

FINAL SURVEY FORM

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, or attach another page. Surveys have 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. Information on current zoning and design review regulations in Emerald Lake Hills is available on the web at http://www.sforoundtable.org/p&b/pb_elh_assessment.html.

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**. **PLEASE MAIL THE SURVEY BY APRIL 18, 2008.** 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

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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) If Design Review is eliminated in Emerald Lake Hills, would you be in favor of requiring neighborhood notification of projects that require a building permit only? (Please note that without Design Review, such notice would not provide any opportunity for residents to challenge or appeal the project.)

YES **NO**

9) 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**

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

11) If you answered YES to Question 9, 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

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

YES **NO**

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

14) 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 or attach another sheet.)

15) 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