

## Diana Higuera

---

**From:** Melissa Andrikopoulos  
**Sent:** Friday, March 26, 2021 2:37 PM  
**To:** ncampbell@katzoffriggs.com  
**Subject:** PRA request re 18 Terrace Ave and TEG Property

Good afternoon Ms. Campbell,

Your Public Records Act requests regarding 18 Terrace Avenue and the “TEG Property” have been forwarded to me for a response. I have determined that the County does possess records responsive to both requests. However, the requests are extensive, and locating and reviewing records will take the Planning Department a significant amount of time. As you are likely aware, the Public Records Act imposes a duty to produce records in response to a request that “reasonably describes an identifiable record or records.” Cal. Gov’t Code § 6253(b). To that end, and in the interest of providing you the records you need as quickly as possible, are you able to focus your requests, either by time period or otherwise? Let me know if a discussion with myself or Planning staff might help you focus your requests.

Best,

Melissa

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**Melissa Duncan Andrikopoulos**  
Deputy County Counsel  
San Mateo County Counsel's Office  
400 County Center, Sixth Floor  
Redwood City, California 94063  
650.363.4753  
[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)

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**From:** Melissa Andrikopoulos  
**Sent:** Monday, April 12, 2021 6:07 PM  
**To:** Nicole Campbell  
**Cc:** Annabelle Gaiser  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

Hi Nicole,

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We will focus our search on the seven categories listed for the "TEG Property" first. Do you have a similar list of dates and topics for 18 Terrace Avenue? If so, that would be helpful when we get to that point.

Thank you,  
Melissa

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**From:** Nicole Campbell <ncampbell@katzoffriggs.com>  
**Sent:** Wednesday, April 7, 2021 11:23 AM  
**To:** Melissa Andrikopoulos <mandrikopoulos@smcgov.org>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Feel free to call me with questions.

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**Sent:** Friday, April 23, 2021 10:06 AM  
**To:** Melissa Andrikopoulos  
**Cc:** Annabelle Gaiser  
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**Sent:** Friday, April 23, 2021 10:09 AM  
**To:** Nicole Campbell  
**Cc:** Annabelle Gaiser  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

Hi Nicole,

Thanks for checking in. I have been in communication with staff and know they are diligently searching for records with the intention of beginning production to you today. I will keep you posted.

Thank you,  
Melissa

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**Sent:** Friday, April 23, 2021 10:06 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
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**Sent:** Friday, April 23, 2021 3:47 PM  
**To:** Nicole Campbell  
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**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property  
**Attachments:** VIO2017-00054 Case Activity Summary.pdf; VIO2017-00054 Title Page.pdf

Good afternoon, Nicole,

Attached is an initial production in response to your request. I expect to provide additional records mid-week next week, as well as a further estimate for continued production.

I hope you have a nice weekend.

Thanks,  
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SUMMARY OF CASE ACTIVITY

VIO2017-00054

APN: 048076120

ADDRESS: MIRAMAR DR, HALF MOON BAY, CA 94019-0000

Activity	Date Assigned	Done By	Status	Status Date
<b>Complaint Received</b>	02/22/2017	Rita Mclaughlin	Investigation	02/22/2017
<b>Investigation</b> 3/8/17 RSP - Applicant came to counter. Notified that fence requires a CDP.	03/08/2017	Ruemel Panglao	Notes	03/08/2017
<b>Investigation</b> See Ruemel's notes on 3/8/17.	09/21/2017	Ana Santiago	In Violation	03/14/2017
<b>Enforcement</b>	04/07/2017	Ana Santiago	Complied	04/07/2017
<b>Final Processing</b>	04/07/2017	Ana Santiago	Workflow Closed	04/07/2017
<b>Enforcement</b> They have applied for the CDP. It was deemed incomplete.	09/21/2017	Ana Santiago	Notes	09/11/2017
<b>Enforcement</b> Property owner spoke with Joan Kling the Code Compliance Manager. He gave her a copy of notes in Accela that she stated it was a civil matter. She explained he needed a CDP and gave him copies of the LCP requiring the Coastal Development Permit and the meaning of exemption, and she showed him where he does not meet the exemption.	10/25/2017	Ana Santiago	Notes	10/25/2017
<b>Enforcement</b> They have not completed the CPD for the fence. I issued the NOV.	11/03/2017	Ana Santiago	Violation Notice Sent	11/03/2017
<b>Enforcement</b> 11/9/17 SSB - Owner came in with letter stating reasons why they don't believe they need a CDP including because the fence is less than 4' in height and non-masonry (it's chain link). He pointed to previous brochure given to him highlighting that building permit is not require for fence less than 6' in height.	11/09/2017	Summer Burlison	Notes	11/09/2017
<b>Enforcement</b> They need a CDP. They want to deny that they need one, and have submitted a letter stating so. I explained again they still need a CDP.	12/14/2017	Ana Santiago	Notes	12/14/2017
<b>Enforcement</b>	09/13/2018	Summer Burlison	Notes	09/13/2018

Activity	Date Assigned	Done By	Status	Status Date
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9/13/18 SSB - Emailed to TJ Singh, cc'd code compliance officer:

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to be completed by Friday, September 28, 2018 in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,  
Summer

09/13/2018	Joan Kling	Notes	09/13/2018
------------	------------	-------	------------

Summer sent email to Singhs saying Code Compliance will soon issue Citations. Deadline is Sept. 28. Citations will be issued after that.

<b>Enforcement</b>	09/27/2018	Camille Leung	Notes	09/27/2018
--------------------	------------	---------------	-------	------------

9/27/18 CML - I met with TJ and Tripp for the Pre App (PRE2018-00053). I gave them forms, fees, calendar, and told them that the County will not issue any permits, including Deign Review, until the fence violation is resolved. I stated that the only way to resolve the violation is for the fence to be removed. As no permits for construction will be issued until the violation is resolved, the fence cannot be retained as a future fence for the residence or as a construction fence.

They asked as to whether they can install 2 "no trespassing signs" in lieu of the fence. I said that this could potentially qualify for a CDX. COunty would need sign specs, post specs, overall height and location map. Prior to approval of any CDX, fence would have to be removed first.

<b>Enforcement</b>	12/24/2018	Mike Schaller	Notes	12/24/2018
--------------------	------------	---------------	-------	------------

12/24/18 mjs - Property owner came in to make request to remove violation. Advised him to submit a letter stating his position and that would be forwarded to Camille or Summer who have been involved with this case previously. They can review and work with Code Enforcement regarding this request.

<b>Enforcement</b>	07/09/2019	Joan Kling	Notes	07/09/2019
--------------------	------------	------------	-------	------------

Need to check on status of this case.

<b>Enforcement</b>	02/07/2020	Lisa Aozasa	Notes	02/07/2020
--------------------	------------	-------------	-------	------------

2/7/20 LAA -- VIO 2017-00054 remains open and unresolved. See PLN 2018-00426 for more information on status of efforts to legalize the fence.

# VIO2017-00054 - ZONING

A notice was added to this record on 2017-01-18.  
 Condition: 1/4/12 SSB - Reviewed PLN2009-00069 & PLN2007-00153 cases with prospective buyer (as property was foreclosed on during processing of PLN2009-00069). Identified an access easement recorded (as Notic sq. ft. in size and over the area of proposed Parcel C of subdivision PLN2009-00069. Easement was never shown on tentative map and the case was never processed past 1st round review comments before the property  
 Total conditions: 2 (Notice: 2)

[View notice](#)

Menu      Save      Reset      Help

<b>Record Number</b>	<b>Opened Date</b>	<b>Record Status</b>	<b>Record Type</b>
VIO2017-00054	02/22/2017	Violation Notice Sent	Planning/Zoning Violation/NA/NA

**Project Name**  
 ZONING

**Description**

Fences have been built on a vacant parcel that are obstructing access to the neighboring property (Fences are on Parcel 048-076-120 which appears to have the same address as Parcel 048-076-130)

[check spelling](#)

<b>Assigned to Department</b>	<b>Current Department</b>	<b>Assigned to Staff</b>	<b>Current User</b>	<b>Assigned Date</b>
Planning	▼	Joan Kling	▼	02/22/2017

<b>Total Invoiced</b>	<b>Total Paid</b>	<b>Balance</b>
0.00	0.00	0.00

**Short Notes**

## Diana Higuera

---

**From:** Melissa Andrikopoulos  
**Sent:** Friday, April 23, 2021 3:47 PM  
**To:** Nicole Campbell  
**Cc:** Annabelle Gaiser  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property  
**Attachments:** VIO2017-00054 Case Activity Summary.pdf; VIO2017-00054 Title Page.pdf

Good afternoon, Nicole,

Attached is an initial production in response to your request. I expect to provide additional records mid-week next week, as well as a further estimate for continued production.

I hope you have a nice weekend.

Thanks,  
Melissa

---

**From:** Nicole Campbell <ncampbell@katzoffriggs.com>  
**Sent:** Friday, April 23, 2021 10:06 AM  
**To:** Melissa Andrikopoulos <mandrikopoulos@smcgov.org>  
**Cc:** Annabelle Gaiser <agaiser@smcgov.org>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

**CAUTION:** This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

---

Hi Melissa,

I hope you have been well. I am writing to check in with you. We are expecting an initial production from your office today.

Best,

Nicole Campbell  
Katzoff & Riggs LLP  
1500 Park Avenue, Suite 300  
Emeryville, CA 94608  
(510) 588-5178  
[www.katzoffriggs.com](http://www.katzoffriggs.com)  
-Notary Public-

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---

**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Monday, April 12, 2021 6:07 PM  
**To:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Cc:** Annabelle Gaiser <[agaiser@smcgov.org](mailto:agaiser@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

Hi Nicole,

Thank you for this email clarifying your PRA request, and for your voice messages. I apologize for my delay in responding. Thank you for focusing and prioritizing your request. It should help the Department identify the responsive records much more quickly. Please accept this email as our determination that the County does possess records responsive to your request. To the extent those records are not exempt from disclosure pursuant to the Public Records Act, we will produce them to you on a rolling basis. I anticipate that we should be able to provide at least an initial set of responsive documents by Friday, April 23<sup>rd</sup>.

We will focus our search on the seven categories listed for the "TEG Property" first. Do you have a similar list of dates and topics for 18 Terrace Avenue? If so, that would be helpful when we get to that point.

Thank you,  
Melissa

---

**From:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Sent:** Wednesday, April 7, 2021 11:23 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Melissa,

I left you a message this morning. Thank you for assisting us to locate records regarding the "TEG Property" and 18 Terrace Avenue. We are happy to accept a rolling production of records. Our priority is to receive documents regarding the "TEG Property" first. Of these, of the highest interest are documents and communications related to the following:

Violation notice regarding illegal fence (VIO2017-0054), denial of subsequent application regarding fence (PLN2018-00426), and any continuing county action regarding still existing illegal fence. (2017 to present)  
Tree removal permit application (PLN2021-00090) (2021 to present).  
Pre-Application for single family residence and garage (PRE2018-00053) (Sep. 2018 to present.)  
Easements across TEG Property. Especially as a result of the 2007 lot line adjustment affecting the property. (PLN2007-00153) (2007 to present).  
Communications regarding harassment of county officials or others by the owners of the TEG Property, Tejinder "TJ" Singh and Tripatinder Chowdhry. E.g., Joe Guistino of Coastside Water District in 2017. (2012 to present.)  
County's handling of any other notices of violation regarding the TEG Property. (2012 to present).  
Application to subdivide the TEG Property. (PLN2009-00069). (2009 to present.)

Feel free to call me with questions.

Best,

Nicole Campbell

Katzoff & Riggs LLP  
1500 Park Avenue, Suite 300  
Emeryville, CA 94608  
(510) 588-5178  
[www.katsoffriggs.com](http://www.katsoffriggs.com)  
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---

**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Friday, March 26, 2021 2:37 PM  
**To:** Nicole Campbell <[ncampbell@katsoffriggs.com](mailto:ncampbell@katsoffriggs.com)>  
**Subject:** PRA request re 18 Terrace Ave and TEG Property

Good afternoon Ms. Campbell,

Your Public Records Act requests regarding 18 Terrace Avenue and the "TEG Property" have been forwarded to me for a response. I have determined that the County does possess records responsive to both requests. However, the requests are extensive, and locating and reviewing records will take the Planning Department a significant amount of time. As you are likely aware, the Public Records Act imposes a duty to produce records in response to a request that "reasonably describes an identifiable record or records." Cal. Gov't Code § 6253(b). To that end, and in the interest of providing you the records you need as quickly as possible, are you able to focus your requests, either by time period or otherwise? Let me know if a discussion with myself or Planning staff might help you focus your requests.

Best,

Melissa

---

**Melissa Duncan Andrikopoulos**  
Deputy County Counsel  
San Mateo County Counsel's Office  
400 County Center, Sixth Floor  
Redwood City, California 94063  
650.363.4753  
[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)



SUMMARY OF CASE ACTIVITY

VIO2017-00054

APN: 048076120

ADDRESS: MIRAMAR DR, HALF MOON BAY, CA 94019-0000

Activity	Date Assigned	Done By	Status	Status Date
<b>Complaint Received</b>	02/22/2017	Rita Mclaughlin	Investigation	02/22/2017
<b>Investigation</b> 3/8/17 RSP - Applicant came to counter. Notified that fence requires a CDP.	03/08/2017	Ruemel Panglao	Notes	03/08/2017
<b>Investigation</b> See Ruemel's notes on 3/8/17.	09/21/2017	Ana Santiago	In Violation	03/14/2017
<b>Enforcement</b>	04/07/2017	Ana Santiago	Complied	04/07/2017
<b>Final Processing</b>	04/07/2017	Ana Santiago	Workflow Closed	04/07/2017
<b>Enforcement</b> They have applied for the CDP. It was deemed incomplete.	09/21/2017	Ana Santiago	Notes	09/11/2017
<b>Enforcement</b> Property owner spoke with Joan Kling the Code Compliance Manager. He gave her a copy of notes in Accela that she stated it was a civil matter. She explained he needed a CDP and gave him copies of the LCP requiring the Coastal Development Permit and the meaning of exemption, and she showed him where he does not meet the exemption.	10/25/2017	Ana Santiago	Notes	10/25/2017
<b>Enforcement</b> They have not completed the CPD for the fence. I issued the NOV.	11/03/2017	Ana Santiago	Violation Notice Sent	11/03/2017
<b>Enforcement</b> 11/9/17 SSB - Owner came in with letter stating reasons why they don't believe they need a CDP including because the fence is less than 4' in height and non-masonry (it's chain link). He pointed to previous brochure given to him highlighting that building permit is not require for fence less than 6' in height.	11/09/2017	Summer Burlison	Notes	11/09/2017
<b>Enforcement</b> They need a CDP. They want to deny that they need one, and have submitted a letter stating so. I explained again they still need a CDP.	12/14/2017	Ana Santiago	Notes	12/14/2017
<b>Enforcement</b>	09/13/2018	Summer Burlison	Notes	09/13/2018

Activity	Date Assigned	Done By	Status	Status Date
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9/13/18 SSB - Emailed to TJ Singh, cc'd code compliance officer:

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
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One of the above options needs to be completed by Friday, September 28, 2018 in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,  
Summer

09/13/2018	Joan Kling	Notes	09/13/2018
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Summer sent email to Singhs saying Code Compliance will soon issue Citations. Deadline is Sept. 28. Citations will be issued after that.

<b>Enforcement</b>	09/27/2018	Camille Leung	Notes	09/27/2018
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9/27/18 CML - I met with TJ and Tripp for the Pre App (PRE2018-00053). I gave them forms, fees, calendar, and told them that the County will not issue any permits, including Deign Review, until the fence violation is resolved. I stated that the only way to resolve the violation is for the fence to be removed. As no permits for construction will be issued until the violation is resolved, the fence cannot be retained as a future fence for the residence or as a construction fence.

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<b>Enforcement</b>	12/24/2018	Mike Schaller	Notes	12/24/2018
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12/24/18 mjs - Property owner came in to make request to remove violation. Advised him to submit a letter stating his position and that would be forwarded to Camille or Summer who have been involved with this case previously. They can review and work with Code Enforcement regarding this request.

<b>Enforcement</b>	07/09/2019	Joan Kling	Notes	07/09/2019
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Need to check on status of this case.

<b>Enforcement</b>	02/07/2020	Lisa Aozasa	Notes	02/07/2020
--------------------	------------	-------------	-------	------------

2/7/20 LAA -- VIO 2017-00054 remains open and unresolved. See PLN 2018-00426 for more information on status of efforts to legalize the fence.

# VIO2017-00054 - ZONING

A notice was added to this record on 2017-01-18.  
 Condition: 1/4/12 SSB - Reviewed PLN2009-00069 & PLN2007-00153 cases with prospective buyer (as property was foreclosed on during processing of PLN2009-00069). Identified an access easement recorded (as Notic sq. ft. in size and over the area of proposed Parcel C of subdivision PLN2009-00069. Easement was never shown on tentative map and the case was never processed past 1st round review comments before the property  
 Total conditions: 2 (Notice: 2)

[View notice](#)

Menu Save Reset Help

<b>Record Number</b>	<b>Opened Date</b>	<b>Record Status</b>	<b>Record Type</b>
VIO2017-00054	02/22/2017	Violation Notice Sent	Planning/Zoning Violation/NA/NA

**Project Name**  
 ZONING

**Description**  
 Fences have been built on a vacant parcel that are obstructing access to the neighboring property (Fences are on Parcel 048-076-120 which appears to have the same address as Parcel 048-076-130)

[check spelling](#)

<b>Assigned to Department</b>	<b>Current Department</b>	<b>Assigned to Staff</b>	<b>Current User</b>	<b>Assigned Date</b>
Planning	▼	Joan Kling	▼	02/22/2017

<b>Total Invoiced</b>	<b>Total Paid</b>	<b>Balance</b>
0.00	0.00	0.00

**Short Notes**

## Diana Higuera

---

**From:** Melissa Andrikopoulos  
**Sent:** Friday, April 30, 2021 4:49 PM  
**To:** Nicole Campbell  
**Cc:** Annabelle Gaiser  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property  
**Attachments:** PLN 2018-00426 CDX for Fence Case Notes.pdf; PLN 2018-00426 CDX for Fence Title Page.pdf

Hi Nicole,

Please find attached additional records that are responsive to your PRA request, for the file PLN 2018-00426.

We have also located many potentially responsive emails, but we are in the process of reviewing those emails to confirm whether they contain any information that may be exempt from production under the PRA. This is taking us some time. I expect to be able to provide you with at least a portion of those records by May 5<sup>th</sup>.

As you're likely aware, the Public Records Act does not require responses to specific questions, but rather requires us to provide access to records that may be responsive. I believe that the questions you've asked below will be answered by the records. In the interest of being helpful, however, there is not a particular code enforcement officer currently assigned to VIO2017-00054. And there are no additional records of citations issued for VIO2017-00054 beyond what I have provided. Let me know if you would like to set up a call to discuss next week.

Thanks,

Melissa

---

**From:** Nicole Campbell <ncampbell@katzoffriggs.com>  
**Sent:** Monday, April 26, 2021 10:05 AM  
**To:** Melissa Andrikopoulos <mandrikopoulos@smcgov.org>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Thanks, Melissa.

Is there a code enforcement officer currently assigned to VIO2017-00054?

From the case report, it appears that citations were going to follow a denial of the application to legalize the fence. The application to legalize the fence was denied and the property owners have not removed it. Are there any records of citations be issued?

I appreciate your assistance with the public records request.

Best,

Nicole Campbell  
Katzoff & Riggs LLP  
1500 Park Avenue, Suite 300

Emeryville, CA 94608  
(510) 588-5178  
[www.katzooffriggs.com](http://www.katzooffriggs.com)  
-Notary Public-

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**Sent:** Friday, April 23, 2021 3:47 PM  
**To:** Nicole Campbell <[ncampbell@katzooffriggs.com](mailto:ncampbell@katzooffriggs.com)>  
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Thanks,  
Melissa

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**Sent:** Friday, April 23, 2021 10:06 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
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**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Monday, April 12, 2021 6:07 PM  
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We will focus our search on the seven categories listed for the "TEG Property" first. Do you have a similar list of dates and topics for 18 Terrace Avenue? If so, that would be helpful when we get to that point.

Thank you,  
Melissa

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**From:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Sent:** Wednesday, April 7, 2021 11:23 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Melissa,

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Tree removal permit application (PLN2021-00090) (2021 to present).  
Pre-Application for single family residence and garage (PRE2018-00053) (Sep. 2018 to present.)  
Easements across TEG Property. Especially as a result of the 2007 lot line adjustment affecting the property. (PLN2007-00153) (2007 to present).  
Communications regarding harassment of county officials or others by the owners of the TEG Property, Tejinder "TJ" Singh and Tripatinder Chowdhry. E.g., Joe Guistino of Coastside Water District in 2017. (2012 to present.)  
County's handling of any other notices of violation regarding the TEG Property. (2012 to present).  
Application to subdivide the TEG Property. (PLN2009-00069). (2009 to present.)

Feel free to call me with questions.

Best,

Nicole Campbell  
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Emeryville, CA 94608  
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**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Friday, March 26, 2021 2:37 PM  
**To:** Nicole Campbell <[ncampbell@katsoffriggs.com](mailto:ncampbell@katsoffriggs.com)>  
**Subject:** PRA request re 18 Terrace Ave and TEG Property

Good afternoon Ms. Campbell,

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Best,

Melissa

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**Melissa Duncan Andrikopoulos**  
Deputy County Counsel  
San Mateo County Counsel's Office  
400 County Center, Sixth Floor  
Redwood City, California 94063  
650.363.4753  
[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)



SUMMARY OF CASE ACTIVITY

PLN2018-00426

APN: 048076120

ADDRESS: MIRAMAR DR, HALF MOON BAY, CA 94019-0000

Activity	Date Assigned	Done By	Status	Status Date
<b>Application Submitted</b> 11/6/2018 tgp - Had a conversation with Mr. Singh at the desk. The purpose of the fence is to protect the water pump located on the vacant parcel.	11/06/2018	Tiare Pena	Notes	11/06/2018
<b>Agency Referrals</b>	12/18/2018	Ruemel Panglao	No Agency Review Require	12/18/2018
<b>Appeals</b>	12/18/2018	Ruemel Panglao	Not Appealable	12/18/2018
<b>Application Submitted</b>	12/18/2018	Ruemel Panglao	Completeness Review	12/18/2018
<b>CEQA Preparation</b>	12/18/2018	Ruemel Panglao	Exemption	12/18/2018
<b>Project Analysis</b>	12/18/2018	Ruemel Panglao	Deemed Complete	12/18/2018
<b>Project Decision</b>	04/10/2019 12/18/2018	Ruemel Panglao Ruemel Panglao	Final Denial Workflow Closed	12/18/2018 12/18/2018
<b>Required Advisory Committee</b>	12/18/2018	Ruemel Panglao	No Advisory Committee Re	12/18/2018
<b>Staff Decision - Hearings</b>	12/18/2018	Ruemel Panglao	Denied	12/18/2018

12/18/18 RSP- The Coastal Development Permit Exemption (CDX) has been denied per the Community Development Director (SAM). The following email was sent to the applicant:

Dear TJ,

After review of your application for an after-the-fact Coastal Development Permit Exemption (PLN2018-00426) for the subject fence, the Community Development Director has determined that the fence does not meet the exemption criteria (see the Exemption/Exclusion Worksheet here:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Categorical%20Exemption%20Checklist.pdf>) and has therefore denied the application. The fence shall require an after-the-fact Coastal Development Permit (CDP) that will be subject to a Planning Commission public hearing for decision because, per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use and, per Section 6328.9(c) of the Zoning Regulations, a CDP not associated with any other permit shall be subject to decision by the Planning Commission.

The materials you have submitted can be used as a start for your CDP application. We will just need the appropriate forms, fees, and supplemental documentation required for an after-the-fact CDP to get the process going.

The following items are required for the initial submittal. This does not preclude further requests for information, materials, and additional fees during the review process:

1. Planning Permit Application: <https://planning.smcgov.org/documents/planning-permit-application-form>
2. Coastal Development Permit Application: <https://planning.smcgov.org/documents/coastal-development-permit-application-companion-page>
3. Environmental Information Disclosure Form: <https://planning.smcgov.org/documents/environmental-information-disclosure-form>
4. Proof of Ownership (deed or tax bill)
5. Survey which clearly demarcates 1) the location of the fence, 2) the height of the fence, and 3) the boundaries of the access easement.
6. Location Map
7. Site Plan (scaled)
8. Elevation of the chain link fence that notes material and color (scaled)
9. Supporting statements
10. Fees – approximately \$7800.00 (you will be provided a complete breakdown of fees at submittal prior to payment)

I will place notes in the system so that any of the counter planners will be able to intake your application. Failure to submit the CDP application within 30 days will result in continued enforcement action by the Code Compliance Section.

Please let me know if you have any questions.

Sincerely,  
Ruemel

<b>Project Decision</b>	04/10/2019	Ruemel Panglao	Workflow Closed	04/10/2019
<b>Project Decision</b>	02/07/2020	Lisa Aozasa	Notes	02/07/2020
	02/07/2020	Lisa Aozasa	Notes	02/07/2020

2/7/20 LAA -- Applicants requested a meeting with the CDD and requested that he reconsider the denial in November/December 2019 which he agreed to. They submitted additional information supporting a claim that the situation qualifies for a CDX as “the maintenance and alteration of, or addition to, existing structures other than single-family dwellings and public works facilities”. The “existing facility” that this fence “maintains” is a water pump/back flow device on the same parcel which is associated with CCWD’s water tank on the adjacent parcel, with the fence providing security and protection for the water pump facility and the property in general. The CDD asked for any information from CCWD regarding the relationship of the fence to the water pump and back flow device. That request was made on 1/7/2019. No additional information was provided. Since there is no threat to public health and safety, no additional enforcement action was pursued..

The week of January 6th, 2020, the applicants came by the office and asked me to close the VIO case. After further research into where things left off a year prior, I discovered that the VIO case could not be closed because the CDX was not approved. On 1/22/20, the applicants submitted information and photos showing the water pump and a fire hydrant on the property, claiming that the water pump is not owned by CCWD is for personal use only, and the back flow device has been removed. It’s not clear that this supports the position that the fence is related to the maintenance/protection of the water pump – or the fire hydrant – as the “existing structures” on the site, so will consult with the CDD the week of February 18th, 2020.

# PLN2018-00426 - FENCES

A notice was added to this record on 2017-01-18.  
 Condition: 1/4/12 SSB - Reviewed PLN2009-00069 & PLN2007-00153 cases with prospective buyer (as property was foreclosed on during processing of PLN2009-00069). Identified an access easement recorded (as Notic sq. ft. in size and over the area of proposed Parcel C of subdivision PLN2009-00069. Easement was never shown on tentative map and the case was never processed past 1st round review comments before the property  
 Total conditions: 2 (Notice: 2)

[View notice](#)

Menu Save Reset Help

Record Number: PLN2018-00426  
 Opened Date: 10/29/2018  
 Record Status: Denied  
 Record Type: Planning/Project/NA/NA

Project Name: FENCES

Description: CDX to address VIO2017-00054 for fences which have been built on a vacant parcel that are obstructing access to the neighboring property (fences are on Parcel 048-076-120 which appears to have the same address as Parcel 048-076-130).

[check spelling](#)

Assigned to Department: Current Department Planning  
 Assigned to Staff: Current User Ruemel S Panglao  
 Assigned Date: 10/29/2018

Total Invoiced: 309.96  
 Total Paid: 309.96  
 Balance: 0.00

Short Notes: Coastal Development Permit

## Diana Higuera

---

**From:** Melissa Andrikopoulos  
**Sent:** Tuesday, May 4, 2021 4:44 PM  
**To:** Nicole Campbell  
**Cc:** Annabelle Gaiser  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property  
**Attachments:** VIO2017-00054 - Emails Sept '18.pdf; VIO2017-00054 - Emails Oct 1 - 12 2018.pdf; Access Easement fence - 655 Miramar Violation Case 2017-00054; VIO2017-00054 - Emails Oct 19 - Nov 8 2018.pdf; VIO2017-00054 - Emails Feb 6-12 2019 (1).pdf; VIO2017-00054 - Emails Dec 19 - 31 2018.pdf; VIO2017-00054 - Previous Records request 09-17-18.pdf; VIO2017-00054 - Emails January 2019.pdf; VIO2017-00054 File with 2017 emails.pdf; VIO2017-00054 - Emails Dec 5 - 13 2018\_Redacted.pdf

Hi Nicole,

I have attached 10 additional files containing records responsive to your request for records related to VIO2017-00054. Please note that I have determined that certain portions of records are not subject to disclosure under the PRA, because the records constitute records, the disclosure of which is exempted pursuant to federal or state law, including, but not limited to provisions of the Evidence Code relating to privilege (Cal. Gov. Code § 6254(k)). I have redacted the exempt records accordingly.

We will continue to search for, review, and produce records responsive to your requests. I will provide you with a further update no later than next week.

Feel free to contact me with questions.

Thanks,  
Melissa

---

**From:** Melissa Andrikopoulos  
**Sent:** Friday, April 30, 2021 4:49 PM  
**To:** Nicole Campbell <ncampbell@katzoffriggs.com>  
**Cc:** Annabelle Gaiser <agaiser@smcgov.org>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

Hi Nicole,

Please find attached additional records that are responsive to your PRA request, for the file PLN 2018-00426.

We have also located many potentially responsive emails, but we are in the process of reviewing those emails to confirm whether they contain any information that may be exempt from production under the PRA. This is taking us some time. I expect to be able to provide you with at least a portion of those records by May 5<sup>th</sup>.

As you're likely aware, the Public Records Act does not require responses to specific questions, but rather requires us to provide access to records that may be responsive. I believe that the questions you've asked below will be answered by the records. In the interest of being helpful, however, there is not a particular code enforcement officer currently assigned to VIO2017-00054. And there are no additional records of citations issued for VIO2017-00054 beyond what I have provided. Let me know if you would like to set up a call to discuss next week.

Thanks,

Melissa

---

**From:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Sent:** Monday, April 26, 2021 10:05 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Thanks, Melissa.

Is there a code enforcement officer currently assigned to VIO2017-00054?

From the case report, it appears that citations were going to follow a denial of the application to legalize the fence. The application to legalize the fence was denied and the property owners have not removed it. Are there any records of citations be issued?

I appreciate your assistance with the public records request.

Best,

Nicole Campbell  
Katzoff & Riggs LLP  
1500 Park Avenue, Suite 300  
Emeryville, CA 94608  
(510) 588-5178  
[www.katzoffriggs.com](http://www.katzoffriggs.com)  
-Notary Public-

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---

**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Friday, April 23, 2021 3:47 PM  
**To:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Cc:** Annabelle Gaiser <[agaiser@smcgov.org](mailto:agaiser@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

Good afternoon, Nicole,

Attached is an initial production in response to your request. I expect to provide additional records mid-week next week, as well as a further estimate for continued production.

I hope you have a nice weekend.

Thanks,  
Melissa

---

**From:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Sent:** Friday, April 23, 2021 10:06 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Cc:** Annabelle Gaiser <[agaiser@smcgov.org](mailto:agaiser@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Hi Melissa,

I hope you have been well. I am writing to check in with you. We are expecting an initial production from your office today.

Best,

Nicole Campbell  
Katzoff & Riggs LLP  
1500 Park Avenue, Suite 300  
Emeryville, CA 94608  
(510) 588-5178  
[www.katzoffriggs.com](http://www.katzoffriggs.com)  
-Notary Public-

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**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Monday, April 12, 2021 6:07 PM  
**To:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Cc:** Annabelle Gaiser <[agaiser@smcgov.org](mailto:agaiser@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

Hi Nicole,

Thank you for this email clarifying your PRA request, and for your voice messages. I apologize for my delay in responding. Thank you for focusing and prioritizing your request. It should help the Department identify the responsive records much more quickly. Please accept this email as our determination that the County does possess records responsive to your request. To the extent those records are not exempt from disclosure pursuant to the Public Records Act, we will produce them to you on a rolling basis. I anticipate that we should be able to provide at least an initial set of responsive documents by Friday, April 23<sup>rd</sup>.

We will focus our search on the seven categories listed for the "TEG Property" first. Do you have a similar list of dates and topics for 18 Terrace Avenue? If so, that would be helpful when we get to that point.

Thank you,  
Melissa

---

**From:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Sent:** Wednesday, April 7, 2021 11:23 AM  
**To:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Subject:** RE: PRA request re 18 Terrace Ave and TEG Property

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Melissa,

I left you a message this morning. Thank you for assisting us to locate records regarding the "TEG Property" and 18 Terrace Avenue. We are happy to accept a rolling production of records. Our priority is to receive documents regarding the "TEG Property" first. Of these, of the highest interest are documents and communications related to the following:

Violation notice regarding illegal fence (VIO2017-0054), denial of subsequent application regarding fence (PLN2018-00426), and any continuing county action regarding still existing illegal fence. (2017 to present)  
Tree removal permit application (PLN2021-00090) (2021 to present).  
Pre-Application for single family residence and garage (PRE2018-00053) (Sep. 2018 to present.)  
Easements across TEG Property. Especially as a result of the 2007 lot line adjustment affecting the property. (PLN2007-00153) (2007 to present).  
Communications regarding harassment of county officials or others by the owners of the TEG Property, Tejinder "TJ" Singh and Tripatinder Chowdhry. E.g., Joe Guistino of Coastside Water District in 2017. (2012 to present.)  
County's handling of any other notices of violation regarding the TEG Property. (2012 to present).  
Application to subdivide the TEG Property. (PLN2009-00069). (2009 to present.)

Feel free to call me with questions.

Best,

Nicole Campbell  
Katzoff & Riggs LLP  
1500 Park Avenue, Suite 300  
Emeryville, CA 94608  
(510) 588-5178  
[www.katzoffriggs.com](http://www.katzoffriggs.com)  
-Notary Public-

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**From:** Melissa Andrikopoulos <[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)>  
**Sent:** Friday, March 26, 2021 2:37 PM  
**To:** Nicole Campbell <[ncampbell@katzoffriggs.com](mailto:ncampbell@katzoffriggs.com)>  
**Subject:** PRA request re 18 Terrace Ave and TEG Property

Good afternoon Ms. Campbell,

Your Public Records Act requests regarding 18 Terrace Avenue and the "TEG Property" have been forwarded to me for a response. I have determined that the County does possess records responsive to both requests. However, the requests

are extensive, and locating and reviewing records will take the Planning Department a significant amount of time. As you are likely aware, the Public Records Act imposes a duty to produce records in response to a request that “reasonably describes an identifiable record or records.” Cal. Gov’t Code § 6253(b). To that end, and in the interest of providing you the records you need as quickly as possible, are you able to focus your requests, either by time period or otherwise? Let me know if a discussion with myself or Planning staff might help you focus your requests.

Best,

Melissa

---

**Melissa Duncan Andrikopoulos**  
Deputy County Counsel  
San Mateo County Counsel's Office  
400 County Center, Sixth Floor  
Redwood City, California 94063  
650.363.4753  
[mandrikopoulos@smcgov.org](mailto:mandrikopoulos@smcgov.org)

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Thursday, September 20, 2018 5:16 AM  
**To:** Summer Burlison; Joan Kling  
**Cc:** Timothy Fox  
**Subject:** Re: Access Easement fence - 655 Miramar Violation Case 2017-00054

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders, who is also the complainant about the fence, masked their license plates while involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks  
TJ Singh

On Sep 18, 2018, at 10:01 AM, Tejinder singh <tjsingh007@me.com> wrote:

Hello Joan,

It was a pleasure to talk with you yesterday. As we discussed yesterday, I am confirming moving the deadline to October 12 instead of September 28 since I am traveling.

Thanks  
TJ

On Sep 17, 2018, at 11:18 AM, Summer Burlison <sburlison@smcgov.org> wrote:

Hi TJ,

In follow-up to my meeting with Tripp (and you via conference call), the deadline of Friday, September 28, 2018 for addressing the fence violation, as layed out below, stands in order to avoid a citation from the Code Compliance Section.

Your desire in putting together an application submittal to build a residence on the parcel now may still occur, but will be on a separate track from addressing the fence violation given the length of time for processing a development application. Your development application may include (re)installation of fencing, upon securing your permit approvals for residential development.

Regards

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

**From:** Summer Burlison  
**Sent:** Thursday, September 13, 2018 12:18 PM  
**To:** 'tj singh' <tjsingh007@me.com>  
**Cc:** Joan Kling <jkling@smcgov.org>  
**Subject:** Access Easement fence - 655 Miramar Violation Case 2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to **completed by Friday, September 28, 2018** in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@icloud.com>  
**Sent:** Monday, September 24, 2018 4:19 PM  
**To:** Joan Kling; Summer Burlison  
**Cc:** Timothy Fox  
**Subject:** REF: VIO2017-00411 (APN 048-076-130)

Dear Joan and Summer,

When you have a moment, I would appreciate your assistance in understanding why this Violation complaint (VIO2017-00411 (APN 048-076-130)) might have been closed.

This front yard fence (in the link below) is between 6 ft and 6.5 ft at different locations. My understanding is that as per the County Code, the height of the front yard fence needs to be 4ft or less.

[https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222\\_184547492\\_iOS.jpg?dl=0](https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222_184547492_iOS.jpg?dl=0)

This fence is not a temporary construction fence because it has been there for more than two years and there is no construction planned as per the emails below. Any plans for construction are cancelled as per the emails below from more than a year ago.

Thanks  
Kind regards  
TJ Singh

----- Forwarded Message -----

**From:** Camille Leung <cleung@smcgov.org>  
**To:** "tripchowdhry@yahoo.com" <tripchowdhry@yahoo.com>  
**Sent:** Tuesday, September 5, 2017 3:38 PM  
**Subject:** FW: PLN2017-00157

Hi Trip,  
Here's the email chain regarding the withdrawal of the application for 655 Miramar.  
Thanks

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, September 01, 2017 8:14 AM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** RE: PLN2017-00157

Thanks Camille,  
As the remodel plans develop, I will be in touch. I don't believe it will be a significant remodel...

Tad

**From:** Camille Leung [mailto:cleung@smcgov.org]  
**Sent:** Thursday, August 31, 2017 5:03 PM

**To:** Tad Sanders  
**Subject:** RE: PLN2017-00157

Hi Tad,

Sorry to hear that. I will likely be able to refund half of the fees, per the Policy attached. Please allow a month for processing.

We can discuss the remodel. If it's a complete change to the look of the house, it will probably go to CDRC. But if its only minor changes to the structure it could be a Formal Exemption. Lets discuss this further when you get a chance.

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]

**Sent:** Thursday, August 31, 2017 1:29 PM

**To:** Camille Leung <cleung@smcgov.org>

**Subject:** PLN2017-00157

Hi Camille,

I hope all is well. I am connecting to let you know that we are formally withdrawing our application related to PLN2017-00157. Is there anything else I need to do to cancel this application? My clients would like to change direction on this property and will be remodeling the existing residence. Can you please provide me with direction to any sensitive issues related to remodeling the residence?

Thank you

Tad

**From:** Camille Leung [mailto:cleung@smcgov.org]

**Sent:** Thursday, August 10, 2017 11:26 AM

**To:** Tad Sanders

**Subject:** RE: 655 Miramar

Yes I will be at the Counter from 12:15-5pm on Monday and Wednesday next week.

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]

**Sent:** Thursday, August 10, 2017 9:48 AM

**To:** Camille Leung <cleung@smcgov.org>

**Subject:** FW: 655 Miramar

Hi Camille,

Thank you for the comments on the WELO documents. I am following up on the email below. Is there a time we can talk about this project?

Thank you

Tad

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]

**Sent:** Monday, August 07, 2017 9:49 AM

**To:** Camille Leung

**Subject:** FW: 655 Miramar

Hi Camille,

I am reaching out to get some basic direction on possibly moving our access road to the north side of our neighbor's parcel. This is an option the neighbor provided and I am trying to understand the variables. You can see the redesign on the attachment. I did get some preliminary feedback from Diana Shu if you follow the email string below. My questions are:

- Are there setbacks for a driveway from a property line?
- Are there setbacks for a driveway adjacent to a slope – I believe the slope is greater than 20% just after you cross the property line to the north.
- Are there any other issues to doing this?

Thank you for your time

Tad

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Monday, September 24, 2018 4:29 PM  
**To:** Summer Burlison; Joan Kling  
**Cc:** Timothy Fox  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054

Dear Summer and Joan,

The fences were installed at the direction of the Sheriff's Deputies. On January 25, 2017 Tad Sanders brought in his Surveyors on our property and they started digging out the Stakes installed by our Surveyors. It appeared they were looking to change the property boundary. The Sheriff's Deputies came on the scene. The Police directed them to stop digging out and removing the stakes installed by our Surveyor. They were told that they could not remove the stakes and markers installed by our surveyor, but could put their owns markers. Then they stopped and went away.

Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

<https://www.dropbox.com/s/zcppcukmmmxtbg/Tad%20Sanders%20people%20removing%20our%20Surveyor%20stakes.docx?dl=0>

Thanks

TJ Singh

On Sep 20, 2018, at 05:16 AM, Tejinder singh <tjsingh007@me.com> wrote:

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders, who is also the complainant about the fence, masked their license plates while involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks  
TJ Singh

On Sep 18, 2018, at 10:01 AM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Joan,

It was a pleasure to talk with you yesterday. As we discussed yesterday, I am confirming moving the deadline to October 12 instead of September 28 since I am traveling.

Thanks  
TJ

On Sep 17, 2018, at 11:18 AM, Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)> wrote:

Hi TJ,

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Your desire in putting together an application submittal to build a residence on the parcel now may still occur, but will be on a separate track from addressing the fence violation given the length of time for processing a development application. Your development application may include (re)installation of fencing, upon securing your permit approvals for residential development.

Regards

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday.  
For immediate assistance, contact the Planning counter at  
650/363-1825.*

**From:** Summer Burlison  
**Sent:** Thursday, September 13, 2018 12:18 PM  
**To:** 'tj singh' <[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
**Cc:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** Access Easement fence - 655 Miramar Violation Case  
2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding

environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to **completed by Friday, September 28, 2018** in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,

Summer

Summer Burlison  
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Tad Sanders people remc [Sign in](#)

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@Mention someone to notify them.

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Comments About



? Write a comment

Post a comment to start a discussion.  
@Mention someone to notify them.

18%

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Thursday, September 27, 2018 10:04 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox; Summer Burlison  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054  
**Attachments:** County Doc Fence Permit not reqd.pdf

Dear Joan,

Without prejudice, I would like to mention the following.

As you are aware, we have been living in Half Moon Bay, our San Mateo County for the last 20 years.

I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence. (<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>)

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been reopened.

<https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link - (<https://www.dropbox.com/s/2lhhvqbxns52132/Email%20Tad%20Sanders%20and%20McIvers%20-Re%20Illegal%20Grading.pdf?dl=0>)

The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

<https://www.dropbox.com/s/31qybxwtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence - <https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>
2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District - [https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)
4. The fence does not obstruct anything or any access - <https://www.dropbox.com/s/nz0cpt8lebm3g3r/Fire%20Trucks.docx?dl=0>

Chapter 13.20, COASTAL ZONE REGULATIONS, 13.20.061 Improvements to existing single-family residences exemption, makes reference to the “fence” permit exception.

“... no coastal development permit is required for improvements to existing single-family residences (including to fixtures and other structures directly attached to the residence; structures on the property normally associated with a single-family residence, such as garages, swimming pools in-ground and above-ground, hot tubs, fences, decks, storage sheds, and attached low-profile solar panels, and landscaping on the property, but not including guest houses or self-contained residential units). Allowed improvements that do not require a coastal development permit include additions of less than 500 square feet outside the appeal jurisdiction of the Coastal Commission, remodels, alterations, replacement of existing water storage tanks, wells or septic systems serving an existing single-family residence where there is no expansion of the replaced feature or its capacity, and new accessory structures except for self-contained residential units including second units (as defined in SCCC 13.10.700-S; see also SCCC 13.20.107 and 13.20.108).” The fence is an integral part of the single family residence 655 Miramar, Half Moon Bay, CA 94019 which has existed for several decades as such.

Since there is no violation of the cited SMC code or any other codes, I hereby request your assistance that the violation case be closed. When you get a chance, please suggest a convenient time when I could meet with you and show you that the fence is fully compliant.

Thanks

With Kind regards

TJ Singh

655 Miramar Drive

Half Moon Bay

CA 94019

On Sep 24, 2018, at 04:28 PM, Tejinder singh <tjsingh007@me.com> wrote:

Dear Summer and Joan,

The fences were installed at the direction of the Sheriff's Deputies. On January 25, 2017 Tad Sanders brought in his Surveyors on our property and they started digging out the Stakes installed by our Surveyors. It appeared they were looking to change the property boundary. The Sheriff's Deputies came on the scene. The Police directed them to stop digging out and removing the stakes installed by our Surveyor. They were told that they could not remove the stakes and markers installed by our surveyor, but could put their owns markers. Then they stopped and went away.

Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

<https://www.dropbox.com/s/zcppcukmmmxtbg/Tad%20Sanders%20people%20removing%20our%20Surveyor%20stakes.docx?dl=0>

Thanks

TJ Singh

On Sep 20, 2018, at 05:16 AM, Tejinder singh <tjsingh007@me.com> wrote:

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders,

who is also the complainant about the fence, masked their license plates while involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks  
TJ Singh

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Summer Burlison  
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County of San Mateo

Planning & Building Department

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# How to Apply for a Permit to Build a Fence

## What kinds of permits do I need to build a fence?



Fences of any type exceeding 6 feet in height or masonry fences of any height will require a building permit. If the fence is less than 6 feet in height and is nonmasonry, you are not required to have a building permit, but you are still required to follow the county's planning regulations concerning fences. If the fence is in the public right of way, you will also need an encroachment permit from the Department of Public Works.

## How do I apply for a permit?



Submit an application to Building Inspection at the Development Review Center. The application must identify the property, list the name of any architect or engineer who will work on the project, and describe the proposed work in detail. Along with that application, submit the following:

- ✓ A plot plan showing any driveway, walkway, parking area, wells, retaining walls, utilities, easements, trees, and other structures, as well as the location of the proposed fence
- ✓ Construction details showing all structural elements.

A separate handout entitled Plan Requirements describes requirements in greater detail and gives you examples of how they should be drawn. This handout is not specific to fences.

## Is there any limit on the height of fences?

In the front yard area of most properties, you may have a fence, wall, or hedge as high as 4 feet. In the side and back yard areas that are not on corner lots, you may have a fence, wall, or hedge as high as 6 feet, as long as it doesn't extend into the front yard.

On large parcels, located in districts where 20,000 sq. ft. building site is required, with 100 ft. of street frontage, a 6 foot fence is allowed in the front yard.

On parcels which have an elevation shift at the property line, the owner of the lower property may construct a retaining wall/fence combination of up to 12 feet. The upper property owner may do the same only with the consent of the lower property owner.

On parcels located outside the Coastal Zone, the Planning Administrator may approve an exception to allow fences or hedges to exceed the height limits set forth in Section 6412 by up to two (2) feet. Additional information regarding Fence Height Exceptions may be obtained at the Planning Counter.

## At what point should I call for an inspection of my project?



During the project, you should request an inspection of the foundation or post holes. After you have completed the project, you should request a final inspection.

## What fees must I pay?



You must pay Building, Planning, and filing fees, and possibly a plan check fee.

## What's the next step in this process?



Read the pamphlet General Procedures When You Apply for a Planning or Building Permit. This pamphlet explains the general procedures for applying for a permit, paying fees, calling for inspections, and other related matters. Then you should also review the following documents, which contain other information that you may need:

How to Apply for Design Review

Section 6412, San Mateo County Zoning Regulations: Fences

Section 6412.2, San Mateo County Zoning Regulations: Fence Height Exceptions

How to Apply for an Encroachment Permit

After you have become familiar with these documents, we recommend that you prepare some very preliminary plans and bring them to the DRC counter so that we can review them. An informal meeting at this stage may save you considerable time and money later on.

If you are new to San Mateo County, you may also wish to make an appointment to meet with staff as part of the County's Early Assistance Meeting Program. Early assistance meetings are designed to acquaint owner/builders, contractors, architects, and other professionals who are new to the area or are unfamiliar with our permit system, with the different agencies involved, and the various costs and requirements. There is no charge for the meeting, which you can schedule by calling (650) 363-1825.

## Special Neighbor Considerations

Even though fences are a somewhat minor form of development, they are often the subject of great contention between neighbors. The Division recommends that you consult with your neighbors before you add new fences or modify existing structures.



Fence issue closed - Civil Sign in

Download ▾



County of San

**Planning &**

455 County Center, 2nd  
Redwood City, California  
650/363-4161 Fax: 650/363-4162

**VIO2017-00054**

Activity	Date
Enforcement	04/07
Final Processing	04/07
Investigation civil issue. Ok to close per Joan.	03/14
Investigation 3/8/17 RSP - Applicant came to counter. Notifi	03/08
Complaint Received	02/22

56%



Email Tad Sanders and McIvers [Sign in](#)

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Post a comment to start a discussion.  
@Mention someone to notify them.

**\*From:\*** Tad San  
**\*Sent:\*** Monday  
**\*To:\*** 'Sandra M.  
**\*Cc:\*** Bill McIver  
**\*Subject:\*** RE: B,

As I mentioned,  
spoke through la  
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temporary restr  
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**might not take to**  
**action on the Sin**

This week Peter  
he can find that  
letter to them le  
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have a chance to



IMG\_2536.JPG

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Fire Trucks.docx

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**NOTICE OF VIOLATION**

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT  
CODE COMPLIANCE DIVISION, 455 COUNTY CENTER, 2<sup>nd</sup> FLOOR  
REDWOOD CITY, CA 94063 (650) 363-4825 (Office)

Date Issued: 9/27/18  
VIO#: 2018-  
2017-00054

AVISO IMPORTANTE, si desea una traducción, favor de llamar al número (650) 363-4825 dentro de las horas de 7:00 a.m. y 4:00 p.m.

Name of Property Owner/Responsible Person: TEG Partners, LLC  
Address if Different than Violation(s): 10 Terrace Ave. Half Moon Bay 94019

An inspection of the premises located <sup>655</sup> MIRAMAR DR. in the County of San Mateo revealed the code violation(s) noted below.

THE VIOLATION(S) NOTED BELOW MUST BE CORRECTED BY: October 12, 2018

A REINSPECTION WILL BE MADE ON OR AFTER THE CORRECTION DATE TO VERIFY COMPLIANCE. If the violation(s) has (have) not been corrected by the date shown above, Administrative Citations ranging from \$100 to \$500 per violation per day and/or more severe enforcement remedies may be implemented. To avoid receiving fines and/or penalties, or if you need further information and/or an extension (not guaranteed), you must contact the Code Compliance Officer listed below by the above date.

SEE REVERSE SIDE FOR FAILURE TO COMPLY NOTICE

Inoperable/abandoned vehicle on the property

- San Mateo County Ordinance Code Section 7.60.140 Remove all inoperable, wrecked, dismantled, licensed or unlicensed vehicles from the property or relocate into fully enclosed structure. DO NOT relocate onto public street.

Exterior of property in unclean, unsafe and/or unsanitary condition      Overgrown Weeds

- 2015 International Property Maintenance Code Section 302.1 Maintain exterior property and premises in a clean, safe and sanitary condition.
- 2015 International Property Maintenance Code Section 302.4 Remove all overgrown and/or dead weeds and/or vegetation from the exterior of the property. Maintain growth at a maximum height of 18 inches or less.

Over height Fences, Walls, Hedges      Accessory Structure and/or fence/wall in disrepair

- San Mateo County Zoning Regulations Section 6412 Fences, walls, and hedges shall not exceed four (4) ft. in height in front yard and six (6) ft. in height in side yard areas: Reduce the height of the fence, wall, and/or hedge to not exceed the required height limitations.
- 2015 International Property Maintenance Code Section 302.7. Maintain all accessory structures, including detached garages, fences and walls in good repair and in a structurally sound condition.

Construction/Grading without permits and Inspections

- San Mateo County Building Regulations Section 9006 A valid County permit is required prior to starting work. Immediately cease all work, apply for and obtain proper permits from the Planning and Building Department. A final inspection approval may be required.
- San Mateo County Building Regulations Section 9283. Excavating, grading, filling, and/or land clearing/disturbing requires a valid permit prior to start of work. Immediately cease all work. Apply for and obtain a grading or clearing permit with the Planning Department.

Heritage Tree and/or Significant Tree Violation

- San Mateo County Ordinance Code Sections 11.051 & 12.020 A. valid county permit is required to remove, destroy or trim a Heritage or Significant tree, whether indigenous or exotic: You must apply for and obtain an "after-the-fact tree cutting permit" with the Planning Department.

X Other: SMC young regulations Section 6328.4

Please call or email me at @smcgov.org for more information or call one of the following numbers:  
Code Compliance Division: (650) 363-4825 Planning Division (650) 363-1825 Building Division (650) 599-7311

Joan King JOAN KING 650 363 4011 9/27/18  
SIGNATURE/PRINT NAME      PHONE NUMBER      DATE ISSUED

AVISO IMPORTANTE

si desea una traducción, favor de llamar al número (650) 363-4825  
dentro de las horas de 7:00 a.m. y 4:00 p.m.

**IMPORTANT - PLEASE READ**

**Consequences of Failure to Correct Violations**

San Mateo County Ordinance Code Chapter 1.40 outlines some of the enforcement remedies available to encourage compliance with this notice.

This includes, but is not limited to, the issuance of Administrative Citations for code violations. If the violation(s) has (have) not been corrected by the date specified on the front side of this Notice of Violation, Administrative Citations, ranging from \$100 to \$500 per violation per day, and/or more severe enforcement remedies may be implemented.

Other available enforcement remedies, include, but are not limited to: civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement, property lien, and recordation of the violation(s) with the County Recorder's office

Per San Mateo County Ordinance Code Section 1.40.020, the above remedies are cumulative and nothing prohibits the use of more than one remedy being used at the same time.

**If you are unclear on the violations or how to correct them or are requesting an extension (not guaranteed), please contact the Code Compliance Officer designated on the front of this notice in advance of the compliance deadline given.**

*Please note: If your property previously had a notice recorded through the County Recorder's office, including, but not limited to, a Notice of Violation or Stop Work Notice - that pre-existing violation may need to be resolved before the current violation case can be closed. Additional fines and penalties may be imposed to resolve the former violation.*

AVISO IMPORTANTE

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dentro de las horas de 7:00 a.m. y 4:00 p.m.

## Joan Kling

---

**From:** Joan Kling  
**Sent:** Thursday, September 27, 2018 1:39 PM  
**To:** 'Tejinder singh'  
**Cc:** Timothy Fox; Summer Burlison  
**Subject:** RE: Security fence - 655 Miramar Violation Case 2017-00054  
**Attachments:** Singh New NOV front side.pdf; Singh New NOV reverse side side.pdf

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

I entered a note into the Accela system that were incorrect and understand how you could have been temporarily misled at that time. However, many months have passed and many conversations have been had with you by various staff members explaining that my comment was incorrect and that a Coastal Development Permit is, in fact, needed for your development. Again, I will lay out the County's position to you.

- Your property is located in the Coastal Zone (CD)
- The installed fencing meets the definition of development 6328.3(h)
- The installed fencing meets the definition of project 6328.4(r)
- Section 6328.4 mandates that any person wishing to undertake any project shall obtain a Coastal Development Permit (defined in 6328.3(e))

Thank you for agreeing to remove the fencing by October 12, 2018. I am enclosing a new Notice of Violation giving you until that day to remove the fencing. After that date, Administrative Citations ranging from \$100 to \$500 will be issued.

This link will take you to the entire Chapter 20B Coastal Development District. Below that I have pasted the specific applicable code sections.

Again, thank you for keeping your commitment to remove the fencing by October 12 to avoid the issuance of Administrative Citations.

Joan

[https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3\(r\)](https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3(r))

**SECTION 6328.3. DEFINITIONS.** For the purpose of this Chapter, certain terms used herein are defined as follows:

(e)  
"Coastal Development Permit" means a letter or certificate issued by the County of San Mateo in accordance with the provisions of this Chapter, approving a project in the "CD" District as being in conformance with the Local Coastal Program. A Coastal Development Permit includes all applicable materials, plans and conditions on which the approval is based.

(h)  
"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or

intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land including lots splits, except where the division of land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan, submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

(r)  
"Project" means any development (as defined in Section 6328.3(h)) as well as any other permits or approvals required before a development may proceed. Project includes any amendment to this Part, any amendment to the County General Plan, and any land division requiring County approval.

**SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT PERMIT.** Except as provided by Section 6328.5, any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the "CD" District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

**From:** Tejinder singh [<mailto:tjsingh007@me.com>]  
**Sent:** Thursday, September 27, 2018 10:04 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
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I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence.  
(<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>)

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been reopened.

<https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link -(<https://www.dropbox.com/s/2lhhvqbxns52132/Email%20Tad%20Sanders%20and%20McIvers%20-Re%20Illegal%20Grading.pdf?dl=0>)

The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

<https://www.dropbox.com/s/31qvbxtqgwbp2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence  
- <https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>
2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District - [https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)
  
4. The fence does not obstruct anything or any access - <https://www.dropbox.com/s/nz0cpt8lebm3g3r/Fire%20Trucks.docx?dl=0>

Chapter 13.20, COASTAL ZONE REGULATIONS, 13.20.061 Improvements to existing single-family residences exemption, makes reference to the “fence” permit exception.

“... no coastal development permit is required for improvements to existing single-family residences (including to fixtures and other structures directly attached to the residence; structures on the property normally associated with a single-family residence, such as garages, swimming pools in-ground and above-ground, hot tubs, fences, decks, storage sheds, and attached low-profile solar panels, and landscaping on the property, but not including guest houses or self-contained residential units). Allowed improvements that do not require a coastal development permit include additions of less than 500 square feet outside the appeal jurisdiction of the Coastal Commission, remodels, alterations, replacement of existing water storage tanks, wells or septic systems serving an existing single-family residence where there is no expansion of the replaced feature or its capacity, and new accessory structures except for self-contained residential units including second units (as defined in SCCC 13.10.700-S; see also SCCC 13.20.107 and 13.20.108).” The fence is an integral part of the single family residence 655 Miramar, Half Moon Bay, CA 94019 which has existed for several decades as such.

Since there is no violation of the cited SMC code or any other codes, I hereby request your assistance that the violation case be closed. When you get a chance, please suggest a convenient time when I could meet with you and show you that the fence is fully compliant.

Thanks

With Kind regards

TJ Singh

655 Miramar Drive

Half Moon Bay

CA 94019

On Sep 24, 2018, at 04:28 PM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Dear Summer and Joan,

The fences were installed at the direction of the Sheriff's Deputies. On January 25, 2017 Tad Sanders brought in his Surveyors on our property and they started digging out the Stakes installed by our Surveyors. It appeared they were looking to change the property boundary. The Sheriff's Deputies came on the scene. The Police directed them to stop digging out and removing the stakes installed by our Surveyor. They were told that they could not remove the stakes and markers installed by our surveyor, but could put their owns markers. Then they stopped and went away.

Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

<https://www.dropbox.com/s/zcppcukmmmxtbg/Tad%20Sanders%20people%20removing%20our%20Surveyor%20stakes.docx?dl=0>

Thanks

TJ Singh

On Sep 20, 2018, at 05:16 AM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders, who is also the complainant about the fence, masked their license plates while involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks  
TJ Singh

On Sep 18, 2018, at 10:01 AM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Joan,

It was a pleasure to talk with you yesterday. As we discussed yesterday, I am confirming moving the deadline to October 12 instead of September 28 since I am traveling.

Thanks  
TJ

On Sep 17, 2018, at 11:18 AM, Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)> wrote:

Hi TJ,

In follow-up to my meeting with Tripp (and you via conference call), the deadline of Friday, September 28, 2018 for addressing the fence violation, as layed out below, stands in order to avoid a citation from the Code Compliance Section.

Your desire in putting together an application submittal to build a residence on the parcel now may still occur, but will be on a separate track from addressing the fence violation given the length of time for processing a development application. Your development application may include (re)installation of fencing, upon securing your permit approvals for residential development.

Regards

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

**From:** Summer Burlison  
**Sent:** Thursday, September 13, 2018 12:18 PM  
**To:** 'tj singh' <tjsingh007@me.com>  
**Cc:** Joan Kling <jkling@smcgov.org>  
**Subject:** Access Easement fence - 655 Miramar  
Violation Case 2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to **completed by Friday, September 28, 2018** in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

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*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*



**NOTICE OF VIOLATION**

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT  
CODE COMPLIANCE DIVISION, 455 COUNTY CENTER, 2<sup>nd</sup> FLOOR  
REDWOOD CITY, CA 94063 (650) 363-4825 (Office)

Date Issued: 9/27/18  
VIO#: 2018-  
2017-00054

**AVISO IMPORTANTE**, si desea una traducción, favor de llamar al número (650) 363-4825 dentro de las horas de 7:00 a.m. y 4:00 p.m.

Name of Property Owner/Responsible Person: TEG Partners, LLC  
Address if Different than Violation(s): 10 Terrace Ave. Half Moon Bay 94019

An inspection of the premises located <sup>655</sup> MIRAMAR DR. in the County of San Mateo revealed the code violation(s) noted below.

THE VIOLATION(S) NOTED BELOW MUST BE CORRECTED BY: October 12, 2018

A REINSPECTION WILL BE MADE ON OR AFTER THE CORRECTION DATE TO VERIFY COMPLIANCE. If the violation(s) has (have) not been corrected by the date shown above, Administrative Citations ranging from \$100 to \$500 per violation per day and/or more severe enforcement remedies may be implemented. To avoid receiving fines and/or penalties, or if you need further information and/or an extension (not guaranteed), you must contact the Code Compliance Officer listed below by the above date.

SEE REVERSE SIDE FOR FAILURE TO COMPLY NOTICE

Inoperable/abandoned vehicle on the property

- San Mateo County Ordinance Code Section 7.60.140 Remove all inoperable, wrecked, dismantled, licensed or unlicensed vehicles from the property or relocate into fully enclosed structure. DO NOT relocate onto public street.

Exterior of property in unclean, unsafe and/or unsanitary condition      Overgrown Weeds

- 2015 International Property Maintenance Code Section 302.1 Maintain exterior property and premises in a clean, safe and sanitary condition.
- 2015 International Property Maintenance Code Section 302.4 Remove all overgrown and/or dead weeds and/or vegetation from the exterior of the property. Maintain growth at a maximum height of 18 inches or less.

Over height Fences, Walls, Hedges      Accessory Structure and/or fence/wall in disrepair

- San Mateo County Zoning Regulations Section 64.12 Fences, walls, and hedges shall not exceed four (4) ft. in height in front yard and six (6) ft. in height in side yard areas: Reduce the height of the fence, wall, and/or hedge to not exceed the required height limitations.
- 2015 International Property Maintenance Code Section 302.7. Maintain all accessory structures, including detached garages, fences and walls in good repair and in a structurally sound condition.

Construction/Grading without permits and inspections

- San Mateo County Building Regulations Section 9006 A valid County permit is required prior to starting work. Immediately cease all work, apply for and obtain proper permits from the Planning and Building Department. A final inspection approval may be required.
- San Mateo County Building Regulations Section 9283. Excavating, grading, filling, and/or land clearing/disturbing requires a valid permit prior to start of work. Immediately cease all work. Apply for and obtain a grading or clearing permit with the Planning Department.

Heritage Tree and/or Significant Tree Violation

- San Mateo County Ordinance Code Sections 11.051 & 12.020 A. valid county permit is required to remove, destroy or trim a Heritage or Significant tree, whether indigenous or exotic: You must apply for and obtain an "after-the-fact tree cutting permit" with the Planning Department.

X Other: SMC zoning regulations Section 6328.4

Please call or email me at @smcgov.org for more information or call one of the following numbers:  
Code Compliance Division: (650) 363-4825 Planning Division (650) 363-1825 Building Division (650) 599-7311

Joan Kling JOAN KLING 650 363 4011 9/27/18  
SIGNATURE/PRINT NAME      PHONE NUMBER      DATE ISSUED

**AVISO IMPORTANTE**

si desea una traducción, favor de llamar al número (650) 363-4825  
dentro de las horas de 7:00 a.m. y 4:00 p.m.

**IMPORTANT - PLEASE READ**

**Consequences of Failure to Correct Violations**

San Mateo County Ordinance Code Chapter 1.40 outlines some of the enforcement remedies available to encourage compliance with this notice.

This includes, but is not limited to, the issuance of Administrative Citations for code violations. If the violation(s) has (have) not been corrected by the date specified on the front side of this Notice of Violation, Administrative Citations, ranging from \$100 to \$500 per violation per day, and/or more severe enforcement remedies may be implemented.

Other available enforcement remedies, include, but are not limited to: civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement, property lien, and recordation of the violation(s) with the County Recorder's office

Per San Mateo County Ordinance Code Section 1.40.020, the above remedies are cumulative and nothing prohibits the use of more than one remedy being used at the same time.

**If you are unclear on the violations or how to correct them or are requesting an extension (not guaranteed), please contact the Code Compliance Officer designated on the front of this notice in advance of the compliance deadline given.**

*Please note: If your property previously had a notice recorded through the County Recorder's office, including, but not limited to, a Notice of Violation or Stop Work Notice - that pre-existing violation may need to be resolved before the current violation case can be closed. Additional fines and penalties may be imposed to resolve the former violation.*

**AVISO IMPORTANTE**

si desea una traducción, favor de llamar al número (650) 363-4825  
dentro de las horas de 7:00 a.m. y 4:00 p.m.

## Joan Kling

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**From:** Camille Leung  
**Sent:** Thursday, September 27, 2018 4:35 PM  
**To:** Summer Burlison; Joan Kling  
**Cc:** Brian Kulich  
**Subject:** Singh Fence Violation

FYI I added this as a note to the Singh Fence Violation (VIO2017-00054)

9/27/18 CML - I met with TJ and Tripp for the Pre App (PRE2018-00053). I gave them forms, fees, calendar, and told them that the County will not issue any permits, including Deign Review, until the fence violation is resolved. I stated that the only way to resolve the violation is for the fence to be removed. As no permits for construction will be issued until the violation is resolved, he fence cannot be retained as a future fence for the residence or as a construction fence. They asked as to whether they can install 2 "no trespassing signs" in lieu of the fence. I said that this could potentially qualify for a CDX. County would need sign specs, post specs, overall height and location map. Prior to approval of any CDX, fence would have to be removed first.

Camille Leung, Senior Planner  
Planning & Building Department  
San Mateo County  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

## Joan Kling

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**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Friday, September 28, 2018 9:01 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox; Summer Burlison  
**Subject:** Re: REF: VIO2017-00411 (APN 048-076-130)

Dear Joan,

Without prejudice, when you have a moment, I will appreciate your assistance in understanding why this Violation is still closed. I sent the email below earlier this week.

Thanks  
With kind regards  
TJ Singh

On Sep 24, 2018, at 04:18 PM, Tejinder singh <tjsingh007@icloud.com> wrote:

Dear Joan and Summer,

When you have a moment, I would appreciate your assistance in understanding why this Violation complaint (VIO2017-00411 (APN 048-076-130)) might have been closed.

This front yard fence (in the link below) is between 6 ft and 6.5 ft at different locations. My understanding is that as per the County Code, the height of the front yard fence needs to be 4ft or less.

[https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222\\_184547492\\_iOS.jpg?dl=0](https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222_184547492_iOS.jpg?dl=0)

This fence is not a temporary construction fence because it has been there for more than two years and there is no construction planned as per the emails below. Any plans for construction are cancelled as per the emails below from more than a year ago.

Thanks  
Kind regards  
TJ Singh

----- Forwarded Message -----

**From:** Camille Leung <cleung@smcgov.org>  
**To:** "tripchowdhry@yahoo.com" <tripchowdhry@yahoo.com>  
**Sent:** Tuesday, September 5, 2017 3:38 PM  
**Subject:** FW: PLN2017-00157

Hi Trip,

Here's the email chain regarding the withdrawal of the application for 655 Miramar.

Thanks

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Friday, September 01, 2017 8:14 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** RE: PLN2017-00157

Thanks Camille,

As the remodel plans develop, I will be in touch. I don't believe it will be a significant remodel...

Tad

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Thursday, August 31, 2017 5:03 PM

**To:** Tad Sanders

**Subject:** RE: PLN2017-00157

Hi Tad,

Sorry to hear that. I will likely be able to refund half of the fees, per the Policy attached. Please allow a month for processing.

We can discuss the remodel. If it's a complete change to the look of the house, it will probably go to CDRC. But if its only minor changes to the structure it could be a Formal Exemption. Lets discuss this further when you get a chance.

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Thursday, August 31, 2017 1:29 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** PLN2017-00157

Hi Camille,

I hope all is well. I am connecting to let you know that we are formally withdrawing our application related to PLN2017-00157. Is there anything else I need to do to cancel this application? My clients would like to change direction on this property and will be remodeling the existing residence. Can you please provide me with direction to any sensitive issues related to remodeling the residence?

Thank you

Tad

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Thursday, August 10, 2017 11:26 AM

**To:** Tad Sanders

**Subject:** RE: 655 Miramar

Yes I will be at the Counter from 12:15-5pm on Monday and Wednesday next week.

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Thursday, August 10, 2017 9:48 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** FW: 655 Miramar

Hi Camille,

Thank you for the comments on the WELO documents. I am following up on the email below. Is there a time we can talk about this project?

Thank you

Tad

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Monday, August 07, 2017 9:49 AM

**To:** Camille Leung

**Subject:** FW: 655 Miramar

Hi Camille,

I am reaching out to get some basic direction on possibly moving our access road to the north side of our neighbor's parcel. This is an option the neighbor provided and I am trying to understand the variables. You can see the redesign on the attachment. I did get some preliminary feedback from Diana Shu if you follow the email string below. My questions are:

- Are there setbacks for a driveway from a property line?
- Are there setbacks for a driveway adjacent to a slope – I believe the slope is greater than 20% just after you cross the property line to the north.
- Are there any other issues to doing this?

Thank you for your time

Tad

## Joan Kling

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**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Monday, October 01, 2018 4:07 PM  
**To:** Joan Kling  
**Cc:** Timothy Fox; Summer Burlison  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054  
**Attachments:** Singh New NOV front side.pdf; Singh New NOV reverse side side.pdf

Hello Joan,

As we discussed today, so as to give me some time to read the new cited code, I appreciate you extending the deadline to respond to October 15th.

Thanks  
TJ Singh

On Sep 27, 2018, at 01:39 PM, Joan Kling <jkling@smcgov.org> wrote:

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

I entered a note into the Accela system that were incorrect and understand how you could have been temporarily misled at that time. However, many months have passed and many conversations have been had with you by various staff members explaining that my comment was incorrect and that a Coastal Development Permit is, in fact, needed for your development. Again, I will lay out the County's position to you.

- Your property is located in the Coastal Zone (CD)
- The installed fencing meets the definition of development 6328.3(h)
- The installed fencing meets the definition of project 6328.4(r)
- Section 6328.4 mandates that any person wishing to undertake any project shall obtain a Coastal Development Permit (defined in 6328.3(e))

Thank you for agreeing to remove the fencing by October 12, 2018. I am enclosing a new Notice of Violation giving you until that day to remove the fencing. After that date, Administrative Citations ranging from \$100 to \$500 will be issued.

This link will take you to the entire Chapter 20B Coastal Development District. Below that I have pasted the specific applicable code sections.

Again, thank you for keeping your commitment to remove the fencing by October 12 to avoid the issuance of Administrative Citations.

Joan

[https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3\(r\)](https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3(r))

**SECTION 6328.3. DEFINITIONS.** For the purpose of this Chapter, certain terms used herein are defined as follows:

(e)

“Coastal Development Permit” means a letter or certificate issued by the County of San Mateo in accordance with the provisions of this Chapter, approving a project in the “CD” District as being in conformance with the Local Coastal Program. A Coastal Development Permit includes all applicable materials, plans and conditions on which the approval is based.

(h)

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land including lots splits, except where the division of land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan, submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice

Act of 1973 (commencing with Section 4511).

(r)

“Project” means any development (as defined in Section 6328.3(h)) as well as any other permits or approvals required before a development may proceed. Project includes any amendment to this Part, any amendment to the County General Plan, and any land division requiring County approval.

**SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT PERMIT.**

Except as provided by Section 6328.5, any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the “CD” District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

From: Tejinder singh [<mailto:tjsingh007@me.com>]

Sent: Thursday, September 27, 2018 10:04 AM

To: Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>

Cc: Timothy Fox <tfox@smcgov.org>; Summer Burlison <sburlison@smcgov.org>

Subject: Re: Security fence - 655 Miramar Violation Case 2017-00054

Dear Joan,

Without prejudice, I would like to mention the following.

As you are aware, we have been living in Half Moon Bay, our San Mateo County for the last 20 years.

I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence.

(<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>)

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been reopened.

(<https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>)

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link -

(<https://www.dropbox.com/s/2lhhvqbxns52132/Email%20Tad%20Sanders%20and%20McIvers%20-Re%20Illegal%20Grading.pdf?dl=0>)

The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

(<https://www.dropbox.com/s/31qvbxwtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>)

To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence -  
(<https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>)

2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District -

[https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)

4. The fence does not obstruct anything or any access -

<https://www.dropbox.com/s/nz0cpt8lebm3g3r/Fire%20Trucks.docx?dl=0>

Chapter 13.20, COASTAL ZONE REGULATIONS, 13.20.061 Improvements to existing single-family residences exemption, makes reference to the “fence” permit exception.

“... no coastal development permit is required for improvements to existing single-family residences (including to fixtures and other structures directly attached to the residence; structures on the property normally associated with a single-family residence, such as garages, swimming pools in-ground and above-ground, hot tubs, fences, decks, storage sheds, and attached low-profile solar panels, and landscaping on the property, but not including guest houses or self-contained residential units). Allowed improvements that do not require a coastal development permit include additions of less than 500 square feet outside the appeal jurisdiction of the Coastal Commission, remodels, alterations, replacement of existing water storage tanks, wells or septic systems serving an existing single-family residence where there is no expansion of the replaced feature or its capacity, and new accessory structures except for self-contained residential units including second units (as defined in SCCC 13.10.700-S; see also SCCC 13.20.107 and 13.20.108).” The fence is an integral part of the single family residence 655 Miramar, Half Moon Bay, CA 94019 which has existed for several decades as such.

Since there is no violation of the cited SMC code or any other codes, I hereby request your assistance that the violation case be closed. When you get a chance, please suggest a convenient time when I could meet with you and show you that the fence is fully compliant.

Thanks

With Kind regards

TJ Singh

655 Miramar Drive

Half Moon Bay

CA 94019

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Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

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The Court denied their complaint. It seems they are now using the honorable County officials.

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Thanks

TJ

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Hi TJ,

In follow-up to my meeting with Tripp (and you via conference call), the deadline of Friday, September 28, 2018 for addressing the fence violation, as layed out below, stands in order to avoid a citation from the Code Compliance Section.

Your desire in putting together an application submittal to build a residence on the parcel now may still occur, but will be on a separate track from addressing the fence violation given the length of time for processing a development application. Your development application may include (re)installation of fencing, upon securing your permit approvals for residential development.

Regards

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

**From:** Summer Burlison  
**Sent:** Thursday, September 13, 2018 12:18 PM  
**To:** 'tj singh' <[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
**Cc:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** Access Easement fence - 655 Miramar Violation Case 2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution

(and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to **completed by Friday, September 28, 2018** in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Tel: 650/363-1815

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*Please be aware that I am out of the office every other Monday. For*

*immediate assistance, contact the  
Planning counter at 650/363-1825.*

## Joan Kling

---

**From:** Joan Kling  
**Sent:** Monday, October 01, 2018 4:55 PM  
**To:** 'Tejinder singh'  
**Cc:** Timothy Fox; Summer Burlison  
**Subject:** RE: Security fence - 655 Miramar Violation Case 2017-00054

Hi Tj,

Thanks for your cooperation.

Joan

**From:** Tejinder singh [mailto:tjsingh007@me.com]  
**Sent:** Monday, October 01, 2018 4:07 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Timothy Fox <tfox@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054

Hello Joan,

As we discussed today, so as to give me some time to read the new cited code, I appreciate you extending the deadline to respond to October 15th.

Thanks  
TJ Singh

On Sep 27, 2018, at 01:39 PM, Joan Kling <jkling@smcgov.org> wrote:

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

I entered a note into the Accela system that were incorrect and understand how you could have been temporarily misled at that time. However, many months have passed and many conversations have been had with you by various staff members explaining that my comment was incorrect and that a Coastal Development Permit is, in fact, needed for your development. Again, I will lay out the County's position to you.

- Your property is located in the Coastal Zone (CD)
- The installed fencing meets the definition of development 6328.3(h)

- The installed fencing meets the definition of project 6328.4(r)
- Section 6328.4 mandates that any person wishing to undertake any project shall obtain a Coastal Development Permit (defined in 6328.3(e))

Thank you for agreeing to remove the fencing by October 12, 2018. I am enclosing a new Notice of Violation giving you until that day to remove the fencing. After that date, Administrative Citations ranging from \$100 to \$500 will be issued.

This link will take you to the entire Chapter 20B Coastal Development District. Below that I have pasted the specific applicable code sections.

Again, thank you for keeping your commitment to remove the fencing by October 12 to avoid the issuance of Administrative Citations.

Joan

[https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3\(r\)](https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3(r))

**SECTION 6328.3. DEFINITIONS.** For the purpose of this Chapter, certain terms used herein are defined as follows:

(e)

“Coastal Development Permit” means a letter or certificate issued by the County of San Mateo in accordance with the provisions of this Chapter, approving a project in the “CD” District as being in conformance with the Local Coastal Program. A Coastal Development Permit includes all applicable materials, plans and conditions on which the approval is based.

(h)

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land including lots splits, except where the division of land is brought about in connection with the

purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan, submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice

Act of 1973 (commencing with Section 4511).

(r)

"Project" means any development (as defined in Section 6328.3(h)) as well as any other permits or approvals required before a development may proceed. Project includes any amendment to this Part, any amendment to the County General Plan, and any land division requiring County approval.

**SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT PERMIT.**

Except as provided by Section 6328.5, any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the "CD" District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

**From:** Tejinder singh [<mailto:tjsingh007@me.com>]

**Sent:** Thursday, September 27, 2018 10:04 AM

**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>

**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>

**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054

Dear Joan,

Without prejudice, I would like to mention the following.

As you are aware, we have been living in Half Moon Bay, our San Mateo County for the last 20 years.

I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence.

<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been reopened.

<https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link -

<https://www.dropbox.com/s/2lhhvqbxns52132/Email%20Tad%20Sanders%20and%20McIvers%20-Re%20Illegal%20Grading.pdf?dl=0>

The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence  
- <https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>

2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District  
- [https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)

4. The fence does not obstruct anything or any access -  
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Planner III

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Redwood City, CA 94063

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AVISO IMPORTANTE

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dentro de las horas de 7:00 a.m. y 4:00 p.m.

**IMPORTANT - PLEASE READ**

**Consequences of Failure to Correct Violations**

San Mateo County Ordinance Code Chapter 1.40 outlines some of the enforcement remedies available to encourage compliance with this notice.

This includes, but is not limited to, the issuance of Administrative Citations for code violations. If the violation(s) has (have) not been corrected by the date specified on the front side of this Notice of Violation, Administrative Citations, ranging from \$100 to \$500 per violation per day, and/or more severe enforcement remedies may be implemented.

Other available enforcement remedies, include, but are not limited to: civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement, property lien, and recordation of the violation(s) with the County Recorder's office

Per San Mateo County Ordinance Code Section 1.40.020, the above remedies are cumulative and nothing prohibits the use of more than one remedy being used at the same time.

**If you are unclear on the violations or how to correct them or are requesting an extension (not guaranteed), please contact the Code Compliance Officer designated on the front of this notice in advance of the compliance deadline given.**

*Please note: If your property previously had a notice recorded through the County Recorder's office, including, but not limited to, a Notice of Violation or Stop Work Notice - that pre-existing violation may need to be resolved before the current violation case can be closed. Additional fines and penalties may be imposed to resolve the former violation.*

AVISO IMPORTANTE

si desea una traducción, favor de llamar al número (650) 363-4825  
dentro de las horas de 7:00 a.m. y 4:00 p.m.

## Joan Kling

---

**From:** David Finkelstein <dfinkelstein@dgflaw.com>  
**Sent:** Tuesday, October 02, 2018 11:17 AM  
**To:** Joan Kling; Timothy Fox; Summer Burlison; Steve Monowitz  
**Cc:** David Finkelstein  
**Subject:** FW: Security fence - 655 Miramar Violation Case 2017-00054  
**Attachments:** Singh New NOV front side.pdf; Singh New NOV reverse side side.pdf

**To Joan Kling et. al. : My law firm represents Mr. Singh and his co-owner in this matter. This partial fence should be exempt from a coastal permit because its only purpose is to prevent the illegal widening of the easement to the adjacent parcel owner's property that was being conducted at night without permits by persons arriving in trucks with masked license plates. The fence does not enclose the entire property but only runs on about 5% of the property and it matches the see through fence of the adjoining county water tank property. We believe the persons who illegally were widening the easement without permit or their attorney is the one who is complaining. The partial fence has also stopped other illegal activities including trucks parking on the property and in one case my client's video shows a naked man running across the parcel in the evening – we request a meeting with you and Steve Monowitz to present our case for an exemption. – David**

**David G. Finkelstein, Esq.**  
**FINKELSTEIN BENDER & FUJII LLP**  
**1528 South El Camino Real, Suite 306**  
**San Mateo, CA 94402**  
**(650) 353-4503 - Office**  
**(650) 312-1803 - Facsimile**  
**Website: [www.dgflaw.com](http://www.dgflaw.com)**  
**Email: [dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)**

### **CONFIDENTIALITY NOTE:**

**This email transmission contains information from the law offices of FINKELSTEIN BENDER & FUJII LLP and this information is CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. This information is intended only for the use of the intended recipient, who is the specific individual or entity to which this email message was sent. If you are not the intended recipient, this email transmission is not for you. You are not to read or review this transmission. Furthermore, you are hereby notified that any disclosure, copying, distribution, or use of the contents of this email transmission is strictly prohibited and be may unlawful. If you are not the intended recipient of this email message, please telephone the law offices of FINKELSTEIN BENDER & FUJII LLP at (650) 353-4503 to let us know of your having received this email transmission. Thank you.**

Begin forwarded message from: Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
Date: September 27, 2018 at 1:39:22 PM PDT

**To:** Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>, Summer Burlison  
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- Your property is located in the Coastal Zone (CD)
- The installed fencing meets the definition of development 6328.3(h)
- The installed fencing meets the definition of project 6328.4(r)
- Section 6328.4 mandates that any person wishing to undertake any project shall obtain a Coastal Development Permit (defined in 6328.3(e))

Thank you for agreeing to remove the fencing by October 12, 2018. I am enclosing a new Notice of Violation giving you until that day to remove the fencing. After that date, Administrative Citations ranging from \$100 to \$500 will be issued.

This link will take you to the entire Chapter 20B Coastal Development District. Below that I have pasted the specific applicable code sections.

Again, thank you for keeping your commitment to remove the fencing by October 12 to avoid the issuance of Administrative Citations.

Joan

[https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3\(r\)](https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3(r))

**SECTION 6328.3. DEFINITIONS.** For the purpose of this Chapter, certain terms used herein are defined as follows:

(e)

“Coastal Development Permit” means a letter or certificate issued by the County of San Mateo in accordance with the provisions of this Chapter, approving a project in the “CD” District as being in conformance with the Local Coastal Program. A Coastal Development Permit includes all applicable materials, plans and conditions on which the approval is based.

(h)

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land including lots splits, except where the division of land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan, submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice

Act of 1973 (commencing with Section 4511).

(r)

“Project” means any development (as defined in Section 6328.3(h)) as well as any other permits or approvals required before a development may proceed. Project includes any amendment to this Part, any amendment to the County General Plan, and any land division requiring County approval.

**SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT PERMIT.** Except as provided by Section 6328.5, any person, partnership,

corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the "CD" District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

**From:** Tejinder singh [<mailto:tjsingh007@me.com>]  
**Sent:** Thursday, September 27, 2018 10:04 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
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Dear Joan,

Without prejudice, I would like to mention the following.

As you are aware, we have been living in Half Moon Bay, our San Mateo County for the last 20 years.

I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence.

<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been reopened. <https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link - (<https://www.dropbox.com/s/2lhhvqbxns52132/Email%20Tad%20Sanders%20and%20McIvers%20-Re%20Illegal%20Grading.pdf?dl=0>)

The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

<https://www.dropbox.com/s/31qybxwtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence - <https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>

2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District - [https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)
  
4. The fence does not obstruct anything or any access - <https://www.dropbox.com/s/nz0cpt8lebm3g3r/Fire%20Trucks.docx?dl=0>

Chapter 13.20, COASTAL ZONE REGULATIONS, 13.20.061 Improvements to existing single-family residences exemption, makes reference to the “fence” permit exception.

“... no coastal development permit is required for improvements to existing single-family residences (including to fixtures and other structures directly attached to the residence; structures on the property normally associated with a single-family residence, such as garages, swimming pools in-ground and above-ground, hot tubs, fences, decks, storage sheds, and attached low-profile solar panels, and landscaping on the property, but not including guest houses or self-contained residential units). Allowed improvements that do not require a coastal development permit include additions of less than 500 square feet outside the appeal jurisdiction of the Coastal Commission, remodels, alterations, replacement of existing water storage tanks, wells or septic systems serving an existing single-family residence where there is no expansion of the replaced feature or its capacity, and new accessory structures except for self-contained residential units including second units (as defined in SCCC 13.10.700-S; see also SCCC 13.20.107 and 13.20.108).” The fence is an integral part of the single family residence 655 Miramar, Half Moon Bay, CA 94019 which has existed for several decades as such.

Since there is no violation of the cited SMC code or any other codes, I hereby request your assistance that the violation case be closed. When you get a chance, please suggest a convenient time when I could meet with you and show you that the fence is fully compliant.

Thanks

With Kind regards

TJ Singh

655 Miramar Drive

Half Moon Bay

CA 94019

On Sep 24, 2018, at 04:28 PM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Dear Summer and Joan,

The fences were installed at the direction of the Sheriff's Deputies. On January 25, 2017 Tad Sanders brought in his Surveyors on our property and they started digging out the Stakes installed by our Surveyors. It appeared they were looking to change the property boundary. The Sheriff's Deputies came on the scene. The Police directed them to stop digging out and removing the stakes installed by our Surveyor. They were told that they could not remove the stakes and markers installed by our surveyor, but could put their owns markers. Then they stopped and went away.

Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

<https://www.dropbox.com/s/zcppcukmmmxtbg/Tad%20Sanders%20people%20removing%20our%20Surveyor%20stakes.docx?dl=0>

Thanks

TJ Singh

On Sep 20, 2018, at 05:16 AM, Tejinder singh  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders, who is also the complainant about the fence, masked their license plates while involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks

TJ Singh

On Sep 18, 2018, at 10:01 AM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Joan,

It was a pleasure to talk with you yesterday. As we discussed yesterday, I am confirming moving the deadline to October 12 instead of September 28 since I am traveling.

Thanks

TJ

On Sep 17, 2018, at 11:18 AM, Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)> wrote:

Hi TJ,

In follow-up to my meeting with Tripp (and you via conference call), the deadline of Friday, September 28, 2018 for addressing the fence violation, as layed out below,

stands in order to avoid a citation from the Code Compliance Section.

Your desire in putting together an application submittal to build a residence on the parcel now may still occur, but will be on a separate track from addressing the fence violation given the length of time for processing a development application. Your development application may include (re)installation of fencing, upon securing your permit approvals for residential development.

Regards

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building  
Department

455 County Center,  
2<sup>nd</sup> Floor

Redwood City, CA  
94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I  
am out of the office  
every other Monday.  
For immediate  
assistance, contact  
the Planning counter  
at 650/363-1825.*

**From:** Summer  
Burlison  
**Sent:** Thursday,  
September 13, 2018  
12:18 PM  
**To:** 'tj singh'  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
>  
**Cc:** Joan Kling  
<[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
>  
**Subject:** Access  
Easement fence - 655  
Miramar Violation  
Case 2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a

public hearing before  
the Planning  
Commission (PC) and  
the PC's decision is  
appealable. The CDP  
application filing fee  
for an after-the-fact  
CDP is approximately  
\$7,800.

One of the above  
options needs to  
**completed by**  
**Friday, September**  
**28, 2018** in order to  
avoid the issuance of  
a citation by the Code  
Compliance Section.

Regards,

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building  
Department

455 County Center,  
2<sup>nd</sup> Floor

Redwood City, CA  
94063

Tel: 650/363-1815

FAX: 650/363-4849

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For immediate  
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at 650/363-1825.*



**NOTICE OF VIOLATION**

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT  
CODE COMPLIANCE DIVISION, 455 COUNTY CENTER, 2<sup>nd</sup> FLOOR  
REDWOOD CITY, CA 94063 (650) 363-4825 (Office)

Date Issued: 9/27/18  
VIO#: 2018-  
2017-00054

AVISO IMPORTANTE, si desea una traducción, favor de llamar al número (650) 363-4825 dentro de las horas de 7:00 a.m. y 4:00 p.m.

Name of Property Owner/Responsible Person: TEG Business LLC  
Address if Different than Violation(s): 18 Terrace Ave. Half Moon Bay 94019  
655 MIRAMAR DR.

An inspection of the premises located in the County of San Mateo revealed the code violation(s) noted below.

THE VIOLATION(S) NOTED BELOW MUST BE CORRECTED BY: October 12, 2018

A REINSPECTION WILL BE MADE ON OR AFTER THE CORRECTION DATE TO VERIFY COMPLIANCE. If the violation(s) has (have) not been corrected by the date shown above, Administrative Citations ranging from \$100 to \$500 per violation per day and/or more severe enforcement remedies may be implemented. To avoid receiving fines and/or penalties, or if you need further information and/or an extension (not guaranteed), you must contact the Code Compliance Officer listed below by the above date.

SEE REVERSE SIDE FOR FAILURE TO COMPLY NOTICE

Inoperable/abandoned vehicle on the property

- San Mateo County Ordinance Code Section 7.60.140 Remove all inoperable, wrecked, dismantled, licensed or unlicensed vehicles from the property or relocate into fully enclosed structure. DO NOT relocate onto public street.

Exterior of property in unclean, unsafe and/or unsanitary condition      Overgrown Weeds

- 2015 International Property Maintenance Code Section 302.1 Maintain exterior property and premises in a clean, safe and sanitary condition.
- 2015 International Property Maintenance Code Section 302.4 Remove all overgrown and/or dead weeds and/or vegetation from the exterior of the property. Maintain growth at a maximum height of 18 inches or less.

Over height Fences, Walls, Hedges      Accessory Structure and/or fence/wall in disrepair

- San Mateo County Zoning Regulations Section 6412 Fences, walls, and hedges shall not exceed four (4) ft. in height in front yard and six (6) ft. in height in side yard areas: Reduce the height of the fence, wall, and/or hedge to not exceed the required height limitations.
- 2015 International Property Maintenance Code Section 302.7. Maintain all accessory structures, including detached garages, fences and walls in good repair and in a structurally sound condition.

Construction/Grading without permits and inspections

- San Mateo County Building Regulations Section 9006 A valid County permit is required prior to starting work. Immediately cease all work, apply for and obtain proper permits from the Planning and Building Department. A final inspection approval may be required.
- San Mateo County Building Regulations Section 9283. Excavating, grading, filling, and/or land clearing/disturbing requires a valid permit prior to start of work. Immediately cease all work. Apply for and obtain a grading or clearing permit with the Planning Department.

Heritage Tree and/or Significant Tree Violation

- San Mateo County Ordinance Code Sections 11.051 & 12.020 A. valid county permit is required to remove, destroy or trim a Heritage or Significant tree, whether indigenous or exotic: You must apply for and obtain an "after-the-fact tree cutting permit" with the Planning Department.

X Other: SMC young regulations Section 6328.4

Please call or email me at @smcgov.org for more information or call one of the following numbers:  
Code Compliance Division: (650) 363-4825 Planning Division (650) 363-1825 Building Division (650) 599-7311

Juan Kling JOAN KLING 650 363 4011  
SIGNATURE/PRINT NAME PHONE NUMBER

9/27/18  
DATE ISSUED

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Tuesday, October 09, 2018 10:19 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox; Summer Burlison  
**Subject:** Re: REF: VIO2017-00411 (APN 048-076-130)

Dear Joan and Summer,

I am still waiting for your response to my email of September 24th below.

When you have a moment, I would appreciate your assistance in understanding why this Violation complaint (VIO2017-00411 (APN 048-076-130)) might have been closed.

This front yard fence (in the link below) is between 6 ft and 6.5 ft at different locations. My understanding is that as per the County Code, the height of the front yard fence needs to be 4ft or less.

[https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222\\_184547492\\_iOS.jpg?dl=0](https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222_184547492_iOS.jpg?dl=0)

This fence is not a temporary construction fence because it has been there for more than two years and there is no construction planned as per the emails below. Any plans for construction are cancelled as per the emails below from more than a year ago.

Thanks

Kind regards

TJ Singh

On Sep 28, 2018, at 09:00 AM, Tejinder singh <tjsingh007@me.com> wrote:

Dear Joan,

Without prejudice, when you have a moment, I will appreciate your assistance in understanding why this Violation is still closed. I sent the email below earlier this week.

Thanks  
With kind regards  
TJ Singh

On Sep 24, 2018, at 04:18 PM, Tejinder singh <[tjsingh007@icloud.com](mailto:tjsingh007@icloud.com)> wrote:

Dear Joan and Summer,

When you have a moment, I would appreciate your assistance in understanding why this Violation complaint (VIO2017-00411 (APN 048-076-130)) might have been closed.

This front yard fence (in the link below) is between 6 ft and 6.5 ft at different locations. My understanding is that as per the County Code, the height of the front yard fence needs to be 4ft or less.

[https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222\\_184547492\\_iOS.jpg?dl=0](https://www.dropbox.com/s/nc3afzb7v1ijo8b/20171222_184547492_iOS.jpg?dl=0)

This fence is not a temporary construction fence because it has been there for more than two years and there is no construction planned as per the emails below. Any plans for construction are cancelled as per the emails below from more than a year ago.

Thanks  
Kind regards  
TJ Singh

----- Forwarded Message -----

**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**To:** "[tripchowdhry@yahoo.com](mailto:tripchowdhry@yahoo.com)" <[tripchowdhry@yahoo.com](mailto:tripchowdhry@yahoo.com)>  
**Sent:** Tuesday, September 5, 2017 3:38 PM  
**Subject:** FW: PLN2017-00157

Hi Trip,  
Here's the email chain regarding the withdrawal of the application for 655 Miramar.  
Thanks

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Friday, September 01, 2017 8:14 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** RE: PLN2017-00157

Thanks Camille,

As the remodel plans develop, I will be in touch. I don't believe it will be a significant remodel...

Tad

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Thursday, August 31, 2017 5:03 PM

**To:** Tad Sanders

**Subject:** RE: PLN2017-00157

Hi Tad,

Sorry to hear that. I will likely be able to refund half of the fees, per the Policy attached. Please allow a month for processing.

We can discuss the remodel. If it's a complete change to the look of the house, it will probably go to CDRC. But if its only minor changes to the structure it could be a Formal Exemption. Lets discuss this further when you get a chance.

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Thursday, August 31, 2017 1:29 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** PLN2017-00157

Hi Camille,

I hope all is well. I am connecting to let you know that we are formally withdrawing our application related to PLN2017-00157. Is there anything else I need to do to cancel this application? My clients would like to change direction on this property and will be remodeling the existing residence. Can you please provide me with direction to any sensitive issues related to remodeling the residence?

Thank you

Tad

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Thursday, August 10, 2017 11:26 AM

**To:** Tad Sanders

**Subject:** RE: 655 Miramar

Yes I will be at the Counter from 12:15-5pm on Monday and Wednesday next week.

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Thursday, August 10, 2017 9:48 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** FW: 655 Miramar

Hi Camille,

Thank you for the comments on the WELO documents. I am following up on the email below. Is there a time we can talk about this project?

Thank you

Tad

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

**Sent:** Monday, August 07, 2017 9:49 AM

**To:** Camille Leung  
**Subject:** FW: 655 Miramar

Hi Camille,

I am reaching out to get some basic direction on possibly moving our access road to the north side of our neighbor's parcel. This is an option the neighbor provided and I am trying to understand the variables. You can see the redesign on the attachment. I did get some preliminary feedback from Diana Shu if you follow the email string below. My questions are:

- Are there setbacks for a driveway from a property line?
- Are there setbacks for a driveway adjacent to a slope – I believe the slope is greater than 20% just after you cross the property line to the north.
- Are there any other issues to doing this?

Thank you for your time

Tad

## Joan Kling

---

**From:** David Finkelstein <dfinkelstein@dgflaw.com>  
**Sent:** Tuesday, October 09, 2018 5:23 PM  
**To:** Joan Kling; Timothy Fox; Summer Burlison; Steve Monowitz  
**Cc:** Tejinder singh (tjsingh007@me.com); David Finkelstein  
**Subject:** RE: Security fence - 655 Miramar Violation Case 2017-00054

**To Joan Kling: Please respond to my request below for a meeting with you and Steve Monowitz to discuss this matter. As previously stated, the fence does not enclose anything as it runs only a short way along the easement, but it serves to prevent the illegal widening of the easement that was being done by the adjoining neighbor without permits and at night using trucks with masked over license plates. – David**

David G. Finkelstein, Esq.  
FINKELSTEIN BENDER & FUJII LLP  
1528 South El Camino Real, Suite 306  
San Mateo, CA 94402  
(650) 353-4503 - Office  
(650) 312-1803 - Facsimile  
Website: [www.dgflaw.com](http://www.dgflaw.com)  
Email: [dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)

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**From:** David Finkelstein  
**Sent:** Tuesday, October 02, 2018 11:17 AM  
**To:** [jkling@smcgov.org](mailto:jkling@smcgov.org); [tfox@smcgov.org](mailto:tfox@smcgov.org); [sburlison@smcgov.org](mailto:sburlison@smcgov.org); [smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)  
**Cc:** David Finkelstein  
**Subject:** FW: Security fence - 655 Miramar Violation Case 2017-00054

**To Joan Kling et. al. : My law firm represents Mr. Singh and his co-owner in this matter. This partial fence should be exempt from a coastal permit because its only purpose is to prevent the illegal widening of the easement to the adjacent parcel owner's property that was being conducted at night without permits by persons arriving in trucks with masked license plates. The fence does not enclose the entire property but only runs on about 5% of the property and it matches the see through fence of the adjoining county water tank property. We believe the persons who illegally were widening the easement without**

permit or their attorney is the one who is complaining. The partial fence has also stopped other illegal activities including trucks parking on the property and in one case my client's video shows a naked man running across the parcel in the evening – we request a meeting with you and Steve Monowitz to present our case for an exemption. – David

David G. Finkelstein, Esq.  
FINKELSTEIN BENDER & FUJII LLP  
1528 South El Camino Real, Suite 306  
San Mateo, CA 94402  
(650) 353-4503 - Office  
(650) 312-1803 - Facsimile  
Website: [www.dgflaw.com](http://www.dgflaw.com)  
Email: [dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)

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Begin forwarded message from: Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
Date: September 27, 2018 at 1:39:22 PM PDT  
To: Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
Cc: Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>, Summer Burlison  
<[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
Subject: RE: Security fence - 655 Miramar Violation Case 2017-00054

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

I entered a note into the Accela system that were incorrect and understand how you could have been temporarily misled at that time. However, many months have passed and many conversations have been had with you by various staff members explaining that my comment was incorrect and that a Coastal Development Permit is, in fact, needed for your development. Again, I will lay out the County's position to you.

- Your property is located in the Coastal Zone (CD)
- The installed fencing meets the definition of development 6328.3(h)
- The installed fencing meets the definition of project 6328.4(r)
- Section 6328.4 mandates that any person wishing to undertake any project shall obtain a Coastal Development Permit (defined in 6328.3(e))

Thank you for agreeing to remove the fencing by October 12, 2018. I am enclosing a new Notice of Violation giving you until that day to remove the fencing. After that date, Administrative Citations ranging from \$100 to \$500 will be issued.

This link will take you to the entire Chapter 20B Coastal Development District. Below that I have pasted the specific applicable code sections.

Again, thank you for keeping your commitment to remove the fencing by October 12 to avoid the issuance of Administrative Citations.

Joan

[https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3\(r\)](https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3(r))

**SECTION 6328.3. DEFINITIONS.** For the purpose of this Chapter, certain terms used herein are defined as follows:

(e)

“Coastal Development Permit” means a letter or certificate issued by the County of San Mateo in accordance with the provisions of this Chapter, approving a

project in the “CD” District as being in conformance with the Local Coastal Program. A Coastal Development Permit includes all applicable materials, plans and conditions on which the approval is based.

(h)

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land including lots splits, except where the division of land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan, submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

(r)

“Project” means any development (as defined in Section 6328.3(h)) as well as any other permits or approvals required before a development may proceed. Project includes any amendment to this Part, any amendment to the County General Plan, and any land division requiring County approval.

**SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT**

**PERMIT.** Except as provided by Section 6328.5, any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the “CD” District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

**From:** Tejinder singh [<mailto:tjsingh007@me.com>]  
**Sent:** Thursday, September 27, 2018 10:04 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Summer Burlison  
<[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054

Dear Joan,

Without prejudice, I would like to mention the following.

As you are aware, we have been living in Half Moon Bay, our San Mateo County for the last 20 years.

I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence.  
(<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>)

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been

reopened. <https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link - (<https://www.dropbox.com/s/2lhhvqbxns52132/Email%20Tad%20Sanders%20and%20McIvers%20-Re%20Illegal%20Grading.pdf?dl=0>)

The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

<https://www.dropbox.com/s/31qvbxwtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence - <https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>
2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District - [https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)
4. The fence does not obstruct anything or any access - <https://www.dropbox.com/s/nz0cpt8lebm3g3r/Fire%20Trucks.docx?dl=0>

Chapter 13.20, COASTAL ZONE REGULATIONS, 13.20.061 Improvements to existing single-family residences exemption, makes reference to the “fence” permit exception.

“... no coastal development permit is required for improvements to existing single-family residences (including to fixtures and other structures directly attached to the residence; structures on the property normally associated with a single-family residence, such as garages, swimming pools in-ground and above-ground, hot tubs, fences, decks, storage sheds, and attached low-profile solar panels, and landscaping on the property, but not including guest houses or self-contained residential units). Allowed improvements that do not require a coastal development permit include additions of less than 500 square feet outside the appeal jurisdiction of the Coastal Commission, remodels, alterations, replacement of existing water storage tanks, wells or septic systems serving an existing single-family residence where there is no expansion of the replaced feature or its capacity, and new accessory structures except for self-contained residential units including second units (as defined in SCCC 13.10.700-S; see also SCCC 13.20.107 and 13.20.108).” The fence is an integral part of the single family residence 655 Miramar, Half Moon Bay, CA 94019 which has existed for several decades as such.

Since there is no violation of the cited SMC code or any other codes, I hereby request your assistance that the violation case be closed. When you get a chance, please suggest a convenient time when I could meet with you and show you that the fence is fully compliant.

Thanks

With Kind regards

TJ Singh

655 Miramar Drive

Half Moon Bay

CA 94019

On Sep 24, 2018, at 04:28 PM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Dear Summer and Joan,

The fences were installed at the direction of the Sheriff's Deputies. On January 25, 2017 Tad Sanders brought in his Surveyors on our property and they started digging out the Stakes installed by our Surveyors. It appeared they were looking to change the property boundary. The Sheriff's Deputies came on the scene. The Police directed them to stop digging out and removing the stakes installed by our Surveyor. They were told that they could not remove the stakes and markers installed by our surveyor, but could put their owns markers. Then they stopped and went away.

Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

<https://www.dropbox.com/s/zcppcukmmmxtbg/Tad%20Sanders%20people%20removing%20our%20Surveyor%20stakes.docx?dl=0>

Thanks

TJ Singh

On Sep 20, 2018, at 05:16 AM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders, who is also the complainant about the fence, masked their license plates while involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxwtqgwbp2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks

TJ Singh

On Sep 18, 2018, at 10:01 AM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Joan,

It was a pleasure to talk with you yesterday. As we discussed yesterday, I am confirming moving the deadline to October 12 instead of September 28 since I am traveling.

Thanks

TJ

On Sep 17, 2018, at 11:18 AM,  
Summer Burlison  
<[sburlison@smcgov.org](mailto:sburlison@smcgov.org)> wrote:

Hi TJ,

In follow-up to my meeting with Tripp (and you via conference call), the deadline of Friday, September 28, 2018 for addressing the fence violation, as layed out below, stands in order to avoid a citation from the Code Compliance Section.

Your desire in putting together an application submittal to build a residence on the parcel now may still occur, but will be on a separate track from addressing the fence violation given the length of time for processing a development

application. Your development application may include (re)installation of fencing, upon securing your permit approvals for residential development.

Regards

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building  
Department

455 County Center,  
2<sup>nd</sup> Floor

Redwood City, CA  
94063

Tel: 650/363-1815

FAX: 650/363-4849

<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

**From:** Summer  
Burlison  
**Sent:** Thursday,  
September 13, 2018  
12:18 PM  
**To:** 'tj singh'  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)  
>  
**Cc:** Joan Kling  
<[jkling@smcgov.org](mailto:jkling@smcgov.org)  
>  
**Subject:** Access  
Easement fence - 655  
Miramar Violation  
Case 2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you

before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to **completed by Friday, September 28, 2018** in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,

Summer

Summer Burlison  
Planner III

County of San Mateo

Planning & Building  
Department

455 County Center,  
2<sup>nd</sup> Floor

Redwood City, CA  
94063

Tel: 650/363-1815

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For immediate  
assistance, contact  
the Planning counter  
at 650/363-1825.*

## Joan Kling

---

**From:** Julie Trinkala <jtrinkala@outlook.com>  
**Sent:** Friday, October 12, 2018 9:31 AM  
**To:** Steve Monowitz; Timothy Fox; Joan Kling; Summer Burlison  
**Cc:** Julie Trinkala  
**Subject:** Security fence - 655 Miramar Violation Case 2017-00054

Good morning,

I am writing to you because it has been brought to my attention that an effort to remove the short lengths of fence along the easement on the preceding private property is underway.

The short runs of fence that are in question also serve as a visual alert to people who drive up there at all hours of the day and night to engage in unsavory activities. Many people who see the fence choose to leave.

For those who don't choose to leave, you need to know that there are ongoing health and safety issues that result from unsavory activities on this private property. As Neighborhood Watch Block Captain, I have contacted the Sheriff's Department on numerous occasions since December 2012 for assistance with activities 1, 2, 3 and 4.

Activities include:

1. Consuming alcoholic beverages
2. Use of illegal drugs
3. Public loitering
4. Public nudity
5. Public urination by adults and children
6. Amorous couples

Most recently, my call on June 26 resulted in citations for two minors and my call on July 1, an arrest of an adult male.

My email today is brief as I am short on time, but I will follow with more details.

Thank you for taking the time to read this email.

Julie Trinkala  
650 Miramar Drive  
Half Moon Bay, CA 94019  
408-968-9647

[jkling@smcgov.org](mailto:jkling@smcgov.org); [tfox@smcgov.org](mailto:tfox@smcgov.org); [sburlison@smcgov.org](mailto:sburlison@smcgov.org); [smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)

## Joan Kling

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Friday, October 19, 2018 11:09 AM  
**To:** Joan Kling; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054  
**Attachments:** no trespass 6 + 2 cameras.pdf; no trespass 7.pdf; no trespass 8 & 9.pdf; no trespass 10 & 11.pdf

Email 2 of 2  
Thanks

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, October 19, 2018 11:02 AM  
**To:** Joan Kling; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** VIO2017-00054

Good morning Joan,

I am reaching out to provide you some additional information with respect to the above referenced Violation. I did read the case summary this morning and noted that there was a deadline for the owners to either remove the fences in question or to file for an application by 9/28/18. I also reviewed Camille's update dated 9/27/18. I have two things to report and a couple questions below:

First, the fences have not been removed. The first photo attached was taken on 10/15/2018.

Second, I saw in Camille's notes that they also need a permit to put up "no trespassing" signs. I counted their signs and they have 12 no trespassing signs. They are posted along Miramar drive and on both sides of our access easement. I will include the photos I took of them.

You will note that in a couple of the photos, there are three cameras two of which are aimed directly at your house at 655 Miramar. I am not sure what the County's position is with regard to an invasion of privacy but I believe this is clearly the case. And, the photo labeled camera 3 is on one of their trees that is close to our temporary fence and is pointed directly at the house. In the other photo that has two cameras, the camera on the right is aimed directly at our house.

Can you please let me know if we need to file a new Violation complaint or can these items be integrated into the existing complaint?

Can you also provide me with an update with respect to the County's next action on this case?

Lastly, there a number of photos and I will send them in two emails.  
Thanks for your time

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Office 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325



**PRIVATE  
PROPERTY**  
WILSONVILLE







## Joan Kling

---

**From:** Summer Burlison  
**Sent:** Friday, October 12, 2018 3:34 PM  
**To:** tj singh  
**Cc:** David Finkelstein; Joan Kling; Timothy Fox; Steve Monowitz  
**Subject:** RE: Security fence - 655 Miramar Violation Case 2017-00054

Hello TJ,

This is to confirm receipt of the emails below. Joan has been out of the office most of this week and will be back next week.

Regards,  
Summer

Summer Burlison  
Planner III

County of San Mateo  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Tel: 650/363-1815  
FAX: 650/363-4849  
<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

**From:** tj singh [mailto:tjsingh007@me.com]  
**Sent:** Friday, October 12, 2018 2:38 PM  
**To:** Joan Kling <jkling@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Cc:** David Finkelstein <dfinkelstein@dgflaw.com>  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054

Hello Joan and Summer,

When you have a moment, I am checking if you may have received the emails below from our Counsel.

Thanks  
TJ Singh

On Oct 9, 2018, at 5:22 PM, David Finkelstein <[dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)> wrote:

To Joan Kling: Please respond to my request below for a meeting with you and Steve Monowitz to discuss this matter. As previously stated, the fence does not enclose anything as it runs only a short way along the easement, but it serves to prevent the illegal widening of the easement that was being done by the adjoining neighbor without permits and at night using trucks with masked over license plates. – David

David G. Finkelstein, Esq.  
FINKELSTEIN BENDER & FUJII LLP  
1528 South El Camino Real, Suite 306  
San Mateo, CA 94402  
(650) 353-4503 - Office  
(650) 312-1803 - Facsimile  
Website: [www.dgflaw.com](http://www.dgflaw.com)  
Email: [dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)

**CONFIDENTIALITY NOTE:**

This email transmission contains information from the law offices of FINKELSTEIN BENDER & FUJII LLP and this information is CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. This information is intended only for the use of the intended recipient, who is the specific individual or entity to which this email message was sent. If you are not the intended recipient, this email transmission is not for you. You are not to read or review this transmission. Furthermore, you are hereby notified that any disclosure, copying, distribution, or use of the contents of this email transmission is strictly prohibited and may be unlawful. If you are not the intended recipient of this email message, please telephone the law offices of FINKELSTEIN BENDER & FUJII LLP at (650) 353-4503 to let us know of your having received this email transmission. Thank you.

**From:** David Finkelstein  
**Sent:** Tuesday, October 02, 2018 11:17 AM  
**To:** [jkling@smcgov.org](mailto:jkling@smcgov.org); [tfox@smcgov.org](mailto:tfox@smcgov.org); [sburlison@smcgov.org](mailto:sburlison@smcgov.org); [smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)  
**Cc:** David Finkelstein  
**Subject:** FW: Security fence - 655 Miramar Violation Case 2017-00054

To Joan Kling et. al. : My law firm represents Mr. Singh and his co-owner in this matter. This partial fence should be exempt from a coastal permit because its only purpose is to prevent the illegal widening of the easement to the adjacent parcel owner's property that was being conducted at night without permits by persons arriving in trucks with masked license plates. The fence does not enclose the entire property but only runs on about 5% of the property and it matches the see through fence of the adjoining county water tank property. We believe the persons who illegally were widening the easement without permit or their attorney is the one who is complaining. The partial fence has also stopped other illegal activities including trucks parking on the property and in one case my client's video shows a naked man running across the parcel in the evening – we request a meeting with you and Steve Monowitz to present our case for an exemption. – David

David G. Finkelstein, Esq.  
FINKELSTEIN BENDER & FUJII LLP  
1528 South El Camino Real, Suite 306

San Mateo, CA 94402  
(650) 353-4503 - Office  
(650) 312-1803 - Facsimile  
Website: [www.dgflaw.com](http://www.dgflaw.com)  
Email: [dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)

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Begin forwarded message from: Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Date:** September 27, 2018 at 1:39:22 PM PDT  
**To:** Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>, Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
**Subject: RE: Security fence - 655 Miramar Violation Case 2017-00054**

Hi TJ,

Thank you for your email. The information you provided below does not change the County's position that a Coastal Development Permit is needed for the installed fencing.

I entered a note into the Accela system that were incorrect and understand how you could have been temporarily misled at that time. However, many months have passed and many conversations have been had with you by various staff members explaining that my comment was incorrect and that a Coastal Development Permit is, in fact, needed for your development. Again, I will lay out the County's position to you.

- Your property is located in the Coastal Zone (CD)
- The installed fencing meets the definition of development 6328.3(h)
- The installed fencing meets the definition of project 6328.4(r)
- Section 6328.4 mandates that any person wishing to undertake any project shall obtain a Coastal Development Permit (defined in 6328.3(e))

Thank you for agreeing to remove the fencing by October 12, 2018. I am enclosing a new Notice of Violation giving you until that day to remove the fencing. After that date, Administrative Citations ranging from \$100 to \$500 will be issued.

This link will take you to the entire Chapter 20B Coastal Development District. Below that I have pasted the specific applicable code sections.

Again, thank you for keeping your commitment to remove the fencing by October 12 to avoid the issuance of Administrative Citations.

Joan

[https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3\(r\)](https://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf#6328.3(r))

**SECTION 6328.3. DEFINITIONS.** For the purpose of this Chapter, certain terms used herein are defined as follows:

(e)

“Coastal Development Permit” means a letter or certificate issued by the County of San Mateo in accordance with the provisions of this Chapter, approving a project in the “CD” District as being in conformance with the Local Coastal Program. A Coastal Development Permit includes all applicable materials, plans and conditions on which the approval is based.

(h)

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land including lots splits, except where the division of land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan, submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice

Act of 1973 (commencing with Section 4511).

(r)

“Project” means any development (as defined in Section 6328.3(h)) as well as any other permits or approvals required before a development may proceed. Project includes any amendment to this Part, any amendment to the County General Plan, and any land division requiring County approval.

**SECTION 6328.4. REQUIREMENT FOR COASTAL DEVELOPMENT PERMIT.** Except as provided by Section 6328.5, any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the “CD” District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit.

**From:** Tejinder singh [mailto:tjsingh007@me.com]  
**Sent:** Thursday, September 27, 2018 10:04 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Timothy Fox <tfox@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Subject:** Re: Security fence - 655 Miramar Violation Case 2017-00054

Dear Joan,

Without prejudice, I would like to mention the following.

As you are aware, we have been living in Half Moon Bay, our San Mateo County for the last 20 years.

I will appreciate your assistance and I formally request that this violation case be closed since we are not in any violation of any code. The fences are installed as per the attached county direction given to us prior to our installing the fence.

(<https://www.dropbox.com/s/vt6o5uns9j25t19/County%20Doc%20Fence%20Permit%20not%20reqd.pdf?dl=0>)

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of the cited SMC sec 6412(a)(b). The fences are less than 4 ft, non-masonry fully compliant with SMC sec 6412(a)(b). This violation is casting a cloud on our property.

We have always strived to be fully compliant with every County, State and Federal codes and believe that we are in compliance with all codes regarding the fence. The fence does not obstruct any views and is consistent with the fence surrounding the adjacent water tank as shown in the link in point 3 below.

The complainant Tad Sanders and his attorney, Charles Bronitski had filed an ex-parte lawsuit at the San Mateo County Superior Court on

February 22, 2017 to remove the fences. Their case was denied by the Court.

This violation was also previously closed by the county on April 7, 2017 as shown in the link below, and then under interference from Tad Sanders, seemed to have been reopened.

<https://www.dropbox.com/s/s73dpyt2uzerjmq/Fence%20issue%20closed%20-%20Civil.png?dl=0>

The illegal activities including the one in the link below, prompted the Sheriff's Deputies to instruct us to install the fences. This illegal activity appears to have been abetted by his attorney (Charlie Bronitsky's law firm partner Peter Brewer) see link -

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The people sent by Tad Sanders to perform illegal activities our property had masked the license plates of their vehicles.

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To clarify further, I am attaching additional video links below. To understand the situation, please imagine this is your home.

1. Suspicious people deterred by the fence  
- <https://www.dropbox.com/s/lsfomb0ja4pu43y/Suspicious%20Men%20at%20Night%201495167608566.mp4?dl=0>

2. If we did not have a fence, this would have happened on our property - Graphic content (Please start the video at the 1:10 mark)

<https://www.dropbox.com/s/2eqah9d3liu57sh/Naked%20Man%201529989175892.mp4?dl=0>

3. Your email citing the reason to remove the fence stated – (the fence) “detracts from the natural surrounding environment”. As shown in this photo, the fence is consistent with the fence surrounding the Coastside Water District

- [https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG\\_2536.JPG?  
dl=0](https://www.dropbox.com/s/56js7ex6xcb7g4v/IMG_2536.JPG?dl=0)

4. The fence does not obstruct anything or any access - <https://www.dropbox.com/s/nz0cpt8lebm3g3r/Fire%20Trucks.docx?dl=0>

Chapter 13.20, COASTAL ZONE REGULATIONS, 13.20.061  
Improvements to existing single-family residences exemption, makes reference to the “fence” permit exception.

“... no coastal development permit is required for improvements to existing single-family residences (including to fixtures and other structures directly attached to the residence; structures on the property normally associated with a single-family residence, such as garages, swimming pools in-ground and above-ground, hot tubs, fences, decks, storage sheds, and attached low-profile solar panels, and landscaping on the property, but not including guest houses or self-contained residential units). Allowed improvements that do not require a coastal development permit include additions of less than 500 square feet outside the appeal jurisdiction of the Coastal Commission, remodels, alterations, replacement of existing water storage tanks, wells or septic systems serving an existing single-family residence where there is no expansion of the replaced feature or its capacity, and new accessory structures except for self-contained residential units including second units (as defined in SCCC 13.10.700-S; see also SCCC 13.20.107 and 13.20.108).” The fence is an integral part of the single family residence 655 Miramar, Half Moon Bay, CA 94019 which has existed for several decades as such.

Since there is no violation of the cited SMC code or any other codes, I hereby request your assistance that the violation case be closed. When you get a chance, please suggest a convenient time when I could meet with you and show you that the fence is fully compliant.

Thanks

With Kind regards

TJ Singh

655 Miramar Drive

Half Moon Bay

CA 94019

On Sep 24, 2018, at 04:28 PM, Tejinder singh  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Dear Summer and Joan,

The fences were installed at the direction of the Sheriff's Deputies. On January 25, 2017 Tad Sanders brought in his Surveyors on our property and they started digging out the Stakes installed by our Surveyors. It appeared they were looking to change the property boundary. The Sheriff's Deputies came on the scene. The Police directed them to stop digging out and removing the stakes installed by our Surveyor. They were told that they could not remove the stakes and markers installed by our surveyor, but could put their owns markers. Then they stopped and went away.

Please see the attached link of the photograph of Tad Sanders people removing the stakes installed by our Surveyor.

<https://www.dropbox.com/s/zcppcukmmmxutbg/Tad%20Sanders%20peo>

[ple%20removing%20our%20Survey  
or%20stakes.docx?dl=0](#)

Thanks

TJ Singh

On Sep 20, 2018, at 05:16 AM, Tejinder singh  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Summer and Joan,

In line with your discussion with Tripp regarding the security fence, I am attaching the video links below. To understand the situation, please imagine this was happening in your front yard.

- The link below is the video of the people sent by the complainant Tad Sanders to our property. These people sent by Tad Sanders, who is also the complainant about the fence, masked their license plates while

involved in illegal activity on our property - this and other illegal activities prompted the Sheriff's Deputies to instruct us to install fences.

<https://www.dropbox.com/s/31qvbxtqgwbpb2/Driving%20with%20Masked%20License%20Plate%2010062.mov?dl=0>

The complainant Tad Sanders and their attorney, Charles Bronitsky, had filed an ex-parte lawsuit with the San Mateo County Superior Court on February 22nd, 2017 to remove our fences.

The Court denied their complaint. It seems they are now using the honorable County officials.

Thanks

TJ Singh

On Sep 18, 2018, at 10:01 AM,  
Tejinder singh  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Joan,

It was a pleasure to talk with you yesterday. As we discussed yesterday, I am confirming moving the deadline to October 12 instead

of September 28 since  
I am traveling.

Thanks

TJ

On Sep 17, 2018, at  
11:18 AM, Summer  
Burlison  
<[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
wrote:

Hi TJ,

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Tel: 6  
50/363  
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FAX:  
650/36  
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<[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
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Kling  
<[jkling@smc.gov.org](mailto:jkling@smc.gov.org)>  
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y and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to

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Regards,

Summer

Summer  
Burlison  
Planner III

County  
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Planning &  
Building

Department

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County  
Center,  
2<sup>nd</sup>  
Floor

Redwood  
City,  
CA 94  
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Tel: 6  
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FAX:  
650/36  
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<http://planning.smcgov.org>

*Please  
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## Joan Kling

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**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Wednesday, December 19, 2018 8:06 AM  
**To:** Lisa Aozasa  
**Cc:** Steve Monowitz; Joan Kling; Camille Leung; Timothy Fox; Ruemel Panglao  
**Subject:** URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Dear Lisa,

Without prejudice, I will appreciate your assistance with approval of our application PLN2018-00426 and the following. Also, please include my email below on the system for parity as well.

We have been living in our County at this place in Half Moon Bay, for 21 years. PLN2018-00426 is of crucial importance to our safety and security, to our private property and our neighborhood.

The very premise (Section 6328(q)) of Camille's rejection of our Exemption application is a Sham.

The reason cited in the email for rejection is - *"per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use"*.

Section 6328.3(q) is reproduced below:

*6328(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district.*

**THIS APPEARS TO BE TESTING SOMEONE'S MORALS & ETHICS AND ANY READER'S INTELLIGENCE - Where is the reference to what you term as "Fence"?**

**PLN2018-00426 application qualifies for an exemption among other, Section 6328.5(b) of Zoning Regulations – County of San Mateo (2016). YOU ARE REQUIRED TO EXPLAIN WHY THIS SECTION 6328.5(b) DOES NOT APPLY FOR OUR EXEMPTION?**

On February 22, 2017, the Superior Court of the County Of San Mateo ruled against Tad Sanders complaint about the fences.

Please ask yourself – It appears why is some person on your staff looking for creative ways to contradict the Court's ruling? Why does it appear that this person is instigating Tad Sanders to move aggressively with the complaint? Why does it appear that this person is telling Tad Sanders who to call at the Planning Dept? Why does it appear that this person did reach out to various power cells at the County in favor of Tad Sanders and his lawyer?

**Please refer to Section 6328.5(b) of the San Mateo County Zoning Regulations below which is one of the several reasons why our PLN2018-00426 should be allowed. Our Secure Demarcator and Isolator qualifies for an exemption under this Section 6328.5(b). PLEASE EXPLAIN WHY NOT**

*(b) The maintenance, alteration, or addition to existing structures other than single family dwellings and public works facilities; however, the following classes of*

*development shall require a permit because they involve a risk of adverse environmental impact:*

*(1) Improvements to any structure on a beach, wetland, stream or lake, or seaward of the mean high tide line. **Not Applicable to PLN2018-00426***

*(2) Any significant alteration of landforms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff, or stream or in areas of natural vegetation designated as a sensitive habitat. **Not Applicable to PLN2018-00426***

*(3) The expansion or construction of water wells or septic systems.*

**Not Applicable to PLN2018-00426**

*(4) On property located between the sea and the first public road paralleling the sea or within 300 feet of the inland intent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in scenic road corridors, an improvement that would result in an increase of 10% or more of external floor area of the existing structure, and/or the construction of an additional story (including lofts) in an existing structure.*

**Not Applicable to PLN2018-00426**

*(5) In areas determined to have critically short water supply that must be maintained for the protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system.*

**Not Applicable to PLN2018-00426**

*(6) Any improvement to a structure which changes the intensity of use of the structure. **Not Applicable to PLN2018-00426***

*(7) Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel time-sharing conversion. **Not Applicable to PLN2018-00426***

**THE SECURE DEMARCATION AND ISOLATION IS AN ADDITION TO EXISTING STRUCTURES ON PROPERTY:** Some of the critical structures on the property APN 048-076-120 are listed below. The secure demarcation and isolation is an addition to these existing structures. Some of the structures include:

1. A large drinking water pump  
<https://www.dropbox.com/s/ft9k8308lhoxd9/Drinking%20Water%20Pump%20on%20our%20property.jpg?dl=0>;

2. Water meter;
3. Backflow control equipment;
4. As also stated in our application for exemption, the secure Demarcation and isolation is also just an addition to pre-existing Fences installed on APN 048-076-120 for the purpose of isolating APN 048-076-120 from Water District and power equipment of the Cell Towers; (Please see the location of these pre-existing fences in bold, on the attached map - <https://www.dropbox.com/s/7h4k2klk95enc1u/Map%20with%20Water%20Pump%20Water%20Fences%20and%20P2%20Gate.pdf?dl=0>)

**Consequently, this application qualifies for an exemption among other, Section 6328.5(b) of Zoning Regulations – County of San Mateo (2016).**

Thanks

Kind regards

TJ Singh

On Dec 18, 2018, at 04:13 PM, Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)> wrote:

Dear TJ,

After review of your application for an after-the-fact Coastal Development Permit Exemption (PLN2018-00426) for the subject fence, the Community Development Director has determined that the fence does not meet the exemption criteria (see the Exemption/Exclusion Worksheet here:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Categorical%20Exemption%20Checklist.pdf>) and has therefore denied the application. The fence shall require an after-the-fact Coastal Development Permit (CDP) that will be subject to a Planning Commission public hearing for decision because, per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use and, per Section 6328.9(c) of the Zoning Regulations, a CDP not associated with any other permit shall be subject to decision by the Planning Commission.

The materials you have submitted can be used as a start for your CDP application. We will just need the appropriate forms, fees, and supplemental documentation required for an after-the-fact CDP to get the process going.

The following items are required for the initial submittal. This does not preclude further requests for information, materials, and additional fees during the review process:

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4. Proof of Ownership (deed or tax bill)
5. Survey which clearly demarcates 1) the location of the fence, 2) the height of the fence, and 3) the boundaries of the access easement.
6. Location Map
7. Site Plan (scaled)
8. Elevation of the chain link fence that notes material and color (scaled)
9. Supporting statements
10. Fees – approximately \$7800.00 (you will be provided a complete breakdown of fees at submittal prior to payment)

I will place notes in the system so that any of the counter planners will be able to intake your application. Failure to submit the CDP application within 30 days will result in continued enforcement action by the Code Compliance Section.

Please let me know if you have any questions.

Sincerely,

Ruemel

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Wednesday, December 19, 2018 1:38 PM  
**To:** Joan Kling  
**Subject:** Fwd: URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Hello Joan,

Citing Section 6328.3(q) to deny our application PLN2018-00426 and not responding to why our application does not qualify for exemption based on among other, Section 6328.5(b) is making you and the County look very very bad.

Section 6328.3(q) is reproduced below:

*6328(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district.*

I will appreciate some objectivity and your assistance.

Thanks  
Kind regards  
TJ Singh  
Begin forwarded message:

**From:** Tejinder singh <tjsingh007@me.com>  
**Date:** December 19, 2018 8:06:06 AM  
**To:** Lisa Aozasa <laozasa@smcgov.org>  
**Cc:** Steve Monowitz <smonowitz@smcgov.org>, Joan Kling <jkling@smcgov.org>, Camille Leung <cleung@smcgov.org>, Tim Fox <tfox@smcgov.org>, Ruemel Panglao <rpanglao@smcgov.org>  
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**Not Applicable to PLN2018-00426**

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**Consequently, this application qualifies for an exemption among other, Section 6328.5(b) of Zoning Regulations – County of San Mateo (2016).**

Thanks

Kind regards

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Sincerely,

Ruemel

**Joan Kling**

---

**From:** tj singh <tjsingh007@me.com>  
**Sent:** Wednesday, December 19, 2018 4:06 PM  
**To:** Joan Kling  
**Subject:** Re: URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Hello Joan,

Why this discrimination against us and tremendous support for Tad Sanders?

Why picking on us? Why coming up with a fictitious reasoning? Why running this Sham with our honest fact supported application PLN2018-00426?

Why?

Kind regards  
TJ Singh

On Dec 19, 2018, at 4:38 PM, Tejinder singh <tjsingh007@me.com> wrote:

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***(b) The maintenance, alteration, or addition to existing structures other than single family***

*dwelling and public works facilities; however, the following classes of development shall require a permit because they involve a risk of adverse environmental impact:*

*(1) Improvements to any structure on a beach, wetland, stream or lake, or seaward of the mean high tide line. Not Applicable to PLN2018-00426*

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*(3) The expansion or construction of water wells or septic systems.*

**Not Applicable to PLN2018-00426**

*(4) On property located between the sea and the first public road paralleling the sea or within 300 feet of the inland intent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in scenic road corridors, an improvement that would result in an increase of 10% or more of external floor area of the existing structure, and/or the construction of an additional story (including lofts) in an existing structure.*

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*(5) In areas determined to have critically short water supply that must be maintained for the protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system.*

**Not Applicable to PLN2018-00426**

*(6) Any improvement to a structure which changes the intensity of use of the structure. Not Applicable to PLN2018-00426*

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**THE SECURE DEMARCATION AND ISOLATION IS AN ADDITION TO EXISTING STRUCTURES ON PROPERTY:** Some of the critical structures on the property APN 048-076-120 are listed below. The secure demarcation and isolation is an addition to these existing structures. Some of the structures include:

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2. Water meter;
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4. As also stated in our application for exemption, the secure Demarcation and isolation is also just an addition to pre-existing Fences installed on APN 048-076-120 for the purpose of isolating APN 048-076-120 from Water District and power equipment of the Cell Towers; (Please see the location of these pre-existing fences in bold, on the attached map -  
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Thanks

Kind regards

TJ Singh

On Dec 18, 2018, at 04:13 PM, Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)> wrote:

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The materials you have submitted can be used as a start for your CDP application. We will just need the appropriate forms, fees,

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<https://planning.smcgov.org/documents/coastal-development-permit-application-companion-page>
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4. Proof of Ownership (deed or tax bill)
5. Survey which clearly demarcates 1) the location of the fence, 2) the height of the fence, and 3) the boundaries of the access easement.
6. Location Map
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8. Elevation of the chain link fence that notes material and color (scaled)
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10. Fees – approximately \$7800.00 (you will be provided a complete breakdown of fees at submittal prior to payment)

I will place notes in the system so that any of the counter planners will be able to intake your application. Failure to submit the CDP application within 30 days will result in continued enforcement action by the Code Compliance Section.

Please let me know if you have any questions.

Sincerely,

Ruemel

## Joan Kling

---

**From:** tj singh <tjsingh007@me.com>  
**Sent:** Wednesday, December 19, 2018 4:39 PM  
**To:** Timothy Fox  
**Cc:** Lisa Aozasa; Steve Monowitz; Camille Leung; Ruemel Panglao; Joan Kling  
**Subject:** Re: URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Dear Honorable Mr. Fox,

You ask why I sent you this email.

Because, I am hurting very badly.

Because, my and my neighbors confidence in the ethical and procedural working of the planning department is in crises.

Because, I have been an owner in our County and tax payer of this County for 21 years, living at the same place in Half Moon Bay.

Because, respectful honorable County officials do not run Shams.

We are all asking Why? Why are some in the staff finding fictitious ways to support Tad Sanders? Why are some in the staff picking on us? Why are we being discriminated against?

For your reference, I have previously emailed you and everyone on this email list the videos of Tad Sanders sending his men with their license plates covered with Blue tape when these men encroached upon our property to increase the width of the hairpin bend.

Tad Sanders, the complainant, is also the person who went to Court on February 22, 2017 to complain about his access being chocked by the fences and the Court ruled against him. Yet as you saw in the videos I previously sent, he and his clients have been speeding through at breakneck speeds.

Why are you causing us and our neighborhood so much damage? Why do our facts and honesty not matter?

Why I ask?  
Kind regards  
TJ Singh

On Dec 19, 2018, at 6:56 PM, Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)> wrote:

Mr. Singh:

As I indicated when you dropped materials off at my office unsolicited, it is my role confidentially to advise the Department as to legal matters. It is not my role to serve as a decisionmaker — a statement with which you agreed when you were in my lobby.

As I further indicated then, I have passed your information and all materials provided to me along to the persons in the Department who are tasked with processing your request, but the Zoning Regulations make no provision for me to assist you individually or to respond to your legal questions. If I do not respond further to your e-mails, that is not an indication the process is not being followed — to the

contrary, that is the process being followed to the letter. Therefore, please direct all correspondence on this matter solely to the Department, who will consult me or other counsel as they see fit.

Tim Fox

Timothy Fox, Deputy

Office of the County Counsel

<image001.png>

400 County Center, 6<sup>th</sup> Fl.

Redwood City, CA 94063

650.363.4456

[tfox@smcgov.org](mailto:tfox@smcgov.org)

**From:** tj singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)>

**Sent:** Wednesday, December 19, 2018 3:28 PM

**To:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>

**Subject:** Fwd: URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Dear Honorable Mr. Tim Fox,

Citing Section 6328.3(q) to deny our application PLN2018-00426 and not responding to why our application does not qualify for exemption based on among other, Section 6328.5(b) is making you and the County look very very bad.

Section 6328.3(q) is reproduced below:

*6328.3(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district. - Is this about any so called fence?*

I will appreciate some objectivity and your immediate assistance.

Thanks

Kind regards

TJ Singh

Begin forwarded message:

**From:** Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)>

**Date:** December 19, 2018 at 11:06:03 AM EST

**To:** Lisa Aozasa <[laozasa@smcgov.org](mailto:laozasa@smcgov.org)>

**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>, Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>, Tim Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>, Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>

**Subject:** URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Dear Lisa,

Without prejudice, I will appreciate your assistance with approval of our application PLN2018-00426 and the following. Also, please include my email below on the system for parity as well.

We have been living in our County at this place in Half Moon Bay, for 21 years. PLN2018-00426 is of crucial importance to our safety and security, to our private property and our neighborhood.

The very premise (Section 6328(q)) of Camille's rejection of our Exemption application is a Sham.

The reason cited in the email for rejection is - "*per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use*".

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**THIS APPEARS TO BE TESTING SOMEONE'S MORALS & ETHICS AND ANY READER'S INTELLIGENCE - Where is the reference to what you term as "Fence"?**

**PLN2018-00426 application qualifies for an exemption among other, Section 6328.5(b) of Zoning Regulations – County of San Mateo (2016). YOU ARE REQUIRED TO EXPLAIN WHY THIS SECTION 6328.5(b) DOES NOT APPLY FOR OUR EXEMPTION?**

On February 22, 2017, the Superior Court of the County Of San Mateo ruled against Tad Sanders complaint about the fences.

Please ask yourself – It appears why is some person on your staff looking for creative ways to contradict the Court's ruling? Why does it appear that this person is instigating Tad Sanders to move aggressively with the complaint? Why does it appear that this person is telling Tad Sanders who to call at the Planning Dept? Why does it appear that this person did reach out to various power cells at the County in favor of Tad Sanders and his lawyer?

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Thanks

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Please let me know if you have any questions.

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## Joan Kling

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**To:** Lisa Aozasa  
**Cc:** Steve Monowitz; Joan Kling; Camille Leung; Timothy Fox; Ruemel Panglao; HMB CA  
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**Sent:** Thursday, December 20, 2018 4:04 PM  
**To:** Lisa Aozasa  
**Cc:** Steve Monowitz; Joan Kling; Camille Leung; Timothy Fox; Ruemel Panglao; HMB CA; Janneth Lujan  
**Subject:** Re: URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Thank you Lisa,

I appreciate your email below. We look forward to meeting with Mr. Steve Monowitz as well. I await an email from Janneth.

We still need a response to my email of On Dec 19, 2018, at 08:06 AM below. Our application PLN2018-00426 is fully compliant with our County Codes as detailed in my previous emails. Further, PLN2018-00426 qualifies for exemption among other, under 6328.5(b) as well. It appears there might have been some oversight in the summaries received from your staff.

Thanks  
With kind regards  
TJ Singh

On Dec 20, 2018, at 03:50 PM, Lisa Aozasa <laozasa@smcgov.org> wrote:

Hello –

I met yesterday with Mr. Singh and his mother and agreed that we would extend the deadline for submittal of a CDP application from 30 to 60 days. I also agreed to ask the Director, Steve Monowitz, if he would have time to meet with you after the holidays. Steve has said that he will ask his Executive Secretary, Janneth Lujan, to contact you to set up that meeting sometime after January 1<sup>st</sup>. I also agreed to research/consider if the CDP application fees might be reduced. I have not had time to do that yet, and will not have time to work on that until after the holidays. I will be out of the office until December 27<sup>th</sup>.

Happy Holidays to you and your family.

Lisa Aozasa

Deputy Director

SMC Planning & Building Department

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HMB CA <tripchowdhry@yahoo.com>

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We have been living in our County at this place in Half Moon Bay, for 21 years. PLN2018-00426 is of crucial importance to our safety and security, to our private property and our neighborhood.

The very premise (Section 6328(q)) of Camille's rejection of our Exemption application is a Sham.

The reason cited in the email for rejection is - *"per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use"*.

Section 6328.3(q) is reproduced below:

*6328(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district.*

THIS APPEARS TO BE TESTING SOMEONE’S MORALS & ETHICS AND ANY READER’S INTELLIGENCE - Where is the reference to what you term as “Fence”?

PLN2018-00426 application qualifies for an exemption among other, Section 6328.5(b) of Zoning Regulations – County of San Mateo (2016). YOU ARE REQUIRED TO EXPLAIN WHY THIS SECTION 6328.5(b) DOES NOT APPLY FOR OUR EXEMPTION?

On February 22, 2017, the Superior Court of the County Of San Mateo ruled against Tad Sanders complaint about the fences.

Please ask yourself – It appears why is some person on your staff looking for creative ways to contradict the Court’s ruling? Why does it appear that this person is instigating Tad Sanders to move aggressively with the complaint? Why does it appear that this person is telling Tad Sanders who to call at the Planning Dept? Why does it appear that this person did reach out to various power cells at the County in favor of Tad Sanders and his lawyer?

**Please refer to Section 6328.5(b) of the San Mateo County Zoning Regulations below which is one of the several reasons why our PLN2018-00426 should be allowed. Our Secure Demarcator and Isolator qualifies for an exemption under this Section 6328.5(b). PLEASE EXPLAIN WHY NOT**

*(b) The maintenance, alteration, or addition to existing structures other than single family dwellings and public works facilities; however, the following classes of development shall require a permit because they involve a risk of adverse environmental impact:*

*(1) Improvements to any structure on a beach, wetland, stream or lake, or seaward of the mean high tide line. Not Applicable to PLN2018-00426*

*(2) Any significant alteration of landforms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff, or stream or in areas of natural vegetation designated as a sensitive habitat. Not Applicable to PLN2018-00426*

*(3) The expansion or construction of water wells or septic systems.*

**Not Applicable to PLN2018-00426**

*(4) On property located between the sea and the first public road paralleling the sea or within 300 feet of the inland intent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in scenic road corridors, an improvement that would result in an increase of 10% or more of external floor area of the existing structure, and/or the construction of an additional story (including lofts) in an existing structure.*

**Not Applicable to PLN2018-00426**

*(5) In areas determined to have critically short water supply that must be maintained for the protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system.*

**Not Applicable to PLN2018-00426**

*(6) Any improvement to a structure which changes the intensity of use of the structure. **Not Applicable to PLN2018-00426***

*(7) Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel time-sharing conversion. **Not Applicable to PLN2018-00426***

**THE SECURE DEMARCATION AND ISOLATION IS AN ADDITION TO EXISTING STRUCTURES ON PROPERTY:** Some of the critical structures on the property APN 048-076-120 are listed below. The secure demarcation and isolation is an addition to these existing structures. Some of the structures include:

1. A large drinking water pump  
<https://www.dropbox.com/s/ft9k8308lhxod9/Drinking%20Water%20Pump%20on%20our%20property.jpg?dl=0>;
2. Water meter;
3. Backflow control equipment;
4. As also stated in our application for exemption, the secure Demarcation and isolation is also just an addition to pre-existing Fences installed on APN 048-076-120 for the purpose of isolating APN 048-076-120 from Water District and power equipment of the Cell Towers; (Please see the location of these pre-existing fences in bold, on the attached map - <https://www.dropbox.com/s/7h4k2klk95enc1u/Map%20with%20Water%20Pump%20Water%20Fences%20and%20P2%20Gate.pdf?dl=0>)

Consequently, this application qualifies for an exemption among other, Section 6328.5(b) of Zoning Regulations – County of San Mateo (2016).

Thanks

Kind regards

TJ Singh

On Dec 18, 2018, at 04:13 PM, Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)> wrote:

Dear TJ,

After review of your application for an after-the-fact Coastal Development Permit Exemption (PLN2018-00426) for the subject fence, the Community Development Director has determined that the fence does not meet the exemption criteria (see the Exemption/Exclusion Worksheet here: <https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Categorical%20Exemption%20Checklist.pdf>) and has therefore denied the application. The fence shall require an after-the-fact Coastal Development Permit (CDP) that will be subject to a Planning Commission public hearing for decision because, per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use and, per Section 6328.9(c) of the Zoning Regulations, a CDP not associated with any other permit shall be subject to decision by the Planning Commission.

The materials you have submitted can be used as a start for your CDP application. We will just need the appropriate forms, fees, and supplemental documentation required for an after-the-fact CDP to get the process going.

The following items are required for the initial submittal. This does not preclude further requests for information, materials, and additional fees during the review process:

1. Planning Permit Application:  
<https://planning.smcgov.org/documents/planning-permit-application-form>
2. Coastal Development Permit Application:  
<https://planning.smcgov.org/documents/coastal-development-permit-application-companion-page>
3. Environmental Information Disclosure Form:  
<https://planning.smcgov.org/documents/environmental-information-disclosure-form>
4. Proof of Ownership (deed or tax bill)
5. Survey which clearly demarcates 1) the location of the fence, 2) the height of the fence, and 3) the boundaries of the access easement.
6. Location Map

7. Site Plan (scaled)

8. Elevation of the chain link fence that notes material and color (scaled)

9. Supporting statements

10. Fees – approximately \$7800.00 (you will be provided a complete breakdown of fees at submittal prior to payment)

I will place notes in the system so that any of the counter planners will be able to intake your application. Failure to submit the CDP application within 30 days will result in continued enforcement action by the Code Compliance Section.

Please let me know if you have any questions.

Sincerely,

Ruemel

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Friday, December 21, 2018 9:48 AM  
**To:** Joan Kling  
**Subject:** Re: URGENT RESPONSE REQUESTED: Coastal Development Permit Exemption Decision (PLN2018-00426)

Dear Joan,

Until we get a chance to meet with Mr. Monowitz and/or receive a response to my email of Dec 19, at 8:06 AM below, would you please remove the related VIO 2017-00054 since it is casting a serious cloud over our property and over our reputation. If you decide not to remove this violation today, you are required to explain your decision

Our application PLN2018-00426 qualifies for an exemption under San Mateo County Zonal Code Section 6328.5(b) among others.

The reason cited for rejecting our application is Section 6328.3(q) which is reproduced below:

*6328.3(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district.- how does this apply to our application?*

Until we get a chance to meet with Mr. Monowitz and/or receive a response to my email of Dec 19, at 8:06 AM below, would you please remove the related VIO 2017-00054 since it is casting a serious cloud over our property and over our reputation.

Thanks

With kind regards

TJ Singh

On Dec 19, 2018, at 04:06 PM, tj singh <tjsingh007@me.com> wrote:

Hello Joan,

Why this discrimination against us and tremendous support for Tad Sanders?

Why picking on us? Why coming up with a fictitious reasoning?  
Why running this Sham with our honest fact supported application  
PLN2018-00426?

Why?  
Kind regards  
TJ Singh

On Dec 19, 2018, at 4:38 PM, Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Hello Joan,

Citing Section 6328.3(q) to deny our application PLN2018-00426 and not responding to why our application does not qualify for exemption based on among other, Section 6328.5(b) is making you and the County look very very bad.

Section 6328.3(q) is reproduced below:

*6328(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district.*

I will appreciate some objectivity and your assistance.

Thanks  
Kind regards  
TJ Singh  
Begin forwarded message:

**From:** Tejinder singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
**Date:** December 19, 2018 8:06:06 AM  
**To:** Lisa Aozasa <[laozasa@smcgov.org](mailto:laozasa@smcgov.org)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>, Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>, Tim Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>, Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
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*structure  
from a multiple unit rental use or visitor-serving commercial use to  
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Thanks

Kind regards

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4. Proof of Ownership (deed or tax bill)

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10. Fees – approximately \$7800.00 (you will be provided a complete breakdown of fees at submittal prior to payment)

I will place notes in the system so that any of the counter planners will be able to intake your application. Failure to submit the CDP application within 30 days will result in continued enforcement action by the Code Compliance Section.

Please let me know if you have any questions.

Sincerely,

Ruemel

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Friday, December 21, 2018 12:42 PM  
**To:** Joan Kling  
**Subject:** URGENT: VIO 2017-00054

Dear Joan,

In the interim, until we get a chance to meet with Mr. Monowitz and/or receive a response to my email of Dec 19, at 8:06 AM below, would you please remove the related VIO 2017-00054 since it is casting a serious cloud over our property and over our reputation.

Our application PLN2018-00426 qualifies for an exemption under San Mateo County Zonal Code Section 6328.5(b) among others.

The reason cited for rejecting our application is Section 6328.3(q) which is reproduced below. This is a Sham.

*6328.3(q) "Principal permitted use" means any use representative of the basic zone district allowed without a use permit in that underlying district.- how does this apply to our application?*

If you did not corroborate with or induce the above Sham, or participate in this discriminatory and biased decision against us, would you please promptly remove the related VIO 2017-00054 since it is casting a serious cloud over our property and over our reputation.

What is behind this, Joan?

Thanks

With kind regards

TJ Singh

## Joan Kling

---

**From:** Joan Kling  
**Sent:** Friday, December 21, 2018 12:52 PM  
**To:** 'Tejinder singh'  
**Subject:** RE: URGENT: VIO 2017-00054

Hello,

The Violation case on your property will be closed when all the violations are removed. This will include, but is not limited to, getting all the proper approvals, permits and inspections.

With kind regards,

Joan

**From:** Tejinder singh [mailto:tjsingh007@me.com]  
**Sent:** Friday, December 21, 2018 12:42 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Subject:** URGENT: VIO 2017-00054

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What is behind this, Joan?

Thanks

With kind regards

TJ Singh

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Wednesday, December 26, 2018 9:46 AM  
**To:** Joan Kling  
**Subject:** Fwd: URGENT: VIO 2017-00054

Dear Joan,

Following up on our brief meeting on Monday, when you have a moment, I will appreciate your assistance if you would please respond to my email below and close VIO 2017-00054.

Thanks  
With kind regards  
TJ Singh

Begin forwarded message:

**From:** tj singh <tjsingh007@me.com>  
**Date:** December 21, 2018 1:45:30 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Subject:** Re: URGENT: VIO 2017-00054

Dear Joan,

You have been an honorable Government official. What is making it different?

What is our Violation? The Section 6328.3(q)?

Did you get a chance to inspect this Code and compare it with our structure on site before issuing the violation?

Have you looked at Section 6328.5(b) that among others, qualifies us for exemption? Why should our Violation not be removed while you verify the relevant exemptions?

If you do not remove our Violation today your action will be akin to - hang us to death (issue Violation) since we are being accused by Tad Sanders - until proven innocent.

I think our laws are still - you are innocent until you are proven guilty or proven to have violated a law or code.

Why are you taking directions from Tad Sanders without first verifying everything for yourself including, Section 6328.5(b)?

Please remove this violation asap, Joan.

Thanks  
With kind regards  
TJ Singh

On Dec 21, 2018, at 3:51 PM, Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)> wrote:

Hello,

The Violation case on your property will be closed when all the violations are removed. This will include, but is not limited to, getting all the proper approvals, permits and inspections.

With kind regards,

Joan

**From:** Tejinder singh [<mailto:tjsingh007@me.com>]  
**Sent:** Friday, December 21, 2018 12:42 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** URGENT: VIO 2017-00054

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What is behind this, Joan?

Thanks

With kind regards

TJ Singh

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Thursday, December 27, 2018 10:01 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox; Planning\_plngbldg  
**Subject:** Re: VIO2017-00411 APN: 048-076-130  
**Attachments:** 655 Miramar yard determination.pdf; VIO 2017-00411 Principal Access.pdf

Dear Joan,

It is getting to be almost two months since I have heard back from you regarding VIO2017-00411 for APN 048-076-130. I appreciate you sending me the relevant codes as well.

The Front fence is greater than 6 feet in violation of the county code. As I explained in my email of November 7, 2018 8:53AM below, in your markings as previously sent (attached for your convenience), you have incorrectly marked the FRONT of the property.

The FRONT of the property APN 048-076-130 is where the 6 feet - 6.5ft high fence is installed.

**SECTION 6102.59. LOTLINE, FRONT.** In the case of an interior lot, a line separating the lot from the street and, in the case of a corner lot, a line separating the narrowest lot frontage of the lot from the **street**.

The Definition of STREET according to code:

**SECTION 6102.74. STREET.** A public or private right of way dedicated or conveyed as such or condemned or otherwise acquired for use as such, other than an alley, **which affords the principal means of access to abutting property.**

Consequently, the FRONT PROPERTY LINE is wrongly labeled in your attached map, as it faces Alto, which is **inaccessible with wild vegetation and cliffs**, has not been dedicated, and **does not afford the principal (or any) means of access** to abutting property.

When you have a moment, would you please confirm that the Violation VIO2017-00411 will be reinstated since APN: 048-076-130 have installed the fence on the FRONT PROPERTY LINE of the property, which is 6 ft to 6.5ft high, while code mandates the FRONT PROPERTY LINE fence to be less than 4 ft and is in violation of the County Codes.

Thanks

With Kind regards

TJ Singh

On Nov 07, 2018, at 03:56 PM, Joan Kling <jkling@smcgov.org> wrote:

I'll let you know if the county finds a violation to enforce. Tks.

**From:** tj singh [mailto:tjsingh007@me.com]  
**Sent:** Wednesday, November 07, 2018 2:39 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Timothy Fox <tfox@smcgov.org>  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Thanks Joan,

So what is the process to reopen this Violation.

Thanks

Kind regards

TJ Singh

On Nov 7, 2018, at 1:57 PM, Joan Kling <jkling@smcgov.org> wrote:

Hi TJ,

I will pass your concerns on to the planning division.

Tks.

Joan

**From:** Tejinder singh [mailto:tjisingh007@me.com]  
**Sent:** Wednesday, November 07, 2018 8:53 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Timothy Fox <tfox@smcgov.org>  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Thanks Joan,

Based on the codes you provided in your email, the FRONT PROPERTY LINE of APN: 048-076-130 has been wrongly marked. The FRONT PROPERTY LINE is where the violating Fence is installed according to the County code.

**SECTION 6102.59. LOTLINE, FRONT.** In the case of an interior lot, a line separating the lot from the street and, in the case of a corner lot, a line separating the narrowest lot frontage of the lot from the **street**.

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Thanks

Kind regards

TJ Singh

On Nov 06, 2018, at 04:02 PM, Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)> wrote:

Again, I thought you had received this. These are the applicable code sections that go along with the map I sent previously and am enclosing again.

Joan

**From:** tj singh [<mailto:tjsingh007@me.com>]  
**Sent:** Tuesday, November 06, 2018 3:52 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Thanks Joan,

It will definitely help me to know the code that helps decide the front of a property. If you may be able to send it whenever you get a chance.

Thanks

Kind regards

TJ Singh

On Nov 6, 2018, at 2:33 PM, Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)> wrote:

The code does not regulate or specify the front of the house, but rather the front property line.

I hope this answers your questions.

Joan

**From:** tj singh [<mailto:tjsingh007@me.com>]  
**Sent:** Tuesday, November 06, 2018 1:49 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Dear Joan,

Your email does not explain how you decide which is the Front of the house.

Thanks

TJ Singh

On Nov 6, 2018, at 9:47 AM, tj singh  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Dear Joan,

When you have a moment, as I requested in my email below, would you please let me know how you decide which is the front of the house.

Thanks

Kind regards

TJ Singh

On Oct 30, 2018, at 7:28 AM,  
Tejinder singh  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Dear Joan,

When you have a moment, would you please let me know how you decide and if there was code based on which you decide which is the Front of a house.

Thanks

TJ Singh

## Joan Kling

---

**From:** Ruemel Panglao  
**Sent:** Monday, December 31, 2018 9:22 AM  
**To:** Tejinder singh  
**Cc:** Lisa Aozasa; Joan Kling  
**Subject:** RE: URGENT: 15 Terrace Ave - APN 048-072-290: Peterson wall in public right of way  
**Attachments:** reportShow.pdf

Hello TJ,

I've attached the requested information regarding PLN2018-00426.

Regarding the matter you are referring to below, please contact Code Compliance for further information.

Thanks,  
Ruemel

**From:** Tejinder singh [mailto:tjsingh007@me.com]  
**Sent:** Monday, December 31, 2018 9:12 AM  
**To:** Ruemel Panglao <rpanglao@smcgov.org>  
**Subject:** URGENT: 15 Terrace Ave - APN 048-072-290: Peterson wall in public right of way

Dear Ruemel,

I would like to bring it to your immediate attention that the developer of APN 048-072-290, Peterson, is building a concrete wall as shown in the photo below in the public right of the way.

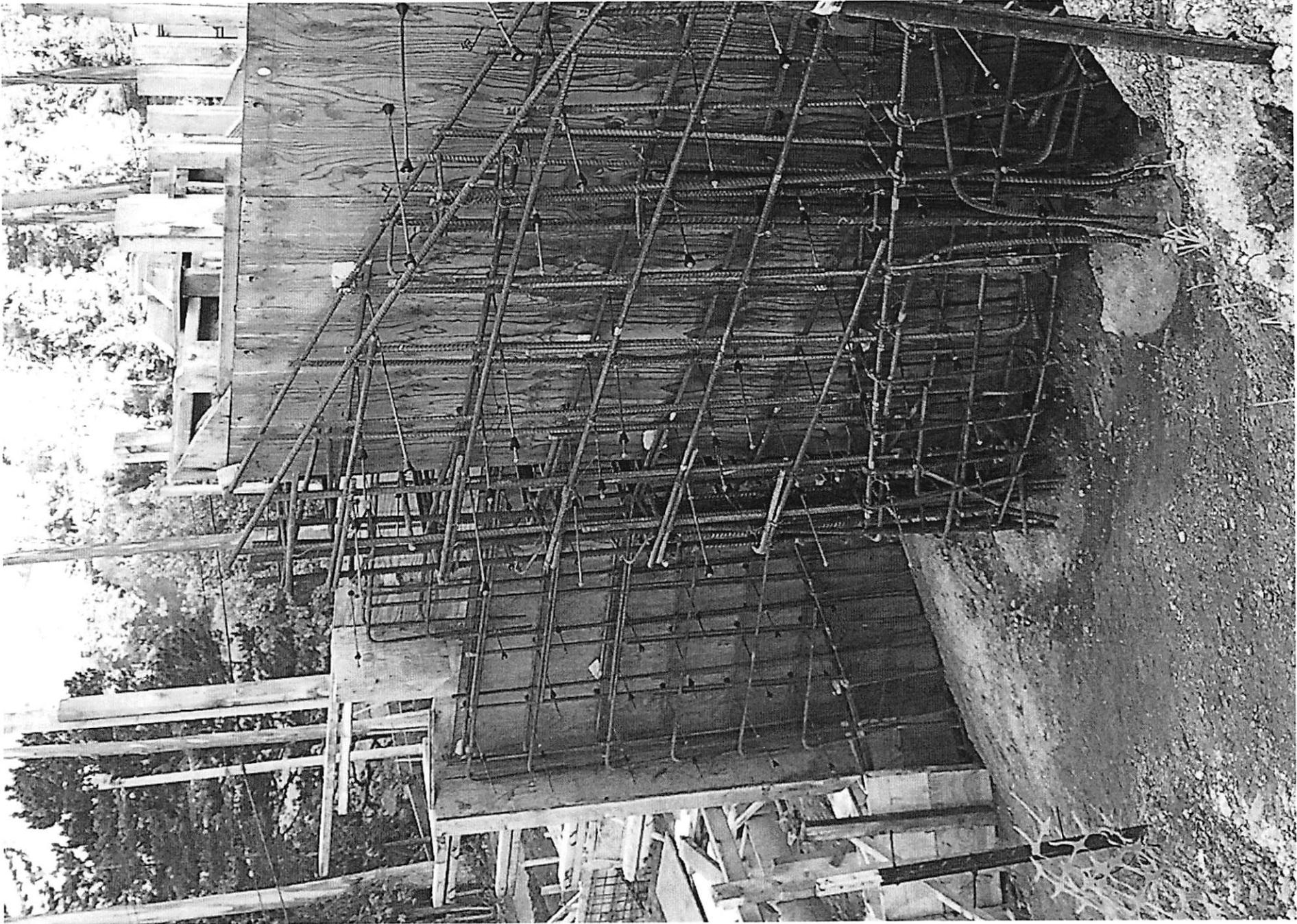
This wall of concrete is perpendicular to the flow of traffic and is a barrier and obstruction on a right of the way, Terrace Avenue.

Would you please stop this ASAP as this a safety issue for all of the users of Terrace Avenue. This wall of concrete still only has steel rods that can be appropriately sized down to remain well below the level of Terrace Ave (the right of way).

I will appreciate your prompt action.

Thanks

TJ Singh



Thanks



County of San Mateo

# Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122  
plngbldg@smcgov.org  
www.co.sanmateo.ca.us/planning

## SUMMARY OF CASE ACTIVITY

**PLN2018-00426**

**APN: 048076120**

**ADDRESS: MIRAMAR DR, HALF MOON BAY, CA 94019-0000**

Activity	Date Assigned	Done By	Status	Status Date
<b>Application Submitted</b> 11/6/2018 tgp - Had a conversation with Mr. Singh at the desk. The purpose of the fence is to protect the water pump located on the vacant parcel.	11/06/2018	Tiare Pena	Notes	11/06/2018
<b>Agency Referrals</b>	12/18/2018	Ruemel Panglao	No Agency Review Required	12/18/2018
<b>Appeals</b>	12/18/2018	Ruemel Panglao	Not Appealable	12/18/2018
<b>Application Submitted</b>	12/18/2018	Ruemel Panglao	Completeness Review	12/18/2018
<b>CEQA Preparation</b>	12/18/2018	Ruemel Panglao	Exemption	12/18/2018
<b>Project Analysis</b>	12/18/2018	Ruemel Panglao	Deemed Complete	12/18/2018
<b>Project Decision</b>	12/18/2018	Ruemel Panglao	Workflow Closed	12/18/2018
<b>Required Advisory Committee</b>	12/18/2018	Ruemel Panglao	No Advisory Committee Required	12/18/2018
<b>Staff Decision - Hearings</b>	12/18/2018	Ruemel Panglao	Denied	12/18/2018

Activity	Date Assigned	Done By	Status	Status Date
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12/18/18 RSP- The Coastal Development Permit Exemption (CDX) has been denied per the Community Development Director (SAM). The following email was sent to the applicant:

Dear TJ,

After review of your application for an after-the-fact Coastal Development Permit Exemption (PLN2018-00426) for the subject fence, the Community Development Director has determined that the fence does not meet the exemption criteria (see the Exemption/Exclusion Worksheet here:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Categorical%20Exemption%20Checklist.pdf>) and has therefore denied the application. The fence shall require an after-the-fact Coastal Development Permit (CDP) that will be subject to a Planning Commission public hearing for decision because, per Section 6328.3(q) of the Zoning Regulations, the fence is not a principal permitted use and, per Section 6328.9(c) of the Zoning Regulations, a CDP not associated with any other permit shall be subject to decision by the Planning Commission.

The materials you have submitted can be used as a start for your CDP application. We will just need the appropriate forms, fees, and supplemental documentation required for an after-the-fact CDP to get the process going.

The following items are required for the initial submittal. This does not preclude further requests for information, materials, and additional fees during the review process:

1. Planning Permit Application: <https://planning.smcgov.org/documents/planning-permit-application-form>
2. Coastal Development Permit Application: <https://planning.smcgov.org/documents/coastal-development-permit-application-companion-page>
3. Environmental Information Disclosure Form: <https://planning.smcgov.org/documents/environmental-information-disclosure-form>
4. Proof of Ownership (deed or tax bill)
5. Survey which clearly demarcates 1) the location of the fence, 2) the height of the fence, and 3) the boundaries of the access easement.
6. Location Map
7. Site Plan (scaled)
8. Elevation of the chain link fence that notes material and color (scaled)
9. Supporting statements
10. Fees – approximately \$7800.00 (you will be provided a complete breakdown of fees at submittal prior to payment)

I will place notes in the system so that any of the counter planners will be able to intake your application. Failure to submit the CDP application within 30 days will result in continued enforcement action by the Code Compliance Section.

Please let me know if you have any questions.

Sincerely,  
Ruemel

## Diana Higuera

---

**From:** Summer Burlison  
**Sent:** Thursday, September 13, 2018 12:18 PM  
**To:** tj singh  
**Cc:** Joan Kling  
**Subject:** Access Easement fence - 655 Miramar Violation Case 2017-00054

Hello TJ,

Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:

1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed.
2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800.

One of the above options needs to **completed by Friday, September 28, 2018** in order to avoid the issuance of a citation by the Code Compliance Section.

Regards,  
Summer

Summer Burlison  
Planner III

County of San Mateo  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Tel: 650/363-1815  
FAX: 650/363-4849  
<http://planning.smcgov.org>

*Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.*

## Joan Kling

---

**From:** Charlie Bronitsky <charlie@brewerfirm.com>  
**Sent:** Wednesday, February 06, 2019 2:42 PM  
**To:** Joan Kling  
**Cc:** Steve Monowitz  
**Subject:** RE: VIO2017-00054

Hi Joan:

□

Any chance that I can come in and meet with you and someone from the planning staff on this maybe sometime next week. My client is very frustrated and I would like to be able to provide some more specific answers.

Thank you,

Charlie Bronitsky  
Attorney, Brewer Offord & Pedersen, LLP  
O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: csbronitsky  
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On Wed, Jan 23, 2019 at 5:25 PM, Joan Kling <jkling@smcgov.org> wrote:  
Hi Charlie,

You are not being a pest. I have no further information than I provided in the email below dated January 15, 2019.

I repeat it again here: The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

As soon as I have more information, I will provide it to you.

Thank you,

Joan

**From:** Charlie Bronitsky [mailto:charlie@brewerfirm.com]  
**Sent:** Wednesday, January 23, 2019 11:11 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** Re: VIO2017-00054

Hi Joan:

I am sorry to be a pest but I am finding all this quite frustrating as I cannot seem to get an answer and I have a client that is very troubled by the fact that the home she owns remains in a dangerous condition because of the illegal erection of the fences by her neighbors.

It would be very helpful if I could at least get a status report on the code enforcement issue now that the permit has been denied.

Thank you,

Charlie

**Charlie Bronitsky**  
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---

**From:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Date:** Tuesday, January 15, 2019 at 3:17 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

Thank you for getting back to me so quickly.

Last week we were told by County Planning that the Coastal Development Permit Exemption, application PLN2018-00426, was denied after a review with senior staff and the planning director. It appears this was done in response to a visit by the property owner to the planning department on 12/24 which is noted in the online records. If the Permit Exemption has been denied it would seem that the violation should proceed. In fact, the online records indicate that back in October of 2017 you told the property owner directly that they would not qualify for a CDP Exemption.

It has been the County's position since March of 2017 that these fences are illegal, yet now in 2019 no action has been taken. There are people living on my client's property and if fire engines cannot reach the property, as we have been told, that is a significant problem created solely by the erection of the illegal fences. I do not want to be difficult, but I would like to better understand what is going on with this violation and when the fence issue is going to be resolved.

I am attaching a printout of the online records of this case so that you can see for yourself how long the property owner has dragged this out.

Thank you,

Charlie

**Charlie Bronitsky**  
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---

**From:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Date:** Tuesday, January 15, 2019 at 2:55 PM  
**To:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** RE: VIO2017-00054

Hi Charlie,

The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

Tks.

Joan

---

**From:** Charlie Bronitsky [<mailto:charlie@brewerfirm.com>]  
**Sent:** Tuesday, January 15, 2019 11:07 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

I am again following up on this code enforcement issue which has been pending for a very long time. It is my understanding that the property owners' permit application was denied and so I would like to know the status of the County's action to have the property owners remove the illegally built fences. These fences have created a dangerous condition on my client's neighboring property in that they render it difficult, if not impossible for fire engines and rescue vehicles to enter my client's residential property. Thus any progress on getting those fences removed would be most appreciated.

Thank you,

**Charlie Bronitsky**  
Attorney, Brewer Offord & Pedersen, LLP  
O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
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---

**From:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Date:** Wednesday, November 14, 2018 at 10:34 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

If there is any way to get a status update on this code violation it would be most appreciated.

Thank you,

Charlie Bronitsky



**Charlie Bronitsky**  
Attorney, Brewer Offord & Pedersen, LLP  
O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
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**From:** Michael Crivello <[mcrivello@smcgov.org](mailto:mcrivello@smcgov.org)>  
**Date:** Wednesday, November 14, 2018 at 10:16 AM  
**To:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>

**Cc:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>

**Subject:** RE: VIO2017-00054

Hi Charlie,

VIO2017-00054 is currently assigned to Joan Kling, who is the Code Compliance Departments Manager. I have cc'd her on this email and mentioned that you will reach out to her for answers to your questions regarding this case.

All the best

Mike

**From:** Charlie Bronitsky [<mailto:charlie@brewerfirm.com>]

**Sent:** Wednesday, November 14, 2018 8:47 AM

**To:** Michael Crivello <[mcrivello@smcgov.org](mailto:mcrivello@smcgov.org)>

**Subject:** VIO2017-00054

Mike:

I am not sure if you are the correct person to address this issue to, but I represent, Sandra McIver, owner of the property adjacent to the above-referenced violation. The initial complaint was filed back in February of 2017 so we are coming close to it being two years old. I see from the file notes that there were multiple visits with the owners of the property in violation and multiple promises to address the issue, but as of today, the fences remain standing.

As you may already know, the erection of the fences was illegal and it places my client's property and those living there is significant additional risk since the fences restrict the ability of fire apparatus to enter my client's property and protect it.

My client has been very patient with this matter, but we cannot continue to take the risk of harm or property damage and ask that the County proceed forward with action to have the fences removed.

I would appreciate it if you would let me know what the County intends to do and when.

Thank you,

Charlie



**Charlie Bronitsky**

Attorney, Brewer Offord & Pedersen, LLP

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## Joan Kling

---

**From:** Joan Kling  
**Sent:** Monday, February 11, 2019 5:07 PM  
**To:** 'Charlie Bronitsky'  
**Cc:** Steve Monowitz  
**Subject:** RE: VIO2017-00054

Hi Charlie,

My schedule has a few openings this week. What specific information is your client seeking?

Tks,

Joan

**From:** Charlie Bronitsky [mailto:charlie@brewerfirm.com]  
**Sent:** Wednesday, February 06, 2019 2:42 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** RE: VIO2017-00054

Hi Joan:

Any chance that I can come in and meet with you and someone from the planning staff on this maybe sometime next week. My client is very frustrated and I would like to be able to provide some more specific answers.

Thank you,

Charlie Bronitsky  
Attorney, Brewer Offord & Pedersen, LLP  
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Joan

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**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

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It would be very helpful if I could at least get a status report on the code enforcement issue now that the permit has been denied.

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Charlie

**Charlie Bronitsky**

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[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: csbronitsky

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**From:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>

**Date:** Tuesday, January 15, 2019 at 3:17 PM

**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>

**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Subject:** Re: VIO2017-00054

Hi Joan:

Thank you for getting back to me so quickly.

Last week we were told by County Planning that the Coastal Development Permit Exemption, application PLN2018-00426, was denied after a review with senior staff and the planning director. It appears this was done in response to a visit by the property owner to the planning department on 12/24 which is noted in the online records. If the Permit Exemption has been denied it would seem that the violation should proceed. In fact, the online records indicate that back in October of 2017 you told the property owner directly that they would not qualify for a CDP Exemption.

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I am attaching a printout of the online records of this case so that you can see for yourself how long the property owner has dragged this out.

Thank you,

Charlie

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Attorney, Brewer Offord & Pedersen, LLP  
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[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: [csbronitsky](https://www.skype.com/people/csbronitsky)  
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**From:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Date:** Tuesday, January 15, 2019 at 2:55 PM  
**To:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** RE: VIO2017-00054

Hi Charlie,

The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

Tks.

Joan

**From:** Charlie Bronitsky [<mailto:charlie@brewerfirm.com>]  
**Sent:** Tuesday, January 15, 2019 11:07 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

I am again following up on this code enforcement issue which has been pending for a very long time. It is my understanding that the property owners' permit application was denied and so I would like to know the status of the County's action to have the property owners remove the illegally built fences. These fences have created a dangerous condition on my client's neighboring property in that they render it difficult, if not impossible for fire engines and rescue vehicles to enter my client's residential property. Thus any progress on getting those fences removed would be most appreciated.

Thank you,

**Charlie Bronitsky**  
Attorney, Brewer Offord & Pedersen, LLP  
O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: [csbronitsky](https://www.skype.com/user/csbronitsky)  
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**From:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Date:** Wednesday, November 14, 2018 at 10:34 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

If there is any way to get a status update on this code violation it would be most appreciated.

Thank you,

Charlie Bronitsky



**Charlie Bronitsky**  
Attorney, Brewer Offord & Pedersen, LLP  
O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: [csbronitsky](https://www.skype.com/user/csbronitsky)  
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**From:** Michael Crivello <[mcrivello@smcgov.org](mailto:mcrivello@smcgov.org)>  
**Date:** Wednesday, November 14, 2018 at 10:16 AM  
**To:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Cc:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** RE: VIO2017-00054

Hi Charlie,

VIO2017-00054 is currently assigned to Joan Kling, who is the Code Compliance Departments Manager. I have cc'd her on this email and mentioned that you will reach out to her for answers to your questions regarding this case.

All the best  
Mike

**From:** Charlie Bronitsky [<mailto:charlie@brewerfirm.com>]  
**Sent:** Wednesday, November 14, 2018 8:47 AM  
**To:** Michael Crivello <[mcrivello@smcgov.org](mailto:mcrivello@smcgov.org)>  
**Subject:** VIO2017-00054

Mike:

I am not sure if you are the correct person to address this issue to, but I represent, Sandra McIver, owner of the property adjacent to the above-referenced violation. The initial complaint was filed back in February of 2017 so we are coming close to it being two years old. I see from the file notes that there were multiple visits with the owners of the property in violation and multiple promises to address the issue, but as of today, the fences remain standing.

As you may already know, the erection of the fences was illegal and it places my client's property and those living there is significant additional risk since the fences restrict the ability of fire apparatus to enter my client's property and protect it.

My client has been very patient with this matter, but we cannot continue to take the risk of harm or property damage and ask that the County proceed forward with action to have the fences removed.

I would appreciate it if you would let me know what the County intends to do and when.

Thank you,

Charlie



**Charlie Bronitsky**

Attorney, Brewer Offord & Pedersen, LLP

O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)

[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: [csbronitsky](https://www.skype.com/user/csbronitsky)

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## Joan Kling

---

**From:** Joan Kling  
**Sent:** Monday, February 11, 2019 5:35 PM  
**To:** 'Tad Sanders'  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

My apologies for not responding sooner.

The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

As soon as I have an update, I will pass it on to you.

Thanks for your patience and understanding.

Joan

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Tuesday, January 15, 2019 9:07 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Joan,

Once again I am reaching out asking for an update on the permits noted above. As we have discussed, we have been engaged in a civil suit with the owners of 048-076-120 for almost two years now which is almost the same length of time the above referenced VIO has been in your office to handle. The County's rules appear clear to us and we really don't understand why these people are being given free reign to step on the county codes and enforcement protocols. We are at our wits end and now you have not responded to my written request or to the two voice messages I have left for you. I understand that this is not the only case on your desk and I am requesting you give me a call or send me an email with a full update of your plan and the timing your plan will be executed by. I was led to believe that the applicants of PLN2018-00426 were given a date by which they either needed to file a CDP or to remove the fences. Please provide that date to me.

We are growing very frustrated by your lack of action in this case and we are looking at all legal alternatives available to us. Once again, we cannot get emergency vehicle access to our property and lives are potentially at risk.

Thank you

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Tele 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Wednesday, January 9, 2019 3:46 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** FW: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Joan,

I understand you are reviewing VIO2017-00054 again. I would like to discuss your plan of action with respect to this violation that will be two years old next month. Please let me know when we can discuss this.

Thank you

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Tele 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Wednesday, January 9, 2019 3:04 PM  
**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hello Tad,

Coastal Development Permit Exemption application PLN2018-00426 was denied after a review with senior staff and our director. I am unaware of the status of the violation case. The Singhs were initially given a deadline in which to remove the fence or apply for the Coastal Development Permit after the denial was issued. Now that the denial has been issued, I have been told that the violation case is also now being re-examined by our Code Compliance staff. Senior staff has opted to remove me from the loop on this one, so I likely will not be receiving continuous updates.

Thanks,  
Ruemel

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Monday, January 07, 2019 8:37 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,

I hope all is well & happy new year. I am just circling back on this issue as I have not received an update on this permit/violation. And, I still cannot get into the report info on the County's website to try to do this without taking up your time. Can you please let me know the status of the CDX & the VIO?

Thanks for your time

Tad

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Thursday, December 13, 2018 1:45 PM  
**To:** 'Ruemel Panglao' <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Thank you Ruemel,  
Very much appreciated  
Tad

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Thursday, December 13, 2018 12:19 PM  
**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

I just completed a meeting with senior staff regarding this matter. We will be issuing a decision early next week. I will CC you on that correspondence.

Thanks,  
Ruemel

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Thursday, December 13, 2018 11:41 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,  
Sorry to bother you, I have been trying to follow the permit process online and the detailed report function is not working. Can you please update me where this is at?  
Thanks for your time  
Tad

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Monday, December 10, 2018 3:24 PM  
**To:** 'Ruemel Panglao' <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Cc:** 'Tom Kline' <[tom@tmkbuilders.com](mailto:tom@tmkbuilders.com)>  
**Subject:** FW: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,  
One thought I want to convey to you with regard to the video of Tom Kline's truck, the one with the license plate covered. Here is the rub, and Tom can also confirm this, TJ and Trip know that it was Tom's truck that had the license plate covered. Therefore, they are actually perpetrating fraud by implying the covered license plate is somehow a security concern for them. As I said when we met, they will say anything if they believe it will help their case. Please let me know how I can help  
Tad

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Friday, December 7, 2018 1:59 PM

To: 'Ruemel Panglao' <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>

Subject: RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,

It was a pleasure meeting you on Wednesday. As we discussed, I have attached several things for your review. Attached are:

1. The title report we obtained when we purchase the property – please note the legal description on page 3. The parcels noted as “Parcel Two and Parcel Three” are easements. When I read this I asked the title company to prepare a color map of the easements which is the last page of the attachment. The easement, known as Parcel Two on the legal description, is the blue easement.
2. The Record of Survey we had completed covering the easement area.
  - a. The third attachment is the record of survey I attempted to color.
3. I also spoke to Tom Kline, our contractor who covered his license plate. Tom owns and runs TMK Builders Inc. And, as I mentioned, Tom and possibly some of his crew, covered their license plates because of they were being harassed daily by TJ & Trip and they threatened to sully his firm on social media. Tom said he would discuss the matter with you if you want to verify anything I have said about that particular issue. Tom’s direct number is 415-686-1178. I have also copied Tom on this email so he has your name and email information.
4. I have also attached the email I received from Camille Leung that addresses County Counsel comments with regard to our rights to improve the easement.

I would like to also raise one additional point with regard to the confusion about whose water service is located below the water company’s large water tank. As I mentioned when we met, the water service is ours. Given the level of issues TJ & Trip have raised, I need to ask you to consider one point, if we were stealing water, don’t you think they would tell you we are stealing their water? As we have been able to refute 100% of their allegations we hope the county sees through their assertions for what they are.

Again, thank you for your time and please let me know if I can be of any further service.

Tad

From: Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>

Sent: Monday, December 3, 2018 11:10 AM

To: Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>

Subject: RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

Let’s aim for 9:45. Where exactly on site do you want to meet?

From: Tad Sanders [<mailto:tad@tsconsultingcpa.com>]

Sent: Monday, December 03, 2018 10:24 AM

To: Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>

Subject: RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,

Great, lets meet at the site at 9:30 or a little later; whatever is easiest for you.

Thanks again

Tad

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Monday, December 3, 2018 9:07 AM  
**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

I was able to rearrange my schedule a bit for this Wednesday and wanted to take you up on your offer for a site visit if you are still be available that morning. I could do anytime between 9:30 and 12. Please let me know what works for you.

Thanks,  
Ruemel

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Friday, November 30, 2018 8:24 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Thanks Ruemel,  
I can talk this morning, after 9:30. Please give me a ring on my office number at your convenience.  
Thank you  
Tad

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Tele 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Thursday, November 29, 2018 5:18 PM  
**To:** [tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)  
**Subject:** Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

I wanted to ask you a few general questions about the fences along the easement at parcel 048-076-120 in Miramar. The property owners have applied for a permit exemption to legalize the fences. As part of my overall review, I have been speaking to the people involved in this situation and wanted to get your perspective.

Please let me know if there is a time we could talk. I am available tomorrow morning from 9 to 11:30 and next Monday from 1:30 to 4. Please let me know your preference on time, or, if none of these times work for you, I can look further into my calendar. I am anticipating that I will be meeting with senior staff early next week and would ideally like to have your input prior to that discussion.

Thanks,  
Ruemel

**Ruemel Panglao**  
Planner II



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**PLANNING AND BUILDING**

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455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-4582 T  
(650) 363-4849 F  
[www.planning.smcgov.org](http://www.planning.smcgov.org)

## Joan Kling

---

**From:** Charlie Bronitsky <charlie@brewerfirm.com>  
**Sent:** Tuesday, February 12, 2019 7:44 AM  
**To:** Joan Kling  
**Cc:** Steve Monowitz  
**Subject:** RE: VIO2017-00054

Hi Joan:



I would like to go over the file with you as we are being told by Planning that the application was denied and by Code Enforcement that there is an application pending, so mostly we would like to resolve that conflict and then see what needs to be done to get the fences removed. The rainy season gives us time, but we are very concerned that this will linger past that and then the people living on my client's property will again be at increased risk due to the inability for fire apparatus to reach them with the fences blocking the way.

Thank you,

Charlie Bronitsky  
Attorney, Brewer Offord & Pedersen, LLP  
O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: csbronitsky  
[2501 Park Blvd, 2nd Flr., Palo Alto, CA 94306](https://www.google.com/maps/place/2501+Park+Blvd,+Palo+Alto,+CA+94306)

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On Mon, Feb 11, 2019 at 5:07 PM, Joan Kling <jkling@smcgov.org> wrote:  
Hi Charlie,

My schedule has a few openings this week. What specific information is your client seeking?

Tks,

Joan

**From:** Charlie Bronitsky [mailto:charlie@brewerfirm.com]  
**Sent:** Wednesday, February 06, 2019 2:42 PM  
**To:** Joan Kling <jkling@smcgov.org>

**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Subject:** RE: VIO2017-00054

Hi Joan:



Any chance that I can come in and meet with you and someone from the planning staff on this maybe sometime next week. My client is very frustrated and I would like to be able to provide some more specific answers.

Thank you,

Charlie Bronitsky

Attorney, Brewer Offord & Pedersen, LLP

O [650 327-2900](tel:6503272900) | M [650 576-8441](tel:6505768441) | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)

[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: csbronitsky

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On Wed, Jan 23, 2019 at 5:25 PM, Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)> wrote:

Hi Charlie,

You are not being a pest. I have no further information than I provided in the email below dated January 15, 2019.

I repeat it again here: The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

As soon as I have more information, I will provide it to you.

Thank you,

Joan

**From:** Charlie Bronitsky [<mailto:charlie@brewerfirm.com>]

**Sent:** Wednesday, January 23, 2019 11:11 AM

**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>

**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Subject:** Re: VIO2017-00054

Hi Joan:

I am sorry to be a pest but I am finding all this quite frustrating as I cannot seem to get an answer and I have a client that is very troubled by the fact that the home she owns remains in a dangerous condition because of the illegal erection of the fences by her neighbors.

It would be very helpful if I could at least get a status report on the code enforcement issue now that the permit has been denied.

Thank you,

Charlie

**Charlie Bronitsky**  
Attorney, Brewer Offord & Pedersen, LLP  
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[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: [csbronitsky](https://www.skype.com/people/csbronitsky)  
2501 Park Blvd, 2nd Flr., Palo Alto, CA 94306

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**From:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Date:** Tuesday, January 15, 2019 at 3:17 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

Thank you for getting back to me so quickly.

Last week we were told by County Planning that the Coastal Development Permit Exemption, application PLN2018-00426, was denied after a review with senior staff and the planning director. It appears this was done in response to a visit by the property owner to the planning department on 12/24 which is noted in the online records. If the Permit Exemption has been denied it would seem that the violation should proceed. In fact, the online records indicate that back in October of 2017 you told the property owner directly that they would not qualify for a CDP Exemption.

It has been the County's position since March of 2017 that these fences are illegal, yet now in 2019 no action has been taken. There are people living on my client's property and if fire engines cannot reach the property, as we have been told, that is a significant problem created solely by the erection of the illegal fences. I do not want to be difficult, but I would like to better understand what is going on with this violation and when the fence issue is going to be resolved.

I am attaching a printout of the online records of this case so that you can see for yourself how long the property owner has dragged this out.

Thank you,

Charlie

**Charlie Bronitsky**

Attorney, Brewer Offord & Pedersen, LLP

O 650 327-2900 | M 650 576-8441 | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: csbronitsky  
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**From:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Date:** Tuesday, January 15, 2019 at 2:55 PM  
**To:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** RE: VIO2017-00054

Hi Charlie,

The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

Tks.

Joan

**From:** Charlie Bronitsky [<mailto:charlie@brewerfirm.com>]  
**Sent:** Tuesday, January 15, 2019 11:07 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Cc:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

I am again following up on this code enforcement issue which has been pending for a very long time. It is my understanding that the property owners' permit application was denied and so I would like to know the status of the County's action to have the property owners remove the illegally built fences. These fences have created a dangerous condition on my client's neighboring property in that they render it difficult, if not impossible for fire engines and rescue vehicles to enter my client's residential property. Thus any progress on getting those fences removed would be most appreciated.

Thank you,

**Charlie Bronitsky**

Attorney, Brewer Offord & Pedersen, LLP

O 650 327-2900 | M 650 576-8441 | [charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)  
[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: csbronitsky  
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**From:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Date:** Wednesday, November 14, 2018 at 10:34 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** Re: VIO2017-00054

Hi Joan:

If there is any way to get a status update on this code violation it would be most appreciated.

Thank you,

Charlie Bronitsky



**Charlie Bronitsky**  
Attorney, Brewer Offord & Pedersen, LLP  
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[www.brewerfirm.com](http://www.brewerfirm.com) | Skype: [csbronitsky](https://www.skype.com/people/csbronitsky)  
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**From:** Michael Crivello <[mcrivello@smcgov.org](mailto:mcrivello@smcgov.org)>  
**Date:** Wednesday, November 14, 2018 at 10:16 AM  
**To:** Charlie Bronitsky <[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)>  
**Cc:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** RE: VIO2017-00054

Hi Charlie,

VIO2017-00054 is currently assigned to Joan Kling, who is the Code Compliance Departments Manager. I have cc'd her on this email and mentioned that you will reach out to her for answers to your questions regarding this case.

All the best

Mike

**From:** Charlie Bronitsky [mailto:[charlie@brewerfirm.com](mailto:charlie@brewerfirm.com)]

**Sent:** Wednesday, November 14, 2018 8:47 AM

**To:** Michael Crivello <[mcrivello@smcgov.org](mailto:mcrivello@smcgov.org)>

**Subject:** VIO2017-00054

Mike:

I am not sure if you are the correct person to address this issue to, but I represent, Sandra McIver, owner of the property adjacent to the above-referenced violation. The initial complaint was filed back in February of 2017 so we are coming close to it being two years old. I see from the file notes that there were multiple visits with the owners of the property in violation and multiple promises to address the issue, but as of today, the fences remain standing.

As you may already know, the erection of the fences was illegal and it places my client's property and those living there is significant additional risk since the fences restrict the ability of fire apparatus to enter my client's property and protect it.

My client has been very patient with this matter, but we cannot continue to take the risk of harm or property damage and ask that the County proceed forward with action to have the fences removed.

I would appreciate it if you would let me know what the County intends to do and when.

Thank you,

Charlie



**Charlie Bronitsky**

Attorney, Brewer Offord & Pedersen, LLP

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## Joan Kling

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Tuesday, February 12, 2019 8:48 AM  
**To:** Joan Kling  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Joan,  
So if they have filed an application, why isn't it showing up online? And, when will you share details? Is this being processed by you? If not, who then is processing it? As you know, we have grown very frustrated by the lack of both response and forward movement on this issue which is now two years old. And, not to beat an old dog, we still have no emergency vehicle access.

Tad

**From:** Joan Kling <jkling@smcgov.org>  
**Sent:** Monday, February 11, 2019 5:35 PM  
**To:** Tad Sanders <tad@tsconsultingcpa.com>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

My apologies for not responding sooner.

The Singhs have submitted an application for the fence. County staff is working on the next steps in the approval process. The violation case is on hold until then.

As soon as I have an update, I will pass it on to you.

Thanks for your patience and understanding.

Joan

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Tuesday, January 15, 2019 9:07 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Joan,  
Once again I am reaching out asking for an update on the permits noted above. As we have discussed, we have been engaged in a civil suit with the owners of 048-076-120 for almost two years now which is almost the same length of time the above referenced VIO has been in your office to handle. The County's rules appear clear to us and we really don't understand why these people are being given free reign to step on the county codes and enforcement protocols. We are at our wits end and now you have not responded to my written request or to the two voice messages I have left for you. I understand that this is not the only case on your desk and I am requesting you give me a call or send me an email with a full update of your plan and the timing your plan will be executed by. I was led to believe that the applicants of PLN2018-00426 were given a date by which they either needed to file a CDP or to remove the fences. Please provide that date to me.

We are growing very frustrated by your lack of action in this case and we are looking at all legal alternatives available to us. Once again, we cannot get emergency vehicle access to our property and lives are potentially at risk.

Thank you

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Tele 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Wednesday, January 9, 2019 3:46 PM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>  
**Subject:** FW: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Joan,

I understand you are reviewing VIO2017-00054 again. I would like to discuss your plan of action with respect to this violation that will be two years old next month. Please let me know when we can discuss this.

Thank you

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Tele 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Wednesday, January 9, 2019 3:04 PM  
**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hello Tad,

Coastal Development Permit Exemption application PLN2018-00426 was denied after a review with senior staff and our director. I am unaware of the status of the violation case. The Singhs were initially given a deadline in which to remove the fence or apply for the Coastal Development Permit after the denial was issued. Now that the denial has been issued, I have been told that the violation case is also now being re-examined by our Code Compliance staff. Senior staff has opted to remove me from the loop on this one, so I likely will not be receiving continuous updates.

Thanks,  
Ruemel

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Monday, January 07, 2019 8:37 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,  
I hope all is well & happy new year. I am just circling back on this issue as I have not received an update on this permit/violation. And, I still cannot get into the report info on the County's website to try to do this without taking up your time. Can you please let me know the status of the CDX & the VIO?  
Thanks for your time  
Tad

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Thursday, December 13, 2018 1:45 PM  
**To:** 'Ruemel Panglao' <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Thank you Ruemel,  
Very much appreciated  
Tad

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Thursday, December 13, 2018 12:19 PM  
**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

I just completed a meeting with senior staff regarding this matter. We will be issuing a decision early next week. I will CC you on that correspondence.

Thanks,  
Ruemel

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Thursday, December 13, 2018 11:41 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,  
Sorry to bother you, I have been trying to follow the permit process online and the detailed report function is not working. Can you please update me where this is at?  
Thanks for your time  
Tad

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Sent:** Monday, December 10, 2018 3:24 PM  
**To:** 'Ruemel Panglao' <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Cc:** 'Tom Kline' <[tom@tmkbuilders.com](mailto:tom@tmkbuilders.com)>  
**Subject:** FW: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,

One thought I want to convey to you with regard to the video of Tom Kline's truck, the one with the license plate covered. Here is the rub, and Tom can also confirm this, TJ and Trip know that it was Tom's truck that had the license plate covered. Therefore, they are actually perpetrating fraud by implying the covered license plate is somehow a security concern for them. As I said when we met, they will say anything if they believe it will help their case.

Please let me know how I can help

Tad

**From:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>

**Sent:** Friday, December 7, 2018 1:59 PM

**To:** 'Ruemel Panglao' <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>

**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,

It was a pleasure meeting you on Wednesday. As we discussed, I have attached several things for your review. Attached are:

1. The title report we obtained when we purchase the property – please note the legal description on page 3. The parcels noted as “Parcel Two and Parcel Three” are easements. When I read this I asked the title company to prepare a color map of the easements which is the last page of the attachment. The easement, known as Parcel Two on the legal description, is the blue easement.
2. The Record of Survey we had completed covering the easement area.
  - a. The third attachment is the record of survey I attempted to color.
3. I also spoke to Tom Kline, our contractor who covered his license plate. Tom owns and runs TMK Builders Inc. And, as I mentioned, Tom and possibly some of his crew, covered their license plates because of they were being harassed daily by TJ & Trip and they threatened to sully his firm on social media. Tom said he would discuss the matter with you if you want to verify anything I have said about that particular issue. Tom's direct number is 415-686-1178. I have also copied Tom on this email so he has your name and email information.
4. I have also attached the email I received from Camille Leung that addresses County Counsel comments with regard to our rights to improve the easement.

I would like to also raise one additional point with regard to the confusion about whose water service is located below the water company's large water tank. As I mentioned when we met, the water service is ours. Given the level of issues TJ & Trip have raised, I need to ask you to consider one point, if we were stealing water, don't you think they would tell you we are stealing their water? As we have been able to refute 100% of their allegations we hope the county sees through their assertions for what they are.

Again, thank you for your time and please let me know if I can be of any further service.

Tad

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>

**Sent:** Monday, December 3, 2018 11:10 AM

**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>

**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

Let's aim for 9:45. Where exactly on site do you want to meet?

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Monday, December 03, 2018 10:24 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Ruemel,  
Great, lets meet at the site at 9:30 or a little later; whatever is easiest for you.  
Thanks again  
Tad

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Monday, December 3, 2018 9:07 AM  
**To:** Tad Sanders <[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

I was able to rearrange my schedule a bit for this Wednesday and wanted to take you up on your offer for a site visit if you are still be available that morning. I could do anytime between 9:30 and 12. Please let me know what works for you.

Thanks,  
Ruemel

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Friday, November 30, 2018 8:24 AM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** RE: Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Thanks Ruemel,  
I can talk this morning, after 9:30. Please give me a ring on my office number at your convenience.  
Thank you  
Tad

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

Tele 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325

**From:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Sent:** Thursday, November 29, 2018 5:18 PM  
**To:** [tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)  
**Subject:** Fences at parcel 048-076-120 in Miramar (PLN2018-00426/VIO2017-00054)

Hi Tad,

I wanted to ask you a few general questions about the fences along the easement at parcel 048-076-120 in Miramar. The property owners have applied for a permit exemption to legalize the fences. As part of my overall review, I have been speaking to the people involved in this situation and wanted to get your perspective.

Please let me know if there is a time we could talk. I am available tomorrow morning from 9 to 11:30 and next Monday from 1:30 to 4. Please let me know your preference on time, or, if none of these times work for you, I can look further into my calendar. I am anticipating that I will be meeting with senior staff early next week and would ideally like to have your input prior to that discussion.

Thanks,  
Ruemel

**Ruemel Panglao**  
Planner II

 **COUNTY of SAN MATEO**  
**PLANNING AND BUILDING**  
Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-4582 T  
(650) 363-4849 F  
[www.planning.smcgov.org](http://www.planning.smcgov.org)

## Joan Kling

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Friday, October 19, 2018 11:02 AM  
**To:** Joan Kling; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** VIO2017-00054  
**Attachments:** fences 101518.pdf; no trespass 1.pdf; no trespass 2.pdf; no trespass 3.pdf; no trespass 4.pdf; no trespass 5.pdf

Good morning Joan,

I am reaching out to provide you some additional information with respect to the above referenced Violation. I did read the case summary this morning and noted that there was a deadline for the owners to either remove the fences in question or to file for an application by 9/28/18. I also reviewed Camille's update dated 9/27/18. I have two things to report and a couple questions below:

First, the fences have not been removed. The first photo attached was taken on 10/15/2018.

Second, I saw in Camille's notes that they also need a permit to put up "no trespassing" signs. I counted their signs and they have 12 no trespassing signs. They are posted along Miramar drive and on both sides of our access easement. I will include the photos I took of them.

You will note that in a couple of the photos, there are three cameras two of which are aimed directly at your house at 655 Miramar. I am not sure what the County's position is with regard to an invasion of privacy but I believe this is clearly the case. And, the photo labeled camera 3 is on one of their trees that is close to our temporary fence and is pointed directly at the house. In the other photo that has two cameras, the camera on the right is aimed directly at our house.

Can you please let me know if we need to file a new Violation complaint or can these items be integrated into the existing complaint?

Can you also provide me with an update with respect to the County's next action on this case?

Lastly, there a number of photos and I will send them in two emails.

Thanks for your time

Tad Sanders, CPA  
1360 19<sup>th</sup> Hole Drive, Suite 201  
Windsor, CA 95492

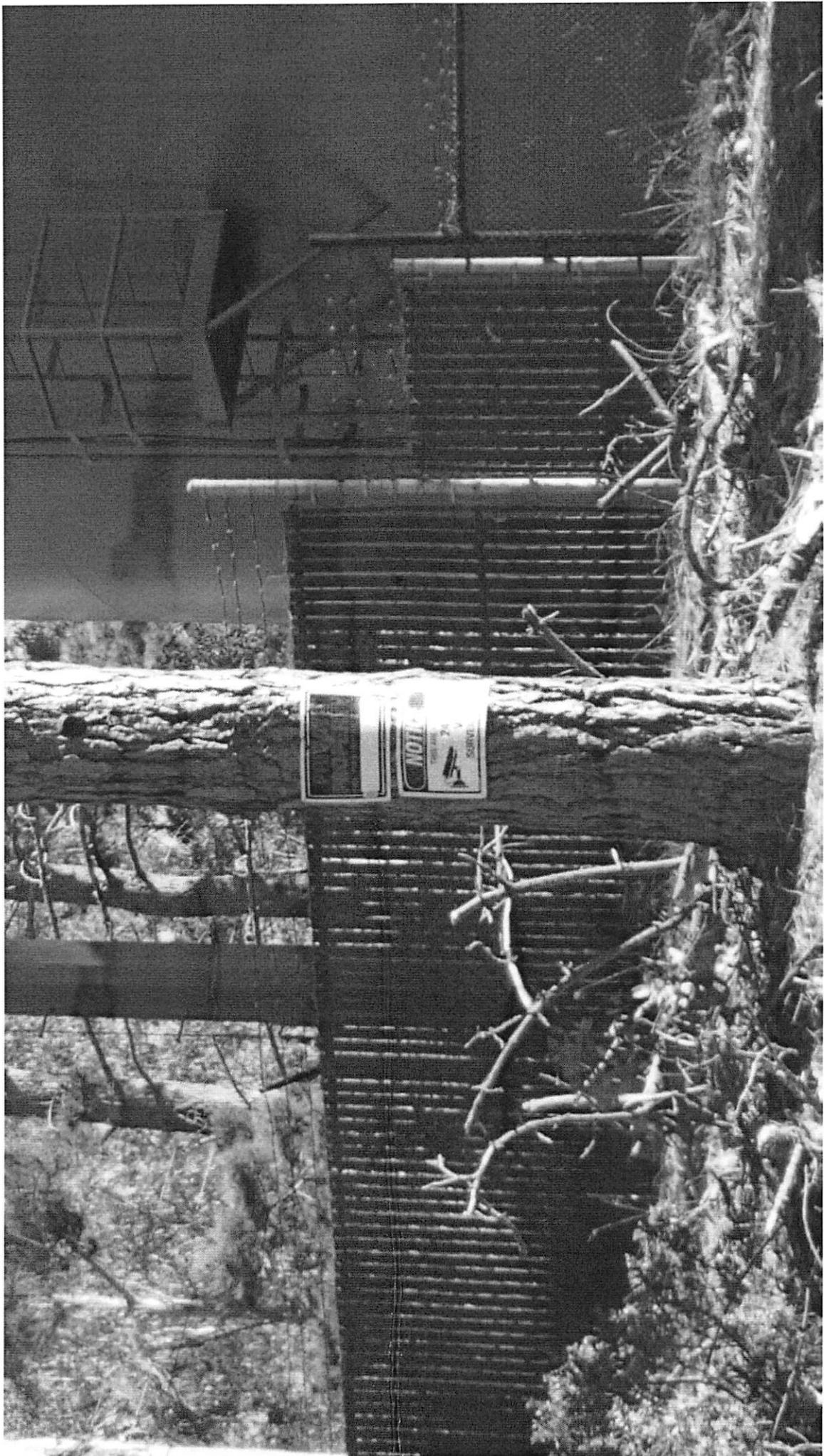
Office 707-836-9077  
Cell 707-696-9059  
Fax 1-866-538-5325













## Joan Kling

---

**From:** Joan Kling  
**Sent:** Thursday, October 25, 2018 10:16 AM  
**To:** Lisa Aozasa; Summer Burlison  
**Subject:** FW: Location of Fences - Map  
**Attachments:** Fences on Serveyor Map.pdf; Surveyed Parcel 1 Map.pdf; Fence issue closed - Civil.pdf

This goes with my other email regarding 655 Miramar. TKS!!!

**From:** David Finkelstein [mailto:dfinkelstein@dgflaw.com]  
**Sent:** Wednesday, October 24, 2018 12:11 PM  
**To:** Joan Kling <jkling@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>  
**Cc:** David Finkelstein <dfinkelstein@dgflaw.com>  
**Subject:** FW: Location of Fences - Map

Joan: I am forwarding to you the 3 attachments above – the first one shows in black our client’s so-called fence that does not surround or enclose the property. Also on that Map in black is shown the neighbor’s fence that does enclose a portion of lot 9, is 6 feet tall , and is also Electrified in violation of all known Coastal Commission or County zoning laws. Yet you have issued an exemption to the neighbor, who is same person that through his realtor has been filing complaints with you about my client’s so-called fence that is not enclosed, nor does it have a gate , nor is it locked. Further , on 4/07/17 you marked the complaint closed on the work flowsheet attached above as a civil matter. Then, we believe , after multiple calls and emails from the neighbor’s realtor complaining about my client’s so-called fence, you re-opened the complaint and issued a notice of violation. This is an extremely unfair application of zoning ordinances. In fact, there is some question of whether my client’s property is within the 1,000 foot from the water jurisdiction of the Coastal Commission as contained in the ordinance. We have submitted multiple requests for a meeting with you and with Steve Monowitz, without response from you. Please respond. – David

David G. Finkelstein, Esq.  
FINKELSTEIN BENDER & FUJII LLP  
1528 South El Camino Real, Suite 306  
San Mateo, CA 94402  
(650) 353-4503 - Office  
(650) 312-1803 - Facsimile  
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