

- 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 -  
<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.*



## 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

---

**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>  
**Cc:** Timothy Fox <tfox@smcgov.org>, Summer Burlison  
<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 - <https://www.dropbox.com/s/2lhvqbxns52132/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/3lqybxwtqgwbpb2/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, 13.20.06l 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%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/31qvbxtqgwbp2/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

<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.*



## 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/nc3afzb7vljo8b/20171222\\_184547492\\_iOS.jpg?dl=0](https://www.dropbox.com/s/nc3afzb7vljo8b/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" <[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)**

### **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.**

**From:** David Finkelstein  
**Sent:** Tuesday, October 02, 2018 11:17 AM  
**To:** jkling@smcgov.org; tfox@smcgov.org; sburlison@smcgov.org; 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)

**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  
<[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/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 - <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%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

<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:** 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?

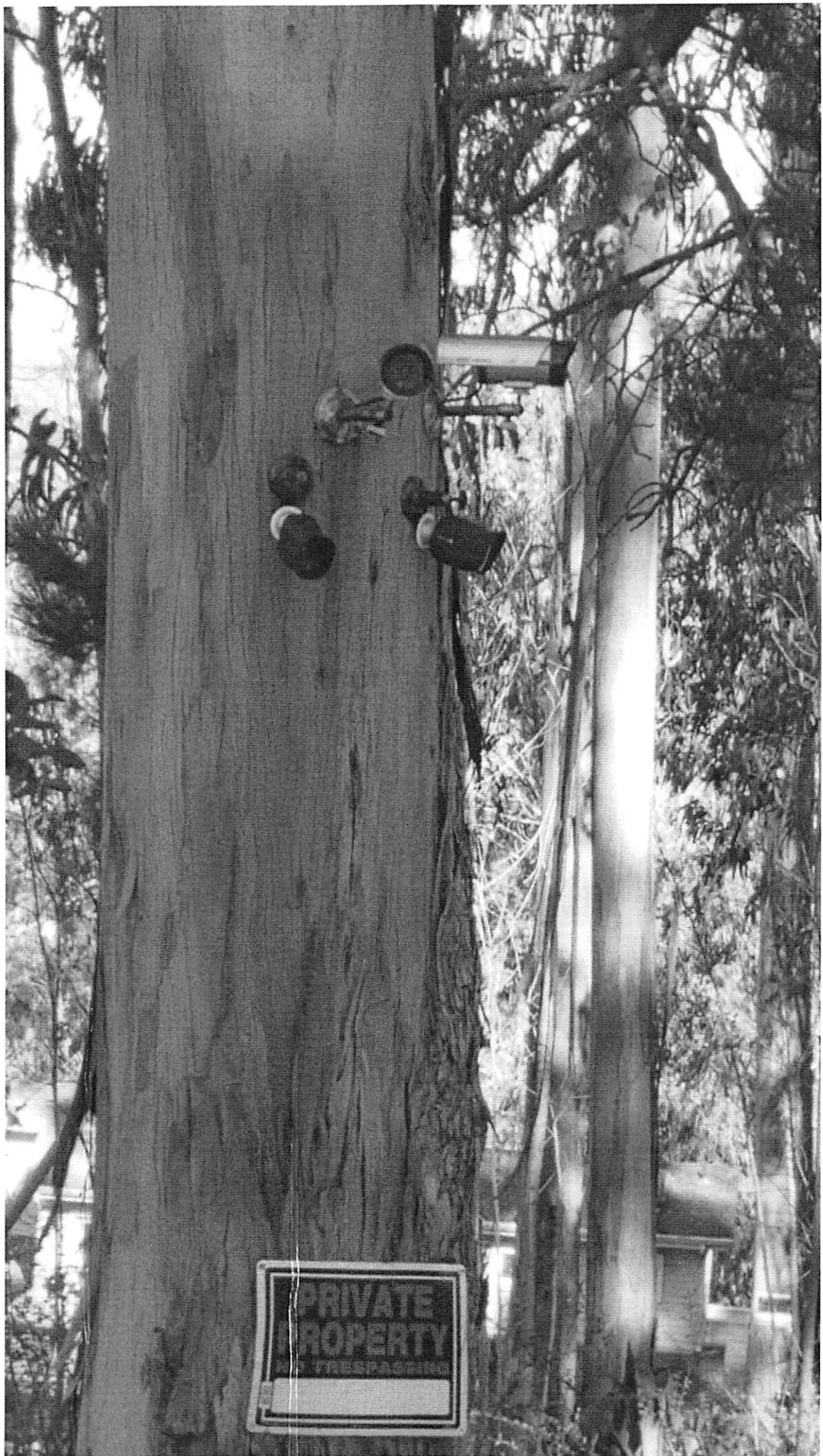
Can you also provide me with an update with respect to the County's next action on this case?

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











## 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)

**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.

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 -

<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/31qybxwtqgwbp2/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/zcppcukmmmxutbg/Tad%20Sanders%20people%20removing%20stakes%20installed%20by%20surveyor%20photo.jpg?dl=1>

[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 th  
e Sheriff's Deputies to  
instruct us to install  
fences.

[https://www.dropbox.com/s/31qvbxwtqgwbp2/Driving%20with%20Masked%20License%20Plate%2010062  
.mov?dl=0](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  
meetin  
g with  
Tripp  
(and  
you via  
confere  
nce  
call),  
the  
deadlin  
e of  
Friday,  
Septem  
ber 28,  
2018  
for  
address  
ing the  
fence  
violati  
on, as  
laid  
out  
below,  
stands

in  
order  
to  
avoid a  
citation  
from  
the  
Code  
Compl  
iance  
Section  
.

Your  
desire  
in  
putting  
togethe  
r an  
applica  
tion  
submit  
tal to  
build a  
residen  
ce on  
the  
parcel  
now  
may  
still  
occur,  
but  
will be  
on a  
separat  
e track  
from  
address  
ing the  
fence  
violati  
on  
given  
the  
length  
of time  
for  
process

ing a  
develo  
pment  
applica  
tion.  
Your  
develo  
pment  
applica  
tion  
may  
include  
(re)inst  
allation  
of  
fencing  
, upon  
securin  
g your  
permit  
approv  
als for  
residen  
tial  
develo  
pment.

Regard  
s

Summ  
er

Summ  
er  
Burliso  
n  
Planne  
r III

County  
of San  
Mateo

Planni  
ng &  
Buildi  
ng  
Depart  
ment

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

Redwo  
od  
City,  
CA 94  
063

Tel: 6  
50/363  
-1815

FAX:  
650/36  
3-4849

[http://p  
lanning  
.smcgo  
v.org](http://planning.smcgov.org)

*Please  
be  
aware  
that I  
am out  
of the  
office  
every  
other  
Monda  
y. For  
immedi  
ate  
assista  
nce,  
contact  
the*

*Planni  
ng  
counte  
r at  
650/36  
3-  
1825.*

**From:**  
Summ  
er  
Burliso  
n  
**Sent:**  
Thursd  
ay,  
Septem  
ber 13,  
2018  
12:18  
PM  
**To:** 'tj  
singh'  
<[tjsingh007@me.com](mailto:tjsingh007@me.com)>  
**Cc:**  
Joan  
Kling  
<[jkling@smc.gov.org](mailto:jkling@smc.gov.org)>  
**Subjec  
t:**  
Access  
Easem  
ent  
fence -  
655

Miram  
ar  
Violati  
on  
Case  
2017-  
00054

Hello  
TJ,

Code  
Compl  
iance  
mentio  
ned  
they  
are  
getting  
ready  
to  
issue a  
citation  
for the  
unper  
mitted  
fence  
installe  
d along  
the  
access  
easeme  
nt  
runnin  
g  
throug  
h your  
propert  
y as  
there's  
been  
no  
confir  
mation  
that it  
has  
been

remove  
d and  
no  
applica  
tion for  
a  
Coastal  
Develo  
pment  
Permit  
(CDP)  
to seek  
legaliz  
ation.  
It was  
agreed  
that I  
could  
reach  
out to  
you  
before  
a  
citation  
is  
issued  
(which  
carries  
citation  
fees) to  
try to  
get  
resoluti  
on  
(and  
avoid  
any  
citation  
fees  
for  
you!).  
Your  
options  
are  
below:

1. Remo  
ve the  
fence

and  
call  
code  
compli  
ance to  
site  
verify  
remova  
l,  
which  
would  
address  
the  
violati  
on and  
upon  
confir  
mation  
of  
remova  
l, the  
violati  
on case  
would  
be  
closed.

2. Apply  
for a  
CDP to  
legaliz  
e the  
fence,  
in  
which  
staff  
would  
likely  
recom  
mend  
denial  
for the  
fence  
as it  
does  
not  
serve a  
permitt  
ed use  
on the  
propert



y and detract 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

compl  
eted  
by  
Friday

,  
Septe  
mber  
28,  
2018  
in  
order  
to  
avoid  
the  
issuanc  
e of a  
citation  
by the  
Code  
Compl  
iance  
Section  
.

Regard  
s,

Summ  
er

Summ  
er  
Burliso  
n  
Planne  
r III

County  
of San  
Mateo

Planni  
ng &  
Buildi  
ng

Department

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

Redwood  
City,  
CA 94  
063

Tel: 6  
50/363  
-1815

FAX:  
650/36  
3-4849

[http://p  
lanning  
.smcgo  
v.org](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*

650/36

3-

1825.

## 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.

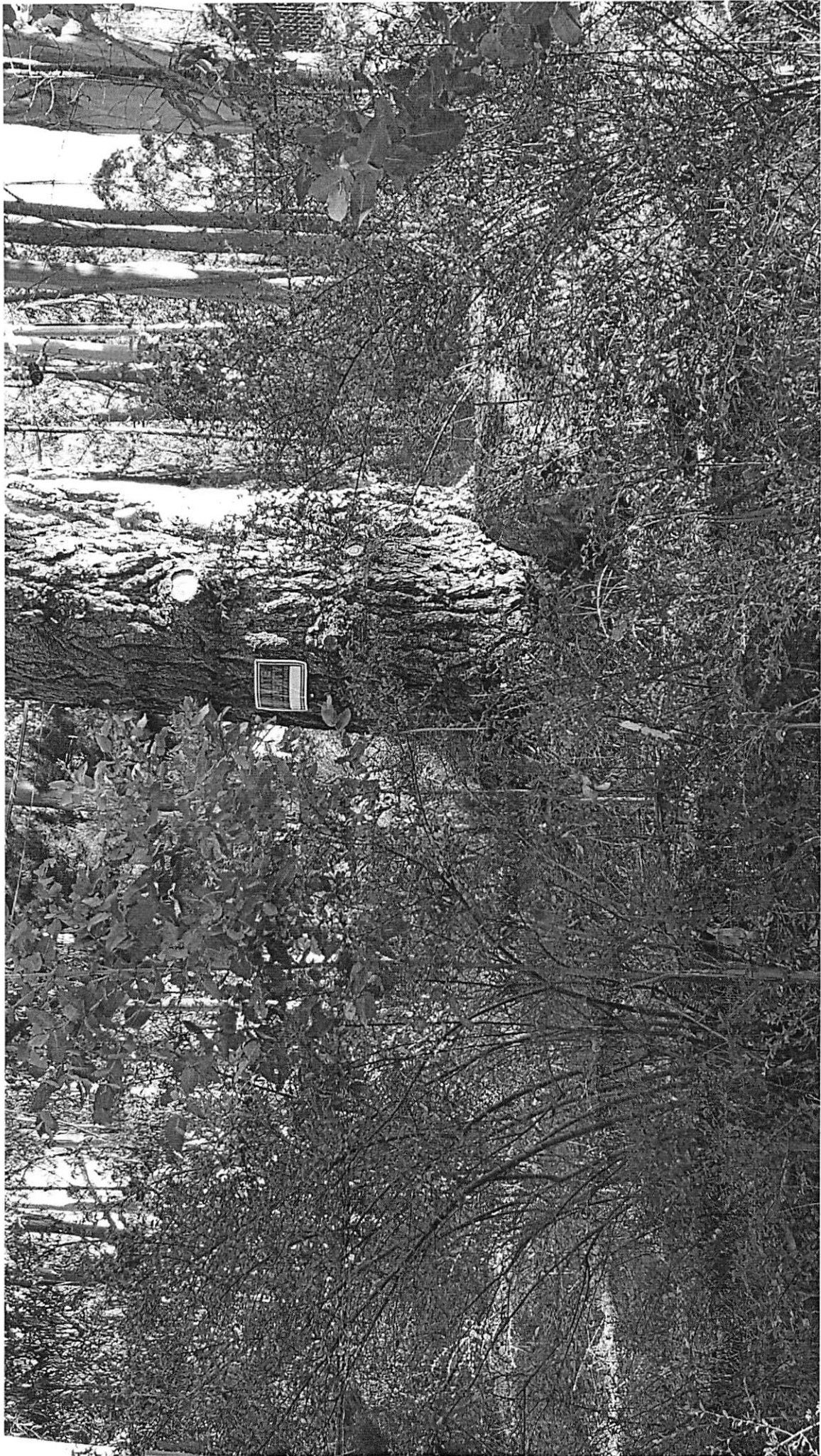
Thanks for your time

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



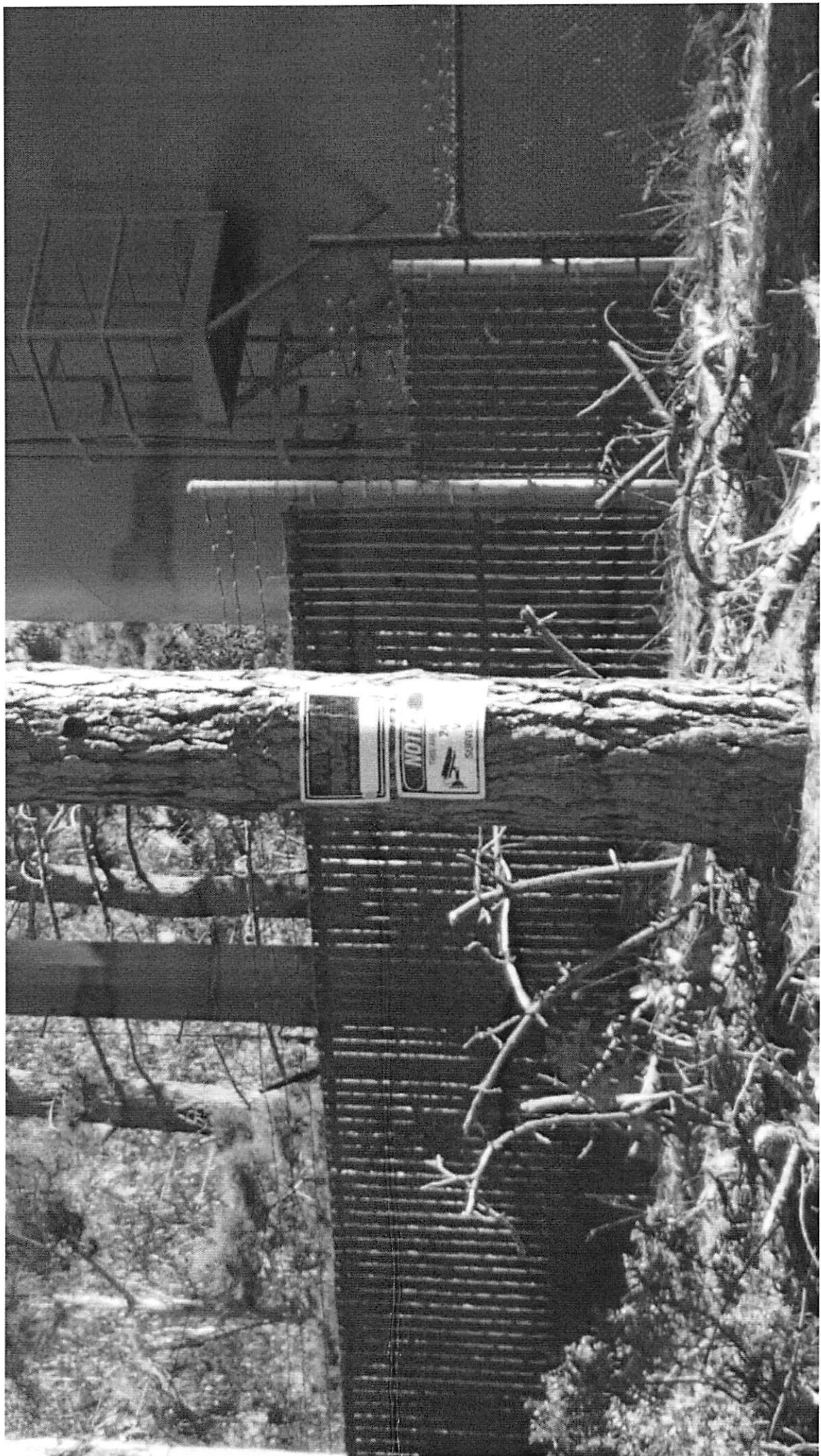
















## Joan Kling

---

**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 Surveyor 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  
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.

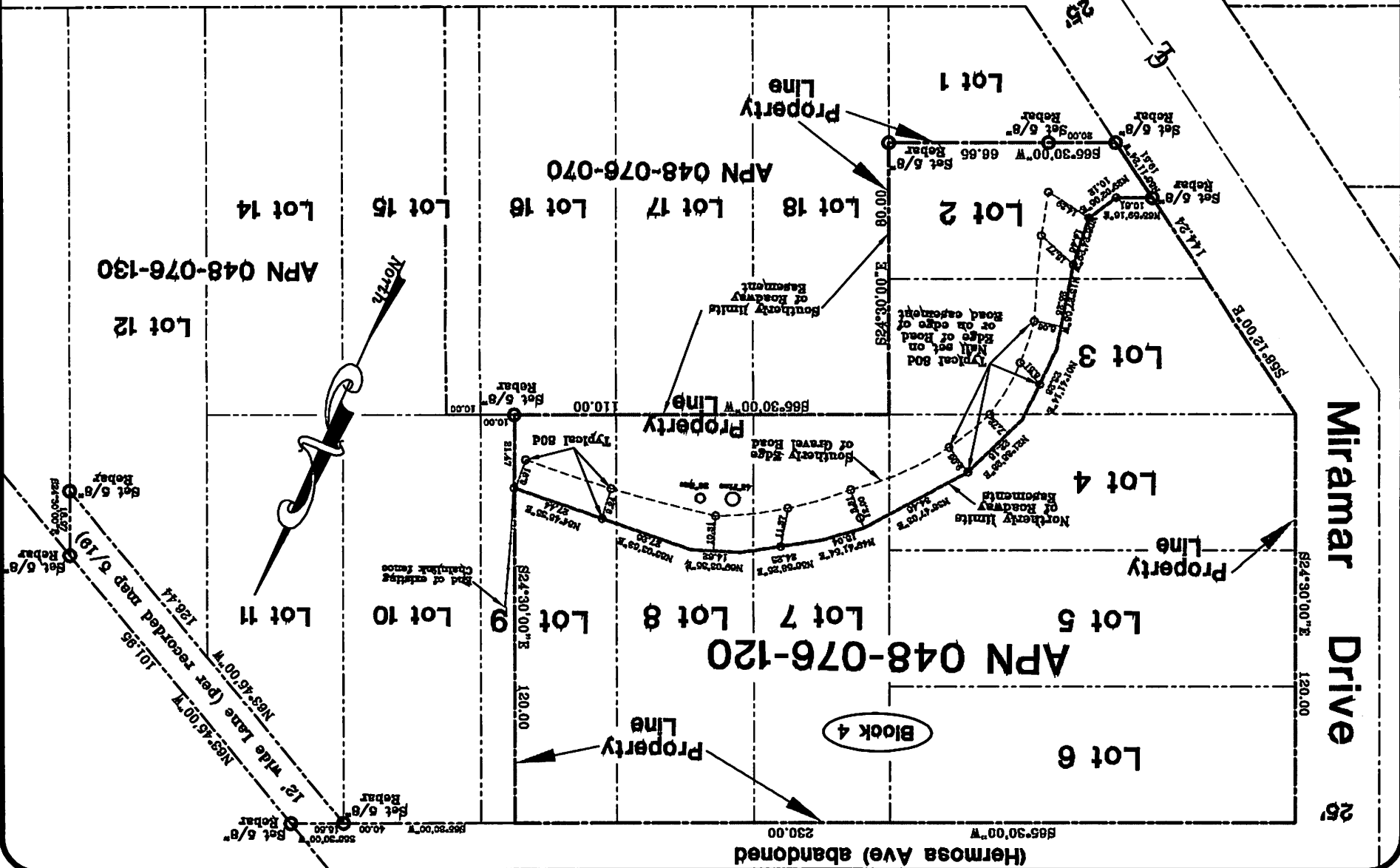


Jan. 11, 2017  
Scale 1"=40'  
Job# J251HMB

Showing points set in relationship  
to Assessor's Parcel 048-076-120  
shown the map Miramar Terrace, RSM 5/19  
City of Half Moon Bay  
San Mateo County  
Field surveyed 1/6/17  
California

# Exhibit Map

Alto Avenue (paper Street)





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](http://www.co.sanmateo.ca.us/planning)

**VIO2017-00054**

### Summary of Case Activity

Activity	Date Assigned	Done By	Status	Status Date
Enforcement	04/07/2017	Ana Santiago	Complied	04/07/2017
Final Processing	04/07/2017	Ana Santiago	Workflow Closed	04/07/2017
Investigation civil issue. Ok to close per Joan.	03/14/2017	Ana Santiago	Invalid Complaint	03/14/2017
Investigation 3/8/17 RSP - Applicant came to counter. Notified that fence requires a CDP.	03/08/2017	Ruemel Panglao	Notes	03/08/2017
Complaint Received	02/22/2017	Rita McLaughlin	Investigation	02/22/2017

## Joan Kling

---

**From:** Joan Kling  
**Sent:** Thursday, October 25, 2018 6:31 PM  
**To:** Tad Sanders; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Hello Tad,

Unfortunately, I am aware that the black fencing remains. The county continues to gain voluntary compliance from the Singhs.

I am unaware that "no trespassing" signs would require a permit. I will discuss that with Camille.

Tks.

Joan

**From:** Tad Sanders [mailto:[tad@tsconsultingcpa.com](mailto:tad@tsconsultingcpa.com)]  
**Sent:** Friday, October 19, 2018 11:09 AM  
**To:** Joan Kling <[jkling@smcgov.org](mailto:jkling@smcgov.org)>; Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>  
**Cc:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** RE: VIO2017-00054

Email 2 of 2

Thanks

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

## Joan Kling

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Friday, October 26, 2018 6:48 AM  
**To:** Joan Kling; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Thanks Joan,

I don't understand, if the Singhs are in compliance, the fences would have been removed by 9/28/18. And, since we know that the fences are still standing, how can they be in compliance? Can you please clarify? You can also check the metadata on the photos I sent you which will prove the date the photos were taken on. Seems to me they cannot have it both ways.

Thanks for your time

Tad

**From:** Joan Kling [mailto:jkling@smcgov.org]  
**Sent:** Thursday, October 25, 2018 6:31 PM  
**To:** Tad Sanders; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Hello Tad,

Unfortunately, I am aware that the black fencing remains. The county continues to gain voluntary compliance from the Singhs.

I am unaware that "no trespassing" signs would require a permit. I will discuss that with Camille.

Tks.

Joan

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, October 19, 2018 11:09 AM  
**To:** Joan Kling <jkling@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Cc:** Camille Leung <cleung@smcgov.org>  
**Subject:** RE: VIO2017-00054

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

## Joan Kling

---

**From:** Joan Kling  
**Sent:** Friday, October 26, 2018 12:48 PM  
**To:** David Finkelstein; Steve Monowitz  
**Subject:** RE: Location of Fences - Map  
**Attachments:** 655 Miramar yard determination.pdf

Mr. Finkelstein,

### Your client's violation

Please review the below emails that staff has sent to your client regarding his violation. The county's position has not changed since those emails. A Coastal Development Permit is needed for the unpermitted construction on an undeveloped lot.

Your client agreed to remove the unpermitted fencing by October 12, 2018. As that removal has not occurred, I will be issuing a \$100 Administrative Citation next week. Please let me know if the fencing is removed before October 29, 2018.

### Your client's complaint

APN: 048-076-130

Addressed as 655 Miramar Drive Parcel No. 2

I am enclosing a map of the property on which I have noted the front, rear and side yards of the irregularly-shaped lot. The fence in the former and current complaint is located in a side yard of a lot developed with a residence. The fence is allowed to be up to 6 feet in height in its current location. Below are the code sections addressing fences in the R-1 zone.

My staff has not witnessed electrified fencing. The fence in the photos submitted by you does not appear to be an electric fence. Do you have a photo showing that?

Therefore, case No. VIO2017-00411 will remain closed and a new violation case regarding the same issue will not be opened at this time.

Steve Monowitz, Director of the Planning and Building Department, has been kept up to date on the Singhs property and their complaints. Is there new information you want to provide to Mr. Monowitz that staff hasn't already addressed? If yes, please, let me know.

Tks.

Joan

**SECTION 6412.** Fences, walls and hedges shall be subject to the following regulations, except as provided in Section 6412.1:

- (a) Fences, walls, and hedges not exceeding four (4) feet in height may occupy any front yard area.
- (b) Fences, walls, and hedges not exceeding six (6) feet in height may occupy any side or rear yard area, provided:

1. That they do not extend into any required front yard.
2. That, in the case of a corner lot, they do not extend into the side yard required along a side street or into that portion of the rear yard abutting such side street which is equal to the width of the side yard required on said side street.

(c) On any parcel of land having a street frontage of one hundred (100) feet or more, and located in any "S" District requiring a minimum building site of twenty thousand (20,000) square feet or more, fences, hedges, or walls not exceeding six (6) feet in height may be erected in any part of the yard area, except as limited by Paragraph (d).

(d) On any corner lot, the maximum height of fences, walls, hedges, and growth located within fifty (50) feet of the intersected street lines shall not exceed four (4) feet in height; provided that nothing in this section shall prevent any fence, wall, or hedge from occupying any portion of the lot area that a main residence may occupy under the terms of this Part.

(e) Where trees are located within fifty (50) feet on the intersected street lines, the main trunks of such trees shall be trimmed free of branches to a height of seven and a half (7.5) feet above the curb grade.

**SECTION 6412.1.** With regard to the height limits set out in Section 6412, whenever there exists an abrupt shift in the height of the land at the boundary line between two different property owners, the lower owner may erect a fence, wall or hedge on the boundary to a height limit set out in Section 6412, and in no event more than twelve (12) feet high.

**From:** Joan Kling

**Sent:** Thursday, September 27, 2018 1:39 PM

**To:** 'Tejinder singh' <tjsingh007@me.com>

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

## Joan Kling

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Monday, October 29, 2018 7:55 AM  
**To:** Joan Kling; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Good morning Joan,

With all due respect, how do plan to get voluntary compliance when they continually ignore your office's demands? I apologize but my patience is wearing thin on this issue having filed this compliant in February of 2017. And, as you may recall, my clients also filed a civil suit against these property holders in the same month. We have done everything we can possibly do and we still do not have adequate emergency vehicle access to our property.

And, in addition to this, they have not maintained their parcel at all. It has many trees on it, mostly eucalyptus trees, so it is a mess. And we are in a unique zone that carries with it three separate fire hazard zones. Both properties are included in the Very High Fire Hazard Severity Zone, they are in the Wildland Fire Area and they are in the Supplemental Fire Hazard Zone. Their lack of maintenance has placed the entire neighborhood at risk of a wildfire. Maybe I am sensitive to this risk as I live in Sonoma County and fires took houses down all around ours just over a year ago.

With all that being said, what can be done to move this process along expeditiously!

Thanks for your time

Tad

**From:** Joan Kling [mailto:jkling@smcgov.org]  
**Sent:** Friday, October 26, 2018 9:10 AM  
**To:** Tad Sanders; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Good morning,

Rereading my sentence, I see the confusion. I am still attempting to get the Singhs to voluntarily comply without the issuances of Administrative Citations. The property is not in compliance.

I have viewed all of the photos you sent to me.

Thank you for your patience.

Joan

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, October 26, 2018 6:48 AM  
**To:** Joan Kling <jkling@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Cc:** Camille Leung <cleung@smcgov.org>  
**Subject:** RE: VIO2017-00054



Thanks Joan,

I don't understand, if the Singhs are in compliance, the fences would have been removed by 9/28/18. And, since we know that the fences are still standing, how can they be in compliance? Can you please clarify? You can also check the metadata on the photos I sent you which will prove the date the photos were taken on. Seems to me they cannot have it both ways.

Thanks for your time

Tad

---

**From:** Joan Kling [<mailto:jkling@smcgov.org>]

**Sent:** Thursday, October 25, 2018 6:31 PM

**To:** Tad Sanders; Summer Burlison

**Cc:** Camille Leung

**Subject:** RE: VIO2017-00054

Hello Tad,

Unfortunately, I am aware that the black fencing remains. The county continues to gain voluntary compliance from the Singhs.

I am unaware that "no trespassing" signs would require a permit. I will discuss that with Camille.

Tks.

Joan

---

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

**Sent:** Friday, October 19, 2018 11:09 AM

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

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

**Subject:** RE: VIO2017-00054

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

48-7



△ PARCEL MAP VOL 68/97-99  
 △ 1 MIRAMAR TERRACE RSM 4/12  
 △ 2 SUB. OF BLOCK 10 MIRAMAR TERRACE  
 RSM 5/19

## Joan Kling

---

**From:** David Finkelstein <dfinkelstein@dgflaw.com>  
**Sent:** Monday, October 29, 2018 6:04 PM  
**To:** Joan Kling; Steve Monowitz  
**Cc:** David Finkelstein  
**Subject:** RE: Location of Fences - Map

Ms. Kling: My client filed an application for exemption from the Coastal Permit requirement this afternoon. To my knowledge my client has never agreed to remove the fence by Oct. 12 and he and his neighbor are in litigation over that issue. I suggest a site visit would be enlightening to you. – 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.

**From:** Joan Kling [<mailto:jkling@smcgov.org>]  
**Sent:** Friday, October 26, 2018 12:48 PM  
**To:** David Finkelstein; Steve Monowitz  
**Subject:** RE: Location of Fences - Map

Mr. Finkelstein,

### Your client's violation

Please review the below emails that staff has sent to your client regarding his violation. The county's position has not changed since those emails. A Coastal Development Permit is needed for the unpermitted construction on an undeveloped lot.

Your client agreed to remove the unpermitted fencing by October 12, 2018. As that removal has not occurred, I will be issuing a \$100 Administrative Citation next week. Please let me know if the fencing is removed before October 29, 2018.

Your client's complaint

APN: 048-076-130

Addressed as 655 Miramar Drive Parcel No. 2

I am enclosing a map of the property on which I have noted the front, rear and side yards of the irregularly-shaped lot. The fence in the former and current complaint is located in a side yard of a lot developed with a residence. The fence is allowed to be up to 6 feet in height in its current location. Below are the code sections addressing fences in the R-1 zone.

My staff has not witnessed electrified fencing. The fence in the photos submitted by you does not appear to be an electric fence. Do you have a photo showing that?

Therefore, case No. VIO2017-00411 will remain closed and a new violation case regarding the same issue will not be opened at this time.

Steve Monowitz, Director of the Planning and Building Department, has been kept up to date on the Singhs property and their complaints. Is there new information you want to provide to Mr. Monowitz that staff hasn't already addressed? If yes, please, let me know.

Tks.

Joan

**SECTION 6412.** Fences, walls and hedges shall be subject to the following regulations, except as provided in Section 6412.1:

- (a) Fences, walls, and hedges not exceeding four (4) feet in height may occupy any front yard area.
- (b) Fences, walls, and hedges not exceeding six (6) feet in height may occupy any side or rear yard area, provided:
  - 1. That they do not extend into any required front yard.
  - 2. That, in the case of a corner lot, they do not extend into the side yard required along a side street or into that portion of the rear yard abutting such side street which is equal to the width of the side yard required on said side street.
- (c) On any parcel of land having a street frontage of one hundred (100) feet or more, and located in any "S" District requiring a minimum building site of twenty thousand (20,000) square feet or more, fences, hedges, or walls not exceeding six (6) feet in height may be erected in any part of the yard area, except as limited by Paragraph (d).
- (d) On any corner lot, the maximum height of fences, walls, hedges, and growth located within fifty (50) feet of the intersected street lines shall not exceed four (4) feet in height; provided that nothing in this section shall prevent any fence, wall, or hedge from occupying any portion of the lot area that a main residence may occupy under the terms of this Part.
- (e) Where trees are located within fifty (50) feet on the intersected street lines, the main trunks of such trees shall be trimmed free of branches to a height of seven and a half (7.5) feet above the curb grade.

**SECTION 6412.1.** With regard to the height limits set out in Section 6412, whenever there exists an abrupt shift in the height of the land at the boundary line between two different property owners, the lower owner may erect a fence, wall or hedge on the boundary to a height limit set out in Section 6412, and in no event more than twelve (12) feet high.

**From:** Joan Kling  
**Sent:** Thursday, September 27, 2018 1:39 PM  
**To:** 'Tejinder singh' <tjsingh007@me.com>  
**Cc:** Timothy Fox <tfox@smcgov.org>; Summer Burlison <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:** 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.  
FINKESTEIN 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.**



## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Monday, October 29, 2018 10:13 PM  
**To:** Joan Kling  
**Cc:** Timothy Fox  
**Subject:** Filed for exemption

Hello Joan,

I filed for an exemption today under Section 6328.5. There is precedent of the same exemption being granted for a much more disruptive and environmentally damaging project on our property (APN 048-076-120) in December 2016.

We also qualify for additional exemptions as stated in our application. We paid the requisite application fee as well.

Thanks  
TJ Singh

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Tuesday, October 30, 2018 7:28 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox  
**Subject:** VIO2017-00411 APN: 048-076-130

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:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Friday, November 02, 2018 11:03 AM  
**To:** Joan Kling; Summer Burlison  
**Subject:** RE: VIO2017-00054

Hi Joan,

As you can tell from my email last week, I am growing frustrated that Code Enforcement is taking no action while these fences endanger life and property because fire apparatus cannot now reach our property. I just looked at the summary report for the violation and you wrote on 9/13/2018 that "Summer sent email to Singhs saying Code Compliance will soon issue Citations. Deadline is Sept. 28. Citations will be issued after that." So my question remains, why Code Enforcement is not addressing this known issue? I am at my wits end and feel that I will need to reach out to our County Supervisor for help if things don't improve very soon. I don't like saying things like this but I have no other choice.

Tad

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Monday, October 29, 2018 7:55 AM  
**To:** 'Joan Kling'; 'Summer Burlison'  
**Cc:** 'Camille Leung'  
**Subject:** RE: VIO2017-00054

Good morning Joan,

With all due respect, how do plan to get voluntary compliance when they continually ignore your office's demands? I apologize but my patience is wearing thin on this issue having filed this compliant in February of 2017. And, as you may recall, my clients also filed a civil suit against these property holders in the same month. We have done everything we can possibly do and we still do not have adequate emergency vehicle access to our property.

And, in addition to this, they have not maintained their parcel at all. It has many trees on it, mostly eucalyptus trees, so it is a mess. And we are in a unique zone that carries with it three separate fire hazard zones. Both properties are included in the Very High Fire Hazard Severity Zone, they are in the Wildland Fire Area and they are in the Supplemental Fire Hazard Zone. Their lack of maintenance has placed the entire neighborhood at risk of a wildfire. Maybe I am sensitive to this risk as I live in Sonoma County and fires took houses down all around ours just over a year ago.

With all that being said, what can be done to move this process along expeditiously!

Thanks for your time

Tad

**From:** Joan Kling [mailto:jkling@smcgov.org]  
**Sent:** Friday, October 26, 2018 9:10 AM  
**To:** Tad Sanders; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Good morning,

Rereading my sentence, I see the confusion. I am still attempting to get the Singhs to voluntarily comply without the issuances of Administrative Citations. The property is not in compliance.

I have viewed all of the photos you sent to me.

Thank you for your patience.

Joan

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, October 26, 2018 6:48 AM  
**To:** Joan Kling <jkling@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Cc:** Camille Leung <cleung@smcgov.org>  
**Subject:** RE: VIO2017-00054

Thanks Joan,

I don't understand, if the Singhs are in compliance, the fences would have been removed by 9/28/18. And, since we know that the fences are still standing, how can they be in compliance? Can you please clarify? You can also check the metadata on the photos I sent you which will prove the date the photos were taken on. Seems to me they cannot have it both ways.

Thanks for your time

Tad

**From:** Joan Kling [mailto:jkling@smcgov.org]  
**Sent:** Thursday, October 25, 2018 6:31 PM  
**To:** Tad Sanders; Summer Burlison  
**Cc:** Camille Leung  
**Subject:** RE: VIO2017-00054

Hello Tad,

Unfortunately, I am aware that the black fencing remains. The county continues to gain voluntary compliance from the Singhs.

I am unaware that "no trespassing" signs would require a permit. I will discuss that with Camille.

Tks.

Joan

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, October 19, 2018 11:09 AM  
**To:** Joan Kling <jkling@smcgov.org>; Summer Burlison <sburlison@smcgov.org>  
**Cc:** Camille Leung <cleung@smcgov.org>  
**Subject:** RE: VIO2017-00054

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

## Joan Kling

---

**From:** Joan Kling  
**Sent:** Tuesday, November 06, 2018 11:15 AM  
**To:** 'Tejinder singh'  
**Subject:** FW: Location of Fences - Map  
**Attachments:** 655 Miramar yard determination.pdf

Hi TJ,

My apologies. I thought you had received this information. Let me know if you have any other questions.

Tks.

Joan

**From:** Joan Kling  
**Sent:** Friday, October 26, 2018 12:48 PM  
**To:** 'David Finkelstein' <dfinkelstein@dgflaw.com>; Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** RE: Location of Fences - Map

Mr. Finkelstein,

### Your client's violation

Please review the below emails that staff has sent to your client regarding his violation. The county's position has not changed since those emails. A Coastal Development Permit is needed for the unpermitted construction on an undeveloped lot.

Your client agreed to remove the unpermitted fencing by October 12, 2018. As that removal has not occurred, I will be issuing a \$100 Administrative Citation next week. Please let me know if the fencing is removed before October 29, 2018.

### Your client's complaint

APN: 048-076-130

Addressed as 655 Miramar Drive Parcel No. 2

I am enclosing a map of the property on which I have noted the front, rear and side yards of the irregularly-shaped lot. The fence in the former and current complaint is located in a side yard of a lot developed with a residence. The fence is allowed to be up to 6 feet in height in its current location. Below are the code sections addressing fences in the R-1 zone.

My staff has not witnessed electrified fencing. The fence in the photos submitted by you does not appear to be an electric fence. Do you have a photo showing that?

Therefore, case No. VIO2017-00411 will remain closed and a new violation case regarding the same issue will not be opened at this time.

Steve Monowitz, Director of the Planning and Building Department, has been kept up to date on the Singhs property and their complaints. Is there new information you want to provide to Mr. Monowitz that staff hasn't already addressed? If yes, please, let me know.

Tks.

Joan

**SECTION 6412.** Fences, walls and hedges shall be subject to the following regulations, except as provided in Section 6412.1:

(a) Fences, walls, and hedges not exceeding four (4) feet in height may occupy any front yard area.

(b) Fences, walls, and hedges not exceeding six (6) feet in height may occupy any side or rear yard area, provided:

1. That they do not extend into any required front yard.

2. That, in the case of a corner lot, they do not extend into the side yard required along a side street or into that portion of the rear yard abutting such side street which is equal to the width of the side yard required on said side street.

(c) On any parcel of land having a street frontage of one hundred (100) feet or more, and located in any "S" District requiring a minimum building site of twenty thousand (20,000) square feet or more, fences, hedges, or walls not exceeding six (6) feet in height may be erected in any part of the yard area, except as limited by Paragraph (d).

(d) On any corner lot, the maximum height of fences, walls, hedges, and growth located within fifty (50) feet of the intersected street lines shall not exceed four (4) feet in height; provided that nothing in this section shall prevent any fence, wall, or hedge from occupying any portion of the lot area that a main residence may occupy under the terms of this Part.

(e) Where trees are located within fifty (50) feet on the intersected street lines, the main trunks of such trees shall be trimmed free of branches to a height of seven and a half (7.5) feet above the curb grade.

**SECTION 6412.1.** With regard to the height limits set out in Section 6412, whenever there exists an abrupt shift in the height of the land at the boundary line between two different property owners, the lower owner may erect a fence, wall or hedge on the boundary to a height limit set out in Section 6412, and in no event more than twelve (12) feet high.

**From:** Joan Kling

**Sent:** Thursday, September 27, 2018 1:39 PM

**To:** 'Tejinder singh' <tjisingh007@me.com>

**Cc:** Timothy Fox <tfox@smcgov.org>; Summer Burlison <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: David Finkelstein [<mailto:dfinkelstein@dgflaw.com>]

Sent: Wednesday, October 24, 2018 12:11 PM

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



Cc: David Finkelstein <[dfinkelstein@dgflaw.com](mailto: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

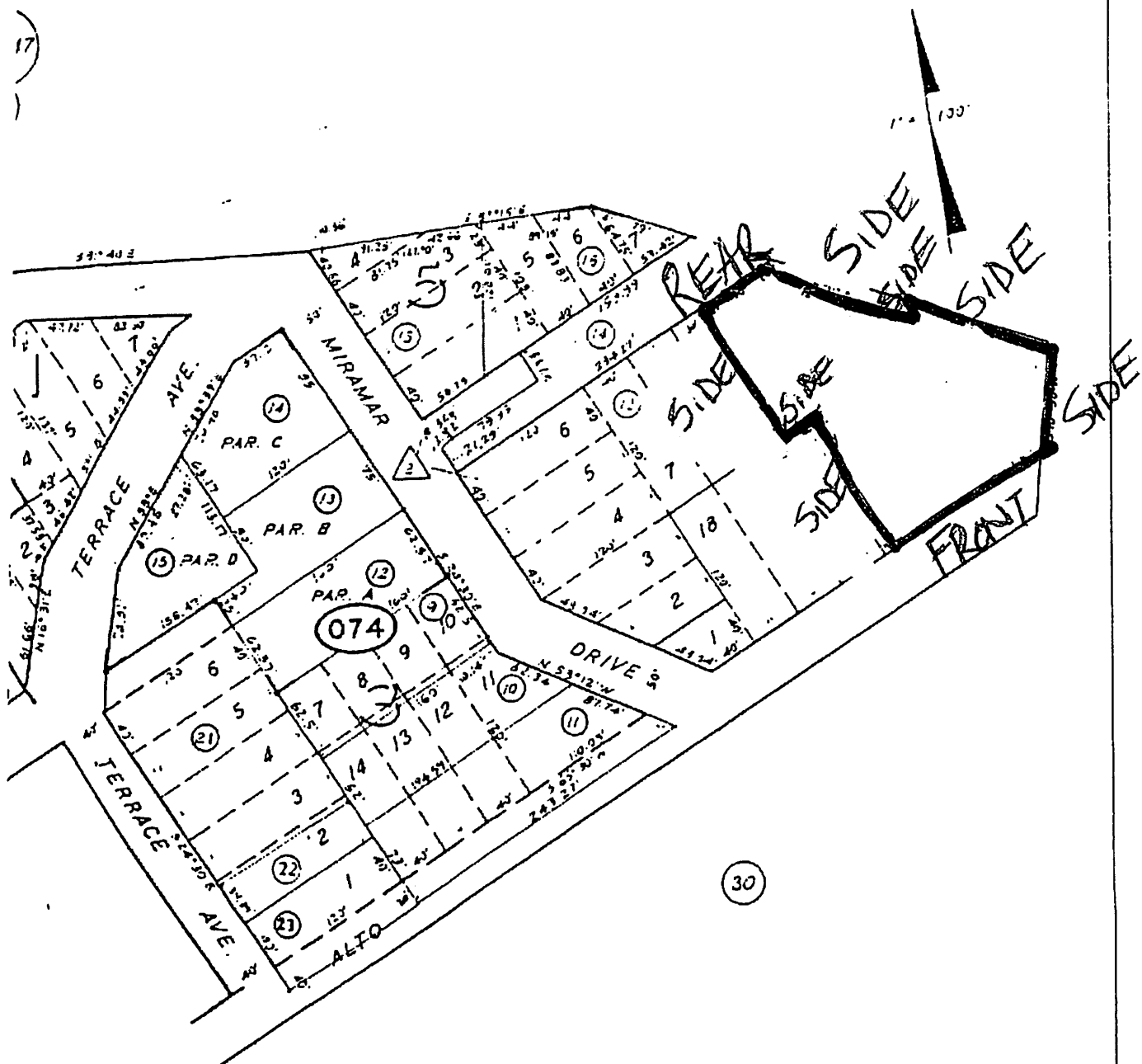
David G. Finkelstein, Esq.  
FINKELSTEIN BENDER & FUJII LLP  
1528 South El Camino Real, Suite 306  
San Mateo, CA 94402  
(650) 353-4503 - Office  
(650) 312-1803 - Facsimile  
Website: [www.dgflaw.com](http://www.dgflaw.com)  
Email: [dfinkelstein@dgflaw.com](mailto:dfinkelstein@dgflaw.com)

**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.

TAX CODE AREA - - - - -

48-7



△ PARCEL MAP VOL 68/97-99

△ 1 MIRAMAR TERRACE RSM 4/12

△ 2 SUB. OF BLOCK 10 MIRAMAR TERRACE  
RSM 5/19

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Wednesday, November 07, 2018 8:53 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox  
**Subject:** Re: VIO2017-00411 APN: 048-076-130  
**Attachments:** How to Determine yards.docx; 655 Miramar yard determination.pdf

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**.

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

Kind regards

TJ Singh

On Nov 06, 2018, at 04:02 PM, Joan Kling <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>

**Cc:** Timothy Fox <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> 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>  
**Cc:** Timothy Fox <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> 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:

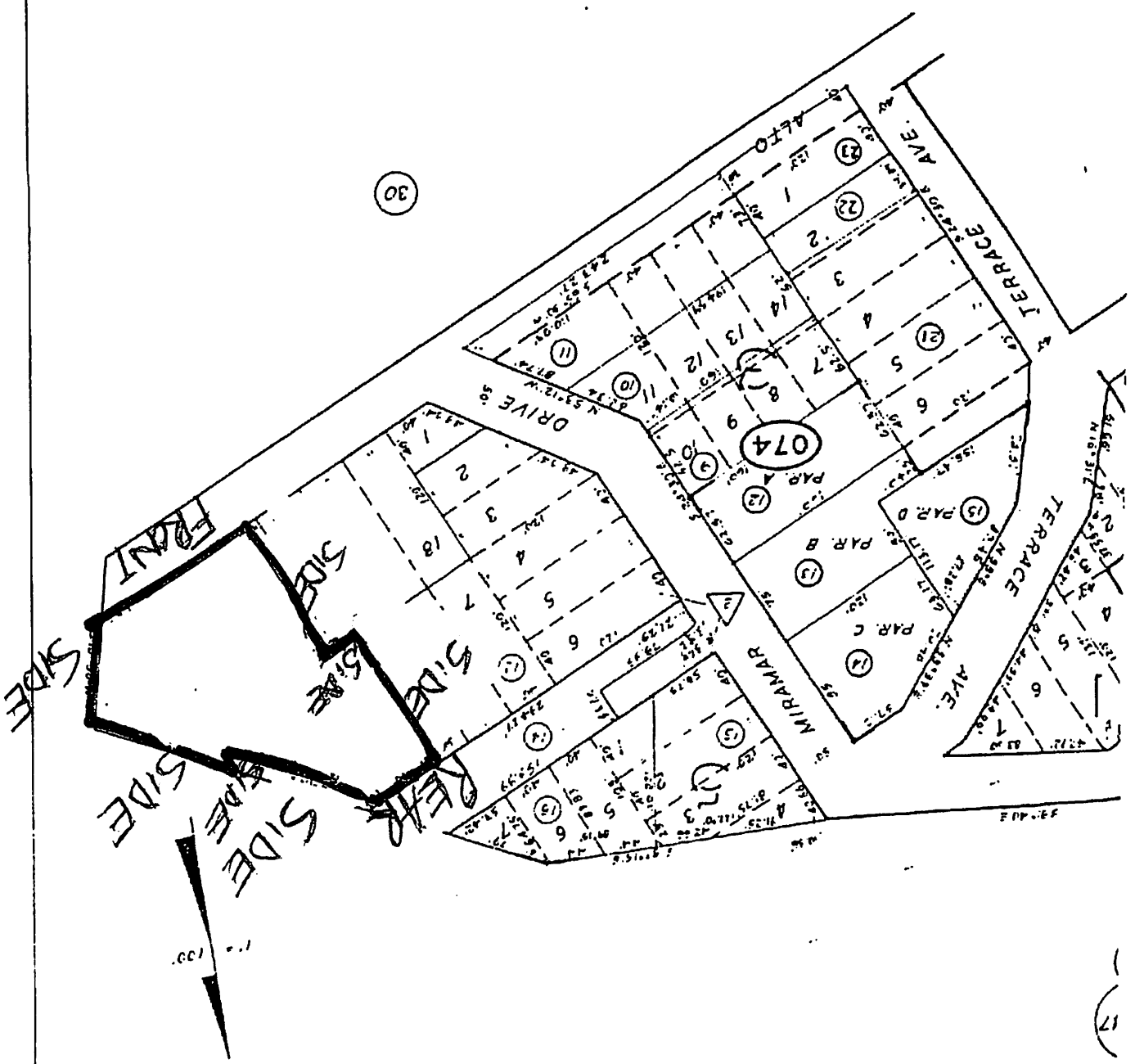
Dear Joan,

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

▲ PARCEL MAP VOL 68/97-99  
 ▲ MIRAMAR TERRACE RSM 4/12  
 ▲ SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19



48-7

TAX CODE AREA - - - - -

# **From the San Mateo County Zoning Regulations**

**October 2018**

**SECTION 6102.53. LOT.** A parcel of land occupied or to be occupied by a use, building, or unit group of buildings and accessory buildings and uses together with such yards, open spaces, lot width, and lot area as are required by this Part and fronting upon a street or a private easement determined by the Commission to be adequate for purposes of access.

**SECTION 6102.54. LOT OF RECORD.** Land held in separate ownership as shown on the records of the County Recorder (at the time of the passage of the ordinance establishing the zoning district in which the lot is located).

**SECTION 6102.55. LOT, CORNER.** A lot not greater than one hundred (100) feet in width and located at the junction of two (2) or more intersecting streets.

**SECTION 6102.56. LOT, CORNER, REVERSED.** A corner lot which rears upon the side of another lot whether across an alley or not.

**SECTION 6102.57. LOT DEPTH.** The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

**SECTION 6102.58. LOT LINES.** The lines bounding a lot as defined herein.

**SECTION 6102.59. LOT LINE, 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.

**SECTION 6102.60. LOT LINE, REAR.** Ordinarily, that line of a lot which is generally opposite and most distant from the front line of said lot. In the case of a triangular or gore shaped lot, a line ten (10) feet in length within the lot parallel to and at the maximum distance from the front line of the lot. In cases in which these definitions are not applicable, the Zoning Administrator shall designate the rear lot line.

**SECTION 6102.61. LOT LINE, SIDE.** Any lot boundary not a front or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line; a side lot line separating a lot from a street is a street side lot line.

**SECTION 6102.62. LOT WIDTH.** The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

**SECTION 6102.67. PARCEL OF LAND.** A contiguous quantity of land in the possession of, or owned by, or recorded as the property of the same claimant or person.

**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.

## **From the San Mateo County Zoning Regulations**

**October 2018**

**SECTION 6102.84. YARD.** Any space on a lot other than a court which is open and unobstructed from the ground to the sky except for incidental projections permitted by this Part.

**SECTION 6102.85. YARD. FRONT.** A yard extending across the full width of the lot, the depth of which is measured horizontally from the front lot line to the nearest wall of any main building or structure upon the lot.

**SECTION 6102.86. YARD. REAR.** A yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

**SECTION 6102.87. YARD. SIDE.** A yard between the side line of the lot and the nearest line of the building and extending from the front yard to the rear yard.



## Joan Kling

---

**From:** tj singh <tjsingh007@me.com>  
**Sent:** Thursday, November 08, 2018 9:38 AM  
**To:** Joan Kling  
**Cc:** Timothy Fox  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Ok

Thanks Joan

Best  
TJ Singh

On Nov 7, 2018, at 3:56 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:tjsingh007@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.

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

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:** Joan Kling  
**Sent:** Friday, November 09, 2018 4:59 PM  
**To:** tj singh  
**Cc:** Timothy Fox  
**Subject:** RE: VIO2017-00411 APN: 048-076-130

This is another example of an issue that neighbors resolve themselves. Again, the county does not enter into civil disputes.

**From:** tj singh [mailto:tjsingh007@me.com]  
**Sent:** Friday, November 09, 2018 3:55 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Timothy Fox <tfox@smcgov.org>  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Yes Joan,

Separately, there is a fence installed by the neighbor on our property for which no violation has been issued for being installed on our property without any county permit.

Thanks  
Best  
TJ Singh

On Nov 9, 2018, at 2:58 PM, Joan Kling <jkling@smcgov.org> wrote:

Hi TJ,

The new items you list below would be considered a civil matter that should be resolved between two neighbors. The county does not enter into property line disputes.

Tks.

Joan

**From:** tj singh [mailto:tjsingh007@me.com]  
**Sent:** Friday, November 09, 2018 2:48 PM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Timothy Fox <tfox@smcgov.org>  
**Subject:** Re: VIO2017-00411 APN: 048-076-130

Another point I would emphasize Joan,

This fence is also on our property by 3-6 inches at various spots. The gate has a locked chain and also opens onto our property by about 6.5 feet.

You may want to bring this to the attention of Planning Dept as well.

Thanks  
Best  
TJ Singh

On Nov 8, 2018, at 9:37 AM, tj singh <[tjsingh007@me.com](mailto:tjsingh007@me.com)> wrote:

Ok

Thanks Joan

Best  
TJ Singh

On Nov 7, 2018, at 3:56 PM, Joan Kling <[jkling@smcgov.org](mailto: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](mailto:jkling@smcgov.org)>  
**Cc:** Timothy Fox <[tfox@smcgov.org](mailto: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](mailto:jkling@smcgov.org)> wrote:

Hi TJ,

I will pass your concerns on to the planning division.

Tks.

Joan

**From:** Tejinder singh [<mailto:tjsingh007@me.com>]  
**Sent:** Wednesday, November 07, 2018 8:53 AM  
**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,

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**.

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

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](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  
[\[mailto:tjsingh007@me.com\]](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:

D  
e  
a  
r  
J  
o  
a  
n  
,

W  
h  
e  
n  
y  
o  
u  
h  
a  
v  
e  
a  
m  
o  
m  
e  
n  
t  
,  
w  
o  
u  
l  
d  
y  
o  
u  
p  
l  
e  
a  
s  
e  
l  
e  
t  
m

e  
k  
n  
o  
w  
h  
o  
w  
y  
o  
u  
d  
e  
c  
i  
d  
e  
a  
n  
d  
i  
f  
t  
h  
e  
r  
e  
w  
a  
s  
c  
o  
d  
e  
b  
a  
s  
e  
d  
o  
n  
w  
h  
i  
c  
h  
y  
o  
u  
d  
e  
c

i  
d  
e  
w  
h  
i  
c  
h  
i  
s  
t  
h  
e  
F  
r  
o  
n  
t  
o  
f  
a  
h  
o  
u  
s  
e  
.

T  
h  
a  
n  
k  
s

T  
J  
S  
i  
n  
g

## 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](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

<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/zcppcukmmmxutbg/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,

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

<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.*



Tad Sanders people remc

Sign in

Download ▾



**Comments**

About

? Write a comment

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

On  
pro  
Sur  
bou  
dire  
our







20171222\_184547492\_iOS

Sign in

Download ▾



## 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/3lqvbxtqgwbpb2/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 Coastsides 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/zcppcukmmmxutbg/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,

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

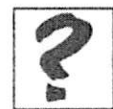
FAX: 650/363-4849

<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.*

# 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.



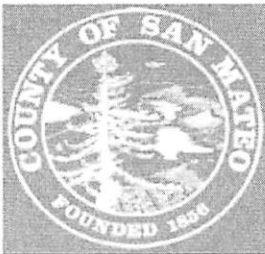


Fence issue closed - Civil

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	03/14
civil issue. Ok to close per Joan.	
Investigation	03/08
3/8/17 RSP - Applicant came to counter. Notified	
Complaint Received	02/22

56%



Email Tad Sanders and McIvers

Sign in

Download ▾

...

**Comments** About

? Write a comment

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  
strategy to empl  
temporary restr  
anything except  
**might not take to**  
**action on the Sin**

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



IMG\_2536.JPG

Sign in

Download ▾



Comments About



? Write a comment

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

18%



Fire Trucks.docx

Sign in

Download ▾



Comments About

? Write a comment

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





## 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):

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

JOAN KLING 650 363 4011

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

---

**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)>

**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/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

<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.*



## 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):

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 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 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 KLING 650 363 4011

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

---

**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

---

**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

---

**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.

[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/31qvbxbwtqgwbpb2/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/zcppcukmmmxutbg/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

<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.*

**Tripatinder Chowdhry  
18 Terrace Avenue  
Half Moon Bay, CA 94019  
650-274-4653**

*Hand Delivered*

RECEIVED  
IN THE OFFICE OF

SEP 17 2018

CLERK OF THE  
BOARD OF SUPERVISORS

September 17, 2018

Clerk to the Honorable Board of Supervisors  
San Mateo County  
400 County Center  
Redwood City, CA 94063

RE: Request for Public Documents – California Public Records Act

Dear Sir/Madam:

Pursuant to the California Public Records Act (Government Code, Sections 6250, et seq.), I request that the following document be copied and that the copies be made available to the undersigned within the time specified in the Public Records Act.

Pursuant to section 6253.1, you are reminded that a public entity is required, inter alia, to assist the member of the public to identify records and information that are responsive to the request.

The word "communication" includes but is not limited to, telephone messages, notes, memoranda, e-mail messages, text messages, letters, staff reports, copies or laws, ordinances, resolutions, municipal code sections located in the files of:

**Properties:** 655 Miramar, Half Moon Bay, CA; APN 048-076-130; APN 048-076-120; APN 048-076-140; and APN 048-076-160.

**Violation:** for Violation Case 2017-00054;

**Time Period:** March 1, 2018, to the date of production of the documents.

The documents (copies) requested are:

1. All communication pertaining to Violation Case 2017-00054 (VIO 2017-00054).

2. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party in connection with Violation Case 2017-00054

3. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party in connection with 655 Miramar, Half Moon Bay, CA

4. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party in connection with APN 048-076-130

5. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party in connection with APN 048-076-120

6. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party in connection with APN 048-076-140

7. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party in connection with APN 048-076-160

8. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party to and from Tad Sanders in connection with any of the properties referred to above and the alleged violation.

9. All communication by and between any County of San Mateo (the "County") official and/or consultant and/or third party to and from Charles Bronitsky in connection with any and all of the properties referred to above and the alleged violation.

10. All communication regarding 655 Miramar, Half Moon Bay and/or Violation Case 2017-00054 with any of the County Planning Commission members.

11. All communication regarding 655 Miramar, Half Moon Bay and/or Violation Case 2017-00054 with any of the County members of the Board of Supervisors

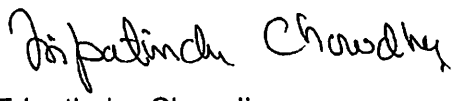


County Clerk  
San Mateo County  
September 17, 2018  
Page 3

Please contact the undersigned when the documents are ready. I understand that there is a cost for the copying and that you will inform me of the cost. Please note that you are required to respond to this letter within 10 calendar days.

Thank you for your assistance in this matter.

Sincerely,

  
Tripatinder Chowdhry

## Joan Kling

---

**From:** Tejinder singh <tjsingh007@me.com>  
**Sent:** Friday, April 06, 2018 2:53 PM  
**To:** Joan Kling  
**Subject:** Fwd: Update

Hello Joan,

Trip was delighted to meet with you yesterday.

I responded with the email below to Ana and based on my conversation with her, this case does not need to be reopened again.

We are in the lawsuit with the other party. They keep moving the trial date and never made it to any of the earlier dates. The lawsuit is now set for the week of July 30th. Once the lawsuit is resolved, we will be coming to the county with our new driveway plan (the engineering designs are almost complete) for approval.

Thanks

With kind regards

TJ Singh

Begin forwarded message:

**From:** Tejinder singh <tjsingh007@me.com>  
**Date:** November 16, 2017 7:50:55 PM  
**To:** "Ana M. Santiago" <AMSantiago@smcgov.org>  
**Subject:** Notice

Dear Ana,

I am attaching the Notice of Violation that you gave Trip last Thursday.

I have carefully reviewed the Notice of Violation and I can assure you that we are not in violation of SMC sec 6412(a)(b). 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 either.

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).” Single family residences may have on for more APNs. 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.

When you get a chance, if you prefer, please suggest a convenient time to schedule an inspection on site. I am on an international travel until early December and anytime after that would work for me.

Since we are not in violation of the cited violation SMC sec 6412(a)(b), I respectfully request that the violation be removed. Further, due to my international travel, I will appreciate if we can schedule a visit on site in early December when I return, to further assure you. In the meantime, I would appreciate that we may not be subject to any deadlines until the on site visit in early December.

Following link has additional details for your kind consideration.

<https://www.dropbox.com/s/fg5rxsl6n899a31/Notice%20of%20Violation%20brief%20response.pdf?dl=0>

If needed, you may please reach me in India at +91 888 289 5878

Thanks

Kind regards

TJ Singh

## Joan Kling

---

**From:** Summer Burlison  
**Sent:** Wednesday, August 22, 2018 9:22 AM  
**To:** Joan Kling; Lisa Aozasa  
**Subject:** RE: 655 Miramar Dr. VIO2017-0054

I'm not sure if this is a different fence from the one captured under VIO2017-00411 that has since been closed?

Thanks,  
Summer

**From:** Joan Kling  
**Sent:** Tuesday, August 21, 2018 5:21 PM  
**To:** Summer Burlison <[sburlison@smcgov.org](mailto:sburlison@smcgov.org)>; Lisa Aozasa <[laozasa@smcgov.org](mailto:laozasa@smcgov.org)>  
**Subject:** 655 Miramar Dr. VIO2017-0054

Tad Sanders called again today.

The case regarding fences installed without a CDP is outstanding.

I want to issue a \$100 Administrative Citation and would like your agreement on that being the next overdue step.

Let me know your thoughts.

Tks.

Joan

**Joan Kling**  
Code Compliance Manager  
[jkling@smcgov.org](mailto:jkling@smcgov.org)



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING**

Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-4011 T  
(650) 363-4849 F  
<http://planning.smcgov.org/code-compliance>

To provide feedback, please visit the [Planning and Building Survey](#). Thank you.

## Joan Kling

---

**From:** Summer Burlison  
**Sent:** Tuesday, September 04, 2018 3:52 PM  
**To:** Joan Kling  
**Subject:** Accepted: 655 Miramar VIO217-00054

## Joan Kling

---

**From:** Melissa Alota on behalf of COB\_201PLN  
**Sent:** Tuesday, September 04, 2018 4:43 PM  
**To:** Joan Kling  
**Subject:** Accepted: 655 Miramar VIO217-00054

## Joan Kling

---

**From:** Janneth Lujan  
**Sent:** Monday, September 10, 2018 2:26 PM  
**To:** Joan Kling  
**Cc:** Michael Crivello; Summer Burlison  
**Subject:** 655 Miramar VIO217-00054

**Importance:** High

Hi Joan,  
Steve has called a Sr. Management meeting this Thursday 9/13 at 9:00 a.m. Would it be possible to mover this meeting to another time in order for you to attend and for us to use the meeting room?

Janneth

*Janneth Lujan*

Executive Secretary for Steve Monowitz  
Planning and Building Department  
Planning Commission Secretary  
[jlujan@smcgov.org](mailto:jlujan@smcgov.org)



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING**

Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-1859 T  
(650) 363-4849 F  
[www.planning.smcgov.org](http://www.planning.smcgov.org)

Proud Vice President of:





## Joan Kling

---

**Subject:** 655 Miramar VIO217-00054  
**Location:** COB\_201PLN  
  
**Start:** Thu 9/13/2018 9:30 AM  
**End:** Thu 9/13/2018 10:00 AM  
**Show Time As:** Tentative  
  
**Recurrence:** (none)  
  
**Meeting Status:** Not yet responded  
  
**Organizer:** Joan Kling  
**Required Attendees:** Summer Burlison; Michael Crivello  
**Resources:** COB\_201PLN

This is the property that needs a CDP for the placement of fencing. I need to review it with you.

Tks.

## Rita McLaughlin

---

**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:** Joan Kling  
**Sent:** Thursday, September 13, 2018 2:15 PM  
**To:** Summer Burlison  
**Subject:** RE: Access Easement fence - 655 Miramar Violation Case 2017-00054

Tks!!

**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:** Joan Kling  
**Sent:** Wednesday, September 19, 2018 11:33 AM  
**To:** Tejinder singh  
**Cc:** Summer Burlison  
**Subject:** RE: Access Easement fence - 655 Miramar Violation Case 2017-00054

Hi TJ,

San Mateo County is happy to give you one more extension to remove the access easement fence. Thank you for your willingness to voluntarily remove the fencing on or before October 12.

I will make a site visit the following week to verify the removal.

Thanks again for your cooperation in removing the fence.

Joan

**From:** Tejinder singh [mailto:tjsingh007@me.com]  
**Sent:** Tuesday, September 18, 2018 10:02 AM  
**To:** Joan Kling <jkling@smcgov.org>  
**Cc:** Summer Burlison <sburlison@smcgov.org>  
**Subject:** Re: Access Easement fence - 655 Miramar Violation Case 2017-00054

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

<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@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](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

<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.*

Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>	3/15				Reynolds 3/15 Thurs night Kiddies - home at night Cody & Tracy Jared & Renee away
Called	3/1				Stations 259 share 1-3 pm inspection Pride/Like history.
Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>					800-497-6566 @ upline
Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>					Tom Lue Arch. 3/21/18 (Low) 264 Van St.
Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>					Search - cleaned property - removed all materials from neighborhood's lot.
Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>					Lad Samuels WD 2017-00054 CSP No. 804 - what's status? 3/23/18 note
Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>					Stacy - 510579-6099 408-621-4010
Called	Date	Phone	Caller	Company	Message
<input checked="" type="checkbox"/>					Paula Cummings 308 Van and 483 1661



Called	Date	Colleen Barrett	Message	2001 Kenp Mnt Rd
✓	Phone	V 102018-00280		
	Caller	650 759 1533		end of Sept
	Company	16		inspections
Called	Date	8/8/16	Message	Deputy City Manager RWC
✓	Phone	25283		Spring St. auto detail-
	Caller	auction family living there		
	Company	650-780-7362		
Called	Date		Message	
✓	Phone	Alex Khajikian		
	Caller	X-Street		-street parking-
	Company			
Called	Date	8/16	Message	
✓	Phone	4057		8/19 735am
	Caller			
	Company			
Called	Date	4/25 8/10	Message	
✓	Phone	Examine		
	Caller			
	Company			
Called	Date	8/15 Landsend	Message	
✓	Phone			
	Caller			
	Company			
Called	Date	8/1	Message	
✓	Phone	Tad Sanders		2017-00054
	Caller	101-836-9077		please call
	Company			
Called	Date	8/9 Smith	Message	38 8726299
✓	Phone	Robert Nathan		2001 Ken
	Caller			
	Company			



Called	Date	8/16	7pm	Message
✓	Phone	Anate? How?		
	Caller	965 Burhelly		
	Company	408 834 5502 VIO 2018-00300		
		650-851-8284		
Called	Date	8/20		Message
✓	Phone	X1825	Joe Webb	AIR BUB
	Caller	263 Huakleberry	water on well - water & pipe	
	Company	Status of site permits? dirt removal permits		
		effire? A		
Called	Date			Message
✓	Phone	Call Ted Sanders -		
	Caller	655 Murgan		
	Company	VIO 2017-00059		
		707 696-7059		
Called	Date	X1306	8/21	Message
✓	Phone	Carla.		
	Caller			
	Company			
Called	Date	X1825	8/20	Message
✓	Phone			
	Caller			
	Company			
Called	Date			Message
✓	Phone	Kuin Pratt - STR + construction		
	Caller	VIO 2018-00315		
	Company	408 458 6880		
Called	Date	Thurs	2/11	Message
✓	Phone	Gerald Jannij		
	Caller	Alexandre Ane		
	Company	650 465 08095		
Called	Date	8/24		Message
✓	Phone	Robert Zalkin		
	Caller			
	Company			



Called	Date 9/13	Phone 97609	Message
	Caller		
	Company		
Called	Date 9/12	Phone [Redacted]	Message
	Caller [Redacted]		
	Company		
Called	Date	Phone 2298	Message
	Caller	512 415 6417	Tom. Entry wife paid was there
	Company		Redd
			retaining wall
Called	Date	Phone	Message
	Caller Robert		
	Company		email w/ questions.
			answer questions in email.
Called	Date 9/13	Phone	Message
	Caller Barbara Greenswag		home 650 563 4177
	Company		036-103-660
			neighbor 707 483 7405 cell
			commercial pup stoving on lot
			construction equipment.
Called	Date	Phone	Message
	Caller		
	Company		
Called	Date	Phone	Message
	Caller Eddie Stassen		door hangs
	Company		plans to be dropped off next week
			924 Fortwell Drive
			415 846-3620
Called	Date	Phone	Message
	Caller		
	Company		

Alex Padilla  
California Secretary of State

---

## Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Sunday, September 23, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

### 201201210214 TEG PARTNERS, LLC

Registration Date:	01/12/2012
Jurisdiction:	DELAWARE
Entity Type:	FOREIGN
Status:	ACTIVE
Agent for Service of Process:	<b><u>PARACORP INCORPORATED (C1082536)</u></b> To find the most current California registered Corporate Agent for Service of Process address and authorized employee(s) information, click the link above and then select the most current 1505 Certificate.
Entity Address:	18 TERRACE AVE HALF MOON BAY CA 94019
Entity Mailing Address:	18 TERRACE AVE HALF MOON BAY CA 94019
LLC Management	*

A Statement of Information is due EVERY EVEN-NUMBERED year beginning five months before and through the end of January.

Document Type	↕ File Date	↕ PDF
SI-NO CHANGE	10/30/2017	
SI-COMPLETE	11/02/2015	
REGISTRATION	01/12/2012	

\* Indicates the information is not contained in the California Secretary of State's database.

**Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).



- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#)[New Search](#)[Back to Search Results](#)

Alex Padilla  
California Secretary of State

---

## Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Sunday, September 23, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

### C1082536 PARACORP INCORPORATED

Registration Date:	07/09/1981
Jurisdiction:	CALIFORNIA
Entity Type:	DOMESTIC STOCK
Status:	ACTIVE
Agent for Service of Process:	MATTHEW MARZUCCO 2804 GATEWAY OAKS DR #100 SACRAMENTO CA 95833
Entity Address:	2804 GATEWAY OAKS DR #100 SACRAMENTO CA 95833
Entity Mailing Address:	PO BOX 160568 SACRAMENTO CA 95816-0568

A Statement of Information is due EVERY year beginning five months before and through the end of July.

Document Type	↕ File Date ↕ PDF
1505 CERTIFICATE	07/11/2018
SI-NO CHANGE	02/21/2018
SI-COMPLETE	12/05/2017
1505 CERTIFICATE	11/01/2017
1505 CERTIFICATE	07/13/2017
1505 CERTIFICATE	04/19/2017
1505 CERTIFICATE	01/26/2017
1505 CERTIFICATE	11/29/2016

Document Type	File Date	PDF
1505 CERTIFICATE	07/18/2016	
1505 CERTIFICATE	02/25/2016	
1505 CERTIFICATE	01/05/2015	
1505 CERTIFICATE	11/12/2014	
1505 CERTIFICATE	10/07/2014	
1505 CERTIFICATE	06/11/2014	
1505 CERTIFICATE	04/11/2014	
1505 CERTIFICATE	02/18/2011	
1505 CERTIFICATE	10/23/2007	
1505 CERTIFICATE	11/10/1997	
RESTATED REGISTRATION	07/21/1997	
1505 CERTIFICATE	08/25/1995	
1505 CERTIFICATE	07/12/1994	
1505 CERTIFICATE	09/06/1990	
1505 CERTIFICATE	03/01/1989	
RESTATED REGISTRATION	03/03/1988	
1505 CERTIFICATE	12/11/1987	
AMENDMENT	12/11/1987	
1505 CERTIFICATE	03/31/1986	Image unavailable. Please request paper copy.
AMENDMENT	10/11/1984	Image unavailable. Please request paper copy.
1505 CERTIFICATE	10/11/1984	Image unavailable. Please request paper copy.

Document Type	↕ File Date ↕	PDF
REGISTRATION	07/09/1981	Image unavailable. Please request paper copy.

\* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#)

[New Search](#)

[Back to Search Results](#)

Alex Padilla  
California Secretary of State

---

## Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Sunday, September 23, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

### 199728900036 TEG INVESTMENTS, A NEVADA LIMITED PARTNERSHIP

Registration Date:	10/15/1997
Jurisdiction:	NEVADA
Entity Type:	FOREIGN
Status:	ACTIVE
Agent for Service of Process:	JADWINDER SINGH 96 MISSION RIDGE COURT FREMONT CA 94539
Entity Address:	318 N. CARSON ST., #208 CARSON CITY NV 89701
Entity Mailing Address:	*

Document Type	↕ File Date	↕ PDF
REGISTRATION	10/15/1997	

\* Indicates the information is not contained in the California Secretary of State's database.

**Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#)      [New Search](#)      [Back to Search Results](#)

County of San Mateo  
Planning and Building Department  
**CODE VIOLATION CHECKLIST**

1. Violation Type

- ☐ Zoning/Use      ☐ Tree Removal      ☐ Grading/Land Clearing  
☐ Building      ☒ Nuisance      ☐ Other: \_\_\_\_\_

**Description of Complaint: NUISANCE – Fence being erected in easement of property.**

2. Location of Alleged Violation

Address: 655 MIRAMAR DR. (Front Lot)      APN(s): 048-076-120  
MIRAMAR      Zoning: R-1, S-94, DR, CD

3. Names of Alleged Property Owner(s)/Other

Property  
Owner: TEG PARTNERS LLC      Other:  
Address: 18 TERRACE AVE.      Address:  
HALF MOON BAY, CA 94019

4. Processing

<u>Step</u>	<u>By</u>	<u>Date</u>
a. Complaint Received	<u>RMM</u>	<u>2/22/17</u>
b. Violation Assigned	<u>AXS</u>	<u>2/22/17</u>
c. First Inspection	<u>AXS</u>	<u>11-3-17</u>
d. Notice of Violation		
e. Second Inspection		
f. Citation		
g. Citation		
h. Compliance Order		
i. Administrative Order		
j. Abatement		

5. Disposition (describe final disposition of case)

\_\_\_\_\_  
\_\_\_\_\_

6. Date file closed: \_\_\_\_\_ By: \_\_\_\_\_

7. Senior Code Compliance Officer: \_\_\_\_\_ Date: \_\_\_\_\_

811.101

455 County Center, Redwood City, CA 94063  
P (650) 363-4161 | F (650) 363-4849

VIO: VID2017-00054

Assigned to: ANA SANTIAGO

## Code Violation Complaint Form (All Items Must Be Completed)

### 1. Violation Type:

- ☐ Zoning
 ☒ Nuisance
 ☐ Abandoned Vehicles on Private Property  
☐ Grading
 ☐ Tree Removal
 ☒ Other

#### Details of Complaint:

Erection of fences on a vacant parcel that is impairing access to our property. The assistant Fire Marshal told me they will not service my client's property at 655 Miramar with a fire truck because the fences are in the way. I discussed this with Camille Leung and she indicated these fences are illegal but i could not find a code section that says so. I will attach photos of the fences in question.

### 2. Location of Alleged Violation:

there is no address as this lot is vacant

655 MIRAMAR DR.

Address

Half Moon Bay

CA

94019

City

State

ZIP Code

Assessor Parcel Number (APN):

ZONE R-1, S-94, DR, CD

0	4	8	0	7	6	1	2	0
---	---	---	---	---	---	---	---	---

APN is a 9 digit (e.g. 004050570) number that identifies a property.  
(DO NOT USE CHARACTERS OR SPACES).

### 3. Alleged Violators:

TEG Partners, TJ Singh and Tripatinder Chowdry

650-274-4653

Name

Phone (e.g. 650-363-4161)

18 Terrace

Address

Half Moon Bay

CA

94019

City

State

ZIP Code

### 4. Complainant Information:

Tad Sanders

707-836-9077

Name

Phone (e.g. 650-363-4161)

1360 19th Hole Drive, Suite 201

Address

Windsor

CA

95492

City

State

ZIP Code

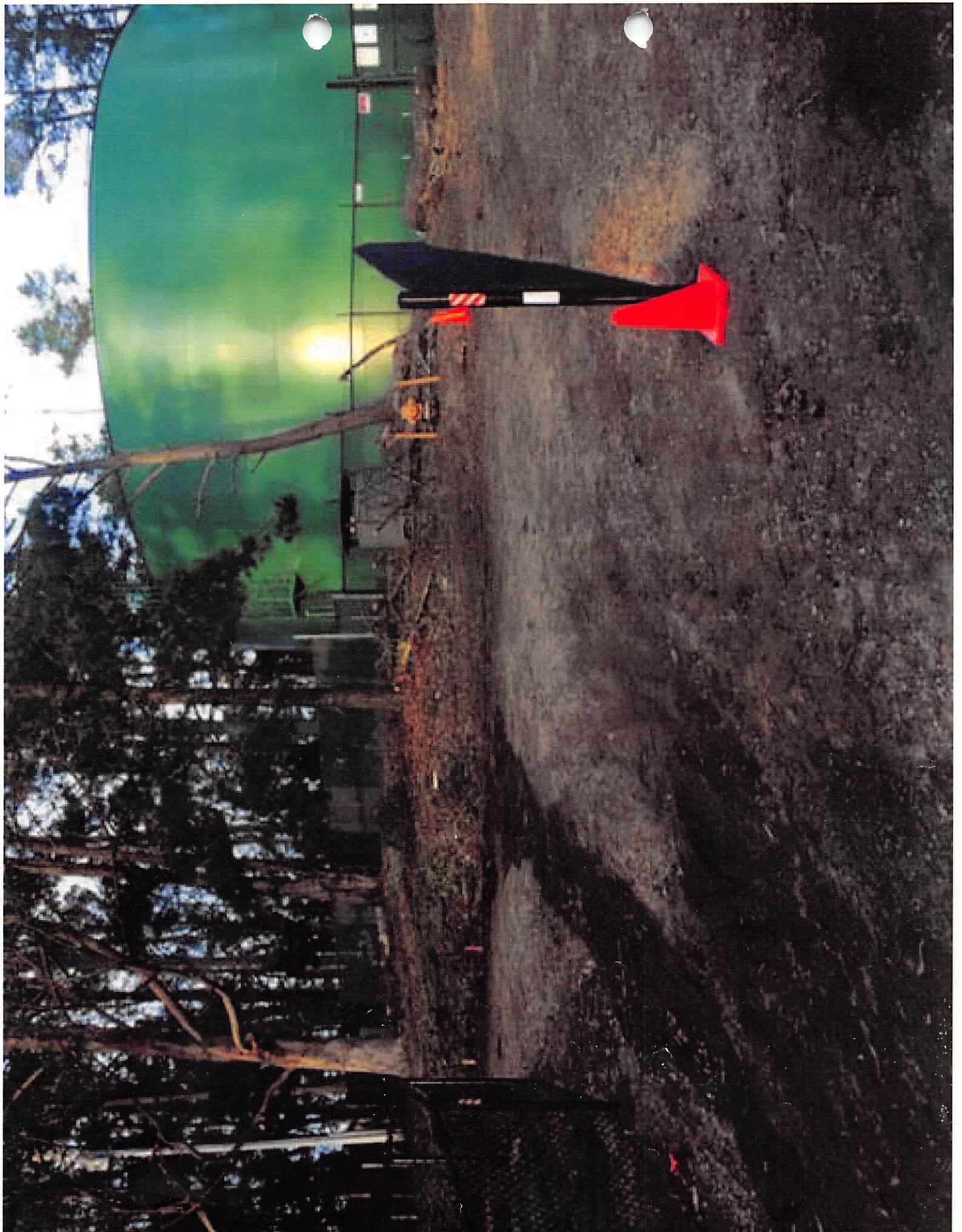
Date Reported: 2017-02-17

Format: YYYY-MM-DD (e.g. 2009-07-04 for Independence Day)











Case Notes <u>V10 2017-00054</u>	
Date/CCO	Notes/Action taken
9-11-17	they have applied for the CDP.
10-25-17 JS	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.
11-3-17 JS	Issued a N.O.V.
12-14-17	they need a CDP.
1-13-18 JK	Sumner sent email. Citations will start soon
1-25-18 PM	PUBLIC RECORDS REQUEST DOCS GIVE TO AMY OW
1-21-19 PM	PUBLIC RECORDS REQUEST; GIVE DOCS TO AMY OW

**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****VIO2017-00054**

APN: 048076120

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

Activity	Date Assigned	Done By	Status	Status Date
Complaint Received	02/22/2017	Rita McLaughlin	Investigation	02/22/2017
Investigation	03/08/2017	Ruemel Panglao	Notes	03/08/2017
3/8/17 RSP - Applicant came to counter. Notified that fence requires a CDP.				
Investigation	09/21/2017	Ana Santiago	In Violation	03/14/2017
See Ruemel's notes on 3/8/17.				
Enforcement	04/07/2017	Ana Santiago	Complied	04/07/2017
Final Processing	04/07/2017	Ana Santiago	Workflow Closed	04/07/2017
Enforcement	09/21/2017	Ana Santiago	Notes	09/11/2017
They have applied for the CDP. It was deemed incomplete.				
Enforcement	10/25/2017	Ana Santiago	Notes	10/25/2017
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.				
Enforcement	11/03/2017	Ana Santiago	Violation Notice Sent	11/03/2017
They have not completed the CPD for the fence. I issued the NOV.				
Enforcement	11/09/2017	Summer Burlison	Notes	11/09/2017
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.				
Enforcement	12/14/2017	Ana Santiago	Notes	12/14/2017
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.				
Enforcement	09/13/2018	Summer Burlison	Notes	09/13/2018

Activity	Date Assigned	Done By	Status	Status Date
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:				
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>				
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 Design 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.				

**Record Number**

VIO2017-00054

**Opened Date**

02/22/2017

**Record Status**

Violation Notice Sent

**Record Type**

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](#)**Assigned to Department** Current Department

Planning ▼

**Assigned to Staff** Current User

Joan Kling ▼

**Assigned Date**

02/22/2017

**Total Invoiced**

0.00

**Total Paid**

0.00

**Balance**

0.00

**Short Notes**

## Joan Kling

---

**From:** COB\_201PLN  
**Sent:** Thursday, January 26, 2017 10:22 AM  
**To:** Joan Kling; Ana M. Santiago  
**Cc:** Rita Chow  
**Subject:** FW: Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

**From:** Tejinder singh [mailto:tjsingh007@me.com]  
**Sent:** Thursday, January 26, 2017 9:05 AM  
**To:** Tad Sanders <tad@tsconsultingcpa.com>  
**Cc:** COB\_201PLN <COB\_201PLN@smcgov.org>; Camille Leung <cleung@smcgov.org>  
**Subject:** Tad Sanders & 655 Miramar Parcel-2: Stop Harassing us with your illegal activities

Dear Mr. Sanders,

Without prejudice, please treat this as a formal notice to stop harassing us and the neighbors with your recurring illegal acts.

On Saturday January 14<sup>th</sup> around 10am in the morning, we were informed by the neighbors that one of the women residing in your home at 655 Miramar Parcel-2 removed several Stakes installed by our Surveyor on our property with a large sledge hammer. When we arrived, she stopped. After we left, the neighbors heard the hammering again and had to call the Sheriff's Dept. This time this same woman had removed one of the stakes and installed it several feet away. She was working to move another stake when we arrived.

The Sheriff's Deputy had her put the stakes back.

Yesterday, January 25<sup>th</sup>, you had your surveyors dig holes on our property, behind our backs to move the original stakes. You know very well that your surveyors are welcome to plant their stakes but in no case are they allowed to dig holes on our property.

As I mentioned it to you through my several emails to you, I am looking to work with you and the owners of Parcel-2, to explore options that would work for everyone for the long-term.

To come up with workable alternatives, I have asked you the following and have received no response.

1. Does Parcel-2 plan to stay on the Septic Tank or have sewage;
2. Fire Dept needs;
3. Does Parcel-2 need to move the Powerlines underground.

You and the Owners of Parcel-2, have instead only embarked on escalating your illegal acts without regard of the law, or the authority of the County or the peace of the community.

We had to leave a customer meeting at work to stop your illegal grading without permits, behind our backs on December 12<sup>th</sup> when we were notified by the neighbors, and again had to take a day-off yesterday. We have realized that your sweet talk is a willful deception.

Please stop this harassment and intimidation to us and the neighboring community immediately.

Yours Sincerely

TJ Singh

655 Miramar Parcel-2

## Rita McLaughlin

---

**From:** COB\_201PLN  
**Sent:** Friday, February 17, 2017 7:56 AM  
**To:** Joan Kling; Ana M. Santiago  
**Cc:** Rita McLaughlin  
**Subject:** FW: illegal fence  
**Attachments:** code violation complaint 021717.pdf; 4078.pdf; 4082.pdf

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Friday, February 17, 2017 7:45 AM  
**To:** COB\_201PLN <COB\_201PLN@smcgov.org>  
**Subject:** illegal fence

Thank you 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



## Rita McLaughlin

---

**From:** COB\_201PLN  
**Sent:** Thursday, February 23, 2017 2:22 PM  
**To:** Ana M. Santiago  
**Cc:** Joan Kling; Rita McLaughlin  
**Subject:** FW: VIO2017-00054  
**Attachments:** 655 Miramar RS.pdf

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Thursday, February 23, 2017 11:31 AM  
**To:** COB\_201PLN <COB\_201PLN@smcgov.org>  
**Subject:** VIO2017-00054

Good morning,

I have some additional information I would like added to this complaint. I am the person who filed the original complaint. I would like to add the following:

1. The first attachment is a record of survey that our surveyor just prepared. I asked him to plot on the survey the fences TEG Partners illegally installed so we can see where they are at in relation to our easement. The fence that is along the easement boundary is, in fact, inside the easement and is not on the easement boundary. The survey shows that it encroaches the easement by 9/10ths of a foot or almost 11 inches in one location and is in the easement by 5/10ths of a foot or 6". Therefore there are sections of the fence clearly within the easement.
2. With the heavy rains this winter, our tenant cannot make it up the road because it is slick and muddy and no dangerous to traverse. She has to park below and walk up through the eucalyptus forest late at night with limbs falling, etc.

As I previously mentioned in my complaint, the Fire Marshal has told us he will not send a fire truck up the road now because the fences are in the way and it will damage their trucks. Therefore, our emergency access is significantly impaired.

Thank you 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

*SURVEYOR'S STATEMENT*

[illegible]

## Ana Santiago

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Tuesday, March 14, 2017 3:52 PM  
**To:** Ana M. Santiago  
**Subject:** RE: VIO2017-00054

Thank you  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Tuesday, March 14, 2017 3:32 PM  
**To:** Tad Sanders  
**Subject:** RE: VIO2017-00054

Hello Tad,

It was closed accidently and was reopened. I still have the complaint regarding the fence.

Thanks

Ana

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Tuesday, March 14, 2017 3:22 PM  
**To:** Ana M. Santiago <AMSantiago@smcgov.org>  
**Cc:** Charlie Bronitsky <charlie@brewerfirm.com>  
**Subject:** RE: VIO2017-00054

Hi Ana,  
I just checked the website about the above referenced violation. I do not understand why this is an "invalid complaint". Can you help me understand why it is okay for our neighbor to put up a fence that impairs fire truck access to our property? The fire marshal, John Riddel, told our contractor he will not send a truck up the road.

Thanks  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Friday, February 24, 2017 7:57 AM  
**To:** Tad Sanders  
**Subject:** RE: VIO2017-00054

Hello Tad,

I have received the information and will go out next week.

Thank you

**Ana M. Santiago**

Senior Code Enforcement Officer III

[amsantiago@smcgov.org](mailto:amsantiago@smcgov.org)



## **COUNTY OF SAN MATEO PLANNING AND BUILDING**

Planning and Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-4825 T

(650) 363-4849 F

[www.planning.smcgov.org](http://www.planning.smcgov.org)

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

**Sent:** Thursday, February 23, 2017 10:06 PM

**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>

**Subject:** FW: VIO2017-00054

Hi Ann,

I received your email from Rita McLaughlin and told her I would forward this email directly to you. I have some additional items I would like included in the above subject matter. I filed the complaint last week. Please let me know if you have any questions or concerns or if you would like to discuss this matter further.

Thank you 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

---

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

**Sent:** Thursday, February 23, 2017 11:31 AM



**To:** 'plngbldg@smcgov.org'

**Subject:** VIO2017-00054

Good morning,

I have some additional information I would like added to this complaint. I am the person who filed the original complaint. I would like to add the following:

1. The first attachment is a record of survey that our surveyor just prepared. I asked him to plot on the survey the fences TEG Partners illegally installed so we can see where they are at in relation to our easement. The fence that is along the easement boundary is, in fact, inside the easement and is not on the easement boundary. The survey shows that it encroaches the easement by 9/10ths of a foot or almost 11 inches in one location and is in the easement by 5/10ths of a foot or 6". Therefore there are sections of the fence clearly within the easement.

- 
- 
2. With the heavy rains this winter, our tenant cannot make it up the road because it is slick and muddy and no dangerous to traverse. She has to park below and walk up through the eucalyptus forest late at night with limbs falling, etc.

As I previously mentioned in my complaint, the Fire Marshal has told us he will not send a fire truck up the road now because the fences are in the way and it will damage their trucks. Therefore, our emergency access is significantly impaired.

Thank you 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

## Ana Santiago

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Thursday, April 06, 2017 9:51 AM  
**To:** Ana M. Santiago  
**Subject:** RE: 655 Miramar, HMB

Thank you Ana,  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Thursday, April 06, 2017 9:09 AM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Tad,  
  
You would need to email Janneth, for your request. Her email address is [jlujan@smcgov.org](mailto:jlujan@smcgov.org). Please give her the details what you are looking for.

Thank you  
**Ana M. Santiago**  
Senior Code Enforcement Officer III  
[amsantiago@smcgov.org](mailto:amsantiago@smcgov.org)



### COUNTY OF SAN MATEO PLANNING AND BUILDING

Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-4825 T  
(650) 363-4849 F  
[www.planning.smcgov.org](http://www.planning.smcgov.org)

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Monday, April 03, 2017 8:26 AM  
**To:** Ana M. Santiago <AMSantiago@smcgov.org>  
**Subject:** RE: 655 Miramar, HMB

Hi Ana,  
I spoke to Miles Hancock this morning about getting a copy of the file TEG Partners gave to Ron. Miles told me it was forwarded to code enforcement. Do I need to provide a request for information other than tis email?  
Thank you  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Friday, March 31, 2017 4:12 PM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Hello Tad,

Ron is a building inspector and I have forwarded your request to his manager Miles Hancock.

Thank you

Ana

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

**Sent:** Friday, March 31, 2017 3:44 PM

**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>

**Subject:** 655 Miramar, HMB

Hi Ana,

I understand my clients neighbor, TEG Partners who own 048-076-120, filed a complaint against our permit today. The permit is PLN2016-00528. A code enforcement officer showed up at the site today and discussed and reviewed the permit and the completed work with our contractor. Your code enforcement officer told our contractor that everything they have done is fully within the scope of the permit and that we can proceed and complete the work which will probably go through next Tuesday.

I am reaching out to you because you know the history of these issues. And, our contractor told me that TEG Partners, namely Trip Chowdry, gave your code enforcement officer, his name is Ron but our contractor did not get his last name, a file of documents to review. Ultimately I would like to get a copy of the documents in the file. Here is why. TEG Partners have been using these fabricated documents to try to sway the opinion of John Riddel and several officers from the Sheriff's department. Our contractor caught a glimpse of the documents and none are stamped by a surveyor or recorded. I am not asking you to get in the middle of this as we are pursuing our legal rights in the courts. These documents will, however, support our court case and that is why I am seeking copies of them. Can you please let me know how I can get copies of these documents?

Thank you 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

## Ana Santiago

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Monday, April 10, 2017 12:49 PM  
**To:** Ana M. Santiago  
**Subject:** VIO2017-0054

Hi Ana,  
Can you please let me know how this violation was resolved? I see that it appears to be closed online?  
Thank you  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Thursday, April 06, 2017 9:09 AM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Tad,  
  
You would need to email Janneth, for your request. Her email address is [jlujan@smcgov.org](mailto:jlujan@smcgov.org). Please give her the details what you are looking for.

Thank you  
**Ana M. Santiago**  
Senior Code Enforcement Officer III  
[amsantiago@smcgov.org](mailto:amsantiago@smcgov.org)



### COUNTY OF SAN MATEO PLANNING AND BUILDING

Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-4825 T  
(650) 363-4849 F  
[www.planning.smcgov.org](http://www.planning.smcgov.org)

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Monday, April 03, 2017 8:26 AM  
**To:** Ana M. Santiago <AMSantiago@smcgov.org>  
**Subject:** RE: 655 Miramar, HMB

Hi Ana,  
I spoke to Miles Hancock this morning about getting a copy of the file TEG Partners gave to Ron. Miles told me it was forwarded to code enforcement. Do I need to provide a request for information other than this email?  
Thank you  
Tad



---

**From:** Ana M. Santiago [<mailto:AMSantiago@smcgov.org>]  
**Sent:** Friday, March 31, 2017 4:12 PM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Hello Tad,

Ron is a building inspector and I have forwarded your request to his manager Miles Hancock.

Thank you

Ana

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Friday, March 31, 2017 3:44 PM  
**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>  
**Subject:** 655 Miramar, HMB

Hi Ana,

I understand my clients neighbor, TEG Partners who own 048-076-120, filed a complaint against our permit today. The permit is PLN2016-00528. A code enforcement officer showed up at the site today and discussed and reviewed the permit and the completed work with our contractor. Your code enforcement officer told our contractor that everything they have done is fully within the scope of the permit and that we can proceed and complete the work which will probably go through next Tuesday.

I am reaching out to you because you know the history of these issues. And, our contractor told me that TEG Partners, namely Trip Chowdry, gave your code enforcement officer, his name is Ron but our contractor did not get his last name, a file of documents to review. Ultimately I would like to get a copy of the documents in the file. Here is why. TEG Partners have been using these fabricated documents to try to sway the opinion of John Riddel and several officers from the Sheriff's department. Our contractor caught a glimpse of the documents and none are stamped by a surveyor or recorded. I am not asking you to get in the middle of this as we are pursuing our legal rights in the courts. These documents will, however, support our court case and that is why I am seeking copies of them. Can you please let me know how I can get copies of these documents?

Thank you 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

## Ana Santiago

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Wednesday, April 19, 2017 1:32 PM  
**To:** Ana M. Santiago  
**Subject:** RE: VIO2017-0054

Thank you Ana,  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Wednesday, April 19, 2017 1:07 PM  
**To:** Tad Sanders  
**Subject:** RE: VIO2017-0054

Hello Tad,

It is not closed. I just double checked.

Ana

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Monday, April 10, 2017 12:49 PM  
**To:** Ana M. Santiago <AMSantiago@smcgov.org>  
**Subject:** VIO2017-0054

Hi Ana,  
Can you please let me know how this violation was resolved? I see that it appears to be closed online?  
Thank you  
Tad

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Thursday, April 06, 2017 9:09 AM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Tad,

You would need to email Janneth, for your request. Her email address is [jlujan@smcgov.org](mailto:jlujan@smcgov.org). Please give her the details what you are looking for.

Thank you

Ana M. Santiago

Senior Code Enforcement Officer III

[amsantiago@smcgov.org](mailto:amsantiago@smcgov.org)



## COUNTY OF SAN MATEO PLANNING AND BUILDING

Planning and Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

(650) 363-4825 T

(650) 363-4849 F

[www.planning.smcgov.org](http://www.planning.smcgov.org)

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

**Sent:** Monday, April 03, 2017 8:26 AM

**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>

**Subject:** RE: 655 Miramar, HMB

Hi Ana,

I spoke to Miles Hancock this morning about getting a copy of the file TEG Partners gave to Ron. Miles told me it was forwarded to code enforcement. Do I need to provide a request for information other than this email?

Thank you

Tad

---

**From:** Ana M. Santiago [<mailto:AMSantiago@smcgov.org>]

**Sent:** Friday, March 31, 2017 4:12 PM

**To:** Tad Sanders

**Subject:** RE: 655 Miramar, HMB

Hello Tad,

Ron is a building inspector and I have forwarded your request to his manager Miles Hancock.

Thank you

Ana

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

**Sent:** Friday, March 31, 2017 3:44 PM

**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>

**Subject:** 655 Miramar, HMB

Hi Ana,

I understand my clients neighbor, TEG Partners who own 048-076-120, filed a complaint against our permit today. The permit is PLN2016-00528. A code enforcement officer showed up at the site today and discussed and reviewed the permit and the completed work with our contractor. Your code enforcement officer told our contractor that everything they have done is fully within the scope of the permit and that we can proceed and complete the work which will probably go through next Tuesday.

I am reaching out to you because you know the history of these issues. And, our contractor told me that TEG Partners, namely Trip Chowdry, gave your code enforcement officer, his name is Ron but our contractor did not get his last name, a file of documents to review. Ultimately I would like to get a copy of the documents in the file. Here is why. TEG Partners have been using these fabricated documents to try to sway the opinion of John Riddel and several officers from the Sheriff's department. Our contractor caught a glimpse of the documents and none are stamped by a surveyor or recorded. I am not asking you to get in the middle of this as we are pursuing our legal rights in the courts. These documents will, however, support our court case and that is why I am seeking copies of them. Can you please let me know how I can get copies of these documents?

Thank you 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

## Ruemel Panglao

---

**From:** Camille Leung  
**Sent:** Thursday, September 21, 2017 9:34 AM  
**To:** Dave Holbrook  
**Cc:** Ana Santiago; Ruemel Panglao  
**Subject:** RE: ATF CDP for Fences (Singhs)

I looked through all the PLN cases for 2017 since March (when Ruemel told them the fence needs a CDP). No PLN case/application. Lets turn up the heat.

**From:** Camille Leung  
**Sent:** Thursday, September 21, 2017 9:28 AM  
**To:** Dave Holbrook <dholbrook@smcgov.org>  
**Cc:** Ana Santiago <AMSantiago@smcgov.org>  
**Subject:** ATF CDP for Fences (Singhs)

Hi Dave,

I thought for sure the Singhs (property owners of vacant parcel next to 655 Miramar) applied for an ATF CDP for a the fence built without permits (VIO2017-00054). But it is not on the Parcel (048-076-120) or on 655 Miramar address..... Do you know whether they applied? And who planner is?

Ana was asking and Rob and I think its Summer, but we are not sure.....

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

## Ana Santiago

---

**From:** Tad Sanders <tad@tsconsultingcpa.com>  
**Sent:** Monday, October 23, 2017 8:02 AM  
**To:** Ana Santiago  
**Subject:** RE: VIO2017-0054

Hi Ana,

I see that their CDP application was not complete. Don't they have a time frame they need to deal with this in? At this point, they have stalled doing anything for eight months. Not sure if you know but I live in Santa Rosa and, fortunately, our house did not burn down. With that said, fire safety and access are at the top of my mind. The fences that are the subject of the VIO2017-0054 clearly make 655 Miramar difficult for a fire truck to get to and I don't think they can get a fire truck up the road because the fences seriously limit the size vehicles that can traverse the road. Can you please outline the process for me so I can understand what to expect and when?

Thank you

Tad

---

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Thursday, September 21, 2017 8:48 AM  
**To:** 'Ana M. Santiago'  
**Subject:** RE: VIO2017-0054

Hi Ana,

Sorry I see that they have applied for the CDP. When will I receive notice of the hearing?

Thank you

Tad

---

**From:** Tad Sanders [mailto:tad@tsconsultingcpa.com]  
**Sent:** Thursday, September 21, 2017 8:47 AM  
**To:** 'Ana M. Santiago'  
**Subject:** RE: VIO2017-0054

Hi Ana,

I am following up on the complaint we filed that is in the subject line. I just checked it online and it says under Enforcement that the status is "complied". The two fences in question are still standing and the owners have never obtained a CDP. Furthermore, lighting struck a tree adjacent to 048-076-120 on the water district's parcel. When Coastside Fire responded, the fences impaired their ability to fight the fire because it inhibited fire truck access. I have a call into Mark Mondragon now to discuss this issue with him.

Can you please let me know where this is at and what the next steps are?

Thank you

Tad Sanders

---

**From:** Ana M. Santiago [mailto:AMSantiago@smcgov.org]  
**Sent:** Wednesday, April 19, 2017 1:07 PM  
**To:** Tad Sanders  
**Subject:** RE: VIO2017-0054

Hello Tad,

It is not closed. I just double checked.

Ana

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Monday, April 10, 2017 12:49 PM  
**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>  
**Subject:** VIO2017-0054

Hi Ana,  
Can you please let me know how this violation was resolved? I see that it appears to be closed online?  
Thank you  
Tad

---

**From:** Ana M. Santiago [<mailto:AMSantiago@smcgov.org>]  
**Sent:** Thursday, April 06, 2017 9:09 AM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Tad,  
  
You would need to email Janneth, for your request. Her email address is [jlujan@smcgov.org](mailto:jlujan@smcgov.org). Please give her the details what you are looking for.

Thank you  
**Ana M. Santiago**  
Senior Code Enforcement Officer III  
[amsantiago@smcgov.org](mailto:amsantiago@smcgov.org)



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING**

Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
(650) 363-4825 T  
(650) 363-4849 F  
[www.planning.smcgov.org](http://www.planning.smcgov.org)

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Monday, April 03, 2017 8:26 AM  
**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>  
**Subject:** RE: 655 Miramar, HMB

Hi Ana,  
I spoke to Miles Hancock this morning about getting a copy of the file TEG Partners gave to Ron. Miles told me it was forwarded to code enforcement. Do I need to provide a request for information other than this email?  
Thank you

Tad

---

**From:** Ana M. Santiago [<mailto:AMSantiago@smcgov.org>]  
**Sent:** Friday, March 31, 2017 4:12 PM  
**To:** Tad Sanders  
**Subject:** RE: 655 Miramar, HMB

Hello Tad,

Ron is a building inspector and I have forwarded your request to his manager Miles Hancock.

Thank you

Ana

---

**From:** Tad Sanders [<mailto:tad@tsconsultingcpa.com>]  
**Sent:** Friday, March 31, 2017 3:44 PM  
**To:** Ana M. Santiago <[AMSantiago@smcgov.org](mailto:AMSantiago@smcgov.org)>  
**Subject:** 655 Miramar, HMB

Hi Ana,

I understand my clients neighbor, TEG Partners who own 048-076-120, filed a complaint against our permit today. The permit is PLN2016-00528. A code enforcement officer showed up at the site today and discussed and reviewed the permit and the completed work with our contractor. Your code enforcement officer told our contractor that everything they have done is fully within the scope of the permit and that we can proceed and complete the work which will probably go through next Tuesday.

I am reaching out to you because you know the history of these issues. And, our contractor told me that TEG Partners, namely Trip Chowdry, gave your code enforcement officer, his name is Ron but our contractor did not get his last name, a file of documents to review. Ultimately I would like to get a copy of the documents in the file. Here is why. TEG Partners have been using these fabricated documents to try to sway the opinion of John Riddel and several officers from the Sheriff's department. Our contractor caught a glimpse of the documents and none are stamped by a surveyor or recorded. I am not asking you to get in the middle of this as we are pursuing our legal rights in the courts. These documents will, however, support our court case and that is why I am seeking copies of them. Can you please let me know how I can get copies of these documents?

Thank you 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



October 27, 2017

Based on the attached County Documents, I wanted to mention that a permit is only required for a masonry or a six feet high fence. The fence we are discussing is non-masonry and is only 4 feet high and as per the attached documents, does not require a permit.

You may also note the following:

1. Section 8.15 Coastal Views

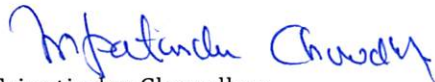
Prevent development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

There is no such issue with our fence.

2. 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)."

Thanks  
Kind regards



Tripatinder Chowdhry  
655 Miramar  
Half Moon Bay  
CA 94019

## 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.





VIO: 2017-00054

**NOTICE OF VIOLATION**

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT  
CODE ENFORCEMENT DIVISION, 455 COUNTY CENTER  
REDWOOD CITY, CA 94063 (650)363-4825

DATE Novemeber 3, 2017TIME 10:30 AM

An inspection of the premises located at 655 Mirmar Dr. in the County of San Mateo revealed the following San Mateo Code violation(s)

Name of Property Owner: **TEG Partners, LLC**Address if Different Than Violation(s): **16 Terrace Ave, Half Moon Bay, Ca 94019**THE VIOLATION(S) MUST BE CORRECTED BY November 17, 2017

A REINSPECTION WILL BE MADE ON OR AFTER THE CORRECTION DATE TO VERIFY COMPLIANCE. SEE REVERSE SIDE FOR FAILURE TO COMPLY NOTICE

SECTION(S) VIOLATED Please note items checked below for compliance requirements.

- ☐ **SMC sec 7.60.140 Inoperative, wrecked, or dismantled vehicle(s), trailer(s), or boat(s):** Remove all inoperable, wrecked, dismantled, and/or not currently registered vehicles from property or relocate into fully enclosed structure. DO NOT relocate onto public street.
- ☐ **SMC sec 1.08.040 Garbage, litter, debris, junk, lumber, broken/discarded furnitue** Remove all accumulation of garbage, litter, debris, junk, lumbr, broken/discarded furniture and/or household items, including \_\_\_\_\_
- ☐ **SMC sec 1.08.040 Overgrown Vegetation:** Remove any overgrown and/or dead vegetation, including weeds, tall grass etc.
- ☒ **SMC sec 6412(a)(b) Fences, walls, and hedges shall not exceed four (4) ft. in height in front yard and six (6) ft. in height in year yard areas:** You must reduce fence, wall, and/or hedge to not exceed the required height limitations.
- ☐ **SMC sec 8602.0 Excavating, grading, filling, and/or land clearing without an approved grading permit is prohibited:** Immediately cease all work, apply for and obtain a grading permit with the Planning Department.
- ☐ **SMC sec 11.051 & 12.020. Permit Required to cut, remove, destroy any significant tree, whether indigenous or exotic, on any private property:** You must apply for and obtain an after the fact tree-cutting permit with the Planning Department.
- ☒ **Contact the San Mateo County Planning Dept. at the above address or (650) 363-1825**
- ☒ **Other** You must complete the application for the CDP (Coast Development Permit)
- ☐ **Other** \_\_\_\_\_

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date shown above.

Ana Santiago

Digitally signed by Ana Santiago  
DN: cn=Ana Santiago, o=San Mateo  
County Planning and Building  
Department, email=amsantiago@smcgov.org, c=US  
Date: 2017.11.03 10:55:27 -0700

Ana Santiago

SIGNATURE / PRINT NAME OF ISSUING OFFICER

White (responsible person)

Yellow (file)



## ADMINISTRATIVE CITATIONS

### PLEASE READ CAREFULLY

AVISO IMPORTANTE: SI DESEA UNA TRADUCCIÓN, FAVOR DE LLAMAR AL NÚMERO (650) 363-4825

San Mateo County Code of Ordinances Section 1.40.050 provides for the issuance of Administrative Citations for violations of the Code. There are four levels of citations that may be issued progressively for a violation. The levels, as indicated on the front of the citation, are a Warning, a First Citation - \$100, a Second Citation - \$200, and a Third and subsequent Citations - \$500 for violations of the same San Mateo County code section within a 12-month period. Fines are per violation and are cumulative.

#### A. RIGHTS OF APPEAL

You have the right to contest the fact that the violation existed or that you are not the responsible party for said violation. The appeal must be made within 14 days from the date of the Administrative Citation. Within 14 days of issuance of the citation, you must submit a Request for Hearing Form along with a processing fee and an advance deposit of the Administrative Citation penalty.

A Request for Hearing Form may be obtained from the Planning and Building Department and the person specified on the Administrative Citation. The Request for Hearing Form shall include a brief statement of material facts supporting the appellant's claim that no violation occurred or no penalties or other remedies shall be imposed.

A valid and complete Request for Hearing will result in an Administrative Appeal Hearing.

*A warning, if issued, does not incur a fine and, therefore, cannot be appealed.*

#### B. HOW TO PAY FINE

The amount of the fine is indicated on the front of the administrative citation and is due within 14 days of the issue date of the citation. You may pay by mail or in person. Payment should be made by credit card, personal check, cashier's check, or money order payable to the County of San Mateo. Payment should be made at the address below. Please write the citation number on your check or money order.

County of San Mateo  
Planning and Building Department  
455 County Center 2<sup>nd</sup> floor  
Redwood City, CA 94063  
Attention: Code Compliance / Administrative Citations

*Payment of any fine shall not excuse the failure to correct the violation nor shall it stop further enforcement by the County.*

#### C. CONSEQUENCES FOR FAILURE TO PAY THE FINE

If the fine is not paid within 14 days of the issue date of the citation, the County may collect any past due administrative citation penalty, late payment charge, and costs of collection by use of any and all available legal means.

#### D. CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous other enforcement options that may be used to encourage correction of violations. These options include, but are not limited to: criminal prosecution, civil litigation, abatement, recording the violation with the County Recorder, and forfeiture of certain benefits for substandard residential rental property.

If you need further information about the violation and/or how to comply, please call the officer designated on the front of the citation.

AVISO IMPORTANTE: SI DESEA UNA TRADUCCIÓN, FAVOR DE LLAMAR AL NÚMERO (650) 363-4825



7009 2820 0001 6648 7639

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To	TEG PARTNERS, LLC
Street, Apt. No., or PO Box No.	18 TERRACE DR
City, State, ZIP+4	Half Moon Bay, CA 94019

PS Form 3800, August 2006

See Reverse for Instructions









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](mailto:plngbldg@smcgov.org)  
[www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

VIO2017-00054

### Summary of Case Activity

Activity	Date Assigned	Done By	Status	Status Date
Enforcement	04/07/2017	Ana Santiago	Complied	04/07/2017
Final Processing	04/07/2017	Ana Santiago	Workflow Closed	04/07/2017
Investigation civil issue. Ok to close per Joan.	03/14/2017	Ana Santiago	Invalid Complaint	03/14/2017
Investigation 3/8/17 RSP - Applicant came to counter. Notified that fence requires a CDP.	03/08/2017	Ruemel Panglao	Notes	03/08/2017
Complaint Received	02/22/2017	Rita McLaughlin	Investigation	02/22/2017

455 County Center, Redwood City, CA 94063  
P (650) 363-4161 | F (650) 363-4849

## Planning and Building Department

VIO:

VIO 2017-00054

Assigned to:

ANA SANTIAGO

**Code Violation Complaint Form** (All Items Must Be Completed)

## 1. Violation Type:



Zoning



Nuisance



Abandoned Vehicles on Private Property



Grading



Tree Removal



Other

## Details of Complaint:

Please see Attached Document for Details - page 2-of-2

RECEIVED  
2017 NOV 15 P 5:22  
SAN MATEO COUNTY  
PLANNING AND BUILDING  
DEPARTMENT

## 2. Location of Alleged Violation:

655 Miramar Drive - Parcel 2

Address

Half Moon Bay, CA 94019

City

State

ZIP Code

## Assessor Parcel Number (APN):

048076130

APN is a 9 digit (e.g. 004050570) number that identifies a property.  
(DO NOT USE CHARACTERS OR SPACES).

## 3. Alleged Violators:

Sandra McIver/Tad Sanders

Name

655 Miramar Drive - Parcel 2

Phone (e.g. 650-363-4161)

Address

Half Moon Bay

CA

94019

City

State

ZIP Code

## 4. Complainant Information:

Tripatinder Chowdhry

650-281-8747

Name

655 Miramar Drive - Parcel -1

Phone (e.g. 650-363-4161)

Address

Half Moon Bay

CA

City

State

ZIP Code

Date Reported:

Format: YYYY-MM-DD (e.g. 2009-07-04 for Independence Day)



From:  
Tripatinder Chowdhry  
Phone: 650-281-8747  
TEG Partners  
November 15, 2017

Dear Code Enforcement Officer:

The owner of APN # 048-076-130 is in Violation of SMC sec 6412.

The owner has erected about a 7 feet fence, at their front yard.

We own the adjacent land and are in the process of legally continuing to maintain a prescriptive easement over APN 048-076-130. The fence is blocking us and every emergency vehicle from freely making a U-Turn.

This 7 feet fence has created a safety hazard and has blocked/obstructed our and Emergency vehicle U-turn access which each have been doing for at least the last 7 years.

We request an immediate remedy so that all the vehicles, including ours, law enforcement and emergency vehicles, could freely perform a U-Turn.

Kind Regards



Tripatinder Chowdhry

RECEIVED  
2017 NOV 15 P 5:20  
SAN MATEO COUNTY  
PLANNING AND BUILDING  
DEPARTMENT