

Amy Ow

From: emily.p.bond@gmail.com
Sent: Wednesday, July 29, 2020 5:22 PM
To: Jim Palmer
Cc: Dylan Ashbrook; Tom Finke; Camille Leung; Sukhmani Purewal; Dave Michaels; Sam Naifeh; Liesje Nicolas; Liesje Nicolas; Rick Priola; Chris Misner; Christopher Karic; Deke & Corrin Brown; Gary Trott; Thomas Frankel; Christine Tam; Mark Luechtefeld; Steve Monowitz; Dave Pine; David Burruto; Jessica Henderson-McBean; Kristen Outten; Amy Ow; Pamela Merkadeau; Chan Lam; Shirley San Diego; dan@cheungusa.com; Gene McKenna; Bradley Richter; Margo Richter; aefron@gmail.com; Jon Carter; brobeall@gmail.com; Betty Chan; Andrew Kunz; Barb Kunz; Gordon Strause; Linda Siguenza
Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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Hi Camille,

I also want to thank Tom for his commitment to our neighborhood, and am curious as well, as to how this will proceed?

I want to comment on something that was said earlier in this email conversation, that “the decision can no longer be appealed”. It seems to me that what Tom is trying to do is make sure that part of the decision (that the house will be built in mid-century modern style) is not appealed, but properly enforced? The fact that it is not appealable any more should be an even stronger argument for a change of the esthetics of the build, as it then most definitely needs to adhere to a mid-century modern style.

Thank you for your time!

All the best,
Emily Bond

Sent from my iPhone

On Jul 29, 2020, at 17:05, Jim Palmer <emailjimpalmer@gmail.com> wrote:

Follow the money.

I would not be at all surprised if the developer made a few hefty “campaign donations” to certain County officials who are now turning a blind eye to enforcing the agreed upon provisions.

Maybe we need to call for an ethics investigation.

Jim Palmer
408.307.5540

Sent from my iPhone

On Jul 29, 2020, at 3:28 PM, Dylan Ashbrook <dylanashbrook@gmail.com> wrote:

Thanks Tom.

Camille, I'd echo the curiosity here. The intended design I believe I've seen in correspondence on this subject bears, to my eyes, no resemblance to that stylistic guideline, one that is obviously a core part of this particular neighborhood's fundamental aesthetic and appeal, which I'm sure in turn underpins a large portion of its economic impact.

I'm hopeful that it will be respected, just as I'm hopeful this process itself reflects a fundamental respect for the ongoing health and safety of Highlands residents as it moves forward.

Dylan

On Wed, Jul 29, 2020 at 3:08 PM Tom Finke <tomfinke2010@gmail.com> wrote:
Hi Camille,

Checking in to ask if the County plans to address my question about whether the project condition of approval that says "home design to be compatible with the area's contemporary, mid-20th century modern style" will be enforced.

Thanks,
Tom

On Mon, Jul 20, 2020 at 2:46 PM Tom Finke <tomfinke2010@gmail.com> wrote:
Hi Camille,

Following up on my email from last week, will the County enforce the project condition of approval that says "home design to be compatible with the area's contemporary, mid-20th century modern style"?

Attached for reference is the conceptual drawing of the proposed house, which has a craftsman ranch style, and three examples of contemporary mid-20th century modern style house designs that would fit nicely into a neighborhood of Eichler homes. It would be especially great if this new house, if it had a modern design, might someday end up as a centerpiece on the bi-annual San Mateo Highlands Eichler home tour (<http://eichlerhometour.org/san-mateo-highlands-1>), which benefits our local Highlands Elementary School.

Thanks,
Tom

On Thu, Jul 16, 2020 at 9:45 AM Tom Finke <tomfinke2010@gmail.com> wrote:

Hi Camille,

1. The document "COUNTY OF SAN MATEO, Inter-Departmental Correspondence, Planning and Building Department, DATE: **April 12, 2010**, FROM: Jim Eggemeyer, Interim Director of Community Development, TO: Board of Supervisors, Subject: ...PLN 2006-00357 (Ticonderoga Partners / Chamberlain Group)", under the section Construction of Proposed Residences on page 25, says:

"Section 6324.2 (Site Design Criteria) ...For Lots 1, 2, 3, 4 and 11, the condition limits homes to one—story on the front curbside, requires home design to be compatible with the area's contemporary, mid-20th century modern style".

2. Attachment B of the document, which is another document called "COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT, REVISED FINDINGS AND CONDITIONS OF APPROVAL FOR THE HIGHLANDS ESTATES PROJECT, Permit File Number: PLN 2006—00357, Board Meeting Date: **April 27, 2010**, Prepared By: Camille Leung, For Adoption By: Board of Supervisors", under the section RECOMMENDED CONDITIONS OF APPROVAL on page 53, says:

"Lots 1 2 3 4 and 11: Homes on Lots 1, 2, 3, 4, and 11 shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid-20th century modern style, ~~as shown in conceptual drawings approved by the Board of Supervisors.~~" (strikethrough of the words 'as shown in conceptual drawings approved by the Board of Supervisors' was not added by me, it is there in the original document)

3. Another attached document, called "County of San Mateo, Planning and Building Department, REVISED FINDINGS AND CONDITIONS OF APPROVAL FOR THE HIGHLANDS ESTATES PROJECT, Permit or Project File Number: PLN 2006-00357, Hearing Date: **February 10, 2010**, Prepared By: Camille Leung, Project Planner, Adopted By: Planning Commission", under the section CONDITIONS OF APPROVAL on page 17, says:

"All homes on Lots 1, 2, 3, 4 and 11 shall be no more than one—story high on the front curbside. Home design will be compatible with a contemporary, mid-20th century modern style, as shown in conceptual drawings approved by the Board of Supervisors." (my guess is that drawings were not officially approved by the Board of Supervisors, which is why these words are struck through in the later April 27, 2010 document)

4. Another attached document, an email on **February 8, 2010** from Jack Chamberlain of Ticonderoga Partners / Chamberlain Group to Camille Leung says:

"Camille, Here are some things that could be done on the homes to give them a more Eichler appearance. 9 and 11 could be treated similarly. Jack" (which shows that Mr. Chamberlain is indeed interested in building a house with a more modern design)

5. The earliest dated conceptual drawing I can find of the proposed house on Lot 11 is from Mark Gross & Associates Architecture and Planning in **August 2015**. The drawing (attached earlier in this email thread) is of a craftsman ranch style architectural design.

6. On **July 14, 2020**, Bob Pellegrine, project superintendent from Ticonderoga Partners / Chamberlain Group / Nexgen Builders, told me in person he does not understand why the design of the new house does not have a modern architectural style, and that Nexgen has successfully built modern design style homes in the past.

Here is my desired outcome: the footprint and square footage of the new house on Lot 11 need not change, but the County should enforce the project's documented conditions of approval by requiring Ticonderoga Partners / Chamberlain Group / Nexgen Builders to have their architectural firm redraw the exterior design of the house, such that it is compatible with the Highlands' contemporary mid-century modern architectural design style. The San Mateo Highlands Eichler subdivision is the largest contiguous mid-century modern Eichler development in the U.S. with over 700 homes, built over an 11-year period from 1955 to 1965 - we in the Highlands community want this new house to fit into the neighborhood.

Thanks,
Tom

P.S. For others copied on this email, for reference here are constituents of the Boards of Supervisors:

San Mateo County Board of Supervisors 2010

District 1: Mark Church

District 2: Carole Groom

District 3: Richard S. Gordon, President

District 4: Rose Jacobs Gibson

District 5: Adrienne J. Tissier

San Mateo County Manager, Clerk of the Board: David S. Boesch

San Mateo County Board of Supervisors 2020

District 1: Dave Pine

District 2: Carole Groom

District 3: Don Horsley

District 4: Warren Slocum, President

District 5: David Canepa, Vice President

San Mateo County Manager, Clerk of the Board: Mike Callagy

P.P.S. Be aware that emails to San Mateo County staff, like this one, may become part of the County's publicly accessible records.

On Wed, Jul 15, 2020 at 12:46 PM Tom Finke <tomfinke2010@gmail.com> wrote:
Thank you Suki! Will read the documents.

- Tom

On Wed, Jul 15, 2020 at 12:12 PM Sukhmani Purewal <spurewal@smcgov.org> wrote:

Afternoon Mr. Finke,

Attached is the staff report for this item and the executive summary.

Best,

Sukhmani S. Purewal

Assistant Clerk of the Board of Supervisors

Secretary to City Selection Committee

<image001.png>

400 County Center | Redwood City, CA 94063
Tel. (650) 363-1802 | spurewal@smcgov.org

From: Sukhmani Purewal
Sent: Tuesday, July 14, 2020 8:15 AM
To: Tom Finke <tomfinke2010@gmail.com>; Camille Leung <cleung@smcgov.org>
Cc: Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellarlaw.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; Emily Bond <emily.p.bond@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>
Subject: RE: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

Good Morning Mr. Finke,

My old records are located offsite and the box should be here either today or tomorrow. I will keep you updated.

Best,

Sukhmani S. Purewal

Assistant Clerk of the Board of Supervisors

Secretary to City Selection Committee

<image001.png>

400 County Center | Redwood City, CA 94063
Tel. (650) 363-1802 | spurewal@smcgov.org

From: Tom Finke <tomfinke2010@gmail.com>

Sent: Tuesday, July 14, 2020 7:56 AM

To: Camille Leung <cleung@smcgov.org>; Sukhmani Purewal <spurewal@smcgov.org>

Cc: Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellarlaw.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; Emily Bond <emily.p.bond@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>

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Following up on Camille's question, Suki were you able to find the document which shows the Board approved the project plans, including the house designs? Asking because I need to see an official document which shows the Board voted on and approved the project including the wording "Home design will be compatible with a contemporary, mid-20th century modern style".

Thanks,

Tom

On Fri, Jul 3, 2020 at 9:42 AM Camille Leung <cleung@smcgov.org> wrote:

Hi Tom,

In approving the project, the Board approved the project plans, including the house designs for each lot, as provided in the staff report.

Suki, is a link available to the staff report?

Thanks

From: Tom Finke <tomfinke2010@gmail.com>

Sent: Thursday, July 2, 2020 5:44 PM

To: Sukhmani Purewal <spurewal@smcgov.org>

Cc: Camille Leung <cleung@smcgov.org>; Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas

<liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellerlaw.com>; Deke & Corrin Brown <d.brown@comcast.net>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; Emily Bond <emily.p.bond@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>

Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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Thank you Camille and Suki.

The attached meeting minutes document from April 27, 2010 says: "9:30am Public hearing to consider: (Planning and Building) F) Approving a Major Subdivision of APN 041-101-290 to create ten new residential parcels, Lots 1 through 9 and 11, with appropriate development restrictions on the remainder parcel as allowed by Section 6318 of the Zoning Regulations, subject to the required findings and conditions of approval", but it does not mention approval of the design of the proposed house on Lot 11. Is there another document that would mention the approval of the house design, or could it have been approved at a different meeting of the Board of Supervisors?

Thanks,

Tom

On Thu, Jul 2, 2020 at 5:20 PM Sukhmani Purewal <spurewal@smcgov.org> wrote:

All,

Attached are the minutes.

Best,

Sukhmani S. Purewal

Assistant Clerk of the Board of Supervisors

Secretary to City Selection Committee

<image001.png>

400 County Center | Redwood City, CA 94063
Tel. (650) 363-1802 | spurewal@smcgov.org

From: Camille Leung <cleung@smcgov.org>

Sent: Thursday, July 2, 2020 4:20 PM

To: Tom Finke <tomfinke2010@gmail.com>; Sukhmani Purewal <spurewal@smcgov.org>

Cc: Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellarlaw.com>; Deke & Corrin Brown <d.brown@comcast.net>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; Emily Bond <emily.p.bond@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>

Subject: RE: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

Hi Tom,

The date of the Board's approval of the project was April 27, 2010. I'm copying Suki to confirm the members of the Board at that time.

The decision is no longer appealable.

Thanks

From: Tom Finke <tomfinke2010@gmail.com>
Sent: Thursday, July 2, 2020 4:02 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellarlaw.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; Emily Bond <emily.p.bond@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>
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Thanks Camille for your replies.

Do you know where to find the San Mateo County board meeting minutes document that shows who on the County Board of Supervisors approved the house design? And do you know if an appeals process is available?

Thanks,

Tom

On Wed, Jul 1, 2020 at 5:13 PM Camille Leung <cleung@smcgov.org> wrote:

Hi Tom,

Please see my responses below which correspond to your questions:

1. Page 11.30 of the plans (see link below) shows which trees will be removed (marked with an "x") and which trees will be protected and will remain.

<https://bkf.sharefile.com/d-seb025e08be948deb>

2. Construction Schedule: Please see timeframes below:

Rough Grading – 65 days

Fine Grading – 45 days

Construction – Anticipated completion date of October 2021

3. The County determined that the house design for Lot 11 is consistent with the conceptual drawing for Lot 11 approved by the County Board of Supervisors (image attached).

Thank you

<image002.png>

From: Tom Finke <tomfinke2010@gmail.com>

Sent: Wednesday, July 1, 2020 11:41 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellerlaw.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; Emily Bond <emily.p.bond@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>

Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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Hi Camille,

Thank you for continuing to keep us informed about the project. Three questions:

1. On the site of Lot 11 several large oak trees have ribbons, tags, and markings. Which ones will stay and which ones will be removed? Asking because it looks like all of the oak trees were cleared from Lots 9 and 10, so wondering if any will remain on Lot 11.

2. Where can we find a project plan for development of the house on Lot 11? Asking because so many of us Highlands residents are working from home now due to the covid-19 situation, that the noise and traffic disruptions from the project will have more of an impact than they would have, so want to know how long the project is going to take.

3. The project document "Revised Findings and Conditions of Approval for the Highlands Estates Project" from February 10, 2010 on Page 17 Section 6 Paragraph b says: "All homes on Lots 1, 2, 3, 4 and 11 shall be no more than one-story high on the front curbside. Home design will be compatible with a contemporary, mid-20th century modern style, as shown in conceptual drawings approved by the Board of Supervisors." The architectural drawing of the proposed house (attached below) shows that it is two stories high from the front curbside, and is not of a contemporary mid-20th century modern style. How can we make a request that Chamberlain Associates / NexGen Builders revise the architectural design of the proposed house to fit the wording of the document?


Thanks,

Tom

From: **Camille Leung** <cleung@smcgov.org>
Date: Wed, Jul 1, 2020 at 10:55 AM
Subject: RE: Notice sent to Owners within 200 feet and Interested Parties
To: Dave Michaels <dm94402@gmail.com>, Sam Naifeh <samnaifeh@sbcglobal.net>, Liesje Nicolas <liesjenicolas@gmail.com>, Liesje Nicolas <HighlandsCAPresident@gmail.com>, Rick Priola <hcapres@gmail.com>, Chris Misner <chrismisner@yahoo.com>, Christopher Karic <ckaric@sellarlaw.com>, Deke & Corrin Brown <d.cbrown@comcast.net>, Gary Trott <gary_trott@comcast.net>, Thomas Frankel <frankelt@pacbell.net>, Christine Tam <tomfinke2010@gmail.com>, Christine Tam <ctamsm@gmail.com>, Mark Luechtefeld <mluechtefeld@gmail.com>, Dylan Ashbrook <dylanashbrook@gmail.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>, Dave Pine <dpine@smcgov.org>, David Burruto <DBurruto@smcgov.org>, Jessica Henderson-McBean <JHenderson-McBean@swca.com>, Kristen Outten <koutten@swca.com>, Amy Ow <aow@smcgov.org>

On Wed, Jul 1, 2020 at 10:55 AM Camille Leung <cleung@smcgov.org> wrote:

Hi Highlands neighbors,



Please see attached for a County notice pertaining to the construction start date after 10 days of this date for a house on Lot 11 at 88 Cowpens Way. This notice has also been mailed to property owners within 200-feet of Lots 9, 10, and 11 of the Highlands Estates Subdivision.

Please note contact information provided in the letter for future questions and correspondence.

Thanks!

--

Dylan Ashbrook
323.388.7458
dylanashbrook@gmail.com