

**From:** [Nancy Kay Metzger](#)  
**To:** [Planning Commission](#)  
**Subject:** Fw: 634 Palomar Drive - 730 Loma Court Neighbor Concerns and Questions 6-20-2023  
**Date:** Thursday, June 22, 2023 8:34:48 AM  
**Attachments:** [Outlook-4bebj32v.png](#)  
[IRWIN - Letter RE 634 Palomar Drive Concerns 6-20-2023.pdf](#)

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Good morning,

This is the email that I attempted to send on Tuesday afternoon. I had the wrong wmail address so it wasn't delivered. I now have the correct email address. Please acknowledge that you received this email.

Please find attached letter and back up documentation from Terence and Elaine Irwin regarding the proposed new home at 634 Palomar Drive. Their property at 730 Loma Court is directly above 634 Palomar Drive. Mr. Irwin has concerns and questions. He can be reached via cell 650.222.3990 and email [terryirwin@irwinfisher.com](mailto:terryirwin@irwinfisher.com).

Thank you,

Nancy Kay Metzger  
Office Manager & Project Coordinator



1209 Eaton Ave, STE 2

San Carlos, Ca 94070

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F: 650.591.7278

E: [nancymetzger@irwinfisher.com](mailto:nancymetzger@irwinfisher.com)

June 20th, 2023

Total # of pages - 12  
Letter & Attachments

Planning Commission  
455 County Center, 2<sup>nd</sup> Floor.  
Redwood City, CA 94063  
Planning [commission@smcgov.org](mailto:commission@smcgov.org)

**Our Property Location**

Terence & Elaine Irwin  
730 Loma Court  
Palomar Park, CA 94062

**Regarding**

Permit# PLN2020-00251  
634 Palomar Drive  
Palomar Park, CA 94062

Dear Committee members,

My name is Terence Irwin. My wife, Elaine, and I live directly above 634 Palomar Drive. We have lived here since 1994 where we raised our family. Our hill in Palomar Park is fragile and we have personally witnessed several slides. The worst one being at the end of Los Cerros where the earth gave way and the house below 738 Loma Court was underlain with 4 feet of mud and earth in the early 80's. Subsequently 738 Loma Court has dealt with expensive slide mitigations as well as 634 & 636 Palomar Drive.

Our property is experiencing some signs of movement as well, which has been intensified by illegal grade cuts of 634 that have been performed prior to current ownership. These have jeopardized our property and have yet to be mitigated even after a letter sent to the County on February 26<sup>th</sup>, 2014. At this point I fear this as a closed issue, and I am left with 4' steel stake and plywood walls to support our property. No one has contacted me from San Mateo County as to any kind of resolution to date. In the essence of time here are my questions that I would like considered and answered.

- 1) Upon review of the existing topo survey and new grading plan it appears that new contour profiles are proposed at the illegal retaining wall area. If I am understanding this correctly this will fill in above wall elevation 111' to approximately 114' to the North property boundary. Without Geotech documents I would like to know how this will be constructed and not create future issues and how it will buttress my property and protect it from future slippage? Is this the plan in lieu of a permanent retaining wall at this area?
- 2) We have objections regarding approving a variance for a septic collector tank 1500 gallon so close to our property and excavation disturbance at that area.
- 3) For the same reason we have objections to vegetation and tree removal at the Northwest boundary that are all healthy and weaving the hillside together preventing potential damage between all 3 properties at that corner. Per design review meeting tree removal was to be substantially mitigated. Are the trees at this area scheduled to be removed? Tree removal here should not be allowed.

- 4) The new house site location will include substantial grading cuts. If approved shoring must be required as this poses a risk to our property directly above during construction and concrete curing time. Excavation must not be allowed during winter. Substantial grade cuts and fill should require Geotechnical supervision. Is there a shoring plan designed by the structural engineer? What is the plan if ground water is encountered?
  
- 5) Light pollution. We have enjoyed privacy and beautiful morning & night vistas. The new home presents large windows facing our property and skylights that will be like flood lights to us at night. We ask that the skylights be deleted from the current plan, especially since the roof is now tilted towards our property and that the rear facing windows be screened. Lighting should be shrouded so our privacy and viewpoints are respected. This point should be observed throughout the entire construction process.

#### **ATTACHMENTS**

- Pictures of 634 Lot which backs up to the fence between 634 Palomar Drive & 730 Loma Court.
- Plot Map showing location of 730 Loma Court & 634 Palomar Drive.
- Original Letter sent to San Mateo Planning & Building Department as well as the Environmental Health Services Division dated February 26, 2014.
- Highlighted GK Engineers Topographic Survey 1 page.
- Highlighted Lea & Braze Engineering Grading & Drainage Plan 1 page.
- Highlighted M-Designs Architects pages A1.1, A4.1 & A6.3.

Thank you for your time and consideration.

Sincerely,

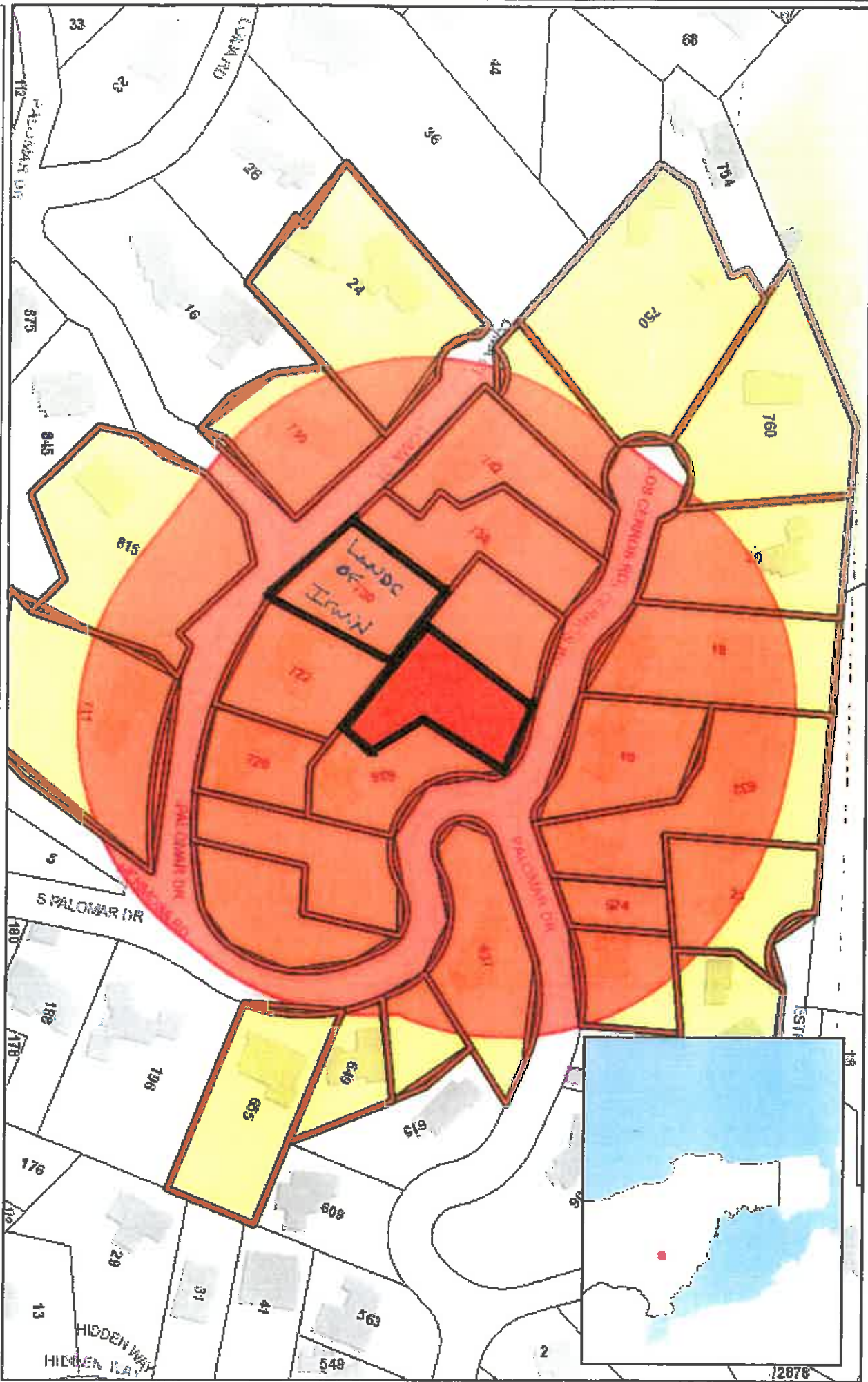
A handwritten signature in black ink, appearing to read 'Terence Irwin', with a horizontal line extending to the right.

Terence Irwin  
730 Loma Court  
Palomar Park, CA  
650.222.3990



Natural  
grass before  
fence  
grazing





0.07  
0  
0.04  
0.07 Miles

WGSS, 1984, Web Mercator, Auxiliary, Sphere  
© Latitude Geographics Group Ltd.

1:2,257

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

San Mateo Planning & Building Department  
455 County Center, 2n Flr  
Redwood City, CA 94063

February 26, 2014

Environmental Health Services Division  
2000 Alameda De Las Pulgas, Ste 100  
San Mateo, CA 94403

**RE: 634 Palomar Drive APN 051-022-380**

The neighbors adjoining and adjacent to 634 Palomar Dr. would like this letter to serve, upon the County of San Mateo, as formal concern and objection regarding the extreme illegal grading and potential development of this parcel of vacant land.

For an extended amount of years the previous owner and or lessee illegally graded this parcel, including extending a driveway and trying to create a level area on this extremely sloped parcel. The illegal grading consisted of moving hundreds of cubic yards of soil within slopes over 50%, cutting into banks, and building make shift retaining walls. This illegal grading jeopardizes the adjoining parcels and has significantly altered drainage. A stop work notice has been filed by the County, however to date there has been no remedy forced upon the property owner.

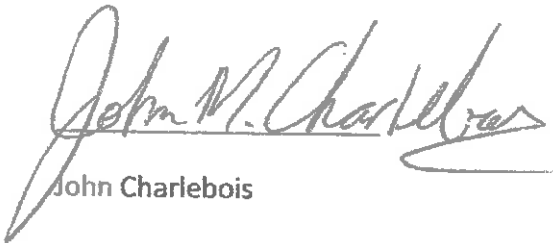
The parcel has now been listed for sale with the anticipation of development into a single family residence. The previous owner conducted a percolation test however there is much question if the testing areas were subject to the illegal grading and fill which encompassed almost the entirety of the parcel. Currently two existing homes above on Loma Ct. have leach fields sloping towards this vacant parcel. There is also an existing home with a leach field, on an extreme slope, positioned directly below the vacant parcel. In addition, there is a vacant parcel adjacent on Los Cerros that has active slide activity due to aquifers and visual springs. Historical records indicate three separate slides (two demolishing houses and one severely damaging the County roadway of Los Cerros.

We hope that Environmental Health staff as well as the Engineering and Geology Division of the Building Department will take into consideration all the 50% slopes surrounding this parcel and that past percolation tests were most likely conducted on illegally graded and filled portions of the parcel. As well as the fact that any new leach fields constructed onto this vacant parcel would create a condition where there would be 4 leach fields, on or near significant slopes, in line with each other in a contiguous arrangement where already known active springs, saturated hillsides and slide activity exist.

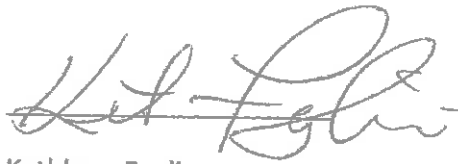
The recent frenzy of residential construction in San Mateo County should not necessitate the forcing of a substandard vacant parcel with slopes over 50% into a buildable parcel. The impacts upon the multiple neighboring properties are immitigable until the community of Palomar Park has the opportunity to connect to a municipal sanitary sewer system.



Terry Irwin



John Charlebois



Kathleen Fagliano

cc. Jay Mazzetta, SMC Building

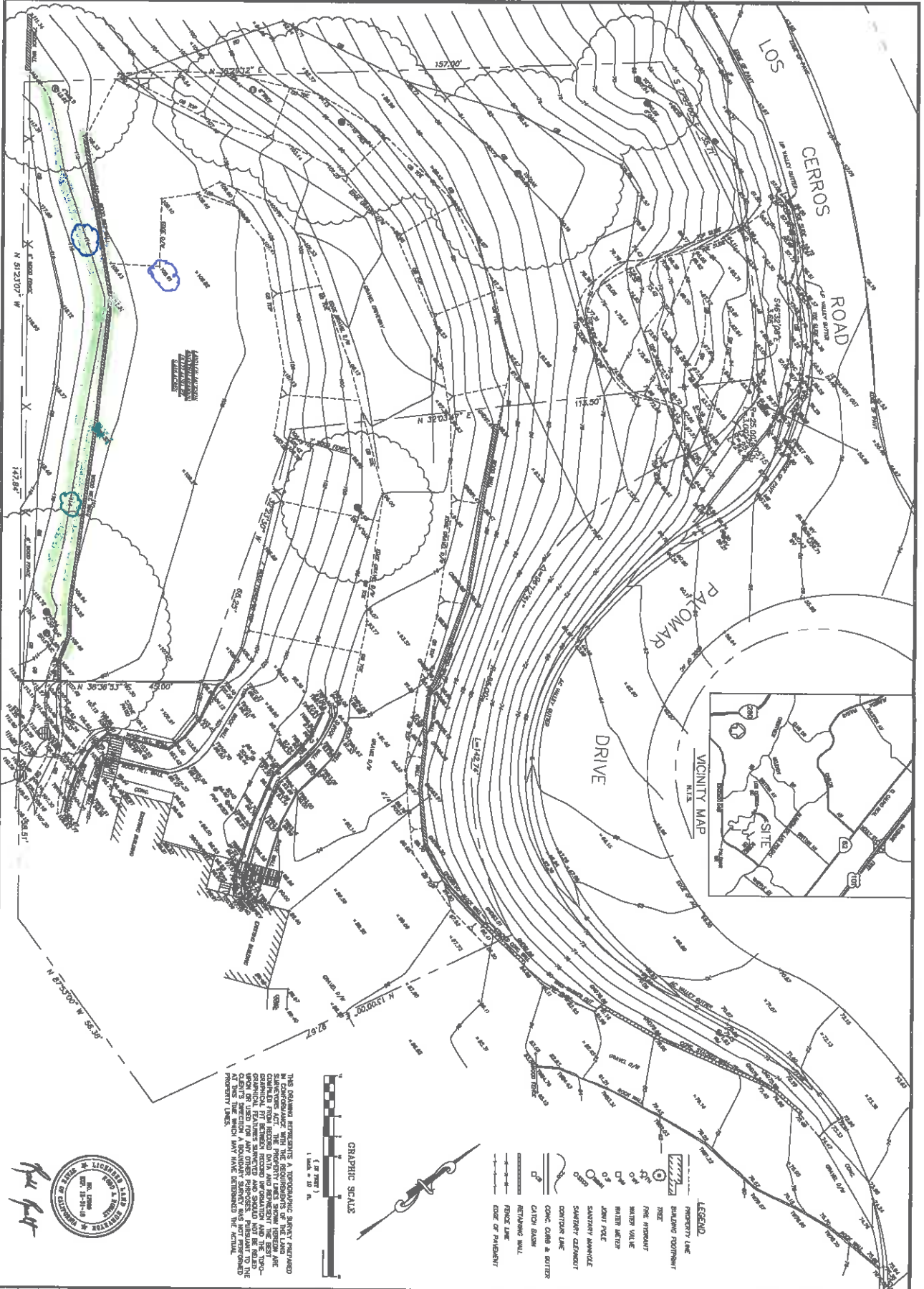
Dave Holbrook, SMC Planning

Summer Burlison, SMC Planning

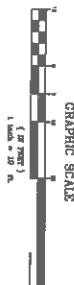
Stan Lo, SMC Environmental Health



THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.



THE EXISTING IMPROVEMENTS, A TOPOGRAPHIC SURVEY, AND STAKING WORK AT THE PROPERTY LINES SHOWN HEREON ARE GRAPHICAL FIT BETWEEN RECORDED INFORMATION AND THE TOPOGRAPHICAL FEATURES SHOWN AND SHOULD NOT BE DEPENDENT ON THE CLIENT'S SURVEYING & BOUNDARY SURVEY AND NOT PERFORMED PROPERTY LINES.

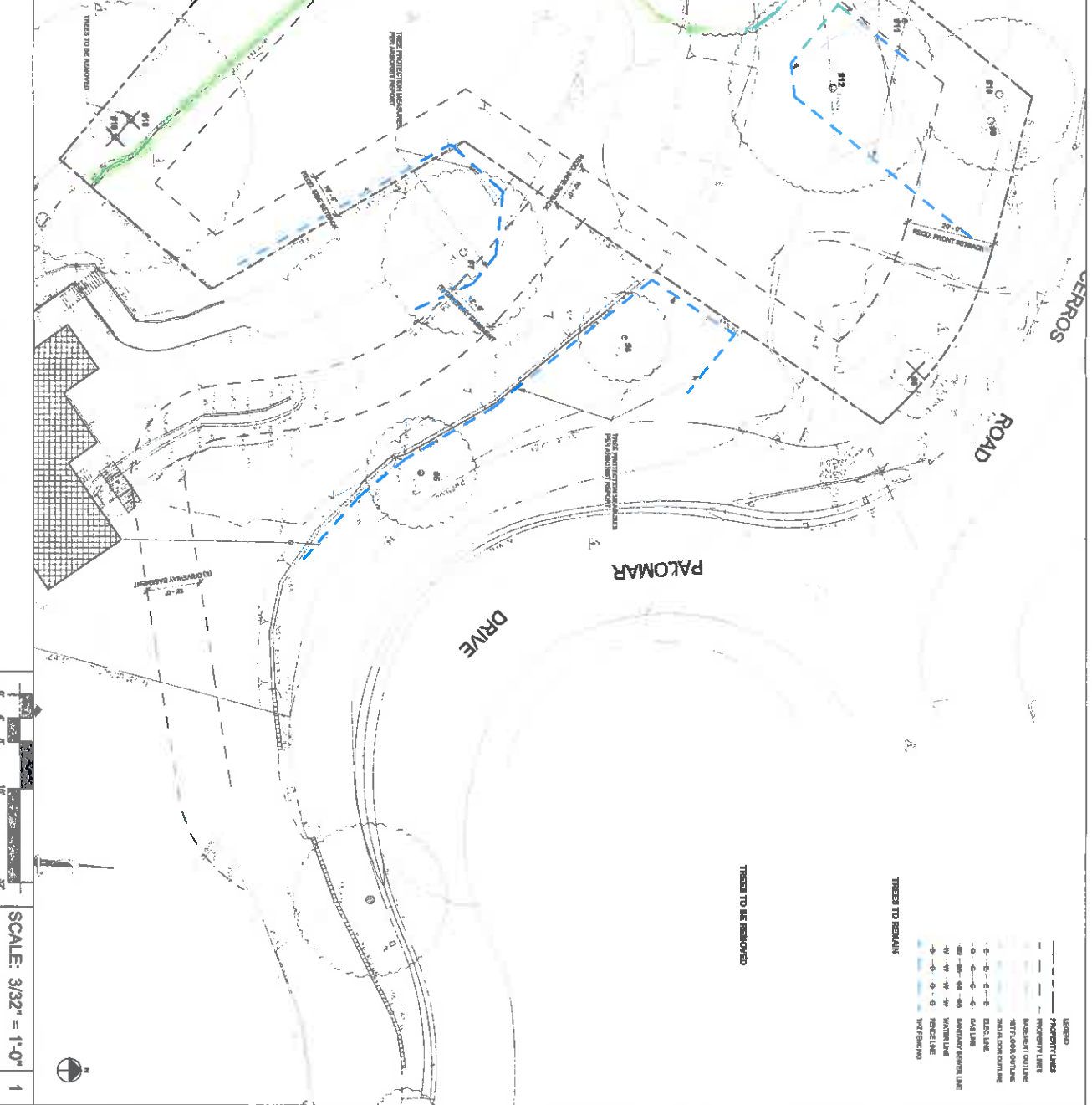


- LEGEND**
- PROPERTY LINE
  - BUILDING FOOTPRINT
  - THESE
  - THE PROBABLY
  - BUILDING VALUE
  - WATER AFTER
  - ADJUSTMENT
  - SAVING BOUNDARY
  - SAVING CEMENT
  - CONCRETE LINE
  - CATCH BASIN
  - REINFORCING BULL
  - FENCE LINE
  - EDGE OF PAVEMENT

DATE 3/24/17	DRAWN BY E.T.	REVISIONS	SCALE 1"=10'	CHECKED BY	DATE	634 PALOMAR DRIVE		<b>GK Giuliani &amp; Kull, Inc.</b> 4880 Stevens Creek Blvd, Suite 200, San Jose, CA 95128 (408) 615-4000 Fax (408) 615-4004 Auburn ■ San Jose ■ Oakland
						REDWOOD CITY, CALIFORNIA		
1	1							



(E) SITE PLAN / TREE PROTECTION MEASURES



SCALE: 3/32" = 1'-0" 1

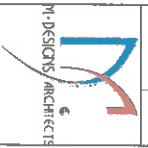
- LEGEND
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INTERIOR DESIGN PACKAGE

(E) SITE PLAN / TREE PROTECTION MEASURES

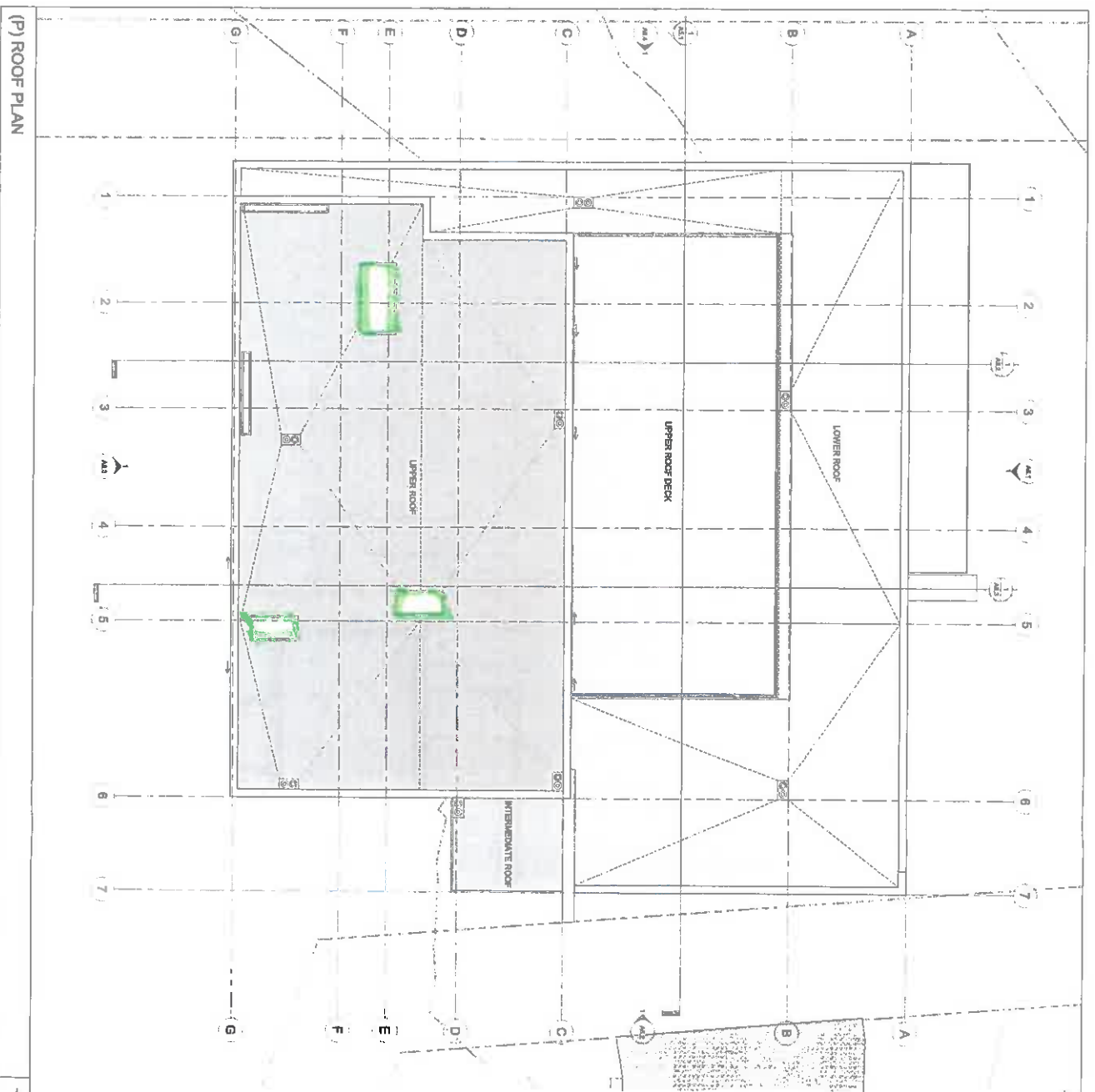
NEW RESIDENCE AT  
634 PALOMAR DRIVE  
REDWOOD CITY, CA 94062

10 DESIGN ARCHITECTS  
4401 NORTH EL CAMINO REAL, SUITE 200  
REDWOOD CITY, CA 94062  
Tel: 650.345.1000  
Fax: 650.345.1001  
www.10design.com



04/22/2020  
A1.1

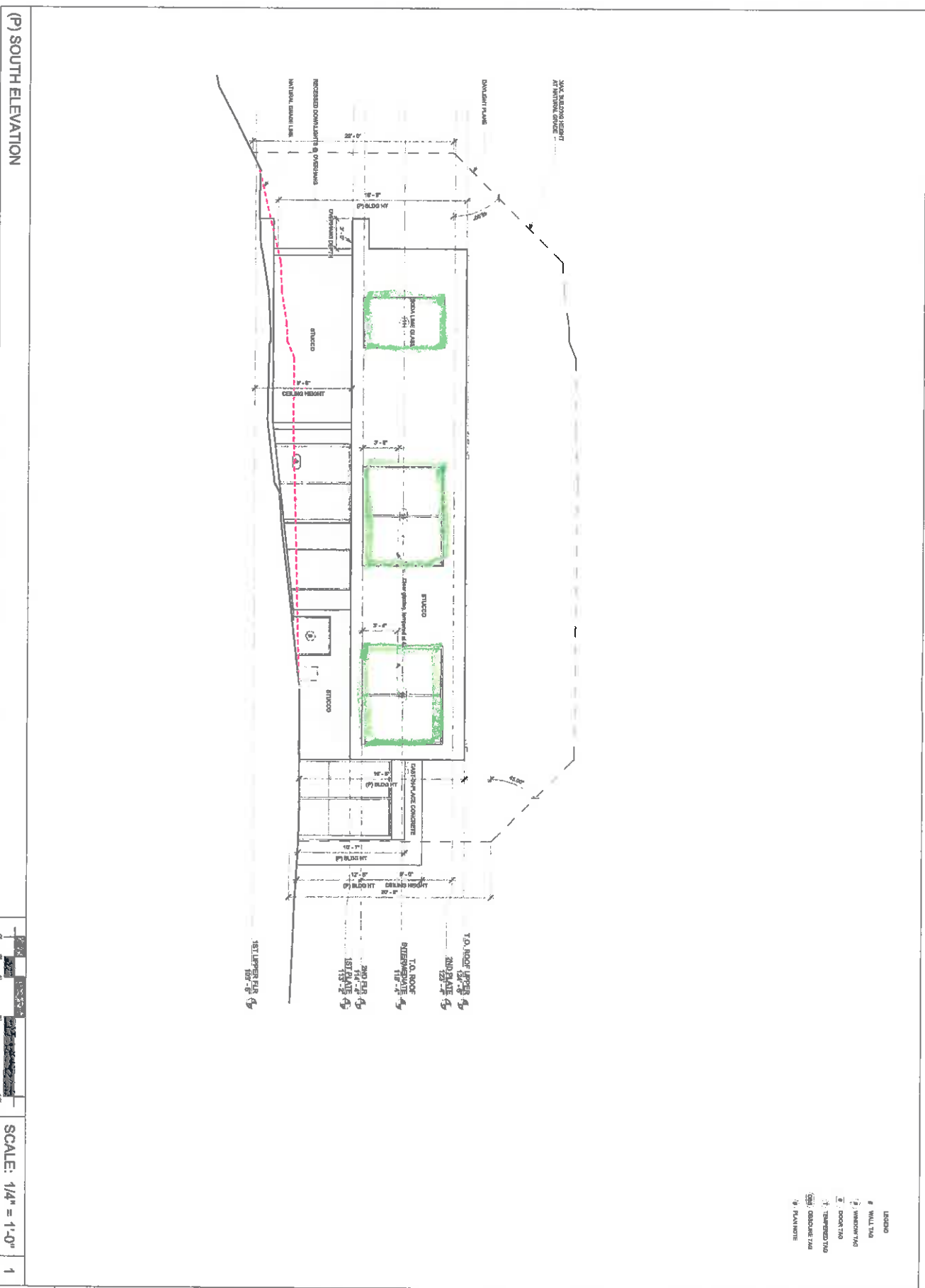
NOTE: THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS A ROOF.



(P) ROOF PLAN

SCALE: 1/4" = 1'-0"

<p>Development: 1/27/2020          Revision: 1/27/2020</p>	<p>M-DESIGNS ARCHITECTS          4133 15th Street          2nd Floor, Alamo Bldg #102          San Diego, CA 92108          Phone: 619-594-0000          Fax: 619-594-0001</p>	<p>NEW RESIDENCE AT          634 PALOMAR DRIVE          REDWOOD CITY, CA 94062</p>	<p>INTERIOR DESIGN PACKAGE</p> <p>(P) ROOF PLAN</p>	<p>A4.1</p>	<p>04/22/2020</p>
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(P) SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1

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- 3 WINDOW TYPE
- 4 WINDOW TYPE
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- 19 WINDOW TYPE
- 20 WINDOW TYPE

INTERIOR DESIGN PACKAGE  
(P) SOUTH ELEVATION

NEW RESIDENCE AT  
634 PALOMAR DRIVE  
REDWOOD CITY, CA 94062

M-DESIGN'S ARCHITECTS  
4111 WILSON AVENUE  
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Phone: 415-774-8888  
Fax: 415-774-8889  
www.mdesigns.com