



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

VIO2016-00139

Summary of Case Activity

Activity	Date Assigned	Done By	Status	Status Date
Enforcement I was called to go by and stop the grading work that was being done. When I got to the site a neighbor and contractor work are yelling at each other. I asked all work stop until I can figure out what was the problem. I had to contact the sheriff's office for a stand-by. They talked to everyone and calmed down the situation. The contractor was given the ok by Camille to continue work but with in the scope of the plans.	03/21/2017	Ana Santiago	Notes	03/21/2017
Enforcement 2/2/17 CML - Sent via email to Travis, after review of EC Plan: This looks fine to me. Please feel free to submit to the Building Department, unless you hear from Jean Demouthe or Peter Mundy that something needs to change. Please apply for an Encroachment Permit on my floor of 455 County Center with Adolfo at your earliest convenience.	02/02/2017	Camille Leung	Notes	02/02/2017
Enforcement 1/31/17 CML - Met with Owners Wife (Tania), Architect, Owner's lawyer (Mike R.), Project Civil (Travis), Project Geotech (Peter Mundy), County Counsel, Code Compliance, Jean De Mouthe, Diana Shu, Miles H., Jeremiah P., and Planning staff. We agreed that Travis will send a Revised EC plan by Thursday via email to Camille. I will review and Travis will revise as necessary and submit to Building by Friday. I will coordinate County review early next week. Revised EC Plan shall address: 1) Only work on property itself, unless authorized by off-site property owners, 2) Increase size of drawing, 3) show re-grading and compaction areas based on current grades including blending into existing surrounding grades, and 4) Apply for encroachment permit for work on Ocean (label Ocean).	01/31/2017	Camille Leung	Notes	01/31/2017
Enforcement This is the 2nd \$500 citation issued. The citation number is C02993	12/28/2016	Ana Santiago	Subsequent Citation	12/28/2016
Enforcement third citation issued due to no progression in the case. 3 SETS COMPLETE FROM SOIL ENGINEER AND ARCHITECT have not been received, and Civil plans & Soils report not submitted. Administrative Citation #C02990.	09/21/2016	Ana Santiago	Third Citation	09/21/2016
voided citation #C02990 and issued citation #C02991.	09/21/2016	Ana Santiago	Third Citation	09/21/2016
Enforcement 8/25/16 CML - Emailed this to applicant today: Hi Tania, Our Geotechnical Consultant (Jean DeMouthe) sent your consultant a geotechnical review letter on 8/15/16 for the proposed retaining wall (BLD2016-00745). As the subject permit application is in response to a Violation Case (VIO2016-00139), please have your consultant respond within 14 days of this email in order to avoid further citations and administrative fines (\$500 for third and additional violations within twelve (12) months). You may also explore returning the area to its natural state (re-grading to re-establish natural contours and re-vegetation), in consultation with a geotechnical consultant and biologist. The County would need to review and approve an analysis of this option and process required permits, prior to any implementation. Thank you	08/25/2016	Camille Leung	Notes	08/25/2016
Enforcement 7/28/16 CML - Visited site with Jean Demouthe (County's Geotechnical Consultant), accompanied many neighbors. Heard about possible impacts to neighboring properties from on-site work and discussed County enforcement status and process. County will issue 3rd citation along with a letter to the property owner over the next couple weeks.	07/31/2016	Camille Leung	Notes	07/31/2016
Enforcement second citation for \$200 C00063.	07/08/2016	Ana Santiago	Notes	07/08/2016
	07/08/2016	Ana Santiago	Second Citation	07/08/2016

They have not submitted a complete application.

Enforcement	05/24/2016	Michael Crivello	Notes	05/24/2016
Conversation with Travis (engineer) asked for extension to 06/10/16 to submit completed application. Stated he may be able to submit as early as 06/06/16.				
Enforcement	05/23/2016	Michael Crivello	First Citation	05/23/2016
Citation #@ C00166 \$100.00				
Enforcement	04/27/2016	Camille Leung	Notes	04/27/2016
CML - See Notes under SWN2016-00035				
Enforcement	04/26/2016	Michael Crivello	Violation Notice Sent	04/26/2016
Complaint Received	04/25/2016	Rita McLaughlin	Investigation	04/25/2016
Inspection - 001 Initial Inspection	04/26/2016	Michael Crivello	In Violation	04/25/2016
Investigation	04/25/2016	Michael Crivello	In Violation	04/25/2016



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BLD2016-00745

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Inspection - 111 Erosion Control	04/07/2017	Jeremiah Pons	Pass	04/05/2017
Public Works Review 4/5/17	04/05/2017	Alan Velasquez	Notes	04/05/2017
Awaiting sign off by geotech review. Geotech on Record recommendations, soil report, drainage runoff issues, etc. still needed.				
The assigned Public Works encroachment permit is DPW2017-00138 to clean up debris in the right of way. See Public Works notes from 2/6/17.				
Inspection - 111 Erosion Control	04/07/2017	Jeremiah Pons	Pass	03/28/2017
Inspection - 111 Erosion Control	04/07/2017	Jeremiah Pons	Pass	03/22/2017
Inspection - 111 Erosion Control	04/07/2017	Jeremiah Pons	Pass	03/14/2017
Planning Review 2/14/17 CML - Sent this email today for unpermitted work.	02/14/2017	Camille Leung	Notes	02/14/2017
Hi Travis,				
Our inspector went by today to observe the erosion control work. However, we saw drain work that was not a part of the scope of the EC plan or the recommendations by Peter Mundy. Please remember no BLD permit has been issued. Only the approved EC work is allowed.				
Please explain. Please stop all work that has not been permitted. The drain work needs to be reviewed by County Building and Geotechnical Staff.				
Erosion Control 2/7/17 CML - Revised EC Plan approved. Issued for EC work only. No pre-site inspection required as no-work under permit has been authorized.	02/07/2017	Camille Leung	Approved	02/07/2017
Geotechnical Review 2/3/17 CML - Jean sent email regarding Revised EC Plan only: it looks fine to me. should you also run it by Miles? J.	02/07/2017	Camille Leung	Notes	02/07/2017
Planning Review 2/7/17 CML - Revised EC Plan approved. Wall work which is the subject of this permit, has not been authorized, only EC work. Plan set 1/3 issued to Owner for EC implementation.	02/07/2017	Camille Leung	EC Review	02/07/2017
Planning Review 2/6/17 mjs - Resub. #5 - Route to Camille, planner of record.	02/06/2017	Camille Leung	Pending	02/06/2017
Public Works Review 2/6/17 dys: applicant needs an encroachment permit to work in the county right of way [for implementation of Revised EC Plan only].	02/07/2017	DPW Permits	Notes	02/06/2017
Building Review	02/03/2017	John Brennan	Resubmittal Received	02/03/2017
Geotechnical Review 1-31-2017 JFD - met w/ County counsel, planning, PW, Building + applicant's representatives re erosion control and proposed retaining wall	01/31/2017	Jean Demouthe	Notes	01/31/2017
Planning Review Routed to Camille	01/26/2017	Melissa Ross	Pending	01/26/2017
Building Review 1/24/17 AWC - Need Retaining wall calculations. Spoke with engineer. Waiting for calculations thru e-mail.	01/24/2017	Alice Chen	Pending	01/24/2017
	01/24/2017	Alice Chen	Conditional Approval-Pendi	01/24/2017

1/24/17 AWC - No Building comments. Pending approvals by others.

Building Review	01/23/2017	Paula Thomsen	Resubmittal Received	01/23/2017
RESUBMITTAL # 4 - pvt - 01/23/2017 Revised sheet S1.0 wall details based on geotechnical recommendations				
Geotechnical Review	01/11/2017	Jean Demouthe	Notes	01/11/2017
1-11-2017 JFD - met w/ Camille L & Jeremiah Pons to set up field visit				
Planning Review	01/11/2017	Camille Leung	Notes	01/11/2017
1/11/17 CML - Sent the following email to the owner today:				

Hi Anish,

Sorry to hear that the property and the house has experienced movement as a result of the recent heavy rains. To ensure proper temporary and long-term stabilization of the site, please implement actions that the County requested ASAP. They are:

1. Make the remaining changes to the submitted Erosion Control Plan (EC Plan) requested by the County on 11/28/16:

a. The EC plan needs to show (Provide revised EC plans to the Building Department by 12/8/16---deadline passed). Please submit revised plans ASAP:

- No off-site work can be shown on the plans unless authorization from the property owner(s) is provided to the County. [This was a comment from my 10/19/16 email].
- Show location of trench to be backfilled
- Restore grade to natural contours

b. Erosion control measures, as proposed and with suggestions by staff, should be implemented. If necessitated by the civil or geotechnical engineer, this can be done prior to approval of the EC Plan by the County. However, the scope of EC Measures should not exceed EC plans as proposed and modified by the County.

2. Adequately address Geo Comments (attached) on the permanent stabilization measures (BLD2016-00745) ASAP.

3. Please call Joan Kling (Code Compliance, 650-363-4011) this week. The County is interested in talking to the owner directly to make sure the owner understands the County's requests. A Citation was issued on 12/28/16, with a deadline of today. Pay all citation fines and implement measures described above within 2 weeks (by January 25, 2017) to avoid further enforcement procedures, including recordation of a violation on the property title.

4. FYI - Our County Geologist plans to inspect potential damage to this and nearby properties within a week to determine if a change in the course of action is necessary to mitigate any emergencies.

Thanks

Geotechnical Review	11/28/2016	Jean Demouthe	Notes	11/28/2016
11-28-2016 JFD - met w/ Camille Leung re status of erosion control in place and proposed; still waiting for review response				
Planning Review	11/28/2016	Camille Leung	Notes	11/28/2016
11/28/16 CML - Reviewed EC Sheet with Jean.				

1. The EC plan needs to show (Provide revised plan by 12/8/16):

- No off-site work unless authorization from the property owner(s) is provided to the County.
- Show location of trench to be backfilled
- Restore grade to natural contours

2. Please provide an update regarding the status of the area of work and the adequacy of existing erosion controls, and any recommendations for repair, with the storm last Friday, by 12/1/16.

See Jeans comments on permanent work.

Geotechnical Review	11/08/2016	Jean Demouthe	Pending	11/08/2016
11-8-2016 JFD - sent second review sheet based on resubmitted report & plans, awaiting response from consultant				
Planning Review	10/19/2016	Tiare Pena	Pending	10/19/2016
Forward to Camille for review				

Resubmittal or Revision	10/19/2016	Amaranta Sandoval	Route	10/19/2016
RESUBMITTAL #3 AZS 10-19-16 - RESPONSE TO PLN, PW & GEO COMMENTS - sediment & erosion control and wall section/detail, soils report and structural calcs				
Inspection - 111 Erosion Control	10/06/2016	Jeremiah Pons	Pass	10/06/2016
Erosion Control	09/26/2016	Camille Leung	Fail	09/26/2016
9/26/16 CML - Part of email sent today to Peter Mundy (Geo) and Travis Lutz (Civil):				

Due to the long duration for processing of these permits, the Erosion Control Plan must be adequate both in terms of preventing runoff of the area graded to offsite areas, but also in terms of stabilization of the hillside (whereby water is directly properly away from the landslide). As we discussed, the Erosion Control Plan dated June 6, 2016 is not adequate. It is a simple plan that may be adequate for an urban property, but is not adequate for property on/adjacent to a landslide and reflects a lower level of erosion control than is currently applied to the property (lacks fiber blankets and tiers of fiber rolls). Also, we discussed that the Erosion Control Plan does not address the ditch that was created for the wall (water can fill in these ditches further comprising site stability) and that fiber rolls as presently applied may be directing water into the landslide. Please work with the civil engineer to apply appropriate erosion control to the site by October 5, 2016. As you are aware, the wet season begins on October 1st of every year. This does not authorize any further land disturbance or vegetation removal. Due to the immediacy of the deadline, recommended erosion control measures should be applied even prior to approval of an erosion control plan by the County.

Jeremiah Pons will conduct an Erosion Control Inspection on October 6, 2016 to verify upgrade erosion control measures at the site.

Please submit an Erosion Control Plan, as approved by the project Geotechnical Engineer, within 2 weeks of application of EC measures (Deadline October 19, 2016).

Geotechnical Review	09/26/2016	Jean Demouthe	Notes	09/26/2016
9-26-2016 JFD - met w/ consultant & Camille L; discussed response to review & site protection for winter				
Planning Review	09/26/2016	Camille Leung	Notes	09/26/2016
9/26/16 CML - Email sent today to Peter Mundy (Geo):				

Hi Peter,

Thank you for meeting with Jean and I today. We discussed that a 3rd citation has been issued for the property for the incomplete PLN permit (Coastal Development Permit or CDP) and incomplete BLD permit to legalize/mitigate the grading work done, mainly referencing the lack of an adequate soils report. The deadline to address the citation is October 5, 2016. We discussed that you will continue to work on addressing Jean's comments on your soils report. We also discussed that once the report is acceptable to Jean, we will need design drawings for the recommended mitigation (segmented wall or geo grid system). The recommended mitigation will then need CDP review (Likely 6 months), will be appealable to the Coastal Commission, and once the CDP is approved, the BLD permit can be processed.

Due to the long duration for processing of these permits, the Erosion Control Plan must be adequate both in terms of preventing runoff of the area graded to offsite areas, but also in terms of stabilization of the hillside (whereby water is directly properly away from the landslide). As we discussed, the Erosion Control Plan dated June 6, 2016 is not adequate. It is a simple plan that may be adequate for an urban property, but is not adequate for property on/adjacent to a landslide and reflects a lower level of erosion control than is currently applied to the property (lacks fiber blankets and tiers of fiber rolls). Also, we discussed that the Erosion Control Plan does not address the ditch that was created for the wall (water can fill in these ditches further comprising site stability) and that fiber rolls as presently applied may be directing water into the landslide. Please work with the civil engineer to apply appropriate erosion control to the site by October 5, 2016. As you are aware, the wet season begins on October 1st of every year. This does not authorize any further land disturbance or vegetation removal. Due to the immediacy of the deadline, recommended erosion control measures should be applied even prior to approval of an erosion control plan by the County.

Jeremiah Pons will conduct an Erosion Control Inspection on October 6, 2016 to verify upgrade erosion control measures at the site.

Please submit an Erosion Control Plan, as approved by the project Geotechnical Engineer, within 2 weeks of application of EC measures (Deadline October 19, 2016).

Thanks

Planning Review	08/25/2016	Camille Leung	Notes	08/25/2016
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8/25/16 CML - Wall Design may change to address Geo's comments. Planning review on hold until Geo comments are addressed.

Geotechnical Review	08/15/2016	Jean Demouthe	Pending	08/15/2016
8-15-2016 JFD - geot. file 9A-305; discussed with Bill Zehrbach & Camille Leung., sent review this date, awaiting response from consultant				
Planning Review	08/01/2016	Tiare Pena	Pending	08/01/2016
Route to Camille - including the Geo report.				
Resubmittal or Revision	08/01/2016	Amaranta Sandoval	Route	08/01/2016
RESUBMITTAL #2 AZS 08-01-16 - RESPONSE TO COMMENTS - Civil plans & Soils report				
Geotechnical Review	07/22/2016	Jean Demouthe	Notes	07/22/2016
7-22-2016 JFD - talked to the consultant (Peter Mundy) who has created a report for this project. But no report was submitted with the plans. Until we have the opportunity to review this report, nothing more can happen with this application.				
Public Works Review	07/22/2016	DPW Permits	Pending	07/22/2016
7-22-16 RKL-discussed the drainage runoff issue with Jean D, County's consultant for geology. She is waiting for soil report and recommendations that will address the drainage runoff at the slide.				
Geotechnical Review	06/30/2016	Jean Demouthe	Notes	06/30/2016
6-30-2016 JFD - geot. file 9A-305; this project will require a soils and foundation report				
Planning Review	06/13/2016	Camille Leung	Notes	06/13/2016
6/13/16 CML - Emailed the applicant. The following is still outstanding:				
1) Coastal Development Permit Application, EIF, Planning Permit, and fees. No PLN case has been opened.				
2) Geo report regarding Bluff Stability per Local Coastal Program Policy 9.8 Regulation of Development on Coastal Bluff Tops				
3) Face of wall, with color and materials used				
In addition, the following new items are required:				
4) Grading estimate in cut and fill.				
5) Need documentation that geotechnical engineer has reviewed EC Plan.				
	06/13/2016	Camille Leung	Notes	06/13/2016
6/13/16 CML - I also added:				
6) Please provide owner's concurrence for grading/construction on all off-site properties.				
Planning Review	06/09/2016	Camille Leung	Notes	06/09/2016
6/9/16 CML - Route EC Plan to Camille. Appears to have a civil stamp but no proof of consultation with a geotechnical engineer.				
Resubmittal or Revision	06/09/2016	Carmen Newcomb	Route	06/09/2016
Inspection - 111 Erosion Control	04/28/2016	Jeremiah Pons	Fail	04/28/2016
Application Submittal	04/22/2016	Carmen Newcomb	Fail	04/22/2016
APPLICATION FAILED BY PLANNING AND APPLICANT, NO FEES PAID				
Planning Review	04/22/2016	Camille Leung	Notes	04/22/2016

4/22/16 CML - Notified the owner (Tanya) that the wall legalization requires a hearing -level Coastal Development Permit that is appealable to the California Coastal Commission. Recommended the owner back out the BLD permit application and submit to the Planning Department. Owner estimates 121 cy of grading, so no grading permit required.

1) Coastal Development Permit Application, EIF, Planning Permit, and fees.

2) Geo report regarding Bluff Stability per Local Coastal Program Policy 9.8 Regulation of Development on Coastal Bluff Tops

3) Face of wall, with color and materials used

4) Grading plan with existing and proposed contours

5) All plans should be stamped by a civil engineer

	04/22/2016	Camille Leung	Fail	04/22/2016
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see previous note

Inspection - Final by Planning

04/06/2017

Camille Leung

Scheduled

Property Owner must seed with a local, native seed mix. Landscaping discouraged due to surface disturbance and potential pooling of water.



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PLN2016-00327

Summary of Case Activity

Activity	Date Assigned	Done By	Status	Status Date
Planning Department Received three sets of plans and two sets of structural calcs and a geo report.	10/17/2016	Erica Adams	Received	10/17/2016
Agency Referrals To geo for now	09/26/2016	Camille Leung	Route	09/26/2016
Geotechnical Department 9/26/16 CML - Jean and I met with Peter K. Mundy, P.E., G.E., of Peters & Ross. I sent this email today.	09/26/2016	Camille Leung	Notes	09/26/2016

Hi Peter,

Thank you for meeting with Jean and I today. We discussed that a 3rd citation has been issued for the property for the incomplete PLN permit (Coastal Development Permit or CDP) and incomplete BLD permit to legalize/mitigate the grading work done, mainly referencing the lack of an adequate soils report. The deadline to address the citation is October 5, 2016. We discussed that you will continue to work on addressing Jean's comments on your soils report. We also discussed that once the report is acceptable to Jean, we will need design drawings for the recommended mitigation (segmented wall or geo grid system). The recommended mitigation will then need CDP review (Likely 6 months), will be appealable to the Coastal Commission, and once the CDP is approved, the BLD permit can be processed.

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Please submit an Erosion Control Plan, as approved by the project Geotechnical Engineer, within 2 weeks of application of EC measures (Deadline October 19, 2016).

Thanks

Application Submitted	08/09/2016	Olivia Boo	Completeness Review	08/05/2016
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8/6/16 osb - Discussed project with DaveH & MelissaR. Applicant asked if permit can be expedited due to type of soil of property & necessity to restore slope.

I recommended applicant to send letter to Community Development Director & request an emergency CDP. The request needs to include a letter from the geotechnical consultant stating the urgency of the CDP. Include history of how /why the work began in the first place, to trigger the stop work notice and violation. State all options/solutions to repair the work or if there is only one solution, state why there is only one solution. Attach more photos, view from the ocean & capture views of the distance of ocean from area of work.

Per Dave & Melissa, I took in the standard CDP fees. I did notify applicant that due to VIO & Stop Work Notice, penalty fee will apply, CDP fee charged twice. Applicant should also request reduction in fee to Steve Monowitz & state reason for fee reduction.

There is no grading permit - plans state 20 cubic yards of grading. Gave C3C6 for applicant to complete.

8/5/16 osb - Will add notes. I typed a paragraph & apparently didn't save it.