

**Janneth Lujan**

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**From:** Ines Malardino <ines@malardino.com>  
**Sent:** Tuesday, February 26, 2019 3:37 PM  
**To:** Planning\_Commission  
**Subject:** Ascension Heights landscape—reject pls

Hello;

As a neighbor of the proposed above referenced development, I respectfully request that the Planning Commission reject the latest landscape plan that has omitted who will plant the plants, what type, size and how many plants will be planted on the Ascension slope, and how this part of the project will look when completed. Thank you,

Ines Malardino  
650 291 0012

Sent from my iPhone

## **Janneth Lujan**

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**From:** asevans2002@aol.com  
**Sent:** Tuesday, February 26, 2019 4:07 PM  
**To:** Planning\_Commission  
**Subject:** Ascension Heights Landscape Plan

San Mateo County Planning Commission,

Reject the Ascension Heights landscape plan until it includes a DETAILED plan for planting on the Ascension slope.

The developer has given ample evidence they intend to renege on this important planting -- you must hold them to the agreement before giving your approval.

Thank you,

Ashleigh Evans & Dan Hager  
1383 Bel Aire Rd.  
San Mateo, CA 94402

(650) 573-7544

**Janneth Lujan**

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**From:** Agnes Moser <amoser@sengadesign.com>  
**Sent:** Tuesday, February 26, 2019 4:18 PM  
**To:** Planning\_Commission  
**Subject:** Ascension Heights Landscape Plan

To Whom It May Concern

As a resident on Ascension Drive I urge the Planning Commission to please reject the latest Ascension Heights landscape plan until it includes a plan for planting on the Ascension slope. What was submitted did not have any details regarding who will plant the plants, what plants will be planted, how many will be planted, how big they will be, where they will go, or what the finished project will look like on the Ascension slope.

I trust that the Planning Commission will do their due diligence and not approve a plan that only is one in name and does not have any substance.

Thank you for your consideration!

Best,  
Agnes

Agnes Moser  
**SENGA Interior Design, Inc.**  
[amoser@sengadesign.com](mailto:amoser@sengadesign.com)  
650-346-7883

[sengadesign.com](http://sengadesign.com)



SENGA

## Janneth Lujan

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**From:** Gary Trott 1 <gatrott@comcast.net>  
**Sent:** Tuesday, February 26, 2019 5:12 PM  
**To:** Planning\_Commission  
**Cc:** 'Gary Trott 2'  
**Subject:** PLN 2002-00517 revised 27-February-2019

Dear Planning Commission

Please reject the new landscaping plan for project PLN2002-00517. It is to be reviewed on 27-Feb-2019.

The original project approval was predicated upon the nice landscaping promises from the developer that included an open space trail and actions to control the erosion problem on the western side of the property. After coming back for a second time, he barely has a plan consistent with the original proposal.

But where is the *verification that responsible* actions will happen? How many plants will be needed to control the erosion on the southwestern sides? Will there be water to keep the plants alive? Squirt a little hydroseed and call it good enough? Where is the bond protection to cover expenses if or when the erosion problem resurfaces within 10years?

I am sure the good folks over in Cal-Fire have many contractors capable of restoring hillside vegetation after wildfires.

Regards  
Gary Trott  
1215 Parrott Dr.

## Janneth Lujan

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**From:** Brian Novy <Brian@pomaresco.com>  
**Sent:** Tuesday, February 26, 2019 5:24 PM  
**To:** Planning\_Commission  
**Subject:** Ascension Heights

To Planning commission:

Please reject the latest Ascension Heights landscape plan until it includes a plan for planting on the Ascension slope.

Thanks,  
Brian & Laurie Novy  
1471 Ascension Drive  
San Mateo, CA 94402

**Janneth Lujan**

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**From:** John Draper <jdraper@csus.org>  
**Sent:** Tuesday, February 26, 2019 2:18 PM  
**To:** Planning\_Commission  
**Subject:** Water tower hill development and planting

My name is John Draper at 1836 Los Altos Dr. San Mateo, 94402

I request that you hold the water tank developer to his word and require that they repair and plant the horrible slope above Assension and also that the develop a walking trail on the property as officially promised.

Thank you,

John

Sent from my iPad

## Janneth Lujan

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**From:** Marc Malardino <marcmtllc@aol.com>  
**Sent:** Tuesday, February 26, 2019 2:31 PM  
**To:** Planning\_Commission  
**Subject:** Ascension Heights

Hello;

As a neighbor of the proposed above referenced development, I respectfully request that the Planning Commission reject the latest landscape plan that has omitted who will plant the plants, what type, size and how many plants will be planted on the Ascension slope, and how this part of the project will look when completed.

Thank you,

Marc Malardino  
28 Valley View Ct  
San Mateo 94402  
650 678 8112 Cell

Sent from my iPad

## Janneth Lujan

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**From:** Mikulic <mikulic@sbcglobal.net>  
**Sent:** Tuesday, February 26, 2019 7:14 PM  
**To:** Planning\_Commission; Janneth Lujan  
**Cc:** Barbara Mikulic  
**Subject:** Ascension Heights

Please please do not approve the plan until the developer has met ALL THE REQUIREMENTS of your department and includes a landscape plan for the Ascension hillside. This developer has not maintained this property over the years. He has allowed the grasses to grow high and put our community at risk for a devastating fire. We need to hold him accountable with a specific plan of trees and shrubs on the Ascension hillside..our community has serious fire and erosion issues that must be addressed with a detailed landscape plan.

We are counting on you to protect our community.

Thank you very much,

Dr. And Mrs. Stephen Mikulic

132 CSM Drive

San Mateo, CA

650-533-2350

Sent from my iPad

## Janneth Lujan

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**From:** m g <marvingin@yahoo.com>  
**Sent:** Tuesday, February 26, 2019 7:33 PM  
**To:** Planning\_Commission  
**Subject:** Ascension Water Tank project

Planning Commission,

Reject the latest Ascension Heights landscape plan until it includes a plan for planting on the Ascension slope.

Marvin Gin

## Janneth Lujan

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**From:** Marie O'Rourke <marieorourke101@gmail.com>  
**Sent:** Tuesday, February 26, 2019 9:47 PM  
**To:** Planning\_Commission  
**Subject:** Ascension-heights subdivision project

We in the surrounding neighborhoods have been averse to this project from the onset. We are worried about the environment -plants, animals, ground - itself that presently exists. We have lived here many years and invested in our own landscaping and maintenance for erosion - both wind and water - to protect the environment and increase the beauty of the surrounding hills.

Now, we are faced with yet another broken promise by the developer concerning the landscaping project. It seems one of the most sensitive parts of the terrain ( Ascension slope) and most likely to cause future landslides or erosion is going to be ignored - or worse, be affected by the land moving and heavy equipment in a highly negative manner. The slopes ALL AROUND and IN this project need to be planted with APPROPRIATE plants (non-invasive) and maintained! Heavy equipment, earth movement and displacements, redirected underground water table, land full of gopher/rodent tunnels are all factors to a disaster in the making.

Given the fact that this open area has not even been maintained for fire prevention, it seems ludicrous to 'assume' that the developer will do what he promised. It seems like a quick 'get in and get the money' type proposition.

This project needs to have a strict contract of exact specifications of 'what, when, where, how" is to be enacted before the project is approved. This developer consistently shows lack of respect for the Board and the community by making 'promises' - some even in writing - then when revisions are submitted, vital pieces are omitted with the expectation the Board will approve the new submissions or offers of promises to be passed. So far the developer has been successful in his efforts - possibly because of the rush to provide new homes to satisfy the need to 'in-fill' and/or increase the tax base in our community.

This land area *could* be a prime showcase for homes, but this project has no over-sight for the homes that will be built on each lot, as compared to the surrounding communities that had to have submitted floor plans and a architectural approvals of various kinds before the members of *then* Boards would grant buildings - and this was even BEFORE many of the environmental dangers were known concerning the hills on which our homes are built. This leaves open the law suits that will be levied on potential builders and the Board when the home structures are to be built. Please remember that the developer is not the builder; he is only 'preparing the land' for future lot sites which may be left for indeterminate lengths of time before selling and building. This will only prolong the problems cited so many times in the past in opposition to the whole project.

I am personally worried about the 50-60 year old trees that have been planted and maintained on the San Mateo Oaks Homeowners property to prevent erosion behind the homes on CSM Drive. When we bought these brand new homes, it was suggested to all of us to plant up the hill area for our own protection. We did. These trees cannot be replaced if damaged because of their age and root systems established in the ground. The "Oops, so sorry to have harmed the trees" or the unfulfilled promises of planting the Ascension slope is not acceptable. Once this project is approved by the Board, there is no going back - the lawyers for the developer will have the signed contracts.

Thank you for considering the above request.

Sincerely,

Mrs. Thomas (Marie) O'Rourke  
124 CSM Drive

## Janneth Lujan

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**From:** Suzanne Kennedy <suzannekennedy1@yahoo.com>  
**Sent:** Tuesday, February 26, 2019 10:45 PM  
**To:** Planning\_Commission; Janneth Lujan  
**Subject:** Ascension Heights Landscape plan

Dear Planning Commission,

I am submitting my comments in writing as I am unable to attend the Planning Commission meeting tomorrow, Wednesday, February 27, 2019.

I have reviewed the resubmitted landscape plans for the Ascension Heights Subdivision. I do not think the resubmitted plans adequately address the directives given by the Planning Commission to the Applicant at the December 12, 2018, Planning Commission meeting. Therefore I ask that you do NOT approve the landscape plans.

Although the resubmitted plans do reintroduce the walking trail that was left off the November plans (which the applicant erroneously argued he had not promised to build yet had, in fact, presented at earlier meetings as his "favorite part of the development"), the resubmitted plans are missing several very important other requirements.

First of all the resubmitted plans do not include sufficient measures to protect existing trees on neighboring properties, as the applicant was required to show. Secondly, and most importantly, the current plans do NOT include plantings on the Ascension hillside. This was an important and required aspect to the planting plan and the overall project. Without the inclusion of the plans for this hillside, the County and the community are left in the dark as to what, if anything, would eventually be planted there. The applicant has previously stated that fixing up the Ascension hillside would be major benefit to the neighborhood and would improve erosion issues on the hill. In the November 2018 plan the applicant did an about-face on earlier statements and said their landscaping consultant said they could not provide any plantings on the hillside due to safety concerns. With the Planning Commission's rejection of that plan in December 2018, the applicant was again asked to include a plan to address plantings on the hillside.

Without these required inclusions, this report is, at best, incomplete, and at worst, another example of the applicant not following through on commitments and providing sub-par written plans.

I beg you NOT to approve the landscaping plan until the applicant has met ALL the requirements of the Planning Department.

Sincerely,  
Suzanne Kennedy  
1745 Los Altos Dr  
San Mateo, CA 94402

## Janneth Lujan

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**From:** Suzanne Kennedy <suzannekennedy1@yahoo.com>  
**Sent:** Tuesday, February 26, 2019 10:45 PM  
**To:** Planning\_Commission; Janneth Lujan  
**Subject:** Ascension Heights Landscape plan

Dear Planning Commission,

I am submitting my comments in writing as I am unable to attend the Planning Commission meeting tomorrow, Wednesday, February 27, 2019.

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Without these required inclusions, this report is, at best, incomplete, and at worst, another example of the applicant not following through on commitments and providing sub-par written plans.

I beg you NOT to approve the landscaping plan until the applicant has met ALL the requirements of the Planning Department.

Sincerely,  
Suzanne Kennedy  
1745 Los Altos Dr  
San Mateo, CA 94402

## Janneth Lujan

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**From:** Liesje Nicolas <highlandscapresident@gmail.com>  
**Sent:** Tuesday, February 26, 2019 11:08 PM  
**To:** James Castaneda; Steve Monowitz; Janneth Lujan; Planning\_Commission  
**Cc:** Craig Nishizaki; Nagle Laurel  
**Subject:** PLN 2002-00517, Ascension Heights Landscape Plan

THE SAN MATEO HIGHLANDS COMMUNITY ASSOCIATION  
1851 Lexington Avenue, San Mateo, CA 94402

HighlandsCommunity.org

February 26, 2019

**RE: PLN 2002-00517, Ascension Heights Landscape Plan**

Dear Planning Commission,

The landscape plan submitted for the Ascension Heights subdivision is again incomplete for the hearing on 2/27/2019. Please do not approve this incomplete plan. The applicant has not addressed the Planning Department requirement, Item #3, from the Planning Department presentation 12/12/18, the requirement for additional plantings on the southwestern slope of the site, as shown on the plans that were approved by the Board of Supervisors.

The plans that were approved by the Board of Supervisors showed trees and shrubs planted over the entire Ascension hillside. This hillside is the view for a large number of homes in the Highlands neighborhood. We were promised a view of a restored hillside covered in vegetation.

Requiring the developer to incorporate "additional shrubs" into the repair of the eroded areas is not enough. Please require him to draw up a landscape plan showing the placement of trees and shrubs on the entire Ascension hillside similar to that shown in the original plans as approved by the Board of Supervisors. Only then, will we see what the hillside will look like and have a record on paper to hold the developer accountable for the plan. Please do not approve this incomplete landscape plan.

Thank you for your consideration.

Sincerely,

Liesje Nicolas

Highlands Community Association, President

## Janneth Lujan

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**From:** Suzanne Kennedy <suzannekennedy1@yahoo.com>  
**Sent:** Tuesday, February 26, 2019 10:45 PM  
**To:** Planning\_Commission; Janneth Lujan  
**Subject:** Ascension Heights Landscape plan

Dear Planning Commission,

I am submitting my comments in writing as I am unable to attend the Planning Commission meeting tomorrow, Wednesday, February 27, 2019.

I have reviewed the resubmitted landscape plans for the Ascension Heights Subdivision. I do not think the resubmitted plans adequately address the directives given by the Planning Commission to the Applicant at the December 12, 2018, Planning Commission meeting. Therefore I ask that you do NOT approve the landscape plans.

Although the resubmitted plans do reintroduce the walking trail that was left off the November plans (which the applicant erroneously argued he had not promised to build yet had, in fact, presented at earlier meetings as his "favorite part of the development"), the resubmitted plans are missing several very important other requirements.

First of all the resubmitted plans do not include sufficient measures to protect existing trees on neighboring properties, as the applicant was required to show. Secondly, and most importantly, the current plans do NOT include plantings on the Ascension hillside. This was an important and required aspect to the planting plan and the overall project. Without the inclusion of the plans for this hillside, the County and the community are left in the dark as to what, if anything, would eventually be planted there. The applicant has previously stated that fixing up the Ascension hillside would be major benefit to the neighborhood and would improve erosion issues on the hill. In the November 2018 plan the applicant did an about-face on earlier statements and said their landscaping consultant said they could not provide any plantings on the hillside due to safety concerns. With the Planning Commission's rejection of that plan in December 2018, the applicant was again asked to include a plan to address plantings on the hillside.

Without these required inclusions, this report is, at best, incomplete, and at worst, another example of the applicant not following through on commitments and providing sub-par written plans.

I beg you NOT to approve the landscaping plan until the applicant has met ALL the requirements of the Planning Department.

Sincerely,  
Suzanne Kennedy  
1745 Los Altos Dr  
San Mateo, CA 94402

## Janneth Lujan

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**From:** Kim Ricket <kim.ricket@gmail.com>  
**Sent:** Tuesday, February 26, 2019 11:50 AM  
**To:** James Castaneda; Steve Monowitz; David Burruto; Janneth Lujan; Planning\_Commission  
**Subject:** Ascension Heights Incomplete Landscape Plan

Dear Planning Commission,

Please do not approve the latest version of the "landscape plan" for the Ascension Heights subdivision. It does not meet the requirements set forth by your own Planning Department in their presentation at the 12/12/18 Planning Commission meeting, or in the 12/24/18 Letter of Continuance issued by the Planning Department. Specifically, the applicant has failed to address item #3, the requirement for additional plantings on the southwestern slope of the site (the Ascension Drive side), as shown on the plans approved by the Board of Supervisors.

The applicant has not only specifically failed to address item #3 in the current plans, he has also failed to indicate that there is any plan in the works to provide for the planting of trees and shrubs on the Ascension slope. Mowat and Associates, although skilled at traditional subdivision landscaping, have already stated that they are not capable of planting on the slope in the "restoration" manner suggested by Commissioner Ketcham. Even if the applicant were to promise to plant trees and shrubs, we have no idea who would be planting them, what size would be planted, how many would be planted, where they would be planted, how they would be planted, or what the finished project would look like. In other words, there is no finished landscape plan up for public commentary as required by the Board of Supervisors, and you would be approving a landscape plan that does not yet exist.

Furthermore, given that the applicant has also shown a willingness to ignore, disregard, or reinterpret the conditions placed on him by the Planning Department, we do not feel that a simple written condition requiring him to plant on the Ascension hillside will be enough. The applicant should be required to produce an actual landscape plan, showing the types, quantities, sizes, and locations of proposed plantings on the Ascension slope, and how those will interact with and screen any irrigation, drainage, or erosion control installations. This plan should be available for 30 day public commentary, and should require approval by the Planning Commission.

I know that we are all tired of debating the details of this project, but it was the applicant's desire to bring the incomplete landscape plan before you, and he should not be rewarded for failing to do what was asked of him by the Planning Department. Please do not approve this incomplete landscape plan, and ask that the applicant re-submit it for a 30 day public review once he has created a landscape plan for the Ascension slope.

Thank you for your time,

Kim Ricket  
1625 Ascension Drive  
San Mateo Oaks Homeowners Association

## Janneth Lujan

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**From:** Allen <allenscars1940@gmail.com>  
**Sent:** Tuesday, February 26, 2019 12:25 PM  
**To:** Planning\_Commission  
**Cc:** rdwthsmc@gmail.com  
**Subject:** Water Tank Hill Project-Ascension Drive

To: San Mateo planning commission

I ask that you not approve this project until the details of the landscaping are specifically delineated.

Thank you,

Allen Abraham

1647 Ascension Drive

Sa Mateo, Ca 94402

Sent from my iPhone

## Janneth Lujan

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**From:** Amy Hawman <amy\_hawman@sbcglobal.net>  
**Sent:** Tuesday, February 26, 2019 1:53 PM  
**To:** Planning\_Commission  
**Subject:** Please reject Ascension Heights landscape plan

Dear Planning Commission,

I am a Baywood Park resident living 2 blocks from the bottom of the proposed Ascension Heights development. I attended the planning commission meeting in early December, and appreciated your ruling regarding "implementation of planting and vegetation as part of erosion repair on the southwest slope of the subject site." I walk my dogs daily on Ascension Drive at the bottom of this slope, and I regularly see the erosion that is occurring with each new rainfall, and I concur that a proactive approach to this hillside is required to make the houses at the top safe and marketable.

The newly submitted plan lacks any planting that would address your directive or my concern, so I would like to strongly request that you deny the updated landscaping plan that has been submitted and will be discussed during your meeting tomorrow. Unfortunately I am unable to attend tomorrow's session, but I look forward to hearing the details of your detailed review of the plan and community comments after tomorrow's meeting.

I would be happy to reply to any questions via email.

Thank you for your consideration.

Best regards,

Amy Hawman  
1475 Ascension Drive  
San Mateo

## Janneth Lujan

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**From:** Lyn Haithcox <lynhiho@att.net>  
**Sent:** Tuesday, February 26, 2019 2:05 PM  
**To:** Planning\_Commission  
**Cc:** James Castaneda; Janneth Lujan  
**Subject:** Water Tank Hill

Dear Planning Commissioners,

The latest proposal from the developer is severely lacking as it does not include information about planting on the Ascension side of the hill.

I urge you to reject this plan and require the developer to submit detailed information about the plants - type, size, placement etc. and irrigation on the hill.

The deep crevasses that continue to erode and the necessity to try to maintain some stability of the soil require a careful, clear and thoughtful plan – not one left to chance. The possibility of slides is considerable as can be seen even by the casual observer.

Please reject the current proposal and require that the developer do his job in a detailed, thorough and proper manner.

Respectfully submitted,

Marilyn Haithcox

1486 Ascension Drive



Virus-free. [www.avast.com](http://www.avast.com)