

Emerald Lake Hills Community Survey on Zoning and Design Review

The purpose of this survey is to assess community opinion on current zoning and design review standards and processes in the Emerald Lake Hills community. Please answer each question in as much detail as possible. If you require more space for any question, you may write in the margins or at the bottom of the page. One survey has been distributed to each property owner in Emerald Lake Hills. **Please return only one copy of this survey**—do not duplicate the survey or return multiple copies. Duplicate surveys will be discarded.

Please use the enclosed envelope to return the completed survey to the **San Mateo County Planning and Building Department at 455 County Center, Redwood City, CA 94063**. If you have any questions about the survey, please contact William Gibson, Planner, at (650) 363-1816. **Thank you for your participation.**

1) What do you feel are the most important issues related to development in Emerald Lake Hills? (These issues may relate to zoning, design review, building standards, amounts or types of development, or any other issues you feel are important). _____

2) Are there specific changes you would like to see to existing *zoning* standards? (Feel free to list as many as possible.) _____

3) What is the most important *single* change you would like to see to existing *zoning* standards?

4) Are there specific changes you would like to see to existing *design review* standards?

5) What is the most important *single* change you would like to see to existing *design review* standards? _____

6) On a scale of 1 to 5, with 5 being most effective, how effective do you feel current zoning and design review standards and processes are in meeting the needs of the Emerald Lake Hills Community? Please circle one choice:

- | | | | | |
|----------|-----|---------|------|-----------|
| 1 | 2 | 3 | 4 | 5 |
| Very Bad | Bad | Average | Good | Very Good |

PLEASE CONTINUE TO THE OTHER SIDE

7) Do you think that San Mateo County should: (please check one choice only)

Continue to Conduct Design Review at the Staff Level:

- a. Retain existing Design Review and zoning standards and procedures? (This would maintain the current staff-level review process and the existing Design Review and zoning standards “as is”.)
- b. Retain the staff-level Design Review process, and revise existing Design Review and/or zoning standards?

Reinstate Design Review by Committee:

- c. Reinstate the Design Review Committee, and retain existing Design Review and zoning standards “as is”?
- d. Reinstate the Design Review Committee, and revise existing Design Review and/or zoning standards?

Eliminate Design Review:

- e. Eliminate Design Review and retain other existing zoning standards “as is”?
- f. Eliminate Design Review and revise other existing zoning standards?

8) Have you ever tried to obtain permits from the County for construction or modification of a building or property in Emerald Lake Hills? (Circle one:)

YES NO

9) If you answered YES to Question 8, what type of activities was this permit for? (If there were multiple types of permit, please list as many as possible). (Describe:)

10) If you answered YES to Question 8, on a scale of 1 to 5, what was the quality of your experience with the permit application process? Please circle one choice:

- | | | | | |
|----------|-----|---------|------|-----------|
| 1 | 2 | 3 | 4 | 5 |
| Very Bad | Bad | Average | Good | Very Good |

11) Have you ever had to modify a development project because your proposed project did not meet design review standards? (Circle one:)

YES NO

12) If you answered YES to Question 11, what modifications to your project were required by design review? (If multiple changes were required, please list as many as possible).

13) Do you have **any other comments** about zoning, design review, building standards, or other development issues in Emerald Lake Hills? If so, please describe them here. (If more space is required, please continue at the bottom of the page.)

14) Do you have any other suggestions for methods to accurately assess community opinion on these issues? If so, please describe them here:

THANK YOU FOR YOUR PARTICIPATION