

## Amy Ow

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**From:** Camille Leung  
**Sent:** Monday, May 06, 2019 9:28 AM  
**To:** Amy Ow  
**Subject:** FW: Plans for Lot 5 on Ticonderoga

**From:** Joyce Pennell [mailto:[jpennell@gmail.com](mailto:jpennell@gmail.com)]  
**Sent:** Friday, May 03, 2019 7:12 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Plans for Lot 5 on Ticonderoga

Thanks very much for the update!

On Fri, May 3, 2019 at 5:34 PM Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Joyce,

For Lots 9-11, they submitted some additional items, but are missing some other items which are required. Permit issuance may occur by the end of the year for these lots. For Lots 5-8, there are more complex issues that will need to be resolved requiring more processing time. Please let me know if you need more detail.

Thanks

**From:** Joyce Pennell [mailto:[jpennell@gmail.com](mailto:jpennell@gmail.com)]  
**Sent:** Friday, May 03, 2019 8:36 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Plans for Lot 5 on Ticonderoga

Hi Camille,

I was wondering if you have any idea when/if Chamberlain will start work on Lots 5-8 and/or Lots 9-11 near Ticonderoga Dr. in San Mateo. I heard something about them having regulatory difficulties. Just wondered if they would start this year or not.

Thanks much,

Joyce Pennell

On Thu, Sep 14, 2017 at 8:59 AM Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Joyce,

I think they will start in May 2018 now.... Lots 9-11 will start in a month or so

**From:** Joyce Pennell [mailto:[jpennell@gmail.com](mailto:jpennell@gmail.com)]

**Sent:** Thursday, September 14, 2017 8:39 AM

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

**Subject:** Re: Plans for Lot 5 on Ticonderoga

Hi Camille,

Wondering if you have an update on Chamberlain's plans for Lots 5-8 on Ticonderoga Dr., San Mateo. Your last estimate (from Jan. 2017) was that they would start work in May, but no sign of them yet. Any news? Just curious.

Thanks very much,

Joyce Pennell

On Tue, Jan 10, 2017 at 11:35 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Joyce,

Lots 5-8 are on hold, likely until after May 1<sup>st</sup> of this year (start of the wet season).

Thanks

**From:** Joyce Pennell [mailto:[jpennell@gmail.com](mailto:jpennell@gmail.com)]

**Sent:** Sunday, January 08, 2017 8:16 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Plans for Lot 5 on Ticonderoga

Hello Camille,

I was wondering if you have an update on Chamberlain's plans for Lot 5 on Ticonderoga Dr., San Mateo. Last March, you said they had permits to begin slope repair work in May 2016, but we haven't seen any activity at all over there. Not that we are anxious for them to start. . . just wondering.

Thanks very much,

Joyce Pennell

On Mon, Mar 21, 2016 at 7:00 PM, Joyce Pennell <[jpennell@gmail.com](mailto:jpennell@gmail.com)> wrote:

Thanks so much for your quick reply, Camille.

I guess I know what I need to know. If I decide I'd like to go through the plans, I'll make an appt first with you before showing up.

Thanks again. We really appreciate the information.

Joyce

On Mon, Mar 21, 2016 at 5:26 PM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Joyce,

See below for my answers to your questions (see underlined) ☺

- Are they still scheduled to do geological tests in May?

Yes, but not tests but slope repair.

- Any idea when construction would begin if plans are approved?

Likely soon after slope repair work.

- Our waterfall, which is mostly on Lot 5, appears on the plan with no notation at all, e.g., that it would be removed, etc. Any idea what that means? They plan to leave it there? We have to remove it? Other?

I would guess that they plan to remove the portion that is on their property.

- They clearly indicate that they will not alter the slope in what is the top-left corner of the plan. However, they are planning to remove a 6" cork tree and an 8" oak that are on the slope leaning towards our property. I understand that they can do what they want with trees less than 12", but why would they want to remove trees that are on a steep slope away from the lot? Can we argue against that in any way?

On Page L1 (Landscape Plan), I see that the 6" cork tree is being retained, but it is not being protected by fencing during construction. It looks like only trees in the grading/building footprint are being removed.

- We want to build a privacy fence after the new house is built, but it appears that the house will be very high compared to our lot line. What is the tallest fence that one can construct between properties?

Maximum side fence is 6-feet high, except where fence along side is within the front setback, then a 4-foot height limit applies in that area.

When you get a chance I can go through the plans with you if that would be helpful. Thanks!

**From:** Joyce Pennell [mailto:[jpennell@gmail.com](mailto:jpennell@gmail.com)]

**Sent:** Monday, March 21, 2016 2:16 PM

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

**Subject:** Re: Plans for Lot 5 on Ticonderoga

Sorry, two more questions:

- Are they still scheduled to do geological tests in May?
- Any idea when construction would begin if plans are approved?

Thanks,

Joyce

On Mon, Mar 21, 2016 at 2:15 PM, Joyce Pennell <[jpennell@gmail.com](mailto:jpennell@gmail.com)> wrote:

Hi Camille,

I dropped by to see the plans for Ticonderoga Lot 5 today. I was sorry that you weren't there, as the others didn't seem to know anything about the plans. I have a few questions:

- Our waterfall, which is mostly on Lot 5, appears on the plan with no notation at all, e.g., that it would be removed, etc. Any idea what that means? They plan to leave it there? We have to remove it? Other?
- They clearly indicate that they will not alter the slope in what is the top-left corner of the plan. However, they are planning to remove a 6" cork tree and an 8" oak that are on the slope leaning towards our property. I understand that they can do what they want with trees less than 12", but why would they want to remove trees that are on a steep slope away from the lot? Can we argue against that in any way?
- We want to build a privacy fence after the new house is built, but it appears that the house will be very high compared to our lot line. What is the tallest fence that one can construct between properties?

Thanks very much for your help,

Joyce Pennell

On Sun, Mar 13, 2016 at 2:27 PM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Joyce,

Just wanted to let you know that plans for the development of the lot next to yours (Lot 5 on Ticonderoga) have been submitted. They are under case number BLD2016-00164.

If you wish to see them, please ask for them at the Building Counter or if there is too long of a line, just ask for me.

Thanks

Camille

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Hello Camille,

I live at 2127 Ticonderoga Drive in San Mateo. I was in to see you earlier this year about the Chamberlain development that is supposed to happen next door to us and what it would mean for our waterfall.

We are wondering if you have any idea when Chamberlain will start building? He has finished and sold the four homes at the other end of the neighborhood (on Bunker Hill Dr), so we assumed he would start here soon. But we see no sign of it.

We want to do some new landscaping in our yard, and it would help to know when he will start. Then we will know what he really intends to do to the hillside we have always thought was ours.

Any insight on his timeline would be useful.

Thanks very much,

Joyce Pennell

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