

## Stephen Scott

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**From:** Tamara Frazier [ontyme@comcast.net]  
**Sent:** Thursday, August 02, 2012 1:36 PM  
**To:** Stephen Scott  
**Subject:** Lot split of 50 Clark Drive, San Mateo PA#12-038

Dear Mr. Scott,

Thank you for taking the time to meet with me last Friday afternoon. I am writing to affirm my strong opposition to the proposed lot split based on density concerns. At present there are two residences on the property. Although one is purported to be a "pool house," it is functioning and has functioned as a separate residence for over a dozen years. This auxiliary building is quite substantial in size--with two full bathrooms and a kitchen (which I understand may be illegal and I encourage you to investigate).

When San Mateo Park was originally laid out in the early years of the previous century, the lot in question was two separate parcels with the lot line running from the point where homes on Hurlingham Avenue and Clark Drive abut each other in the rear to the front of Clark Drive.

The currently proposed lot split would enable a third residence to be built in the front portion of 50 Clark Drive. I strongly believe that if the lot is to be split, that it should be done so along the original lot lines. Since the purpose of the proposed split is to create a separate lot for sale, then doing so along the original line, with any footprint adjustments to the "pool house" that might be required, would preclude three residences from being allowed to be built where no more than two should be constructed.

Furthermore, allowing the proposed split to go through would put neighbors in the position of code enforcers, a situation that can only prove to be untenable.

In addition, there is already a parking challenge along Clark Drive due to the red zone and the overflow from the apartments at the corner of Clark and El Camino where the residents park along Clark to avoid the extra fees charged by management for additional spaces. I believe there should be a review of the addition of a third potential residence to ensure that sufficient off-street parking can be incorporated in the proposed lot without causing the loss of heritage trees while still meeting current set back requirements.

All in all, I am deeply concerned about the proposed split and the problems it is likely to produce.

Sincerely,

Tamara Frazier  
[ontyme@comcast.net](mailto:ontyme@comcast.net)

## Stephen Scott

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**From:** Karen and Norm Biane [knbiane@surewest.net]  
**Sent:** Wednesday, August 01, 2012 10:49 AM  
**To:** Stephen Scott  
**Subject:** PA# 12-038, Kent Parcel Map

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Sir,

I have been made aware of the request for a parcel split on property located at 50 Clark Drive, San Mateo, CA. The property had been in my family from 1921 until November 2011 when it was sold to Mr. Kent. The original owner, my great grandfather purchased the two lots in order to have a large "estate" on which to build his home. The property was continuously occupied by members of my family until 2011, when the previous owner, my aunt, died. The pool house was built in the 1970's, and was used as a rental from 1999 to August, 2011.

I no longer have an interest in the property, do not live in the area, or have any financial interest in the outcome of the split request. I do question whether a lot split on the property, with the subsequent construction of an additional residence on the "new" lot will truly be in keeping with the feel of not only that parcel, but with the entire neighborhood.

Respectfully submitted,

Karen Biane  
[knbiane@surewest.net](mailto:knbiane@surewest.net)  
916-791-1912

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## Stephen Scott

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**From:** Katherine Simon [mustloveotters@gmail.com]  
**Sent:** Wednesday, August 01, 2012 12:18 PM  
**To:** Stephen Scott  
**Subject:** 50 Clark Drive

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Hello!

I am a San Mateo Park resident. My husband and I have lived in the Park going on 8 years. It was brought to the Park's attention that a developer has purchased 50 Clark Drive in order to subdivide the property and rebuild three homes.

I am not sure if you or your City colleagues are familiar with San Mateo Park and/or specifically 50 Clark Drive. I have only one request as a San Mateo taxpayer and that is to take a car ride out the property and drive around the neighborhood. Please take note of how the homes are positioned along the street and the large trees surrounding the homes. Allowing a developer to come in and disrupt and destroy the beauty of this piece of property and the view along Clark Drive would be a sin.

I get it, the developer will probably triple his initial investment by subdividing and rebuilding three homes on this property. After he has cashed in and has moved on to his next project, we, the residents of the Park will have to look at the mess he created. How is this fair to the residents of San Mateo Park?

I know I as well as many many Park residents would appreciate your consideration of stopping the development of three separate properties. I know we could live with two properties on the lot so long as the integrity of street view or curb appeal is not disrupted.

Thank you for your time.

Best,

Katherine Simon

## **SAMPLE PARCEL MAP FINDINGS (Section 26.56.060)**

1. The proposed map is consistent with the General Plan in that the area is designated for single family residential uses...

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The proposed map DOES NOT conform to the General Plan. There is a non-conforming multi-bedroom/bath unit currently on the property that is being used as a rental. The proposed map already has 2 families living on a lot designated for single family use. Therefore the proposed map is not consistent with the General Plan.

Additionally, while the planning department has determined that the Map is not a flag lot. The Map it is in fact much worse as the proposed subdivision is in the front of the property which is pie shaped. Allowing the subdivision will require separate driveways, a front facing garage and space for 2 cars. There is simple not sufficient space on this pie shaped lot and not at all consistent with the design/neighborhood aesthetic in the Park.

- 
2. The design and improvement of the proposed subdivision is consistent with the General Plan in that ...

The proposed map IS NOT consistent with the General Plan. There is a non-conforming multi-bedroom/bath unit currently on the property that is being used as a rental. The proposed map already has 2 families living on a lot designated for single family use. Furthermore – there is insufficient space on the lot to accommodate parking as required by the General Plan.

3. The newly created lot is physically suitable for the future proposed development in that ...

The proposed map IS NOT physically suitable for the future proposed development. The developer has no plans on the size, scope or parking accommodations for the proposed development. The attached pictures show that the existing structures are non-conforming and dominate the lot. Approving subdivision of the Map will allow the developer to build an additional home and garage which will only exacerbate the problem.

4. The site is physically suitable for the proposed density of development in that the General Plan encourages low-density single family residential uses at this location.

The proposed map IS NOT physically suitable for the proposed density of development in that the General Plan encourages low-density single family residential use. The Map has multiple families living in the main house and non-conforming "pool house". The "pool house is non-conforming and is ~~incorrectly designated as a pool house as it has multiple bedrooms and~~ bathrooms. The "pool house" is being rented/occupied on a full time basis. The Map is being used for multiple family use – approval of the subdivision will add to the problem and violate the area requirement for low-density single family use at that location.

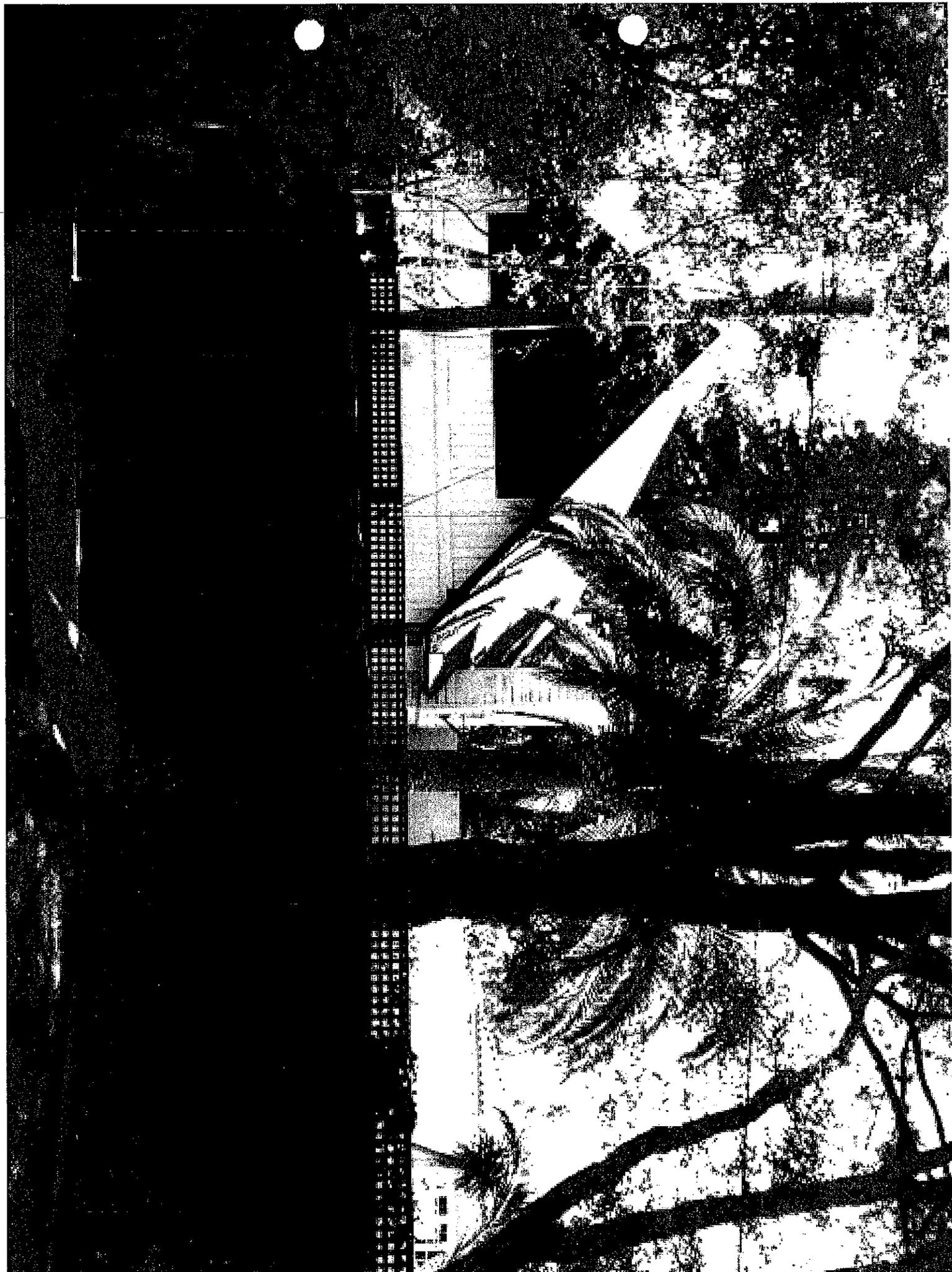
5. The design of the subdivision will not cause substantial environmental impact nor injure fish or wildlife or their habitat in that ...

The proposed design of the subdivision will cause substantial environmental impact by increasing the density and parking issues in the area. The proposed design violates single family use for the area.

6. The design of the subdivision and type of improvements will not cause serious public health problems in that adequate sanitary sewer and storm drain facilities will be required to be provided for the new lot and the project will contribute public improvements for street and sidewalk repairs and will not otherwise constrain the delivery of public services.

The design of the subdivision and type of improvements will constrain delivery of public services. There is a pre-existing parking issue on Clark Drive from the overflow of the apartments. The proposed design will increase the already constrained parking/access to the Park.

7. The design of the subdivision will not conflict with any public easements granting access through, or use of, the site in that ...



## Stephen Scott

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**From:** CC [scooger@gmail.com]  
**Sent:** Monday, July 30, 2012 6:37 PM  
**To:** Stephen Scott  
**Subject:** Re: Per your voicemail - RE 50 Clark Drive  
**Attachments:** PARMAP-response.DOC; PastedGraphic-1.tiff

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Mr Scott

Thank you for your reply. I have attached preliminary comments to "the "findings of Approval".

I disagree with your assessment that the proposed subdivision is not a flag lot. I believe it is actually worse given the location on the front of the property, the limited size of the pie shape lot and the existing non-conforming structures on the lot. As I mentioned, there are currently multiple families living in the main house and the "pool house". BTW - the "pool house" is incorrectly labeled as it has multiple bedrooms and bathrooms. Additionally - it exceeds the height limitations and does not conform to set back requirements. Subdivision of this lot will only increase the multi-family use in a neighborhood designated single family use. Not to mention the garage/driveway/parking issues.

I have attached a photo showing the non-conforming "pool house" towering over the back fence. Please also note the close proximity to the main house. This lot is already overcrowded with structures, cars and families. I think your personal inspection of the lot will make it clear that this is a poor idea at best. It is simply a developer with no attachment to the community attempting to maximize profit while lowering the neighboring property values. We have reviewed the public records and the owner is a habitual property flipper that has no long term interest in the community.

While the plot line may meet minimum city requirements - without looking at the structures and physical layout in person - I am concerned that the city review fails to take into account the aesthetics, non-conforming units, parking issues and diminished property values for the Park.

Thank you for the opportunity to provide feedback. I am free to discuss this issue with you at your convenience. I can be reached at 650.274.4033.

Sincerely Craig Chapman

On Jul 30, 2012, at 12:37 PM, Stephen Scott wrote:

- > Mr. Chapman -
- > Below is a text of the email response that I provided as "blind copies" to the other people who emailed me their concerns regarding the lot split. I have also attached the parcel map findings "template". I will contact you about the "non-conforming" structure if I have any questions following my research.
- > Stephen
- >
- > Dear Interested Parties -
- > I have received a number of emails expressing opposition to the proposed lot split at 50 Clark Drive.
- > Thank you for your input on the project. I have "blind copied" this response to all that have sent me an email to date.
- >
- > The most effective way to frame your opposition is by stating how you believe that it does not meet the "findings for approval" for a Parcel Map that staff would have to make to approve the lot split. I have attached a sample template for the findings that would need to be made so that you may re-frame your comments if so desired.
- >
- > I will make one factual statement regarding the proposed lot split. The proposed lot split fully conforms to the minimum lot frontage standard for R1-A parcels (75 feet of frontage); it conforms to the minimum lot size standard for R1-A parcels (10,000 sq. ft.); and it does not result in any non-conformities with respect to lot frontage width or size in the "remainder" parcel (the one with the

structures on it). So technically, it is not a "flag lot"; flag lots are not permitted.

>  
> I will be happy to discuss the project further with any interested parties and look forward to any comments reframed in response to the attached "findings".

>  
> Stephen Scott

>  
> Stephen Scott  
> Principal Planner/Zoning Administrator

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> City of San Mateo, Planning Division  
> 330 W. 20th Avenue  
> San Mateo, CA 94403  
> (650) 522-7207  
> [scott@cityofsanmateo.org](mailto:scott@cityofsanmateo.org)

>  
> -----Original Message-----  
> From: CC [<mailto:scooger@gmail.com>]  
> Sent: Monday, July 30, 2012 10:35 AM  
> To: Stephen Scott  
> Subject: Per your voicemail - RE 50 Clark Drive

>  
>  
> Mr. Scoot

>  
> This is Craig Chapman. I live at 628 Hurlingham Ave. Thank you for your voicemail.

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> Per your request I am sending you an email to ensure we receive your findings prior to any action on the proposed subdivision on 50 Clark Drive.

> Also - I am happy to discuss the existing non-conforming structure on the property at your convenience.  
> My cell phone number is 650.274.4033

>  
> Cheers

>  
> Craig

>  
> PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

> <PARMAP.DOC>

## Stephen Scott

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**From:** Susan D'Elia [susan.delia@techmarket.com]  
**Sent:** Monday, July 30, 2012 10:13 PM  
**To:** Stephen Scott  
**Subject:** Please stop the subdividing of San Mateo Park -- 50 Clark Drive -- APN: 032-063-230

---

Hi Mr. Scott,

I strongly oppose the plan to subdivide and allow a third home to be built at 50 Clark Drive (APN: 032-063-230).

I have lived in San Mateo Park for 54 years (and I am only 56 years old). My grandparents built one of the first homes in the area in 1928. My mother was born in San Mateo Park, and my parents still live on West Poplar in the home I was raised. My husband and I were fortunate enough to purchase a 1904 home across the street from my parents and are raising our five children here. My brothers and their families also live in the Park, one of which is a well-respected contractor in the area. Our family is firmly committed to preserving the historic value of San Mateo Park for generations to come.

Below are the reasons I believe violate the "findings for approval" for a Parcel Map:

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1. The proposed map is consistent with the General Plan in that the area is designated for single family residential uses...

**50 Clark Drive has two single-family residences on what could be legitimately divided into the two original lots as designed by McLaren. The "pool house" on one of the lots is a full-featured single family residence.**

2. The design and improvement of the proposed subdivision is consistent with the General Plan in that ...

**The plan to subdivide 50 Clark Drive to build a 3rd residence is not consistent with the original subdivision plan.**

3. The newly created lot is physically suitable for the future proposed development in that ...

**The plan to subdivide 50 Clark Drive is not suitable without violating #2 above or #4 below.**

4. The site is physically suitable for the proposed density of development in that the General Plan encourages low-density single family residential uses at this location.

**The plan to subdivide 50 Clark Drive violates the low-density single family neighborhood plan in San Mateo Park.**

5. The design of the subdivision will not cause substantial environmental impact nor injure fish or wildlife or their habitat in that ...

**The subdivision will most certainly cause an environmental impact on the habitat at 50 Clark Drive, simply by losing much of the beautiful garden to additional construction.**

6. The design of the subdivision and type of improvements will not cause serious public health problems in that adequate sanitary sewer and storm drain facilities will be required to be provided for the new lot and the project will contribute public improvements for street and sidewalk repairs and will not otherwise constrain the delivery of public services.

**Adding a 3rd residence to a property with two current residences will only contribute more to the parking overflow from the apartments that is already a huge problem on Clark, Bellevue, and West Poplar.**

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7. The design of the subdivision will not conflict with any public easements granting access through, or use of, the site in that ...

**Unknown.**

I know this spectacular property at 50 Clark Drive, and it is very, very special. I don't think there is another garden like it. I am heartbroken when I hear that these properties are purchased by developers and opportunists. We have seen it many times before, including:

\* the condominium at West Poplar and Hilltop that replaced 6 family homes and today shroud's my grandparent's half-timbered English Tudor home -- the developers sold their idea, made their money and left us to live with the memory.

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\* 57 West Poplar developers attempted to subdivide the lot, until the battle dragged out so long that they gave up and the property was sold to a lovely family with 4 children who have preserved and improved the property over the years for everyone to enjoy... even opening up their gardens for the local San Mateo Park School fundraiser.

I hope you will deny this subdivision and zoning request in the spirit of the people and families that \*truly\* make San Mateo Park their home today and for the generations that will follow.

Thank you for your consideration,

Susan

Susan D'Elia Wright  
45 West Poplar Avenue  
San Mateo, CA 94402  
(650) 344-1261

## Stephen Scott

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**From:** Mary Folsom [marytex@comcast.net]  
**Sent:** Monday, July 30, 2012 11:17 PM  
**To:** Stephen Scott  
**Subject:** 50 Clark Drive

---

Hi Mr. Scott,

We strongly object to the idea of subdividing the property at 50 Clark Drive into two lots. Please do not allow this to happen in San Mateo Park.

Thank you,

Sam and Mary Folsom  
451 Costa Rica Avenue

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## Stephen Scott

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**From:** Kip E. Meintzer [kip@checkpoint.com]  
**Sent:** Monday, July 30, 2012 3:10 PM  
**To:** Stephen Scott  
**Subject:** 50 Clark Dr. San Mateo, CA 94401 PA#12-038, Kent Parcel Map

**Importance:** High

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Dear Mr. Stephen Scott,

I am contacting you regarding the pool house at 50 Clark Dr. that is now owned by Robert Kent. After reviewing the documents related to the parcel it has come to my attention that the use of the property is being misrepresented to the city. I resided with my family (wife & 2 children) in the pool house from Labor Day weekend of 1998 through Labor Day weekend 2011. This was our only residence for which we paid rent and other associated costs. I want to reinforce to you this was and currently is to my knowledge being utilized as a primary residence and had been even before I took up residence there.

I believe Mr. Kent was aware of my history as a renter through real estate disclosures and the necessity that I vacate before he took ownership.

Please contact me at the information below if you would like to discuss further.

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Kindest regards,

Kip E. Meintzer

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Kip E. Meintzer  
*Head of Global Investor Relations*

**Check Point Software Technologies Ltd.**  
*NASDAQ: CHKP NASDAQ-100 LISTED*  
800 Bridge Parkway  
Redwood City, CA 94065  
Office: +1.650.628.2040  
USA Mobile: +1 650.743.0662  
Israel Mobile: +972 (0) 52 689 5511  
[Kip@CheckPoint.com](mailto:Kip@CheckPoint.com)  
[www.CheckPoint.com](http://www.CheckPoint.com)

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P before printing, think about the environment

**From:** Stephen Scott <[scott@cityofsanmateo.org](mailto:scott@cityofsanmateo.org)>  
**Date:** July 26, 2012 11:45:17 AM PDT  
**Cc:** Stephen Scott <[scott@cityofsanmateo.org](mailto:scott@cityofsanmateo.org)>  
**Subject:** RE: 50 Clark Drive, San Mateo, CA

Dear Interested Parties -

I have received a number of emails expressing opposition to the proposed lot split at 50 Clark Drive. Thank you for your input on the project. I have "blind copied" this response to all that have sent me an email to date.

The most effective way to frame your opposition is by stating how you believe that it does not meet the "findings for

approval" for a Parcel Map that staff would have to make to approve the lot split. I have attached a sample template for the findings that would need to be made so that you may re-frame your comments if so desired.

I will make one factual statement regarding the proposed lot split. The proposed lot split fully conforms to the minimum lot frontage standard for R1-A parcels (75 feet of frontage); it conforms to the minimum lot size standard for R1-A parcels (10,000 sq. ft.); and it does not result in any non-conformities with respect to lot frontage width or size in the "remainder" parcel (the one with the structures on it). So technically, it is not a "flag lot"; flag lots are not permitted.

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I will be happy to discuss the project further with any interested parties and look forward to any comments reframed in response to the attached "findings".

Stephen Scott

Stephen Scott  
Principal Planner/Zoning Administrator  
City of San Mateo, Planning Division  
330 W. 20th Avenue  
San Mateo, CA 94403  
(650) 522-7207  
[scott@cityofsanmateo.org](mailto:scott@cityofsanmateo.org)

## Stephen Scott

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**From:** Albert Frazier [ahfrazier@gmail.com]  
**Sent:** Monday, July 30, 2012 9:37 AM  
**To:** Stephen Scott  
**Subject:** Kent Parcel Map PA# 12-038 APN: 032-063-230

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I am writing this e-mail to formally declare my opposition to the Kent Parcel subdivision. I oppose this proposed subdivision as I believe it violates San Mateo lot zoning and building criteria. The most glaring resulting violation is that, the proposed lot subdivision will place two houses on one lot and create a new lot upon which a third house could be built. This violates the low density zoning intent by resulting in the likelihood that three houses will exist on what was and will be two lots. Looking at the proposed lot in isolation it appears to meet the zoning requirement, however it results in the remaining lot NOT MEETING requirements. To understand how this situation occurs you have to reviewing the past lot lines going back to the 1960 and 70s when the Kent parcel was actually two lots, side-by-side each running the 300 foot length of the overall lot and totaling 18,000 to 19,000 square feet each. Incidentally, I and other neighbors have no problem with the Kent lot being split along the original McLaren plans for San Mateo Park as was the case back in the 1960s and 70s. In fact, this is logical and better meets the spirit and intent of the zoning rules as their currently resides one house on each of these original lots, and aside from some setback provisions it would fully meet zoning and lot dimensions under the current code.

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However, the subdivision plan that has been proposed by Kent takes two houses and places them on one lot and creates a second vacant lot (where a third house could be built) from the frontage of one of the original lots.

This has the effect of retroactively allowing a property owner to acquire the adjoining lot, move the house on it to the rear of the lot and then combine the lots. Later, the owner subdivides the lots leaving two houses on one lot and creating a vacant smaller lot (that's a buildable plot) using the frontage of the original adjoining lot. The two houses on the one lot violate criteria for the amount and type of living structures allowed on one lot with higher density, number of bedrooms and bathrooms and sink fixture for a ("pool house" or) second dwelling on one lot. This is the exactly analogous situation for the 50 Clark property although it occurred over several decades. It sets a dangerous precedent for getting around the spirit and intent of the zoning and building requirements in SMP. I strongly believe that granting the proposed subdivision will in effect allow for two homes to be placed on one lot with the second home having multiple bathrooms, bedrooms, and being used as a separate full-time residence (as this second unit has been used since 1999) for another household.

Furthermore, the sidewalk in front of the proposed subdivided lot contains 35-40 feet (over half the frontage) of no parking, red painted curb. Adding to the density in the neighborhood will exacerbate a parking problem already in existence due to spillover from the apartments at 2 Clark Drive. There are also heritage tree considerations on the subdivided lot that will impact any proposed construction on the site. There is strong opposition among many of the neighbors, especially those with adjoining property. Even the previous owners of the property (the Black family) are against ruining an iconic property in San Mateo Park. At a minimum, if you cannot outright decline the proposal, there needs to be a full hearing at the San Mateo planning committee to review the history; look into the actual number of bedrooms, bathrooms, and square footage of the second dwelling; and better understand the proposal in light of the original two lots that existed when SMP was first planned.

In summary, there are clear conflicts between the proposal and the current SMP zoning and lot line criteria, spirit and intentions. Therefore, a decline of the proposal is in order.

Sincerely Yours,

Albert Frazier  
16 Clark Drive

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## Stephen Scott

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**From:** Yang, Bill [bill.yang@thermofisher.com]  
**Sent:** Monday, July 30, 2012 7:53 AM  
**To:** Stephen Scott  
**Subject:** Thank you

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Scott,  
Thank you for responding to the concerns regarding the lot division at 50 Clark Drive in San Mateo. You mentioned the proposed division does meet the lot size requirements and lot frontage requirements for 3 homes on the lot?

The road in front of 50 Clark Drive is used as parking for the condos on One Clark drive. The road between is narrow due to the island. Will 3 driveways fit in the narrow space (between the driveways and island)?

Thank you again for your feedback and recommendations.

Bill

Bill Yang  
Cell: (650) 533-9167  
[bill.yang@thermofisher.com](mailto:bill.yang@thermofisher.com)

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## Stephen Scott

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**From:** Sheedy, William [wsheedy@visa.com]  
**Sent:** Thursday, July 26, 2012 6:00 PM  
**To:** Stephen Scott  
**Cc:** Patricia Sheedy  
**Subject:** 50 Clark Drive, San Mateo (APN: 032-063-230)

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Dear Mr. Scott,

My wife and I reside at 21 Clark Drive and we would like to express our concern over the plans to subdivide the home across the street from us, 50 Clark.

As you may know, a real estate developer (Robert Kent) recently purchased the property and applied to the the city planning department to subdivide the lot. We understand the developer wants to divide the lot such that the two houses are on one lot while carving off vacant space of 10,000 square feet to form a second lot. This lot could then be used to build a third house on the property.

My family and a number of neighbors with homes in the immediate and affected area are strongly against this plan. This proposal would allow for three separate houses on the current property, considering the planned new structure. In our view, this plan violates the charter of the city zoning department and the spirit of the San Mateo housing code by allowing for the placement of two houses on a lot so small that would not be permitted today under the current building requirements. We feel it is relevant that the one structure exceeds the requirements for a pool house and is in fact a full house with two baths and has been operated as a rental unit.

The lot is beautiful as is and contributes to the character and charm of the neighborhood. Adding another home on the property would certainly undermine our property values, potentially put more vehicles onto an already crowded street and generally impair the charm of one of San Mateo's best areas.

We feel it is the City's role and your department's obligation to ensure that this type of non-standard development, which is inconsistent with the spirit of the rules administered by your Planning Division, is not permitted to proceed.

Please contact me if you would like any additional information regarding this matter or our complaint.

Regards,

Bill Sheedy  
Owner/resident: 21 Clark Drive, San Mateo  
650.638.9806

## Stephen Scott

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**From:** Julie Lev [julieannlev@yahoo.com]  
**Sent:** Wednesday, July 25, 2012 5:58 PM  
**To:** Stephen Scott  
**Cc:** asl8888@gmail.com  
**Subject:** 50 Clark Drive, San Mateo, CA

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Good evening Scott.

This email is being sent to OPPOSE the proposed subdivision / development of 50 Clark Drive. This is the first time I have ever opposed a development so I need to find out from you - if I am doing everything properly to make my opinion heard. Please advise.

Thank you.

Julie Lev  
105 West Bellevue Ave  
San Mateo, CA

415-505-4440

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## Stephen Scott

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**From:** Susan D'Elia [susan.delia@techmarket.com]  
**Sent:** Wednesday, July 25, 2012 1:50 PM  
**To:** Stephen Scott  
**Subject:** Stop the subdividing of San Mateo Park -- 50 Clark Drive -- APN: 032-063-230

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Hi Mr. Scott,

I strongly oppose the plan to subdivide and allow a third home to be built at 50 Clark Drive (APN: 032-063-230).

I have lived in San Mateo Park for 54 years (and I am only 56 years old). My grandparents built one of the first homes in the area in 1928. My mother was born in San Mateo Park, and my parents still live on West Poplar in the home I was raised. My husband and I were fortunate enough to purchase a 1904 home across the street from my parents and are raising our five children here. My brothers and their families also live in the Park, one of which is a well-respected contractor in the area. Our family is firmly committed to preserving the historic value of San Mateo Park for generations to come.

I know this spectacular property at 50 Clark Drive, and it is very, very special. I don't think there is another garden like it. I am heartbroken when I hear that these properties are purchased by developers and opportunists. We have seen it many times before, including:

~~\* the condominium at West Poplar and Hilltop that replaced 6 family homes and today shroud's my grandparent's half-timbered English Tudor home -- the developers sold their idea, made their money and left us to live with the memory.~~

\* 57 West Poplar developers attempted to subdivide the lot, until the battle dragged out so long that they gave up and the property was sold to a lovely family with 4 children who have preserved and improved the property over the years for everyone to enjoy... even opening up their gardens for the local San Mateo Park School fund-raiser.

I hope you will deny this subdivision and zoning request in the spirit of the people and families that *\*truly\** make San Mateo Park their home today and for the generations that will follow.

Thank you for your consideration,

Susan

Susan D'Elia Wright  
45 West Poplar Avenue  
San Mateo, CA 94402  
(650) 344-1261

## Stephen Scott

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**From:** Keenan, Jamie [jamie@keenancap.com]  
**Sent:** Wednesday, July 25, 2012 10:44 AM  
**To:** Stephen Scott  
**Subject:** 50 Clark Drive

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Hi Scott,

I live at 35 Clark Drive. I was recently informed of a developer's application to subdivide 50 Clark Drive into 3 lots. I believe that this plan is not in line with the zoning characteristics of San Mateo Park. The vast majority of the lots on Clark Drive and Hurlingham are a minimum of 9500k sq ft and on average 15k sq ft. If you further reduce the average size of the lots, I believe it will reduce the value of the existing homes.

In addition, there is a parking issue on Clark Drive. Many of the residents of the apartments on 2 Clark Drive as well as the neighboring apartment building choose to park on Clark instead of paying for parking in their buildings. Consequently, the street parking on the first block of Clark from El Camino is frequently full. If you add two incremental lots on Clark, this will exacerbate the parking issue.

Thank you for your consideration.

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Jamie Keenan

## Stephen Scott

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**From:** Tony Stayner [tstayner@comcast.net]  
**Sent:** Wednesday, July 25, 2012 9:14 AM  
**To:** Stephen Scott  
**Subject:** 50 Clark Dr.

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Hi Scott,

I am a resident of San Mateo Park and am writing regarding the project at 50 Clark Drive, APN: 032-063-230. I am not in favor. Flag lots hurt property values and there are already two houses on the property. Thank you for taking our input.

Sincerely,

Tony Stayner  
165 Warren Rd  
San Mateo, CA 94401

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## Stephen Scott

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**From:** Yang, Bill [bill.yang@thermofisher.com]  
**Sent:** Wednesday, July 25, 2012 7:38 AM  
**To:** Stephen Scott  
**Subject:** Project # APN 032-063-230 Clark Drive

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Dear Scott

I'm writing regarding my opposition to:

Project location: 50 Clark Dr, San Mateo CA APN 032-063-230

I request that the city NOT approve three homes on the lot (I don't oppose adding two homes).

I appreciate the opportunity to comment.

Respectfully,

Bill Yang  
135 Clark Dr  
San Mateo, CA  
Mobile 650-533-9167  
Sent from my iPad

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## Stephen Scott

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**From:** Tamara Tompkins [tammy\_tompkins@hotmail.com]  
**Sent:** Tuesday, July 24, 2012 10:10 PM  
**To:** Stephen Scott  
**Subject:** 50 Clark Drive // APN: 032-063-230 --> WE ARE OPPOSED TO THIS

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To Whom It May Concern:

My husband and I live at 608 Hurlingham Avenue, which is 3 lots away from 50 Clark Drive. We would like to formally note that we are **OPPOSED** to the proposal to subdivide the lot into two. The lot is beautiful as is and contributes to the character and charm of the neighborhood. Adding another home on the property would certainly hurt the aesthetics of the block and ruin the charm and ambiance. It would also add further car traffic to a neighborhood filled with small children, like our two (ages 6 and 10).

Thank you for your time.

Sincerely,

Tamara L. Tompkins & Christian L. Schin

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## Stephen Scott

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**From:** David Sze [davidsze@gmail.com]  
**Sent:** Tuesday, July 24, 2012 7:32 PM  
**To:** Stephen Scott  
**Subject:** Project location: 50 Clark Drive APN: 032-063-230

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Pending Zoning Administrator Decision  
Project location: 50 Clark Drive  
APN: 032-063-230

The lot is beautiful as is and contributes to the character and charm of the neighborhood. Adding another home on the property would certainly hurt the aesthetics of the block and ruin the charm and ambiance. I wanted to let you know that I oppose these kind of flag lot subdivisions.

David Sze  
488 Edgewood Rd

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## Stephen Scott

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**From:** Dana Griffin [tlcmks@gmail.com]  
**Sent:** Tuesday, July 24, 2012 7:19 PM  
**To:** Stephen Scott  
**Subject:** 50 Clark Drive

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Dear Mr. Scott,

As a resident of SM Park for the last 20 years I have seen a lot of changes, some good some bad. I believe the subdivision on Edgewood Dr with three house permitted on it was a misuse of land and took away the character of the Park. So I believe that the proposed subdivision of three houses at 50 Clark Dr would be the same and more so. This is the gateway to the Park and it serves all the residents to have the character of our neighborhood maintained so our property values stay up as well as our neighborhood doesn't start looking over built like a lot of Burlingame. I implore you take mine and other residents thoughts and concerns into account when you reject the building permit for three houses on 50 Clark Drive.

Thank you very much.

Sincerely,

*Dana*

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Dana Griffin  
435 Occidental Ave  
650 347-9510 h  
650 867-3129 c

## Stephen Scott

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**From:** James Abrams [abramseye@gmail.com]  
**Sent:** Tuesday, July 24, 2012 7:17 PM  
**To:** Stephen Scott  
**Subject:** Project at 50 Clark Drive, APN: 032-063-230`

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Dear Mr. Scott,

I strongly object to the plan to subdivide the lot at 50 Clark Drive and place a new house on the vacant lot so created. That property is beautiful as is, perfectly fits the character of San Mateo Park and serves as an appropriate introduction to our neighborhood at its main entrance on Clark Drive.

Thank you for the opportunity to comment on this project.

James Abrams  
423 Hurlingham Ave  
San Mateo

650-343-2529

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