



Rob _ <rob1050acacia@gmail.com>

1050 Acacia - Email #2 - Current Rear Patio Construction URGENT

Rob Carey <rob1050acacia@gmail.com>

Mon, May 14, 2007 at 1:14 PM

To: Lisa Grote <lgrote@co.sanmateo.ca.us>, Jim Eggemeyer <jeggemeyer@co.sanmateo.ca.us>, John Maltbie <jmaltbie@co.sanmateo.ca.us>

Cc: Dave Holbrook <dholbrook@co.sanmateo.ca.us>, Peggy Jensen <pjensen@co.sanmateo.ca.us>, Richard Gordon <rgordon@co.sanmateo.ca.us>, Gael Erickson <gael_e@earthlink.net>, Adrienne Tissier <atissier@co.sanmateo.ca.us>, Jerry Hill <jhill@co.sanmateo.ca.us>, Mark Church <mchurch@co.sanmateo.ca.us>, Rose Jacobs Gibson <RoseJG@co.sanmateo.ca.us>

5/14/07 - EMAIL #2

To: County of San Mateo - Planning & Bldg Dept and County Manager (Via Email)

Attn: Lisa Grote, Jim Eggemeyer , John Maltbie

Subject: 1050 Acacia - Current Rear Patio Construction

I omitted the following very important issue from the email I sent earlier today. The issue is critical as the Contractor appears to be planning to pour concrete today. I have addressed this issue in phone calls to the County today.

CURRENT PATIO CONSTRUCTION: The email sent previously today (5/14/07) omitted a very urgent issue regarding the concrete patio at the back of the house. This large patio, outside of the back door is shown in the design plans built about two steps (or about 2') above the natural grade . However it has been formed up for a concrete pour with the top of the patio more than 5' above natural grade. This is a major non-conformance with the approved design plans and results in a serious degradation of the privacy for the adjacent property. This patio looks directly into the bedroom window of my home. Please ensure this non-conforming work is not completed; the patio appears to be currently prepared for a concrete pour.

The approved design plans can be downloaded here:

http://1050acacia.info/doc1/1050-Acacia_DOC-050913_Design-Plans_Submitted-Sept-13-2005_Approved-Nov-10-2005.pdf

Recent photos of the formed up patio can be found in the photo gallery linked to in following email, i.e. here (note height of patio relative to the top of fence): <http://1050acacia.info/photos/photo-gallery-070506/index.htm>

Robert Carey

For reference please find below a copy of the first email (#1) as sent earlier today:

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----- Forwarded message -----

From: **Rob Carey** <rob1050acacia@gmail.com>

Date: May 14, 2007 7:18 AM

Subject: 1050 Acacia - Current walkway construction, Illegal fill, Drainage , Low wall

To: Bill Cameron <bcameron@co.sanmateo.ca.us>, Lisa Grote <lgrote@co.sanmateo.ca.us>, John Maltbie <jmaltbie@co.sanmateo.ca.us>

Cc: Peggy Jensen <pjensen@co.sanmateo.ca.us>, Adrienne Tissier <atissier@co.sanmateo.ca.us>, Jerry Hill <jhill@co.sanmateo.ca.us>, Mark Church <mchurch@co.sanmateo.ca.us>, Richard Gordon <rgordon@co.sanmateo.ca.us>, Rose Jacobs Gibson <RoseJG@co.sanmateo.ca.us>, Dave Holbrook <dholbrook@co.sanmateo.ca.us>, Gael Erickson <gael_e@earthlink.net>, Jim Eggemeyer <jeggemeyer@co.sanmateo.ca.us>

May 14, 2007

To: County of San Mateo - Planning & Bldg Dept and County Manager (Via Email)

Attn: Bill Cameron, Lisa Grote, John Maltbie

Subject: 1050 Acacia - Current walkway construction, Illegal fill, Drainage , Low wall

REFERENCE: APN # 036-121-410 Design Review File No. PLN 2005-00418 & Correspondence at <http://1050Acacia.info/select>

CURRENT WALKWAY CONSTRUCTION: The Contractor at 1050 Acacia is preparing to construct a walkway at the rear of the structure on top of illegal dirt fill. Please see the attached photos which show the forms in place. The installation may be scheduled for today, May 14th (assumed material is concrete). I am unable to find any indication of this walkway on the approved design plans, therefore I believe this work is not approved by the County. Please have this walkway construction, and any further landscape work on this illegal dirt fill stopped immediately. It is not prudent to allow the Contractor to expend additional funds on work that will be removed when the County enforces the County Code.

ILLEGAL FILL DIRT: The dirt fill the walkway is being constructed atop was built in violation of zoning regulation 6300.2.6, and without a required grading permit (a grading ordinance violation). In addition the dirt fill is not shown on the approved design drawings; in fact the site plan specifically calls for no site grading except for minor adjustments needed for drainage around the house. For additional background information and documentation of notice provided to the County on this issue please refer to: <http://1050acacia.info/select>. This fill dirt must be removed prior to the County's acceptance of this project.

CHANGE To DRAINAGE PATTERN: The illegal fill dirt the Contractor has installed at 1050 Acacia has changed the drainage pattern of the site. The site previously drained mostly south-southwest, it now drains mostly to the west against my fence. The problem has been compounded due to the fact that the Contractor has also hauled a large amount of fill onto the lot to the north (1040 Acacia) without approval, and graded the site, changing the drainage pattern from south-southwest flow to apparently mostly westerly flow. With the current site grading, and layout of structures, most flow from 1040 Acacia will end up running against and under / through the westerly fence line onto my property, whereas previously a significant portion flowed to the South bypassing my property and the property to the north of mine. Is this unapproved change of the drainage pattern allowed by the County? Was a site drainage plan submitted as required by the 11/14/05 County Decision Letter item 14d (I haven't seen one in the files)? Please respond to these last two questions and make a copy of the drainage plan available if it exists. I have attached a copy of the 11/14/05 County Decision letter, it is also available on-line [HERE](#).

DRAINAGE PIT: The 1050 Acacia rain gutters lead underground, apparently to some type of drainage pit, or dry pit. I did not observe this pit being constructed. Where is it located? Does the County have photos showing pit construction? Please make copies available of whatever information you have.

LOW WALL AT WEST FENCE: The attached photos also show a low retaining wall (about 1' high) built about one foot away from the west fence (my fence). This structure is not shown on the approved design plans. This wall will trap material, fill up with dirt and debris, and lead to premature deterioration of the fence on my property line. This low wall also defeats the privacy feature of the fence. Please have this retaining wall removed from the site.

1050 ACACIA PHOTO GALLERY: A set of recent site photos (May 6, 2007) can be found at: <http://1050acacia.info/photos/photo-gallery-070506/index.htm>
This gallery includes the photos of the walkway and low wall referenced above

CONCLUSION: The failure of the County to enforce the regulations and ordinances at 1050 Acacia, and the failure to require the project be constructed in conformance with the approved plans, has created a serious problem for all involved. It would be most prudent and fiscally responsible to stop all further non-conforming work and to not allow additional construction atop or in the illegal fill material prior to its removal. I would appreciate your prompt attention to these issues and a timely response to this email.

Sincerely,

Robert Carey

CC (by Email):

Peggy Jensen - Deputy County Manager (pjensen@co.sanmateo.ca.us)
Supervisor Adrienne Tissier (atissier@co.sanmateo.ca.us)
Supervisor Jerry Hill (jhill@co.sanmateo.ca.us)
Supervisor Mark Church (mchurch@co.sanmateo.ca.us)
Supervisor Richard Gordon (rgordon@co.sanmateo.ca.us)
Supervisor Rose Jacobs Gibson (RoseJG@co.sanmateo.ca.us)
Jim Eggemeyer - Planning (jeggemeyer@co.sanmateo.ca.us)
Dave Holbrook - Senior Planner (dholbrook@co.sanmateo.ca.us)
Gael Erickson - President - Midcoast Community Council (gael_e@earthlink.net)

Attachments:

1050-Acacia__DOC-051114__County-Decision-Letter_Approval- and-Conditions.pdf
1050Acacia-070506-30__back-south-corner-retain-wall-at-tree_reduced.jpg
1050Acacia-070506-32__back-from-SW-corner_reduced.jpg
1050Acacia-070506-34__back-fence-low-retain-wall-from-SW-corner_reduced.jpg
1050Acacia-070508-02__back-from-NW-corner_low-wall-fill-walkway_reduced.jpg

5 attachments



1050Acacia-070506-30__back-south-corner-retain-wall-at-tree_reduced.jpg
137K




1050Acacia-070506-32__back-from-SW-corner_reduced.jpg
87K



1050Acacia-070506-34__back-fence-low-retain-wall-from-SW-corner_reduced.jpg
89K



1050Acacia-070508-02__back-from-NW-corner_low-wall-fill-walkway_reduced.jpg
101K

 **1050-Acacia__DOC-051114__County-Decision-Letter_Approval-and-Conditions.pdf**
1128K
