

ATTACHMENT C



✓ Please reply to: Tiare Peña
(650) 363-1850

May 12, 2005

ENVIRONMENTAL SERVICES AGENCY

Wanda Davis
65 Inyo Place
Redwood City, CA 94061

Agricultural
Commissioner/ Sealer of
Weights & Measures

Dear Ms. Davis:

Animal Control

Subject: File Number PLN2004-00395
Location: 65 Inyo Place, Redwood City
APN: 069-301-280

Cooperative Extension

Fire Protection

LAFCo

Library

On May 11, 2005, the San Mateo County Planning Commission considered a Fence Height Exception, pursuant to Section 6412.2 of the San Mateo County Ordinance Code, to legalize a 7-foot high fence on the right side and rear yards, and a 6-foot high fence along the front and left side yards on the property located at 65 Inyo Place, in the unincorporated Sequoia Tract area of San Mateo County. (Appeal of Planning Director's decision for denial.)

Application for Appeal **RECEIVED** Planning and Building Division

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

- To the Planning Commission
- To the Board of Supervisors

MAY 31 2005

San Mateo County
Planning Division

1. Appellant Information

Name: Wanda Lorraine Davis
Christopher Patricie Mc Kay
 Phone, W: 650- H: 650-604-3186

Address: 65 Inyo Place
Redwood City CA
 Zip: 94061

2. Appeal Information

Permit Numbers involved:
PLN 2004-00395

- I hereby appeal the decision of the:
- Staff or Planning Director
 - Zoning Hearing Officer
 - Design Review Committee
 - Planning Commission

made on May 12 ²⁰⁰⁵ ₁₉ to approve/deny the appeal of
 the above-listed permit applications.

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

- yes
- no

Appellant's Signature:
Wanda Davis

Date: 05/31/2005

ATTACHMENT E

May 9, 2005

County of San Mateo
Environmental Services Agency
Planning and Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

SUBJECT: Fence Height Exception
65 Inyo Place, Redwood City
County File Number: PLN 2004-00395

I am writing in response to the Executive Summary dated May 11, 2005 recommending the granting of the appeal and approving fence height at the above mentioned address. I do not agree that the existing fence height be approved.

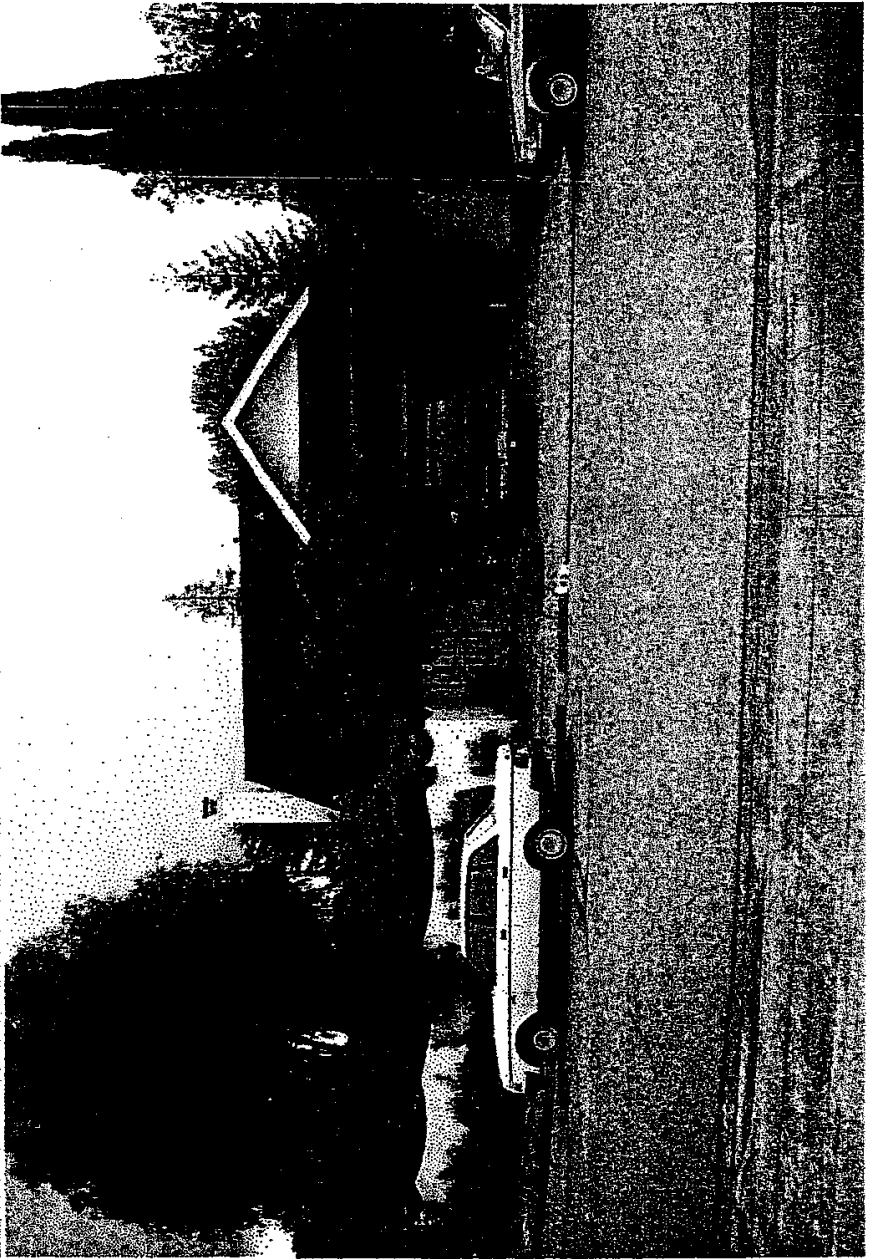
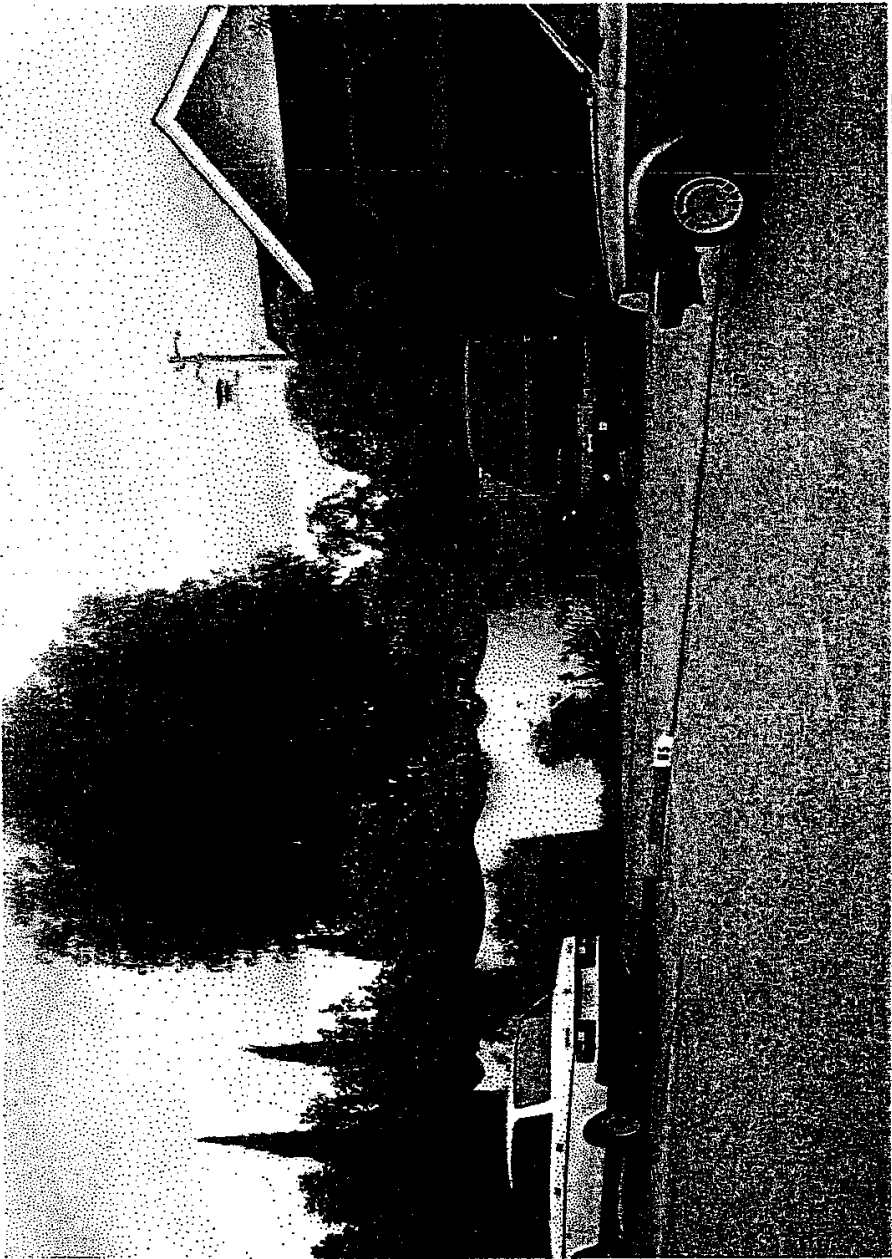
The issue at stake is safety. The summation that public safety and line of site is not compromised because of the fence placement is an opinion. It appears that this opinion is based on limited information and does not include the "reality" of the traffic and speeding issues as well as demographics that are real and exist on these streets, specifically at this corner, in this neighborhood.

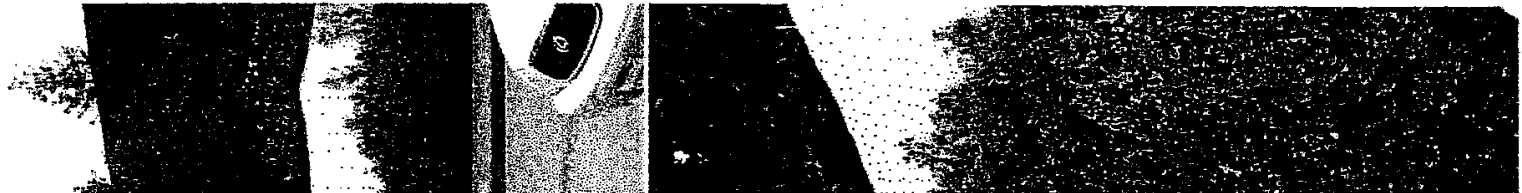
If the recommendation by T. Pena to approve the existing fence is based solely on the line of site survey, I would like to know what other research was conducted to reach that opinion.

A traffic/safety consortium was established in mid 2004 by many of the homeowners in this neighborhood along with school, city, county and state officials. Meetings addressed the many traffic/safety concerns in and around this neighborhood. If you check with the officials that were in attendance, they can attest to the fact that

I have attempted to be factual and straight forward. I would like to clear up misstatements made in the letter sent by Wanda Davis.

- The fence in question was not nominated for House Beautiful; it was the previous fence (in Sunset Magazine) that bisected the corner radius at 45 degrees that was replaced just a year or so before the current owner moved in.
- The boxwood hedge is almost as tall as the 6'6" fence (not the 4' as stated) and grows between the edge of the sidewalk and the fence (an 11" space, not the 2' stated), encroaching on the sidewalk in various depths. See the current pictures provided (attached). The pictures that were provided in the report by T. Pena were taken in 1995; 10 years ago.
- There is not a clear view exiting the cul-de-sac because of the fence, contrary to what is stated. (In fact, the CHP has found this corner a convenient place to position the squad car to address the traffic issues.)
- The homeowners who live next to the fence on the Inyo side are incensed that Wanda Davis would speak for them and they have asked me to make that fact known. Their home is occupied full time by their son and his family, which includes 2 small children. They are concerned for the safety as well.
- According to Wanda Davis, stated to me, she and Chris McKay have never been married. Chris McKay moved out a number of years ago. To quote information to the contrary is misleading and embellishes the situation.
- Regarding the personal retaliation comment related to the building code: Subsequent to this filing, Wanda Davis turned in various homeowners for various perceived code infractions, of which also included fencing. For those fences not in compliance, the homeowners fixed their fences.





May 9, 2005

County of San Mateo
Environmental Services Agency
Planning and Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

SUBJECT: Fence Height Exception
65 Inyo Place, Redwood City
County File Number: PLN 2004-00395

We begin by saying that we are disturbed that this situation has consumed so many hours and resultant tax dollars to date. Safety of the neighborhood children is our primary concern.

Demographics of the neighborhood have changed dramatically in the past 5 years. Toddlers and youngsters are now a common site. More bicycles are coming along with balls sailing about.

A neighborhood consortium was established mid 2004 with the support of the CHP, the County Sheriff's office, the County Traffic Engineer's office, as well as the Sequoia High School District. The group was established to address the on-going and escalating traffic issues associated with Woodside High and its impact on the Sequoia Tract. The issues were:

A. Speeding, running of traffic signs

The problem is as far reached as Santa Clara St. where speed bumps were recently installed.

Other residents have written to address other discrepancies in the County's Decision package. We take exception however to the planning director's findings.

- A. **"The exception will not jeopardize safety." The Staff Response does not qualify the decision.**
- B. **"Approving the exception will be compatible with the neighborhood surrounding the parcel where the fence would be placed and will not be detrimental to the public welfare." Again the Staff Response does not qualify the response. Are welfare and safety separable?**
- C. **"The proposed fence promotes or enhances good design, site relationships and other aesthetic considerations." The Staff Response again does not provide data or the reasoning for the finding on the impact to the adjoining properties' site relationships.**

Regarding the county provided plot plan sketch, the fence is set back from the inner edge of the sidewalk, 11" not the noted 1.75'. The Boxwood hedge does overlap the sidewalk, a fact omitted from the sketch.

It has been reported that W. Davis has requested the county to install handicap ramps

Nadine Fletcher
415 Cerrito Avenue
Redwood City, CA 94061

May 8, 2004

Planning Commission
County Government Center
455 County Center, 2nd Floor, Mail Drop PLN122
Redwood City, CA 94063

Re: PLN2004-00395

This letter is being provided for consideration in the May 11 public hearing regarding a proposed fence height exception in the case noted above. It appears that a complete due diligence was not conducted by the Planning Staff in recommending approval for the fence height exception in question; unfortunately, the supporting documentation contains errors and omissions. In addition, most of what is contained in the Appellant's letter is misleading and inaccurate and not relevant to making a height exception. Please find my responses below.

First and foremost, the issue is safety. It should not matter where the Appellant works, what she does for a living, how much a fence affords privacy or conceal absences from a home, or that a financial burden exists. What matters is what the code requires, why the code exists, and on what basis exceptions can be made. Two of the three code requirements for approval reference public safety and public welfare. **The Staff's response to these requirements state that they "believe" the current fence height will not inhibit line of sight for motorists. Is this "belief" based on hard facts, observation, and research? Was this "belief" reached because the only CHP report requested showed only one accident at the site which was not attributed to speed? If interested parties who live here and witness the traffic patterns state that speeding is a problem, wouldn't a request for a list of speeding citations issued, courtesy patrols conducted, or even asking when the traffic is heaviest and having field investigators visit the site during those times cast a more complete picture of the safety issue?**

Did the Planning Commission not even research issues their own "sister" departments have taken part in trying to mitigate? **In July 2004 there were a series of meetings (between homeowners, the CHP, the Sherriff's department, Woodside High School, County Traffic Engineer, and others) intended to address**

The Appellant is currently caring for an 85 year old woman and has made that a matter of public record by insisting on handicap ramps being cut into the sidewalks. This work will be done soon....in fact the county has already painted markers on the sidewalks. **Was the fact that these handicap ramps will soon be installed by the County also missed by the Planning Staff?** Won't the presence of disabled individuals and/or wheelchairs further the risk to public safety?

Should I be confident with that conclusion and the safety it will be risking based on this type of work output? I do not feel confident...I feel that a factual and accurate research-based explanation is due homeowners who have concern if this exception will be approved. Make the information which supports the absence of a risk to public safety part of the public record so that we may better understand the uncompromised line of site that we do not see with our own eyes.

Moving on to the Appellant's misleading letter dated August 9, 2004; I am the owner on the Cerrito side of the property. **I never said we were too busy with our remodeling to change the fence.** This would imply that I place more priority on remodeling than on protecting the safety of my children. Their safety is my number one priority; because this issue has taken so long to resolve, I have even fenced in my own front yard to keep them off the sidewalk. **The Appellant twisted the truth here. In late December she asked me to help replace the shared fence.** I replied that the fence didn't need replacing, it only needed shortening to ordinance requirements.

The fence in question is the only one in the neighborhood with a fence of such height, set merely 11 inches back from the sidewalk (not the 1.75 feet as noted on the schematic), surrounding the entire property, situated on a corner lot very close to where many children reside (see attached Project Parcel for ages of children and where they reside). **Yes, there are other fences; no - none of them are like this one, and only this one puts our children at risk by posing a visual impairment that creates a threat to public safety and detriment to public welfare.**

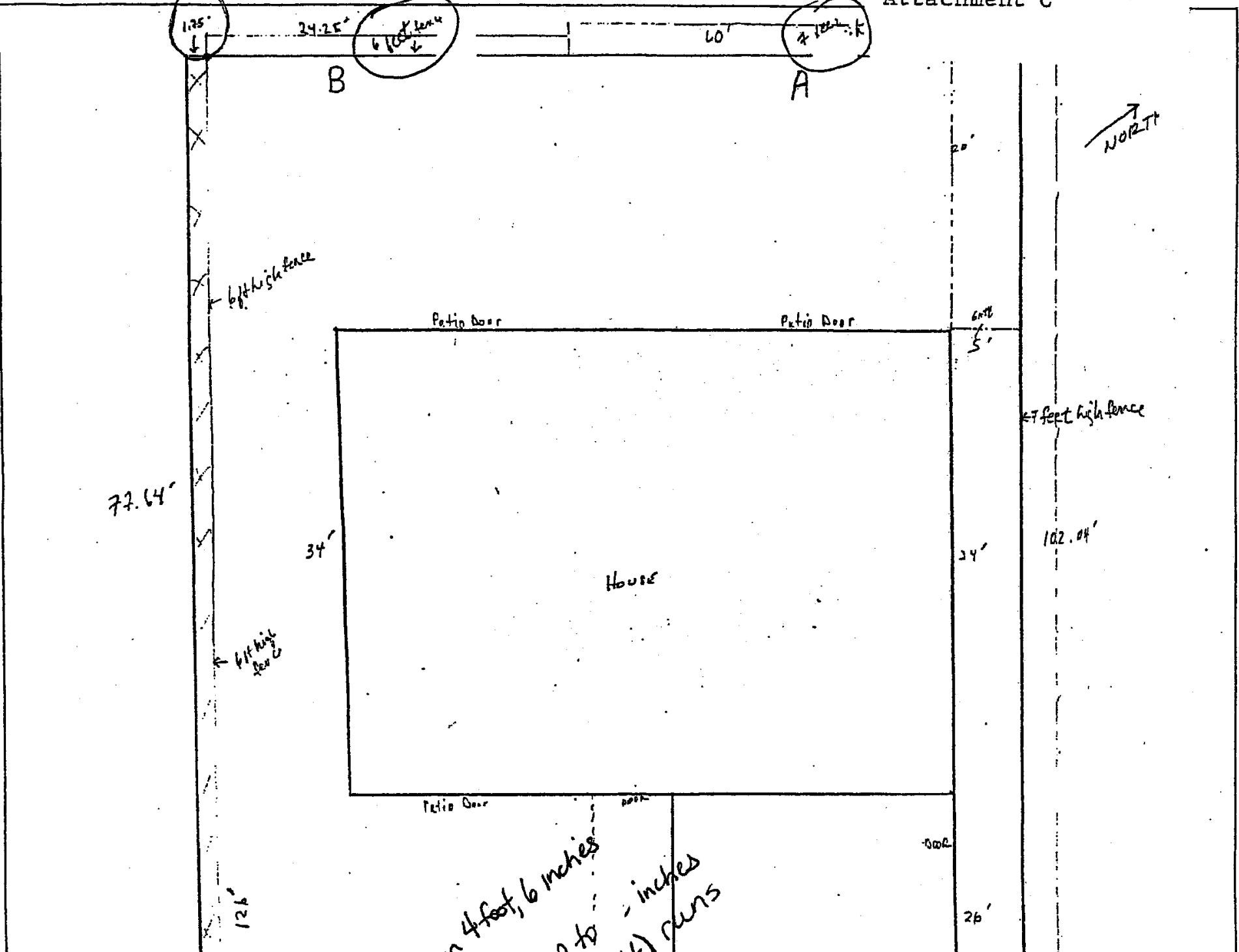
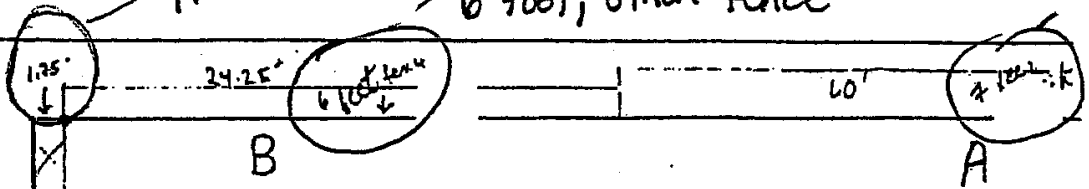
The Appellant seems more concerned about the safety of her dogs and cats than of our children. Cats can easily escape a fence of any height, and her dogs are cocker spaniels (a breed not known for its strength or agility) - one has even had a stroke. The Appellant's pets would be just as well protected by a fence of lower height.

The Appellant's children are young adults. Troy is a senior at Woodside High and Briana has graduated college some years ago. While my understanding is that the Appellant is employed by NASA, **she has not worked or traveled for work in many months.** Even if she did and the fence height

11 inches

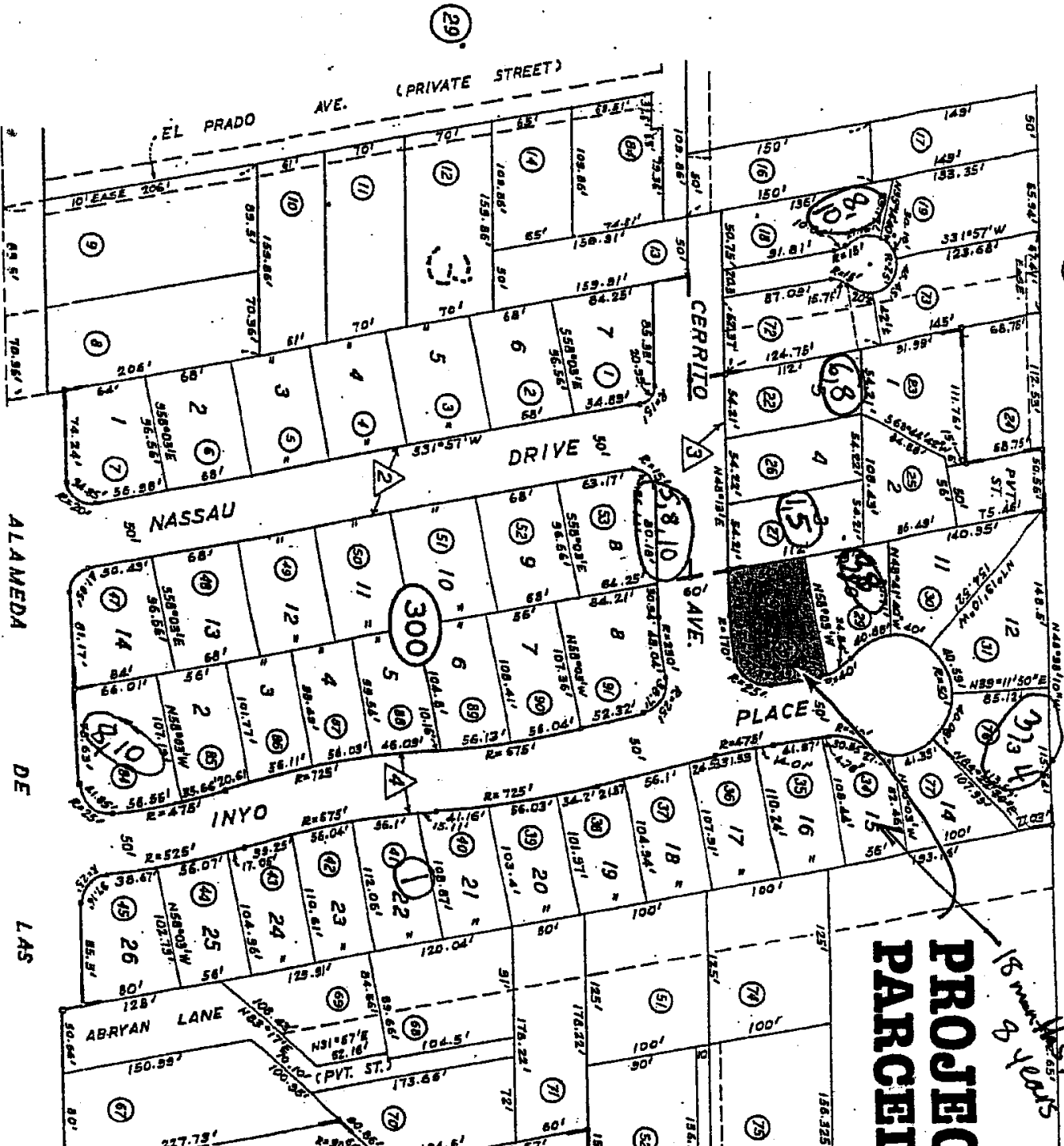
6 foot, 8 inch fence

8 foot fence
Attachment C



27

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D.W. ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

San Mateo County Planning Commission Meeting

Applicant:

File Numbers: **PLN 2005-00395**

24 PARCEL MAP VOL 68/19

25 PARCEL MAP VOL 63/87

26 PARCEL MAP VOL 58/69

27 PARCEL MAP VOL 25/13

I have indicated the parcel

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

P. O. Box 942898
Sacramento, CA 94298-0001
(916) 375-2850
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

ATTACHMENT F



April 18, 2005

File No.: 042.A12874.500650

Tiare Pena
Environmental Services Agency
Planning and Building Division
455 County Center, Second Floor
Redwood City, CA 94063

Dear Ms. Pena:

Enclosed is a one page listing of collisions occurring within 100 feet from the intersection of Inyo Place and Cerrito Avenue in the county of San Mateo, as requested in your electronic mail message dated April 18, 2005. The time period covered was from 1994 through available 2004. Any year missing information had no collisions reported at the requested location.

Should there be any questions, please contact David Salvador at (916) 375-2850.

Sincerely,

Dw Christ

