

From: John Bologna
Sent: Tue, 28 Nov 2023 21:53:55 +0000
To: Anne Martin
Subject: Singh property

Hi Anne,

I am putting together a timeline of activity for the Singh fence violation. There were a few complaints in 2021/2022 that Code responded to. Would you happen to know those complaints and possible dates by chance?

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: Anne Martin
Sent: Tue, 28 Nov 2023 22:18:38 -0800
To: John Bologna
Subject: Re: Singh property
Attachments: Oct 2020 Neighborhood Letter to CCWD.pdf, Ltr Lisa Aozasa May 4 2021.pdf, Ltr Lisa Aozasa May 10 2021.pdf, July 1 Email and County Response.pdf, Oct 25 Email - additional safety concerns.pdf, March 31 2022 Inquiry re appeal hearing.pdf, Belden ltr.pdf

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.

Hi John

Attached are several emails which give a brief history of our community's concerns with the illegal fence on the TEG property.

On October 26, 2020, five neighborhood families complained to CCWD about the dangers posed by CCWD trucks driving backwards down the portion of Miramar Drive that goes up to the Miramar water tank ("Upper Miramar Drive") due to the drivers' inability to safely turn around in the CCWD lot due to the illegal fence installed by the Singhs between the Singh parcel and the CCWD parcel. (Att 1) .

Although CCWD personnel did their best to avoid driving backwards down Upper Miramar Drive, other drivers who drove up Upper Miramar were often reluctant or unable to turn around due to the Singhs' illegal fence which resulted in numerous cars and trucks driving backward down a steep gravel road. In light of the continuing traffic safety hazard posed by the fence, several of us reached out to the County to ask the county to move forward to enforce this violation.

Our May 4 letter to Lisa Aozasa documented our traffic safety concerns and requested that the county enforce the violation and order the fence to be removed. (Att 2)

A follow up May 10 email from Genevieve Show pointed out the danger posed to our neighborhood by the fence impeding or slowing down emergency vehicles from responding to fires on the Singhs lot, CCWD lot or the home at the top of the hill in a high wildfire prone area. (Att 3)

On July 1 we emailed Steve Monowitz urgently requesting a meeting to discuss the safety issues posed by the fence. (Att 4).

This resulted in a meeting and the County took enforcement action. The Singhs filed an appeal of the violation.

On October 25, I sent an email to Steve and Lisa asking when the hearing date for the appeal would be and informed them of extremely dangerous driving conditions (including a near accident) caused by the illegal fence and muddy conditions caused by heavy rainstorms. (Att 5)

On March 31 2022, I sent another email to Steve and Lisa advising them of additional dangerous driving incidents and asking when the hearing on the appeal would be scheduled (Att 6)

Attachment 7 is another email from Merry Belden, another neighbor, expressing her concerns about the hazards posed by the illegal fence.

Since March 31, 2022, I have witnessed and documented numerous near accidents and dangerous driving conditions due to this illegal fence which I will be forwarding to the county when the appeal hearing date is set.

Please let me know if there is any additional information that you need.

Sincerely,

Anne Martin

On Tue, Nov 28, 2023 at 1:54 PM John Bologna <jbologna@smcgov.org> wrote:

Hi Anne,

I am putting together a timeline of activity for the Singh fence violation. There were a few complaints in 2021/2022 that Code responded to. Would you happen to know those complaints and possible dates by chance?

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



--

Anne

Anne C. Martin

October 26, 2020

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

CC: James Derbin, Superintendent

RE: Public Safety Hazard near Miramar Water Tank

Dear Ms. Rogren,

As residents of the neighborhood located directly below the Miramar Water Tank, we are writing to notify you of a public safety hazard caused by unsafe driving by the CCWD employees who visit the water tank. The purpose of this letter is to request that you take action as soon as possible to correct this dangerous situation.

Since the pandemic lockdown, most of us in the neighborhood have been working from home and home schooling our children. Some of us have chosen to not leave our neighborhood and have been walking the roads in the neighborhood, including the dirt and gravel public access road ("Upper Miramar Drive") up to the Miramar Water Tank.

On numerous occasions, we have been shocked to see CCWD trucks drive BACKWARDS down Upper Miramar Drive - a steep and narrow gravel road - into an intersection where cars and pedestrians are coming from four different directions - Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

This is an area where - now more than ever - pedestrians are walking, children are playing and people are bicycling. Moreover, muddy conditions or loose gravel or debris on Upper Miramar Drive increases the possibility that vehicles backing down the road could skid into the intersection with tragic consequences.

Upon speaking to CCWD personnel, we've learned that the reason for this dangerous manoeuver is that they find it extremely difficult or impossible to turn their work trucks around in the parking area by the water tank because of a chain link fence that was installed two or three years ago between CCWD

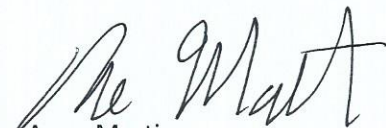
property and the adjacent lot (APN-048-076-120) owned by TEG Partners LLC. This fence prevents the drivers from safely turning around in the parking area, thus forcing them to drive in a dangerous manner by backing down a steep hill into a residential neighborhood, creating a major public safety hazard.

Since a portion of CCWD property by the Miramar Tank is leased to cellular providers for cell phone towers, we are also extremely concerned about the hazards posed by cell tower maintenance or installation trucks having to back down Upper Miramar Drive into our neighborhood. On Saturday, October 25, 2020, the T-Mobile maintenance crew has to back down Upper Miramar Drive when they realized they couldn't turn their truck around by the water tank in order to test and power up the backup generator for the tower. After backing down the hill, the crew then drove backwards up the hill so they could service the generator in preparation for the PG & E power shut-off.

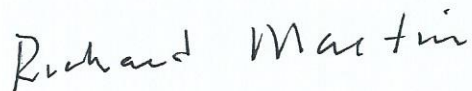
We are also concerned that in the event public safety vehicles need to respond to an incident at the CCWD property, their ability to safely depart from the property could be impaired by the fence. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

We would appreciate your taking the appropriate action to rectify this grave public safety hazard in our neighborhood.

Sincerely,



Anne Martin
620 Miramar Drive



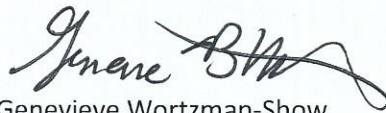
Richard Martin
620 Miramar Drive



Merry Belden
600 Miramar Drive



Matthew Show
610 Miramar Drive

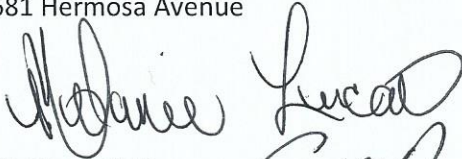


Genevieve Wortzman-Show
610 Miramar Drive

Bradley Lucas
681 Hermosa Avenue



Melanie Lucas
681 Hermosa Avenue



Matthew Dalton
671 Hermosa Avenue



Marlena Dalton
671 Hermosa Avenue



Anne Martin <annemartinmk@gmail.com>

Enforcement of VIO2017-00054

1 message

Anne Martin <annemartinmk@gmail.com>

Tue, May 4, 2021 at 10:29 PM

To: laozasa@smcgov.org

Cc: cleung@smcgov.org, Ruemel Panglao <rpanglao@smcgov.org>

Dear Ms. Aozasa,

We are reaching out to you as Deputy Community Development Director regarding a significant public safety hazard in our neighborhood caused by an open and unenforced fence violation (VIO2017-00054) on an undeveloped parcel (APN-048-074-120) owned by TEG Partners LLC ("TEG").

We reside at 620 Miramar Drive across the street from the TEG parcel and have personally experienced the dangerous traffic situation created by the fence and witnessed numerous vehicles being forced to drive BACKWARDS down a steep, narrow one lane gravel road ("Upper Miramar Drive") that leads from the paved portion of Miramar Drive up to the Coastside County Water District's (CCWD's) Miramar Water Tank because the fence makes it difficult or impossible to turn around on the CCWD parcel.

Upon researching this violation, we've learned that TEG was advised in 2018 that the fence didn't qualify for a CDX and requested a meeting with the Community Development Director to ask him to reconsider his denial of a CDX. It appears that a determination was made that "since there's no threat to public health or safety, no additional enforcement action was pursued"

We have collected a significant amount of evidence that this fence is indeed a threat to public safety in that it has created dangerous driving conditions in our neighborhood. This has become especially apparent over the last few years, as more children have moved into the neighborhood and traffic has increased on Upper Miramar Drive.

Because of this imminent threat to public safety, we request that the County immediately enforce this violation by ordering the removal of this illegal fence.

The Illegal Fence Jeopardizes the Safety of Residents and Visitors to our Neighborhood by Forcing Vehicles to Back Down a Steep Slippery Gravel Road Into an Intersection Where Cars and Pedestrians Are Coming From Four Different Directions.

Since the pandemic lockdown, we and our neighbors have been working from home and been walking the roads in our neighborhood, including Upper Miramar Drive.

On numerous occasions, we were shocked to see trucks drive BACKWARDS down Upper Miramar Drive, a steep and narrow gravel road, into an intersection where cars and pedestrians are coming from four different directions – Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

Since many of these trucks were driven by CCWD personnel, I spoke with several of the drivers and learned that the illegal fence made it difficult and sometimes impossible for work trucks and other large vehicles to turn around in the CCWD parking area by the Miramar water tank. This forces the drivers to drive backwards down Upper Miramar Drive, a steep and sometimes slippery gravel road.

On October 28, 2020, several neighborhood residents sent a letter to Mary Rogren, Director of CCWD requesting that she take action to rectify this public safety hazard. Ms. Rogren has responded to our concerns and we've observed CCWD personnel driving more responsibly. A copy of our letter and Ms. Rogren's response are attached as Attachments 1 and 2.

Despite the efforts of CCWD personnel to drive responsibly, we have observed vehicles driven by visitors to the neighborhood, workers for the cell towers, workers for TEG and large delivery trucks attempting to make deliveries to TEG's lot drive backwards down Upper Miramar Drive. We have videos of this dangerous driving and will provide them upon request.

Upper Miramar Drive was made more hazardous in January of this year, when TEG, over the strong objections of the majority of residents, cut down about 30 trees on the planted median abutting Upper Miramar Drive, **exposing a steep cliff which is no longer marked by trees.** This eliminated any delineation of the side of Upper Miramar Drive making driving backwards down this road even more hazardous. Moreover, if a vehicle were to skid and drive over the edge of the cliff, there would be no trees to break its fall. See Attachment 3.

PG & E's Plans to Underground the Power Lines on Upper Miramar Drive in the Near Future Will Increase Truck Traffic on Upper Miramar Drive Further Undermining Public Safety

PG & E has made several visits to our neighborhood and announced plans to move our overhead power lines underground in the interest of fire safety. They are especially focused on moving the power lines serving the Miramar Tank underground. We are concerned that the increased number of work vehicles on the hill combined with the illegal fence will result in even more trucks being forced to drive backwards down Upper Miramar Drive.

The Illegal Fence Increases the Risk of Accidents at the Intersection of the 655 Driveway Easement and Upper Miramar Drive

The illegal fence creates an extremely narrow choke point where the driveway easement for 655 Miramar Drive makes a sharp turn into the narrow gravel roadway of Upper Miramar Drive. If two cars meet at that intersection, one of them has to either back down Upper Miramar Drive or back up the narrow, curving driveway easement constrained by the fence, creating a high risk of accidents. We personally have experienced the hazards of this intersection.

On Easter Sunday, April 4 we visited the Blantons at their home at 655 Miramar Drive located at the top of the driveway easement. At about 7:15 PM, as we drove down the driveway easement to return home Trip Choudhry, one of the principals of TEG, drove up Upper Miramar Drive and turned into the easement driveway to park on his lot. Because of the fence, there was no room for him to pass us so we were forced to back up the curved easement driveway uphill to allow him to drive onto his lot. It was extremely difficult to avoid backing into the TEG fence while at the same time trying not to skid forward and hit Choudhry's car head on. Fortunately, there were no collisions.

We have also observed other hazardous driving situations where one or more trucks or cars were parked on Upper Miramar Drive or on the CCWD lot and a vehicle was attempting to enter or exit the easement driveway. Because of the obstruction posed by the fence, one or more vehicles sometimes needed to back up downhill where a skid could result in an accident.

Public Safety Vehicles Responding to Emergencies May Be Slowed Down by the Fence

We are also concerned that in the event public safety vehicles need to respond to an emergency on one of the three parcels on the hill, their ability to quickly access those properties and/or safely depart could be impaired by the fence. In an emergency, seconds count and an extra ten seconds spent trying to maneuver around a fence can make all the difference. In fact, about two years ago, a Sheriff's Department vehicle,

while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

TEG's Fence Does NOT Qualify for a CDX

The Summary of Case Activity (PLN2018-00426) indicates that TEG has argued that the fence qualifies for CDX because it "maintains" an "existing facility" on the TEG lot since it "provides security and protection" for a water pump and fire hydrant located on the TEG lot.

The water pump does not serve the TEG lot and serves only the residence at 655 Miramar Drive, the lot at the top of the hill adjacent to the TEG lot. Moreover, the fence protects neither the pump nor hydrant. Attachment 4 shows a picture of the fence in relation to the pump and fire hydrant and makes it clear anyone can easily access the pump and the fire hydrant by simply walking up the road. It appears the only purpose served by the TEG fence is as a convenient place to install surveillance cameras and to hang large posters.

The Illegal Fence Has Become More of a Public Safety Hazard as Neighborhood Circumstances have Changed.

When we moved here in June 2012, the Church family who had originally owned the TEG lot and created the driveway easement still lived at 655 Miramar. There were no fences on the TEG lot and vehicles - including CCWD personnel, workers and visitors - could easily turn around by the water tank and drive safely down the hill and/or enter and exit the driveway easement.

Since the fence was installed in 2017, more families have moved into the neighborhood increasing the number of kids to seven who are biking and playing on the streets. Traffic on Upper Miramar Drive has increased since a new family moved into 655 Miramar which had been unoccupied for over a year. Power shutoffs have resulted in more work trucks driving to the Miramar tank as cellular providers move portable generators to the site to provide emergency power. Additionally, PG & E work trucks required to underground the power lines to the Miramar tank will also increase traffic congestion on Upper Miramar.

Under these circumstances, the illegal fence poses more of a safety hazard than ever before. We request the County to take whatever action necessary to ensure that this fence is removed as soon as possible before it results in a tragic accident.

Sincerely,

Anne C. Martin

Richard L. Martin

4 attachments

Upper Miramar Drive .jpg
216K



Fence Pump & hydrant.jpg
194K

 **Miramar Neighborhood Coastside Water Letter.pdf**
746K

 **CCWD Response to Neighbor ltr.pdf**
66K



Anne Martin <annemartinmk@gmail.com>

Fwd: Response requested: VIO2017-00054 fire safety and hazardous driving conditions

Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>

Tue, Nov 28, 2023 at 6:45 PM

To: Anne Martin <annemartinmk@gmail.com>

----- Forwarded message -----

From: **Genevieve Wortzman-Show** <genevieve.wortzman@gmail.com>

Date: Mon, May 10, 2021 at 6:48 PM

Subject: Response requested: VIO2017-00054 fire safety and hazardous driving conditions

To: <laozasa@smcgov.org>

Ms. Aozasa,

In follow up to my first email on May 4th, 2020, I thought I would provide additional context to my concerns regarding the unenforced violation (VIO2017-00054) on APN 048-076-120. As outlined below, I am concerned about the danger this fence places on the community during fire season and the unnecessary and hazardous driving patterns this fence creates in front of my home. I did not express my concern regarding the illegal fence's impact on the neighborhood prior to the present because I assumed the County would enforce the ordinance enacted to prevent this type of violation. As fire season is upon us, this letter outlines why the County should act now to remedy this situation.

1. This illegal fence impedes emergency vehicle response time on the only access road to the undeveloped, scrub/brush covered hillside east of the Miramar Terrace neighborhood.

The top of the Miramar Terrace neighborhood is located on a steep hill with only one road providing ingress/egress for the dozens of homes on both Terrace Avenue and Miramar Drive. With eucalyptus trees throughout the development, seconds matter in an emergency. This illegal fence creates a chokepoint on the sole access road ("Upper Miramar Drive") to the Miramar water tank, the home at 655 Miramar Drive and the open space beyond. In a correspondence between John Riddell (CalFire) and yourself on September 18th, 2020, obtained through a Public Records Request, John noted:

"with the fence in place, makes it very difficult *if not impossible* to access the property [655 Miramar Dr. and the open space beyond] in a reasonable time, *if at all*" (emphasis added).

He also noted:

"...if had a choice would not be in favor having the fence remain."

In the event of a fire at or behind 655 Miramar, not only would the residents of 655 Miramar be affected but all the residents of Hermosa Avenue and Miramar Drive would be at risk. Given that the county solicited CALFire's opinion six months ago, why has the county chosen not to enforce this violation? In the wake of the local and unprecedented CZU complex Fire which devastated the landscape just to the south of us last summer, this is alarming. In the event of fire, this fence violation impedes emergency vehicle response and endangers all our homes within the Miramar Terrace neighborhood. **Facing the historically early start to fire season, NOW is the time for the county to enforce the immediate removal of this dangerous and pointless fence.**

2. This illegal fence creates hazardous driving conditions in front of my home, forcing vehicles to drive in reverse down a steep, curved dirt road for over 231 feet (77 yards) through the

neighborhood. This road becomes even steeper (~21% grade) where it connects at the intersection with the other roads in front of my home.

I have lived here since 2011 (10 years in August). Prior to the fence installation in 2017, vehicles traveling up “Upper Miramar” could safely turn around on the CCWD lot. Since installation of this fence, the neighborhood has been subjected to vehicles driving *BACKWARDS* down the steep dirt road. *This is roughly 231 feet down a steep and curved road.* To provide some context, attached is a map showing the placement of the fence (see attached PDF map with markup) and in yellow is the 231-foot-long dirt road. I have marked the steep slope in sections of this steep road in green. This steep, curved, dirt road intersects with Hermosa Ave and Miramar Drive on the road in front of my driveway (see map with “Show Home”). **The slope of this dirt road as it approaches my home is even steeper with a ~21% grade.** As a pedestrian standing on the road in front of my home you cannot see a car coming until the car is at the top of that last part of the road. On numerous occasions I have seen car wheels spin trying to get traction on this section of the road. This section of the road becomes even more of a safety concern with vehicles driving in reverse.

In October 2020, several neighbors addressed our concerns to Mary Rogren, CCWD General Manager. The CCWD crews have made every attempt to avoid this dangerous long-distance reverse maneuver. However, there is a substantial increase in traffic in our neighborhood (PGE 3rd party work crews, CCWD tank maintenance crews, visitors, cellular tower maintenance workers, delivery services). Reverse driving down the hill necessitated by this illegal fencing occurs on a *frequent and regular* basis whether the drivers purposefully access Upper Miramar or are merely lost.

Out of concern, I put up a camera last week to monitor the frequency of these events. **In just three days, the camera documented this “long-distance reverse driving” by two separate vehicles.** To give you some perspective, attached please find a video taken last week of a truck forced to drive in reverse down the hill. In the first video, the driver of the white truck spoke with a neighbor and shared that he could not safely turn around at the top of the hill. Watch the truck backing down the last part of the dirt road and keep in mind that it is in front of the driveway and my 3-year old daughter was playing outside at the time. The second video is a blue car, which drove up and then minutes later had to back down the hill, clearly lost but with no safe way to turn around.

These videos tell the story of what happens just in front of my home—however, it is important to keep in mind that this dangerous driving happens for 231 feet on a curved, sloped dirt road. A few years ago, **a sheriff’s vehicle did have an accident in front of my home**—a result of backing down the hill. **The county needs to finally enforce this fence violation as it creates unnecessary and hazardous road conditions in the neighborhood and on the road in front of my home on a regular basis.**

3. The illegal fence does not protect the water pump that provides water to 655 Miramar (the neighboring residence) on the otherwise vacant lot.

In discussing the fence violation, the owners of APN 048-076-120 have argued (as recorded by the County’s Accela system on Feb. 7, 2020) that the fence is needed to “provide security and protection for [a] water pump facility” located on the lot. However, the vacant APN 048-076-120 lot does not have a water service connection on record with CCWD. This water pump does not provide the lot with water; but serves to provide water to the neighboring 655 Miramar residence. If you refer to the attached map, you can see the fence (in blue with x through lines) is placed on either side of the 655 Miramar Drive easement/driveway. This fence does not protect the water pump (labeled in orange) on the lot (please see attached image labeled “fence and water pump”). As you can see from this image, any person or car or truck can access the water pump irrespective of the fencing. As such, contrary to statements by the APN 048-076-120 lot owners to the County as recorded by the Accela system, **the illegal fence does not offer protection to the water pump used by the neighboring residence at 655 Miramar.**

I appreciate your time and consideration. I would be happy to discuss the items outlined above spelling out how this illegal fence is a safety matter for my home and this neighborhood. Should any of the points need further clarification please do not hesitate to reach out. Otherwise, kindly confirm receipt of this email.

Kind regards,

Genevieve Wortzman-Show

610 Miramar Drive

415-264-1184

4 attachments



fence and water pump.jpeg
4948K



Map with markups.pdf
1314K



Video May 04, 12 22 59 PM.mp4
1316K



2021-05-07 19.59.40.mp4
1977K



Anne Martin <annemartinmk@gmail.com>

Fwd: Response Requested: Fire hazard created by VIO2017-00054

1 message

Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>
To: Anne Martin <annemartinmk@gmail.com>

Tue, Nov 28, 2023 at 6:47 PM

----- Forwarded message -----

From: **Steve Monowitz** <smonowitz@smcgov.org>

Date: Wed, Jul 7, 2021 at 5:35 PM

Subject: RE: Response Requested: Fire hazard created by VIO2017-00054

To: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>, Anne Martin <annemartinmk@gmail.com>, Dick Martin <martin@cs.cmu.edu>, Matthew Show <matthew.show12@gmail.com>

Cc: Janneth Lujan <JLujan@smcgov.org>, Lisa Aozasa <laozasa@smcgov.org>

Hi All,

I am aware of this situation and will provide you with an update on our plan for dealing with it by email tomorrow. I suggest we hold off on scheduling a meeting until then.

Sincerely,

Steve

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

From: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>**Sent:** Wednesday, July 7, 2021 10:40 AM**To:** Steve Monowitz <smonowitz@smcgov.org>; Anne Martin <annemartinmk@gmail.com>; Dick Martin <martin@cs.cmu.edu>; Matthew Show <matthew.show12@gmail.com>**Subject:** Fwd: Response Requested: Fire hazard created by VIO2017-00054

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.

Dear Mr. Monowitz,

This email is in follow up to the email we sent you last week on July 1st, 2021.

We have yet to receive a response confirming receipt or suggesting a day/time for us to discuss the unenforced fence violation/fire hazard in our neighborhood.

Below are several proposed days/times for a conference call. Please confirm which day and time works best for you.

Friday, July 9th, 2021, any time after 12pm PT

Tuesday, July 13th, 2021, any time after 2:30pm PT

Wednesday, July 14th, 2021, from 12pm-2:30pm PT

We look forward to speaking with you soon about this urgent matter.

Genevieve Wortzman-Show

[610 Miramar Drive](#)

[Half Moon Bay](#)

Anne Martin

[620 Miramar Drive](#)

[Half Moon Bay](#)

----- Forwarded message -----

From: **Genevieve Wortzman-Show** <genevieve.wortzman@gmail.com>

Date: Thu, Jul 1, 2021 at 12:07 PM

Subject: Response Requested: Fire hazard created by VIO2017-00054

To: <smonowitz@smcgov.org>

Cc: Anne Martin <annemartinmk@gmail.com>, Dick Martin <martin@cs.cmu.edu>, Matthew Show <matthew.show12@gmail.com>

Dear Mr. Monowitz,

We are reaching out to urgently request an in-person or virtual meeting with you to discuss using your emergency powers to immediately enforce an outstanding fence violation (VIO2017-00054) on a vacant lot (APN 048-076-120) that is posing a significant threat to fire safety in our unincorporated Coastsides neighborhood.

Over the last several months, we have made multiple different attempts (phone calls, emails, virtual meetings) to speak with someone informed on the details of this violation. We have sent multiple emails to the Deputy Director, Lisa Aozasa, to discuss this matter and have yet to receive a response beyond confirming an email receipt.

As we recall last year's horrifying CZU fire which occurred just miles from our homes last summer, we feel that this illegal fence located in a Very High Fire Hazard Severity Zone (Attachment 1) jeopardizes the lives and homes of ourselves and our families. For four years, we waited patiently for the County to enforce this violation. As we move into an extremely dangerous wildfire season, we now insist that the County enforce an expedited removal of this unpermitted fence which creates a dangerous fire hazard in our neighborhood.

The County has been on notice for ten months that the illegal fence impedes emergency vehicle response time in a very high wildfire hazard zone

In May 2021, we learned through a PRA request, that in September 2020, Deputy Development Director Lisa Aozasa asked Deputy Fire Marshal Riddell if the illegal fence along an access easement leading to the residence at 655 Miramar Drive impaired fire trucks from getting to the residence. (Attachment 2) Fire Marshal Riddell responded:

"Currently access to 655 Miramar with the fence in place makes it very difficult if not nearly impossible to access the property in a reasonable time, if at all."

He added:

"...if had a choice would not be in favor having the fence remain."

The fact that the County has taken no action since learning of this hazard is alarming given that this fence and 655 Miramar are located in a very high fire hazard zone and the fact that we are facing a historically dangerous wildfire season.

The illegal fence impairs or delays fire trucks from accessing the open space in the hills between Route 92 and El Grenada to stop a fire coming from the south towards El Grenada or a fire moving south from Quarry Park in El Granada towards Half Moon Bay.

While the illegal fence clearly endangers the young family living at [655 Miramar](#), it also endangers our homes and those of other neighbors living on Miramar Terrace. If CAL Fire cannot quickly (if at all) access 655 Miramar, they also cannot access the vacant lot and the acres of forested open space on the top of the ridge, if a fire were to break out. Seconds can make a difference when it comes to controlling a wildfire and can make the difference between life and death.

Despite being on notice since September 2020 that the unpermitted fence impedes emergency vehicle response time, the County, as of the third week of June, had not taken enforcement action against the fence.

From our review of the case activity, the County Planning department informed the vacant lot owner who had installed the fence ("TEG") that the fence required a CDP and in September 2018, emailed TEG that they had until September 28 to either remove the fence or apply for a CDP to

legalize it. In December 2018, TEG was informed that their application for an after-the-fact CDP exemption (PLN2018-00426) was denied.

The county notes document several years of emails, visits, and conversations between county officials and TEG. Despite being advised to apply for a CDP, TEG never completed an application. Their application for a CDX was also denied. The notes indicate "Since there was no threat to public health and safety, no additional enforcement action was pursued."

A 2/7/20 notation made by Ms. Aozasa indicates that TEG had requested a meeting with the CDD to reconsider the denial of CDX and submitted additional information. The notes indicate that Ms. Aozasa intended to consult with the CDD on this matter the following week.

Soon after this, the pandemic lockdown started and this case apparently slipped through the cracks. However, in September 2020, the owner of the residence at 655 Miramar (APN 048-076-130) contacted Ms. Aozasa about the unpermitted fence claiming that the fence posed a health and safety issue since it impaired fire trucks from accessing the residence at 655 Miramar Drive. Ms. Aozasa then reached out to Deputy Fire Marshal Riddell for his assessment, while acknowledging that "...if the fence is blocking Fire access, the case deserves a higher priority." (Attachment 2)

As noted above, Fire Marshal Riddell emailed Ms. Aozasa on September 18, 2020 that the fence impairs fire truck access to the residence at 655 Miramar. However, NO enforcement action was taken by the County.

The lawsuit and settlement agreement between the prior owner of 655 Miramar (McIver) and TEG is irrelevant to the urgent public safety issue posed by the illegal fence.

In communications with county personnel about this and other issues, TEG has referenced a property dispute between McIver, the prior owner of 655 Miramar and TEG. That lawsuit was settled in February 2020 and the settlement agreement is only binding on TEG, McIver and their successors. It is not binding on the County or any other party and has no impact on the public safety issues posed by the fence.

In October, 2020, McIver sold the residence at 655 Miramar to a young family who moved into the house in November 2020.

We are entering an unprecedented fire season and are extremely concerned about the danger this fence poses to our lives and homes and those of our neighbors in the event a fire were to break out on the vacant lot, at 655 Miramar or in the acres of open space on top of the hill.

After the horror of last year's CZU Complex fire here on the Coastsides, we urge you to do whatever is possible to remove any barriers to CAL Fire access to homes and open space located in high fire hazard zones. TEG Partners has had four years to legalize the fence through the appropriate review process and yet has made no good-faith attempt to do so.

We request that you give this urgent public safety matter the highest priority and meet with us to discuss how this hazard can be removed as quickly as possible.

Thank you for your consideration.

Sincerely,

Genevieve Wortzman

[610 Miramar Drive](#)

[Half Moon Bay](#)

415-264-1184

Anne Martin

[620 Miramar Drive](#)

[Half Moon Bay](#)

From: [Summer Burlison](#)
To: [Lisa Aozasa](#); [John Bologna](#)
Subject: FW: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence
Date: Thursday, October 28, 2021 8:51:00 AM

Hi Lisa, John,

Anne Martin has a few follow up questions (below) to TEG's appeal of their fence violation. My only involvement on this vio has been taking in fee payments at the counter for the citation and appeal though. I'm not sure if a hearing date has been set yet. Let me know if I can help in providing a response to Anne.

Thanks,
Summer

From: Anne Martin [REDACTED]
Sent: Thursday, October 28, 2021 4:56 PM
To: Summer Burlison <sburlison@smcgov.org>
Subject: Fwd: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

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.

Hi Summer,

Earlier this week I sent the the email below to Steve, Lisa and Camille relating two incidents that happened during last week's series of storms that clearly demonstrate the continuing safety hazard caused by the illegal fence obstructing access to the residence at 655 Miramar Drive.

I apologize for not including you on the initial email.

If you wish, I can send the videos from my security camera showing the incidents that occurred last week which could have resulted in serious accidents.

I would appreciate being advised of the date of the hearing on TEG's appeal of this violation and would also like to know if we can submit documentation to the hearing officer(s) in addition to making a statement. Also, is it possible for me to obtain the documents submitted by TEG supporting their appeal of the violation.

Thank you so much.

Best,

Anne Martin

----- Forwarded message -----

From: **Anne Martin** [REDACTED]

Date: Mon, Oct 25, 2021 at 4:18 PM

Subject: VIO2017-00054 - Traffic Safety Concerns re: Unpermitted fence

To: Steve Monowitz <smonowitz@smcgov.org>

Cc: Lisa Aozasa <laozasa@smcgov.org>, <cleung@smcgov.org>

Dear Steve,

I wanted to bring to your attention two dangerous traffic incidents that occurred over the last few days related to the illegal fence on the boundary of APN 048-076-120 ("TEG Lot") owned by TEG Partners LLC ("TEG") and the CCWD parcel.

I'm aware that TEG has filed an appeal with respect to this violation, however in light of the fact this unpermitted fence on an undeveloped lot continues to pose a severe safety hazard to our community, especially during the current rainy season, I am requesting that the County consider taking action to have this fence removed before the hearing date due to the hazard this poses to public safety.

Over the last few days, our coastal community has experienced heavy rainfall making our roads – especially dirt roads – extremely hazardous. The ongoing safety issue posed by this unpermitted fence is highlighted by two recent incidents:

- On Thursday October 21, after a night and during a morning of steady rain, my security camera, showed a doggie daycare van drive up the dirt road leading to the Miramar water tank ("Upper Miramar Drive") at approximately 9:03 am to pick up the dog belonging to the Blantons who live at 655 Miramar Drive. Because of the unpermitted fence at the entrance to the Blantons' driveway, the van was unable to turn around to drive safely down Upper Miramar Drive and was forced drive backwards 77 yards down a steep muddy dirt road in order to reach the paved portion of Miramar Drive.

Later that day at around 3 PM, the van attempted to drive up the Blantons' easement driveway but was unable to do so because of the muddy conditions. Once again, because of the illegal fence, the van was unable to turn around at the entrance to the driveway and was forced to drive backwards down Upper Miramar Drive under very muddy., slippery conditions.

This incident underscores the continuing danger posed by the illegal fence in forcing vehicles to drive backwards down a steep dirt road into an intersection where pedestrians, bicyclists and vehicles are coming from four different directions. When Upper Miramar Drive becomes muddy from winter storms, the likelihood of a vehicle skidding and losing control increases which increases the risk of a serious accident.

- The following day, Friday October 22, I witnessed on my security cameras a near

accident caused by the illegal fence restricting vehicles' ability to safely maneuver at the entrance to the easement driveway for the home located at 655 Miramar Drive.

At 6:01 PM, my camera showed Carrie Blanton, one of the homeowners of 655 Miramar Drive, driving up Upper Miramar Drive with her two young children toward her easement driveway. As she was about to turn into her driveway, a large work truck driven by a worker working for TEG, drove quickly down the driveway and stopped. Because the illegal fence creates a chokepoint making it very difficult for two vehicles to safely maneuver in the driveway, it appeared that Carrie was blocked from entering her driveway. The work truck then drove down the driveway toward her car and, because of the inability to maneuver due to the fence, almost hit her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Carrie to drive up her driveway to her home. Fortunately, an accident that could have injured young children was avoided. This is another example of the hazardous traffic situation caused by the chokepoint created by the illegal fence. It's only a matter of time before a serious collision occurs in that location.

Since the fence was installed in January 2017, no family has lived in the residence at 655 Miramar for any length of time. The prior owners, the McIvers, had a few tenants who lived there for relatively short periods, who were single people who didn't have children. For much of the time that the fence has been up, no one has been living at 655 Miramar Drive and using the easement driveway on a regular basis.

Now that a family is using this driveway on a regular basis, the illegal fence is becoming more and more of a safety issue. Now that we're in the rainy season, Upper Miramar Drive will become slippery and muddy and even more treacherous for vehicles forced to drive backwards down the road.

My concern is that if the county doesn't take decisive action to remove this fence, it will continue to be a hazard in our community while TEG continues its pattern of delays and appeals that have gone on for four years.

Please consider taking the appropriate action to have this fence removed as soon as possible.

Thank you for your consideration.

Sincerely,

Anne

Anne C. Martin

--

Anne

Anne C. Martin



Anne Martin <annemartinmk@gmail.com>

ZHO Hearing re VIO2017-00054

1 message

Anne Martin <annemartinmk@gmail.com>

Thu, Mar 31, 2022 at 1:30 PM

To: Steve Monowitz <smonowitz@smcgov.org>, Lisa Aozasa <laozasa@smcgov.org>

Cc: cleung@smcgov.org, Deb Robinson <d robinson@smcgov.org>

Bcc: Genevieve Wortzman-Show <genevieve.wortzman@gmail.com>, Carrie Blanton <clblanto@gmail.com>

Dear Steve and Lisa

I'm writing to inquire when the appeal of the county citation for the illegal fence on APN 048-076-120 will be heard. Six months have passed since the owners of the lot, TEG Partners LLC ("TEG") filed their appeal of the citation on September 22.

Meanwhile, the illegal fence continues to be a public safety hazard in our neighborhood. Since October, I have documented several near accidents and numerous instances of vehicles forced to drive backwards down a steep gravel road into our neighborhood because they were unable to turn around because of the illegal fence. They are listed on the Attachment to this email.

Moreover, it's my understanding that pending the appeal, enforcement and fines are suspended. This is outrageous given the continuous hazard this fence poses to all of us who live, walk, and drive in this neighborhood – including the eight children who live here.

Summary of History of Fence Violation**February 2017 – TEG erected the fence on their undeveloped parcel****March 2017 – TEG informed that a CDP was needed for fence.****September 2017 – TEG's application for CDP deemed incomplete****November 3, 2017 – Violation notice sent to TEG****November 2017 – July 2021 – Three and half years of denial, delay, and arguments by TEG during which they were informed they didn't qualify for a CDX.****July 8, 2021 - County issued Notice of Violation after several residents of Miramar Drive expressed concerns about the hazards posed by the fence.****September 8, 2021 - Administrative citation for \$100 was issued to TEG.****September 22, 2021 - TEG paid the fine and appealed to the Zoning Hearing Officer ("ZHO")****ZHO Hearing on TEG appeal scheduled for November 18****November 9 - Ms. Robinson emailed me that the November 18 ZHO hearing had been cancelled and that the next meeting would be December 16.****December 6 - Ms. Robinson emailed me that she had been told that the TEG appeal was expected to be heard in January 2022.****The appeal has not appeared on any Zoning Officer Agenda since November and is not on the upcoming April 4 agenda.**

TEG's Illegal Fence Continues to pose a Threat to Our Neighborhood Safety

As I've mentioned in prior correspondence, the illegal fence makes it difficult and sometimes impossible for vehicles to turn around in the CCWD lot by the Miramar water tank. This forces the drivers to drive backwards 231 feet (77 yards) down a steep, curved one lane gravel road ("Upper Miramar Drive") that extends from the CCWD lot to the paved portion of Miramar Drive which is an intersection with vehicles and pedestrians coming from four different directions.

We have documented dozens of instances of reverse driving in our neighborhood caused by this fence as well as a few near accidents. Attached to this email is a list of near accidents and dangerous driving incidents created by the illegal fence since October 2021.

Questions and Request for Call

Considering the clear and present danger to neighborhood safety posed by TEG's illegal fence, I have several questions:

- 1. Why has the hearing on TEG's appeal of the citation for their illegal fence not been scheduled?**
- 2. How long can a hearing on an appeal be delayed when a zoning violation posing a danger to the community exists?**
- 3. Under what circumstances can the County remove this documented threat to public safety prior to the appeal hearing? Does there have to be a tragic accident caused by the fence to justify this action?**

As long as TEG's illegal fence remains in place, a neighborhood resident or visitor driving, walking, or biking on Miramar Drive is at risk of being struck by a reverse driving vehicle that loses control or skids down the steep hill. Several years ago, soon after the illegal fence was installed, a Sheriff's vehicle driving backwards down Upper Miramar Drive lost control, skidded into and knocked over several mailboxes along Miramar Drive. It's a miracle that no one was hurt.

It's only a matter of time before another accident is caused by the illegal fence.

I would appreciate the opportunity to speak with you at your earliest convenience.

Thank you

Sincerely,

Anne Martin

620 Miramar Drive Half Moon Bay



Attachment to March 31 Inquiry .docx
16K

Violation number 2017-00054 on APN 048-076-120**Merry Belden** [REDACTED] >

Thu 5/20/2021 2:40 PM

To: Lisa Aozasa <laozasa@smcgov.org>

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.

HISTORY OF PAST FIRES OF UPPER MIRAMAR DRIVE, HALF MOON BAY, CA. 94019

I am the property owner of 600 Miramar Drive, Half Moon Bay, Ca. 94019 and the first owner of said property since the latter half of 1996 which is twenty five years. I am the third property owner of the houses built by Joseph Guntren and the original two other owners have long since sold and moved away.

A few years ago a fire was started immediately adjacent to the water tank by an unexpected dry lightening front that moved through the area in the latter fall. One of the neighbors happened to be home that afternoon and upon seeing it acted quickly and responsibly by calling 911. He fought the fire along side the fire crew and successfully got it extinguished.

The entire area was lucky that time but only because one person was home, outside and quickly responsided. It was the same scenario as the CZU Complex Fire last summer other than it was in the mid-afternoon and someone saw it. The CZU Fire started with a dry lightening front that moved through during the night. Hence, less possibility of it being detected.

This illegal fence has me very concerned because it has made the road it parallels so extremely narrow, approximately sixteen feet at its choke point. Emergency vehicles, particularly fire engines would not be able to turn around. Time can be of the essence in various situations and if a private or emergency cannot turn around there could be disastrous consequences.

With crews trying to maneuver large vehicles (or even small ones) in such a cramped, confined area the fire itself can suck up the oxygen that the vehicles need to start and will not start. They are rendered impossible to drive therefore being abandoned. Not only do the vehicles burn in such cases but more importantly human lives can be severely injured or killed.

Fire season is upon us and every year they are getting aggressively worse. Why does the county do nothing? If their own personal situation was similar to mine I'm sure that it would be addressed immediately.

Upper Miramar Drive is the sole ingress and egress point for Miramar Drive, Terrace Avenue and Hermosa Avenue. The area is loaded with fuels from eucalyptus and conifers trees and is a tinder box.

I'm pleading with you to remedy this illegal fencing situation immediately to increase the safety that it's removal can help provide. Every responsible action helps us to be safer and to reduce the extreme anxiety that the threat of fire creates not only for myself but for many others.

We have a right to be safe and not subject to increased risk because of someone else's greed,

irresponsibility, deceptive and illegal activities. And we do pay taxes. Some of that revenue needs to be spent on these safety measures.

Thank you for your time and consideration. Feel free to contact me regarding any further discussion on this matter.

Please confirm receipt of this email.

Sincerely, MerryBelden

9

Sent from my iPad

Sent: Wed, 29 Nov 2023 17:13:58 +0000
To: Anne Martin
Subject: RE: Singh property

Thank you for your email, Anne. I was trying to track all the dates of Code Enforcement going to the property. Do you remember if anyone responded initially for the fence complaint in 2017 or was it all handled via email/phone/in person visits? My records do not indicate an officer visiting the site initially.

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: Anne Martin <annemartinmk@gmail.com>

Sent: Tuesday, November 28, 2023 10:19 PM

To: John Bologna <jbologna@smcgov.org>

Subject: Re: Singh property

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Hi John

Attached are several emails which give a brief history of our community's concerns with the illegal fence on the TEG property.

On October 26, 2020, five neighborhood families complained to CCWD about the dangers posed by CCWD trucks driving backwards down the portion of Miramar Drive that goes up to the Miramar water tank ("Upper Miramar Drive") due to the drivers' inability to safely turn around in the CCWD lot due to the illegal fence installed by the Singhs between the Singh parcel and the CCWD parcel. (Att 1) .

Although CCWD personnel did their best to avoid driving backwards down Upper Miramar Drive, other drivers who drove up Upper Miramar were often reluctant or unable to turn around due to the Singhs' illegal fence which resulted in numerous cars and trucks driving backward down a steep gravel road. In light of the continuing traffic safety hazard posed by the fence, several of us reached out to the County to ask the county to move forward to enforce this violation.

Our May 4 letter to Lisa Aozasa documented our traffic safety concerns and requested that the county enforce the violation and order the fence to be removed. (Att 2)

A follow up May 10 email from Genevieve Show pointed out the danger posed to our neighborhood by the fence impeding or slowing down emergency vehicles from responding to fires on the Singhs lot, CCWD lot or the home at the top of the hill in a high wildfire prone area. (Att 3)

On July 1 we emailed Steve Monowitz urgently requesting a meeting to discuss the safety issues posed by the fence. (Att 4).

This resulted in a meeting and the County took enforcement action. The Singhs filed an appeal of the violation.

On October 25, I sent an email to Steve and Lisa asking when the hearing date for the appeal would be and informed them of extremely dangerous driving conditions (including a near accident) caused by the illegal fence and muddy conditions caused by heavy rainstorms. (Att 5)

On March 31 2022, I sent another email to Steve and Lisa advising them of additional dangerous driving incidents and asking when the hearing on the appeal would be scheduled (Att 6)

Attachment 7 is another email from Merry Belden, another neighbor, expressing her concerns about the hazards posed by the illegal fence.

Since March 31, 2022, I have witnessed and documented numerous near accidents and dangerous driving conditions due to this illegal fence which I will be forwarding to the county when the appeal hearing date is set.

Please let me know if there is any additional information that you need.

Sincerely,

Anne Martin

On Tue, Nov 28, 2023 at 1:54 PM John Bologna <jbologna@smcgov.org> wrote:
Hi Anne,

I am putting together a timeline of activity for the Singh fence violation. There were a few complaints in 2021/2022 that Code responded to. Would you happen to know those complaints and possible dates by chance?

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



--

Anne

Anne C. Martin

From: John Bologna
Sent: Wed, 29 Nov 2023 17:42:36 +0000
To: Anne Martin
Subject: RE: Singh property

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Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, November 28, 2023 10:19 PM
To: John Bologna <jbologna@smcgov.org>
Subject: Re: Singh property

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Please let me know if there is any additional information that you need.

Sincerely,

Anne Martin

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Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

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Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



--

Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 29 Nov 2023 12:10:23 -0800
To: John Bologna
Subject: Re: Singh property

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.

I don't recall whether there were any county visits re: the fence in 2017. At that time I really didn't pay much attention to the fence - although there was an incident - in 2017 or 2018 when several sheriff vehicles were on the hill and one attempted to back down because it could not turn around due to being blocked by the fence and other vehicles. The sheriff's car wound up losing control as it backed down and crashed into several mailboxes at the corner of Hermosa Ave and Miramar Drive. Fortunately no one was driving up the hill at that time or there would have been a nasty accident.

I don't know if that accident was ever reported to County enforcement.

When the pandemic lockdown started in March 2020 and we were all working from home and not leaving our homes very much my neighbors and I started noticing how many vehicles would drive up to the Miramar tank and then realize it was a dead end and rather than try to turn around in the narrow CCWD lot, they would back down. Since a number of the vehicles were CCWD vehicles, we requested CCWD to instruct their drivers not to drive backwards. However even after CCWD complied with our request, there were still numerous vehicles driving backward down Miramar Drive because it was difficult to turn around by the CCWD lot because of the fence between the TEG lot and CCWD lot.

We finally became so concerned that in May 2021 we reached out to the County to remove the fence. After we complained I don't recall County personnel coming to check out the fence complaint, however County officials did visit the TEG lot to check out complaints about unpermitted tree removal, grading, and TEG's failure to install proper erosion control on its lot after it removed virtually all trees and plants.

Illegal Fence Possibly Limiting Access to Fire Hydrant

I don't know if you're aware of the fact that the fence now blocks the fire hydrant that was recently installed on the CCWD lot.

This past summer, after the Singhs refused to allow CCWD to upgrade the fire hydrant on the TEG lot (despite the fact that CCWD had an easement to do so) CCWD decided to move the hydrant to the CCWD lot. The only place they could move it was next to the illegal fence.

When I and other neighbors expressed concern that the fence could block fire fighters from accessing the hydrant in case of a fire, I was told by fire officials that Singh would install a gate

in the illegal fence to allow access. Although fire officials claim that they could access the hydrant despite the gate it's hard to believe it wouldn't slow them down in an emergency.

Isn't a fence (even with a gate) right next to a fire hydrant a code violation? If someone from the county has not visited to see this latest development, it might be helpful to do so.

At our meeting with the fire officials, they questioned why the County had not enforced the illegal fence violation and I believe it was Chief Griffin who said he would raise the issue with Steve Monewitz at an upcoming meeting in August.

So in addition to the continuing traffic hazard posed by the fence, it now makes it more difficult for emergency personnel to access the fire hydrant that protects the family home at 655 Miramar Drive and the CCWD lot in a very high wildfire prone area.

If you'd like more information about the fire hydrant issue, Jim Derbin of CCWD is the best person to contact.

It's hard to believe that an illegal fence that threatens public safety has been allowed to remain in place for so long

Anne

On Wed, Nov 29, 2023 at 9:42 AM John Bologna <jbologna@smcgov.org> wrote:

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John Bologna

Senior Code Enforcement

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Senior Code Enforcement

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650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



--

Anne

Anne C. Martin

--

Anne

Anne C. Martin

From: Anne Martin
Sent: Wed, 29 Nov 2023 13:06:04 -0800
To: John Bologna
Subject: Singh property

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.

To be clear, the fence that makes driving so hazardous on the hill is the fence installed between the Singhs' lot and CCWD.

--

Anne

Anne C. Martin

From: Anne Martin
Sent: Tue, 12 Dec 2023 20:59:31 -0800
To: Lisa Aozasa
Cc: John Bologna
Subject: ZHO Hearing TEG Partners VIO2017-00054
Attachments: Att 1 Neighborhood ltr.pdf, Att 2 Dangerous Driving Incidents.docx, Att 3 Finkelstein ltr.pdf

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.

RE: ZHO Hearing on Appeal of Citation for Illegal Fence (VIO-2017-00054)

Dear Lisa,

After learning that the TEG Appeal of the above referenced violation will be heard December 21, we're submitting additional documentation of the public safety hazard posed to our neighbors, visitors, and ourselves by the unpermitted fence.

We will be asking the ZHO to deny TEG's appeal and to require that TEG either remove the fence or apply for a CDP by a certain deadline. We feel that a deadline is important in view of the increasing danger to public safety posed by this fence and the years of denials, meetings, and postponements associated with this violation.

TEG was informed in March 2017 that a CDP was required to legalize the fence. The case summary of this violation documents six years of denials, delays and arguments by TEG to keep their fence even after they were informed the fence did not qualify for a CDX.

When TEG appealed their administrative citation in September 2021, a ZHO hearing was scheduled for November 2021 and then cancelled and never rescheduled until now.

During the two years that have elapsed since 2021, there have been accidents, near accidents and other instances of hazardous driving that have occurred due to the fence.

The purpose of this email is to update you and other SMC officials on the continuing threat this fence poses to our neighborhood.

I would appreciate your forwarding this email and attachments to the appropriate members of the planning department for them to review as they prepare their report for the Zoning Hearing Officer.

1. The illegal fence creates hazardous driving conditions by making it difficult and sometimes impossible for vehicles to turn around in the CCWD lot by the Miramar water tank. This forces the drivers to drive backwards 231 feet (77 yards) down a steep, curved one lane gravel road ("Upper Miramar Drive") into an intersection with vehicles and pedestrians coming from four different directions.

When the Covid lockdowns started in 2020, our neighbors and we noticed how many vehicles reverse drove down Upper Miramar Drive. When I spoke to some of these drivers, they indicated that because of the fence abutting the CCWD lot, they were either unable to turn around or afraid to turn around in case their vehicle went over the cliff.

In October 2020, nine neighbors sent a letter to the Director of CCWD (Attachment 1) requesting that she take action to rectify the hazardous driving of the CCWD trucks visiting the Miramar Tank. As a result, most CCWD drivers no longer reverse down the Upper Miramar Drive. Unfortunately, this did not completely remedy the problem since there are many other drivers who continue to reverse drive down the hill because their vehicles are too big to turn around or they're afraid of driving off the cliff.

As long as TEG's illegal fence remains in place, a neighborhood resident or visitor driving, walking, or biking on Miramar Drive is at risk of being struck by a reverse driving vehicle that loses control or skids down the steep hill. Several years ago, soon after the illegal fence was installed, a Sheriff's vehicle driving backwards down Upper Miramar Drive lost control, skidded into and knocked over several mailboxes along Miramar Drive. It's a miracle that no one was hurt.

We have documented dozens of instances of reverse driving in our neighborhood caused by this fence as well as a few near accidents. Attached to this email is a list of some of the hazardous driving incidents caused by the illegal fence since October 2021. (Attachment 2)

2. The illegal fence makes it extremely difficult for large delivery trucks to turn on to or out of the Blanton's Easement Driveway resulting in several recent instances of trucks almost skidding off the cliff down onto Miramar Drive.

In 2021, driving conditions on Upper Miramar Drive became more hazardous when TEG cut down virtually every tree on the planted median abutting Upper Miramar Drive, exposing a steep cliff which has no delineation and no trees to prevent a skidding vehicle from sliding down the cliff on to Miramar Drive below where we and our neighbors and drive and walk.

This exposed cliff makes it especially dangerous when a large delivery truck attempts to enter or exit the Blanton's easement driveway since the illegal fence makes it extremely difficult to make the turn.

Over the years – especially in July 2023 – we've witnessed several instances of large delivery trucks driving to or from the Blantons having difficulty making the extremely tight turn required by the fence. On a few occasions, a truck or a trailer went off the road and appeared to be in danger of skidding and sliding over the cliff edge and down onto Miramar Drive. I have several videos showing trucks almost going off the road as they attempt to turn into or out of the Blanton's Driveway

When the rainy season comes and Upper Miramar Drive – which is a dirt road - gets muddy, there's an even greater likelihood of a large truck skidding as it attempts to navigate around the illegal fences and sliding down the cliff.

3. The illegal fence was installed for the sole purpose of preventing the widening of the easement driveway by the previous owners of 655 Miramar and does not stop illegal activities on the TEG lot.

In two emails dated October 2 and October 9, 2018, Dave Finkelstein, attorney for TEG, asserted that the fence's "only purpose is to prevent the illegal widening of the easement to the adjacent owner's property that was being conducted at night and without permits..." (Attachment 3).

The unpermitted widening Mr. Finkelstein refers to occurred in 2016-17 and was conducted by contractors employed by the McIvers who owned the residence at 655 Miramar before the Blantons. The McIvers sold 655 Miramar to the Blantons in October 2020 and since then there have been no allegations of unpermitted widening of the easement driveway. The purpose for the fence disappeared when the McIvers sold their residence.

TEG has also argued that the fence serves as a deterrent to criminal activities on the TEG and CCWD lots. Yet the fence didn't prevent the theft of TEG's cameras from their lot in August 2019. Nor did the fence prevent an unknown individual from illegally tampering with the fire hydrant on the TEG lot in September 2021.

This unpermitted fence on TEG's undeveloped lot has been a nuisance and a threat to public safety in our neighborhood for years. In light of this continuing public safety hazard, TEG should be given a hard deadline to apply for a CDP. If they do not comply in a timely manner, we request that the county take appropriate action to remove this hazard.

Thank you for your attention to this matter.

Sincerely,

Anne C. Martin

Richard L. Martin

620 Miramar Drive, Half Moon Bay

October 26, 2020

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

CC: James Derbin, Superintendent

RE: Public Safety Hazard near Miramar Water Tank

Dear Ms. Rogren,

As residents of the neighborhood located directly below the Miramar Water Tank, we are writing to notify you of a public safety hazard caused by unsafe driving by the CCWD employees who visit the water tank. The purpose of this letter is to request that you take action as soon as possible to correct this dangerous situation.

Since the pandemic lockdown, most of us in the neighborhood have been working from home and home schooling our children. Some of us have chosen to not leave our neighborhood and have been walking the roads in the neighborhood, including the dirt and gravel public access road ("Upper Miramar Drive") up to the Miramar Water Tank.

On numerous occasions, we have been shocked to see CCWD trucks drive BACKWARDS down Upper Miramar Drive - a steep and narrow gravel road - into an intersection where cars and pedestrians are coming from four different directions - Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

This is an area where - now more than ever - pedestrians are walking, children are playing and people are bicycling. Moreover, muddy conditions or loose gravel or debris on Upper Miramar Drive increases the possibility that vehicles backing down the road could skid into the intersection with tragic consequences.

Upon speaking to CCWD personnel, we've learned that the reason for this dangerous manoeuver is that they find it extremely difficult or impossible to turn their work trucks around in the parking area by the water tank because of a chain link fence that was installed two or three years ago between CCWD

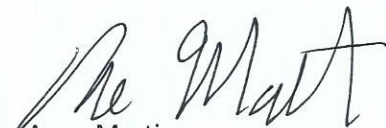
property and the adjacent lot (APN-048-076-120) owned by TEG Partners LLC. This fence prevents the drivers from safely turning around in the parking area, thus forcing them to drive in a dangerous manner by backing down a steep hill into a residential neighborhood, creating a major public safety hazard.

Since a portion of CCWD property by the Miramar Tank is leased to cellular providers for cell phone towers, we are also extremely concerned about the hazards posed by cell tower maintenance or installation trucks having to back down Upper Miramar Drive into our neighborhood. On Saturday, October 25, 2020, the T-Mobile maintenance crew has to back down Upper Miramar Drive when they realized they couldn't turn their truck around by the water tank in order to test and power up the backup generator for the tower. After backing down the hill, the crew then drove backwards up the hill so they could service the generator in preparation for the PG & E power shut-off.

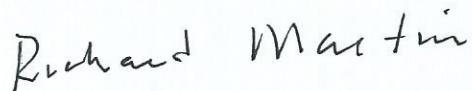
We are also concerned that in the event public safety vehicles need to respond to an incident at the CCWD property, their ability to safely depart from the property could be impaired by the fence. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

We would appreciate your taking the appropriate action to rectify this grave public safety hazard in our neighborhood.

Sincerely,



Anne Martin
620 Miramar Drive



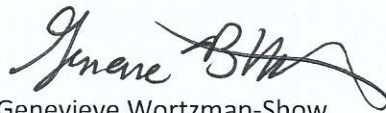
Richard Martin
620 Miramar Drive



Merry Belden
600 Miramar Drive



Matthew Show
610 Miramar Drive

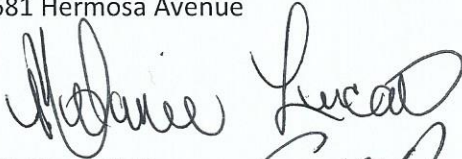


Genevieve Wortzman-Show
610 Miramar Drive

Bradley Lucas
681 Hermosa Avenue



Melanie Lucas
681 Hermosa Avenue



Matthew Dalton
671 Hermosa Avenue





Marlena Dalton
671 Hermosa Avenue

**Accidents, Near Accidents and Dangerous Driving Incidents Caused
by the Unpermitted Fence October 2021- December 12, 2023**

2023

January

**Jan 9 – Silver sedan Drives Up to Fence and Backs Down Upper Miramar Drive
("the Hill")**

**Jan 13 – Large Amazon Truck Drives Up to Fence, Is Unable to Turn Around and
Drives Backward Down Hill**

February

**Feb 17, 11 am – White Budget rent a Truck Drives Up to CCWD lot and Drives
Backward Down Hill Because Unable to Turn Around**

March

March 26 – SUV drives up to Fence and Backs Down the Hill

**March 31 – Large Comcast Business Truck Up Blanton Driveway to their gate and
then backs down driveway and the Hill**

April

April 9, – Blue SUV drove up to Fence and Backed Down Hill

May

May 9 – Truck drives to Fence and backs down Hill

May 13 – Car Drove to CCWD lot and Backed Down Hill

June

June 6 – Two Sheriff cars called to the TEG lot during a dispute between TEG and CCWD workers forced to back down the hill because fence and other vehicle parked on CCWD prevented them from turning around.

July

July 11, 2:20 – Large Flatbed truck attempting to deliver roofing supplies to Blantons has difficulty turning on to Blanton driveway because of fence and almost goes over the side of the cliff on to the street below – Miramar Drive - as it attempts to make the turn.

July 12 – Large work truck forced to drive backwards down Hill because fence blocked it from turning around.

July 20 – Large pick-up truck with trailer delivering roofing materials to Blantons unable to turn on to their driveway due to fence. As it backed down the Hill, the trailer almost went over the side of the cliff on to Miramar Drive.

August – December

August 28 – PG & E Pickup backs down the Hill

September 22 – Amazon truck drives up to fence and because unable to turn around backs down the Hill

November 8 – Large FedEx delivery truck has trouble exiting Blanton driveway due to fence and is in danger of going over the cliff as it backs up and attempts to turn on to Miramar Drive.

December 6 – Small flatbed truck loaded with construction supplies drives up to fence, realizes he's lost and backs down because unable to turn around because of fence.

2022

January

Saturday, January 15, 2022 – Lost SUV Drove Backwards Down Hill

Because Driver was Afraid to Turn Around Due to Fence – The illegal fence which makes turning difficult, combined with the unfenced steep cliff along Upper Miramar Drive and the CCWD lot causes many drivers to hesitate to try to turn around. Several have told me that they prefer to risk driving backwards down the hill rather than risk falling off the cliff.

Saturday, January 22 - White Van Drove Backwards Down Hill Because of Inability to Turn around Due to Fence.

February

Saturday, February 5 - Pickup Truck Drove Backward Down Hill Due to Inability to turn around due to fence

Wednesday, February 9 – Lost driver Drove Backward Down Hill Because of Inability to Turn around Due to Fence.

Thursday, February 17 – Visitor to Blanton's Home Forced to Drive Backwards Down the Hill Due to TEG Car Blocking Blanton's Driveway –

When the visitor drove up Upper Miramar Drive on her way to the Blanton's home, she noticed the TEG car was parked in the Blanton's driveway. Because the narrow chokepoint created by the illegal fence along the driveway makes it extremely difficult, if not impossible, for two vehicles to safely maneuver in the driveway, she stopped. The driver of the TEG car then indicated she should drive down the hill, leaving the visitor no choice but to drive backwards all the way down the hill so that the TEG car could drive down.

Friday, February 25 – TEG Contractor Drives Pickup Truck with Trailer Attached Backwards Down the Hill.

March

Sunday March 13 - Lost Driver of Pickup Truck Drives Backward Down Hill.

When I spoke with him, the driver stated that he felt it was less dangerous to drive backwards down a steep gravel dirt road than attempt to turn around in CCWD lot because the fence made it very difficult to maneuver and he was afraid of going off the cliff.

Tuesday March 15 – Yellow Delivery Truck Delivering to Blanton Home Unable to Turn on to Blanton Driveway Due to Fence and Forced to Drive Backwards Down the Hill.

Wednesday March 30 – Work truck drives backward down Hill

After meeting with TEG lot owner in the area adjacent to the Blanton driveway, driver was either unable or unwilling to turn around before driving down the hill.

April

April 1 – White pickup truck drives up to CCWD lot and reverse drives down Hill

May

May 9 – Green SUV drives up to fences by Blanton driveway and backs down.

May 19 - Visitor to Blanton's Home Forced to Drive Backwards Down the Hill Due to Car Driven by TEG lot Owner Blocking Blanton's Driveway –

When the visitor drove up Upper Miramar Drive on her way to the Blanton's home, she noticed the TEG car was parked in the Blanton's driveway. Because the narrow chokepoint created by the illegal fence along the driveway makes it extremely difficult, if not impossible, for two vehicles

to safely maneuver in the driveway, she stopped. The driver of the TEG car then indicated he wanted to drive down the hill, leaving the visitor no choice but to drive backwards all the way down the hill so that the TEG car could drive down.

May 21 – Two Large tree removal work trucks backed down the Hill.

June

June 2 – Orchard Landscape truck hired by TEG drives backward down hill

June 3 – Two Orchard Landscape trucks hired by TEG drive backwards down Hill

June 6 – Orchard Landscape truck hired by TEG drives backward down Hill

June 10 – Van drives up to fence and drives backward down Hill

June 15 – Two Orchard Landscape trucks hired by TEG drives backward down Hill

June 29 – 30 Contractor working on TEG lot drives Grey SUV backwards down Hill several times

July

July 15 - Delivery Truck Unable to Make Furniture Delivery to Blantons and forced to back down the Hill - Large delivery truck attempting to make a delivery to the Blanton home was unable to turn on to Blanton Driveway due to fence. Mr. Blanton directed the truck to park in the CCWD lot and drove his pickup truck down to the truck so delivery people could load his order into his truck so he could deliver them to his house. He made this trip at least 2 or 3 times. Since the

delivery truck was unable to turn around due to the fence, it had to back down the hill.

July 28 – Truck with trailer Unable to Turn Around Due to Fence and Drives backward down the Hill.

July 29 – Large CCWD Work Truck Unable to Turn Around and Forced to Back Down Hill.

9:11 – White Work Truck Working on CCWD lot Unable to Turn Because another Truck Was Parked in Lot and Forced to Back Down Hill

August

Aug 10 – SUV drove up to fence and then drove backwards down the Hill

August 30 – Work van drives up to fence and then backs the Hill

September

September 8 – Visitor Blocked from Accessing Blanton Driveway Due to Another Vehicle Parked in the Driveway is forced to back down the Hill. Visitor parked her car on Miramar Drive and walked up to Blanton home.

Sept 9 – White SUV drove up to fence and drove backwards down the Hill

Sept 28- Work Truck Drives up to Fence and Drives Backward Down the Hill.

October

October 4 – Large White Pickup Truck Drives up to fence and then Backs Down the Hill.

October 8 – Black SUV Drives up to fence and backs down hill

November

November 28 – ACCIDENT Mrs. Blanton reports that she hit one of the illegal fences while driving down her driveway

December

December 5 – Visitor to TEG Lot in Large White Pickup Drives Backward Down Hill

December 7 – White pickup Visiting CCWD Drives Backward Down Hill

December 9 – White pickup drives to CCWD lot and drives in Reverse Down Hill

2021

October

October 21 – Van Forced to Drive Backwards Down Muddy Hill Because Fence Blocked it From Turning Around - On Thursday October 21, after a night and during a morning of steady rain, a doggie daycare van attempted to drive up to the residence at 655 Miramar (“Blanton Residence”) to pick up and later drop off the Blanton’s dog. In both instances, the driver was unable to drive up the Blanton’s driveway due to the muddy conditions and walked up to their residence to pick up and later drop off the dog. Because of the illegal fence, the van was unable to turn around at the entrance to the Blanton’s driveway and on **two** occasions that day and was forced to drive backwards down a steep, muddy road in order to reach the paved portion of Miramar Drive.

Friday, October 22 - Near Head on Collision Caused by Illegal Fence. At 6:01 PM Mrs. Blanton owner, of 655 Miramar Drive, driving home with her two young children, was blocked from entering her easement driveway over the TEG parcel by a large work truck driven by a TEG contractor that had parked there. The work truck drove down the driveway towards her car and, because of the narrow chokepoint created by the fence, almost hit

her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Mrs. Blanton to drive to her home.

Friday November 5 – Truck Drives Backward down Hill Because It's Unable to Turn Around Due to Fence. A white work truck was forced to drive backward down Upper Miramar Drive into our neighborhood because several other vehicles had parked at the top of Upper Miramar Drive.

December 1 – PG & E Work Truck Forced Drive Backward Down Hill Because of Inability to Turn Around due to Illegal Fence

December 15 – UPS Truck Forced to Drive Backwards Down Hill Because of inability to Turn Around Due to Fence

Joan Kling

From: David Finkelstein <dfinkelstein@dgflaw.com>
Sent: Tuesday, October 09, 2018 5:23 PM
To: Joan Kling; Timothy Fox; Summer Burlison; Steve Monowitz
Cc: Tejinder singh (tjsingh007@me.com); David Finkelstein
Subject: RE: Security fence - 655 Miramar Violation Case 2017-00054

To Joan Kling: Please respond to my request below for a meeting with you and Steve Monowitz to discuss this matter. As previously stated, the fence does not enclose anything as it runs only a short way along the easement, but it serves to prevent the illegal widening of the easement that was being done by the adjoining neighbor without permits and at night using trucks with masked over license plates. – David

David G. Finkelstein, Esq.
FINKELSTEIN BENDER & FUJII LLP
1528 South El Camino Real, Suite 306
San Mateo, CA 94402
(650) 353-4503 - Office
(650) 312-1803 - Facsimile
Website: www.dgflaw.com
Email: dfinkelstein@dgflaw.com

CONFIDENTIALITY NOTE:

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From: David Finkelstein
Sent: Tuesday, October 02, 2018 11:17 AM
To: jkling@smcgov.org; tfox@smcgov.org; sburlison@smcgov.org; smonowitz@smcgov.org
Cc: David Finkelstein
Subject: FW: Security fence - 655 Miramar Violation Case 2017-00054

To Joan Kling et. al. : My law firm represents Mr. Singh and his co-owner in this matter. This partial fence should be exempt from a coastal permit because its only purpose is to prevent the illegal widening of the easement to the adjacent parcel owner's property that was being conducted at night without permits by persons arriving in trucks with masked license plates. The fence does not enclose the entire property but only runs on about 5% of the property and it matches the see through fence of the adjoining county water tank property. We believe the persons who illegally were widening the easement without

permit or their attorney is the one who is complaining. The partial fence has also stopped other illegal activities including trucks parking on the property and in one case my client's video shows a naked man running across the parcel in the evening – we request a meeting with you and Steve Monowitz to present our case for an exemption. – David

David G. Finkelstein, Esq.
FINKELSTEIN BENDER & FUJII LLP
1528 South El Camino Real, Suite 306
San Mateo, CA 94402
(650) 353-4503 - Office
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Begin forwarded message from: Joan Kling <jkling@smcgov.org>
Date: September 27, 2018 at 1:39:22 PM PDT
To: Tejinder singh <tjsingh007@me.com>
Cc: Timothy Fox <tfox@smcgov.org>, Summer Burlison
<sburlison@smcgov.org>
Subject: RE: Security fence - 655 Miramar Violation Case 2017-00054

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

From: Lisa Aozasa
Sent: Thu, 14 Dec 2023 20:55:14 +0000
To: Anne Martin
Cc: John Bologna; Maria Gonzalez
Subject: Re: ZHO Hearing TEG Partners VIO2017-00054
Attachments: Att 1 Neighborhood ltr.pdf, Att 2 Dangerous Driving Incidents.docx, Att 3 Finkelstein ltr.pdf

Hello Anne --

Just acknowledging receipt of your email. I've cc'd the ZHO Secretary, Maria Gonzalez here, so she has it as well for the record.

Thank you.

[Let us know how we're doing!](#)

Lisa Aozasa
Deputy Community Development Director

County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
planning.smcgov.org

From: Anne Martin <annemartinmk@gmail.com>
Sent: Tuesday, December 12, 2023 8:59 PM
To: Lisa Aozasa <laozasa@smcgov.org>
Cc: John Bologna <jbologna@smcgov.org>
Subject: ZHO Hearing TEG Partners VIO2017-00054

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.

RE: ZHO Hearing on Appeal of Citation for Illegal Fence (VIO-2017-00054)

Dear Lisa,

After learning that the TEG Appeal of the above referenced violation will be heard December 21, we're submitting additional documentation of the public safety hazard posed to our neighbors, visitors, and ourselves by the unpermitted fence.

We will be asking the ZHO to deny TEG's appeal and to require that TEG either remove the fence or apply for a CDP by a certain deadline. We feel that a deadline is important in view of the increasing danger to public safety posed by this fence and the years of denials, meetings, and postponements associated with this violation.

TEG was informed in March 2017 that a CDP was required to legalize the fence. The case summary of this violation documents six years of denials, delays and arguments by TEG to keep their fence even after they were informed the fence did not qualify for a CDX.

When TEG appealed their administrative citation in September 2021, a ZHO hearing was scheduled for November 2021 and then cancelled and never rescheduled until now.

During the two years that have elapsed since 2021, there have been accidents, near accidents and other instances of hazardous driving that have occurred due to the fence.

The purpose of this email is to update you and other SMC officials on the continuing threat this fence poses to our neighborhood.

I would appreciate your forwarding this email and attachments to the appropriate members of the planning department for them to review as they prepare their report for the Zoning Hearing Officer.

1. The illegal fence creates hazardous driving conditions by making it difficult and sometimes impossible for vehicles to turn around in the CCWD lot by the Miramar water tank. This forces the drivers to drive backwards 231 feet (77 yards) down a steep, curved one lane gravel road ("Upper Miramar Drive") into an intersection with vehicles and pedestrians coming from four different directions.

When the Covid lockdowns started in 2020, our neighbors and we noticed how many vehicles reverse drove down Upper Miramar Drive. When I spoke to some

of these drivers, they indicated that because of the fence abutting the CCWD lot, they were either unable to turn around or afraid to turn around in case their vehicle went over the cliff.

In October 2020, nine neighbors sent a letter to the Director of CCWD (Attachment 1) requesting that she take action to rectify the hazardous driving of the CCWD trucks visiting the Miramar Tank. As a result, most CCWD drivers no longer reverse down the Upper Miramar Drive. Unfortunately, this did not completely remedy the problem since there are many other drivers who continue to reverse drive down the hill because their vehicles are too big to turn around or they're afraid of driving off the cliff.

As long as TEG's illegal fence remains in place, a neighborhood resident or visitor driving, walking, or biking on Miramar Drive is at risk of being struck by a reverse driving vehicle that loses control or skids down the steep hill. Several years ago, soon after the illegal fence was installed, a Sheriff's vehicle driving backwards down Upper Miramar Drive lost control, skidded into and knocked over several mailboxes along Miramar Drive. It's a miracle that no one was hurt.

We have documented dozens of instances of reverse driving in our neighborhood caused by this fence as well as a few near accidents. Attached to this email is a list of some of the hazardous driving incidents caused by the illegal fence since October 2021. (Attachment 2)

2. The illegal fence makes it extremely difficult for large delivery trucks to turn on to or out of the Blanton's Easement Driveway resulting in several recent instances of trucks almost skidding off the cliff down onto Miramar Drive.

In 2021, driving conditions on Upper Miramar Drive became more hazardous when TEG cut down virtually every tree on the planted median abutting Upper Miramar Drive, exposing a steep cliff which has no delineation and no trees to prevent a skidding vehicle from sliding down

the cliff on to Miramar Drive below where we and our neighbors and drive and walk.

This exposed cliff makes it especially dangerous when a large delivery truck attempts to enter or exit the Blanton's easement driveway since the illegal fence makes it extremely difficult to make the turn.

Over the years – especially in July 2023 – we've witnessed several instances of large delivery trucks driving to or from the Blantons having difficulty making the extremely tight turn required by the fence. On a few occasions, a truck or a trailer went off the road and appeared to be in danger of skidding and sliding over the cliff edge and down onto Miramar Drive. I have several videos showing trucks almost going off the road as they attempt to turn into or out of the Blanton's Driveway

When the rainy season comes and Upper Miramar Drive – which is a dirt road - gets muddy, there's an even greater likelihood of a large truck skidding as it attempts to navigate around the illegal fences and sliding down the cliff.

3. The illegal fence was installed for the sole purpose of preventing the widening of the easement driveway by the previous owners of 655 Miramar and does not stop illegal activities on the TEG lot.

In two emails dated October 2 and October 9, 2018, Dave Finkelstein, attorney for TEG, asserted that the fence's "only purpose is to prevent the illegal widening of the easement to the adjacent owner's property that was being conducted at night and without permits..." (Attachment 3).

The unpermitted widening Mr. Finkelstein refers to occurred in 2016-17 and was conducted by contractors employed by the McIvers who owned the residence at 655 Miramar before the Blantons. The McIvers sold 655 Miramar to the Blantons in October 2020 and since then there have been

no allegations of unpermitted widening of the easement driveway. The purpose for the fence disappeared when the McIvers sold their residence.

TEG has also argued that the fence serves as a deterrent to criminal activities on the TEG and CCWD lots. Yet the fence didn't prevent the theft of TEG's cameras from their lot in August 2019. Nor did the fence prevent an unknown individual from illegally tampering with the fire hydrant on the TEG lot in September 2021.

This unpermitted fence on TEG's undeveloped lot has been a nuisance and a threat to public safety in our neighborhood for years. In light of this continuing public safety hazard, TEG should be given a hard deadline to apply for a CDP. If they do not comply in a timely manner, we request that the county take appropriate action to remove this hazard.

Thank you for your attention to this matter.

Sincerely,

Anne C. Martin

Richard L. Martin

620 Miramar Drive, Half Moon Bay

October 26, 2020

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

CC: James Derbin, Superintendent

RE: Public Safety Hazard near Miramar Water Tank

Dear Ms. Rogren,

As residents of the neighborhood located directly below the Miramar Water Tank, we are writing to notify you of a public safety hazard caused by unsafe driving by the CCWD employees who visit the water tank. The purpose of this letter is to request that you take action as soon as possible to correct this dangerous situation.

Since the pandemic lockdown, most of us in the neighborhood have been working from home and home schooling our children. Some of us have chosen to not leave our neighborhood and have been walking the roads in the neighborhood, including the dirt and gravel public access road ("Upper Miramar Drive") up to the Miramar Water Tank.

On numerous occasions, we have been shocked to see CCWD trucks drive BACKWARDS down Upper Miramar Drive - a steep and narrow gravel road - into an intersection where cars and pedestrians are coming from four different directions - Hermosa Ave, up Miramar Drive, from the paved portion of Miramar Drive ("Lower Miramar Drive") and from the driveway of the residence at 610 Miramar Road. There are no stop signs anywhere in this neighborhood.

This is an area where - now more than ever - pedestrians are walking, children are playing and people are bicycling. Moreover, muddy conditions or loose gravel or debris on Upper Miramar Drive increases the possibility that vehicles backing down the road could skid into the intersection with tragic consequences.

Upon speaking to CCWD personnel, we've learned that the reason for this dangerous manoeuver is that they find it extremely difficult or impossible to turn their work trucks around in the parking area by the water tank because of a chain link fence that was installed two or three years ago between CCWD

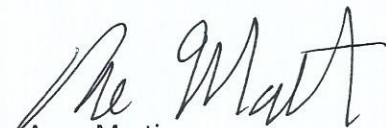
property and the adjacent lot (APN-048-076-120) owned by TEG Partners LLC. This fence prevents the drivers from safely turning around in the parking area, thus forcing them to drive in a dangerous manner by backing down a steep hill into a residential neighborhood, creating a major public safety hazard.

Since a portion of CCWD property by the Miramar Tank is leased to cellular providers for cell phone towers, we are also extremely concerned about the hazards posed by cell tower maintenance or installation trucks having to back down Upper Miramar Drive into our neighborhood. On Saturday, October 25, 2020, the T-Mobile maintenance crew has to back down Upper Miramar Drive when they realized they couldn't turn their truck around by the water tank in order to test and power up the backup generator for the tower. After backing down the hill, the crew then drove backwards up the hill so they could service the generator in preparation for the PG & E power shut-off.

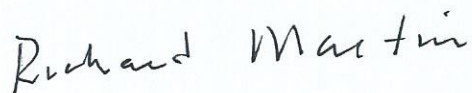
We are also concerned that in the event public safety vehicles need to respond to an incident at the CCWD property, their ability to safely depart from the property could be impaired by the fence. In fact, about two years ago, a Sheriff's Department vehicle, while backing down Upper Miramar Drive, after responding to an incident on the hill, skidded into and damaged several mailboxes along the side of the road.

We would appreciate your taking the appropriate action to rectify this grave public safety hazard in our neighborhood.

Sincerely,



Anne Martin
620 Miramar Drive



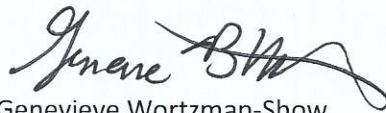
Richard Martin
620 Miramar Drive



Merry Belden
600 Miramar Drive



Matthew Show
610 Miramar Drive

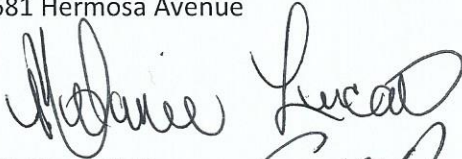


Genevieve Wortzman-Show
610 Miramar Drive

Bradley Lucas
681 Hermosa Avenue



Melanie Lucas
681 Hermosa Avenue



Matthew Dalton
671 Hermosa Avenue



Marlena Dalton
671 Hermosa Avenue

**Accidents, Near Accidents and Dangerous Driving Incidents Caused
by the Unpermitted Fence October 2021- December 12, 2023**

2023

January

**Jan 9 – Silver sedan Drives Up to Fence and Backs Down Upper Miramar Drive
("the Hill")**

**Jan 13 – Large Amazon Truck Drives Up to Fence, Is Unable to Turn Around and
Drives Backward Down Hill**

February

**Feb 17, 11 am – White Budget rent a Truck Drives Up to CCWD lot and Drives
Backward Down Hill Because Unable to Turn Around**

March

March 26 – SUV drives up to Fence and Backs Down the Hill

**March 31 – Large Comcast Business Truck Up Blanton Driveway to their gate and
then backs down driveway and the Hill**

April

April 9, – Blue SUV drove up to Fence and Backed Down Hill

May

May 9 – Truck drives to Fence and backs down Hill

May 13 – Car Drove to CCWD lot and Backed Down Hill

June

June 6 – Two Sheriff cars called to the TEG lot during a dispute between TEG and CCWD workers forced to back down the hill because fence and other vehicle parked on CCWD prevented them from turning around.

July

July 11, 2:20 – Large Flatbed truck attempting to deliver roofing supplies to Blantons has difficulty turning on to Blanton driveway because of fence and almost goes over the side of the cliff on to the street below – Miramar Drive - as it attempts to make the turn.

July 12 – Large work truck forced to drive backwards down Hill because fence blocked it from turning around.

July 20 – Large pick-up truck with trailer delivering roofing materials to Blantons unable to turn on to their driveway due to fence. As it backed down the Hill, the trailer almost went over the side of the cliff on to Miramar Drive.

August – December

August 28 – PG & E Pickup backs down the Hill

September 22 – Amazon truck drives up to fence and because unable to turn around backs down the Hill

November 8 – Large FedEx delivery truck has trouble exiting Blanton driveway due to fence and is in danger of going over the cliff as it backs up and attempts to turn on to Miramar Drive.

December 6 – Small flatbed truck loaded with construction supplies drives up to fence, realizes he's lost and backs down because unable to turn around because of fence.

2022

January

Saturday, January 15, 2022 – Lost SUV Drove Backwards Down Hill

Because Driver was Afraid to Turn Around Due to Fence – The illegal fence which makes turning difficult, combined with the unfenced steep cliff along Upper Miramar Drive and the CCWD lot causes many drivers to hesitate to try to turn around. Several have told me that they prefer to risk driving backwards down the hill rather than risk falling off the cliff.

Saturday, January 22 - White Van Drove Backwards Down Hill Because of Inability to Turn around Due to Fence.

February

Saturday, February 5 - Pickup Truck Drove Backward Down Hill Due to Inability to turn around due to fence

Wednesday, February 9 – Lost driver Drove Backward Down Hill Because of Inability to Turn around Due to Fence.

Thursday, February 17 – Visitor to Blanton's Home Forced to Drive Backwards Down the Hill Due to TEG Car Blocking Blanton's Driveway –

When the visitor drove up Upper Miramar Drive on her way to the Blanton's home, she noticed the TEG car was parked in the Blanton's driveway. Because the narrow chokepoint created by the illegal fence along the driveway makes it extremely difficult, if not impossible, for two vehicles to safely maneuver in the driveway, she stopped. The driver of the TEG car then indicated she should drive down the hill, leaving the visitor no choice but to drive backwards all the way down the hill so that the TEG car could drive down.

Friday, February 25 – TEG Contractor Drives Pickup Truck with Trailer Attached Backwards Down the Hill.

March

Sunday March 13 - Lost Driver of Pickup Truck Drives Backward Down Hill.

When I spoke with him, the driver stated that he felt it was less dangerous to drive backwards down a steep gravel dirt road than attempt to turn around in CCWD lot because the fence made it very difficult to maneuver and he was afraid of going off the cliff.

Tuesday March 15 – Yellow Delivery Truck Delivering to Blanton Home Unable to Turn on to Blanton Driveway Due to Fence and Forced to Drive Backwards Down the Hill.

Wednesday March 30 – Work truck drives backward down Hill

After meeting with TEG lot owner in the area adjacent to the Blanton driveway, driver was either unable or unwilling to turn around before driving down the hill.

April

April 1 – White pickup truck drives up to CCWD lot and reverse drives down Hill

May

May 9 – Green SUV drives up to fences by Blanton driveway and backs down.

May 19 - Visitor to Blanton's Home Forced to Drive Backwards Down the Hill Due to Car Driven by TEG lot Owner Blocking Blanton's Driveway –

When the visitor drove up Upper Miramar Drive on her way to the Blanton's home, she noticed the TEG car was parked in the Blanton's driveway. Because the narrow chokepoint created by the illegal fence along the driveway makes it extremely difficult, if not impossible, for two vehicles

to safely maneuver in the driveway, she stopped. The driver of the TEG car then indicated he wanted to drive down the hill, leaving the visitor no choice but to drive backwards all the way down the hill so that the TEG car could drive down.

May 21 – Two Large tree removal work trucks backed down the Hill.

June

June 2 – Orchard Landscape truck hired by TEG drives backward down hill

June 3 – Two Orchard Landscape trucks hired by TEG drive backwards down Hill

June 6 – Orchard Landscape truck hired by TEG drives backward down Hill

June 10 – Van drives up to fence and drives backward down Hill

June 15 – Two Orchard Landscape trucks hired by TEG drives backward down Hill

June 29 – 30 Contractor working on TEG lot drives Grey SUV backwards down Hill several times

July

July 15 - Delivery Truck Unable to Make Furniture Delivery to Blantons and forced to back down the Hill - Large delivery truck attempting to make a delivery to the Blanton home was unable to turn on to Blanton Driveway due to fence. Mr. Blanton directed the truck to park in the CCWD lot and drove his pickup truck down to the truck so delivery people could load his order into his truck so he could deliver them to his house. He made this trip at least 2 or 3 times. Since the

delivery truck was unable to turn around due to the fence, it had to back down the hill.

July 28 – Truck with trailer Unable to Turn Around Due to Fence and Drives backward down the Hill.

July 29 – Large CCWD Work Truck Unable to Turn Around and Forced to Back Down Hill.

9:11 – White Work Truck Working on CCWD lot Unable to Turn Because another Truck Was Parked in Lot and Forced to Back Down Hill

August

Aug 10 – SUV drove up to fence and then drove backwards down the Hill

August 30 – Work van drives up to fence and then backs the Hill

September

September 8 – Visitor Blocked from Accessing Blanton Driveway Due to Another Vehicle Parked in the Driveway is forced to back down the Hill. Visitor parked her car on Miramar Drive and walked up to Blanton home.

Sept 9 – White SUV drove up to fence and drove backwards down the Hill

Sept 28- Work Truck Drives up to Fence and Drives Backward Down the Hill.

October

October 4 – Large White Pickup Truck Drives up to fence and then Backs Down the Hill.

October 8 – Black SUV Drives up to fence and backs down hill

November

November 28 – ACCIDENT Mrs. Blanton reports that she hit one of the illegal fences while driving down her driveway

December

December 5 – Visitor to TEG Lot in Large White Pickup Drives Backward Down Hill

December 7 – White pickup Visiting CCWD Drives Backward Down Hill

December 9 – White pickup drives to CCWD lot and drives in Reverse Down Hill

2021

October

October 21 – Van Forced to Drive Backwards Down Muddy Hill Because Fence Blocked it From Turning Around - On Thursday October 21, after a night and during a morning of steady rain, a doggie daycare van attempted to drive up to the residence at 655 Miramar (“Blanton Residence”) to pick up and later drop off the Blanton’s dog. In both instances, the driver was unable to drive up the Blanton’s driveway due to the muddy conditions and walked up to their residence to pick up and later drop off the dog. Because of the illegal fence, the van was unable to turn around at the entrance to the Blanton’s driveway and on **two** occasions that day and was forced to drive backwards down a steep, muddy road in order to reach the paved portion of Miramar Drive.

Friday, October 22 - Near Head on Collision Caused by Illegal Fence. At 6:01 PM Mrs. Blanton owner, of 655 Miramar Drive, driving home with her two young children, was blocked from entering her easement driveway over the TEG parcel by a large work truck driven by a TEG contractor that had parked there. The work truck drove down the driveway towards her car and, because of the narrow chokepoint created by the fence, almost hit

her car head on. After almost causing an accident, the truck backed into the CCWD lot which allowed Mrs. Blanton to drive to her home.

Friday November 5 – Truck Drives Backward down Hill Because It's Unable to Turn Around Due to Fence. A white work truck was forced to drive backward down Upper Miramar Drive into our neighborhood because several other vehicles had parked at the top of Upper Miramar Drive.

December 1 – PG & E Work Truck Forced Drive Backward Down Hill Because of Inability to Turn Around due to Illegal Fence

December 15 – UPS Truck Forced to Drive Backwards Down Hill Because of inability to Turn Around Due to Fence

Joan Kling

From: David Finkelstein <dfinkelstein@dgflaw.com>
Sent: Tuesday, October 09, 2018 5:23 PM
To: Joan Kling; Timothy Fox; Summer Burlison; Steve Monowitz
Cc: Tejinder singh (tjsingh007@me.com); David Finkelstein
Subject: RE: Security fence - 655 Miramar Violation Case 2017-00054

To Joan Kling: Please respond to my request below for a meeting with you and Steve Monowitz to discuss this matter. As previously stated, the fence does not enclose anything as it runs only a short way along the easement, but it serves to prevent the illegal widening of the easement that was being done by the adjoining neighbor without permits and at night using trucks with masked over license plates. – David

David G. Finkelstein, Esq.
FINKELSTEIN BENDER & FUJII LLP
1528 South El Camino Real, Suite 306
San Mateo, CA 94402
(650) 353-4503 - Office
(650) 312-1803 - Facsimile
Website: www.dgflaw.com
Email: dfinkelstein@dgflaw.com

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From: David Finkelstein
Sent: Tuesday, October 02, 2018 11:17 AM
To: jkling@smcgov.org; tfox@smcgov.org; sburlison@smcgov.org; smonowitz@smcgov.org
Cc: David Finkelstein
Subject: FW: Security fence - 655 Miramar Violation Case 2017-00054

To Joan Kling et. al. : My law firm represents Mr. Singh and his co-owner in this matter. This partial fence should be exempt from a coastal permit because its only purpose is to prevent the illegal widening of the easement to the adjacent parcel owner's property that was being conducted at night without permits by persons arriving in trucks with masked license plates. The fence does not enclose the entire property but only runs on about 5% of the property and it matches the see through fence of the adjoining county water tank property. We believe the persons who illegally were widening the easement without

permit or their attorney is the one who is complaining. The partial fence has also stopped other illegal activities including trucks parking on the property and in one case my client's video shows a naked man running across the parcel in the evening – we request a meeting with you and Steve Monowitz to present our case for an exemption. – David

David G. Finkelstein, Esq.
FINKELSTEIN BENDER & FUJII LLP
1528 South El Camino Real, Suite 306
San Mateo, CA 94402
(650) 353-4503 - Office
(650) 312-1803 - Facsimile
Website: www.dgflaw.com
Email: dfinkelstein@dgflaw.com

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Begin forwarded message from: Joan Kling <jkling@smcgov.org>
Date: September 27, 2018 at 1:39:22 PM PDT
To: Tejinder singh <tjsingh007@me.com>
Cc: Timothy Fox <tfox@smcgov.org>, Summer Burlison
<sburlison@smcgov.org>
Subject: RE: Security fence - 655 Miramar Violation Case 2017-00054

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

From: PLANNING_PlanningProjects
Sent: Thu, 14 Dec 2023 21:21:13 +0000
To: John Bologna
Cc: clblanto@gmail.com
Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Good day John,

A speaker CC'd here would like to speak at the Appeals Hearing for VIO2017-0054. They would like to submit, videos and PDF's for discussion during their time. Can you advise the best way for the media files to be submitted?

Thank you,

Randall Cohen
(Rotating Counter PLanner)

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: John Bologna
Sent: Thu, 14 Dec 2023 22:08:00 +0000
To: PLANNING_PlanningProjects
Cc: clblanto@gmail.com
Subject: RE: VIO2017-00054 - - - How to submit documents for Appeal Hearing

I would check with Lisa on that.

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Sent: Thursday, December 14, 2023 1:21 PM
To: John Bologna <jbologna@smcgov.org>
Cc: clblanto@gmail.com
Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

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455 County Center, 2nd Floor

Redwood City, CA 94063

Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: Maria Gonzalez
Sent: Fri, 15 Dec 2023 00:50:09 +0000
To: Randall Cohen
Cc: John Bologna
Subject: FW: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Hi Randall,

They can submit documents to my email address mgonzalez1@smcgov.org.

Thank you,



Maria Gonzalez
Administrative Secretary III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
650-383-0691
www.smcgov.org/planning

From: Lisa Aozasa <laozasa@smcgov.org>
Sent: Thursday, December 14, 2023 4:03 PM
To: Maria Gonzalez <mgonzalez1@smcgov.org>
Subject: Fw: VIO2017-00054 - - - How to submit documents for Appeal Hearing

This is the other one -- you can answer or I can -- I assume they should just email everything to you?

[Let us know how we're doing!](#)

Lisa Aozasa

Deputy Community Development Director

County of San Mateo

Planning and Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

planning.smcgov.org

From: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Sent: Thursday, December 14, 2023 2:11 PM
To: Lisa Aozasa <laozasa@smcgov.org>
Cc: clblanto@gmail.com <clblanto@gmail.com>
Subject: Re: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Hi Lisa,

Would you be able to help answer the question below?

Thank you,

Randall

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: John Bologna <jbologna@smcgov.org>
Sent: Thursday, December 14, 2023 2:08 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Cc: clblanto@gmail.com <clblanto@gmail.com>
Subject: RE: VIO2017-00054 - - - How to submit documents for Appeal Hearing

I would check with Lisa on that.

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>

Sent: Thursday, December 14, 2023 1:21 PM

To: John Bologna <jbologna@smcgov.org>

Cc: clblanto@gmail.com

Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Good day John,

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Thank you,

Randall Cohen

(Rotating Counter PLanner)

San Mateo County Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Email: PlanningProjects@smcgov.org

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From: Maria Gonzalez
Sent: Fri, 15 Dec 2023 01:06:05 +0000
To: clblanto@gmail.com
Cc: John Bologna; Lisa Aozasa
Subject: FW: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Hi there,

Please submit documents directly to me.

Thank you,



Maria Gonzalez
Administrative Secretary III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
650-383-0691
www.smcgov.org/planning

From: John Bologna <jbologna@smcgov.org>
Sent: Thursday, December 14, 2023 2:08 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Cc: clblanto@gmail.com <clblanto@gmail.com>
Subject: RE: VIO2017-00054 - - - How to submit documents for Appeal Hearing

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Thank you,

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Sent: Thursday, December 14, 2023 1:21 PM
To: John Bologna <jbologna@smcgov.org>
Cc: clblanto@gmail.com
Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Good day John,

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Thank you,

Randall Cohen
(Rotating Counter PLanner)

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455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

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From: Carrie Blanton
Sent: Tue, 23 Jan 2024 08:00:22 -0800
To: John Bologna
Subject: Feb 15 appeal hearing

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.

Hello John,

I have some questions about the February 15 appeal hearing related to a fence violation. I understand that there have been some changes in staffing, and I am wondering if the staff report written in December is still contextually accurate and relevant. I am preparing for the hearing and need to know the best way to prep. Do you have time to connect this week either over the phone, teams, or in person?

Thank you,
Carrie

From: John Bologna
Sent: Tue, 23 Jan 2024 16:35:25 +0000
To: Carrie Blanton
Subject: RE: Feb 15 appeal hearing

Hi Carrie,

I have time to talk by phone tomorrow. Send me your phone number and I will give you a call at some point in the morning.

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: Carrie Blanton <clblanto@gmail.com>
Sent: Tuesday, January 23, 2024 8:00 AM
To: John Bologna <jbologna@smcgov.org>
Subject: Feb 15 appeal hearing

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.

Hello John,

I have some questions about the February 15 appeal hearing related to a fence violation. I understand that there have been some changes in staffing, and I am wondering if the staff report written in December is still contextually accurate and relevant. I am preparing for the hearing and need to know the best way to prep. Do you have time to connect this week either over the phone, teams, or in person?

Thank you,

Carrie

From: Anne Martin
Sent: Sun, 11 Feb 2024 21:50:52 -0800
To: Steve Monowitz; John Bologna
Subject: VIOL 2017-00054 - Additional Safety Concerns
Attachments: Area Where Truck Stuck.jpg, Damaged Fence 1.jpg, Damaged Fence 2 .jpg

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.

Dear Steve and John

I want to bring to your attention another accident resulting from the unpermitted fence on APN 048-076-120, the undeveloped parcel owned by TEG Partners LLC ("TEG Lot"). I've attached some videos and pictures documenting an accident involving the fence and a truck stuck on the cliff above my neighborhood due to the difficulty vehicles have turning around because of the illegal fence.

Last Wednesday, February 7, after another storm caused numerous blackouts throughout our coastal community, PG&E sent dozens of trucks to repair and inspect power lines and poles. At about 5:46 PM that evening a PG&E work truck drove up the hill to the CCWD Miramar tank. It entered the CCWD lot and after a minute tried to turn around so that it could safely drive back down the hill. It appears to have had trouble turning around since it got stuck in the mud on the cliff above Miramar Drive. Attachment 1 is a video showing the truck stuck on the cliff spinning its wheels. Attachment 2 is a picture showing tire tracks and mud in the area where the truck was stuck on the cliff above Miramar Drive.

At 6:05 PM another slightly larger PG&E work truck drove up the hill, parking next to the stuck truck. Voices and backup beeps were heard as the workers apparently worked to free the stuck truck.

At 6:12 the larger truck drove up into the easement driveway on the TEG lot and had difficulty turning around due to the fence. Because it couldn't safely clear the sharp turn, it hit the fence. Attachment 3 is a video of the truck trying to turn and hitting the fence. Attachments 4 and 5 are pictures of the damaged fence.

On Friday February 9, one of the TEG lot owners directed workers to repair the damaged fence.

This is the third accident that has been caused by this illegal fence and is more evidence of the continuing danger to public safety posed by vehicles unable to safely turn around in the area by the CCWD lot and driveway easement.

I'm aware that a hearing is scheduled for Thursday, February 15 on TEG's appeal of the fence violation. I would appreciate your forwarding this email and attachments to the Zoning Hearing Officer.

Thank you



550 PM Truck Stuck on Cliff.MP4



612 PM Truck hits fence.MP4

--

Anne

Anne C. Martin

















From: John Bologna
Sent: Mon, 12 Aug 2024 19:32:50 +0000
To: Carrie Blanton
Subject: Singh

Hi Carrie,

I received your voice message. I have not heard anything but I emailed County Counsel for an update. I will provide an update once I hear back from Brian.

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: Carrie Blanton
Sent: Mon, 12 Aug 2024 13:05:41 -0700
To: John Bologna
Subject: Re: Singh

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John,
Thank you for the update.
Carrie

On Mon, Aug 12, 2024 at 12:32 PM John Bologna <jbologna@smcgov.org> wrote:

Hi Carrie,

I received your voice message. I have not heard anything but I emailed County Counsel for an update. I will provide an update once I hear back from Brian.

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: John Bologna
Sent: Mon, 12 Aug 2024 20:27:52 +0000
To: Carrie Blanton
Subject: RE: Singh

Hi Carrie,

According to County Counsel, we are continuing to work with the Singhs and their attorneys to resolve the underlying violation. We are currently waiting for the Singh's attorney to respond back to comments.

I hope this answers your question,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: Carrie Blanton <clblanto@gmail.com>
Sent: Monday, August 12, 2024 1:06 PM
To: John Bologna <jbologna@smcgov.org>
Subject: Re: Singh

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.

John,
Thank you for the update.
Carrie

On Mon, Aug 12, 2024 at 12:32 PM John Bologna <jbologna@smcgov.org> wrote:
Hi Carrie,

I received your voice message. I have not heard anything but I emailed County Counsel for an update. I will provide an update once I hear back from Brian.

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



COUNTY OF SAN MATEO
PLANNING AND BUILDING

From: PLANNING_PlanningProjects
Sent: Thu, 14 Dec 2023 21:21:13 +0000
To: John Bologna
Cc: clblanto@gmail.com
Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Good day John,

A speaker CC'd here would like to speak at the Appeals Hearing for VIO2017-0054. They would like to submit, videos and PDF's for discussion during their time. Can you advise the best way for the media files to be submitted?

Thank you,

Randall Cohen
(Rotating Counter PLanner)

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: John Bologna
Sent: Thu, 14 Dec 2023 22:08:00 +0000
To: PLANNING_PlanningProjects
Cc: clblanto@gmail.com
Subject: RE: VIO2017-00054 - - - How to submit documents for Appeal Hearing

I would check with Lisa on that.

Thank you,

John Bologna

Senior Code Enforcement

jbologna@smcgov.org

Planning and Building Department

Redwood City, CA 94063

650-363-7832 T

650-363-4825 C

plngbldg@smcgov.org



From: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Sent: Thursday, December 14, 2023 1:21 PM
To: John Bologna <jbologna@smcgov.org>
Cc: clblanto@gmail.com
Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Good day John,

A speaker CC'd here would like to speak at the Appeals Hearing for VIO2017-0054. They would like to submit, videos and PDF's for discussion during their time. Can you advise the best way for the media files to be submitted?

Thank you,

Randall Cohen
(Rotating Counter PLanner)

San Mateo County Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: PLANNING_PlanningProjects
Sent: Thu, 14 Dec 2023 22:11:46 +0000
To: Lisa Aozasa
Cc: clblanto@gmail.com
Subject: Re: VIO2017-00054 - - - How to submit documents for Appeal Hearing

Hi Lisa,

Would you be able to help answer the question below?

Thank you,

Randall

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: John Bologna <jbologna@smcgov.org>
Sent: Thursday, December 14, 2023 2:08 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Cc: clblanto@gmail.com <clblanto@gmail.com>
Subject: RE: VIO2017-00054 - - - How to submit documents for Appeal Hearing

I would check with Lisa on that.

Thank you,

John Bologna

Senior Code Enforcement
jbologna@smcgov.org
Planning and Building Department
Redwood City, CA 94063
650-363-7832 T
650-363-4825 C
plngbldg@smcgov.org



From: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Sent: Thursday, December 14, 2023 1:21 PM
To: John Bologna <jbologna@smcgov.org>
Cc: clblanto@gmail.com
Subject: VIO2017-00054 - - - How to submit documents for Appeal Hearing

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Randall Cohen
(Rotating Counter PLanner)

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: Anne Martin
Sent: Mon, 11 Mar 2024 11:12:31 -0700
To: Planning_Zoning; PLANNING_PlanningProjects; Planning_plngbldg
Subject: PRA Request
Attachments: Completed PRA Request Form_1.pdf, PRA March 2024.docx

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.

To Whom it May Concern:

ON March 8 I submitted a PRA request to Planning and Building addressed to Steve Monowitz. Since I never received an acknowledgement of my request, I checked the website and discovered a new form that needed to be submitted.

Attached is the required form which did not allow me to adequately describe the scope of the request. I have also attached the March 8 letter that I sent to Steve.

I would appreciate your acknowledging receipt of my request.

I look forward to hearing from you.

Thank you.

--

Anne

Anne C. Martin



455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

Public Records Act Request Form

1. Person Requesting Records

Send request by: ☐ Email ☐ Mail or ☐ Will Pick Up

Name: _____ Date: _____

Mailing Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Email: _____

2. Records Request

Date Range of Records Requested: -

Include as much as possible about the records you are requesting (i.e., dates, subject matter, resolution, ordinance number, etc.).

Property or Site Address:

City: _____ State: _____ Zip: _____ Assessor's Parcel #: _____

STAFF

I certify the public records request was received on:

Name (*print*): _____ Signature: _____

Please allow 10 days for a response, as some requests may require extensive research. Thank you.

Anne Martin
annemartinmk@gmail.com

March 8, 2024

San Mateo County
Planning and Building Department
Public Records Custodian
455 County Center
Redwood City, CA 94063

Re: PUBLIC RECORDS ACT REQUEST

To the Building Division of the San Mateo County Planning and Building Department:

This is a Public Records Act Request pursuant to Government Code §§ 6250 et seq.” Your response is due within ten (10) days of your receipt of this request. Please contact me at 415 830-2373 to advise when you expect to comply with this request.

For purposes of this request, the following terms have the following definitions:

“**All**” and “**any**” each mean “any and all.”

“**TJ Singh**” shall refer to Tejinder Singh.

“**Trip Choudhry**” shall refer to Tripatinder S. Chowdhry.

“**TEG**” shall refer to TEG Partners, LLC.

“**TEG Property**” shall refer to the property owned by TEG Partners LLC located in San Mateo County APN 048-076-120.

“**Miramar Drive**” shall refer to the street known as Miramar Dr. located in Half Moon Bay, California 94019.

“**Communications**” include all verbal and written communications of every kind, including but not limited to telephone calls, conferences, conversations, meetings, notes, correspondence, and all memoranda concerning the requested communications. Where communications are not in writing, provide copies of all memoranda and documents made relating to the requested communication and describe in full the substance of the communication to the extent that the substance is not reflected in the memoranda and documents provided.

“**Documents**” include, without limitation, all writings, and records of every type in your possession, control, or custody, including but not limited to the following items, whether printed or reproduced by any process, including documents sent and received by electronic mail, or written or produced by hand, and whether claimed to be privileged or

otherwise, excludable from discovery: computer data files, information stored in electronic media, including on computer tapes, disks, or diskettes, tapes, inputs, outputs, and printouts; notes; letters; correspondence; communications; telegrams; memoranda; summaries and records of telephonic and telegraphic communications; summaries and records of personal conversations; diaries; appointment books; reports (including any and all draft, preliminary, intermediate, and final reports); surveys; studies (including, but not limited to, load flow, engineering, general economic, and market studies; comparisons; tabulations; budgets; workpapers; charts; plans; maps; drawings; engineering and other diagrams (including “one-line” diagrams); photographs; film; microfilm; microfiche; tape and other mechanical and electrical audio and video recordings; data compilations; log sheets; ledgers; vouchers; accounting statements; books; pamphlets; bulletins; minutes and records of meetings; transcripts; stenographic records; testimony and exhibits, including workpapers; copies, reports, and summaries of interviews and speeches; reports and summaries of investigations; opinions and reports of consultants; reports and summaries of negotiations; press releases; newspaper clippings; drafts and revisions of draft of documents; and any and all other records, written, electrical, mechanical, and otherwise.

“Documents” shall also refer to copies of documents (even though the originals thereof are not in your possession, custody, or control), every copy of a document which contains handwritten or other notations, or which otherwise does not duplicate the originals or any other copy, and all attachments or appendices to any documents.’

“**Relating to**” means concerning, pertaining to, referring to, describing, mentioning, containing, evidencing, constituting, dealing with, discussing, considering, analyzing, studying, reporting on, commenting on, setting forth, supporting, recommending, or otherwise concerning in any manner whatsoever the subject matter of the inquiry.

“**You**” and “**Your**” **include**, without limitation, San Mateo Community Development Department, San Mateo Building and Planning Divisions, all San Mateo Planning and Building Department personnel and staff, and all agents, employees, and representatives affiliated and associated with these individuals.

Time Period – The time period is from March 2023 to the date of production of the documents.

Specifically, this request seeks the following documents:

1. All Communications, memos, reports, and records of meeting relating to VIO-2017-00054 and the appeal of said violation including all appeal documents and exhibits submitted to YOU including but not limited to affidavits, letters and statements submitted by any and all individuals or entities supporting the appeal.
2. All Communications, memos, reports, and records of meeting relating to the Zoning Officer Hearing on VIO-2017-00054 including but not limited to affidavits, letters and statements submitted by any and all individuals or entities discussing the Zoning Officer Hearing.

3. All orders, decisions or determinations made by You relating to the Zoning Hearing Officer's Letter of Decision related to VIO2017-00054. Included in this request are all correspondence, memos, reports, and records of meetings between TJ Singh and/or Trip Choudhry or any representative of TEG and County personnel related to the Letter of Decision and any subsequent orders, decisions or determinations made by You.
4. All Communications, memos, reports, and records of meeting relating to any appeal of the Zoning Hearing Officer's determination re: VIO2017-00054, including all appeal documents and exhibits submitted to YOU including but not limited to affidavits, letters and statements submitted by any and all individuals or entities supporting the appeal.
5. All planning and building permit applications and pre-applications submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and/or Trip Choudhry and County personnel related to any permit application or pre application as well as action taken by the County on the application or pre-application.
6. All applications to the San Mateo County Planning Commission relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to any such application as well as action taken by the County on the application.
7. All permit applications relating to any type of fencing submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.
8. All permit applications and communications relating to any type of water storage tanks or irrigation systems submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.

9. All permit applications not otherwise requested submitted to San Mateo County by TJ Singh and/or Trip Choudhry or any individual on behalf of TEG relating to the TEG Property including any portion of Miramar Drive and or any median located within Miramar Drive. Included in this request are all correspondence, memos, reports and records of meetings between TJ Singh and Trip Choudhry and County personnel related to the permit application as well as action taken by the County on the application.
10. All records relating to action taken by YOU on the above permit applications.
11. All Communications, inquiries, memos, reports, and records of meetings relating to the planning of any proposed development of the TEG Property, including the portion of Miramar Drive adjacent to the TEG Property and the retaining wall and median located within Miramar Drive.
12. All Communications, inquiries, memos, reports, and records of meetings relating to any easement across the TEG property.
13. All Communications and inquiries from any County, State or Federal public official, whether elected or appointed, relating to TEG, Tejinder Singh, Trip Choudhry or the TEG Property, including records of meetings with such official.
14. All Complaints submitted to YOU regarding the TEG Property or the portion of Miramar Drive that runs adjacent to the TEG Property or the Median of Miramar Drive including documentation reflecting how each complaint was resolved.
15. All records of any actions taken by YOU with respect to Complaints submitted to YOU regarding the TEG Property or the portion of Miramar Drive that runs adjacent to the TEG Property.
16. All Communications, memos, reports, and records of meeting relating to VIO-2021-00164 and the appeal of said violation including all appeal documents and exhibits submitted to YOU including but not limited to affidavits, letters and statements submitted by any and all individuals or entities supporting the appeal.
17. All Communications, memos, reports, and records of meeting relating to the status of VIO-2021-00164 and the appeal of said violation and any actions taken by You with respect to the appeal
18. All notices of violation or abatement issued to TEG and/or TJ Singh or Trip Choudhry relating to the TEG Property, including the portion of Miramar Drive adjacent to the TEG Property and the retaining wall and median located within Miramar Drive.

19. All intra-department communications regarding TEG Property.
20. All Communications, not otherwise requested, between TEG and/or TJ Singh or Trip Choudhry and You relating to the TEG Property.
21. All Communications, memos, reports, and records of meeting relating to any change of ownership of the TEG Property.

I will accept electronic copies of the records through San Mateo's records portal. Please advise me of any copying expenses for this request and if payment is required before releasing copies.

If your response is anything other than an unqualified agreement to produce copies of or allow inspection of all requested documents, then please attach to your response a copy of your regulations, if any, concerning the procedures to be followed for obtaining records under the California Public Records Act.

If you determine that some or all of the requested documents, or portions of documents, are exempt from disclosure, please describe the withheld documents and deleted portions of documents in detail. Please also specify the statutory bases for the denial as well as your reasons for believing that the statutory justification applies. Pursuant to Government Code § 6257, reasonably segregable portions of documents must be made available even if other portions of the requested documents are exempt. Pursuant to Government Code § 6256.2, you must provide the name and title or position of each individual responsible for denying access to any requested documents.

Pursuant to Government Code § 6253.1, if you have any difficulty identifying responsive records, we request that you provide assistance and suggestions for identifying responsive documents and for overcoming any practical basis for denying access.

Thank you for your assistance and cooperation in this matter.

Sincerely,

Anne Martin

Anne Martin
415-830-2373

From: PLANNING_PlanningProjects
Sent: Mon, 11 Mar 2024 18:26:40 +0000
To: Anne Martin
Cc: Angela Montes
Subject: Re: PRA Request

Hello.

Thank you for reaching out. This PRA request has been received and forwarded to those who take in and review PRA requests.

Thank you for your time.

Jonathan
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: Anne Martin <annemartinmk@gmail.com>

Sent: Monday, March 11, 2024 11:12 AM

To: Planning_Zoning <Planning_Zoning@smcgov.org>; PLANNING_PlanningProjects <PlanningProjects@smcgov.org>; Planning_plngbldg <plngbldg@smcgov.org>

Subject: PRA Request

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.

To Whom it May Concern:

ON March 8 I submitted a PRA request to Planning and Building addressed to Steve Monowitz. Since I never received an acknowledgement of my request, I checked the website and discovered a new form that needed to be submitted.

Attached is the required form which did not allow me to adequately describe the scope of the request. I have also attached the March 8 letter that I sent to Steve.

I would appreciate your acknowledging receipt of my request.

I look forward to hearing from you.

Thank you.

--

Anne

Anne C. Martin

From: Anne Martin
Sent: Mon, 11 Mar 2024 13:05:21 -0700
To: PLANNING_PlanningProjects
Subject: Re: PRA Request

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.

Thanks Jonathan. Have a good day!

On Mon, Mar 11, 2024 at 11:26 AM PLANNING_PlanningProjects
<PlanningProjects@smcgov.org> wrote:

Hello.

Thank you for reaching out. This PRA request has been received and forwarded to those who take in and review PRA requests.

Thank you for your time.

Jonathan
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: Anne Martin <annemartinmk@gmail.com>
Sent: Monday, March 11, 2024 11:12 AM
To: Planning_Zoning <Planning_Zoning@smcgov.org>; PLANNING_PlanningProjects
<PlanningProjects@smcgov.org>; Planning_plngbldg <plngbldg@smcgov.org>
Subject: PRA Request

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To Whom it May Concern:

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I would appreciate your acknowledging receipt of my request.

I look forward to hearing from you.

Thank you.

--

Anne

Anne C. Martin

--

Anne

Anne C. Martin

From: Brad Lucas
Sent: Wed, 6 Dec 2023 12:03:45 -0800
To: Camille Leung
Subject: Filing for lot 140

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.

Hi Camille,

I hope that you are well. Teg partners attorney notified my attorney that they have submitted plans to develop the lot adjacent to me (048-076-120) including proposed plans to build a road and retaining wall across my property.

Can you please validate this?

Thanks!

Best Regards,
Brad Lucas

Sent from my iPhone

From: Camille Leung
Sent: Thu, 7 Dec 2023 04:13:13 +0000
To: Brad Lucas
Subject: RE: Filing for lot 140

No they haven't submitted plans under that APN

-----Original Message-----

From: Brad Lucas <lucasbrad@me.com>
Sent: Wednesday, December 6, 2023 12:04 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Filing for lot 140

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Hi Camille,

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Can you please validate this?

Thanks!

Best Regards,
Brad Lucas

Sent from my iPhone

From: Brad Lucas
Sent: Wed, 6 Dec 2023 20:19:23 -0800
To: Camille Leung
Subject: Re: Filing for lot 140

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.

Thx
Sent from my iPhone

> On Dec 6, 2023, at 8:13 PM, Camille Leung <cleung@smcgov.org> wrote:

>

> No they haven't submitted plans under that APN

>

> -----Original Message-----

> From: Brad Lucas <lucasbrad@me.com>

> Sent: Wednesday, December 6, 2023 12:04 PM

> To: Camille Leung <cleung@smcgov.org>

> Subject: Filing for lot 140

>

> 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.

>

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>

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>

> Can you please validate this?

>

> Thanks!

>

> Best Regards,

> Brad Lucas

>

>

> Sent from my iPhone

>

From: Camille Leung
Sent: Thu, 7 Dec 2023 17:47:14 +0000
To: Brad Lucas
Subject: RE: Filing for lot 140

It just came in. But they skipped the PRE-Application stage. So we are requiring that first

-----Original Message-----

From: Brad Lucas <lucasbrad@me.com>
Sent: Wednesday, December 6, 2023 8:19 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Filing for lot 140

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.

Thx
Sent from my iPhone

> On Dec 6, 2023, at 8:13 PM, Camille Leung <cleung@smcgov.org> wrote:

>

> No they haven't submitted plans under that APN

>

> -----Original Message-----

> From: Brad Lucas <lucasbrad@me.com>
> Sent: Wednesday, December 6, 2023 12:04 PM
> To: Camille Leung <cleung@smcgov.org>
> Subject: Filing for lot 140

>

> 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.

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>

> Can you please validate this?

>

> Thanks!

>

> Best Regards,

> Brad Lucas

>

>

> Sent from my iPhone

>

From: Kavanagh, Gail E.
Sent: Tue, 5 Mar 2024 15:10:43 +0000
To: Camille Leung
Subject: Preapplication: Record No. PRE2023-00037, Applicant: TEG Partners, LLC
Attachments: Letter to C Leung regarding TEG Design Review Pre-Application.pdf

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.

Please see attached correspondence.

Sincerely,

Gail E. Kavanagh | Of Counsel

Pronouns: she, her, hers

1 California Street, Suite 3050 | San Francisco, CA 94111

d - 415.655.8109 | t - 415.655.8100 | f - 415.655. 8099 – **CELL: 415-308-6924**

gkavanagh@bwsllaw.com | [vCard](#) | bwsllaw.com



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March 5, 2024

Via Email

Camille Leung
San Mateo County Planning & Building Department
455 County Center
Redwood City, CA 94063
cleung@smcgov.org

Re: Preapplication: Record No. PRE2023-00037
Applicant: TEG Partners, LLC

Dear Ms. Leung:

My office represents Brad and Melanie Lucas, the record owners of APN 048-076-160 ("Lot 160") and APN 048-076-140 ("Lot 140") in Half Moon Bay. Our clients recently learned of the submission of the above-referenced Preapplication plans for a project proposed by TEG Partners, LLC ("TEG"). TEG owns APN 048-076-120 (the "TEG Property"), which abuts our client's property, Lot 140. I write to address the misleading nature of the application materials and to express our clients' strenuous objection to the request for pre-approval of a project ***that is proposed to be built on our clients' property against our clients' wishes.***

The submitted project plans are misleading as they mis-identify our clients' property. Although Lot 160 is labeled "Lands of Lucas," Lot 140 is erroneously labeled "Hermosa Drive" and "Recorded Judgment Doc #2020-057417." Lot 140 is not and never has been a roadway. The referenced Judgment was entered in *Singh et al. v. Steiner*, San Mateo Superior Court Case No. 18 CIV 01684, and granted to TEG and two of its members, Tejinder Singh and Tripatinder Chowdrhy, a right of ingress and egress only on Lot 140. The submitted plans omit any reference to the Lucases' ownership of Lot 140, apparently in an effort to make it appear that TEG has far greater rights in that land than it does. No consideration of this Project can ignore the Lucases' ownership of and right to use and occupy Lot 140.

Although TEG's right of ingress and egress does not entitle it to exclusive possession and use of Lot 140, such exclusive use is precisely what is depicted in the project plans. The project is shown to include a retaining wall along the entire north side of Lot 140, which would exclude any use of that property by the Lucases.

The "Design Concept" on Page A1.0 of the plans addresses the appearance of the proposed house on the TEG Property and its potential effects on neighbors' privacy. However, it makes no mention whatsoever of the dramatic impact on TEG's neighbors

Camille Leung
March 5, 2024
Page 2

of the enormous retaining wall that is part of the proposed project. Such a retaining wall, if erected as proposed along the entire north side of Lot 140, would be a mere 5 feet from the Lucases' house and back deck on Lot 160, and require removing their adjacent patio and access to their driveway. No consideration of this project can ignore the profound impact on the Lucases' use and enjoyment of their entire property, including both Lot 160 and Lot 140.

Our clients reserve their rights to comment on and object to any and all other aspects of the proposed project, either as it is currently proposed or as it may be revised.

Thank you for your time and your consideration of our clients' concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gail E. Kavanagh", with a stylized flourish at the end.

Gail E. Kavanagh

From: Camille Leung
Sent: Wed, 6 Mar 2024 00:40:24 +0000
To: Kavanagh, Gail E.
Subject: RE: Preapplication: Record No. PRE2023-00037, Applicant: TEG Partners, LLC

Thanks

From: Kavanagh, Gail E. <GKavanagh@bwsllaw.com>
Sent: Tuesday, March 5, 2024 7:11 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Preapplication: Record No. PRE2023-00037, Applicant: TEG Partners, LLC

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.

Please see attached correspondence.

Sincerely,

Gail E. Kavanagh | Of Counsel

Pronouns: she, her, hers

1 California Street, Suite 3050 | San Francisco, CA 94111

d - 415.655.8109 | t - 415.655.8100 | f - 415.655. 8099 – **CELL: 415-308-6924**

gkavanagh@bwsllaw.com | [vCard](#) | bwsllaw.com

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From: Melanie Lucas
Sent: Wed, 13 Mar 2024 11:18:41 -0700
To: Brad Lucas; Camille Leung
Subject: Re: Lucas Meeting

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.

Hi Camille,

We would like to add our legal counsel to the meeting as well, Steve Velyvis (attending for Gail).

Email: SVelyvis@bwsllaw.com

Talk to you tomorrow!

Melanie

On Tue, Mar 12, 2024 at 5:23 PM Camille Leung <cleung@smcgov.org> wrote:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 268 365 490 361

Passcode: M37auY

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 628-212-0105,,197568644#](#) United States, San Francisco

Phone Conference ID: 197 568 644#

[Find a local number](#) | [Reset PIN](#)

From: Camille Leung
Sent: Fri, 15 Mar 2024 03:01:09 +0000
To: Melanie Lucas; Brad Lucas
Subject: RE: Lucas Meeting

Ok talk to you tomorrow at 9am

From: Melanie Lucas <kimdoja@gmail.com>
Sent: Wednesday, March 13, 2024 11:19 AM
To: Brad Lucas <lucasbrad@me.com>; Camille Leung <cleung@smcgov.org>
Subject: Re: Lucas Meeting

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Hi Camille,

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Phone Conference ID: 197 568 644#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

From: Velyvis, Stephen E.
Sent: Fri, 5 Apr 2024 19:49:50 +0000
To: Camille Leung; Timothy Fox
Cc: Kavanagh, Gail E.
Subject: RE: Lucas Meeting

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Hi Camille and Tim,

Gail and I would like to schedule a meeting with you both to follow up on Gail's March 5, 2024 letter to Camille re PRE2023-00037 and the follow up meeting I had with Camille and our clients on March 15, 2024. Can you please confer and let us know what days/times you both are available to meet with us next week? We will then quickly confer and identify which day/time from the ones you provide also works for us and promptly circulate a calendar invite and Zoom link.

Thank you!

Best,

Steve

Stephen E. Velyvis | Partner

Pronouns: he, him, his

1 California Street, Suite 3050 | San Francisco, CA 94111

direct office - 415.655.8133 | **mobile – 650.207.5202**

svelyvis@bwsllaw.com | [vCard](#) | bwsllaw.com

From: Velyvis, Stephen E.
Sent: Tue, 9 Apr 2024 22:58:57 +0000
To: Timothy Fox
Cc: Camille Leung; Kavanagh, Gail E.
Subject: Re: Lucas Meeting
Attachments: image001.jpg

Thank you, Camille and Tim, I'll confer with Gail and send out a calendar invite and Zoom link tomorrow.

Best,

Steve

Sent from my iPhone

On Apr 9, 2024, at 5:34 PM, Timothy Fox <tfox@smcgov.org> wrote:

[EXTERNAL]

I can do, of the below times:

4/15 — 11-12, 1-2
4/16 — 1-2
4/17 — 9-11
4/18 — 11-12, 2-3

Tim

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, April 8, 2024 4:18 PM
To: Velyvis, Stephen E. <SVelyvis@bwslaw.com>; Timothy Fox <tfox@smcgov.org>
Cc: Kavanagh, Gail E. <GKavanagh@bwslaw.com>
Subject: RE: Lucas Meeting

Hi Steve,

This week is swamped and also spring break for my son so taking time off. Lets shoot for next week. I am available the following times for a remote meeting:

4/15 — 11-12, 1-2
4/16 — 1-2
4/17 — 9-11

4/18 – 9-10, 11-12, 2-3

Thanks

From: Velyvis, Stephen E. <SVelyvis@bwslaw.com>
Sent: Friday, April 5, 2024 12:50 PM
To: Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Cc: Kavanagh, Gail E. <GKavanagh@bwslaw.com>
Subject: RE: Lucas Meeting

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Hi Camille and Tim,

Gail and I would like to schedule a meeting with you both to follow up on Gail's March 5, 2024 letter to Camille re PRE2023-00037 and the follow up meeting I had with Camille and our clients on March 15, 2024. Can you please confer and let us know what days/times you both are available to meet with us next week? We will then quickly confer and identify which day/time from the ones you provide also works for us and promptly circulate a calendar invite and Zoom link.

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[<image001.jpg>](#)

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-----Original Appointment-----

From: Camille Leung <cleung@smcgov.org>

Sent: Wednesday, March 13, 2024 11:20 AM

To: Camille Leung; Brad Lucas; kimdoja@gmail.com

Subject: Lucas Meeting

When: Friday, March 15, 2024 9:00 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

[EXTERNAL]

----- Forwarded message -----

From: **Camille Leung** <cleung@smcgov.org>

Date: Tue, Mar 12, 2024 at 5:23 PM

Subject: Lucas Meeting

To: Brad Lucas <lucasbrad@me.com>, kimdoja@gmail.com <kimdoja@gmail.com>

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 268 365 490 361

Passcode: M37auY

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 628-212-0105,,197568644#](#) United States, San Francisco

Phone Conference ID: 197 568 644#

[Find a local number](#) | [Reset PIN](#)

<image001.jpg>

[Learn More](#) | [Meeting options](#)

From: Velyvis, Stephen E.
Sent: Wed, 10 Apr 2024 17:52:39 +0000
To: Timothy Fox
Cc: Camille Leung; Kavanagh, Gail E.
Subject: RE: Lucas Meeting

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.

Hi all, the four of us are available April 16 from 1-2 pm so let's plan on meeting then. I'll send a calendar invite and Zoom link momentarily.

Best,

Steve

From: Velyvis, Stephen E.
Sent: Tuesday, April 9, 2024 3:59 PM
To: Timothy Fox <tfox@smcgov.org>
Cc: Camille Leung <cleung@smcgov.org>; Kavanagh, Gail E. <GKavanagh@bwsllaw.com>
Subject: Re: Lucas Meeting

Thank you, Camille and Tim, I'll confer with Gail and send out a calendar invite and Zoom link tomorrow.

Best,

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Sent from my iPhone

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4/18 — 11-12, 2-3

Tim

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, April 8, 2024 4:18 PM
To: Velyvis, Stephen E. <SVelyvis@bwsllaw.com>; Timothy Fox <tfox@smcgov.org>
Cc: Kavanagh, Gail E. <GKavanagh@bwsllaw.com>
Subject: RE: Lucas Meeting

Hi Steve,

This week is swamped and also spring break for my son so taking time off. Lets shoot for next week. I am available the following times for a remote meeting:

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4/17 – 9-11
4/18 – 9-10, 11-12, 2-3

Thanks

From: Velyvis, Stephen E. <SVelyvis@bwsllaw.com>
Sent: Friday, April 5, 2024 12:50 PM
To: Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Cc: Kavanagh, Gail E. <GKavanagh@bwsllaw.com>
Subject: RE: Lucas Meeting

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Hi Camille and Tim,

Gail and I would like to schedule a meeting with you both to follow up on Gail's March 5, 2024 letter to Camille re PRE2023-00037 and the follow up meeting I had with Camille and our clients on March 15, 2024. Can you please confer and let us know what days/times you both are available to meet with us next week? We will then quickly confer and identify which day/time from the ones you provide also works for us and promptly circulate a calendar invite and Zoom link.

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Stephen E. Velyvis | Partner

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1 California Street, Suite 3050 | San Francisco, CA 94111

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svelyvis@bwsllaw.com | [vCard](#) | bwsllaw.com

[<image001.jpg>](#)

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-----Original Appointment-----

From: Camille Leung <cleung@smcgov.org>

Sent: Wednesday, March 13, 2024 11:20 AM

To: Camille Leung; Brad Lucas; kimdoja@gmail.com

Subject: Lucas Meeting

When: Friday, March 15, 2024 9:00 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

[EXTERNAL]

----- Forwarded message -----

From: **Camille Leung** <cleung@smcgov.org>

Date: Tue, Mar 12, 2024 at 5:23 PM

Subject: Lucas Meeting

To: Brad Lucas <lucasbrad@me.com>, kimdoja@gmail.com <kimdoja@gmail.com>

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 268 365 490 361

Passcode: M37auY

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Or call in (audio only)

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Phone Conference ID: 197 568 644#

[Find a local number](#) | [Reset PIN](#)

<image001.jpg>

[Learn More](#) | [Meeting options](#)

From: Velyvis, Stephen E.
Sent: Wed, 10 Apr 2024 18:02:32 +0000
To: Timothy Fox; Camille Leung; Kavanagh, Gail E.
Subject: Follow up Meeting re Lucas Property/Lot 140

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.

Stephen Velyvis is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://bwsllaw.zoom.us/j/82735119791?pwd=ZlFNbEZoeGZ5QVdJYmh2VWNORElydz09>

Meeting ID: 827 3511 9791

Passcode: 654219

One tap mobile

+13052241968,,82735119791#,,, *654219# US

+13092053325,,82735119791#,,, *654219# US

Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Meeting ID: 827 3511 9791

Passcode: 654219

Find your local number: <https://bwslaw.zoom.us/j/kHJby6XwI>

From: [Velyvis, Stephen E.](#)
To: [Timothy Fox](#)
Cc: [Camille Leung](#); [Kavanagh, Gail E.](#)
Subject: RE: Lucas Meeting
Date: Wednesday, April 10, 2024 10:52:57 AM

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Subject: Re: Lucas Meeting

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Subject: Lucas Meeting
When: Friday, March 15, 2024 9:00 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

[EXTERNAL]

----- Forwarded message -----

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Subject: Lucas Meeting

To: Brad Lucas <lucasbrad@me.com>, kimdoja@gmail.com
<kimdoja@gmail.com>

Microsoft Teams meeting

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