

Amy Ow

From: Christopher Karic <CKaric@sellarlaw.com>
Sent: Wednesday, August 5, 2020 3:16 PM
To: Steve Monowitz; Camille Leung
Cc: Tom Finke; Deke & Corrin Brown; Emily Bond; Dave Michaels; Sam Naifeh; Liesje Nicolas; Liesje Nicolas; Rick Priola; Chris Misner; Gary Trott; Thomas Frankel; Christine Tam; Mark Luechtefeld; Dylan Ashbrook; Dave Pine; David Burruto; Jessica Henderson-McBean; Kristen Outten; Amy Ow; Pamela Merkadeau; Chan Lam; Shirley San Diego; dan@cheungusa.com; Gene McKenna; Bradley Richter; Margo Richter; Jim Palmer; aebron@gmail.com; Jon Carter; brobeall@gmail.com; Betty Chan; Andrew Kunz; Barb Kunz; Gordon Strause; Linda Siguenza; Sukhmani Purewal; Michael Yang; Soo Yang; Allen Huang; Joanna Ma; Dennis Shiao; Lisa Tang; Phil Zarboulas; Lei Yang; Bruce; David Ko; Gail Oshima; Anders Bond; Judy Campbell; Elizabeth Landsverk MD; Mitchell Trott; Dan Tu; Nathan Caffo; Tressa Noehren; Javier Szwarcberg; Kara McCarthy; Christopher Karic
Subject: RE: Design of House on Lot 11

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Hi Steve,

Thanks for the response. Unfortunately, I do not agree with your statement. The implementation and interpretation of conditions of approval are new decisions that can be challenged as they occur, up until it becomes apparent that said conditions are not being met. Therefore, the dates do matter. As such, please let me know if the County is willing to provide this information, or if the County is merely taking the position that we (as homeowners or representatives of homeowners) need to go back and look through the file to confirm these dates ourselves. In any event, I believe it is pretty clear that it only became clear (as the framing went up in the last couple of weeks) that the conditions of approval were not being met. Thanks Steve,

Best regards,

Christopher K. Karic, Esq.



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, then I understand your position.

From: Steve Monowitz [mailto:smonowitz@smcgov.org]

Sent: Wednesday, August 05, 2020 12:57 PM

To: Christopher Karic; Camille Leung

Cc: Tom Finke; Deke & Corrin Brown; Emily Bond; Dave Michaels; Sam Naifeh; Liesje Nicolas; Liesje Nicolas; Rick Priola; Chris Misner; Gary Trott; Thomas Frankel; Christine Tam; Mark Luechtefeld; Dylan Ashbrook; Dave Pine; David Burruto; Jessica Henderson-McBean; Kristen Outten; Amy Ow; Pamela Merkadeau; Chan Lam; Shirley San Diego; dan@cheungusa.com; Gene McKenna; Bradley Richter; Margo Richter; Jim Palmer; aefron@gmail.com; Jon Carter; brobeall@gmail.com; Betty Chan; Andrew Kunz; Barb Kunz; Gordon Strause; Linda Siguenza; Sukhmani Purewal; Michael Yang; Soo Yang; Allen Huang; Joanna Ma; Dennis Shiao; Lisa Tang; Phil Zarboulas; Lei Yang; Bruce; David Ko; Gail Oshima; Anders Bond; Judy Campbell; Elizabeth Landsverk MD; Mitchell Trott; Dan Tu; Nathan Caffo; Tressa Noehren; Javier Swarcberg; Kara McCarthy

Subject: RE: Design of House on Lot 11

Dear Interested Neighbors,

I understand the recent interest in this matter given the start of work on site, but must ask my Planner to stop spending her time on matters that are no longer ripe for discussion. The design of the home was accepted in 2016, and the plans have been available for review since then. While I understand that you may disagree with staff's determination, there is nothing at this point that the Planning and Building Department can do about it.

Sincerely,

Steve Monowitz

Community Development Director

From: Christopher Karic <CKaric@sellarlaw.com>

Sent: Wednesday, August 5, 2020 10:52 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Tom Finke <tomfinke2010@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Emily Bond <emily.p.bond@gmail.com>; Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; dan@cheungusa.com; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>; Jim Palmer <emailjimpalmer@gmail.com>; aefron@gmail.com; Jon Carter <joncarter@sbcglobal.net>; brobeall@gmail.com; Betty Chan <betty123chan@yahoo.com>; Andrew Kunz <Andrew@andrewkunz.com>; Barb Kunz <barb@barbkunz.com>; Gordon Strause <gordon@nextdoor.com>; Linda Siguenza <lin3@comcast.net>; Sukhmani Purewal <spurewal@smcgov.org>; Michael Yang <mtsyang@gmail.com>; Soo

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Subject: Re: Design of House on Lot 11

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Camille,

Would you be so kind as to provide the actual document where you interpreted (or re-interpreted) the original conditions of approval, or at least provide the date when that interpretation occurred? I think it's pretty apparent that only in the last week or two did the application of that interpretation become apparent to the neighborhood as likely not being consistent with the original approval.

Thank you so much,

Christopher K. Karic, Esq.

[SH&L logo - short version]

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On Aug 5, 2020, at 9:45 AM, Camille Leung <cleung@smcgov.org> wrote:

Hi Tom,

As stated in my last email, I used the proposed materials, conditions of approval which do not require redesign of the house on Lot 11, and the design approved by the Board to make my determination that the home design for Lot 11 is in compliance with Condition 6.

Thanks

From: Tom Finke <tomfinke2010@gmail.com>
Sent: Tuesday, August 4, 2020 3:48 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Deke & Corrin Brown <d.cbrown@comcast.net>; Emily Bond <emily.p.bond@gmail.com>; Dave Michaels <dm94402@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <HighlandsCAPresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Chris Misner <chrismisner@yahoo.com>; Christopher Karic <ckaric@sellarlaw.com>; Gary Trott <gary_trott@comcast.net>; Thomas Frankel <frankelt@pacbell.net>; Christine Tam <ctamsm@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Dylan Ashbrook <dylanashbrook@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>; Pamela Merkadeau <pamela@merkadeau.com>; Chan Lam <dclam76@gmail.com>; Shirley San Diego <ssandiego@gmail.com>; dan@cheungusa.com <dan@cheungusa.com>; Gene McKenna <mckennagene@gmail.com>; Bradley Richter <bradley.richter@gmail.com>; Margo Richter <richterdesign@icloud.com>; Jim Palmer <emailjimpalmer@gmail.com>; aefron@gmail.com <aefron@gmail.com>; Jon Carter <joncarter@sbcglobal.net>; brobeall@gmail.com <brobeall@gmail.com>; Betty Chan <betty123chan@yahoo.com>; Andrew Kunz <Andrew@andrewkunz.com>; Barb Kunz <barb@barbkunz.com>; Gordon Strause <gordon@nextdoor.com>; Linda Siguenza <lin3@comcast.net>; Sukhmani Purewal <spurewal@smcgov.org>; Michael Yang <mtsuyang@gmail.com>; Soo Yang <sky826@gmail.com>; Allen Huang <allenyhuang@gmail.com>; Joanna Ma <joannama1@yahoo.com>; Dennis Shiao <smfcdennis@gmail.com>; Lisa Tang <lisatang8@gmail.com>; Phil Zarboulas <phwagwa@gmail.com>; Lei Yang <leiyang88@gmail.com>; Bruce <brucefurukawa@yahoo.com>; David Ko <davidsko@yahoo.com>; Gail Oshima <gtoshima1@yahoo.com>; Anders Bond <anders.bond@gmail.com>; Judy Campbell <cheyjc@aol.com>; Elizabeth Landsverk MD <elandsverk@elderconsult.com>; Mitchell Trott <m.trott@comcast.net>; Dan Tu <dantuart@gmail.com>; Nathan Caffo <nathan.caffo@gmail.com>; Tressa Noehren <tressa.noehren@gmail.com>; Javier Szwarcberg <jszwarcberg@gmail.com>; Kara McCarthy <karamccarthy@hotmail.com>
Subject: Re: Design of House on Lot 11

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+ more neighbors

Hi Camille,

Thanks again, I appreciate that you're willing to take the time to reply to my questions about the project.

Several professional architects have told me the design of the new house is not even close to the neighborhood's contemporary, mid-20th century modern Eichler style. I see the wording of Condition of Approval 6b does say "compatible with". Since the new house design is not architecturally compatible with the area, what were the criteria you used to determine that the house design is compatible overall?

Thanks,
Tom

On Mon, Aug 3, 2020 at 12:06 PM Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>> wrote:
Hi Tom,

As the staff planner assigned to the project, I reviewed the submitted plans for the building permit for Lot 11 and made the determination regarding condition compliance, which is standard practice - no architectural firm was involved.

When I reviewed the plans, I identified in a comment letter dated April 25, 2016, that changes to the exterior colors were needed to comply with the requirement for exterior materials to be in the color shades of browns, greens, and rusts as required by Condition 6. At that time, I determined that the exterior materials and the overall design complied with the conditions of approval and approved building elevations. In the same comment letter, I required material changes for other project houses due to their incorporation of exterior shingle and rock elements typically associated with craftsman architecture, but such materials were not proposed for use on Lot 11, so comments regarding corrections needed to the design were limited to color.

Thanks

From: Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>>
Sent: Thursday, July 30, 2020 9:52 AM
To: Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>>
Cc: Deke & Corrin Brown <d.cbrown@comcast.net<<mailto:d.cbrown@comcast.net>>>; Emily Bond <emily.p.bond@gmail.com<<mailto:emily.p.bond@gmail.com>>>; Dave Michaels <dm94402@gmail.com<<mailto:dm94402@gmail.com>>>; Sam Naifeh <samnaifeh@sbcglobal.net<<mailto:samnaifeh@sbcglobal.net>>>; Liesje Nicolas <liesjenicolas@gmail.com<<mailto:liesjenicolas@gmail.com>>>; Liesje Nicolas <HighlandsCAPresident@gmail.com<<mailto:HighlandsCAPresident@gmail.com>>>; Rick Priola <hcapres@gmail.com<<mailto:hcapres@gmail.com>>>; Chris Misner <chrismisner@yahoo.com<<mailto:chrismisner@yahoo.com>>>; Christopher Karic <ckaric@sellarlaw.com<<mailto:ckaric@sellarlaw.com>>>; Gary Trott <gary_trott@comcast.net<mailto:gary_trott@comcast.net>>; Thomas Frankel <frankelt@pacbell.net<<mailto:frankelt@pacbell.net>>>; Christine Tam <ctamsm@gmail.com<<mailto:ctamsm@gmail.com>>>; Mark Luechtefeld <mluechtefeld@gmail.com<<mailto:mluechtefeld@gmail.com>>>; Dylan Ashbrook <dylanashbrook@gmail.com<<mailto:dylanashbrook@gmail.com>>>; Steve Monowitz <smonowitz@smcgov.org<<mailto:smonowitz@smcgov.org>>>; Dave Pine <dpine@smcgov.org<<mailto:dpine@smcgov.org>>>; David Burruto <DBurruto@smcgov.org<<mailto:DBurruto@smcgov.org>>>; Jessica Henderson-McBean <JHenderson-McBean@swca.com<<mailto:JHenderson-McBean@swca.com>>>; Kristen Outten <koutten@swca.com<<mailto:koutten@swca.com>>>; Amy Ow <aow@smcgov.org<<mailto:aow@smcgov.org>>>; Pamela Merkadeau <pamela@merkadeau.com<<mailto:pamela@merkadeau.com>>>; Chan Lam <dclam76@gmail.com<<mailto:dclam76@gmail.com>>>; Shirley San Diego <ssandiego@gmail.com<<mailto:ssandiego@gmail.com>>>; dan@cheungusa.com <<mailto:dan@cheungusa.com>>>; Gene McKenna <mckennagene@gmail.com<<mailto:mckennagene@gmail.com>>>; Bradley Richter <bradley.richter@gmail.com<<mailto:bradley.richter@gmail.com>>>; Margo Richter <richterdesign@icloud.com<<mailto:richterdesign@icloud.com>>>; Jim Palmer <emailjimpalmer@gmail.com<<mailto:emailjimpalmer@gmail.com>>>; aefron@gmail.com <<mailto:aefron@gmail.com>>>; Jon Carter <joncarter@sbcglobal.net<<mailto:joncarter@sbcglobal.net>>>; brobeall@gmail.com <<mailto:brobeall@gmail.com>>>; Betty Chan <betty123chan@yahoo.com<<mailto:betty123chan@yahoo.com>>>; Andrew Kunz <Andrew@andrewkunz.com<<mailto:Andrew@andrewkunz.com>>>; Barb Kunz <barb@barbkunz.com<<mailto:barb@barbkunz.com>>>; Gordon Strause <gordon@nextdoor.com<<mailto:gordon@nextdoor.com>>>; Linda Siguenza <lin3@comcast.net<<mailto:lin3@comcast.net>>>; Sukhmani Purewal <spurewal@smcgov.org<<mailto:spurewal@smcgov.org>>>; Michael Yang <mtsyang@gmail.com<<mailto:mtsyang@gmail.com>>>; Soo Yang <sky826@gmail.com<<mailto:sky826@gmail.com>>>; Allen Huang <allenyhuang@gmail.com<<mailto:allenyhuang@gmail.com>>>; Joanna Ma <joannama1@yahoo.com<<mailto:joannama1@yahoo.com>>>; Dennis Shiao <smfcdennis@gmail.com<<mailto:smfcdennis@gmail.com>>>; Lisa Tang <lisatang8@gmail.com<<mailto:lisatang8@gmail.com>>>; Phil Zarboulas

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<brucefurukawa@yahoo.com<<mailto:brucefurukawa@yahoo.com>>>
Subject: Re: Design of House on Lot 11

Hi Camille,

Thanks for your reply. Since this issue matters to many people in the Highlands community, we're looking for some additional details.

1. When did the County determine that the design of the new house on Lot 11 matches the design, style, color and materials approved by the Board of Supervisors, including Condition 6.b that the home design be compatible with the area's contemporary, mid-20th century modern style?
2. Who from the County made that determination?
3. How and on what basis did the County make the determination? For example, was an architectural firm involved in the determination, and if so, which firm?

Thanks,
Tom

On Thu, Jul 30, 2020 at 7:37 AM Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>> wrote:
Hi Tom, Emily, Deke and Corrin, and other interested parties,

Thanks Tom for your inquiry. Condition No. 5 requires compliance with the architectural design, style, color, and materials, as proposed, mitigated, conditioned, and approved by the Board of Supervisors. Condition 6.b, requires that home design will be compatible with the area's contemporary, mid-20th century modern style and the recording of a deed restriction to maintain the design as approved. After review of the design and the applicable conditions of approval, the County has determined that the design of the house for Lot 11 matches the design, style, color and materials, approved by the Board of Supervisors, the conditions do not require re-design of the house on Lot 11, and the design does not conflict with the design requirements established by the required deed restriction.

Thank you

From: Deke & Corrin Brown <d.cbrown@comcast.net<<mailto:d.cbrown@comcast.net>>>
Sent: Thursday, July 30, 2020 5:33 AM
To: Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>>; Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>>; Sukhmani Purewal <spurewal@smcgov.org<<mailto:spurewal@smcgov.org>>>
Cc: Dave Michaels <dm94402@gmail.com<<mailto:dm94402@gmail.com>>>; Sam Naifeh <samnaifeh@sbcglobal.net<<mailto:samnaifeh@sbcglobal.net>>>; Liesje Nicolas <liesjenicolas@gmail.com<<mailto:liesjenicolas@gmail.com>>>; Liesje Nicolas <HighlandsCAPresident@gmail.com<<mailto:HighlandsCAPresident@gmail.com>>>; Rick Priola <hcapres@gmail.com<<mailto:hcapres@gmail.com>>>; Chris Misner <chrismisner@yahoo.com<<mailto:chrismisner@yahoo.com>>>; Christopher Karic <ckaric@sellarlaw.com<<mailto:ckaric@sellarlaw.com>>>; Gary Trott <gary_trott@comcast.net<mailto:gary_trott@comcast.net>>; Thomas Frankel

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Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

We agree with Tom. How difficult could it be to have the architect pull a mid-century design from their portfolio ?

From: <emily.p.bond@gmail.com<<mailto:emily.p.bond@gmail.com>>>
Date: Wed, Jul 29, 2020 at 5:22 PM
Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11
To: Jim Palmer <emailjimpalmer@gmail.com<<mailto:emailjimpalmer@gmail.com>>>
Cc: Dylan Ashbrook <dylanashbrook@gmail.com<<mailto:dylanashbrook@gmail.com>>>, Tom Finke
<tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>>, Camille Leung
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Hi Camille,

I also want to thank Tom for his commitment to our neighborhood, and am curious as well, as to how this will proceed?

I want to comment on something that was said earlier in this email conversation, that “the decision can no longer be appealed”. It seems to me that what Tom is trying to do is make sure that part of the decision (that the house will be built in mid-century modern style) is not appealed, but properly enforced? The fact that it is not appealable any more should be an even stronger argument for a change of the esthetics of the build, as it then most definitely needs to adhere to a mid-century modern style.

Thank you for your time!

All the best,
Emily Bond

From: Dylan Ashbrook <dylanashbrook@gmail.com<mailto:dylanashbrook@gmail.com>>
Date: Wed, Jul 29, 2020 at 3:28 PM
Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11
To: Tom Finke <tomfinke2010@gmail.com<mailto:tomfinke2010@gmail.com>>
Cc: Camille Leung <cleung@smcgov.org<mailto:cleung@smcgov.org>>, Sukhmani Purewal <spurewal@smcgov.org<mailto:spurewal@smcgov.org>>, Dave Michaels <dm94402@gmail.com<mailto:dm94402@gmail.com>>, Sam Naifeh <samnaifeh@sbcglobal.net<mailto:samnaifeh@sbcglobal.net>>, Liesje Nicolas <liesjenicolas@gmail.com<mailto:liesjenicolas@gmail.com>>, Liesje Nicolas <HighlandsCAPresident@gmail.com<mailto:HighlandsCAPresident@gmail.com>>, Rick Priola <hcapres@gmail.com<mailto:hcapres@gmail.com>>, Chris Misner <chrismisner@yahoo.com<mailto:chrismisner@yahoo.com>>, Christopher Karic <ckaric@sellarlaw.com<mailto:ckaric@sellarlaw.com>>, Deke & Corrin Brown <d.cbrown@comcast.net<mailto:d.cbrown@comcast.net>>, Gary Trott <gary_trott@comcast.net<mailto:gary_trott@comcast.net>>, Thomas Frankel <frankelt@pacbell.net<mailto:frankelt@pacbell.net>>, Christine Tam

<ctamsm@gmail.com<<mailto:ctamsm@gmail.com>>>, Mark Luechtefeld
<mluechtefeld@gmail.com<<mailto:mluechtefeld@gmail.com>>>, Steve Monowitz
<smonowitz@smcgov.org<<mailto:smonowitz@smcgov.org>>>, Dave Pine
<dpine@smcgov.org<<mailto:dpine@smcgov.org>>>, David Burruto
<DBurruto@smcgov.org<<mailto:DBurruto@smcgov.org>>>, Jessica Henderson-McBean <JHenderson-McBean@swca.com<<mailto:JHenderson-McBean@swca.com>>>, Kristen Outten
<koutten@swca.com<<mailto:koutten@swca.com>>>, Amy Ow <aow@smcgov.org<<mailto:aow@smcgov.org>>>, Pamela Merkadeau <pamela@merkadeau.com<<mailto:pamela@merkadeau.com>>>, Chan Lam
<dclam76@gmail.com<<mailto:dclam76@gmail.com>>>, Shirley San Diego
<ssandiego@gmail.com<<mailto:ssandiego@gmail.com>>>, Emily Bond
<emily.p.bond@gmail.com<<mailto:emily.p.bond@gmail.com>>>, dan@cheungusa.com<<mailto:dan@cheungusa.com>>>
<dan@cheungusa.com<<mailto:dan@cheungusa.com>>>, Gene McKenna
<mckennagene@gmail.com<<mailto:mckennagene@gmail.com>>>, Bradley Richter
<bradley.richter@gmail.com<<mailto:bradley.richter@gmail.com>>>, Margo Richter
<richterdesign@icloud.com<<mailto:richterdesign@icloud.com>>>, Jim Palmer
<emailjimpalmer@gmail.com<<mailto:emailjimpalmer@gmail.com>>>, <aefron@gmail.com<<mailto:aefron@gmail.com>>>>, Jon Carter <joncarter@sbcglobal.net<<mailto:joncarter@sbcglobal.net>>>>, <brobeall@gmail.com<<mailto:brobeall@gmail.com>>>>, Betty Chan
<betty123chan@yahoo.com<<mailto:betty123chan@yahoo.com>>>>, Andrew Kunz
<Andrew@andrewkunz.com<<mailto:Andrew@andrewkunz.com>>>>, Barb Kunz
<barb@barbkunz.com<<mailto:barb@barbkunz.com>>>>, Gordon Strause
<gordon@nextdoor.com<<mailto:gordon@nextdoor.com>>>>, Linda Siguenza
<lin3@comcast.net<<mailto:lin3@comcast.net>>>>

Thanks Tom.

Camille, I'd echo the curiosity here. The intended design I believe I've seen in correspondence on this subject bears, to my eyes, no resemblance to that stylistic guideline, one that is obviously a core part of this particular neighborhood's fundamental aesthetic and appeal, which I'm sure in turn underpins a large portion of its economic impact.

I'm hopeful that it will be respected, just as I'm hopeful this process itself reflects a fundamental respect for the ongoing health and safety of Highlands residents as it moves forward.

Dylan

From: Tom Finke<<mailto:tomfinke2010@gmail.com>>

Sent: Wednesday, July 29, 2020 3:07 PM

To: Camille Leung<<mailto:cleung@smcgov.org>> ; Sukhmani Purewal<<mailto:spurewal@smcgov.org>>

Cc: Dave Michaels<<mailto:dm94402@gmail.com>> ; Sam Naifeh<<mailto:samnaifeh@sbcglobal.net>> ; Liesje Nicolas<<mailto:liesjenicolas@gmail.com>> ; Liesje Nicolas<<mailto:HighlandsCAPresident@gmail.com>> ; Rick Priola<<mailto:hcapres@gmail.com>> ; Chris Misner<<mailto:chrismisner@yahoo.com>> ; Christopher Karic<<mailto:ckaric@sellarlaw.com>> ; Deke & Corrin Brown<<mailto:d.brown@comcast.net>> ; Gary Trott<mailto:gary_trott@comcast.net> ; Thomas Frankel<<mailto:frankelt@pacbell.net>> ; Christine Tam<<mailto:ctamsm@gmail.com>> ; Mark Luechtefeld<<mailto:mluechtefeld@gmail.com>> ; Dylan Ashbrook<<mailto:dylanashbrook@gmail.com>> ; Steve Monowitz<<mailto:smonowitz@smcgov.org>> ; Dave Pine<<mailto:dpine@smcgov.org>> ; David Burruto<<mailto:DBurruto@smcgov.org>> ; Jessica Henderson-McBean<<mailto:JHenderson-McBean@swca.com>> ; Kristen Outten<<mailto:koutten@swca.com>> ; Amy Ow<<mailto:aow@smcgov.org>> ; Pamela Merkadeau<<mailto:pamela@merkadeau.com>> ; Chan Lam<<mailto:dclam76@gmail.com>> ; Shirley San Diego<<mailto:ssandiego@gmail.com>> ; Emily Bond<<mailto:emily.p.bond@gmail.com>> ; dan@cheungusa.com<<mailto:dan@cheungusa.com>>> ; Gene McKenna<<mailto:mckennagene@gmail.com>> ; Bradley Richter<<mailto:bradley.richter@gmail.com>> ; Margo

Richter<<mailto:richterdesign@icloud.com>> ; Jim Palmer<<mailto:emailjimpalmer@gmail.com>> ;
aebron@gmail.com<<mailto:aebron@gmail.com>> ; Jon Carter<<mailto:joncarter@sbcglobal.net>> ;
brobeall@gmail.com<<mailto:brobeall@gmail.com>> ; Betty Chan<<mailto:betty123chan@yahoo.com>> ; Andrew
Kunz<<mailto:Andrew@andrewkunz.com>> ; Barb Kunz<<mailto:barb@barbkunz.com>> ; Gordon
Strause<<mailto:gordon@nextdoor.com>> ; Linda Siguenza<<mailto:lin3@comcast.net>>
Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

Hi Camille,

Checking in to ask if the County plans to address my question about whether the project condition of approval that says "home design to be compatible with the area's contemporary, mid-20th century modern style" will be enforced.

Thanks,
Tom

On Mon, Jul 20, 2020 at 2:46 PM Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>> wrote:
Hi Camille,

Following up on my email from last week, will the County enforce the project condition of approval that says "home design to be compatible with the area's contemporary, mid-20th century modern style"?

Attached for reference is the conceptual drawing of the proposed house, which has a craftsman ranch style, and three examples of contemporary mid-20th century modern style house designs that would fit nicely into a neighborhood of Eichler homes. It would be especially great if this new house, if it had a modern design, might someday end up as a centerpiece on the bi-annual San Mateo Highlands Eichler home tour (<http://eichlerhometour.org/san-mateo-highlands-1>), which benefits our local Highlands Elementary School.

Thanks,
Tom

On Thu, Jul 16, 2020 at 9:45 AM Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>> wrote:
Hi Camille,

1. The document "COUNTY OF SAN MATEO, Inter-Departmental Correspondence, Planning and Building Department, DATE: April 12, 2010, FROM: Jim Eggemeyer, Interim Directory of Community Development, TO: Board of Supervisors, Subject: ...PLN 2006-00357 (Ticonderoga Partners / Chamberlain Group)", under the section Construction of Proposed Residences on page 25, says:

"Section 6324.2 (Site Design Criteria) ...For Lots 1, 2, 3, 4 and 11, the condition limits homes to one—story on the front curbside, requires home design to be compatible with the area's contemporary, mid-20th century modern style".

2. Attachment B of the document, which is another document called "COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT, REVISED FINDINGS AND CONDITIONS OF APPROVAL FOR THE HIGHLANDS ESTATES PROJECT, Permit File Number: PLN 2006—00357, Board Meeting Date: April 27, 2010, Prepared By: Camille Leung, For Adoption By: Board of Supervisors", under the section RECOMMENDED CONDITIONS OF APPROVAL on page 53, says:

"Lots 1 2 3 4 and 11: Homes on Lots 1, 2, 3, 4, and 11 shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid-20th century modern style, as shown in conceptual

drawings approved by the Board of Supervisors." (striketrough of the words 'as shown in conceptual drawings approved by the Board of Supervisors' was not added by me, it is there in the original document)

3. Another attached document, called "County of San Mateo, Planning and Building Department, REVISED FINDINGS AND CONDITIONS OF APPROVAL FOR THE HIGHLANDS ESTATES PROJECT, Permit or Project File Number: PLN 2006-00357, Hearing Date: February 10, 2010, Prepared By: Camille Leung, Project Planner, Adopted By: Planning Commission", under the section CONDITIONS OF APPROVAL on page 17, says:

"All homes on Lots 1, 2, 3, 4 and 11 shall be no more than one—story high on the front curbside. Home design will be compatible with a contemporary, mid-20th century modern style, as shown in conceptual drawings approved by the Board of Supervisors." (my guess is that drawings were not officially approved by the Board of Supervisors, which is why these words are struck through in the later April 27, 2010 document)

4. Another attached document, an email on February 8, 2010 from Jack Chamberlain of Ticonderoga Partners / Chamberlain Group to Camille Leung says:

"Camille, Here are some things that could be done on the homes to give them a more Eichler appearance. 9 and 11 could be treated similarly. Jack" (which shows that Mr. Chamberlain is indeed interested in building a house with a more modern design)

5. The earliest dated conceptual drawing I can find of the proposed house on Lot 11 is from Mark Gross & Associates Architecture and Planning in August 2015. The drawing (attached earlier in this email thread) is of a craftsman ranch style architectural design.

6. On July 14, 2020, Bob Pellegrine, project superintendent from Ticonderoga Partners / Chamberlain Group / Nexgen Builders, told me in person he does not understand why the design of the new house does not have a modern architectural style, and that Nexgen has successfully built modern design style homes in the past.

Here is my desired outcome: the footprint and square footage of the new house on Lot 11 need not change, but the County should enforce the project's documented conditions of approval by requiring Ticonderoga Partners / Chamberlain Group / Nexgen Builders to have their architectural firm redraw the exterior design of the house, such that it is compatible with the Highlands' contemporary mid-century modern architectural design style. The San Mateo Highlands Eichler subdivision is the largest contiguous mid-century modern Eichler development in the U.S. with over 700 homes, built over an 11-year period from 1955 to 1965 - we in the Highlands community want this new house to fit into the neighborhood.

Thanks,
Tom

P.S. For others copied on this email, for reference here are constituents of the Boards of Supervisors:

San Mateo County Board of Supervisors 2010
District 1: Mark Church
District 2: Carole Groom
District 3: Richard S. Gordon, President
District 4: Rose Jacobs Gibson

District 5: Adrienne J. Tissier
San Mateo County Manager, Clerk of the Board: David S. Boesch

San Mateo County Board of Supervisors 2020

District 1: Dave Pine
District 2: Carole Groom
District 3: Don Horsley
District 4: Warren Slocum, President
District 5: David Canepa, Vice President
San Mateo County Manager, Clerk of the Board: Mike Callagy

P.P.S. Be aware that emails to San Mateo County staff, like this one, may become part of the County's publicly accessible records.

On Wed, Jul 15, 2020 at 12:46 PM Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>> wrote:
Thank you Suki! Will read the documents.

- Tom

On Wed, Jul 15, 2020 at 12:12 PM Sukhmani Purewal <spurewal@smcgov.org<<mailto:spurewal@smcgov.org>>> wrote:
Afternoon Mr. Finke,

Attached is the staff report for this item and the executive summary.

Best,
Sukhmani S. Purewal
Assistant Clerk of the Board of Supervisors
Secretary to City Selection Committee
<image001.png>
400 County Center | Redwood City, CA 94063
Tel. (650) 363-1802 | spurewal@smcgov.org<<mailto:spurewal@smcgov.org>>

From: Sukhmani Purewal
Sent: Tuesday, July 14, 2020 8:15 AM
To: Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>>; Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>>
Cc: Dave Michaels <dm94402@gmail.com<<mailto:dm94402@gmail.com>>>; Sam Naifeh <samnaifeh@sbcglobal.net<<mailto:samnaifeh@sbcglobal.net>>>; Liesje Nicolas <liesjenicolas@gmail.com<<mailto:liesjenicolas@gmail.com>>>; Liesje Nicolas <HighlandsCAPresident@gmail.com<<mailto:HighlandsCAPresident@gmail.com>>>; Rick Priola <hcapres@gmail.com<<mailto:hcapres@gmail.com>>>; Chris Misner <chrismisner@yahoo.com<<mailto:chrismisner@yahoo.com>>>; Christopher Karic <ckaric@sellerlaw.com<<mailto:ckaric@sellerlaw.com>>>; Deke & Corrin Brown <d.cbrown@comcast.net<<mailto:d.cbrown@comcast.net>>>; Gary Trott <gary_trott@comcast.net<mailto:gary_trott@comcast.net>>; Thomas Frankel <frankelt@pacbell.net<<mailto:frankelt@pacbell.net>>>; Christine Tam <ctamsm@gmail.com<<mailto:ctamsm@gmail.com>>>; Mark Luechtefeld <mluechtefeld@gmail.com<<mailto:mluechtefeld@gmail.com>>>; Dylan Ashbrook <dylanashbrook@gmail.com<<mailto:dylanashbrook@gmail.com>>>; Steve Monowitz <smonowitz@smcgov.org<<mailto:smonowitz@smcgov.org>>>; Dave Pine

<dpine@smcgov.org<mailto:dpine@smcgov.org>>; David Burruto
<DBurruto@smcgov.org<mailto:DBurruto@smcgov.org>>; Jessica Henderson-McBean <JHenderson-McBean@swca.com<mailto:JHenderson-McBean@swca.com>>; Kristen Outten
<koutten@swca.com<mailto:koutten@swca.com>>; Amy Ow <aow@smcgov.org<mailto:aow@smcgov.org>>; Pamela
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<emily.p.bond@gmail.com<mailto:emily.p.bond@gmail.com>>; dan@cheungusa.com<mailto:dan@cheungusa.com>;
Gene McKenna <mckennagene@gmail.com<mailto:mckennagene@gmail.com>>; Bradley Richter
<bradley.richter@gmail.com<mailto:bradley.richter@gmail.com>>; Margo Richter
<richterdesign@icloud.com<mailto:richterdesign@icloud.com>>
Subject: RE: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

Good Morning Mr. Finke,

My old records are located offsite and the box should be here either today or tomorrow. I will keep you updated.

Best,

Sukhmani S. Purewal

Assistant Clerk of the Board of Supervisors

Secretary to City Selection Committee

<image001.png>

400 County Center | Redwood City, CA 94063

Tel. (650) 363-1802 | spurewal@smcgov.org<mailto:spurewal@smcgov.org>

From: Tom Finke <tomfinke2010@gmail.com<mailto:tomfinke2010@gmail.com>>

Sent: Tuesday, July 14, 2020 7:56 AM

To: Camille Leung <cleung@smcgov.org<mailto:cleung@smcgov.org>>; Sukhmani Purewal
<spurewal@smcgov.org<mailto:spurewal@smcgov.org>>

Cc: Dave Michaels <dm94402@gmail.com<mailto:dm94402@gmail.com>>; Sam Naifeh

<samnaifeh@sbcglobal.net<mailto:samnaifeh@sbcglobal.net>>; Liesje Nicolas

<liesjenicolas@gmail.com<mailto:liesjenicolas@gmail.com>>; Liesje Nicolas

<HighlandsCAPresident@gmail.com<mailto:HighlandsCAPresident@gmail.com>>; Rick Priola

<hcapres@gmail.com<mailto:hcapres@gmail.com>>; Chris Misner

<chrismisner@yahoo.com<mailto:chrismisner@yahoo.com>>; Christopher Karic

<ckaric@sellarlaw.com<mailto:ckaric@sellarlaw.com>>; Deke & Corrin Brown

<d.cbrown@comcast.net<mailto:d.cbrown@comcast.net>>; Gary Trott

<gary_trott@comcast.net<mailto:gary_trott@comcast.net>>; Thomas Frankel

<frankelt@pacbell.net<mailto:frankelt@pacbell.net>>; Christine Tam

<ctamsm@gmail.com<mailto:ctamsm@gmail.com>>; Mark Luechtefeld

<mluechtefeld@gmail.com<mailto:mluechtefeld@gmail.com>>; Dylan Ashbrook

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<koutten@swca.com<mailto:koutten@swca.com>>; Amy Ow <aow@smcgov.org<mailto:aow@smcgov.org>>; Pamela

Merkadeau <pamela@merkadeau.com<mailto:pamela@merkadeau.com>>; Chan Lam

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Gene McKenna <mckennagene@gmail.com<mailto:mckennagene@gmail.com>>; Bradley Richter

<bradley.richter@gmail.com<<mailto:bradley.richter@gmail.com>>>; Margo Richter

<richterdesign@icloud.com<<mailto:richterdesign@icloud.com>>>

Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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

Following up on Camille's question, Suki were you able to find the document which shows the Board approved the project plans, including the house designs? Asking because I need to see an official document which shows the Board voted on and approved the project including the wording "Home design will be compatible with a contemporary, mid-20th century modern style".

Thanks,
Tom

On Fri, Jul 3, 2020 at 9:42 AM Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>> wrote:
Hi Tom,

In approving the project, the Board approved the project plans, including the house designs for each lot, as provided in the staff report.

Suki, is a link available to the staff report?

Thanks

From: Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>>

Sent: Thursday, July 2, 2020 5:44 PM

To: Sukhmani Purewal <spurewal@smcgov.org<<mailto:spurewal@smcgov.org>>>

Cc: Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>>; Dave Michaels

<dm94402@gmail.com<<mailto:dm94402@gmail.com>>>; Sam Naifeh

<samnaifeh@sbcglobal.net<<mailto:samnaifeh@sbcglobal.net>>>; Liesje Nicolas

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<chrismisner@yahoo.com<<mailto:chrismisner@yahoo.com>>>; Christopher Karic

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<d.cbrown@comcast.net<<mailto:d.cbrown@comcast.net>>>; Gary Trott

<gary_trott@comcast.net<mailto:gary_trott@comcast.net>>; Thomas Frankel

<frankelt@pacbell.net<<mailto:frankelt@pacbell.net>>>; Christine Tam

<ctamsm@gmail.com<<mailto:ctamsm@gmail.com>>>; Mark Luechtefeld

<mluechtefeld@gmail.com<<mailto:mluechtefeld@gmail.com>>>; Dylan Ashbrook

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Merkadeau <pamela@merkadeau.com<<mailto:pamela@merkadeau.com>>>; Chan Lam

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<ssandiego@gmail.com<mailto:ssandiego@gmail.com>>; Emily Bond
<emily.p.bond@gmail.com<mailto:emily.p.bond@gmail.com>>; dan@cheungusa.com<mailto:dan@cheungusa.com>;
Gene McKenna <mckennagene@gmail.com<mailto:mckennagene@gmail.com>>; Bradley Richter
<bradley.richter@gmail.com<mailto:bradley.richter@gmail.com>>; Margo Richter
<richterdesign@icloud.com<mailto:richterdesign@icloud.com>>

Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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

Thank you Camille and Suki.

The attached meeting minutes document from April 27, 2010 says: "9:30am Public hearing to consider: (Planning and Building) F) Approving a Major Subdivision of APN 041-101-290 to create ten new residential parcels, Lots 1 through 9 and 11, with appropriate development restrictions on the remainder parcel as allowed by Section 6318 of the Zoning Regulations, subject to the required findings and conditions of approval", but it does not mention approval of the design of the proposed house on Lot 11. Is there another document that would mention the approval of the house design, or could it have been approved at a different meeting of the Board of Supervisors?

Thanks,
Tom

On Thu, Jul 2, 2020 at 5:20 PM Sukhmani Purewal <spurewal@smcgov.org<mailto:spurewal@smcgov.org>> wrote:
All,

Attached are the minutes.

Best,
Sukhmani S. Purewal
Assistant Clerk of the Board of Supervisors
Secretary to City Selection Committee
<image001.png>
400 County Center | Redwood City, CA 94063
Tel. (650) 363-1802 | spurewal@smcgov.org<mailto:spurewal@smcgov.org>

From: Camille Leung <cleung@smcgov.org<mailto:cleung@smcgov.org>>
Sent: Thursday, July 2, 2020 4:20 PM
To: Tom Finke <tomfinke2010@gmail.com<mailto:tomfinke2010@gmail.com>>; Sukhmani Purewal
<spurewal@smcgov.org<mailto:spurewal@smcgov.org>>
Cc: Dave Michaels <dm94402@gmail.com<mailto:dm94402@gmail.com>>; Sam Naifeh
<samnaifeh@sbcglobal.net<mailto:samnaifeh@sbcglobal.net>>; Liesje Nicolas
<liesjenicolas@gmail.com<mailto:liesjenicolas@gmail.com>>; Liesje Nicolas
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<chrismisner@yahoo.com<mailto:chrismisner@yahoo.com>>; Christopher Karic
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<koutten@swca.com<mailto:koutten@swca.com>>; Amy Ow <aow@smcgov.org<mailto:aow@smcgov.org>>; Pamela Merkadeau <pamela@merkadeau.com<mailto:pamela@merkadeau.com>>; Chan Lam
<dclam76@gmail.com<mailto:dclam76@gmail.com>>; Shirley San Diego
<ssandiego@gmail.com<mailto:ssandiego@gmail.com>>; Emily Bond
<emily.p.bond@gmail.com<mailto:emily.p.bond@gmail.com>>; dan@cheungusa.com<mailto:dan@cheungusa.com>;
Gene McKenna <mckennagene@gmail.com<mailto:mckennagene@gmail.com>>; Bradley Richter
<bradley.richter@gmail.com<mailto:bradley.richter@gmail.com>>; Margo Richter
<richterdesign@icloud.com<mailto:richterdesign@icloud.com>>
Subject: RE: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

Hi Tom,

The date of the Board's approval of the project was April 27, 2010. I'm copying Suki to confirm the members of the Board at that time.

The decision is no longer appealable.

Thanks

From: Tom Finke <tomfinke2010@gmail.com<mailto:tomfinke2010@gmail.com>>
Sent: Thursday, July 2, 2020 4:02 PM
To: Camille Leung <cleung@smcgov.org<mailto:cleung@smcgov.org>>
Cc: Dave Michaels <dm94402@gmail.com<mailto:dm94402@gmail.com>>; Sam Naifeh
<samnaifeh@sbcglobal.net<mailto:samnaifeh@sbcglobal.net>>; Liesje Nicolas
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Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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

Thanks Camille for your replies.

Do you know where to find the San Mateo County board meeting minutes document that shows who on the County Board of Supervisors approved the house design? And do you know if an appeals process is available?

Thanks,
Tom

On Wed, Jul 1, 2020 at 5:13 PM Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>> wrote:
Hi Tom,

Please see my responses below which correspond to your questions:

1. Page 11.30 of the plans (see link below) shows which trees will be removed (marked with an "x") and which trees will be protected and will remain.

<https://bkf.sharefile.com/d-seb025e08be948deb>

2. Construction Schedule: Please see timeframes below:

Rough Grading – 65 days

Fine Grading – 45 days

Construction – Anticipated completion date of October 2021

3. The County determined that the house design for Lot 11 is consistent with the conceptual drawing for Lot 11 approved by the County Board of Supervisors (image attached).

Thank you

<image002.png>

From: Tom Finke <tomfinke2010@gmail.com<<mailto:tomfinke2010@gmail.com>>>

Sent: Wednesday, July 1, 2020 11:41 AM

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

Cc: Dave Michaels <dm94402@gmail.com<<mailto:dm94402@gmail.com>>>; Sam Naifeh

<samnaifeh@sbcglobal.net<<mailto:samnaifeh@sbcglobal.net>>>; Liesje Nicolas

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Subject: Re: Notice sent to Owners within 200 feet and Interested Parties - Highlands Lot 11

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

Hi Camille,

Thank you for continuing to keep us informed about the project. Three questions:

1. On the site of Lot 11 several large oak trees have ribbons, tags, and markings. Which ones will stay and which ones will be removed? Asking because it looks like all of the oak trees were cleared from Lots 9 and 10, so wondering if any will remain on Lot 11.
2. Where can we find a project plan for development of the house on Lot 11? Asking because so many of us Highlands residents are working from home now due to the covid-19 situation, that the noise and traffic disruptions from the project will have more of an impact than they would have, so want to know how long the project is going to take.
3. The project document "Revised Findings and Conditions of Approval for the Highlands Estates Project" from February 10, 2010 on Page 17 Section 6 Paragraph b says: "All homes on Lots 1, 2, 3, 4 and 11 shall be no more than one-story high on the front curbside. Home design will be compatible with a contemporary, mid-20th century modern style, as shown in conceptual drawings approved by the Board of Supervisors." The architectural drawing of the proposed house (attached below) shows that it is two stories high from the front curbside, and is not of a contemporary mid-20th century modern style. How can we make a request that Chamberlain Associates / NexGen Builders revise the architectural design of the proposed house to fit the wording of the document?

Thanks,
Tom

From: Camille Leung <cleung@smcgov.org<<mailto:cleung@smcgov.org>>>
Date: Wed, Jul 1, 2020 at 10:55 AM
Subject: RE: Notice sent to Owners within 200 feet and Interested Parties
To: Dave Michaels <dm94402@gmail.com<<mailto:dm94402@gmail.com>>>, Sam Naifeh
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On Wed, Jul 1, 2020 at 10:55 AM Camille Leung <cleung@smc.gov<<mailto:cleung@smc.gov>>> wrote:
Hi Highlands neighbors,

Please see attached for a County notice pertaining to the construction start date after 10 days of this date for a house on Lot 11 at 88 Cowpens Way. This notice has also been mailed to property owners within 200-feet of Lots 9, 10, and 11 of the Highlands Estates Subdivision.

Please note contact information provided in the letter for future questions and correspondence.

Thanks!