

Written Public Comments  
for **Item No. 7**

**Sukhmani Purewal**

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**From:** laura.brash@everyactioncustom.com on behalf of Laura Brash  
<laura.brash@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:20 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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

Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Laura Brash  
4022 Kingridge Dr San Mateo, CA 94403-5046 laura.brash@gmail.com

## Sukhmani Purewal

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**From:** kristin.zlogar@everyactioncustom.com on behalf of Kristin Zlogar  
<kristin.zlogar@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:24 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Kristin Zlogar

Sincerely,

Kristin Zlogar

2213 Bunker Hill Dr San Mateo, CA 94402-3832 kristin.zlogar@gmail.com

## Sukhmani Purewal

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**From:** majordan421@everyactioncustom.com on behalf of Marty Jordan <majordan421@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:26 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

With climate change, we will experience more severe weather that can cause land slides, and when the slides happen, taxpayers foot the bill for the infrastructure repairs.

This is not fair to taxpayers and can be avoided by not allowing this subdivision to go forward and others like it.

Sincerely,  
Marty Jordan  
229 State St San Mateo, CA 94401-2215  
majordan421@outlook.com

**Sukhmani Purewal**

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**From:** rrarden@everyactioncustom.com on behalf of Linda Ann Rarden  
<rrarden@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:26 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Linda Ann Rarden  
218 Tilton Ave San Mateo, CA 94401-4506 rrarden@sbcglobal.net

## Sukhmani Purewal

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**From:** cketner@everyactioncustom.com on behalf of Chris Ketner <cketner@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:28 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Chris Ketner  
1407 Tarrytown St San Mateo, CA 94402-3819 cketner@me.com

## Sukhmani Purewal

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**From:** csandoval.716@everyactioncustom.com on behalf of Cynthia Sandoval <csandoval.716@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:30 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

We have become increasinly aware of the hazatds living in transition zones. Building new homes in high fire risk zones is foolish and puts other peoperties and many luves at risk.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Cynthia Sandoval  
716 87th St Daly City, CA 94015-3605  
csandoval.716@gmail.com

## Sukhmani Purewal

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**From:** rvsteele@everyactioncustom.com on behalf of Robert Steele <rvsteele@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:36 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Robert Steele  
1840 Idyllwild Ave Redwood City, CA 94061-3319 rvsteele@pacbell.net



## Sukhmani Purewal

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**From:** maryrspangl@everyactioncustom.com on behalf of Mary Spangler  
<maryrspangl@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:37 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you  
Mary spangler  
1115 Edgewood rd  
Redwood City  
94062

Sincerely,  
Mary Spangler  
1115 Edgewood Rd Redwood City, CA 94062-2703 maryrspangl@gmail.com

## Sukhmani Purewal

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**From:** steveninagoodale@everyactioncustom.com on behalf of Nina Goodale  
<steveninagoodale@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:43 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you for conscientiously placing public and environmental safety foremost by upholding the unanimous decision by the Planning Commission.

Sincerely,

Nina Goodale

825 Portwalk Pl Redwood City, CA 94065-1819 steveninagoodale@comcast.net

## Sukhmani Purewal

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**From:** keith@everyactioncustom.com on behalf of Keith Goldberg <keith@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:45 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great.

Sincerely,  
Keith Goldberg  
2072 Queens Ln San Mateo, CA 94402-3931 keith@goldbergemail.com

**Sukhmani Purewal**

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**From:** samoy2164@everyactioncustom.com on behalf of Stephanie Moy <samoy2164@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 1:53 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Stephanie Moy  
53 Lakewood Cir San Mateo, CA 94402-3971 samoy2164@gmail.com

## Sukhmani Purewal

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**From:** pete <psgarb@gmail.com>  
**Sent:** Monday, July 11, 2022 1:59 PM  
**To:** CMO\_BoardFeedback  
**Subject:** proposed development on Parrott Drive

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

Dear Board of Supervisors,

I am writing in great distress to protest your consideration of overturning the planning commission's rejection of this proposed development. Not only is this area extremely fire prone ( and the recent fire at Edgewood Park shows how disastrous a fire could be in these steep hills), but also subject to slides. And the crumbling sewer situation is not going to be remedied by this development and will subject many downstream residences to pollution.

Moreover, this neighborhood has been extremely negatively affected by the disastrous Bel Aire Heights development, where several of the proposed and promised mitigations have not yet been implemented. Like the truck turnaround on Bel Aire, so that heavy duty trucks detour regularly through Rainbow Drive and Lakeshore Drive. Like the erosion mitigations at the corner of Bel Aire and Ascension. And the hiking trail that convinced one planning member to vote for the development has been severely curtailed.

If anyone checks the state of the roads around this

development, such as Rainbow and Parrott, they will find quite a bit of damage. Is this developer going to pay to shore up these crumbling streets?

The Zmay company has acres of safer ground to develop at the bottom of the canyon. These won't have the spectacular views that will command premium prices, but will be a lot safer for the whole community. Thank you for your consideration.

Sincerely,

Lois Aldwin

179 Lakeshore Drive, San Mateo, CA 94402

## Sukhmani Purewal

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**From:** Harriete@everyactioncustom.com on behalf of Harriete Berman  
<Harriete@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:05 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

In addition, I am going to add an additional concern: Have you ever seen the way they access these ADU and housing structures with steep stairs? Can you imagine getting a person in or out in an emergency on a stretcher or with any disability? This is dangerous.

Houses on steep property is dangerous in many ways. Literally life-threatening.

We have also had fires in a steep area...and the fire going straight up the hills, and yet, the property is so steep you can't even walk on the ground.

Crazy!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Sincerely,  
Harriete Berman

Sincerely,  
Harriete Berman  
657 42nd Ave San Mateo, CA 94403-5059  
Harriete@sbcglobal.net

## Sukhmani Purewal

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**From:** lizolson2005@everyactioncustom.com on behalf of Maureen Olson <lizolson2005@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:12 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Maureen Olson  
2227 Allegheny Way San Mateo, CA 94402-4002 lizolson2005@gmail.com



**Sukhmani Purewal**

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**From:** marialenar@everyactioncustom.com on behalf of Marialena Malejan-Roussere  
<marialenar@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:34 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Marialena Malejan-Roussere  
522 Iowa Dr San Mateo, CA 94402-3217  
marialenar@hotmail.com

## Sukhmani Purewal

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**From:** kaknapper@everyactioncustom.com on behalf of Kim Knapp <kaknapper@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:35 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you!

Kim Knapp

Sincerely,  
Kim Knapp  
516 Davey Glen Rd Belmont, CA 94002-2136 kaknapper@gmail.com

## Sukhmani Purewal

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**From:** nbarnby@everyactioncustom.com on behalf of Nancy Barnby <nbarnby@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:37 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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

Dear Board of Supervisors,

Why, oh why would you even consider building housing on this precipitous parcel? It is wholly unsuitable for various reasons, especially because of fire danger -- think of the recent fire in Edgewood Park which threatened homes in Emerald Hills.

Further, although we have state mandates to increase our housing, I wonder how life will be in the future with more residents and less water.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. Thank you.

Sincerely,  
Nancy Barnby  
169 Spruce Ave Menlo Park, CA 94025-3039 nbarnby@comcast.net

**Sukhmani Purewal**

---

**From:** lindaozanne@everyactioncustom.com on behalf of Linda Ozanne  
<lindaozanne@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:34 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Linda Ozanne  
1434 Enchanted Way San Mateo, CA 94402-3622 lindaozanne@me.com

## Sukhmani Purewal

---

**From:** jerryozanne@everyactioncustom.com on behalf of Gerard Ozanne  
<jerryozanne@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:42 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

The appeal to approve the Zmay subdivision must never be approved by the Board of Supervisors. A portion of the neighborhood and the entire San Mateo Planning Commission have both expressed well-reasoned and compelling arguments for rejecting this extremely dangerous proposal. No arguments responding to these objections have been presented to the neighborhood and consequently there is no justification for approval.

The Board of Supervisors should reject the proposal unanimously.

Sincerely,  
Gerard Ozanne  
1434 Enchanted Way San Mateo, CA 94402-3622 jerryozanne@me.com

## Sukhmani Purewal

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**From:** mas@everyactioncustom.com on behalf of Mary Anne Sayler <mas@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:48 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

I strongly oppose the development of the Zmay subdivision.

Mary Anne Sayler

Sincerely,  
Mary Anne Sayler  
611 S B St Ste 2 San Mateo, CA 94401-4120 mas@saylerdesign.com

## Sukhmani Purewal

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**From:** maryanne@everyactioncustom.com on behalf of Mary Anne Payne  
<maryanne@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 2:50 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Mary Anne Payne

1720 Parrott Dr San Mateo, CA 94402-3609 maryanne@pfconsulting.net

**Sukhmani Purewal**

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**From:** deannewt@everyactioncustom.com on behalf of Deanne Thomas  
<deannewt@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 3:00 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Deanne Thomas  
40 White Plains Ct San Mateo, CA 94402-4057 deannewt@gmail.com



## Sukhmani Purewal

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**From:** cohevann@everyactioncustom.com on behalf of Marsha Cohen  
<cohevann@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 3:18 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

I support the unanimous decision of the County Planning Commission to deny the proposed "Zmay" subdivision. The high probability of damaging events, such as landslides and wildfires, occurring on the property are well documented. The tax payers in San Mateo County would be paying for fighting the wildfires and mitigating the landslides and that is neither fair nor balanced. There are other less hazardous areas for the three new lots on this property.

Climate change has increased the probability that damaging events will occur in accident prone, more rural areas of the county. Now is the time to adopt a different mind-set for the review/approval of this and similar projects in San Mateo County.

I urge the Board of Supervisors to deny the appeal of the applicants and support the Planning Commission's decision to deny the development on the hazardous "Zmay" property.

Sincerely,  
Marsha Cohen  
Resident, North Fair Oaks  
San Mateo County

Sincerely,  
Marsha Cohen  
746 7th Ave Redwood City, CA 94063-3921 cohevann@gmail.com

**Sukhmani Purewal**

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**From:** aaholtzman@everyactioncustom.com on behalf of Ariel Holtzman  
<aaholtzman@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 3:26 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Ariel Holtzman  
1103 Parrott Dr San Mateo, CA 94402-3626 aaholtzman@gmail.com

**Sukhmani Purewal**

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**From:** countrywse@everyactioncustom.com on behalf of Rob Landi  
<countrywse@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 3:26 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Rob Landi  
133 South Blvd San Mateo, CA 94402-2538 countrywse@aol.com

## Sukhmani Purewal

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**From:** tucson103@everyactioncustom.com on behalf of susan bryan <tucson103@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 10:12 AM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please listen to the good advice you're getting from the Planning Commission and deny the proposed hill-top subdivision of Zmay properties. The area has been designated by the state with the highest fire danger possible. It is foolhardy to allow anyone to build in any area with that designation. In addition, the proposed buildings would be susceptible to landslides. We know climate change is going to exacerbate the severity of storms, the intensity of flooding that make it a community danger to build on hills prone to landslides. We have enough trouble taking care of what we've already built in fire and landslides areas. Please tell the home builders that there is plenty of room at the bottom of the hill. I know the view from these proposed dwellings might be spectacular -- but the amount of damage they are prone to will also equally spectacular.

Thank you for listening to citizens who pay taxes rather than developers who have no long-term take in the community.

Sincerely,  
susan bryan  
222 Blackburn Ave Menlo Park, CA 94025-2706 tucson103@att.net

**Sukhmani Purewal**

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**From:** countrywse@everyactioncustom.com on behalf of Rob Landi  
<countrywse@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 3:26 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Rob Landi  
133 South Blvd San Mateo, CA 94402-2538 countrywse@aol.com



# SIERRA CLUB

LOMA PRIETA CHAPTER

July 11, 2022

San Mateo County Board of Supervisors  
400 County Center  
Redwood City, CA 94063

Via: [boardfeedback@smcgov.org](mailto:boardfeedback@smcgov.org)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)  
[cgroom@smcgov.org](mailto:cgroom@smcgov.org)

[dhorsley@smcgov.org](mailto:dhorsley@smcgov.org)  
[wslocum@smcgov.org](mailto:wslocum@smcgov.org)  
[dcanepa@smcgov.org](mailto:dcanepa@smcgov.org)

Re: Item 7, July 12, 2022, Agenda, PLN 2014-00410

Dear San Mateo County Supervisors,

On behalf of the Sierra Club Loma Prieta Chapter, I wish to commend the San Mateo County Planning Commission for its unanimous denial of the Zmay subdivision. There are sites on the subject property that pose considerably less liability to the County from a fire and landslide perspective, less liability to the project's neighbors from a safety perspective, and more consistency with the County's Resource Management Zoning.

Wisely, the Commissioners took due cognizance of the hazards posed by this proposal and we seek the Board of Supervisors' support for their conscientiousness. Please deny this appeal.

Sincerely,

Gladwyn d'Souza  
Conservation Chair  
Sierra Club Loma Prieta Chapter

## Sukhmani Purewal

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**From:** michellehmackenzie@everyactioncustom.com on behalf of Michelle MacKenzie  
<michellehmackenzie@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 4:24 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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

Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Michelle MacKenzie  
980 Berkeley Ave Menlo Park, CA 94025-2331 michellehmackenzie@gmail.com

## Sukhmani Purewal

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**From:** ramya.anjana.sampath@everyactioncustom.com on behalf of Ramya Sampath  
<ramya.anjana.sampath@everyactioncustom.com>  
**Sent:** Monday, July 11, 2022 3:34 PM  
**To:** CMO\_BoardFeedback  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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

Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

As climate change continues to render our beautiful California at increased risk for erosion, fires, and numerous harms, we cannot take actions that will further compromise the safety and well-being of our citizens. The Zmay subdivision will dramatically increase our community's risk of adverse outcomes that will threaten the wellbeing and safety of many. When there are other suitable options for this proposed property that would not result in catastrophic endangerment of human life and housing security, how can we possibly take this risk?

We cannot. Please do what is right and uphold the Planning Commission's denial of the proposed subdivision on the grounds of promoting security and safety for our people and our property.

Sincerely,  
Ramya Sampath  
739 Calico Ct Sunnyvale, CA 94086-6559  
ramya.anjana.sampath@gmail.com



**From:** [fchang51@everyactioncustom.com](mailto:fchang51@everyactioncustom.com) on behalf of [Florence Chang](#)  
**To:** [CMO BoardFeedback](#)  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants  
**Date:** Monday, July 11, 2022 4:27:12 PM

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

Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,  
Florence Chang  
1789 Monticello Rd San Mateo, CA 94402-4031  
[fchang51@gmail.com](mailto:fchang51@gmail.com)

**From:** [alanpalter@everyactioncustom.com](mailto:alanpalter@everyactioncustom.com) on behalf of [Al Palter](#)  
**To:** [CMO BoardFeedback](#)  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants  
**Date:** Monday, July 11, 2022 4:35:12 PM

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Dear Board of Supervisors,

I am a supporter of new housing in San Mateo. However I request that you uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. New development that increases risks to nearby people and property must be rejected. Please respect the RM Zoning.

Sincerely,  
Al Palter  
2035 San Mateo, CA 94402  
[alanpalter@gmail.com](mailto:alanpalter@gmail.com)

**From:** [lindalieberes@everyactioncustom.com](mailto:lindalieberes@everyactioncustom.com) on behalf of [Linda Liebes](#)  
**To:** [CMO BoardFeedback](#)  
**Subject:** Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants  
**Date:** Monday, July 11, 2022 4:54:30 PM

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

Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Among the many reasons to deny the proposed subdivision is the issue of climate change. Climate change will continue to bring more severe droughts, increased intensity of storm events, flooding, and landslides, as well as uncontrollable, devastating wildfires. All of these extremes are potentially present in the area under consideration for construction.

You have taken the lead to address increased risks from climate change. You now have a golden opportunity to demonstrate your commitment to the County's "climate ready strategies" in this real life, consequential land use decision. We can't — and shouldn't — go back to business as usual when it comes to safety of people and homes under California's New Normal.

Thank you for your consideration of my letter urging you to uphold the County's Planning Commission's unanimous decision to deny this proposed subdivision.

Linda Liebes

Sincerely,  
Linda Liebes  
501 Portola Rd Apt 8048 Portola Valley, CA 94028-7603  
[lindalieberes@comcast.net](mailto:lindalieberes@comcast.net)

San Mateo Highlands Community Association  
1851 Lexington Ave. San Mateo, CA 94402  
*Est 1956*

Re: **Item #7 on the July 12, 2022 Agenda:** Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

July 11, 2022

Dear San Mateo County Supervisors,

On behalf of the San Mateo Highlands Community Association, we ask that you uphold the decision of the Planning Commission to deny the proposed subdivision project. The planning commissioners have unanimously denied this proposal for not complying with the General Plan and Resource Management regulations on July 28 and Aug 28th of 2021.

The parcel is designated as Open Space in the General Plan and is zoned Resource Management. This land is NOT zoned for residential development. This is not a residential infill. Subdivisions of Resource Management lands have stricter requirements to protect against hazards than residential zoning. The subdivision proposes to locate three residential lots on extremely steep landslide prone slopes above federally protected documented wetlands. The Resource Management zoning (section 6324.6) "does **NOT** allow development on land that is **susceptible** to landslides, fire and other features harmful to the health, safety or welfare of future residents, other property owners or the community at large". The Planning Commissioners found that the location of the 3 lots did not comply with this and other requirements of the Resource Management Zoning. We request that the County enforce zoning regulations at this stage, and not make exceptions that endanger the health and safety of the existing residents.

The added Conditions of Approval, do not remove the **susceptibility** of the land to landslide nor fire. As well, our community has previous experience with other developments, and there has not been enforcement of Conditions of Approval by County Planning. The defensible space of 100 ft, 30ft, or 5 ft, is not enforceable by the County nor Calfire; we've tried with Chamberlain. County Planner Leong claimed that the County can't require Chamberlain to even remove his 40 foot tree that fell onto a neighbor's fence. There are 9 acres on the applicant's map surrounding the existing home, that are "to remain buildable" and should be considered for the proposed three lots.

Neighbors have not forgotten that these proposed lots are within the very same USGS mapped landslide area as the catastrophic Polhemus landslide of 1997. Local residents are already paying for that landslide in perpetuity. We have gathered more than 800 signatures of residents that support the denial of this project and are watching what is decided today.

We ask the Supervisors to support the Planning Commissioners' unanimous decision to deny this subdivision.

Thank you,

*Liesje Nicolas*

Liesje Nicolas  
San Mateo Highlands Community Association, President