

Amy Ow

From: Tom Finke <tomfinke2010@gmail.com>
Sent: Tuesday, July 14, 2020 3:23 PM
To: Sukhmani Purewal; Camille Leung
Cc: 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; Dylan Ashbrook; Steve Monowitz; Dave Pine; David Burruto; Jessica Henderson-McBean; Kristen Outten; Amy Ow; Pamela Merkadeau; Chan Lam; Shirley San Diego; Emily Bond; dan@cheungusa.com; Gene McKenna; Bradley Richter; Margo Richter; Jim Palmer; aefron@gmail.com
Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thank you Suki for digging up the old records.

Today I spoke in person with Bob Pellegrine of Nexgen Builders - he is Nexgen's superintendent of the project. Nice guy. Used to live in the Highlands on Brandywine for seven years, and loves Eichlers. He said Nexgen is capable and has built many modern homes, for example in Laguna Beach. He himself was surprised at the non-modern design of the proposed house, and would prefer that it be more Eichler-ish to fit into the neighborhood. Will see what the records say, and reply from there.

Thanks,
Tom

On Tue, Jul 14, 2020 at 8:15 AM Sukhmani Purewal <spurewal@smcgov.org> wrote:

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



COUNTY OF S/

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@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>

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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@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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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



COUNTY OF S/

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.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

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@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>;
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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:

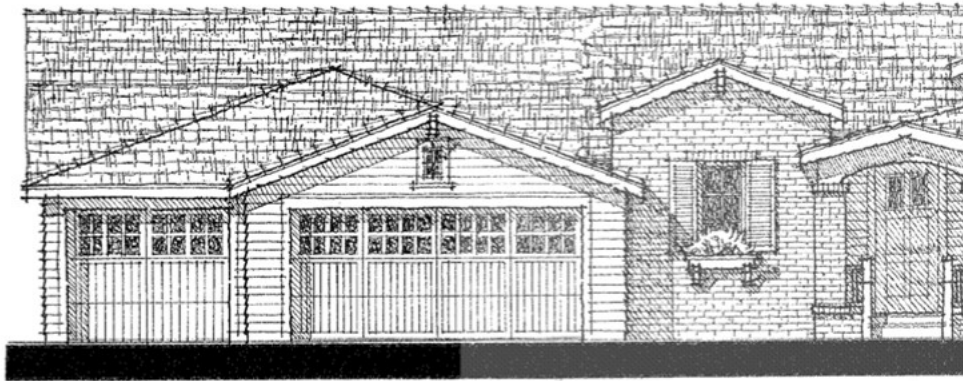
Rough Grading – 65 days

Fine Grading – 45 days

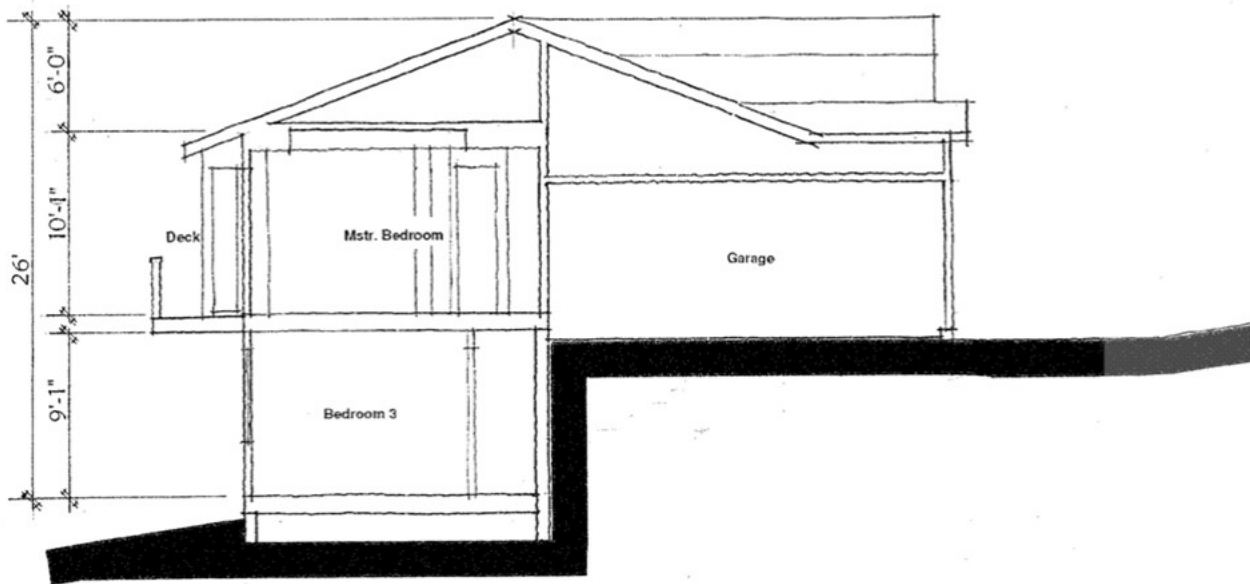
Construction – Anticipated completion date of October 2021

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



FRONT ELEVATION



SECTION

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.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>

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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!