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**From:** Elaine Diani [REDACTED]  
**Sent:** Friday, February 10, 2017 11:43 AM  
**To:** Josiah Denmark <[jdenmark@cityofsanmateo.org](mailto:jdenmark@cityofsanmateo.org)>  
**Subject:** Notice of Pending Zoning Administrator Decision --PA16-074/866 Viewridge Drive.SUP

Dear Mr. Denmark,

My name is Elaine Diani and my husband's name is Joe Kolko. We are the owners of the house directly below 866 Viewridge Drive. Our address is [REDACTED] Viewridge Drive.

We are concerned about the proposed Special Use Permit being considered for 866 Viewridge as it would allow an increase of roof pitch height of more than 2 feet. We live directly below 866 Viewridge so the roof height would not directly affect us in this particular instance. However, we are concerned that allowing 866 Viewridge to increase the height of their roof substantially would set a bad precedent for the neighborhood. The value of many of the houses on our street is tied into their views. If neighbors were allowed to build up and block these views, the value of that home would be substantially reduced not to mention the enjoyment that each family has because of that view. The house directly below us was sold not long ago and we would lose a substantial portion of our view if that neighbor was ever allowed to build up. We would also like to point out that the two neighbors above 866 Viewridge are concerned that changing the roof line will affect their views.

A Neighborhood Meeting was held concerning the project at 866 Viewridge on June 30, 2016. At that time the following issues were brought up:

1. The two neighbors above 866 Viewridge expressed concern about the new roofline. They felt it could adversely affect their views. Todd asked if the owner and/or architect could put up a mock up of the new roofline so they could see exactly how the new roofline would affect their view. The architect and owner were non-committal about this request and as far as I know this was never done. My husband and I expressed the view that blocking our neighbors views would set a bad precedent for the whole neighborhood making such requests easier in the future.
2. My husband and I expressed concern that when the back of 866 Viewridge was graded some debris was pushed onto our property and fist sized rocks hit our house. We asked that this debris be removed. We also expressed concern that a large pile of boulders was piled right at the edge of 866 Viewridge which is at the top of a slope down to our property. We were concerned that if one of these boulders rolled down the slope it could damage our home. The next week the owner had the boulders removed from the edge of his property and the debris removed from our property. We were grateful for his swift response.
- 3, The neighbor below 866 Viewridge ( on Laurelwood) expressed concern about the fact that substantial grading had been done behind the house at 866 Viewridge. He was concerned that precautions be taken for the winter., He was concerned about a mudslide and possible

destabilization of the hill.

Those are the concerns that I heard expressed at the neighborhood meeting. It is possible that other concerns were raised.

My husband and I would appreciate it if the Zoning Administrator would give these concerns careful consideration. In addition, please send written notification of the Decision reached by the Zoning Administrator to: Elaine Diani and Joe Kolko at [REDACTED] Viewridge Drive, San Mateo, Ca. 94403.

Thank you for your consideration.

Elaine Diani and Joe Kolko

[REDACTED] Viewridge Drive

San Mateo, Ca. 94403

[REDACTED]

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**From:** [Darcy Forsell](#)  
**To:** [Brittini Barron](#)  
**Subject:** FW: Regarding 866 Viewridge SPAR  
**Date:** Thursday, June 14, 2018 10:17:28 AM

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**From:** David Crighton [REDACTED]  
**Sent:** Tuesday, August 23, 2016 5:43 PM  
**To:** Planning Commission <[PlanningCommission@cityofsanmateo.org](mailto:PlanningCommission@cityofsanmateo.org)>  
**Subject:** Regarding 866 Viewridge SPAR

Hello,

I am a long time resident at [REDACTED] Laurelwood, San Mateo and need your assistance. I would like to know what I need to do or who I need to contact regarding learning the outcome of what I believe was a SPAR Planning review for [REDACTED] Viewridge, San Mateo residence held in July/August 2016. The property is undergoing significant building and property renovation. I attended a meeting at the residence, hosted by the architect, Jack Chu of Jack Chu Design at which time we had the opportunity to review the plan for the property.

My interest was in learning what actions the plan would include to mitigate the possible risk of debris flow (during heavy rains from the substantial amount of dirt construction has brought in and deposited on the back of the property to extend its useable space. I was advised by Mr. Chu that constructing successive levels of retaining walls across the back of the property is part of the property plan. I have contacted Mr. Chu a number of times for an update but he has not replied.

I am concerned about this because my property lies directly down the hill and adjacent to this property. In the past ,before my ownership, during heavy rainy seasons, debris flow(mud and rock) from Viewridge properties above me was deposited onto my property causing significant damage. In January 1998 an additional debris flow event occurred and damaged my property. After this event I made improvements to the existing rain and mud drainage system which has been effective in managing average winter rain/mud flow but not significant mud debris flow.

Without construction and engineering to ensure the newly deposited dirt (at 866 Viewridge) does not slide under these (heavy rains) circumstances, I fear that a catastrophic event will occur again.

I am reaching out to you to determine the outcome of the SPAR review for this property and whether these mitigation concerns were addressed.

Please advise.

Thanks,

David Crighton  
[REDACTED] Laurelwood Drive  
San Mateo, Ca 94403

**From:** [Richard Miles](#)  
**To:** [Brittini Barron](#)  
**Subject:** Re: status of meeting with Kelson Chu  
**Date:** Thursday, April 19, 2018 9:01:20 AM

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Hi Brittini

Two sides to the story - thanks for the outreach and opportunity to weigh in.

I can forward you the email communications, but in short:

- Apr 2: outreach from Kelson Chu attorney to meet Apr 4-8
- Apr 5: we reach out to Chu and propose a meeting without lawyers. We propose Apr 9
- Apr 7: Chu responds his wife is out of town, he will get back to us late next week
- Apr 16: Chu proposes meeting Apr 18 or 19
- Apr 17: I am unavailable Apr 18, Todd Saiki is out of town 19-22. I communicate this and propose we can all meet wk of Apr 23

So far I have no response to this proposal (either to meet in smaller groups or get a meeting on the calendar next week).

The reality is it is difficult to get all of us in one place at one time, but we are all trying to bend our calendars to make this work.

I think we are being pretty responsive and supportive. Please do weigh in if you see it differently.

Also very happy to meet in person with you or others at the city, if that would be helpful. I think I speak for all of us neighbors when I say we feel like this has been quite the shakedown, with a lot of take and little if any give. That perspective, and the substance behind it, may not be clear to the city as you have likely been dealing with Chu's people almost exclusively.

Thanks!  
Richard

**From:** [Lou Liberty](#)  
**To:** [Richard Miles](#); [Brittini Barron](#); [REDACTED]  
**Cc:** [Kelson Chu](#); [David Melchner](#)  
**Subject:** : 866 Viewridge Dr., San Mateo no further meetings.  
**Date:** Wednesday, May 23, 2018 12:07:50 AM

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I would like to thank all those who attempted to arrange a meeting amongst the neighbors. At this time, we do not think a meeting would be productive and are proceeding directly to the Planning Commission.

Thank you for your continued courtesy in this matter.

Lou

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Louis A. Liberty  
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