

From: [Karyn Roark](#)
To: [Ruemel Panglao](#)
Subject: PLNB2021-0036
Date: Sunday, January 9, 2022 4:43:58 PM

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Dear Mr. Panglao,

I am reaching out to you convey my thoughts on this project. The design of the house looks very nice and will fit well into the neighborhood. However I have some questions about the completed application and how certain statements and images are interpreted and presented, to point out some things that have been overlooked, and to make a few points regarding how this project should proceed.

Item 2. Site Plan Information: regarding Site Description. What level of improvements makes for "Existing Development" when the description by the applicant states "improved with all utilities and street improvements?" Yes, all utilities are available, however in no way can it be said that there are street improvements. **Cortez is unpaved and rutted with potholes and drainage channels created by erosion.** There is an overgrowth of vegetation extending into the right-of-way from this undeveloped lot, as well as that from the vacant lot next/East of it, as well as a vacant lot across the street, (owned by this same applicant/owner), that have significantly narrowed the roadway. This vegetation should be cleared to the property line and **erosion control and grading or paving of Cortez should be required.** The drawings are incorrect as the roadway, as it is designated to be 50', while the drawings show it is narrower. It has only grown narrower due the neglect of the lot owner allowing the overgrowth of vegetation. The roadway should be maintained at 50'. wide.

There were plans being considered for a house further up Cortez, PLN 2018-00397, where they were required to provide paved access for fire vehicles. (That project has not progressed.) I hope that such a requirement will also be put in place for this project.

There is currently a dispute with this land owner regarding a fence he placed in the roadway last year on parcel 048-013-910, which is across the street to the left. Drainage has been accelerated though the remaining narrow portion of Cortez at Alameda adding to the erosion issues and a misrepresentation of the portion of Cortez in front of this project.

Item 4. I, regarding signs. I don't know what type of signs are being referred to here, but there is a "NO PARKING, FIRE LANE" sign in front of the house next door. Based upon the drawing on page 20 of the PDF document, the street parking as shown is actually in the middle of the street (due to the overgrowth of vegetation encroaching significantly into the right of way), and if parking was actually shown in front of the proposed house, that would make the street parking shown in an area designated as a fire lane. **I object to this concept as shown.**

There were plans being considered for a house further up Cortez, PLN 2018-00397, where they were required to provide paved access for fire vehicles. (That project has not progressed.) I expect that such a requirement will be put in place for this project as well. .

Currently the illegal fence erected by Tom Carey on lot APN 048-013-910 blocks more than 2/3 of the right-of-way at Cortez and Alameda, preventing a fire truck from being able to reach the lot of PLNB2021-0036 from Alameda Ave, which is the quickest and most direct route to Cortez Ave. The area closed in by the fence is within a fire lane. The nearest fire hydrant for this project is on Alameda Ave.

Lastly, since the neighbors on that segment of Cortez utilize Alameda Ave to access their homes, it has been my observation that it also is a shortcut used by "regulars" to avoid Mirada road. I am quite certain that the construction vehicles will utilize Alameda Ave while the project is underway, since it is the most

direct route. Alameda is also unpaved, subject to erosion and the creation of massive amounts of dust when frequently traveled. Potholes and ruts develop when it rains, aggravated by increasing traffic. As the county takes no management of Alameda Ave (the burden of road maintenance is on the neighbors), we would like to see a mitigation of the dust and erosion on Alameda Ave be required by the owner during this project. A layer(s) of an anti dust agent laid prior to and during construction, and then a return to prior condition of the road, including grading if needed, upon completion is essential. We should not be subjected to further degradation of Alameda Ave, and the accompanying layers of dust on our cars, property and that which creeps into our homes.

Sincerely, Karyn Roark
265 Alameda Ave
Half Moon Bay, CA 94019
650-619-1890

Thy will be done this day! Today is a day of completion: I give thanks for this perfect day. Miracle shall follow miracle and wonders shall never cease.