

Ruemel Panglao

From: Brett Foster <fosterb@edgeandvertex.org>
Sent: Wednesday, February 10, 2021 2:20 PM
To: Bryan Albin; Ruemel Panglao
Subject: PLN2020-00222, comments for Design Review 11 Feb 2021 Meeting

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I would like to echo the concerns expressed by my neighbours about our private driveway/utilities. It's unfortunate that no attempt seems to have been made to reach out to parties of the easements to gain consensus about the use of a privately shared resource.

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Re: PLN2020-00222, comments for Design Review 11 Feb 2021 Meeting

— Our common driveway roadway easement is for vehicular access only and does not allow permanent or temporary structures or parking (see Easement Agreement attachment, Dennis Van Dalsen submitted comments, Feb 5). Our common driveway, established 55 years ago, is also now substandard relative to current fire regulations (see SMC Fire Marshall's Office document CFS-004, attached). If a Porta-Potty, refuse piles, and refuse box are placed on and further constrain the currently paved common driveway, I question whether emergency fire (and other) access would be adequate.

NB: Previous construction on this lot used San Pedro Road for some of these items, off-driveway areas for others.

— The plans do not appear to show any interior or exterior stairs allowing access to the 1200 sq ft "unfinished basement". Nonetheless, this floor includes several exterior doors, large banks of windows on two sides, interior walls for multiple rooms (one marked Laundry and one marked Kitchen on sheet A-6, one marked Bedroom on A-3), and a 9 ft X 31 ft covered exterior deck with views of Half Moon Bay. This looks more like preparation for either a semi-autonomous multi-bedroom third floor or a self-contained rental unit. I am puzzled by the contradictions and inconsistencies here, and believe that some clarification is in order.

— I am unable to find a drawing showing where the garage apron and railing meet the existing paved common driveway. To maintain sufficient fire emergency access on the hillside between our two garages, the garage apron and railing should maintain a consistent 6 foot setback from our mutual property line all the way from the garage door (as shown on sheet A0) to the paved driveway.

— Our common roadway easement does not authorize the placement of underground utilities, and none currently exist. Underground utilities connecting to the location marked "Joint PG&E Trench" (sheet C-1) would have to cross private property, for which permission would have to be obtained and cannot be assumed. NB: Electricity for previous construction on the site came from San Pedro Road.

