

Amy Ow

From: Rarden, Marc <MRarden@sscinc.com>
Sent: Wednesday, June 7, 2017 5:39 PM
To: HighlandsCAPresident@gmail.com
Subject: Make Chamberlain Stick to the Agreement

Dear Supervisors Pine, Horsley, Canepa, Groom, and Slocum,

I recently learned that a significant housing project in our San Mateo Highlands neighborhood has been modified in a truly disingenuous way that was shielded from the public. The housing plan that the Chamberlain Group recently modified will dramatically increase the square footage of the houses and negatively impact the neighborhood. It violates the spirit of the agreement and the proposed changes were done without due process or notification to those impacted by them.

This is a nefarious effort by the Developer and the San Mateo Planning and Building Department to silently absolve the Developer of a significant "clerical" error the Developer committed when submitting the original plans - plans that were unanimously approved by the Board of Supervisors in 2010 based on their intent and content. If things are allowed to proceed, the Developer will not bear any additional burden for this mistake, but the neighborhood will. And the neighborhood is arbitrarily being shut out of a process that involves good faith principles.

For reference, please see Project File Number: PLN 2006-00357.

The Planning and Building Department has indicated it will allow the Chamberlain Group to change the size and scope of the houses they propose to build in the Highlands by unilaterally accepting a significantly modified proposal, not what was agreed to. Let's pause for a moment to consider this. It's common to make discoveries in the construction field that require adjustments. There should be room for those adjustments so common sense can prevail. That is not the case here. The desired square footage of the homes in question was flat out misrepresented in 2010. Hence the agreement reached by parties at that time should be revisited by all parties, or the original scope and terms should not change.

The proposed square footage changes are out of scale with the neighborhood and violate the spirit of the parties working together over an long period of time. It smacks of an underhanded nature to process this sensitive matter as a simple and silent approval from the Planning and Building Department.

I respectfully ask that you immediately intervene with the Planning and Building Department to enforce the 2010 conditions of approval as understood, accepted, and agreed to by all parties. I ask that you make sure that the dwelling floor areas are not larger than what was defined in the Conditions of Approval on April 27, 2010.

This issue is important to me and my community. This sets a dangerous precedent if allowed to proceed on the current course.

Thank you for your attention and urgent action on this matter.

Sincerely,
Marc Rarden
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