

From: [Luis Topete](#)
To: [Olivia Boo](#)
Cc: [Maria Gonzalez](#)
Subject: FW: October 10, 2024 Public Hearing Agenda Item #2 AARPAUL, LLC Development at 15th Street and East Avenue, Montara
Date: Tuesday, October 8, 2024 2:25:31 PM
Attachments: [Screenshot 2024-10-07 at 3.49.50 PM.png](#)
[Screenshot 2024-10-07 at 8.14.39 PM.png](#)
[Screenshot 2024-10-07 at 8.23.58 PM.png](#)
[Screenshot 2024-10-07 at 8.29.21 PM.png](#)
[Attachment #1 9-2020 to 12-2020 Encroachment on property at 390 14th Street, Montara CA.pdf](#)

Hi Olivia,

Please see public comment for your CDRC item below.

Luis Topete

Planner III

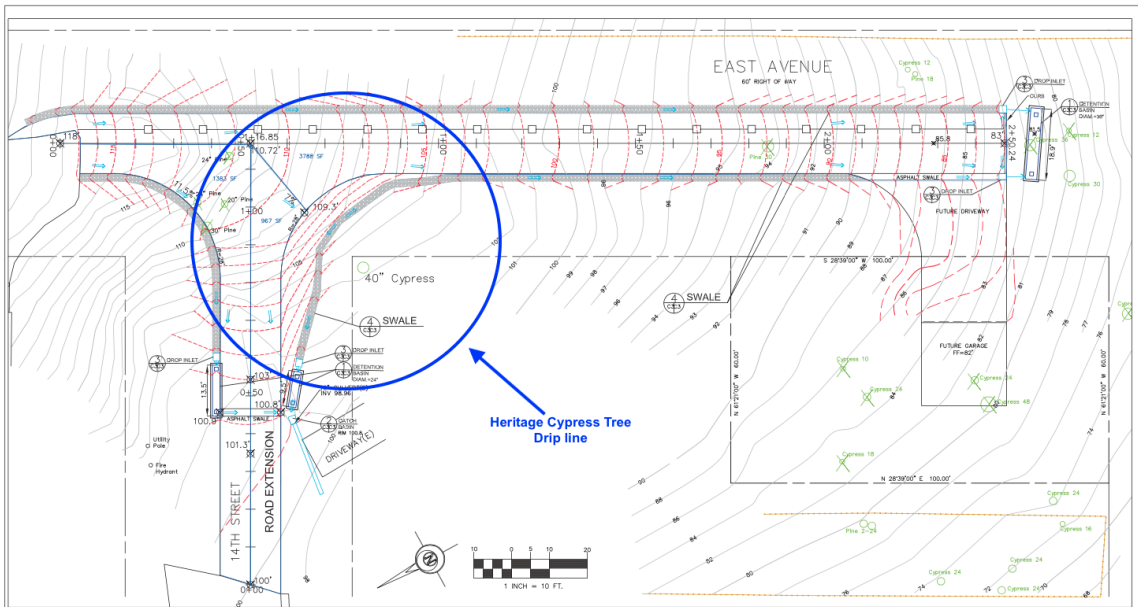
From: Larry Jimenez <larry.jimenez@gmail.com>
Sent: Tuesday, October 8, 2024 11:01 AM
To: Luis Topete <ltopete@smcgov.org>
Cc: Patricia <patriciaylynn@yahoo.com>; David Lynn <davidjlynn01@gmail.com>; pattyacey@sbcglobal.net; Bryan Jessop <bryan@morchellawildfoods.com>; John Qaquindah <jqaquindah@gmail.com>; Alan Haffner <alanhaff@pacbell.net>
Subject: October 10, 2024 Public Hearing Agenda Item #2 AARPAUL, LLC Development at 15th Street and East Avenue, Montara

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Coastside Design Review Committee,

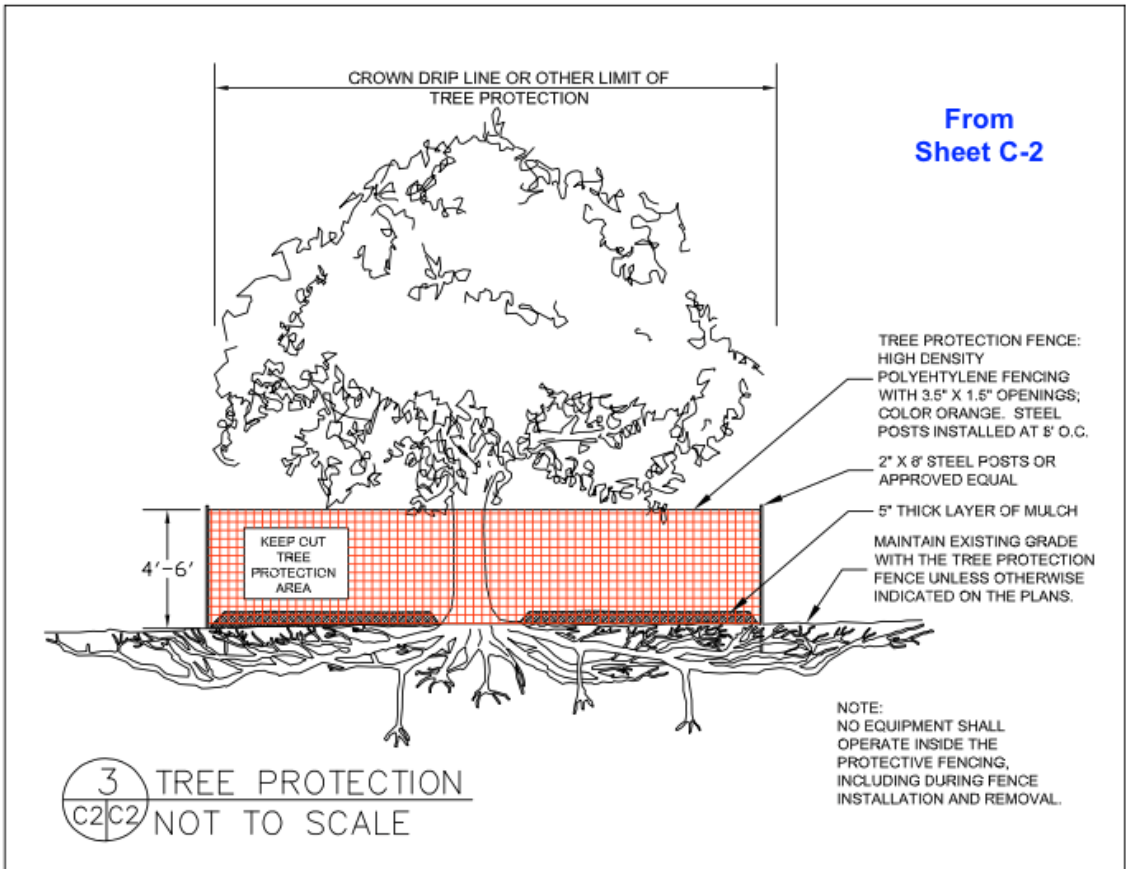
We own the property at 390 14th Street adjacent to the proposed development at 15th Street and East Avenue paper streets. Our biggest concern regarding this project relates to environmental impacts to the surrounding natural land. Environmental mitigation plans do not seem adequate in protecting our property as well as other adjacent land and we have great concern the developer will not be conscientious to property owners in the area.

- 1) Attached #1 is an email thread from shortly after the CDC meeting in September of 2020. The developer spray painted, in yellow, 5 trees on our property for removal before having an understanding of the property lines. This was irresponsible and inconsiderate of the closest neighbor to his development. It took 3 months to get this resolved finally getting the yellow spray paint cleaned off of our trees in late December, 2020.
- 2) Our significant 40" Heritage Cypress tree is also of great concern for us. It is located at the corner of our lot and his plan for the driveway, on adjoining county property, runs right next to the trunk well under the tree drip line. (See overlay showing drip line totally over the proposed driveway and pictures showing route up and around the tree trunk within the dripline for over 180 degrees around our Heritage Cypress). We cannot imagine how the driveway and underground utility installation can be done without destroying the roots and killing this tree we love.





3) The developer's tree protection plan (see below) shows installing polyethylene fencing at the tree drip line not allowing any work to happen within that zone. The driveway cannot be installed with this protection plan in place. The developer designed tree protection plan makes this driveway installation non-feasible.



Thank you for reviewing the issues with this project afflicting damage to the current natural scenic beauty and our Cypress tree.

Much more work needs to be done to mitigate damage to the property of others before this project can move forward.

Larry Jimenez

Encroachment on property at 390 14th Street, Montara CA

Larry Jimenez <larryjimenez@gmail.com>
Draft To: Larry Jimenez <larryjimenez@gmail.com>

Tue, Oct 8, 2024 at 8:33 AM

From: **Camille Leung** <cleung@smcgov.org>
Date: Tue, Dec 1, 2020 at 2:46 PM
Subject: RE: Encroachment on property at 390 14th Street, Montara CA
To: Larry Jimenez <larryjimenez@gmail.com>

Hi Larry,

I have not heard from Paul either re: coming back to CDRC or on any other matter. I assume he is still working to address all the comments. The spraying of the trees is a civil matter. You may want to get a tree company to give you an estimate on the work to remove the paint and reach out to him to pay that. I have found that the best way to reach him is to call him directly.

Thank you

From: Ruemel Panglao <rpanglao@smcgov.org>
Sent: Monday, November 30, 2020 3:04 PM
To: Camille Leung <cleung@smcgov.org>
Subject: FW: Encroachment on property at 390 14th Street, Montara CA

Hi Camille,

Forwarding this email over regarding your McGregor DR project in Montara.

Thanks,

Ruemel

From: Larry Jimenez <larryjimenez@gmail.com>
Sent: Monday, November 30, 2020 2:59 PM
To: Ruemel Panglao <rpanglao@smcgov.org>
Subject: Fwd: Encroachment on property at 390 14th Street, Montara CA

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Ruemel,

Hopefully things are going as well as they can for you. This email is in regards to trees on our property at the rear of our lot that were accidentally spray painted by the developer for PLN-2014-00490. I'd interchanged texts and emails with him soon after this email was sent but over the past few weeks cannot get a call or text returned. Is there anything the county can do to help us get the paint removed from our trees? I want to be present for cleaning of the first trees to ensure the process will not cause permanent damage. See previous email below for pictures and locations. Let us know.

Thank you and feel free to call me if you'd like to discuss further.

Larry

510-206-6549

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

From: **Larry Jimenez** <larryjimenez@gmail.com>
Date: Tue, Oct 6, 2020 at 8:44 AM
Subject: Re: Encroachment on property at 390 14th Street, Montara CA
To: <macky8@dslextre.com>
Cc: Camille Leung <cleung@smcgov.org>

Paul,

I left you a voicemail yesterday morning to get an update on where you are in the process:

- 1) Will you be submitting responses to the continuation letter in time for this month's meeting? If not, when do you anticipate doing so?
- 2) The boards were removed from our property but the paint on our trees still needs to be cleaned up. I texted you natural citrus biodegradable products that can be used to scrub the paint off of the bark. Please confirm when you anticipate this happening so that we can review the plan prior to proceeding.

Thank you,

Larry

On Wed, Sep 23, 2020 at 1:09 PM Larry Jimenez <larryjimenez@gmail.com> wrote:

Hi Paul,

As discussed over the phone, here is your arborist's map with the location of the true property lines superimposed. Please note that:

- Our property runs 200 feet deep
- Trees 21, 22, 23, 24, 25, 17 and 5 are on our property and should not be touched without our written consent.

I have attached pictures with orange flagged stakes showing these trees inside our property lines and your layout boards crossing into our property. Please come up with a plan to remove the boards from our

property and also propose how you plan to remove the yellow paint that was sprayed onto our trees. We need to agree on the plan prior to you proceeding to ensure the process will not harm the trees.

Thank you,

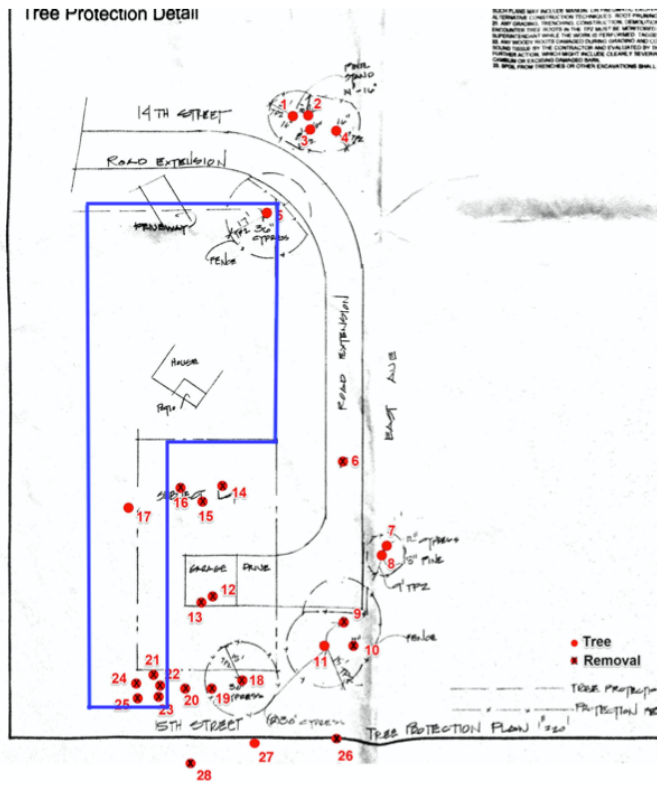
Larry

510-206-6549

Copying Camille as this relates to plan review process topics discussed in the 9-10-20 meeting.

cell/voicemail 415.606.3610 office 415.921.3610 fax 415.921.7711 email Roy@treemanagementexperts.com

Site Plan with Additions





Orange Stake

Property Line

Remove Boards

Property Line



Pictures below are of trees painted on our property:







