

San Mateo County Environmental Services Agency

Planning Division  
County Government Center • 590 Hamilton St. • Redwood City CA 94063  
Mail Drop PLN 122 • 415 • 363 • 4161

Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

Name: DORIS ASH, Ph.D.

Address: 251 ROQUEJENA Dr.

PO Box 318  
Lafayette CA 94020

Phone, W: 831 459 5549 H: 650 747-0016

Permit Numbers involved:  
File # 2002-00536

I have read and understood the attached information regarding appeal process and alternatives.

- yes
- no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature: *Doris Ash*

Date: 10.13.03

made on Sept 24 2003 to approve/deny the above-listed permit applications.

APPEAL INFORMATION

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

See attached

Doris Ash, Ph.D  
251 Roquena Dr.  
P.O Box 318 La Honda, Ca 94020  
dash5@ix.netcom.com  
650.747.0016  
fax 650.747.0895

To: County of San Mateo Environmental Services Agency;  
San Mateo County Planning Commissioners;  
From: Doris Ash, Ph.D.

10.13.03 Dan Ath

I appeal the decision of the San Mateo County Planning Commission of 10.24.03. I intend to provide further testimony at the next meeting of the San Mateo County Supervisors, as the appropriate studies are currently underway. The grounds for my appeal are as listed below:

**1. I was not given adequate resources to present my case to the Planning Commission.**

When I called the Planning Offices the afternoon of 10.23.03, I was told that I could not use my computer to make my PowerPoint presentation, but I was assured that there would be an overhead projector for my use. As it turned out, there was no overhead, there was no copying, and I could not leave the room, while the prior case (the elephants in Half Moon Bay) went over time by two and one half hours. I had called the day before precisely to insure that there would be adequate technical support. I was misinformed. Instead, I stumbled through my presentation, forced to hold a microphone in one hand, while thumbing through my notes with the other.

**2. Inadequate advice/consultation from Ms. Osborn.**

For the past two years, I have felt that Ms Osborn has not acted in an even-handed way, instead she seemed very much an advocate for the applicant. For that reason I had already asked, last August, to have her replaced. My request was denied. This problem has resulted in my not being given adequate support or preparation by Ms. Osborn regarding the SMC Planning Commission process.

**3. Prejudice of the Planning Department**

The applicant, Mr. Michael McCracken, Esq., is a well-known land use lawyer in San Mateo County. In fact, he knows and has represented many of the people in the audience on 10.24.03. I believe that this may have prejudiced both the Planning Department and Ms. Osborn's presentation to the Planning Commission, and, therefore, the decision of the Planning Commission.

**4. Inadequate information provided for the Planning Commission to make a fair judgment**

There are several major omissions in the case Mr. McCracken brought to the Planning Commission, which still must be addressed.

- a. There is a need for a second engineering report on the safety of the designed driveway, particularly regarding possible water flooding and mud slides.
- b. There is a need for more information on the two properties contiguous to the disputed driveway. There is no adequate proof why these two 20 acre parcels cannot provide a right of way. No written documentation was provided to prove claims made by Mr. McCracken;
- c. No documentation supported the claim that neither parcel could allow a driveway to Mr. McCracken's house.

**5. The issue of these two houses on this lot**

The process for the approval of two houses on the McCracken property needs to be reviewed in light of the 10.24.03 hearing.

- a. The first house was built and approved as a main house in 2002 (1196 ft<sup>2</sup>); the drain field for that house was big enough for several houses, and far enough from the first house to make it clear that a second would soon be built. I pointed this out to Ms. Osborn in Summer 2002. She claimed each building would be approved separately and independently;
- b. The approval process for the second house (3,568 ft<sup>2</sup>) has now made it clear that building two houses has always had tacit approval by the Planning Department. The second house has a four-car garage and is, in fact, a main house. Mr McCracken has asked, and had approved, the re-designation of the old main house into an in-law unit. This appears to be a misuse of the planning process.

For all of the above reasons, I ask that this appeal be given your most serious consideration. I ask again that Ms Osborn be taken off this case. I also hope to be given every support when I make my next presentation. And, I specifically ask that this letter not be sent to Mr. McCracken in advance of the next hearing, as I have never been granted the same courtesy.

Sincerely,

  
Doris Ash, Ph.D.

Sept. 24. 03 For  
mtg -  
Doris Ash

Appellant: Doris Ash  
251 Roquena Drive  
P.O. Box 318  
La Honda, CA  
dash5@ix.netcom.com

Owner/applicant: McCracken Vintage Estates (MVE)  
Michael McCracken

File No: PLN2002-00536

AP # 078-220-130

Location: 114 and 130 Hildebrand Rd, La Honda

Planner: China Osborn

My main issue in this matter has been the position of the driveway that would access the new home. If it is developed, as planned, it would be a cut through a steep embankment directly above my home.

This particular location on this property has produced a great deal of water damage to my house, over the past 25 years. Trees have been completely uprooted by the water and mud flowing down the embankment. The foundation itself has required heroic measures to save.

Over these 25 years, I have had:

1. Flooded basement,
  - a. mitigated by a French drain on my side of the property;
2. Mud flow in the driveway,
  - a. mitigated by new pipe drainage, on my side of the property;
3. Swamp-like conditions on the embankment and running water down large area of my house,
  - a. mitigated by hay bales that my friends and I put on the property;
4. Trees falling, due to excess water, luckily away from my house.
  - a. mitigated by removing the fallen trees.

MVE has not owned the property for these problems, but neither he nor his engineers have been willing to hear my experience in this matter, and have thus ignored the serious possibilities of flooding and mud slides.

## **Ash history with MVE**

- I have met many times with Mr. McCracken, and with the engineers for MVE; I have walked the property with them several times.
  - I have met with China Osborn at SMC planning offices, and have also walked the property with her.
2. I have been promised that the MVE driveway would be moved East (last year), and I have promised that the driveway could be moved West (last week).
  3. Each time I have been assured that my concerns would be addressed. I have seen no plans for either of those possibilities
  4. If alternative plans are presented today, I would need time to consider them, and I ask the Planning Commission to do the same

**Ash rebuttal to page 6 of planning document:**

a. Staff feels that the pre-existing water damage is not a problem, yet

—staff has not said how they plan to mitigate the water/mud damage that will arise from the new and steep cut into the hillside. The engineers who visited the site also did not address this issue.

b. Staff argues for CDF and other owners' constraints on MVE;

—These claims are not my concern, nor should I endanger my property because of others' claims,

—It is the responsibility of MVE to be aware of environmental constraints.

c. Staff claims that the long history of this property relative to mine is immaterial;

—I disagree, this is most short-sighted.

d. Staff talks of a fence;

—I have been promised a fence several times over the last years by MVE; as yet there is no fence.

## History of MVE property

Originally two 40 acre properties

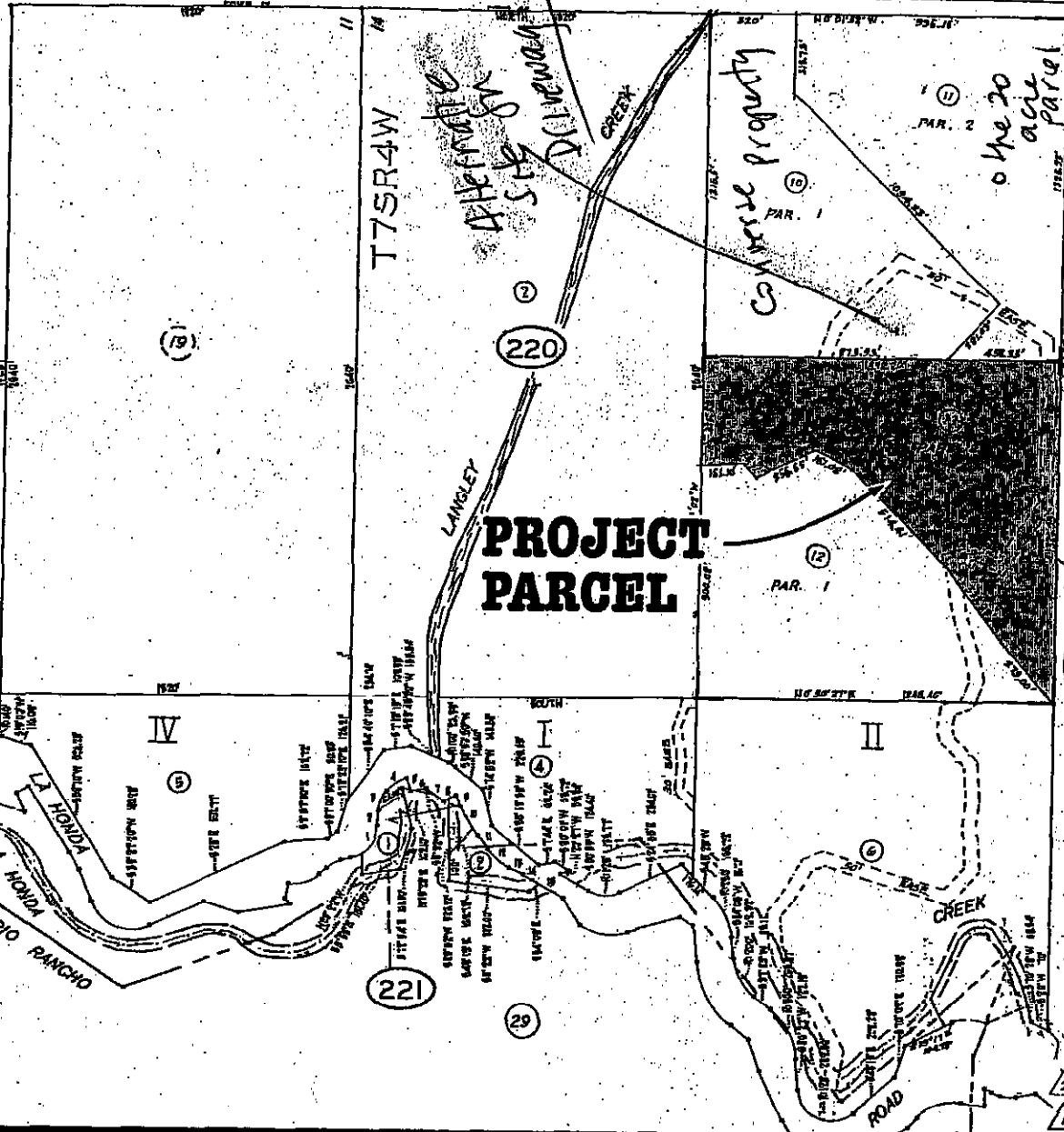
- Each split into two 20 acre parcels
- MVE, one of these, and will have two houses

With the second McCracken house plan as it stands, there will be three new houses within 3 years, and one existing house, using the original driveway built to code over 30 years ago. This driveway runs along many properties in Cuesta La Honda.

This is not shown on any of the SM County plans.

San Mateo County Planning has remained very disconnected from the planning and use of the 80 acre property. Planners, who know very little of what came before, have treated each case separately, instead of considering the whole 80 acres as a unit in terms of planning, land use and consideration of the dangers to contiguous properties.





TAX CODE AREA 78-22

AUG 28 2002

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2 PARCEL MAP VOL 71/49  
 1 PARCEL MAP VOL 74/29

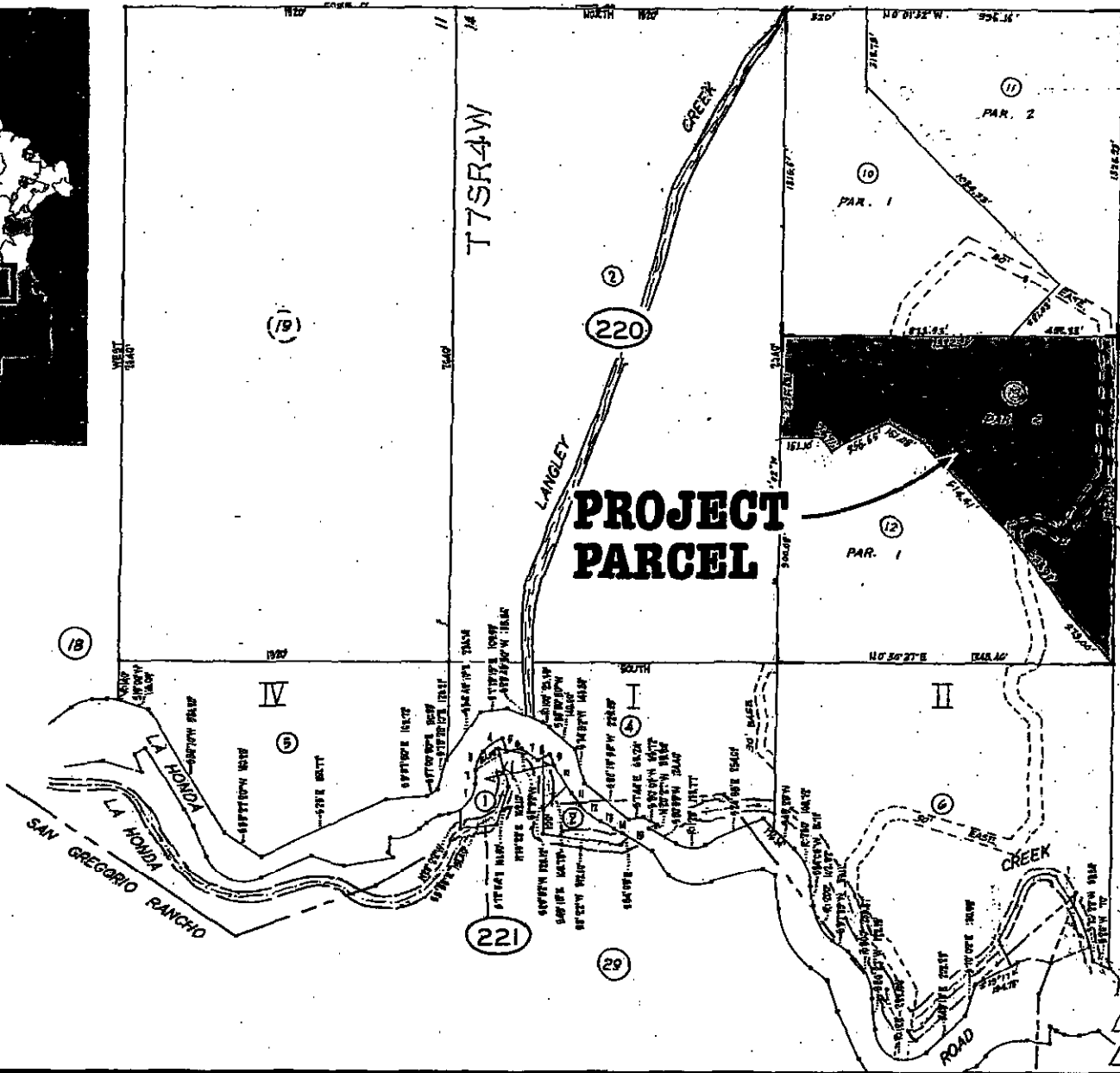
### San Mateo County Planning Commission Meeting

Applicant: McCracken

File Numbers: PLN2002-00536

Attachment: C





TAX CODE AREA **78-22**

AUG 28 2002



CUESTA LA HONDA

BK-83  
6  
BK-83  
BK-83  
3

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2 PARCEL MAP VOL 71/49  
1 PARCEL MAP VOL 74/29

**San Mateo County Board of Supervisors Meeting**

Applicant: **McCracken**

File Numbers: **PLN2002-00536**

Attachment: **C**



2'-0" DEEP BELLOW WITH STAKES TO BE LAID  
FOR ROADSIDE DRAIN AND PILE PROTECTORS.  
NOTE: SHOW CONSTRUCTION AND  
COMPLETION BY DATE.



NOTES:  
INSTALL BATTERY BOXES (CAPACITORS) EVERY 100 FEET AND AT  
EVERY ROAD AND RAILROAD INTERSECTION.  
INSTALL PULL BOX FOR ELECTRICAL CONDUIT EVERY 300 FEET.

EX. 24" x 36"  
TELEPHONE BOX  
EX. 3' x 6'  
PULL  
BOX

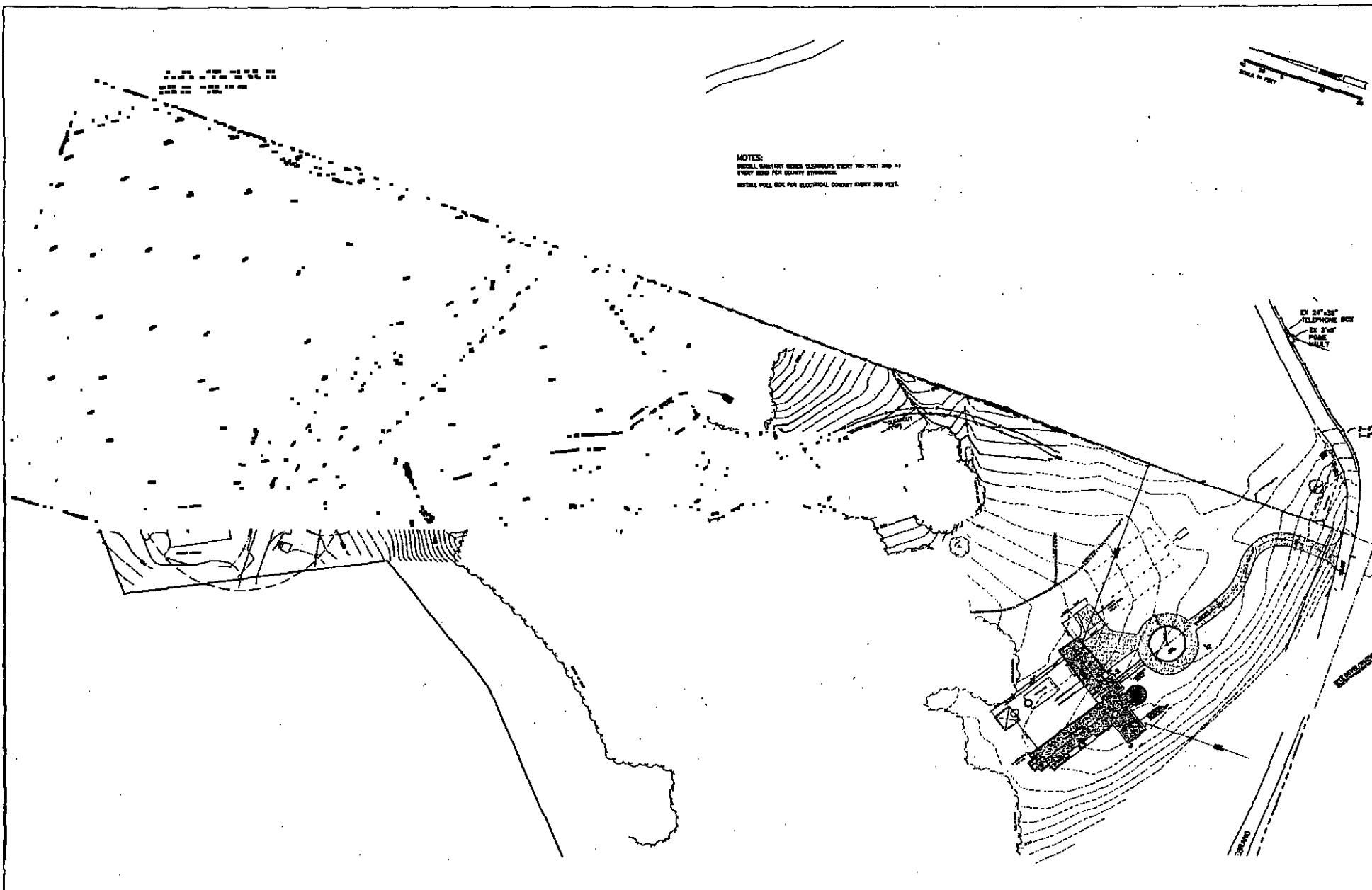
# San Mateo County Planning Commission Meeting

Applicant: **McCracken**

Attachment: **D**

File Numbers: **PLN2002-00536**





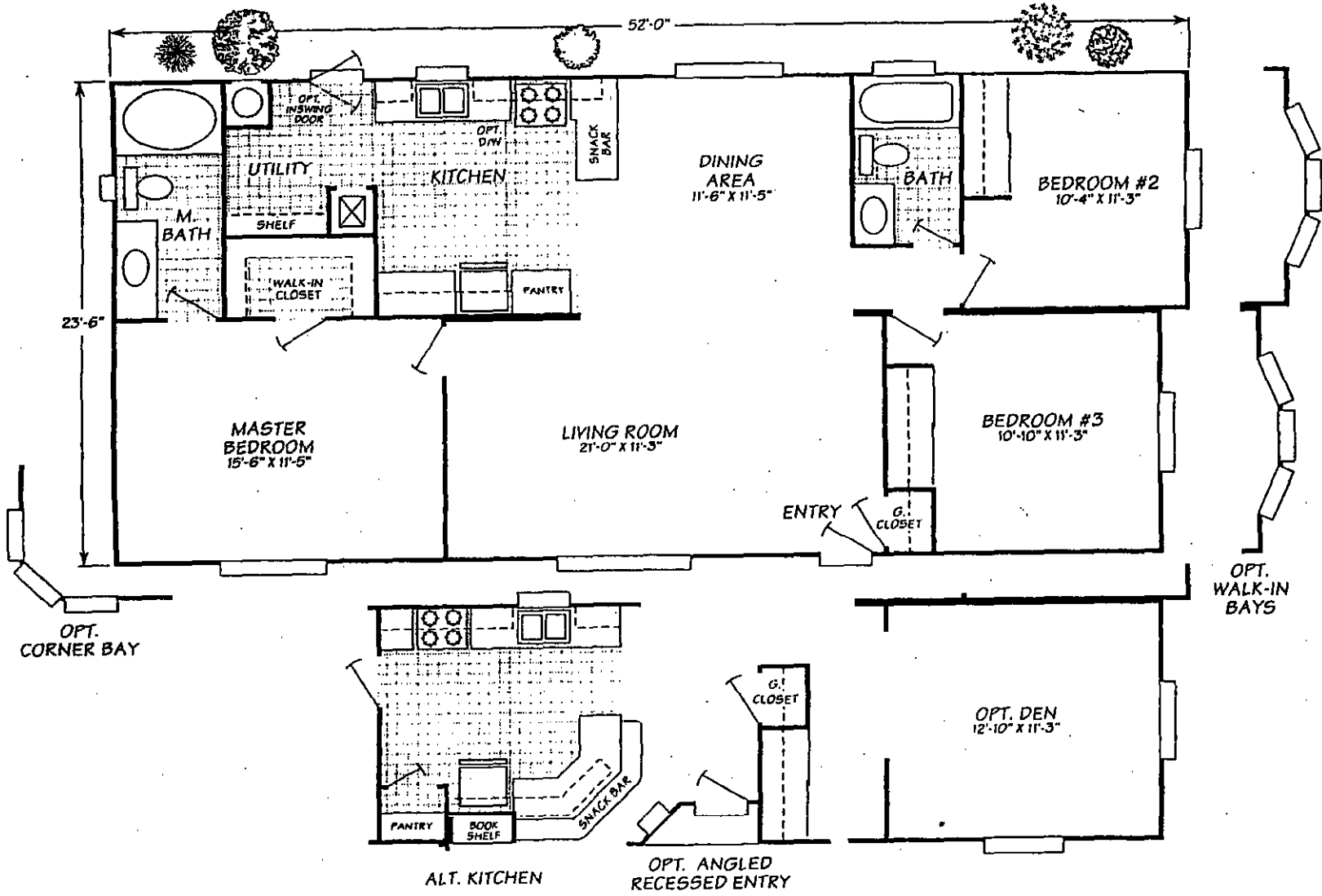
**San Mateo County Board of Supervisors Meeting**

Applicant: **McCracken**

Attachment: **D**

File Numbers: **PLN2002-00536**





**FLEETWOOD**  
H O M E S

Suncrest Series  
Model 3523U

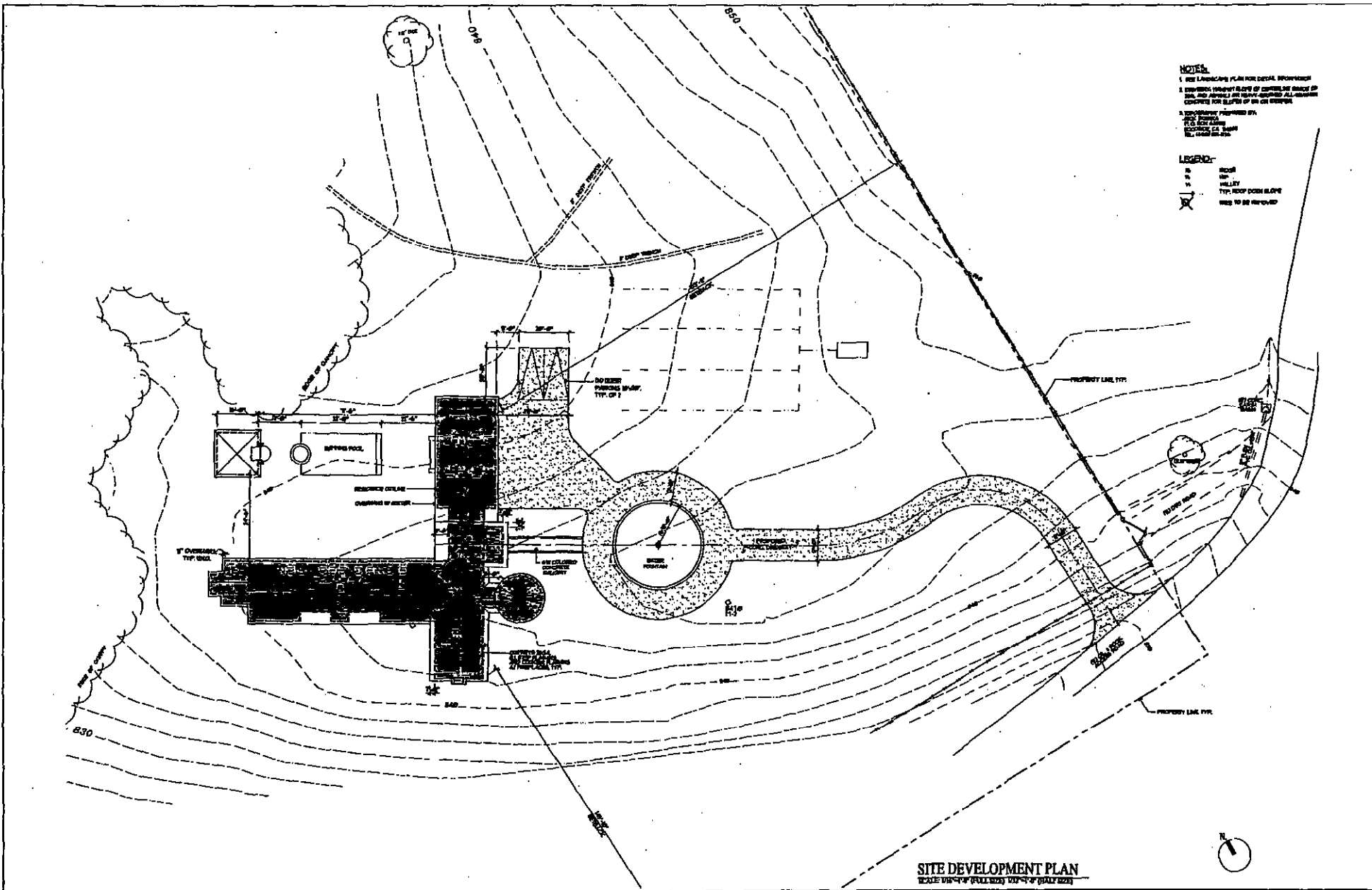
3 Bedrooms · 2 Baths · 1,206 Square Feet

**San Mateo County Board of Supervisors Meeting**

Applicant: **McCracken**

Attachment: **E**

File Numbers: **PLN2002-00536**



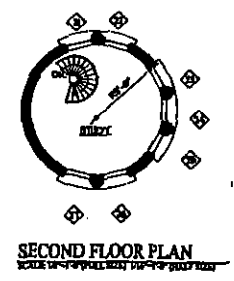
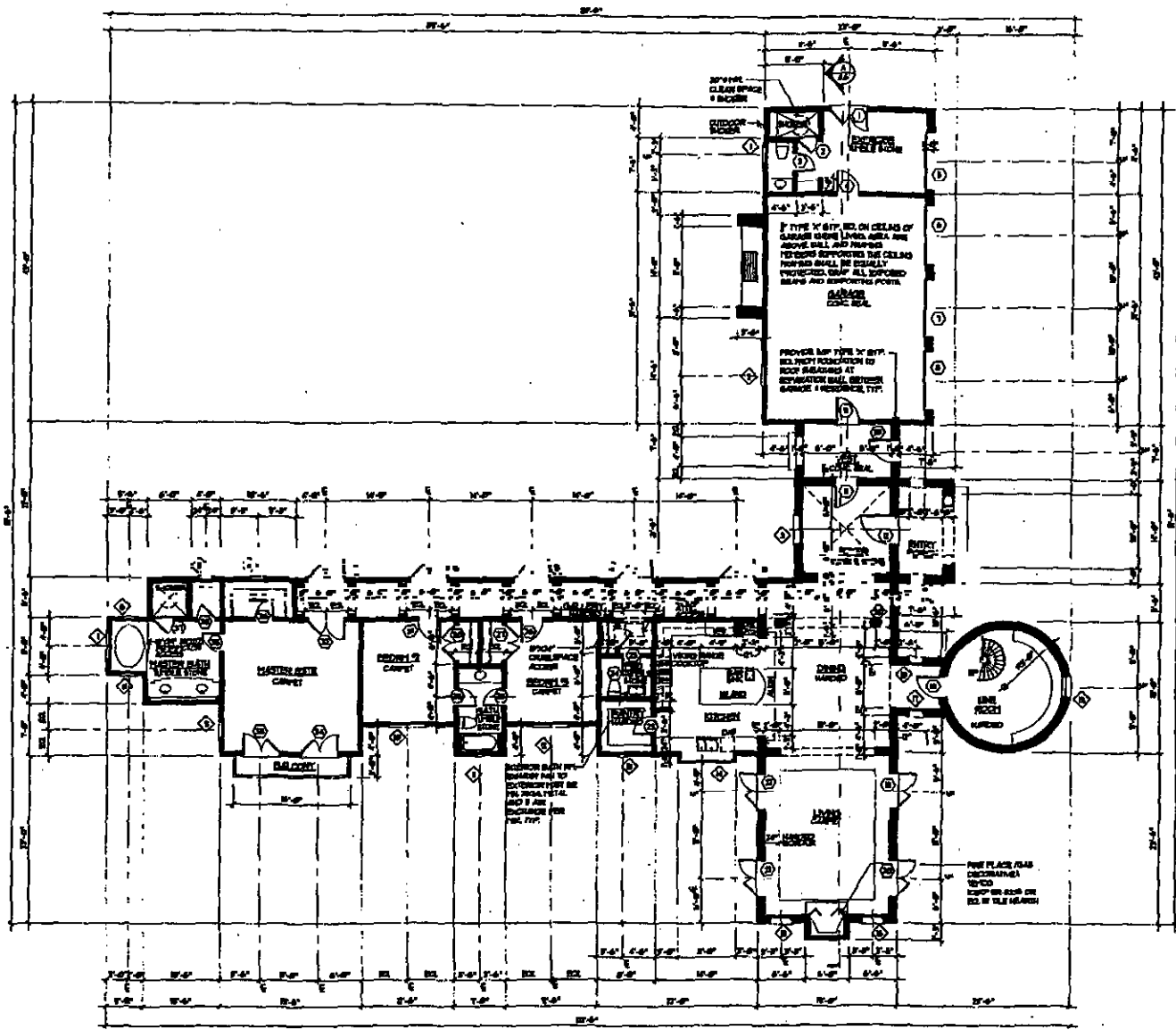
**San Mateo County Board of Supervisors Meeting**

Applicant: **McCracken**

Attachment: **F**

File Numbers: **PLN2002-00536**





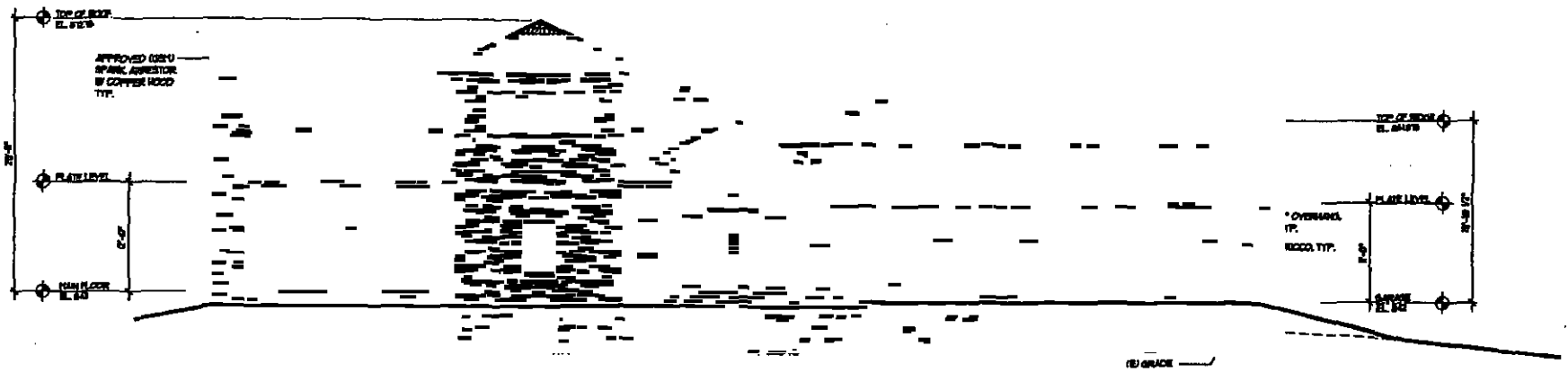
**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0" (ALL DIMS) 1/8" = 1'-0" (ALL DIMS)

**San Mateo County Board of Supervisors Meeting**

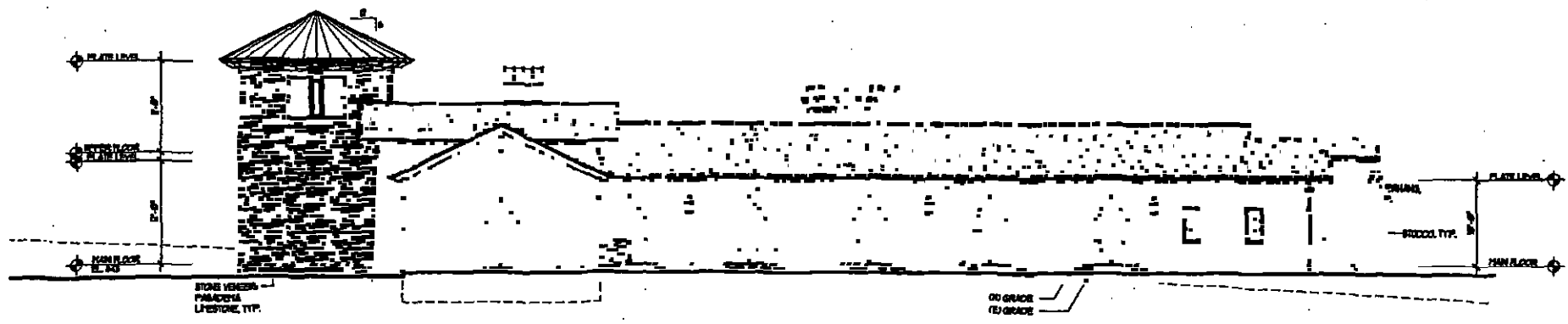
Applicant: **McCracken**  
File Numbers: **PLN2002-00536**

Attachment: **G**





**FRONT (EAST) ELEVATION**  
 SCALE: 1/8"=1'-0" (FULL SIZE) 1/16"=1'-0" (HALF SIZE)



**RIGHT (NORTH) ELEVATION**  
 SCALE: 1/8"=1'-0" (FULL SIZE) 1/16"=1'-0" (HALF SIZE)

**San Mateo County Board of Supervisors Meeting**

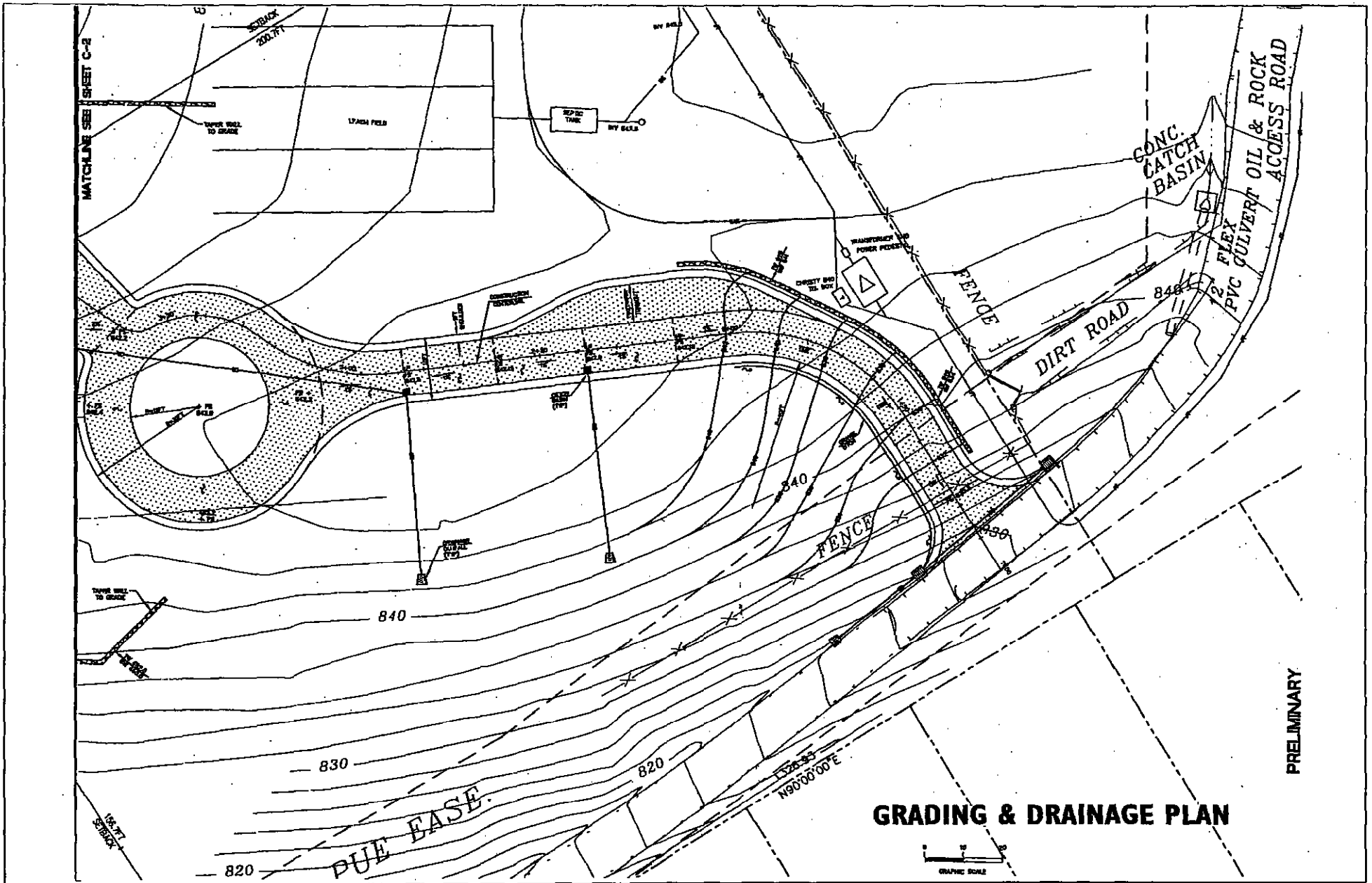
Applicant: **McCracken**

Attachment: **H-1**

File Numbers: **PLN2002-00536**







**San Mateo County Board of Supervisors Meeting**

**Applicant: McCracken**

**Attachment: I**

**File Numbers: PLN2002-00536**

County of San Mateo  
Environmental Services Agency  
Planning and Building Division

RESOURCE MANAGEMENT DISTRICT CHECKLIST

File No.: Ph0002-00536 Assessor's Parcel No.: 018-220-130  
Owner: Mc Cracken Applicant: Same  
Phone: 377-4890 Phone: \_\_\_\_\_

Project Description and Location:

New SFD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUMMARY

I. \_\_\_\_\_

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_  
\_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_  
\_\_\_\_\_

II. General Site Design

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_  
\_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_

Grading Plan & Erosion Control Plan required

III. Utilities

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_

IV. Visual Resources

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_

V. Cultural Resources

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_

VI. General Hazards to Public Safety

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_

C. Recommended Mitigation: Fence will be build across

Hildebrand from driveway to help prevent erosion onto  
Rozuena property, closest to driveway

VII. Special Hazards

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_  
\_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_  
\_\_\_\_\_

VIII. Primary Resources Areas

A. Significant \_\_\_\_\_ Not Significant ✓

B. Discussion of Problem Areas: \_\_\_\_\_  
\_\_\_\_\_

C. Recommended Mitigation: \_\_\_\_\_  
\_\_\_\_\_

Reviewed By:  China F. Osborn

Certificate of Compliance Issued: \_\_\_\_\_  
Date

CPD FORM A-RMD-10  
FRM00121 (8/95)

## RESOURCE MANAGEMENT DISTRICT CHECKLIST

			MITIGATION NECESSARY	
	YES	NO	YES	NO
<b>I. <u>ENVIRONMENTAL QUALITY</u> 6324.1</b>				
1. Are energy resources conserved through design and location? (a)	✓			
2. Will air pollution standards be met? (b)	✓			
3. Are local climatic and topographic factors not conducive to airshed pollutant concentration? (c)		✓		
4. Will there be significant levels of noxious odors? (d)		✓		
5. Will the use and discharge of chemical agents, particularly pesticides and heavy metals, concentrate in the food chain, interrupt or destroy the primary biological network, threaten the survival of endangered species or have any other significant or persistent adverse effects upon the environment? (e), (f)		✓		
6. Will detrimental noise levels persist in the long-term? (g)		✓		
*Proceed to Section II.				
<b>II. <u>GENERAL SITE DESIGN</u> 6324.2</b>				
*Could this project potentially affect any scenic qualities(?); if not, proceed to next subsection.				
<u>Scenic</u>				
1. Will the project create a use, development or alteration which shall substantially detract from the scenic and visual quality of the County? (d)				
2. Will the site be located, designed and subordinate to the pre-existing character of the environment? (a)				
3. Will the project be sited and designed to minimize the impacts of light and glare? (e)				
4. In forested areas, will the structure or appurtenance exceed the height of the forest canopy? (g)				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
5. Will the development employ colors and materials which blend in with the surrounding soil and vegetative cover of the site? (h)		✓		
<u>Soils and Geology</u>				
*Will the project have any potential soil or geologic impact(?); if not, proceed to next subsection.				
6. Will the project minimize grading changes and modifications of existing landforms and natural characteristics? (b), (6324.4-c)	✓	✓	✓	to Grading plan + Soil disposal plan
7. Will the project create a use, development or alteration which shall create uniform, geometrically-terraced building sites which are contrary to the natural landforms? (d)		✓		
8. Has applicant demonstrated that the development will not contribute to the instability of the land and that all structural proposals including excavation, access roads and other pavement have adequately compensated for soils and other subsurface conditions? (f), (6326.4-c)	✓			
9. Will the project alter the natural state of any sand dunes? (L), (6326.1-b)		✓		
*Proceed to next subsection.				
<u>Vegetation</u>				
*Will the project have any potential impact on the vegetation(?); if not, proceed to Section III.				
10. If extensive change in vegetative cover is proposed, has the applicant demonstrated the change to have minimal adverse impact on the micro-climatic conditions? (6324.1-h)		✓		
11. Will the project create a use, development or alteration which shall substantially change established/mature trees and other woody vegetation or dominant vegetative communities? (d)		✓		

			MITIGATION NECESSARY	
	YES	NO	YES	NO
12. Will the project replace vegetation removed during construction, where possible? (i)		1		
13. Will vegetation for stabilization of graded areas or for replacement of existing vegetation be selected and located to be compatible with surrounding vegetation, recognizing climate, soil and ecological characteristics of the region? (i)				
14. Are any living trees with a trunk circumference of more than 55 inches (measured 4 1/2 feet above the average surface) to be removed, which are not exempted by the timber harvest ordinance or for reasons of safety? (i)				
*Proceed to Section III.				
<b>III. UTILITIES 6324.3</b>				
*Will the project involve utilities in any way(?); if not, proceed to Section IV.				
1. Will all public utility structures, including building signs, overhead wires and utility poles, be minimized in bulk, height and cluttered appearance? (a)	✓			
2. Will underground utility lines be used when possible or will surface power lines be disguised? (b)	N/A			
3. Is an adequate water supply available? (c)	✓			
4. Is the existing public or community sewer system capacity adequate for the proposed development? (d)	✓			
5. If sewage disposal facilities requiring a soil absorption system are to be used, has it been determined that the area has no high groundwater, flooding or unsuitable soil characteristics? (6326.1-h)	N/A			
	✓			



			MITIGATION NECESSARY	
	YES	NO	YES	NO
6. If located in any hazards area, has the County Engineer certified that any electric substation, domestic water pumping facilities, sewage treatment, pumping or disposal facilities would be unlikely to cause direct damage or indirect threat to public health and safety in the event of occurrence of the designated hazard(s)? (6324.6-e)	N/A			
7. Will any transmission facilities be within or crossing a seismic fault/fracture area? (6326.3-c)	N/A			
8. If so, are alternative routes available or has the facility not been determined to be of overriding public need and benefit? (6326.3-c)	N/A			
*Proceed to Section IV.				
IV. 6324.4				
*Will the project have any potential water resource impact(?); if not, proceed to Section V.				
1. Will all solid and liquid waste discharge and disposal comply with the requirements of the Regional Water Quality Control Board? (a)				
2. Will the discharge of water containing organic nutrients be shifted from the aquatic environment to land environments when such a shift will produce less detrimental effects? (b)				
3. Does the project demonstrate methods, during initial site preparation, construction and use, which will assure the stability of both the proposed site and downstream aquatic environments through the management of the following:				
a. Vegetative cover				
b. Surface water runoff				
c. Groundwater recharge				
d. Erosion and sedimentation processes				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
4. Will the project, with the exception of agricultural uses, public works and public safety projects, have any adverse impacts on the natural watercourse or riparian habitat? (f), (6324.2-d), (6324.2-k)				
5. If such impacts will occur, will they be mitigated to the fullest extent possible? (f)				
6. Will excessive inter-basin transfers of water resources result in adverse impacts on water regimen stability or water quality? (g)				
7. Will water withdrawal jeopardize a continued supply or result in saltwater intrusion? (6325.4-a)				
8. Has applicant demonstrated that the project use, development or alteration will not: (6324.4-f), (6325.4-d), (6326.1-b)				
a. Interfere with existing capacity of any water body?				
b. Substantially increase erosion, siltation or chemical nutrients?				
c. Or, anything else that might contribute to the deterioration of any watercourse or quality of water in any body included in this district?				
9. Will the project and associated access roads, if located near existing and future lakes and reservoirs (whose maximum design water surface area exceeds 5 acres) be constructed at least 50 feet from the high water line? (6325.4-e)				
10. Will all water systems, including individual wells located in this area, be flood-proofed to a point at or above the flood protection elevation?				
*Proceed to Section V.				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
<b>V. CULTURAL RESOURCES 6324.5</b>				
1. Does an archaeological or paleontological site exist on the project location? (a)		✓		
2. If so, has a survey by qualified professionals been completed? (a)	N/A			
<b>VI. GENERAL HAZARDS TO PUBLIC SAFETY 6324.6</b>				
1. Are reasonable and appropriate setbacks from hazardous areas provided? (a)	N/A			
2. Will the proposed project have a significant impact on the health, safety or welfare of the future residents or property owners or community-at large, as determined by the following: (c), (f)		✓		
a. Would the project require major modification of existing landforms, significant removal of or potential damage to established trees, or exposure of slopes which could not be suitably revegetated?		✓	✓	Mitigation to ensure no erosion water run off into Laguna prop.
b. Will the project cause hazards due to excavation, fill, roads, and intended uses?		✓	✓	See above
c. Could structures or other improvements slide or be swept onto other lands or downstream?		✓		
d. Will the proposed water supply and sanitation systems be adequate to prevent disease, contamination and unsanitary conditions during or following a hazardous event or condition?	✓			
e. Has the susceptibility of the proposed facility and its contents to potential damage and the effect of such damage to the property been determined?	✓	N/A		
f. Has the importance of the services provided by the proposed facility to the community been determined?	✓	N/A		

	MITIGATION NECESSARY			
	YES	NO	YES	NO
g. Has the availability of a sufficient amount of water as defined by the fire protection agency for fire suppression purposes been determined?	✓			
h. Have alternative locations not subject to hazards been considered?	N/A			
i. Has the relationship of the proposed project to the Safety, Seismic Safety, and Open Space and Conservation Elements of the SMCo. General Plan been considered?	✓			
j. Will noxious chemical, petroleum or other flammable liquids or potentially hazardous materials be stored or manufactured in any hazard area? (d)		✓		
*Proceed to Section VII.				
<b>VII. SPECIAL HAZARDS</b>				
<u>Floodplain 6326.1</u>				
*Will the project be located in a floodplain(?); if not, proceed to next subsection.				
1. Have the following criteria been considered in determining flood susceptibility to future residents or community at large: (a)		✓		
a. Increased flood heights or velocities caused by excavation, fill, roads and intended uses?				
b. The safety of access to the property for emergency vehicles in times of flood?				
c. The requirements of the development for a water front location?				
d. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at this site?				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
e. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges. (a)		✓		
2. Has the applicant demonstrated that the development will not require storage of material, construction of any substantial flood or erosion control works, or substantial grading or placement of fill, within this area? (b)				
3. Are buildings (temporary or permanent) designed for human habitation above the 100-year flood elevation? (e)				
4. Will the building be designed with low flood damage potential? (e)				
5. Will the building be constructed and placed so as to offer the minimum resistance to the flow of flood waters? (e)				
6. Is the building to be firmly anchored to prevent floatation which may result in damage to other structures? (e)				
7. Will service facilities (i.e., electrical and heating equipment) be flood-proofed or constructed above the 100-year flood elevation? (f)				
8. Do the storm drainage facilities meet the following criteria: (a)				
a. Major channels or creeks (a watershed of four or more square miles) with a 50-year average recurrence interval?				
b. Secondary channels (a watershed area of one through four square miles) with a 30-year average recurrence interval?				
c. Minor channels or storm drain system (a watershed area of less than one square mile) with a 10-year average recurrence interval?				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
9. Will the storm drainage system insure drainage at all points along streets, and provide positive drainage away from building and on-site waste disposal sites? (a)		✓		
10. Are flood-proofing plans adequate? (j)				
*Proceed to next subsection.				
<u>Tsunami Inundation 6326/2</u>				
*Will the project be located in a Tsunami Inundation area(?); if not, proceed to next subsection.				
11. Will the project uses, structures and development include: (a)				
a. Publicly-owned buildings intended for human occupancy other than park and recreational facilities?				
b. School, hospitals, nursing homes, or other buildings or development used primarily by children or physically or mentally infirm persons?				
12. If the project involves a residential structure or resort development designed for transient or other residential use, does the project meet the following criteria: (b)				
a. Submitted report by competent and recognized authority estimating the probable maximum wave height, force, run-up angle and level of inundation in connection with the parcel or lot?				
b. If the projected wave height and force is 50 percent or more of the projected maximum will:				
(1) The highest projected wave height above ground level at the location of the structure be less than 6 feet?				
(2) The residential floor level be less than 2 feet above that wave height?				
(3) The structural support be sufficient to withstand the project wave force?				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
<p>c. If the projected wave height and force is less than 50 percent, are all of the above criteria not met except (2) which must be at least one foot above the highest projected level of inundation?</p>		✓		
<p>*Proceed to next subsection.</p>				
<p><u>Soils and Geology 6326.4,4</u></p>				
<p>*Will the project be located in an area of slope instability or geological hazard(?); if not, proceed to Section VIII.</p>				
<p>13. Will the project uses include any of the following: (6326.3-a), (6326.4-a)</p>				
<p>a. Structures designed or intended for relatively dense human occupancy?</p>				
<p>b. Critical public services and high risk facilities?</p>				
<p>14. Has applicant demonstrated, through detailed geologic site investigations and adequate engineering design, that: (6326.3-b), (6326.4-b)</p>				
<p>a. No other locations less susceptible to landslide are reasonably available on the site for development?</p>				
<p>b. Proposed locations are suitable for the uses proposed?</p>				
<p>c. Direct damage to such uses or indirect threat to public health and safety would be unlikely?</p>				
<p>15. Will the proposed structure for human occupancy be located on the tract of an active fault? (6326.3-b)</p>				
<p>16. If located within 50 feet of any tract of an active fault, has the applicant proved the underlying branches to be inactive? (6326.3-b)</p>				
<p>*Proceed to Section VIII.</p>				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
<b>VIII. PRIMARY RESOURCES AREAS</b>				
<u>Scenic 6325.1</u>				
*Will the proposed project have any potential impact on a Scenic Resource Area(?); if not, proceed to next subsection.				
1. Are public views within and from Scenic Corridors protected and enhanced? (a)		✓		
2. Will the project obstruct or significantly detract from views of any Scenic Area or Landscape Feature from and within a Scenic Corridor? (a), (m), (6324.2-b)				
3. Is the project located and designed to minimize interference with ridgeline silhouettes from a Scenic Corridor? (a)				
4. Will the project be screened from public view if located in grass or brush land? (k)				
5. Will the project be located on a designated Primary Landscape Feature? (l)				
6. Will the pathway pavements blend in with the surrounding landscape? (c)				
7. Will colors and plant materials be selected to minimize visual impacts upon Scenic Corridors in general? (g)				
8. Will the project remove any of the existing vegetation from rights-of-way except for the purposes of safety or the enhancement of visual quality? (b), (h), (i)				
9. If located in forested areas, will the project and any access roads and parking areas be screened from Scenic Corridors? (n)				
10. Will screening consist of natural vegetation of the area rather than solid fencing? (n)				
11. Are curve approaches to Scenic Corridors: (e)				
a. Used and designed to screen access roads?				



			MITIGATION NECESSARY	
	YES	NO	YES	NO
b. Vegetated with native plants, in such a way as to not constitute a safety hazard?		✓		
12. Will the project: (f)		↑		
a. Minimize access roads to a Scenic Corridor?				
b. Combine access roads prior to junction with a Scenic Corridor?				
c. Maximize the use of traffic loops?				
13. Will off-premise outdoor advertising be utilized? (j)				
14. Of the permitted signs, are they designed to harmonize with the scenic qualities? (j)				
*Proceed to next subsection.				
<u>Fish - Wildlife Habitat 6325.2</u>				
*Will the proposed project be located in or adjacent to any Primary Fish and Wildlife Habitat(?); if not, proceed to next subsection.				
15. Will use or development result in a significant impact on primary wildlife or marine resources and is it compatible with their habitat areas? (6325.1-i)		✓		
16. Will the project have an adverse impact on and/or significantly reduce in quantity or quality, the ecological characteristics including the food chain of primary wildlife habitat? (a), (b), (6324.2-d), (6325.6-c)		↑		
17. Will the direct removal of primary habitat areas be avoided by clustering uses on other portions of the property? (6325.6-c)				
18. Will the project maintain watersheds from which the flow of freshwater is used for fish spawning and nurseries? (f)				
19. Will the project, including public recreational use, subject spawning and resting areas to development? (d)				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
20. Will the project control public access to primary wildlife habitat areas in such a way that is compatible with recreational use without over-utilization and disturbance to wildlife population or the over-collection of species? (g)		✓		
21. Will the project fill or dredge any tidal marshes, estuaries or marine waters? (c)				
*Proceed to next subsection.				
<u>Agriculture 6325.3</u>				
*Is this project an agricultural or compatible use(?); if not, proceed to next subsection.				
22. Will clustering promote the use of potential use of the land for agricultural purposes? (b)				
23. Can structural uses be located away from prime agricultural soils? (c)				
*Proceed to next subsection.				
<u>Ocean Shoreline 6325.5</u>				
*Will the proposed project have any potential impact on Ocean Shorelines(?); if not, proceed to next subsection.		✓		
24. Will public access from State or local roads or trails to the ocean shoreline be provided to the maximum extent possible? (a), (6325.4-e)				
25. Will access minimize harm to the environment and prevent trespass over private lands? (a)				
26. Will the land division and/or planned unit development provide a public access easement extending inland no more than 100 feet from the mean high tide line? (b)				
*Subject to discretionary revision by the Planning Commission.				
27. Has the applicant demonstrated that reasonable alternative non-ocean shoreline sites are not available or suitable? (c)				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
28. Will the proposed development cause significant harm to: (c)		✓		
a. The natural beauty of the area, including views from public places, roads and trails?				
b. Navigation, safety or health?				
c. Public use of the adjacent waters or underlying lands?				
29. Will the project significantly accelerate the natural erosion and transport of sand or other beach material from coastal watersheds into the coast's littoral circulation system? (6324.6-b)				
*Proceed to next subsection.				
<u>Mineral 6325.6</u>				
*Will the proposed project have any potential impact on minerals resources(?); if not, proceed to next subsection.		✓		
30. Does this extractive development contain plans for rehabilitation, enhancement and reuse of mineral extraction areas? (a)				
31. Have the potential impacts of mineral extraction on open space values (including scenic resources, skylines and natural terrain) been considered in the review of this project? (b)				
32. Will this project produce large visible surface scars? (b)				
33. Will this project have permanent or long-term uses which may interfere or be incompatible with existing or potential mineral extraction activities with Mineral Resource Areas? (d)				
*Proceed to next subsection.				
<u>Natural Vegetation 6325.7</u>				
*Will the proposed project have any potential impact on the natural vegetation(?); if not, eliminate the following questions.				
34. Will the project result in a significant reduction of the natural vegetation? (a)				

			MITIGATION NECESSARY	
	YES	NO	YES	NO
35. Will this project avoid the direct removal of vegetation by the use of clustering? (b)		✓		
36. Will public access be controlled to avoid over-utilization and disturbance to vegetation or over collection of species? (c)				
<u>Adjacent Land Uses</u>				
*Will the proposed project be located adjacent to lands zoned Resource Management, Resource Management/Coastal Zone, or Planned Agricultural District (but specifically not Timber Production Zone) that are capable of supporting commercial timber harvesting activities(?); if not, eliminate the following question.				
37. If the proposed project is a residential dwelling, has a Notice of Adjacent Forestry Uses been completed and recorded?				

CPD Form A-RMD-10  
FRM00121 (8/94)

Planning and Environmental Division

455 County Center • Mail Drop PLN-122  
Redwood City CA 94063-1646  
(650) 363-4161 • FAX (650) 363-4849

# Second Unit Checklist Form

## Chapter 22.5 - Second Dwelling Unit

Yes	No	Section 6427
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the parcel legal?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the parcel in an R-1, R-E, RH, RM or TPZ Zoning District outside the Coastal Zone?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the parcel in an R-1 Zoning District within the Coastal Zone?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does this unit qualify under the quota established within the applicable unincorporated census tract area?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the following finding be made: The establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.
Yes	No	Section 6428
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the unit qualify under the S District (Combining Districts), and general provisions and exceptions (Chapters 20 and 22) of the Zoning Regulations?
<input type="checkbox"/>	N/A	If front, side or rear yard requirements are not met, has a use permit application been filed requesting approval of these substandard yards?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If a use permit is requested for substandard yards, can the following findings be made?
<input type="checkbox"/>	<input type="checkbox"/>	a. The second dwelling unit is constructed within or above an existing detached accessory building (constructed prior to the effective date of this Chapter in the R-1 District), does not extend further into the rear or side yards than the existing foundation of the detached accessory building and is not within three (3) feet of a property line.
<input type="checkbox"/>	<input type="checkbox"/>	b. The structural height ... point of the roof.
<input type="checkbox"/>	<input type="checkbox"/>	c. The second dwelling unit will not significantly impact adjacent properties adversely.
<input type="checkbox"/>	<input type="checkbox"/>	d. The number of doors and windows facing the reduced side or rear yards are minimized.
<input type="checkbox"/>	<input type="checkbox"/>	e. The proposed second dwelling unit is approved by the Fire Department.
Yes	No	Parking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there one accessible covered or uncovered parking space measuring at least 9 feet by 19 feet (not in the front yard) with adequate access to the second unit?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the main residence have the parking spaces required at the time of its construction? (These may be covered or uncovered.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	To meet the parking requirement, does the second unit require tandem parking (i.e., a required parking space directly behind another required parking space)?
<input type="checkbox"/>	N/A	If yes, has an exception been filed?
Yes	No	Size of Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the unit 700 square feet or less?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the unit up to 35% of floor area of the main unit not to exceed 1,500 sq. ft.? <i>2370</i>
Yes	No	Design Review
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has an application for Design Review been filed?
<input type="checkbox"/>	N/A	Is the new entrance or exit on the side or rear?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the second unit visually integrated and in the immediate vicinity of the main dwelling unit?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have the required notices been sent?
Yes	No	Owner Occupancy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the owner of the property occupying the main dwelling unit?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the owner completed a Certificate of Owner Occupancy? <i>* Required after construction of the main dwelling unit.</i>