMMISSION

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

Melissa Farrell
April 10, 2003
Page 2

Building Inspection

Assessor

CDF

City of Redwood City, Planning Director

Redwood City Municipal Water

Emerald Heights Sewer

Redwood City Elementary School District

Sequoia Union High School District

Kirk McGowan

Summit Jewel Partners, LLC

Emerald Lake Hills HOA

Cheryl Cleeves

JR Rodine

Robert Desky

Other Interested Parties

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00424

Hearing Date: April 9, 2003

Prepared By: Farhad Mortazavi

Adopted By: Planning Commission

FINDINGS

A. For the Design Review

1. Find that this project has been reviewed under and found to be in compliance with the Design Review Standards for Emerald Lake Hills, Section 6565.15 of the San Mateo County Zoning Regulations.

B. For the Environmental Review

2. Find that the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to new construction of a small structure.

CONDITIONS OF APPROVAL

Planning Division

1. The applicant shall put every effort to save Trees Nos. 109 and 110 of the arborist report (cedar trees approved for removal by the Board of Supervisors).
2. The applicant shall submit a \$5,000 surety deposit prior to the issuance of the associated building permit. The deposit shall be held for two full years from the date of planting of the trees, and shall be released only upon staff confirmation that all such trees are alive and healthy, and that any dead trees have been replaced in like kind.
3. A tree protection plan by the arborist is required to be submitted for review and approval. The arborist must confirm in writing that tree protection measures are in place prior to the issuance of the associated building permit.

4. The project shall be constructed in compliance with the plans approved by the Bayside Design Review Committee. Any changes or revisions to the approved plans or above conditions shall be reviewed by the Design Review Officer or, where necessary, the Bayside Design Review Committee for approval.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Planning Director.

6. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of storm water runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all disturbed areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the respective Fire Authority.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. A trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The

applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles shall impede through traffic along the right-of-way on Summit Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Summit Drive. There shall be no storage of construction vehicles in right-of-way.
12. The exterior color Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
14. At the time of application for a building permit, the following will be required:
- a. Prior to pouring any concrete for foundations, a licensed surveyor must submit written verification that the required setbacks have been maintained as per the approved plans.
 - b. An automatic fire sprinkler system shall be installed. This permit shall be issued prior to or in conjunction with the building permit.
 - c. A site drainage plan shall be submitted which will demonstrate how roof drainage and site runoff will be directed to an approved location.
 - d. A driveway plan and profile must be submitted which must be consistent with subdivision road improvements.
 - e. Sediment and erosion control measures must be installed prior to beginning any earth work and maintained throughout the project. Permanent measures shall be installed prior to finalization of the building permit.

Department of Public Works

15. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
16. The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.
17. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Public Works Department for review. Upon completion of this review, the applicant and his engineer shall have these approved plans signed by the appropriate Sewer District (Emerald Lake Heights Sewer Maintenance District).

California Department of Forestry (CDF) and County Fire Department

18. The applicant shall comply with the requirements of the CDF and County Fire Department in accordance with the applicable codes and regulations.

Pcd0409n_5kr.doc



Please reply to:

Farhad Mortazavi
(650) 363-1831

March 31, 2003

PROJECT FILE

Melissa Farrell
547 Summit Drive
Redwood City, CA 94062

ENVIRONMENTAL SERVICES AGENCY

Dear Ms. Farrell:

Subject: File Number PLN2002-00424

Location: Summit Drive, Emerald Lake Hills

APN: 057-212-190

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Commissioners:

David Bomberger

William Wong

Bill Kennedy

Ralph Nobles

Jon Silver

On March 26, 2003, the San Mateo County Planning Commission considered your appeal of a decision by the Bayside Design Review Committee to approve a Design Review Permit to construct a new 5,860 sq. ft. single-family dwelling 661 sq. ft. garage on Lot #7 of the Summit Jewel Subdivision located on Summit Drive in the unincorporated Emerald Lake Hills area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Commission voted 4-1, to approve the house as designated in the plans submitted and continued the proposed landscape portion of the application to give parties an opportunity to discuss the landscape plan regarding the eight trees on the south end of the property. The Commission continued the matter to April 9 at 9:00 a.m. Since there was no complete final decision on the matter, the appeal period will not run until after the Commission makes a final decision on the landscape plan.

If you have questions regarding this matter, please contact the Project Planner listed above.

Sincerely,

Kan Dee Rud

Planning Commission Secretary

Pcd0326n_7kr.doc

cc: Department of Public Works
Building Inspection
Environmental Health

PLANNING COMMISSION

Melissa Farrell
March 31, 2003
Page 2

Assessor
CDF
City of Redwood City, Planning Director
Kirk McGowan
JR Rodine
Summit Jewel Partners
Zeki Abed
Doug McBeth
Emerald Lake Hills, HOA
Robert Desky, Attorney
Cheryl Cleaves
John Vasey
Jim Lemon
Bob and Marjorie Parkhurst



January 9, 2003

Kirk McGowan
Summit Jewel Partners, LLC
655 Skyway, #230
San Carlos, CA 94070

Dear Mr. McGowan:

SUBJECT: Design Review, File No. PLN 2002-00424
Redwood City
APN 057-212-190

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of January 8, 2003, the San Mateo County Bayside Design Review Committee considered your application for design review approval for a new 5,860 sq. ft. single-family residence including a 661 sq. ft. garage on a 20,000 sq. ft. parcel (Lot #7 of Summit Jewel Subdivision) located at Summit Drive in unincorporated Redwood City (Emerald Lake Hills).

Based on the plans, application forms and accompanying materials submitted, the Bayside Design Review Committee APPROVED your project subject to the following findings and conditions:

FINDINGS

The Bayside Design Review Committee found that:

A. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to construction of a small new structure.

B. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for Emerald Lake Hills, Section 6565.15 of the San Mateo County Zoning Regulations.

CONDITIONS

Planning Conditions

1. The applicant shall put every effort to save Trees Nos. 109 and 110 of the arborist report (cedar trees approved for removal by the Board of Supervisors).

PLANNING AND BUILDING

2. The applicant shall submit a \$5,000 surety deposit prior to the issuance of the associated building permit. The deposit shall be held for two full years from the date of planting of the trees, and shall be released only upon staff confirmation that all such trees are alive and healthy, and that any dead trees have been replaced in like kind.
3. A tree protection plan by the arborist is required to be submitted for review and approval. The arborist must confirm in writing that tree protection measures are in place prior to the issuance of the associated building permit.
4. The project shall be constructed in compliance with the plans approved by the Bayside Design Review Committee. Any changes or revisions to the approved plans or above conditions shall be reviewed by the Design Review Officer or, where necessary, the Bayside Design Review Committee for approval.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the . . . of the construction site.
 - a. The applicant shall indicate the datum point on the plan so it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the . . . grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than

no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Planning Director.

6. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the respective Fire Authority.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The

- applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles shall impede through traffic along the right-of-way on Summit Drive. All construction vehicles shall be parked on site outside the public right-of-way or in locations which do not impede safe access on Summit Drive. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 13. Noise levels produced by the proposed construction activity shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sundays and any national holiday.

Building Inspection Section Conditions

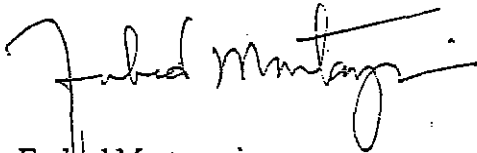
14. At the time of application for a building permit, the following will be required:
 - a. Prior to pouring any concrete for foundations, a licensed surveyor must submit written verification that the required setbacks have been maintained as per the approved plans.
 - b. An automatic fire sprinkler system shall be installed. This permit shall be issued prior to or in conjunction with the building permit.
 - c. A site drainage plan shall be submitted which will demonstrate how roof drainage and site runoff will be directed to an approved location.
 - d. A driveway plan and profile must be submitted which must be consistent with subdivision road improvements.
 - e. Sediment and erosion control measures must be installed prior to beginning any earth work and maintained throughout the project. Permanent measures shall be installed prior to finalization of the building permit.

Department

15. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #2277.
16. The provision of San Mateo County Ordinance #2277 govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.

This decision may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on January 21, 2003, the first working day following the tenth calendar day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Division and paying the appeal fee.

Sincerely,



Farhad Mortazavi
Design Review Officer

FSM:kcd - FSMN0039_WKN.DOC

cc: Carole Henley
ELH Committee Representative
R. H. Associates-Architects
Kenneth Parkhurst
Melissa Farrell
R. M. Parkhurst
Sandra McGee
Sue Cleveland
Cheryl Cleeves
Pete Bentley, Public Works Dept.

James Lemon
Marjorie Parkhurst
Alan Weintraub
Jim Kennedy
Gordon Kibbe
Peter Girardot
Theodore Fieguth
Raymond Parkins
Paul Mahler
Bill Cameron, Building Inspection Manager



December 5, 2002

Kirk McGowan
Summit Jewel Partners, LLC
655 Skyway, #230
San Carlos, CA 94070

Dear Mr. McGowan:

SUBJECT: Design Review, File No. PLN 2002-00424
Summit Drive, Redwood City
APN 057-212-190

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of December 4, 2002, the San Mateo County Bayside Design Review Committee considered your application for design review approval for a new 4,958 sq. ft. single-family home including a 678 sq. ft. garage on a 17,691 sq. ft. parcel located in unincorporated Redwood City (Emerald Lake Hills). The Bayside Design Review Committee CONTINUED the item for further consideration. The following requirements should be considered and incorporated into revised plans to be submitted for subsequent review by the Bayside Design Review Committee:

1. All materials required for Item #3 of October 30, 2002 letter (at least four sets) to be submitted.
2. Revised plans should be submitted no later than December 16, 2002, to ensure a place on the January 8, 2003, Bayside Design Review Committee agenda. Please contact Farhad Mortazavi, Design Review Officer, at 650/363-1831 if you have any questions.

Sincerely,

Farhad Mortazavi, Design Review Officer

FSM:kcd - FSMM1729_WKN.DOC

cc: Carole Henley
ELH Committee Representative
R. H. Associates-Architects
Kenneth Parkhurst
Melissa Farrell
R. M. Parkhurst
Sandra McGee
Sue Cleveland
Cheryl Cleeves

James Lemon
Marjorie Parkhurst
Alan Weintraub
Jim Kennedy
Gordon Kibbe
Peter Girardot
Theodore Fieguth
Raymond Parkins

PLANNING AND BUILDING

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849



October 30, 2002

**ENVIRONMENTAL
SERVICES
AGENCY**

Kirk McGowan
Summit Jewel Partners, LLS
655 Skyway, Suite 230
San Carlos, CA 94070

Dear Mr. McGowan:

**SUBJECT: Design Review, File No. PLN 2002-00424
Summit Drive, Emerald Lake Hills
APN 057-212-190**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of October 29, 2002, the San Mateo County Bayside Design Review Committee considered your application for design review approval for a new 5,393 sq. ft. single-family home including a 661 sq. ft. garage on a 20,000 sq. ft. parcel (Lot #7 of Summit Jewel Subdivision) located at Summit Drive in unincorporated Redwood City (Emerald Lake Hills). The Bayside Design Review Committee CONTINUED the item for further consideration. The following requirements should be considered and incorporated into revised plans to be submitted for subsequent review by the Bayside Design Review Committee.

1. The area of deer habitat, as part of the subdivision's final map, shall be submitted for review by the Design Review Committee.
2. A section plan across the courtyard is required.
3. The applicant shall indicate on a site plan all view sheds in relation to the two southeast properties.
4. More information shall be provided on the voided space below the room.

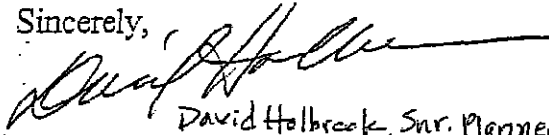
PLANNING AND BUILDING

Kirk McGowan
October 30, 2002
Page 2

PLN 2002-00424

Revised plans (five sets) should be submitted no later than November 14, 2002, to ensure a place on the December 4, 2002, Bayside Design Review Committee agenda. Please contact Farhad Mortazavi, Design Review Officer, at 650/363-1831 if you have any questions.

Sincerely,



David Holbrook, Sr. Planner, for

Farhad Mortazavi
Design Review Officer

FM:cdn - FSMM1588_WCN.DOC

cc: Carole Henley, Emerald Lake Hills Committee Representative
Mark Gross & Associates
R. H. Associates-Architects
Kenneth Parkhurst
Melissa Farrell
R. M. Parkhurst
Sandra McGee
Sue Cleveland
James Lemon
Marjorie Parkhurst
Alan Weintraub
Jim Kennedy
Gordon Kibbe
Peter Girardot
Theodore Fieguth
Raymond Parkins



September 5, 2002

Kirk McGowan
Summit Jewel Partners, LLS
655 Skyway, Suite 230
San Carlos, CA 94070

**ENVIRONMENTAL
SERVICES
AGENCY**

Dear Mr. McGowan:

**SUBJECT: Design Review, File No. PLN 2002-00424
Summit Drive, Emerald Lake Hills
APN 057-212-190**

Agricultural
Commissioner/ Sealer of
Weights & Measures

At its meeting of September 4, 2002, the San Mateo County Bayside Design Review (.) your application for design review approval for a new 5,393 sq. ft. garage on a 20,000 sq. ft. parcel (Lot #7 of Summit Jewel Subdivision) located at Summit Drive in unincorporated Redwood City (Emerald Lake Hills).

Animal Control

Based on the plans, application forms and accompanying materials submitted, the Bayside Design Review Committee APPROVED your project subject to the following findings and conditions:

Cooperative Extension

FINDINGS

Fire Protection

The Bayside Design Review

LAFCo

A. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to construction of a new small structure.

Library

B. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for Emerald Lake Hills, Section 6565.15 of the San Mateo County Zoning Regulations.

Parks & Recreation

Planning & Building

PLANNING AND BUILDING

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

CONDITIONS

1. Accurate tree removal and replacement plans with consideration of screening is required to be submitted to the Design Review Committee for review.
2. Grading quantity (cut and fill) is required to be submitted to the Design Review review.
3. Area of deer habitat and landscape screening, particularly with respect to the house to the southeast (Melissa Farrel), to be shown on the site plan to be reviewed by the Design Review Committee.

Standard Planning Conditions

4. The project shall be constructed in compliance with the plans approved by the Bayside Design Review Committee. Any changes or revisions to the approved plans or above conditions shall be reviewed by the Design Review Officer or, where necessary, the Bayside Design Review Committee for approval.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Prior to construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by the Building Official and Planning Director.
6. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.

7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest utility pole to the main dwelling and/or any other structure on the property shall be placed underground starting at the closest property line.
9. The applicant shall apply to the Building Inspection Section, the Department of Public Works and the County Fire Department.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles shall impede through traffic along the right-of-way on Summit Drive. All construction vehicles shall be parked on site outside the public right-of-way or in locations which do not impede safe access on Summit Drive. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise levels produced by the proposed construction activity shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00

a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday.
Construction operations shall not be performed on any national holiday.

Building Inspection Section Conditions

14. At the time of application for a building permit, the following will be required:
 - a. Prior to pouring any concrete for foundations, a licensed surveyor must submit written verification that the required setbacks have been maintained as per the approved plans.
 - b. An automatic fire sprinkler system shall be installed. This permit shall be issued prior to or in conjunction with the building permit.
 - c. A site drainage plan shall be submitted which will demonstrate how roof drainage and site runoff will be directed to an approved location.
 - d. A driveway plan and profile must be submitted which must be consistent with subdivision road improvements.
 - e. Sediment and erosion control measures must be installed prior to beginning any earth work and maintained throughout the project. Permanent measures shall be installed prior to finalization of the building permit.

Works Conditions

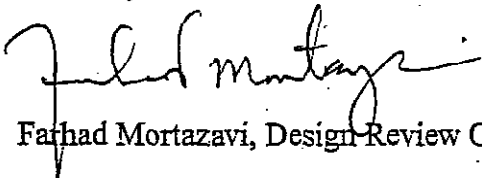
15. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the
16. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.
17. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Public Works Department for review. his engineer shall have these approved plans signed by the appropriate Sewer District (Emerald Lake Heights Sewer Maintenance District).

Kirk McGowan
September 5, 2002
Page 6

PLN 2002-00424

This decision may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on September 16, 2002, the first working day following the tenth calendar day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Division and paying the appeal fee.

Sincerely,



Farhad Mortazavi, Design Review Officer

FM:cdn - FSMM1333_WCN.DOC

cc: Carole Henley, Emerald Lake Hills Committee Representative
Mark Gross & Associates
R. H. Associates-Architects
Kenneth Parkhurst
Melissa Farrell
R. M. Parkhurst
Sandra McGee
Sue Cleveland
James Lemon
Marjorie Parkhurst
Alan Weintraub
Jim Kennedy
Gordon Kibbe
Peter Girardot
Theodore Fieguth
Raymond Parkins

October 2, 2002

To: Kirk McGowan

655 Skyway, #230
San Carlos, CA 94070

From: Peter Girardot
3244 Oak Knoll Dr.
Redwood City, CA 94062

Re: Water Runoff

Dear Mr. McGowan:

I am writing this letter to express my concern about the proposed construction on 535 Summit Drive. This property shares a common boundary with mine, which is located below it at 3244 Oak Knoll Drive.

My concern involves the drainage of water from the Summit Drive property onto my property on Oak Knoll. Currently the water from Summit follows the natural contours of the property and drains downhill with a portion of the water draining onto my property. The water that drains onto my property does so on a common property line that is less than five feet long. My concern is that the Summit Drive development will attempt to drain all of its surface and subsurface drainage onto my property along that common property line. Doing that would change the natural characteristics of the existing water flow and would likely cause serious damage to my property. I would like to have some assurances that the Summit Drive development is not planning to discharge storm water onto my property.

At the design review meeting of September 4, 2002, you stated that post development runoff would not exceed pre development runoff. How do you plan to determine that? Will a professional study be performed?

Any plan that involves concentrating water flow and discharging onto my property is not acceptable and will not be allowed. Please respond to me in writing on this matter at the following address. 3244 Oak Knoll Drive, Redwood City, CA 94062.

Sincerely,



Peter Girardot

PlngBldg - 535 summit development

From: "Diana Young" <dianaryoung@mindspring.com>
To: <plngbldg@co.sanmateo.ca.us>
Date: 09/26/02 1:18 PM
Subject: 535 summit development

PLEASE DISTRIBUTE TO PLANNING COMMISSION MEMBERS: DAVID BOMBERGER, RALPH NOBLES, CARL GOFF, BILL KENNEDY AND JON SILVER AND TO THE DESIGN REVIEW COMMITTEE: JOHN DAY, CAROLE HENLEY, JOANN LANDI, DALE MILLER, ROLAND PEARSON AND TO FARHAD MORTAZAVI

399 Summit Drive
Redwood City, CA 94062
9/26/02

Dear Sir OR Madam:

I have lived on Summit Drive for over 30 years and thus have been involved in all the changes which have occurred over the years, including the drafting of the General Plan for the area. As you know, this plan sets out rules and goals for development in this area rules which are being consistently ignored. In particular, the proposed development at 535 Summit Drive does not comply in any way with most of the rules as to frontage, tree removal, lot coverage and neighborhood character. Yet the planning commission has not acknowledged or responded to fierce community input. The buzz on the street is that everything was "fixed" before it even came up for review. This would seem to be the only plausible explanation. I urge you to investigate and rethink your duties in this respect. This development must be controlled our street has already had too much building and ecological destruction permitted via variances to the plan in one short block, we have had three monster home developments as well as oversized individual houses. This is neither fair nor ethical and may even be construed as illegal. I am asking you to remember your responsibilities and really listen to the residents affected, not just to the deep pockets demanding your attention.

Sincerely,

Diana Young

cc: Joe Simitian
Byron Sher
Anna Eschoo
County Board of Supervisors
County Planning Commissioners
SF Chronicle
San Mateo Independent

Farhad Mortazavi - Summit Road project

From: Sallie Martin <sallie_martin@yahoo.com>
To: <fmortazavi@co.sanmateo.ca.us>
Date: 09/28/2002 1:07 PM
Subject: Summit Road project
CC: <sallie_martin@yahoo.com>

Farhad,

I was giving your name as the contact person for the Summit Road '8 Mega Home' development.

I understand the need for new development; however, I believe I am typical of most Emmerald Hills residents when I say we do not need or desire to see such developments and destruction of of this magnitude. In all cases, we would like to see more consideration taken for the existing trees and fauna. This is a key aspect of the Emmerald Hills beauty which attracts people to the area.

Please take this email into consideration as a formal complaint since I cannot attend the Oct 2nd planning meeting.

Thank You,
Sallie Martin
52 W. Summit Dr.
Redwood City

Do you Yahoo?®
New DSL Internet Access from SBC & Yahoo!
<http://sbc.yahoo.com>

Farhad Mortazavi - SUPPORT 535 SUMMIT application

From: Al Diaz <adiaz@cupnb.com>
To: "fmortazavi@co.sanmateo.ca.us" <fmortazavi@co.sanmateo.ca.us>
Date: 10/02/2002 10:11 AM
Subject: SUPPORT 535 SUMMIT application

I'm responding to a flier I saw posted in RWC by individual(s) seeking to block this proposed development on the basis of some displaced trees and in which they characterized this as a massive development of 35,000sf. HOGWASH. I wish to express support for the proposed development. I am a homeowner and resident of Redwood City and my family owns property in Emerald Hills. I do not know the developer, nor do I have any vested interest in the project. I believe in the priority of property rights and reject the notion that this project has some vital public interest at stake. According to public records, the subject site is 129,500 sf. At 35,000 square feet, the proposed improvements are only 27% lot coverage. I don't know, but I hope its 10 houses on 12,000sf lots. Assuming the proposed development falls within the slope/density guidelines for the zoning, this should be a rubber stamp approval. While you may not agree, I don't see anything in Emerald Hills that sets any standard for design criteria. If there is such criteria, I would consider the range of design variations to be very wide. I wholeheartedly reject the idea that just because someone owns 3 acres of land with some trees on it that there is some public interest in open space that should prevent the property owner from developing the site to its full potential. If the neighbors or community wants parks, then they should buy their own land. I do not presume to know which point of view the Design Review Board has on this issue or this proposal. I can only hope that common sense will prevail and that the rights of the property owner should not be diminished just because others covet the property. This is not Yosemite Valley or some critical habitat. Cut down some trees, build the houses and get over it.

Al Diaz
Redwood City, CA

ATTACHMENT P

Subj: **development on Summit Dr.**
 Date: 12/18/2002 3:56:32 PM Pacific Standard Time
 From: **Nic n blin**
 To: **rgordon@co.sanmateo.ca.us**

I am writing this letter regarding the sub division of 8 lots on Summit Drive in Emerald Hills.

Mr. Gordon you may remember me as you helped me through a similar situation in El Granada. Although I was building only a single home, I believe my fifth amendment rights (we shall not be deprived of property, nor shall property be taken for public use without just compensation) as a property owner were being trampled as are this developers. I believe that allowing the neighbors to effectively redesign and limit square footage beyond the approved regulations is becoming dangerously close to a violation of rights.

I have lived in Emerald Hills since my parents brought me home from the maternity ward. I remember riding my bicycle through open fields that now have houses on them. We actually had a barn and horses on our property when I was young.

Recently I have been fortunate enough to build a house of my own for myself, my wife and our children, on a lot very near to summit way. (I have been receiving fliers asking me to join the protest in my mail box).

My main concern is not this development, but the constant complaining of certain neighbors. These people think they can supersede zoning regulations that the entire community have come together to create. Allowing this tyranny of a few individuals is wrong.

If these people are so concerned about the size of these new homes or the removal of trees, I suggest they tear down their houses. This would reduce the over all square footage of structures in Emerald Hills. Then they can transplant these so called precious trees on their lots (at their expense of course).

Since I have built my home, three new homes have been built within a hundred yards of mine. Life did not change as we now know it. These new homes are well built large homes with beautiful landscaping. Not only have they increased the value of the entire neighborhood but now we have three new neighbors with children close in age to ours near by.

The solution here is to respect the zoning regulation created by the entire community. Please don't let anyone exploit ambiguous wording to effectively rewrite these rules. As long as these new homes meet these regulations they should be approved. Any trees removed should be replaced with saplings. New trees can be located out of the building footprint and will provide shading and privacy. These new home will increase the property tax revenue for the community and bring up the value of the entire neighborhood.

I am only a citizen who respects rules and regulations created by the entire community. I realize progress and change are inevitable and sometimes beneficial. Please stop this assault on our property rights and the American dream before all we have left is the right to pay our property taxes.

thankyou

Nicholas Ceschin
 578 Hillside rd

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 Planning Division