

Ruemel Panglao

From: Tom Moore <joannooo@sbcglobal.net>
Sent: Thursday, July 1, 2021 6:34 PM
To: Kelsey Lang
Subject: Re: Questions?

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: Kelsey Lang

Thank you for reply. I understand proposed house will have sewer rather than septic, however, somewhere, I recall, sewer lines must be minimum 50' from neighboring well/prop line?

Would like to ask you to forward my concerns on proposed house sewer lines, & also my concerns that with variance, for 20' setback from rear prop line to back of new house, new house will be directly above my backyard, with total loss of privacy for us. I object to this, for what that's worth. I also would ask for rules/regulations, as you told me, for construction noise to be followed & enforced. I do not have capability to do Zoom on July 8, so if possible, would like to ask you to mention my concerns at hearing. If this is not possible, I understand, probably doesn't matter anyway. Nevertheless, thank you.

Tom Moore

On 6/30/2021 8:42 AM, Kelsey Lang wrote:

> Hello Tom,

>

> The CDRC will not be making a decision on the setback - what they will be doing is reviewing the design, assuming that the setback is as proposed. The decision on the setback will be made by County Staff or through a hearing (if one is requested).

>

> If you have not seen the proposed design of the house, you can find it on page 13 of this pdf:

https://planning.smcgov.org/sites/planning.smcgov.org/files/events/Item1_PLN2019-00362_Planset.pdf At this point the design has not been approved. The CDRC will review the design and make recommendations and/or require revisions. They do take public comment into consideration, as well as the design guidelines which include Section 2a on privacy:

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/MidCoast%20DR%20Standards_revised.pdf

>

> The proposed house will have sewer lines rather than a septic system, so well contamination is unlikely. The sewer lines will be reviewed and installed in the appropriate location, as approved by the County Building Dept, Drainage Engineer, and the Montara Water and Sanitary District.

>

> Best,

> Kelsey Lang, AICP (she/her)

> Planner III

> Planning & Building Dept. | County of San Mateo

> 455 County Center, 2nd Floor | Redwood City, CA | 94063

> klang@smcgov.org | planning.smcgov.org

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> -----Original Message-----
> From: Tom Moore <joannooo@sbcglobal.net>
> Sent: Tuesday, June 29, 2021 4:07 PM
> To: Kelsey Lang <klang@smcgov.org>
> Subject: Re: Questions?
>
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> To: Kelsey Lang
> Thank you so much for reply. Really helps. You answered all but 1 of my questions. Unanswered question is my concern for privacy if project is approved as stated, with variance, allowing for 20 foot setback from rear prop line to back of new house, which means new house will be directly above my backyard, (more than likely windows, etc directly invading my privacy). Then, how can I know for sure new house sewer will not contaminate my well?
> If I did attempt to attend Zoom meeting to share concerns about design, would it matter? Or is this whole process just going through motions, & San Mateo Co will approve any design irregardless of problems will cause me, in order to get more revenue, prop tax? I mean no offense, just attempting to get info, to make realistic decisions.
> Thank you again for reply, really appreciate.
> Tom Moore
>
> On 6/29/2021 2:24 PM, Kelsey Lang wrote:
>> Hello Tom,
>>
>> Thank you for your questions. Please see my answers below:
>>
>> Should the CDRC recommend approval of the project, the application will go through the CEQA process (environmental review with a 20 day public commenting period), followed by a Staff decision and appeal period. If the application is approved, when they are ready, the applicant will file a building permit for construction, which will have its own internal review process. While it is impossible to predict when construction may start, the Planning permit itself will likely take at least a few more months to complete.
>>
>> The Building permit will be reviewed to ensure that the water and sewer lines are placed in the appropriate locations.
>>
>> Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
>>
>> The design is subject to change based on the feedback of the CDRC. You are encouraged to attend the Zoom meeting to share your concerns about the design.
>>
>>
>> Best,
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>> 455 County Center, 2nd Floor | Redwood City, CA | 94063
>> klang@smcgov.org | planning.smcgov.org
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>> -----Original Message-----
>> From: Tom Moore <joannooo@sbcglobal.net>
>> Sent: Tuesday, June 29, 2021 1:30 PM
>> To: Ruemel Panglao <rpanglao@smcgov.org>
>> Subject: Questions?
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>> 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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>> Sir,
>> I just received notice from San Mateo Co Planning Bldg, (by US
>> mail) on Coastside Design Review comm. agenda, concerning Timothy Patterson, file # pln2019-00362, Cedar St, Montara, Asses parcel # 036-132-210, for July 8, 2021. I own, live, right next door to said lot.
>> I have questions. I just attempted to contact SMC Building Dept. Could not get through. (recordings, voice mail etc, no live person) I understand with pandemic, working at home etc; however, since I have been paying taxes to SMC for approx 4 decades now, really hoping you could help me out, getting me info, as I will have to live with construction for around 2 years, & results thereafter. Since speaking to live person is apparently out of the question, can you respond today, or tomorrow?
>> If, on July 8, 2021, Coastside Design review, approves recommendation for construction, at lot next door, how much time do I have before tree co shows up, construction starts? A ballpark guess, average, will it be tomorrow, or a few mos? Any idea of time to start would be appreciated.
>> I am on well. Well is in alley adjacent to prop line. Will SMC building dept ensure any sewer lines installed on next door prop will be far enough away from, & will not contaminate my well, drinking water?
>> Is construction allowed 7 days a week, weekends, holidays, 24hrs per day (noise)? What are laws? Do I have any recourse if laws violated?
>> Would my concerns for privacy, (as notice states owner is requesting variance due to triangle shaped lot, to have back of house have 20foot setback from rear prop line, which means the new house would be directly over my backyard), have any affect on Design Review decision? Or is this a done, pre approved deal?
>> Hope you can get back to me as soon as possible, especially with estimate on time before construction starts. Thank you.
>> Tom Moore, 844 Cedar, Montara
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Ruemel Panglao

From: Tom Moore <joannooo@sbcglobal.net>
Sent: Friday, July 2, 2021 6:38 AM
To: Kelsey Lang
Subject: Re: Questions?

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Morning Kelsey,

Sent you reply hoping you could fwd my concerns for July 8th, as I am unable to do Zoom. After sending note, a crew showed up & installed story poles & orange plastic mesh on lot next door. Reread letter from SMC Pln & Bld on July 8th hearing. Saw the variance for rear prop line to new house is "12' rear setback", instead of 20'. Kelsey, now that story poles installed, it is clearly apparent the majority of new house is directly above my backyard, causing me lack of privacy. Would like to ask you again to fwd my concerns to CDRC for July 8th hearing. Thank you.

Tom Moore

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