

866 Viewridge Dr. Project Timeline Summary

- February 2016
 - A building permit (BD2016-257013) was issued for a kitchen and bath remodel.

- April 2016
 - An additional building permit application (BD2016-257930) was submitted to remodel the existing single-family dwelling with a 769 square-foot addition. The permit did not pass plan check review. The proposed scope of work required a planning application, pursuant to Municipal Code 27.18.035- Substantial Removal of Existing Residence.

 - A heritage tree permit application was issued (HT2016-000209) to remove the 20" diameter Pepper tree and the 12" diameter Monterey Pine.

- June 6, 2016
 - The Building Division issued a stop work upon discovery of substantial demolition of the single-family dwelling – exceeding the scope of work of the previously issued building permit for the kitchen and bath remodel (BD2016-257013). The scope of work required a planning application.

- June 30, 2016
 - Pursuant to Resolution No. 98 (2008), the required informal pre-application neighborhood meeting was held.

- August 18, 2016
 - The Planning Application was officially filed and the project design and plans were revised twice during the roughly 6-month period between when the application was submitted and when it was deemed complete.

- February 7 – February 17, 2017
 - A public notice of the Pending Zoning Administrator Decision soliciting public comments was mailed to approximately 106 property owners, residents, and interested parties in the City, and the public notice was posted on the project site. During the public notice comment period, staff received emails and calls from neighbors inquiring if their comments made during the June neighborhood meeting had been addressed, particularly concerned with potential view impacts as a result of the proposed roof re-pitch. City staff was unaware of these comments, as the applicant never disclosed comments made during the neighborhood meeting. The Pending Zoning Administrator Decision was placed on hold.

- August 2017 – January 2018
 - The Planning Application was placed on hold upon discovery of grading work. A soils report was provided to City staff for review. Pursuant to Municipal Code 23.40.040, the Public Works Director made the official determination that the grading work was exempt from a site development planning application. Work commenced to address neighbors' concerns regarding potential view impacts.

- March 2018
 - To better illustrate possible view impacts, City consultant, Robert Frank of Robert Frank Architectural Illustration was commissioned to produce photo simulations for the three uphill neighbors, 872, 878, and 900 Viewridge Drive. Staff reviewed photo simulations with applicant and encouraged the applicant to meet with the neighbors to work together and find a resolution to the view impacts. The applicant presented the view analysis to the neighbors. The applicant and neighbors were unable to find an amicable time to meet in person. As a result, efforts between the applicant and neighbors to come to a collaborative solution were unsuccessful.

- April 28, 2018
 - The applicant requested that the planning application be referred to the Planning Commission for hearing and action. Pursuant to Municipal Code 27.06.020, if the Zoning Administrator finds that any planning application involves an unresolved city policy issue or that there is public controversy regarding the application, the Zoning Administrator shall refer the application to the Planning Commission.

- June 26, 2018
 - The application was reviewed before the Planning Commission and approved 4-1 (Commissioner Ebnetter opposed).

- July 6, 2018
 - A formal application for appeal was filed jointly by five neighbors adjacent to the project site (Todd Saiki, Bridgette Birdie, John and Patricia Demiris, and Richard Miles) in accordance with the City of San Mateo Municipal Code.

- August 30, 2018 – July 30, 2019
 - The project plans were formally resubmitted. Multiple plans were subsequently re-submitted and reviewed by staff over the course of nearly a year due to drafting errors, necessary revisions, and requests for required information. During this period the City contracted the services of Robert Frank again to provide to provide new photo simulations of perspectives taken from the three uphill neighbors, 872, 878, and 900 Viewridge Drive, as well as to compare the originally approved design in relation to the new modified design.