

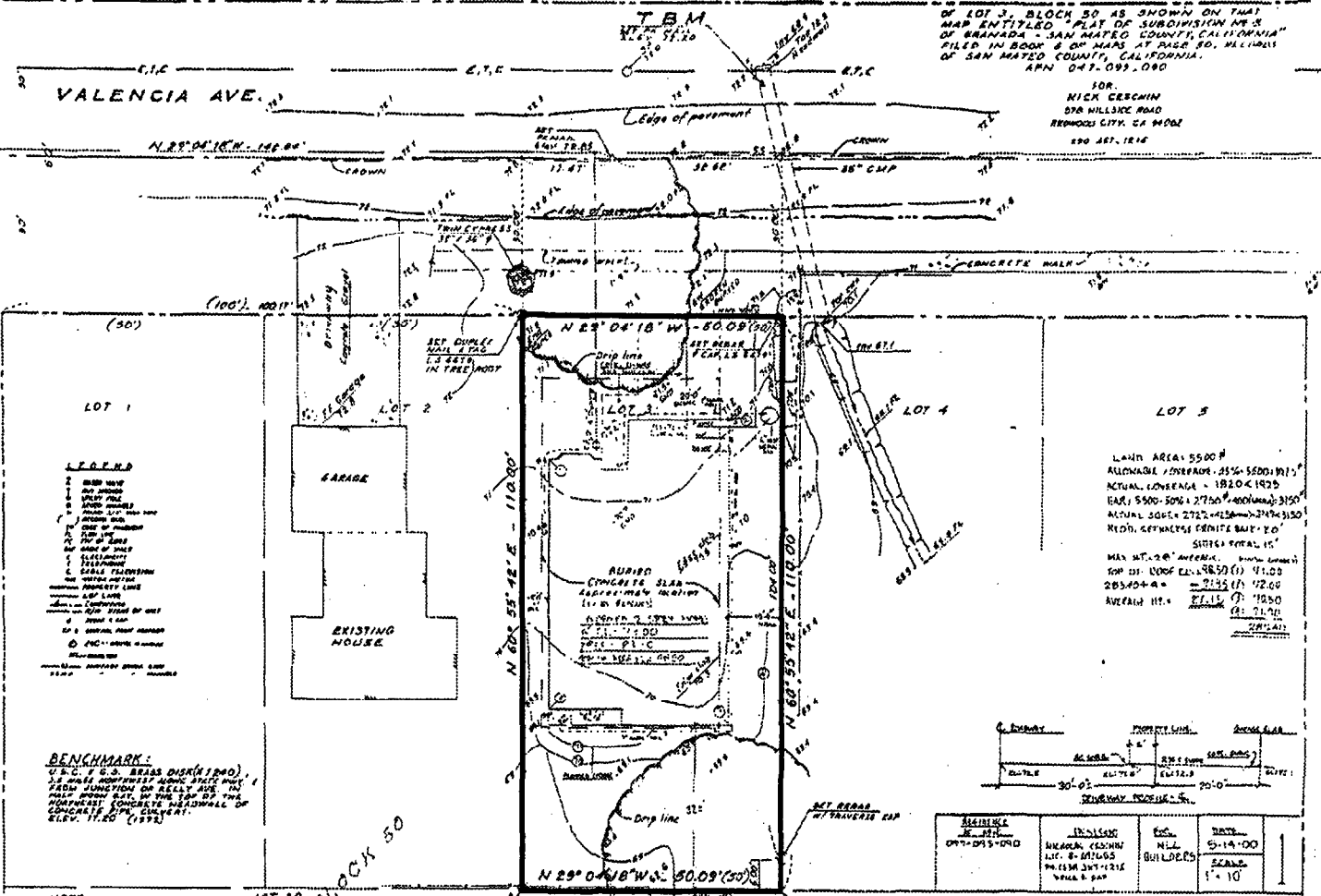


BLOCK 51

BOUNDARY AND TOPOGRAPHIC SURVEY

OF LOT 3, BLOCK 50 AS SHOWN ON THAT MAP ENTITLED "PLAN OF SUBDIVISION AND MAP OF GRANADA - SAN MATEO COUNTY, CALIFORNIA" FILED IN BOOK 2 OF MAPS AT PAGE 80, MEMORIALS OF SAN MATEO COUNTY, CALIFORNIA. APN 047-093-080

SUR.
NICK CESHIN
878 HILLSIDE ROAD
REDWOOD CITY, CA 94062
252 387-1212

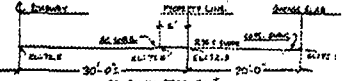


- LEGEND**
- 1 BOUNDARY
 - 2 DRIVE
 - 3 FENCE
 - 4 POLE
 - 5 SIGN
 - 6 TREE
 - 7 DITCH
 - 8 ELEVATION
 - 9 CORNER MARK
 - 10 CONCRETE
 - 11 WALKWAY
 - 12 DRIVEWAY
 - 13 DRIVE
 - 14 WALK
 - 15 DRIVE
 - 16 DRIVE
 - 17 DRIVE
 - 18 DRIVE
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 - 25 DRIVE
 - 26 DRIVE
 - 27 DRIVE
 - 28 DRIVE
 - 29 DRIVE
 - 30 DRIVE

BENCHMARK:
U.S.C. & G.S. BEARS DISK (1940),
1/4 BLOCK NORTHWEST CORNER OF
FRAN JUNGWIRTH DR & KELLY AVE.
NORTH CORNER OF THE TOP OF THE
CONCRETE WALKWAY OF
BLVD. 1120 (1972)

NOTE:
TOPOGRAPHY BY STUBBINS FIELD HISTORIC
TOPOGRAPHIC FEATURES ACCORDING TO A
ONE HALF CENTURY SURVEY.
TOPOGRAPHIC INFORMATION DEPENDS ENTIRELY
ON COASTSIDE LAND SURVEYING SHOOTS. SITE
FEATURES AS THEY EXISTED AT THE TIME OF
THE SURVEY. ANY SITE DEVELOPMENT PLAN,
DRAINAGE PLAN, OR PROPOSED HOUSE LAYOUT
SHOWN HEREIN ARE ADDED BY OTHERS.

LAND AREA	5500 [±]
ALLENDALE / OMBROSE	2550-5500(1917)
ACTUAL CORNER	1820 [±] 1925
BAR	5500-5000 (2750 [±] 4000) 3150 [±]
ACTUAL CORNER	2720-4120-3210-3150
MIDN. CORNER TO CENTER	20'
SETBACK	5 FT. 11 IN.
MAX. W.T. AREA	3150 [±]
TOP OF 11000 ELEV.	41.00
20520-4-4	42.60
ACTUAL HT.	41.15 @ 11050



REGISTERED	PROFESSIONAL	NO.	DATE
047-093-080	NICK CESHIN	3147	5-14-00
	LIC. ENGINEER	BUILDINGS	SCALE
			1" = 10'

COASTSIDE LAND SURVEYING
740 MAIN STREET SUITE C HALF MOON BAY, CA 94012
PHONE (415) 726-1712
MARCH, 2000



San Mateo County Board of Supervisors Meeting

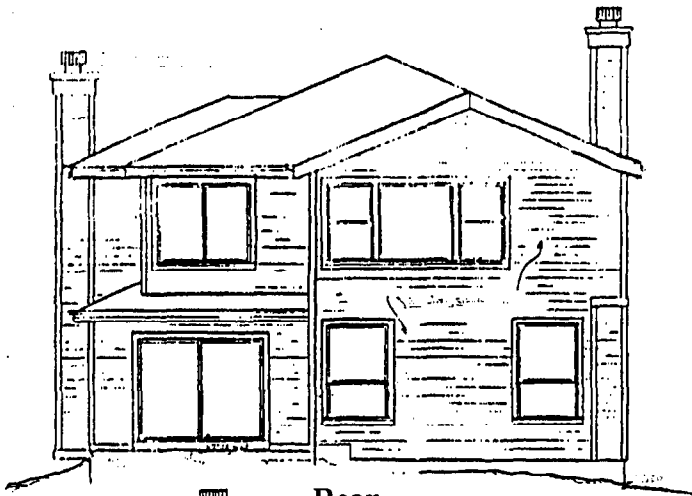
Applicant: Cheshin

File Numbers: PLN 2000-00385

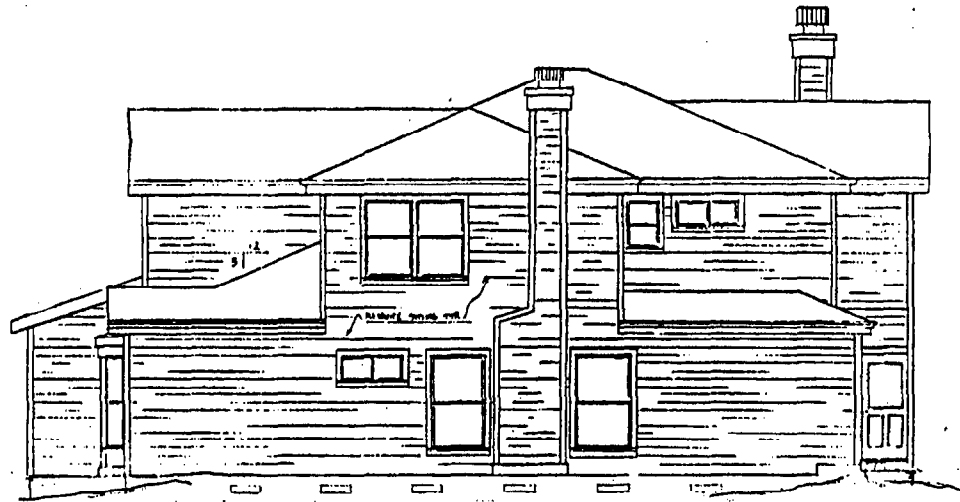
Attachment: C



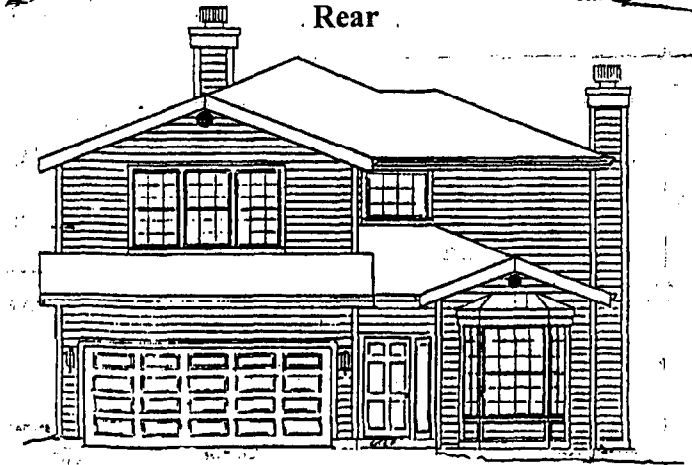
INITIALLY PROPOSED ELEVATIONS
(Considered & Denied by ZHO, 6/7/01)



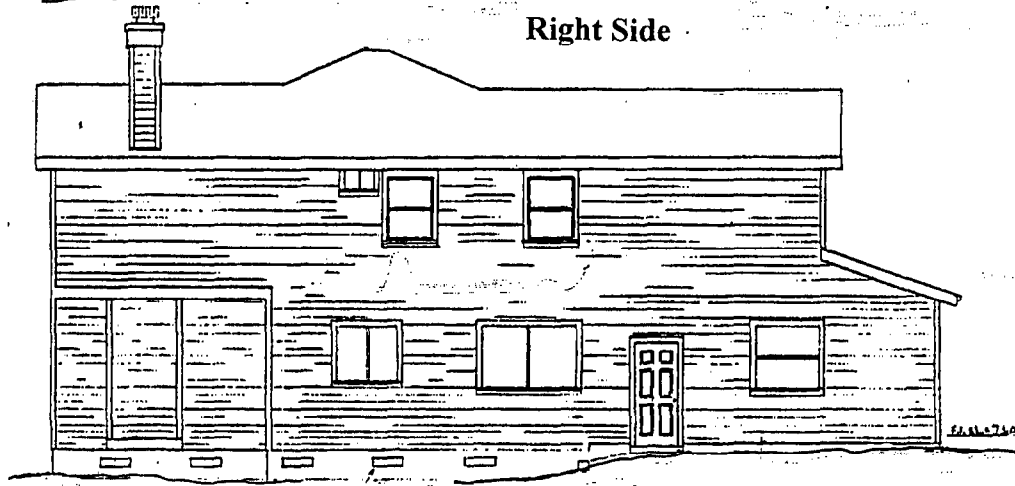
Rear



Right Side



Front



Left Side

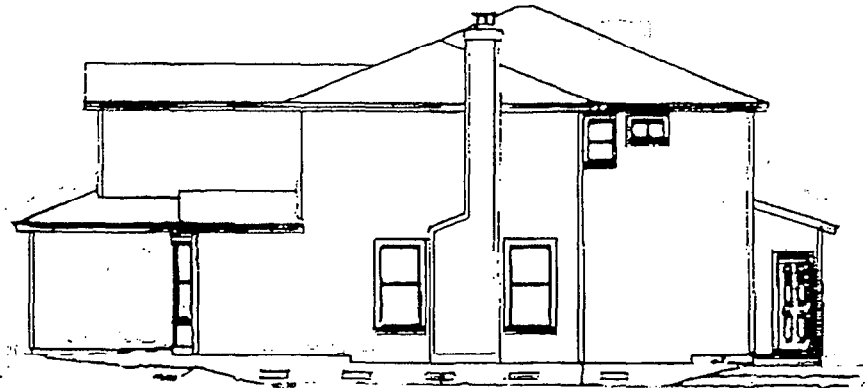
Floor Area: 3,147 sq/ft FAR: 57.2%

PROPOSED ELEVATIONS

(Approved by ZHO; Considered & Denied by Planning Commission, 9/26/01)



Left Side



Right Side



Front



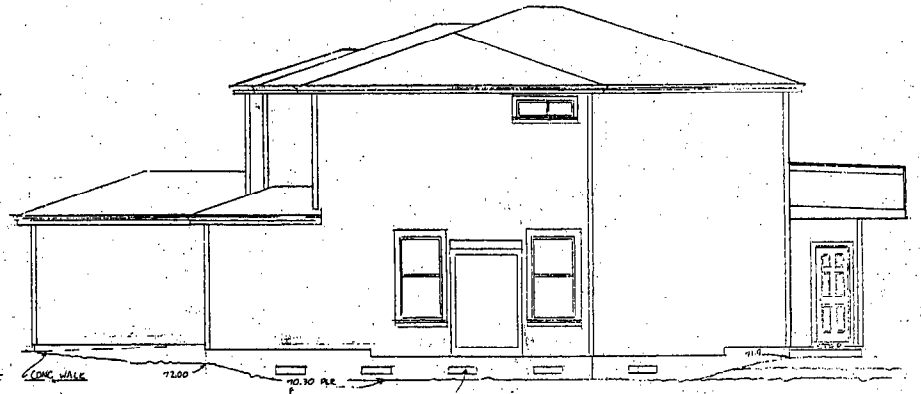
Rear

Floor Area: 2,915 sq/ft FAR: 53%

PROPOSED ELEVATIONS
(Submitted 10/9/01, after Planning Commission Decision)



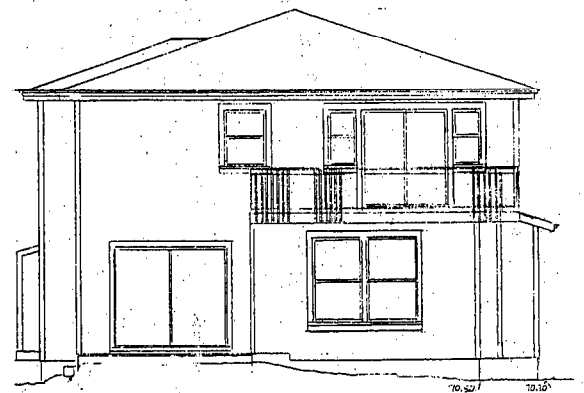
Left Side



Right Side



Front



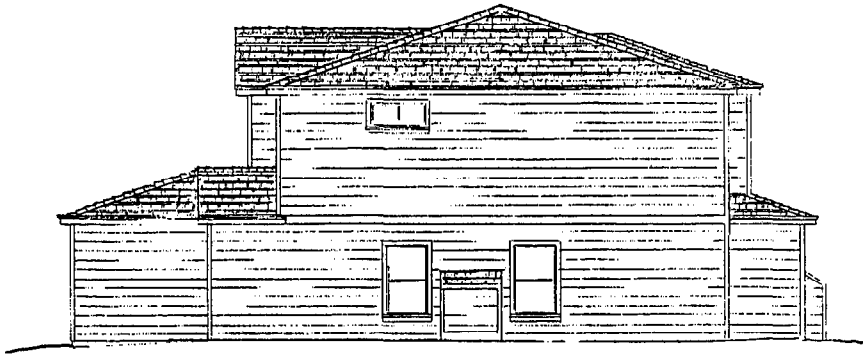
Rear

Floor Area: 2,790 sq/ft FAR: 50.7%

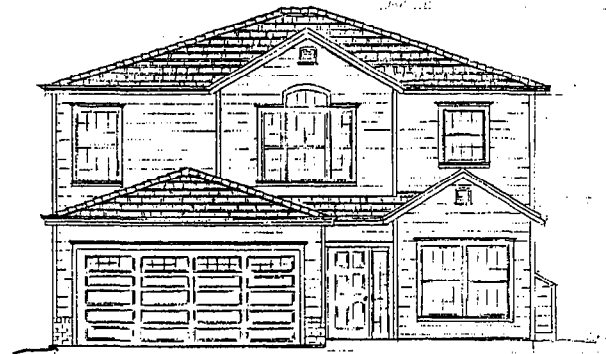
ATTACHMENT F

LATEST PROPOSED ELEVATIONS

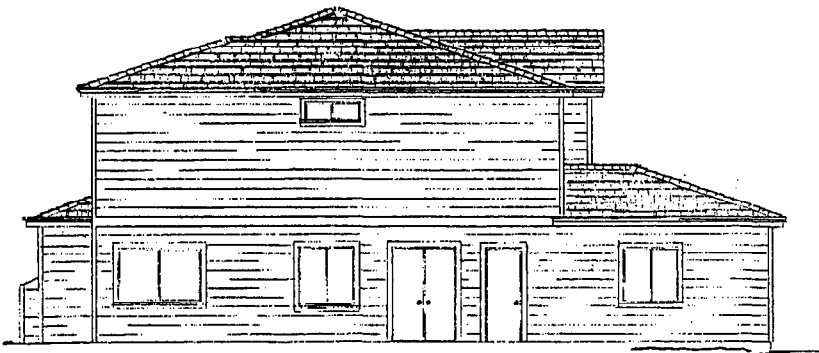
(Submitted 1/23/02, after initial Board of Supervisors Hearing)



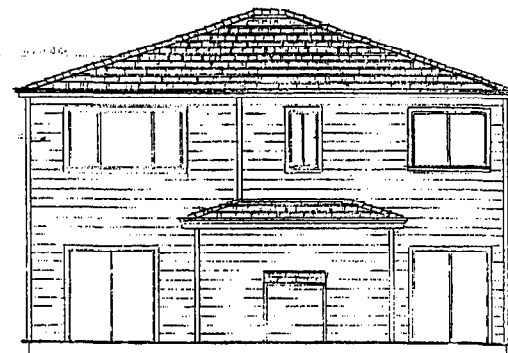
Right Side



Front



Left Side



Rear

Floor Area: 2,757 sq/ft FAR: 50%

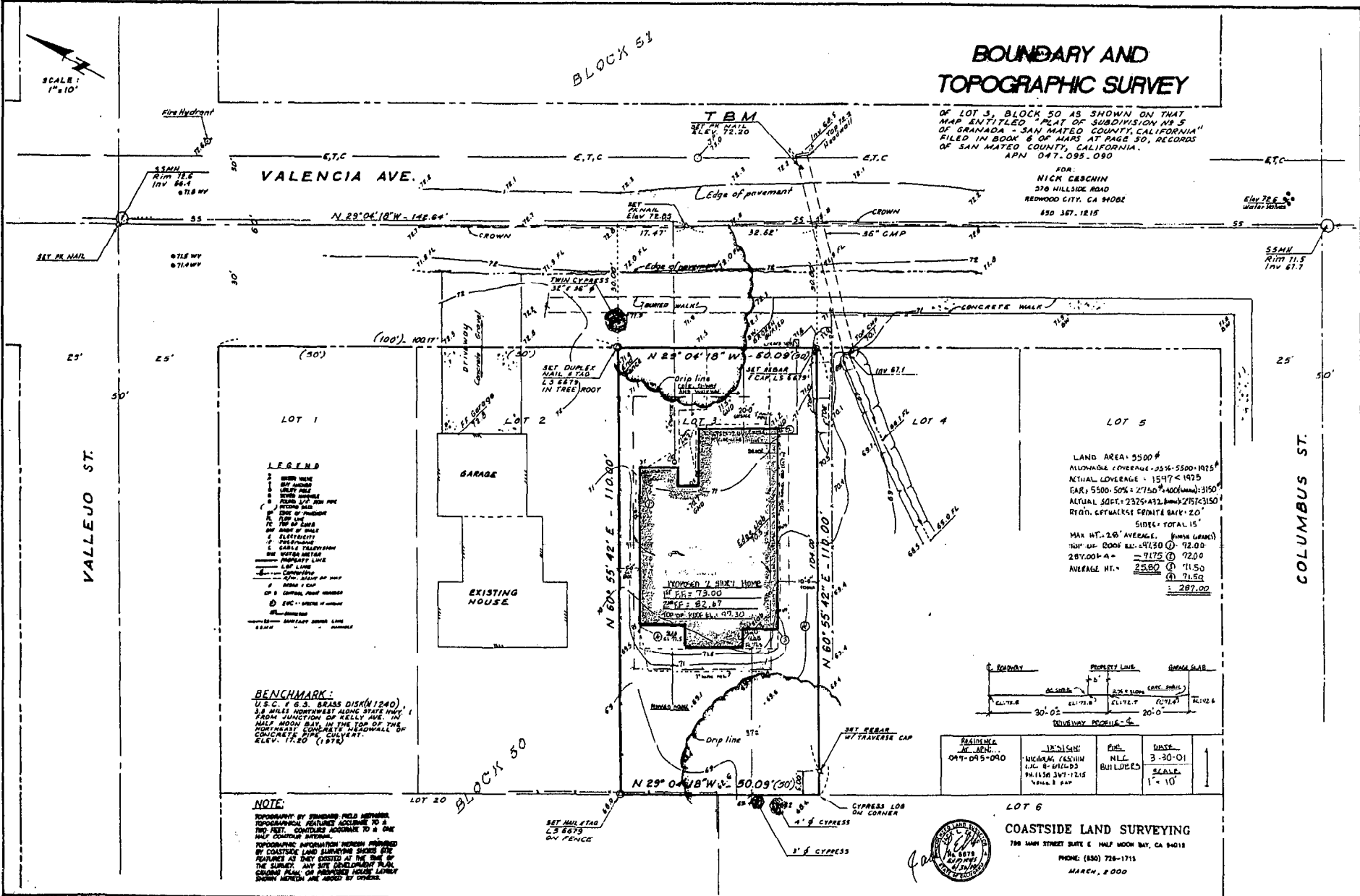
BOUNDARY AND TOPOGRAPHIC SURVEY

OF LOT 3, BLOCK 50 AS SHOWN ON THAT MAP ENTITLED "PLAT OF SUBDIVISION NO 5 OF GRANADA - SAN MATEO COUNTY, CALIFORNIA" FILED IN BOOK 8 OF MAPS AT PAGE 50, RECORDS OF SAN MATEO COUNTY, CALIFORNIA. APN 047-095-090

FOR:
NICK GESCHIN
578 HILLSIDE ROAD
REDWOOD CITY, CA 94062
830 387-1215



SCALE: 1" = 10'



LEGEND

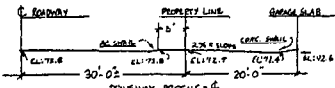
- 1. BENCH MARK
- 2. BOUNDARY
- 3. DRIVEWAY
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- 98. DRIVEWAY
- 99. DRIVEWAY
- 100. DRIVEWAY

BENCHMARK:
U.S.C. & G.S. BRASS DISK (1240),
3.8 MILES NORTHWEST ALONG STATE HWY. 1
FROM JUNCTION OF KELLY AVE. IN
HALF MOON BAY, IN THE TOP OF THE
NORTHWEST CORNER OF CONCRETE PIPES CULVERT.
ELEV. 71.20 (1978)

NOTE:
TOPOGRAPHY BY STANBARD FIELD SURVEYING
TOPOGRAPHIC FEATURES ACCORDING TO A
TWO-FEET CONTOUR INTERVAL.
TOPOGRAPHIC INFORMATION HEREON PREPARED
BY COASTSIDE LAND SURVEYING SHOWS SITE
FEATURES AS THEY EXISTED AT THE TIME OF
THE SURVEY. ANY SITE DEVELOPMENT PLANS,
SCHEMATIC PLANS, OR PROPOSED MOBILE LAYOUT
SHOWN HEREON ARE ADDED BY OTHERS.

LAND AREA: 5500 #
ALLOWABLE COVERAGE: 25% - 5500 - 1375 #
ACTUAL COVERAGE: 1547 < 1975 #
FAR: 5500 - 50% = 2750 # (400' x 140') = 3150 #
ACTUAL SQFT: 2325 # (32' x 73') = 2157 # (3150 #)
RETN. EFFICIENCY: 67% (2157 / 3150)

SIDES: TOTAL 15'
MAX HT.: 28' AVERAGE (MINOR GRASS)
TOP OF 2000 B.C. @ 72.00'
28' x 20' = 560' @ 72.00'
AVERAGE HT. = 25.80' @ 71.50'
@ 71.50'
= 287.00'



RESIDENCE NO. 047-095-090	12' x 12' SHED NICKEL CASHEM C.C. & MILDRED FALLS IN 347-1215 VALLEY 3 PAV	FINL NLL BUILT 1983	DISTE 3-30-01 SCALE 1" = 10'
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COASTSIDE LAND SURVEYING
790 MAIN STREET SUITE C HALF MOON BAY, CA 94015
PHONE (830) 728-1715
MARCH, 2000

Latest Proposed Site Plan
(Submitted 1/23/02)

ATTACHMENT H.

January 8, 2002

- To: Members of the San Mateo County Board of Supervisors
400 County Government Center
Redwood City, CA 94063
FAX: 650.599.1027
and via Supervisor Gordon's office: FAX: 650.363.1856
- cc: **Marcia Raines, Director of Environmental Services Agency**
FAX: 650.599.1721
Dave Holbrook, Planning & Building Department
FAX: 650.363.4849
- re: Agenda Item for 1/8/02: Consideration of an appeal of the Planning Commission's denial of a Coastal Development Permit and Design Review to allow construction of a 2,915 sq. ft. residence located at 421 Valencia Avenue within the unincorporated El Granada area of San Mateo County.

Dear Honorable Supervisors;

I am writing this as a follow-up to my letter of 1/3/02 asking you to uphold the decision of the Planning Commission and deny, without prejudice, the above-referenced permit application and remand any further design considerations on this back to the Coastsides Design Review process. I would like to use this letter to make four specific points:

- 1) The newly established and adopted FAR regulations for the MidCoast are meant to be limits to the size and mass of residential development, not targets. In addition to these, we have policies, regulations and guidelines in our Community Plan, the Local Coastal Program, the Zoning Regulations and the Community Design Manual that are intended to preserve the Scale and Character of our communities. This would include not only the relationship to existing development, but also to the siting and design of the house in relation to its setting – in this case, adjacent to a creek that would limit, if not prohibit, further development on the neighboring parcel. I have included some of these applicable policies as an attachment to this letter.
- 2) A very liberal interpretation of these policies, regulations and guidelines indicates that an appropriate FAR for a house on this parcel would be around 41%, or about 2,250 sq. ft. This figure was arrived at with consideration of the following:
 - a) Analysis of house sizes from the Assessor's records by the MidCoast Community Council's Planning & Zoning Committee and independently by County planning staff showed that the average FAR of the neighborhood (as defined by a circle with a 300' radius) is around 30%. In discussion and review of these figures during the hearings before the Zoning Hearing Officer, it was determined that these records could have an error of up to 20%. While it is unlikely that all the houses in the area could be so under-rated in terms of their size, to be safe an adjusted average FAR of 36% can safely be assumed.

- b) Analysis of houses on similar sized lots (5500 sq. ft.) within these area shows an average of 29%. With a 20% error, this would be 34.8%.
- c) Consideration of the size of the developed parcels immediately adjacent to the subject property yields an average FAR of 32.33%. Again, with an error of up to 20%, an average of 38.8% could be safely assumed.

An FAR 41% gives adequate headroom above the average(s) to accommodate particular and individual design considerations for the subject parcel and its location.

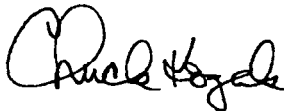
- 3. Application of, and conformance to these policies, regulations and guidelines do not deprive the applicant of a reasonable use of the property – in fact, the consistently strong sales market for smaller homes on the coast, especially those appropriately sized and well integrated into their neighborhoods, would indicate a quicker and more profitable sale while enhancing property values in the neighborhood.
- 4. The existing of larger homes in the vicinity, especially those exceeding the current zoning regulations, cannot be used as a justification for allowing larger houses. In establishing the new FAR and design regulations, it was these very houses that were the subject of the finding by your Board that “... *existing residential setback and lot coverage requirements would continue to allow large homes that conflict with the scale of the community contrary to General Plan and Local Coastal Program policies requiring that Mid-Coast development: (1) relate to the size and scale of the surrounding development, (2) contribute to the orderly and harmonious community growth, and (3) not block ocean views from public areas.*”

The staff report does not go into the extensive discussion of the original appeal of the Zoning Hearing Officer’s decision, so in addition I have attached my original letter to the Planning Commission that discusses these issues.

Again, I would like to stress that there has to be something beyond the limits of numeric standards that can help preserve our neighborhoods, or much of what makes the coast a unique and special place will be lost. These policies, guidelines and regulations all seek to preserve and enhance this character.

Thank you for your time and consideration of this matter.

Sincerely,



Chuck Kozak
PO Box 370702
Montara, CA 94037
650.728.8237 (home)
650.996.8998 (mobile)
cgk@montara.com

Montara • Moss Beach • El Granada Community Plan (1978)

Chapter 3 - Land Use

Residential

Goal:

Build houses which relate to the physical settings of their sites, do not destroy the natural features of the land, are within the price range of local citizens, and are compatible with the neighborhood scale and coastal character of the community.

Issues:

The new residential development that has occurred since 1970 is changing the small-town character of the coastal community. many of the new houses are quite large, built to maximum building standards, and out of scale with the smaller houses which predominate in the area. Also, many of the houses have been built with disregard for the terrain and physical features their sites, Preservation of the community's existing character is important to its residents, as it gives them a sense of identity and distinguishes their area from areas. As the community is composed of primarily of single-family houses, the great impact is registered in the quality of its residential development.

San Mateo County Community Design Manual

Siting:

Structures and accessory structures should be located, designed, and constructed to retain and bend with natural vegetation and natural land forms of the site (i.e., topography, rock out-croppings, ridgelines, tree-masses, etc.), and should be complementary to adjacent neighborhood structures.

Scale:



THIS

Structures relate in size and scale, creating a harmonious appearance from the street.



NOT THIS

Structure does not relate to adjacent buildings, interrupting the visual rhythm of the streetscape.

Structures should relate in size and scale to adjacent buildings and the neighborhood in which they are located.

San Mateo County Local Coastal Program

LOCATING AND PLANNING NEW DEVELOPMENT

1.5 Land Uses and Development Densities in Urban Areas

- a. Incorporate the adopted Montara-Moss Beach-El Granada Community Plan into the land use plan for the Mid-Coast, but amend it where necessary to meet Local Coastal Program objectives

VISUAL RESOURCES

Structural And Community Features--Urban Areas And Rural Service Centers

8.12 General Regulations

- a. Apply the Design Review (DR) Zoning District to urbanized areas of the Coastal Zone.
- b. Employ the design criteria set forth in the Community Design Manual for all new development in urban areas.

8.13 Special Design Guidelines for Coastal Communities

The following special design guidelines supplement the design criteria in the Community Design Manual:

- a. Montara-Moss Beach-El Granada
 - (1) Design structures which fit the topography of the site and do not require extensive cutting, grading, or filling for construction.
 -
 - (4) Design structures which are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the landscape.

San Mateo County Zoning Regulations

Chapter 28.1 - Design Review District Inside of the Coastal Zone

SECTION 6565.3. PURPOSES. The purposes of this Chapter are:

1. To recognize the interdependence of land values and aesthetics and to provide a method by which the County may encourage builders to develop land so that its value and attractiveness will endure;
2. To encourage development of private property in harmony with the desired character of the community or area in conformance with an adopted set of community design principles as well as the County General Plan and other Precise Plans;

... The design review guidelines so developed shall be supplemental to and a part of the Community Design Manual approved and adopted by the Board of Supervisors as policy for the application of this Chapter.

SECTION 6565.7. STANDARDS FOR REVIEW.

1. The Design Review Administrator and, on appeal, the Planning Commission and Board of Supervisors, in reviewing proposals under this Chapter, shall find that the proposal conforms with the following guidelines and standards before approving issuance of a permit:

a. proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to insure adequate space for light and air to itself and adjacent properties;

....

e. trees and other vegetation land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels;

...

l. the design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community;

2. In making such findings, the Design Review Administrator and, on appeal, the Planning Commission and the Board of Supervisors shall apply the following principles:

a. regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense incurred; rather, the regulation exercised should only be the minimum necessary to achieve the overall objectives as set forth in Section 6565.3;

b. appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials and upon the principles of harmony and proportion in the elements of the building;

c. appropriate design is not based on economic factors alone.

Residential Development in the area of 421 Valencia Ave. in El Granada – 06/01

APN Blocks 047-093, 094, 095, 102, 103, 104, 122, 123, 125, 126
From Sonora Ave. east to Avenue Balboa, and Carmel St. south to Francisco St.

All house size calculations based on floor area including garage and include a 20% increase to accommodate any possible error from Assessor's records.

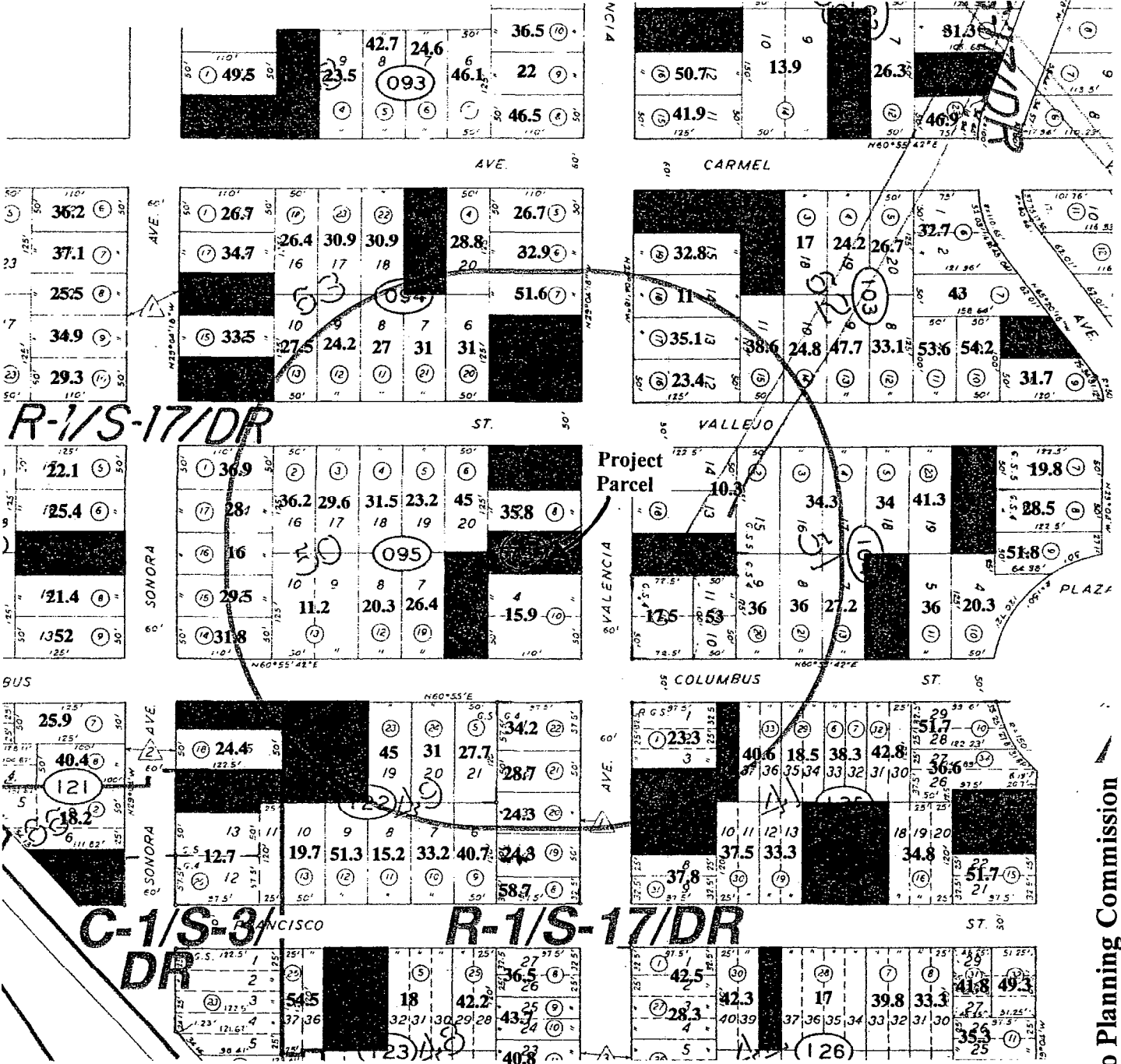
Number of Total Parcels: 155

Number of Developed Parcels: 120 - Average House Size: 2259 sq. ft.
Smallest: 828 sq. ft. (on 6,250 sq. ft. parcel – 13.2% FAR)
Largest: 5,148 sq. ft. (on a 18,400 sq. ft. parcel – 28% FAR)

Average FAR: 35.8%
Smallest: 12.4% - Largest: 61.8%

Developed 5,500 sq. ft. Parcels: 21
Average House Size on 5,500 sq. ft. parcels: 1925 sq. ft. (35% FAR)
Smallest: 1200 sq. ft. (22% FAR) - Largest: 2904 sq. ft. (52.8% FAR)

Subject Parcel Size: 5,500 sq. ft.
Subject House Size: 2915 sq. ft.
Subject FAR: 53%



Analysis for Valencia St. El Granada
Floor-Area Ratio (FAR) including garage
 Latest (1/23/02) Proposal: 50%
 Average: 29.8% - max: 51.5%, min: 10.3%
 Average on 5500 sf. lot: 29.17%
 House to north: 35.8%
 House to south: 15.9%

Planning and Zoning Committee of the MidCoast Community Council
PO. Box 64, Moss Beach, CA 94038
Serving 12,000 Residents

January 25, 2001

FAX: 2 Pages

To: Damon DiDonato
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1852 - FAX: 650.363.4849

cc: Nick Ceschin - fax: 650.367.1215

re: PLN 2000-00385: Coastal Development Permit and Coastside Design Review to construct a new 3150 sf. single-family residence including attached garage on a 5500 sf. parcel located on the west side of Valencia Avenue, approximately 100 feet north of Columbus Street in El Granada. APN 047-095-090

Damon:

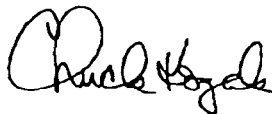
Sorry for the delay on this one - I thought I had all the responses from this meeting sent out. Mr. Ceschin notified me that this one had not be received.

On 1/3/01, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

1. The committee considered the situation of having the house moved over away from the creek to the south, as this presented a possible problem with the house shadowing the solarium feature of the house to the north. The committee recommended that the extent of the riparian vegetation of the creek be carefully notated, so that the house might be nudged back a bit to the south if possible.
2. The committee thought the house was generally well designed and articulated, if not a bit large for the surrounding neighborhood (see below). Extra measures should be taken on the south wall to break up any large surfaces (accented trim, extended sills, shutters, belly bands, etc.), as this will be the most visible side of the house in the new location.
3. Concern was expressed by members of the committee and neighbors present at the meeting about the size of the proposed house in relation to the scale and character of the surrounding neighborhood. A quick analysis of the surrounding houses within the 300' notification range showed that:
 - The average house size (total floor area including garage) is 1882.53 sq. ft. The largest house is 4290 sq. ft. and sits on a 18400 sq. ft. lot, the smallest is 690 sq. ft. on a 5500 sq. ft. lot. The houses to the north and south are 1970 sq. ft. and 1750 sq. ft. respectively. The average house size (including garage) on a 5500 sq. ft. parcel (the size of the subject parcel) within the area is 1604.4 sq. ft.

- The average FAR (house size/lot size) is 29.8%. The largest FAR is 51.5% (a 2840 sf. house on a 5500 sf. lot), the smallest is 10.3% (a 4290 sq. ft. on a 18400 sq. ft. lot.) The houses to the north and south have FARs of 35.8% and 15.9% respectively. The average FAR on a 5500 sq. ft. parcel (the size of the subject parcel) within the area is 29.17%.
 - The proposed house is 3150 sq. ft. with a FAR of 57.3% (the upper limit of the current ordinance: $5500 * .5 + 400 = 3150$)
4. The committee requests that the house be conditioned to maintain on-site retention and controlled release of storm runoff to avoid any worsening of the flood problem along the creek and to protect the creek habitats from the accelerated extra runoff associated with the introduction of the large amount of impermeable surfaces in new house construction.
 5. We noted some mistakes in the applications that were submitted. On the CDP companion page, part 4 Project information, items b (creeks, streams, etc.), c (wetlands), i (removal of trees or vegetation), and n (areas subject to flooding) were all checked "No" when they should have been checked "Yes". These sorts of errors are usually missed because the applicant did not understand the issues involved or was unfamiliar with the area, and we would like to request that the intake planners check that these items are correctly noted.

With the above comments, which we would like to have considered in the Design Review decision process, we find that the project as presented conforms numerically to the zoning requirements and land use designations of its area. Thank you for your help, and please keep us informed of any further redesigns, developments, approvals, or appeals concerning these applications.



Chuck Kozak
MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998
cgk@montara.com