

## Camille Leung

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**From:** Stuart Grunow <s2grunow@gmail.com>  
**Sent:** Tuesday, April 28, 2020 11:28 AM  
**To:** Camille Leung  
**Subject:** Re: Lands of Steiner

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If I make the edits on the diagram is the title I sent you acceptable?

On Tue, Apr 28, 2020 at 11:04 AM Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:  
Edits on Diagram attached

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Tuesday, April 28, 2020 11:02 AM  
**To:** Stuart Grunow <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)>  
**Subject:** Re: Lands of Steiner

Hi Stuart,

Please see my comments on fence diagram attached. Portion of fence within 20 feet of Miramar Drive should be no more than 4-feet in height.

According to County Counsel, to confirm that the owner has established title to the abandoned portion of the ROW, we would need a judgment declaring that they filed an action for quiet title and it was adjudicated either by default (i.e., no interested party answered the lawsuit to dispute the claim of ownership) or a judgment after a trial. Please include this with the Merger application.

Thanks

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**From:** Stuart Grunow <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)>  
**Sent:** Sunday, April 26, 2020 12:14 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Lands of Steiner

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Hi Camille,

See attached fence plan. Please advise. They would like to build post haste

Thanks  
s2

On Fri, Apr 24, 2020 at 2:15 PM Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:  
Hi Stuart,

County Counsel says building a fence is ok prior to merger or COC to legalize property. Fence needs to meet fence height requirements. Draw a map and send to me with heights so I can confirm?

For Merger, see link. Cost is \$400 plus 5%.

<https://planning.smcgov.org/merger>

## Merger | Planning and Building

A lot merger is the process that is used to change property lines of existing parcels. The process can be used to combine two (2) or more adjacent parcels into one (1) parcel. The lot merger process is not used to create additional parcels.

[planning.smcgov.org](https://planning.smcgov.org)

Also fill out this form and write "Merger" as project description:

<https://planning.smcgov.org/documents/planning-permit-application-form>

## Planning Permit Application Form | Planning and Building

Download the form required to apply for a San Mateo County Planning Permit.

[planning.smcgov.org](https://planning.smcgov.org)

Please submit merger application following instructions under Planning Permit Applications:

<https://planning.smcgov.org/press-release/department-services-update>

## Department Services Update | Planning and Building

Due to COVID-19 and the shelter-in-place order, the Planning & Building Department has curtailed many of its services. Find alternatives to visiting the currently-closed service counter as well as information on residential construction activities, permit applications, inspections, public meetings and more.

[planning.smcgov.org](https://planning.smcgov.org)

For ADU, I'm confirming with County Counsel which real estate/court docs we need to confirm ownership/completion of quiet title.

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**From:** Stuart Grunow <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)>

**Sent:** Friday, April 24, 2020 1:59 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** Re: Lands of Steiner

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Camille,

Just got off the phone with the owner. He does have quiet title per the most recent settlement with the Singh's

Can you direct me to the merger paperwork?

Thanks  
s2

On Fri, Apr 24, 2020 at 12:43 PM Stuart Grunow <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)> wrote:  
Perfect

On Fri, Apr 24, 2020 at 12:36 PM Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:  
Will call you at (415) 595-0306

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**From:** Stuart <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)>  
**Sent:** Friday, April 24, 2020 11:46 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Lands of Steiner

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Yes. Sounds good. Thanks

Stuart Grunow, Architect

On Apr 24, 2020, at 10:29 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Free at 1?

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**From:** Stuart <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)>  
**Sent:** Thursday, April 23, 2020 7:23 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Lands of Steiner

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Hi

There is a newish owner. The whole neighborhood just resolved a lawsuit with the Singh's. The new owners want to move on some projects. Can we talk through some of these issues? I need to get a handle on process.

Tomorrow early or late morning, afternoon  
Or Monday.

Thanks

Stuart Grunow, Architect

On Apr 21, 2020, at 9:12 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Stuart,

1. The dashed line between parcel 1 and 2. Can they build a ADU over that? Without the process mentioned by you previously.

See note below (written by Dave Holbrook, sent to owner in 2010). Have the owner's done this? Also, I will check with County Counsel as to whether Parcel 2 needs to be legalized (a merger or Certificate of Compliance would resolve this) before it is developed.

8/6/10 DJH - While this APN is comprised of the Hermosa Ave. ROW, we've found out (through Assessor) that it's owned by Ryan, same owner of 048-076-160. This was never formally abandoned by the County, but was evidently mandated by a civil court case. However, prior to any development on -160 or -150, this will need to go thru a Quiet Title action for adjacent owner to have FULL zoning rights to the ROW. See MNA2010-00015. May need to check with CC on correct or additional process to follow.

2. See the wire fence on Block 4. Can they build a fence on Parcel 2? How big is the parcel? To qualify for a CDX for the fence (as it would be considered development), the parcel has to be both legal and conforming in size (min. parcel size in S-94 is 10,000 sf). Otherwise, a CDP is required.

3. Can they build the fence NOW. What are you accepting online? Please address the above issues. Department services during this time are described here:

<https://planning.smcgov.org/press-release/department-services-update>

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**From:** Stuart Grunow <[s2grunow@gmail.com](mailto:s2grunow@gmail.com)>

**Sent:** Monday, April 20, 2020 6:30 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** Lands of Steiner

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Hi Camille,

Are you folks open yet? ;-)

Question: See attached

1. The dashed line between parcel 1 and 2. Can they build a ADU over that? Without the process mentioned by you previously.
2. See the wire fence on Block 4. Can they build a fence on Parcel 2?
3. Can they build the fence NOW. What are you accepting online?

Thanks

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Stuart Grunow, Architect

[www.s2garch.com](http://www.s2garch.com)

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Stuart Grunow, Architect

