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Planning ~nd Buil

Attachment B

To the P'anning Commission

coiz~tGovernment Caner - 590 H~mikont Redwøod Cky CA 94063
Maii~pPLN122. 415.363.4161

~e5oardof~jso~

Appeft.sfl fnfo~rmation

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Address: ~?o JoX
,4'7c24) 7~JR4,~

Phofl~LW(~~)93.9 ~1-J,~

App~aInformation

Permit Numbers fnvo~ved:

PLNZ003 . ô009~

I hereby appeal the *decision* of the:

- Staff or Planning Director
- Zoning Headng Officer
- Des~grf Review Committee
- P~rining Commission

made on 3. 2jf QO~"toapprove.lc4er~i
the above-listed permit appllcations.

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

yes no

Ap~gellant'Signature:

~
p~ LJ ~

Bas for Appeal

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 soL why? Do you object to certain cond(t4oris of approval? If so, then which conditions and why?

SEEL '~A1T~~ctv\€~jT-rQ

S MC~1~i~R, 03c3'f

Inaccurate and/or incorrect findings of San Mateo County Planning Commission split decision (3-1-1) to deny PLN2003-00096:

A.) *Proposed structures are not designed and situated so as to retain and blend with the natural landforms of the site.*

The mass of the structure has been designed to slope in conformity with the land form, each level set-back and terraced into the hillside of the lot. In addition, the siting of the structure on the lot has been optimally selected so as to blend into the sloping lot without unnecessary grading. The design further blends with the natural landform through the employment of similar color.

B.) *Varying architectural styles are not made compatible through the use of similar material and colors which blend with the natural setting and surrounding neighborhood*

The majority of houses on the same street contain the same material as the proposed house, as well as **all** the principal community heritage structures in the neighborhood. The material is also compatible with the natural setting by selecting a similar color (medium-dark moss-olive) as the surrounding trees.

The effect of these design elements reduce the distinction of, and create harmony with, the varying neighborhood architectural styles.

C.) *The design of the structure is not in harmony with the shape and scale of the adjacent buildings in the community.*

Scale: The height of the house is lower than the only 2 adjacent houses, and is also sited to lie in direct proportion to, and no longer than, the only adjacent house with a long exposure to it. This will have the effect of maintaining light & air, as well as preserving views of, the adjacent houses.

The size of the house at 203 s.f. less than the maximum allowed by zoning, is itself smaller in size than (8) houses on the same block.

Shape: There are widely varying shapes of houses, making it impossible to 'harmonize' with another shape. One similar *element* most do contain: a frontal flat, blank, looming façade. However, to design a similar façade would be in violation of both LCP policy and Zoning design standards. The design instead, diminishes its size by use of several and distinctive setbacks among each of its facades.

Furthermore, the obtaining of neighborhood approval of the design by all adjacent neighbors, and nearly all of the surrounding neighborhood clearly disproves this finding.

Further objection to these finding is that the SMC Planning Commission (PC) in April 2003 stated in their deliberations of making a finding for denial of an appeal of a decision of the Design Review Committee (DRC), that they did not wish to establish precedent by over-turning a decision of the DRC.

They have now done so with this overturning and contravened both the previous finding as well as the county's stated goal of less appeals. A denial of the appeal would have furthered this goal, as this appeal is now by the project applicant, whereas a denial would have concluded the original appeal.

Furthermore, the SMC Board of Supervisors (BOS) in making a finding for the (current) revised zoning standard ordinance, specifically addressing the issue of size and scale of proposed houses in the Midcoast area, stated that the objective of forming a DRC to review and approve designs was to achieve greater compliance with community design objectives through the establishment of community review and approval of house designs.

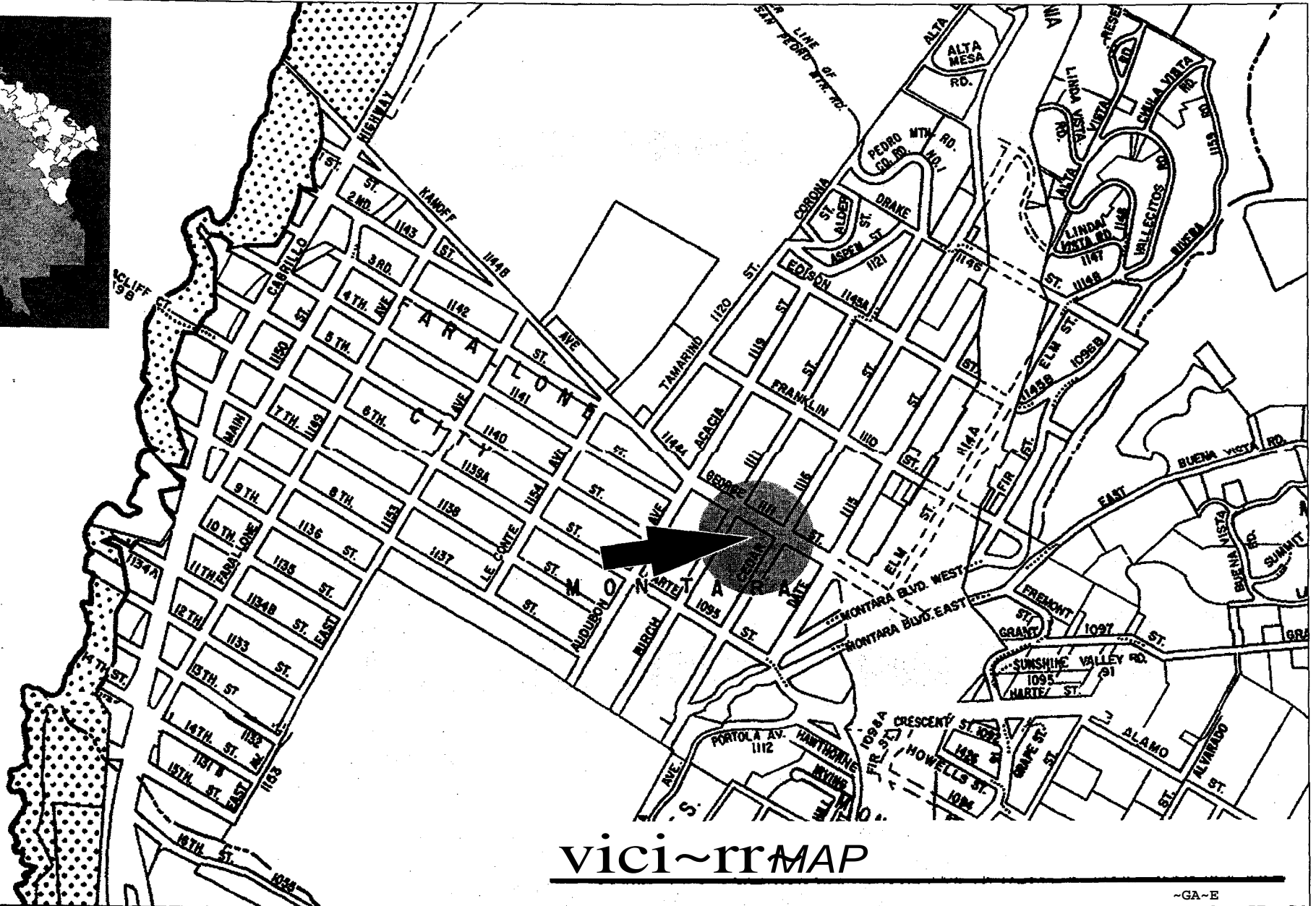
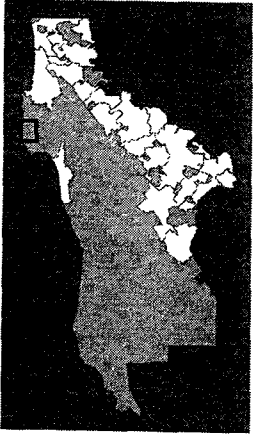
It was this BOS- created DRC that approved this design and made specific findings that the house was fully in compliance with the findings (a.,b.,c.,) that the PC made opposite findings for. The denial of the project by the PC is counter to the stated objectives of the BOS.

Furthermore, if the PC is deemed to have made a De Novo hearing on this matter, it did not in the brief time and deliberations performed, review, absorb, and take into account, the design of the house in its context, i.e. the site landforms, its environment, coloring, and neighborhood setting. Nor did it perform site visits, carefully review numerous photographs, analyze cross-sections superimposed over topographical siteplans, and other careful review that the DRC performed at its two hearings on the matter.

Following 6 hours of hearings on other matters immediately previous to this, did not aide the PC in this regard.

Futhermore, the PC did not actually review the approved Plans & Elevations in its deliberations, only hearing a last minute brief oral recital by Planning staff of approved plans.

Furthermore, the finding that: "...structure is not in harmony..." "is too subjective - in discord with state law and state and federal rulings; is not objective, nor is quantitative nor sufficiently qualitative to form a legal finding.



vici~rrMAP

~GA~E

San Mateo County Board of Supervisors Meeting

Applicant: Galahan

Attachment: **C**

File Numbers: **PLN 2003-00096**



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PARCEL MAP VOL 29/25

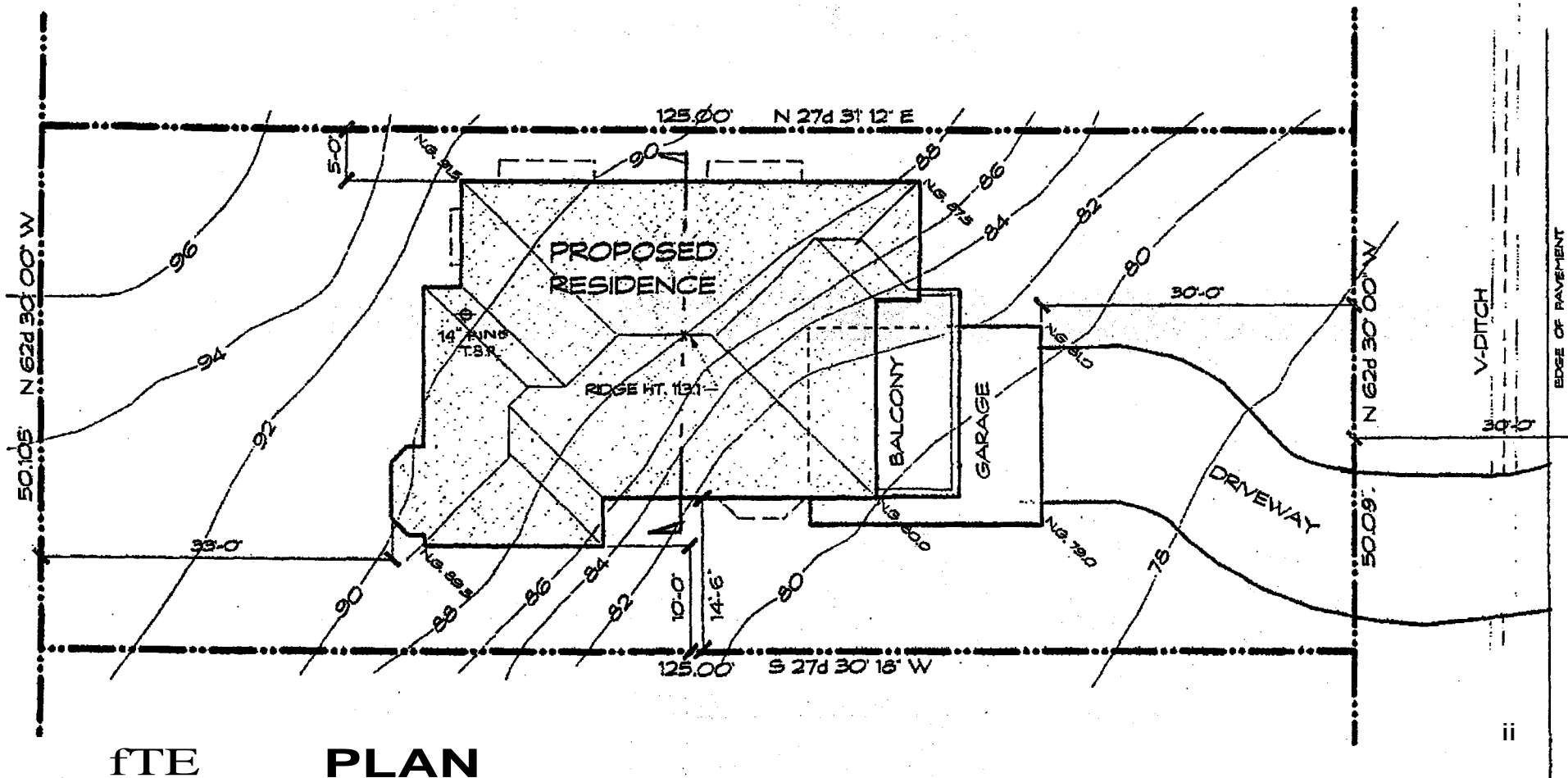
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San Mateo County Board of Supervisors Meeting

Applicant: Galahan

File Numbers: PLN 2003-00096

Attachment: 0



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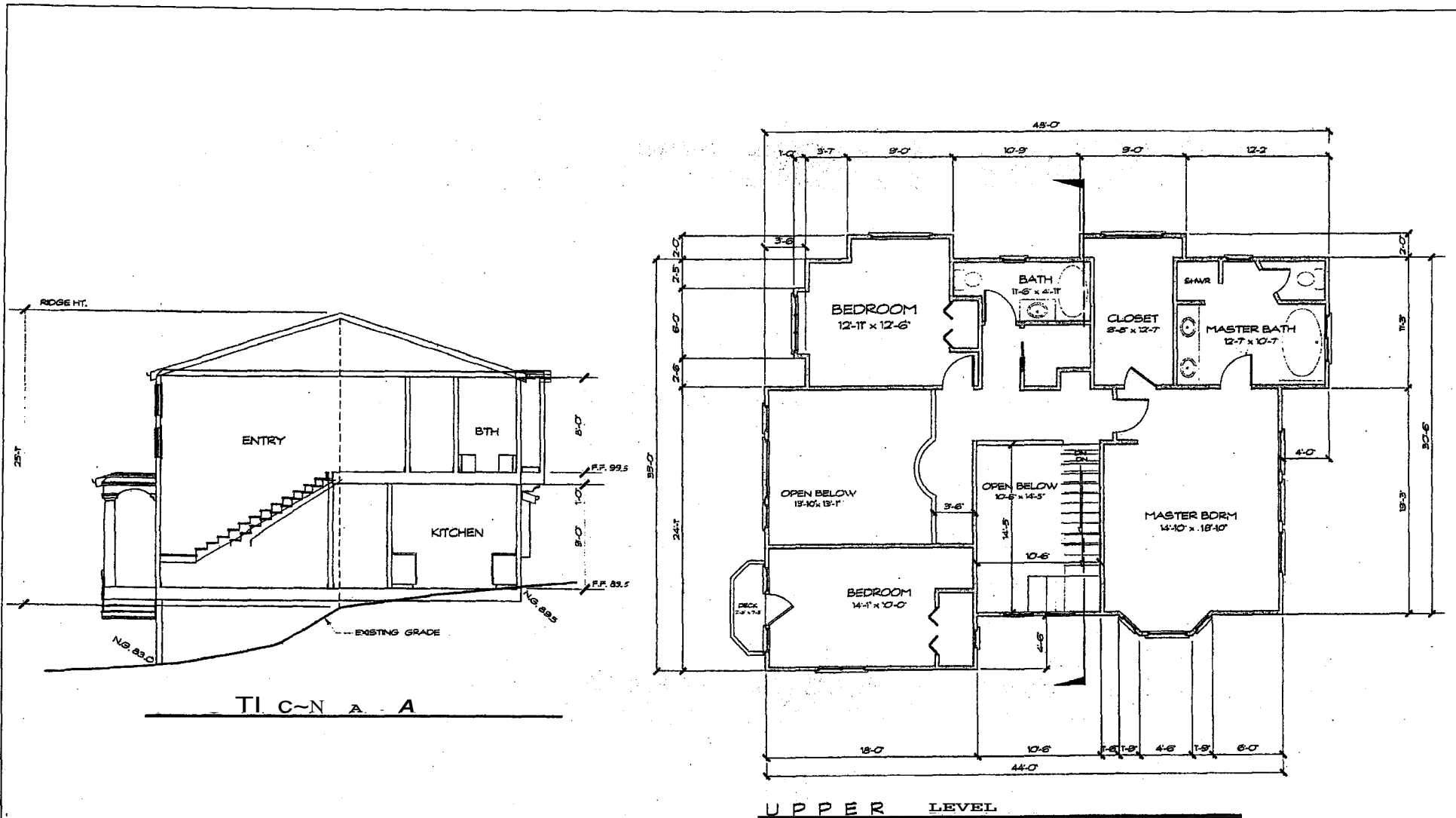
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San Mateo County Board of Supervisors Meeting

Applicant: Galahan

Attachment: E

File Numbers: PLN 2003-00096



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San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

Attachment: **G**

File Numbers: **PLN 2003-00096**



Please reply to: Farhad Mortazavi
(650) 363-1831

March 25, 2004

ENVIRONMENTAL
SERVICES
AGENCY

Chuck Kozak
P.O. Box 370702
Montara, CA 94037

PROJECT FILE

Dear Mr. Kôzak:

Subject: File Number PLN2003-00096
Location: Harte Street, Montara
APN: . 036-104-510

Agricultural
Commissionerf Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Commissioners:

David Bomberger

William Wong

Bill Kennedy

Ralph Nobles

Ion Silver

•On March 24, 2004, the San Mateo County Planning Commission considered your appeal of a decision by the Coastside Design Review Committee to approve a Coastside Design Review Permit to construct a new single-family dwelling located at Harte Street in the unincorporated Montara area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission granted the appeal, referred the project back to the Design Review Committee and made the following findings for denial:

- a. Proposed structures are not designed and situated so as to retain and blend with the natural land forms of the site.
- b. Varying architectural styles are not made compatible through the use of similar material and colors which blend with the natural setting and surrounding neighborhoods.
- c. The design of the structure is not in harmony with the shape, and scale of the adjacent buildings in the community.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 7:00 p.m. on April 12, 2004.

PLANNING COMMISSION

455 County Center, 2-Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363.4849

•Arthur Galahan
March 25, 2004
Page 2

If you have questions regarding this matter, please contact the Project Planner listed above.

Planning Commission Secretary
Pcd0324o_8kr.doc

cc: Department of Public Works
Building Inspection
Environmental Health
Half Moon Bay Fire Protection District
Assessor
Arthur Galahan
David Beaumont
Kathryn Slater Carter
Thomas Mahon



June 16, 2003

Arthur Galahan
P.O.Box 371503
Montara, CA 94037

Dear Mr. Galahan:

ENVIRONMENTAL
SERVICES
AGENCY

SUBJECT: Coastside Design Review, File No. PLN 2003-00096.
Harte Street, Montara; APN 036-104-510

At its meeting of June 12, 2003, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a 3,154 sq. ft. single-family residence including a 388 sq. ft. garage on a 6,262 sq. ft. parcel.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee APPROVED your project, by a majority vote, subject to the following findings and conditions:

FINDINGS

The Coastside Design Review Committee found that:

A. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to new construction of a small structure.

B. For the Coastal Development Exemption

The proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Categorical Exclusion Area.

C. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for Coastside Districts, Section 6565.17 of the San Mateo County Zoning Regulations.

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection
California Environmental

LAFCo

Library

Parks & Recreation

Planning & Building

PLANNING AND BUILDING

CONDITIONS

Planning Division Conditions

1. The project shall be constructed in compliance with the plans approved by the Coastsides Design Review Committee. Any changes or revisions to the approved plans or above conditions shall be reviewed by the Design Review Officer or, where necessary, the Coastsides Design Review Committee for approval.
2. This permit shall be valid for five years from the date of approval. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall forward the following list of requirements, stipulated by the Coastsides Design Review Committee, to the Design Review Officer for review and approval. These changes shall be included on the applicant's building permit plans:
 - a. Use arched windows (on all windows) for the main floor.
 - b. Use solid-railing on all decks.
 - c. Wrap around the belly-band between the main and upper floors.
 - d. All sills to be detailed the same way.
 - e. Upper level windows to be replaced with a lower roof, using copper roof material.
 - f. Omit the corbels.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the

proposed structure on the submitted site plan, and (2) the elevations of proposed **finished** grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing-inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed **land** surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications **on the garage** slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Planning Director.
5. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:-
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a **tarp** or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. *This* plan shall identify the type and location of erosion control

- devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Half Moon Bay Fire Protection District.
 9. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
 10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. -All debris shall be contained on site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles shall impede through traffic along the right-of-way on Harte Street. All construction vehicles shall be parked on site outside the public right-of-way or in locations which do not impede safe access on Harte Street. There shall be no storage of construction-vehicles in the public right-of-way.
 11. The exterior color samples submitted to the Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and color but before a final inspection has been scheduled.
 12. Noise levels produced by the proposed construction activity shall not exceed the 80 CIBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday:

Building Inspection Section Conditions

13. At the time of application for a building permit, the following will be required:

Arthur Galahan

June 16, 2003

Page 5

- a. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required, which will confirm that the required setbacks have been maintained as per the approved plans.
- b. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
- c. If a water main extension, upgrade or fire hydrant is required, this work must be completed prior to issuance of the building permit, or the applicant must submit a copy of an agreement and contract with the water purveyor which will ensure the work is completed prior to finalization of the building permit.
- d. A site drainage plan will be required which will demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
- e. Sediment and erosion control measures shall be installed prior to beginning any site work and maintained throughout the project. Failure to install or maintain these measures will result in a work stoppage on the dwelling until the corrections have been made and fees associated with staff time have been paid.
- f. A driveway plan and profile will be required.

Department of Public Works Conditions

14. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
15. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.
16. The applicant shall submit a driveway "Plan and Profile" to the Public Works Department, **showing** the driveway access to the parcel-(garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the -access roadway. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
17. The applicant shall prepare a plan indicating the proposed method of sewerage for this property.
18. The applicant shall submit detailed drawings showing the "sources of" and the "installation locations for" all the required underground utilities.

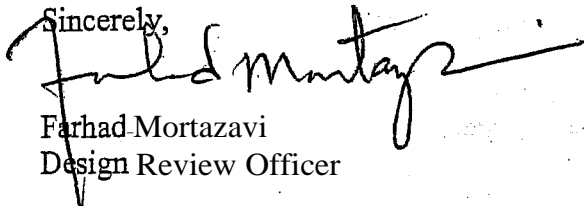
Arthur Galahan
June 16, 2003
Page 6

HalfMoon Bay Fire Protection District Conditions

19. The applicant shall comply with all conditions required by the HalfMoon Bay Fire Protection District.

This decision may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on July 1, 2003, the first working day following the tenth working day following the date of this action. An appeal is made by-completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Division and paying the appeal fee.

Sincerely,



Farhad Mortazavi
Design Review Officer

FSM:kcd . FSMNO855WKN.DOC

cc: Barbara Lewicki, Committee Representative
David Beaumont
Kathryn Slater-Carter



May 12, 2003

Arthur Galahan
Box 371503
Montara, CA 94037

Dear Mr. Galahan:

**ENVIRONMENTAL
SERVICES
AGENCY**

SUBJECT: Coastside Design Review, File No. PLN 2003-00096
Harte Street, Montara
A.PN036-104-510

Agricultural
Commissioner/ Sealer of
Weights & Measures

At its meeting of May 8, 2003, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a **3,154** sq. ft. single-family residence including a 388 sq. ft. garage on a 6,262 sq. ft. parcel. The Coastside Design Review Committee CONTINUED the item for further consideration. The following requirements should be considered and incorporated into revised plans to be submitted for subsequent review by the Coastside Design Review Committee:

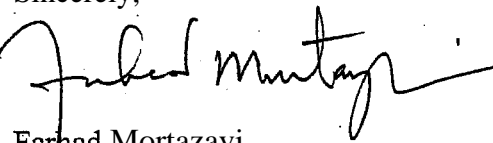
Animal Control

1. A cross section is required.
2. A landscape plan is required.

Cooperative Extension

Revised plans (five sets) should be submitted no later than May 22, 2003, to ensure a place on the June 12, 2003, Coastside Design Review Committee agenda. Please contact Farhad Mortazavi, Design Review Officer, at 650/363-1831 if you have any questions.

Fire Protection

Sincerely,


LAFCo

Farhad Mortazavi
Design Review Officer

Library

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Parks & Recreation

cc: Barbara Lewicki, Community Representative
David Beumont

Planning & Building

Attachment J..

Z
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P

March 16, 2003

To: Farhad MortazaviSan Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1331 -FAX-650.363.4849**re: PLN(s) 2003-00017, 00085, 00 00096,0104, &
00120**-P
████████████████████

Farhad:

After reviewing the above applications, I have determined at this time there are no outstanding issues to address outside of the Coastside Design Review Process. The MidCoast Community Council Planning and Zoning Committee reserves the right to submit comments to CDRC if we deem necessary, or to ask for hearing on these projects if other issues come to light during the review process.

Please let me know when these projects will be heard by the CDRC.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning these application.

Chuck Kozak
Chair, MCC Planning & Zoning Committee
PO Box 370702
Montara, CA 94037
650.728.8237 (home) - 650.996.8998 (mobile) - [cqk\(~montara.com\)](mailto:cqk(~montara.com))

cc: Karen Wilson, Chair, Coastside Design Review Committee

Attachment K

Juue11,2003

Kathryn Slater-Carter
P.O.370321
Montara, CA 94037
(650) 346-52.55

Farhad Mortazavi
San Matco County Environmental Services Agency
Planning and Building Dept.
Design Review Officer

Via countyfax# 363-4849
Via e-mail to Barbara L~ewickj

RE: PLN: ~2003-00096
APN: 036-104-510

I-am sony that I wiJi be unable to attend today's meeting. Unfortunately I have a previous engagementthat I cannot cancel. **in** spite of my absence, I request that this letter be given to all member so the Design Review Committee and if possible discussed in open session tomorrow .
June 12, 2003.

I am writing to **express my view that this home, as currently designed, absolutely does** not conform with the community character requirement in our design review standards.

Further, this item **was continued** from May 8 - all that was required was a cross section and a landscape plan: it does not have the required landscape plans in either the full set of plans at the County or in the reductions I was given.

As it cannot be approved today. This will give time for a full set of story poles while the landscape plans are being drawn.

A significant number of trees will be removed from the site and they will need to be replaced with the standard replacement ratio in the standard size box.. These should be trees that will mature to a similar height although they should **be mixed species for** better survival. They need not all be evergreens.-

In order to see- if it will fit please request story poles to see how it integrates into the neighborhood. This will give the neighbors a much better sen.se of what will potentially be approved . much more so that a simple yellow card with a design review meeting date on it.

In my opinion its 3 story front façade (garage topped with a first floor and then topped with a second floor) will exceed the 2 story façade of every house along the street The

current standard on that uphill side of the street is for an up sloped drive with the garage tucked into the main part of the house. On the north (down slope) side of the street the driveway typically slope down, into a garage that is integrated into the home.

This plan cuts away the hill so the home and garage are on entirely separate levels. On the east side it is a full 3 stories in appearance even though it may not be technically so. It will tower over the traditional cottage on the corner across the street, it will loom over the single story remodel across the street.

I am sure a home of this size can be better designed such that it appears to have only 2 stories instead of the 3 it currently has. **But a good set of story poles** will give us all a better picture.

Other issues: The plans do not indicate the color or exterior siding materials; nor do the application forms.

The siding appears to be white stucco with a dark roof. All of the current homes recede into the hillside and the trees.

Color samples need to be considered along with the landscape plans and with consideration for the earth-tone homes nearby.

Sincerely, . .

Kathr~Slater-Carter

March 16, 2004.

Sari MateoCounty
Planning Commission
455 County Ctr.
Redwood City, Ca. 94063

Commissioners:

I wish to express my support for the already approved house - **design at 750 Harte St., Montara. PLN #2003-00096**

I am a long-time resident of the same block **as this future home, and view it daily.** **This design addresses** the sloping lot well, both by its terracing and multi-levels. -It is appropriate in both size & scale and will be a visual asset to the neighboring community.

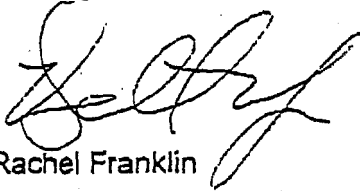
Please join the rest of the neighboring homeowners in supportingthis attractive addition to our community and denying an appeal from someone who does riot reside here.

~~epkGuntren
1398 CedarStreet.
Montara

March 17, 2004

Planning Commission
San Mateo County
455 County Center
Redwood City, Ca 94063

I would like to offer my support of the approved home for the lot at 750 Hart St., Montara. My home is located across the street, and their design is sensitive to the siting of neighboring homes. I ask that you deny the appeal.



Rachel Franklin

775 Hart St., Montara

March 17, 2004

Planning Commission
San Mateo County
455 County Center
Redwood City, Ca 94063

I would like to offer **my support of the approved home for the lot at 750 Harte St., Montara.** Montara. My home **is** located across the street, **and their design is sensitive to the siting** of neighbor homes. I ask that you deny the appeal.

Barry Franklin

775 Harte St., Moritara

Chris James
721 Harte Street
Montara CA 94037

Planning Commission
County Government Center
455 County Center
2nd Floor
Mail Drop **PLN122**
Redwood City CA 94063

March 18r 2004

RE: File No. **PLN2003-00096**, Assessor's Parcel No. **036-104-510**
March 24th, **2004** Planning Commission Public Hearing

Dear Sir/Madam

I am a homeowner who lives directly opposite the planned development on Harte Street in **Montara**.

Over the last few years I have seen a wide array of differing styles of new homes appear in Montara, ranging from large log cabins, more traditional wood sided houses, and very modern looking stucco/concrete homes (egg. 4th and Main).

I have reviewed what is being planned and I have zero objections to the project continuing as it stands today. I think Mr Galahan's new house will complement the existing homes in the neighborhood and it will be nice to see the vacant lot utilized.

Sincerely

Chris James

March 19, 2004

San Mateo County Planning Commission
400 County Bldg
Redwood City, Ca.

Dear Commissioners:

This letter is offered in support of the proposed Gaichan home located on Harte Street.

Their design which has already been approved has taken into consideration the existing neighborhood.

The **setback** of the **house** on the lot, the terracing of the structure, and the landscaping of the site, have all been designed to minimize the impact on the surrounding homes.

I ask that you uphold the approval of the Design Review Committee and the Planning Department.

L~ia. Gi~~P-G-
Leslie Greenberg
700 Harte St.
Montaro, Calif. 94037

March 19, 2004

San Mafeo County Planning Commission
400 County Bldg
Redwood City. Ca.

Dear Commissioners:

This letter is offered in support of the proposed Galahon home located on Harte Street.

Their design which has already been approved has taken into consideration the existing neighborhood.

The setback of the house on the lot, the terracing of the structure, and the landscaping of the site, have all been designed to minimize the impact on the surrounding homes.

I ask that you uphold the approval of the Design Review Committee and the Planning Department.

~

700 Harte St.
Montara, Calif. 94037

Mar. 20, 2004

San Mateo County Planning Commission,
455 County Center,
Redwood City. Calif. 94063

Commissioners,

I support the design as approved, of the Galahan house on 750 Harte St.
They have taken great care to design a house that is in keeping with its surroundings.
I reside on the same Street, and in full view of the lot.
The attractive design will be a welcome addition to our neighborhood.
The appeal is from someone who does not even live in the neighborhood, living over
a mile away, and upon whom this house will have no impact whatsoever.
The appeal has no merit - please deny this appeal.

Sincerely,



George Racz

1298 Birch St.
Montara, Calif. 94037

March 20, 2004

SAN MATEO COUNTY PLANNING COMMISSION
455 County Center,
Redwood City, Ca.

I am writing in support of the Home designed by the Galahans located on Harte St.,
Montara. I live directly across from their 1-home-site, and would be the most directly
affected neighbor. I have reviewed the plans as well as attended the Design Committee's
hearing. I feel their already approved design is a good fit for our block and also takes
into consideration mine and neighbor homes by it's deep setback from the street.

Please pass this appeal.

I Harte St.
Montara, Ca.

March 20, 2004

SAN MATEO COUNTY PLANNING COMMISSION
455 County Center,
Redwood City, Ca.

I am writing in support of the Home designed by the Galahans located on Harte St., Montara. I live directly across from their Home-site, and would be the most directly affected neighbor. I have reviewed the plans as well as attended the Design Committee's hearings. I feel their already approved design is a good fit for our block and also takes into consideration our neighbor homes by its deep setback from the street. Please convey this appeal.

Teen
j''

JOHN P ROBINSON
 8560 Derli-Way
 Sacrainento-CA 95823
 (916)524_5105

March20,2004

WA FAX

San. Mateo Pianning Comnüssion

Attn: Mr. Farhad Mortazazi
 Redwood City, CA
 (650) 363-4849

Re: Pla1ming Pemüt APN PLN 2003-00096 (Galaban)

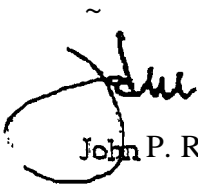
Dear P~m~ngomznission.ers)

As a longtime resident ofMontara (35 years) with years of comxrnrniry involvement (16 years elected to Fire Dist~icBoard) I am writing to encourage you to approve the application. for a building permit pe-the above refere~icedapplication.

Although I have just rec~itlymoved away from Montaxa ~continue to own three separate properties within two blocks of the proposed construction on the 700 block of Harte St. I have had the opportunity to resriew the plans -f- or the house that the Galalian fantily *is* proposing to build. I find that there is nothing in their plan that would be deleterious ~ the immediate neighborhood, community or to the cosstside in general.

it is my u~derstanding that the County General Plan calls for infUl of vacant lots in the uxdneorporated Montara area. The applicant for this permit is fulfilling that goal as well as providing much needed addition to the housing stock in San Matea County.

Please 2ive the (3~lahafaxn-ily applicatio~a favorable vote.



John P. Robinson

March 21, 2004

PLANNING COMMISSION
San Mateo County
455 County Center
Redwood City, CA

Ret: PLN2003-00096

I am a resident of, and own my own home in, the unincorporated community of Monfara. I am *writing* to offer my support of the previously approved designs of the Galahans for their lot on Harfe St. I have reviewed the design plans of the proposed home and believe the future home will be an excellent addition to our community.

The owners have taken painstaking efforts to incorporate design elements that surpass the-criteria for Coastal design standards.

Please do not encourage persons like the appellant who neither reside in the vicinity, nor express the majority view of citizens in our community with respect to home designs.

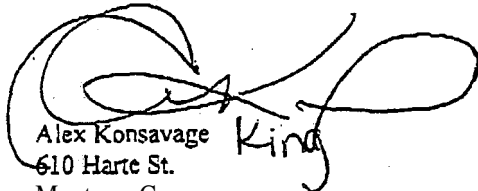
I ask that you deny his appeal.

~O~boX221 *Jackie Co*
9L/037

March 21, 2004

To: PLANNING COMMISSION
SAN MATEO COUNTY

I am writing in support of the Home design by the Gaiahaus on Harre St., Montara, PLN2003-00096.
I live on the same Street, and feel that this home design would be well suited to our neighborhood.
Please approve the design they have submitted, and deny the appeal.



Alex Konsavage
610 Harre St.
Montara, Ca.

March 21, 2004

To: PLM1NTI~CCONF~4.ISSION
SAN MATHO COUNTY

I am writing in support of the Flome desi~io by the Galahans on Harte St., Montara,
PLN2003-00096.

I live on the same street, and feel that this-home design would be well s!.Litedto our
neighborhood.

Please approve the desi~they have submitted, and deny the appeal.

61ORarteSt.
Montara.,Ca.

March 22, 2004

San Mateo County Planning Commission.
400 County Building
Redwood City, Ca. 94063

I am writing to give my support to the home design approved for the Galahan family on the 700 block of Harte st, in Montara. I feel it will fit the community well. Please support this approval, and deny the appeal.

C0(~~0

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DE.'~o!2~AH

March 23, 2004

Planning Commission
of San Mateo County
455 County St.
Redwood City, Ca 94063

To ~Commi~sioners,

I'leas~support the approved plans for the Galahan home on l-larte Street.

I live near their future home and feel that this design will be of benefit to our area.

Please support our local neighborhood and deny this appeal.

Sincerely,

~74_~\ I ~i"1 /

1f~7~KqV1~z37

March 23, 2004

Planning Commission
of San Mateo County
455 County St.
Redwood City, Ca 94063

To Commissioners,

Please support the approved plans for the Galahari home on Harte Skeet.

I live near their future home and feel that this design will be of benefit to our area.

Please support our local neighborhood and deny this appeal.

Sincerely,

~4cJJE Qui~

Ro~.22~

41)'~)GA~'~L~D~7

March 23, 2004

Planning Commission
of San Matno County
455 County St.
Redwood City, Ca 94063

To Conunissioriers,

Please support the approved plans for the Galahan home on Harte Street.

I live near their future home ar~feel that this design will be of benefit to our area.

Please support our local neighborhood and deny this appeal.

Sinc~ely,

PC~y 2 ~ ~#~2JI~

March 23, 2004

Planning Commission
of San Mateo County
455 County St.
Redwood City, Ca 94063

To Commissioners,

Please support the approved plans for the Galahan home on Harte Street.

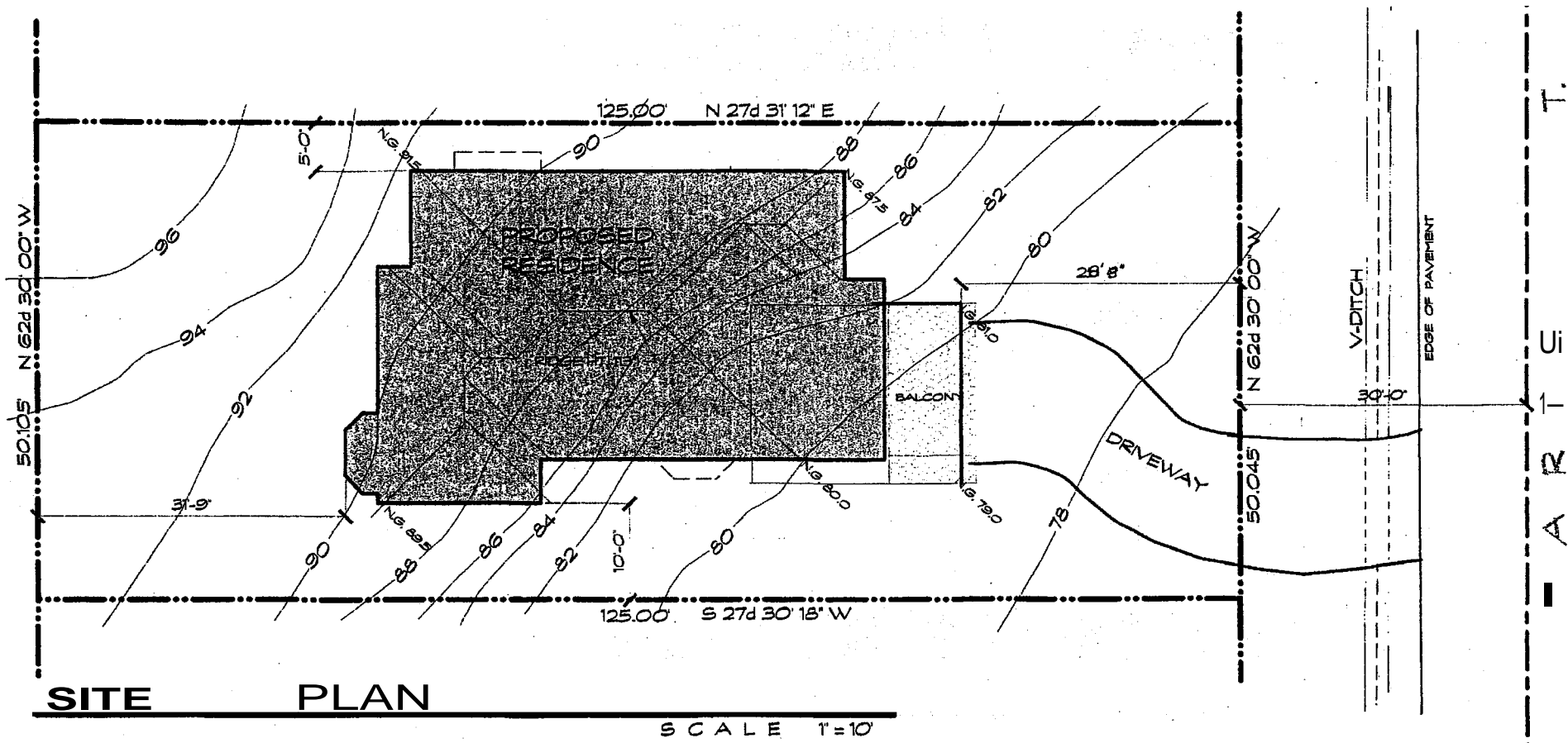
I live near their future home and feel that this design will be of benefit to our area.

Please support our local neighborhood and deny this appeal.

Sincerely,

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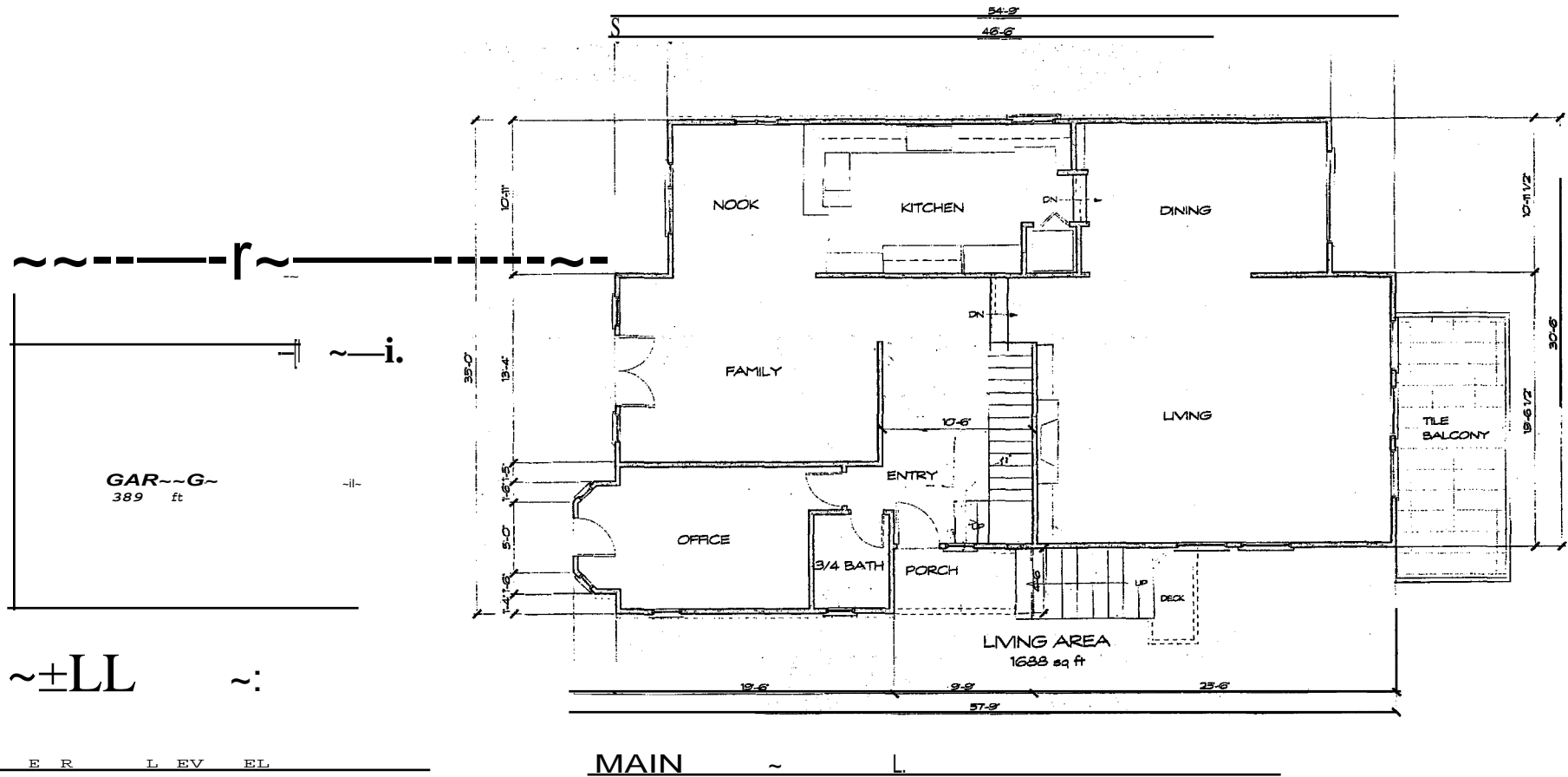


San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

Attachment: **M**

File Numbers: **PLN 2003-00096**



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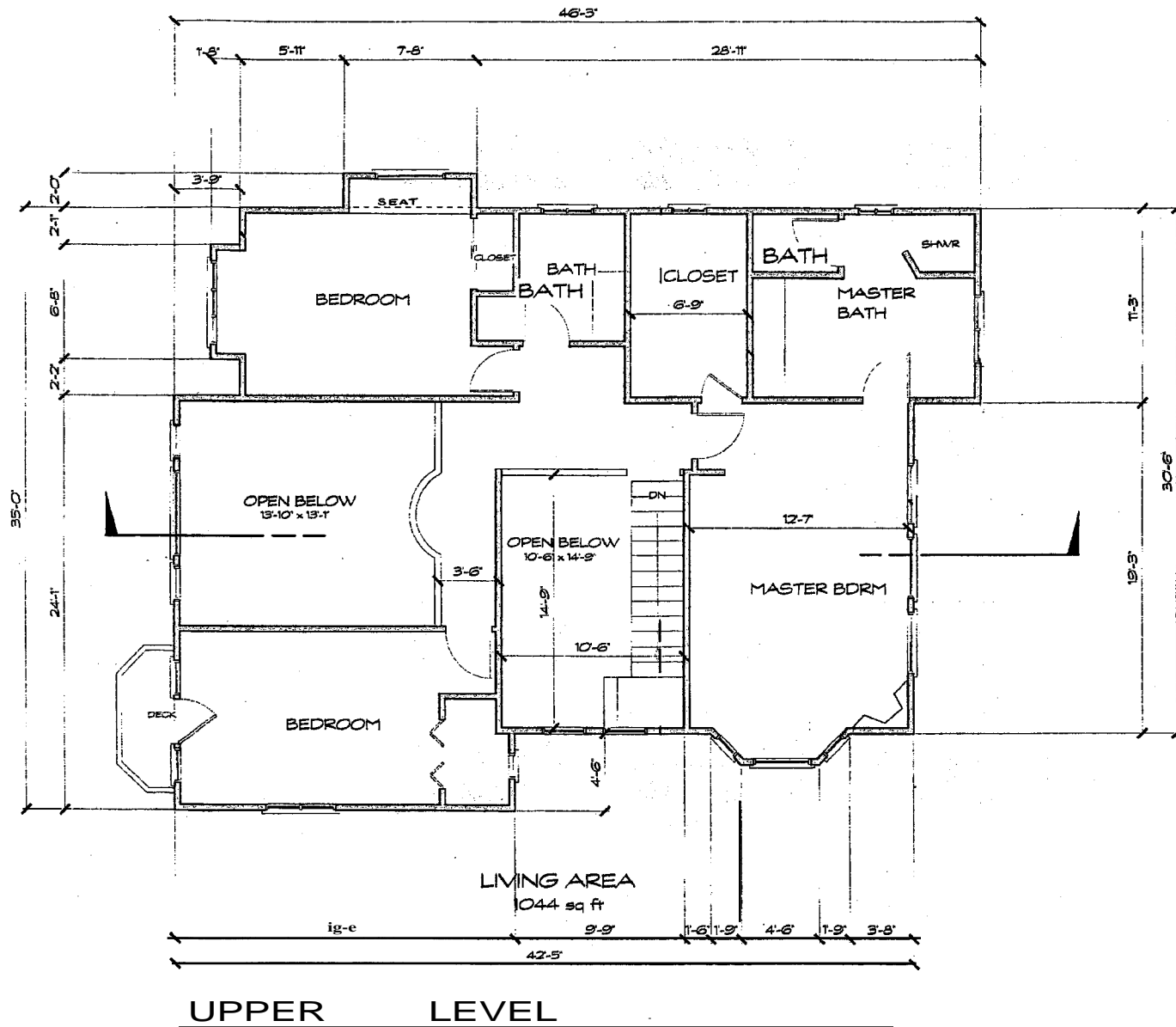
MAIN

San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

Attachment: **M**

File Numbers: **PLN 2003-00096**



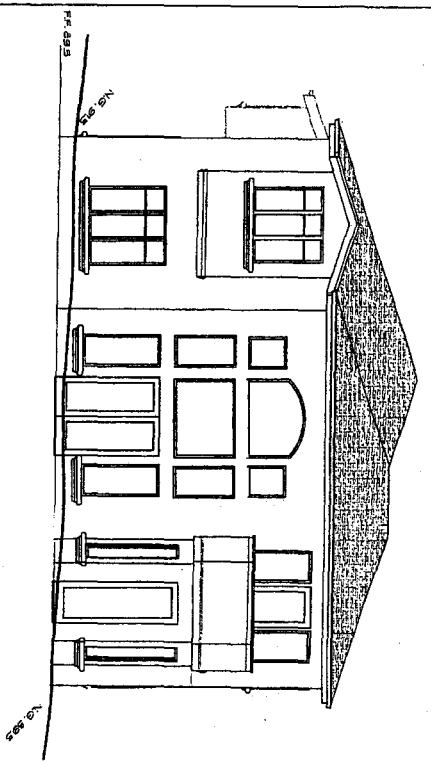
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San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

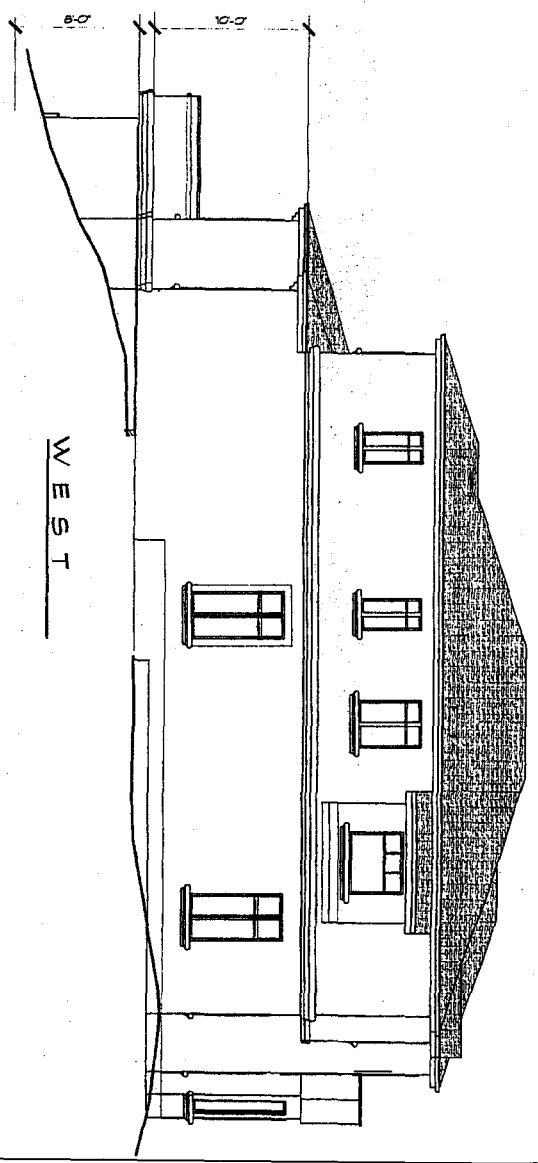
Attachment: **M**

File Numbers: **PLN 2003-00096**

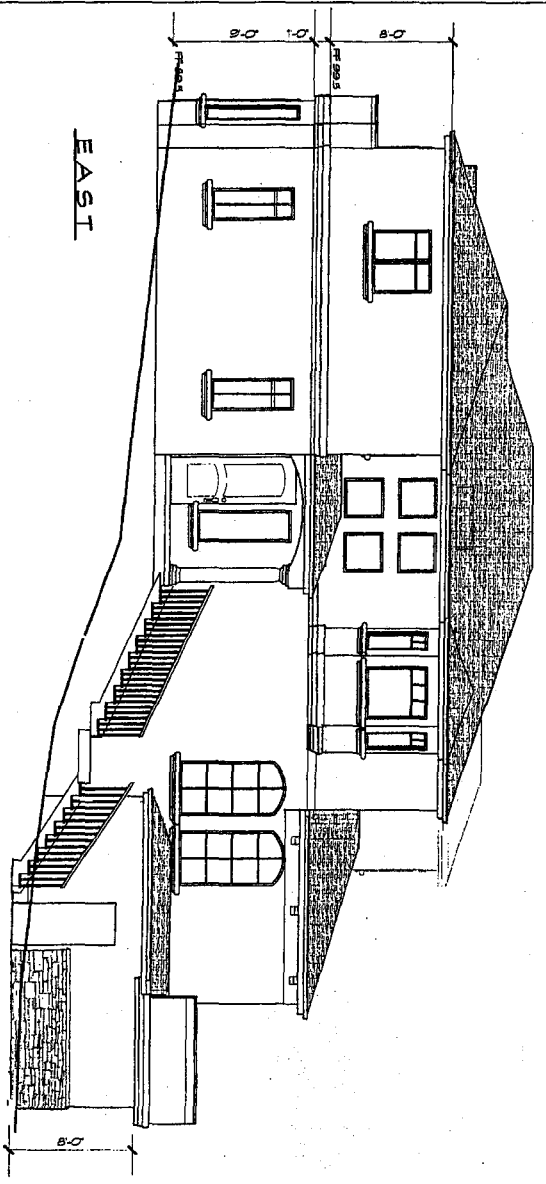


SOUTH

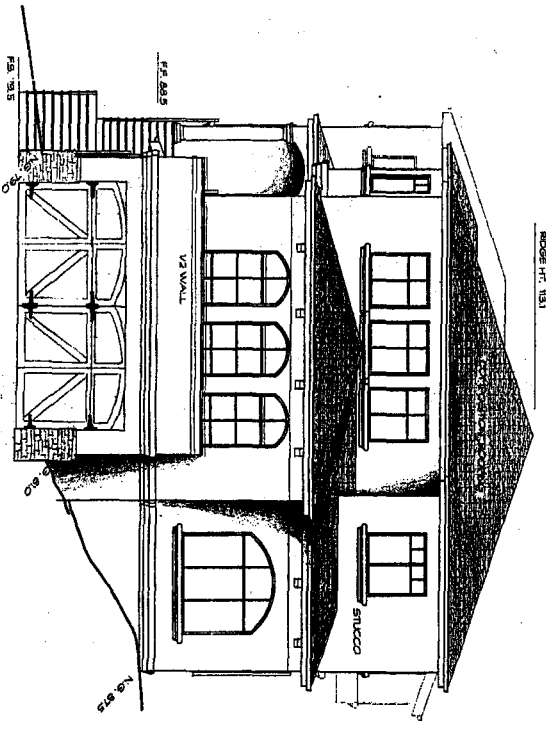
SCALE 1/8"=1'-0"



WEST



EAST



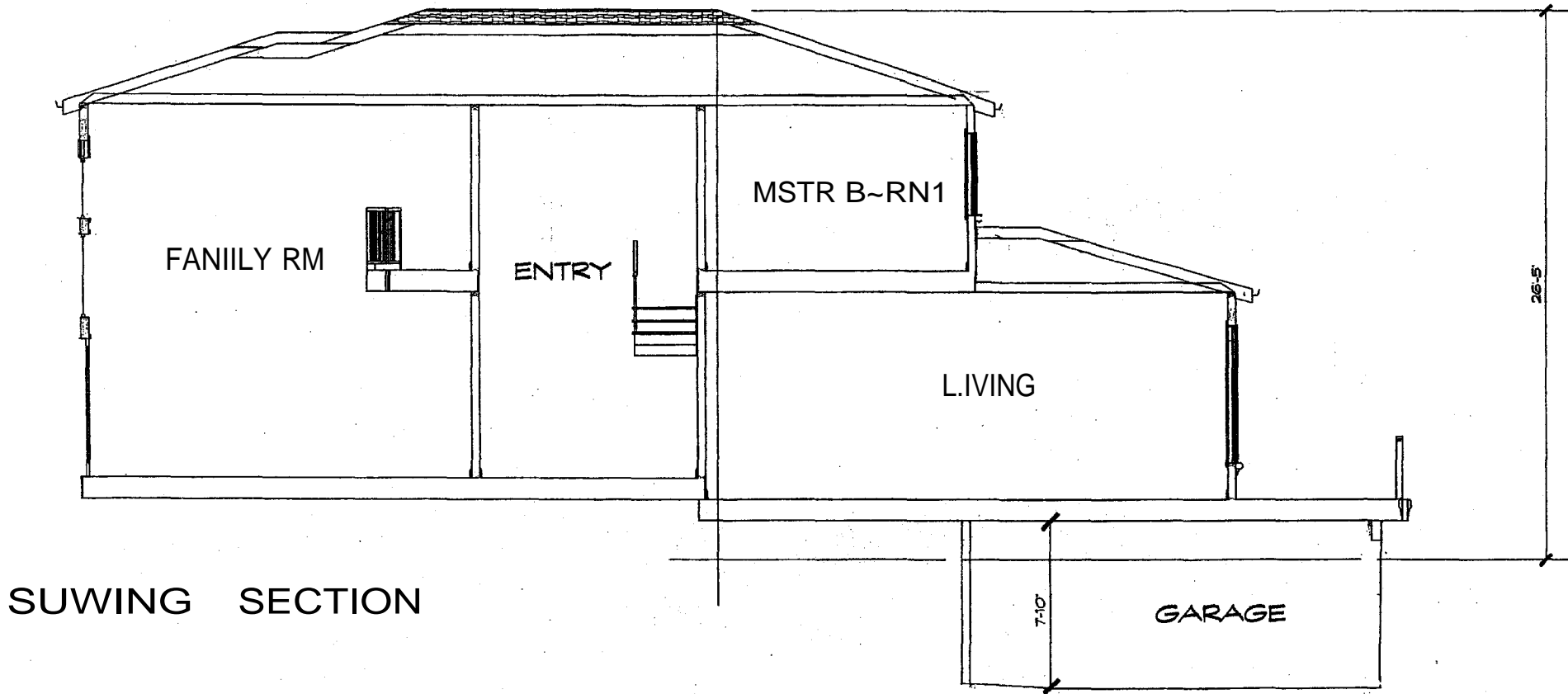
ROOF HT. 13'-1"

San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

File Numbers: **PLN 2003-00096**

Attachment: **M**



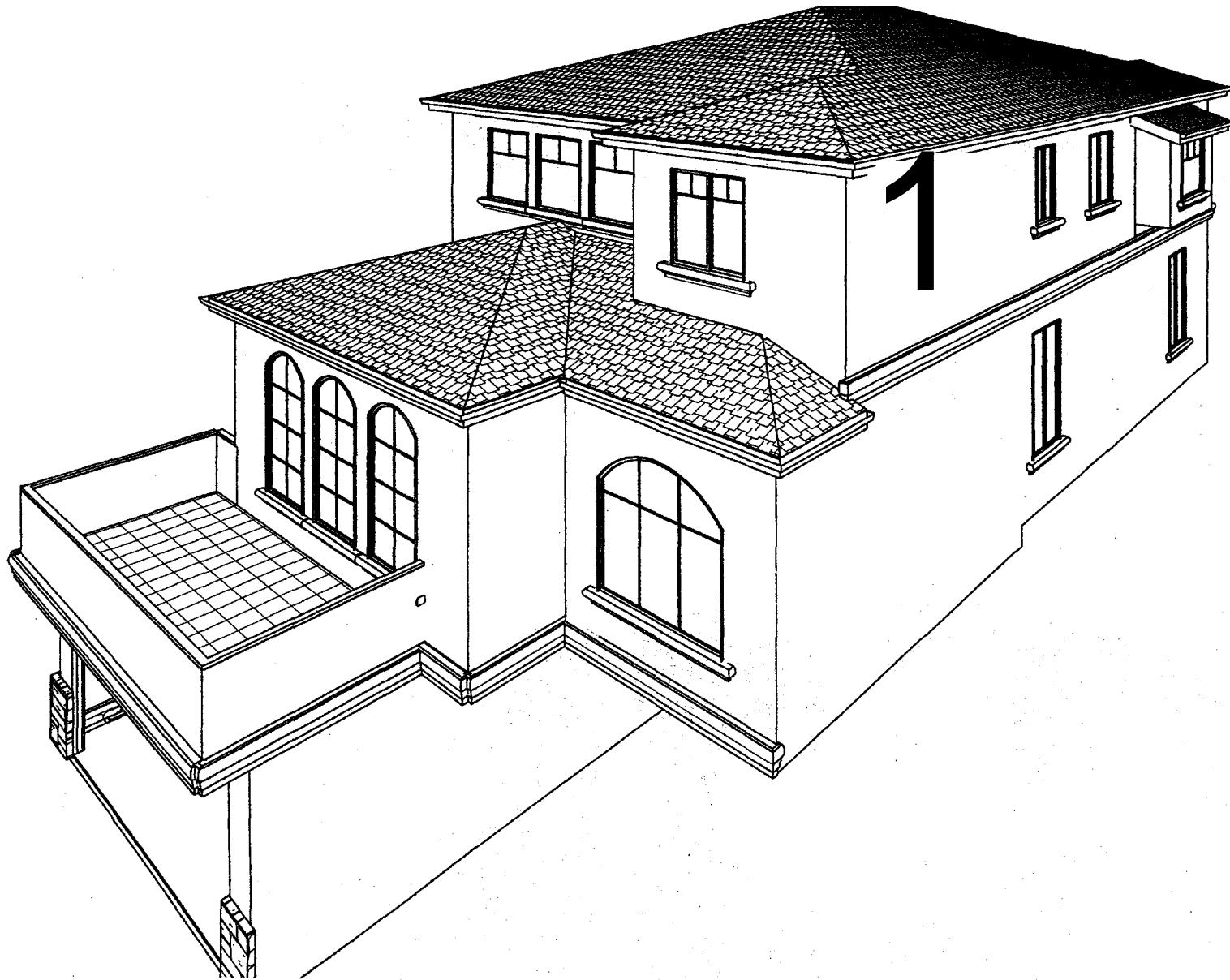
SUWING SECTION

San Mateo County Board of Supervisors Meeting

Applicant: Galahan

File Numbers: PLN 2003-00096

Attachment: M



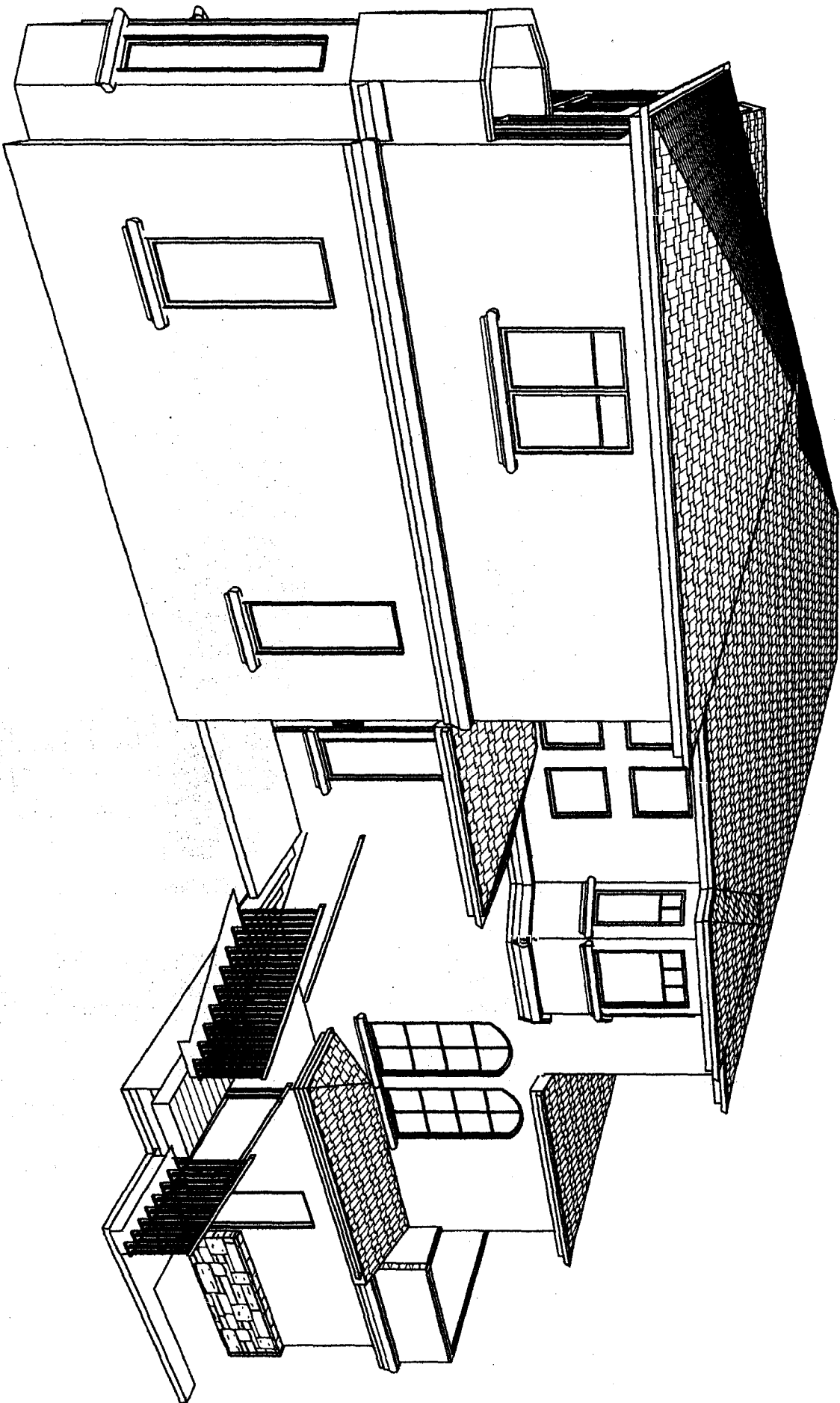
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San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

Attachment: **M**

File Numbers: **PLN 2003-00096**

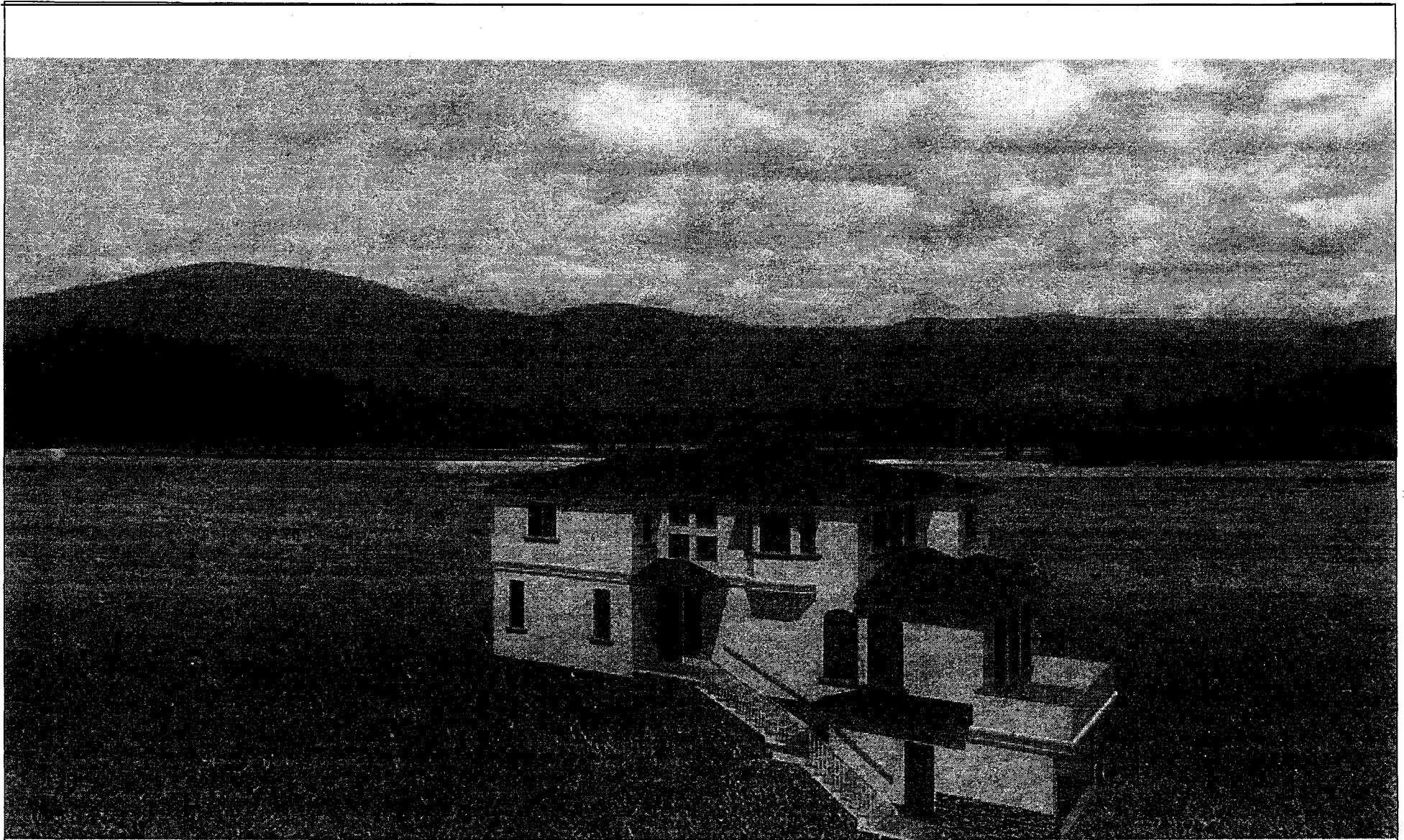


San Mateo County Board of Supervisors Meeting

Applicant: **Galahan**

File Numbers: **PLN 2003-00096**

Attachment: **M**



San Mateo County Board of Supervisors Meeting

Applicant: Galahan

Attachment: M

File Numbers: PLN 2003-00096

COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY

RECOMMENDED ALTERNATIVE FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number:
PLN 2003-00096

Board Meeting Date: September 14, 2004

Prepared By: Farhad Mortazavi

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

The Board of Supervisors found that:

A. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, construction of a small structure.

B. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for Coastside Districts, Section 6565.7 of the San Mateo County Zoning Regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. The project shall be constructed in compliance with the plans approved by the Planning Commission. Any changes or revisions to the approved plans or above conditions shall be reviewed by the Design Review Officer or, where necessary, the Coastside Design Review Committee for approval.
2. This permit shall be valid for one year from the date of approval. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the **topmost** elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Planning Director.
4. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

- d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
5. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 6. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Half Moon Bay Fire Protection District.
 8. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
 9. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles shall impede **through** traffic along the right-of-way on Harte Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Harte Street. There shall be no storage of construction vehicles in the public right-of-way.
 10. The exterior color samples submitted to the Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

11. Noise levels produced by the proposed construction activity shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
12. The landscape plan, including all listed trees and shrubs, shall be included with the building permit plans, and its implementation shall be confirmed prior to final building inspection.

Building Inspection Section

13. At the time of application for a building permit, the following will be required:
 - a. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required, which will confirm that the required setbacks have been maintained as per the approved plans.
 - b. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
 - c. If a water main extension, upgrade or fire hydrant is required, this work must be completed prior to issuance of the building permit, or the applicant must submit a copy of an agreement and contract with the water purveyor which will ensure the work is completed prior to finalization of the building permit.
 - d. A site drainage plan will be required which will demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
 - e. Sediment and erosion control measures shall be installed prior to beginning any site work and maintained throughout the project. Failure to install or maintain these measures will result in a work stoppage on the dwelling until the corrections have been made and fees associated with staff time have been paid.
 - f. A driveway plan and profile will be required.
14. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
15. No construction work within the County right-of-way shall begin until Public Works' requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.

16. The applicant shall submit a driveway "Plan and Profile" to the Public Works Department, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
17. The applicant shall prepare a plan indicating the proposed method of sewerage for this property.
18. The applicant shall submit detailed drawings showing the "sources of" and the "installation locations for" all the required underground utilities.

Half Moon Bay Fire Protection District

19. The applicant shall comply with all conditions required by the Half Moon Bay Fire Protection District.

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PLN2003-00096

SUMMARY OF ALTERNATIVE PLAN SUBMITTED TO BOARD OF SUPERVISORS 6/22 & 8/9

The following changes which have been incorporated into the alternative design are divided into into Two categories, Major & Minor:

Below is an enumeration of each, and discussion following how each change incorporated advances the goals of the comments and recommendations received.

Major changes:

- 1.) Upper Story Set back &
- 2.) Lower Story Brought forward.
- 3.) Balcony/Garage Section Brought forward
- 4.) Elimination of Vertically stacked 3 story element.
- 5.) Setback of 1/3 Upper Story & Addition of Major Roofline (hipped roof)
- 6.) Division of Front Elevation of house into 6 Planes from 4 Planes

1.) & 2.) The reduction in the setback of the Upper Story was the principle issue raised at the ~C hearing: It was felt that the sloping and massing of the 2 stories above Garage were insufficiently angled to conform to the lot topography. The Alternative now incorporates a reduction of 4 feet, 6 inches, for a total upper floor setback of 12' 6" - from the original setback of only 8 feet. (measured as the increased differential between the setbacks of the Lower Story & the Upper story from the original plan).

As measured from the central offset** of the structure, this is a 17.5% reduction in vertical mass. This was achieved by both the removal of one room and reduction of the principal Bedroom width to the maximum extent feasible.

The sloped angle is now significantly and noticeably shallower than in the original submittal. The angle of repose is 39.5 degrees from an original 49.3 degrees.

The total setback of the upper story from the front of the structure is now at 20 feet 4 inches. (previous setback was at 15 feet 10 inches)

(** the visual point at which the house begins its frontal massing)

3.) & 4.) A reduction in the front setback was another item that was advised by both commissioners and staff: In addition to accommodating this recommendation by moving the Garage level forward, another result is that the structure no longer contains a directly 'stacked' 3 story element.** As the owner continues to be sensitive to the wishes of the surrounding homeowners, this was difficult to achieve without breaking a promise to neighbors to keep the front setback to a maximum extent.

(** For seismic and structural loading purposes, only the wall thickness remains as vertical)

5.) Approximately 2/3 of the front elevation of the structure now benefits from introduction of a sloped and hipped roof-line across the most visible area. This has been accomplished by moving back the vertically offset upper story element 4 ft. from its original setback, creating two distinct planes along this 1/3 section of the frontal mass. The introduction of a Hipped roof to accentuate the Plane separation has the added benefit of creating additional shadow lines and greater visual interest, as well as enhancing the structures' topographical form following characteristics as mandated by LCP policy.

6.) The overall facade of the structure as viewed from the street has been significantly softened with the incorporation of 2 additional Planes as explained both above and below, increasing from the original 4, for a total of 6 Planes. Structures with such a distinct level of planiform articulation inherently remove the appearance of mass. It is noted that of the 4 adjacent houses, 2 contain only 1 plane, and the balance have 2.

Minor changes:

1.) Removal of 1 Front/Side window: to accommodate privacy concerns of adjacent neighbor, and to soften appearance of massing as viewed from the % side.

2.) Balcony element overhang of Garage: This increases shadow lines & articulation as viewed from the front, in addition to creating a plane change - softening the vertical mass nearest to the street.

3.) Increase in coverage and height of different exterior material along Garage story: The rustic stone element has been increased to 4 ft. high - the addition of a stronger and higher horizontal line comprised of distinct building material further reduces the visual impact of this story.

The total sum of these changes in this alternative plan achieves the goals of the input and recommendations received from 2 of the 3 Planning commissioners* who voted against the original plan, and from which advice and recommendations were received by the applicant post-hearing.

(*One commissioner voted in favor of the submitted plan, and another was not present)