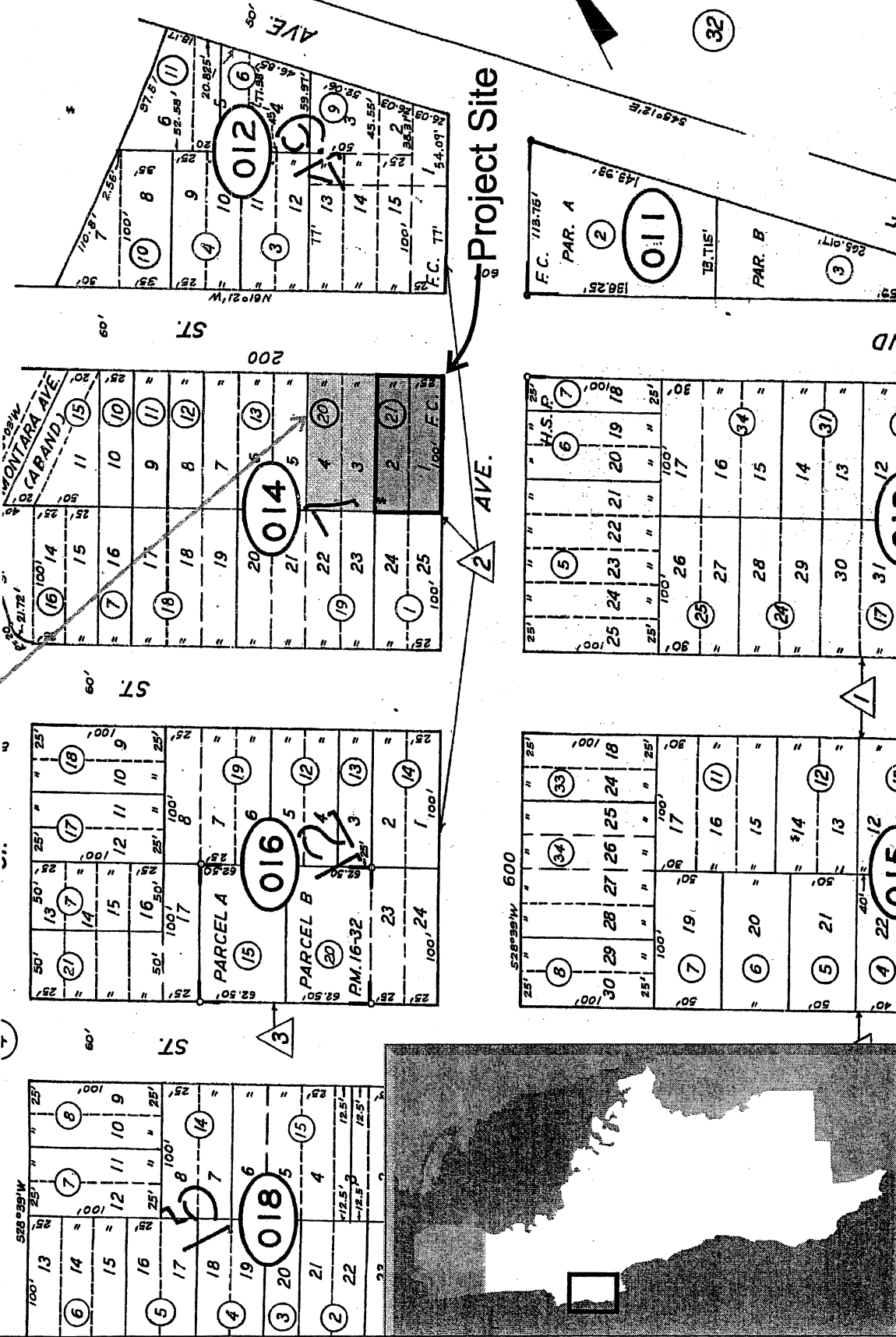


Seperately submitted DR application
for house (pln1999-00215)



36-1

San Mateo County Board of Supervisors

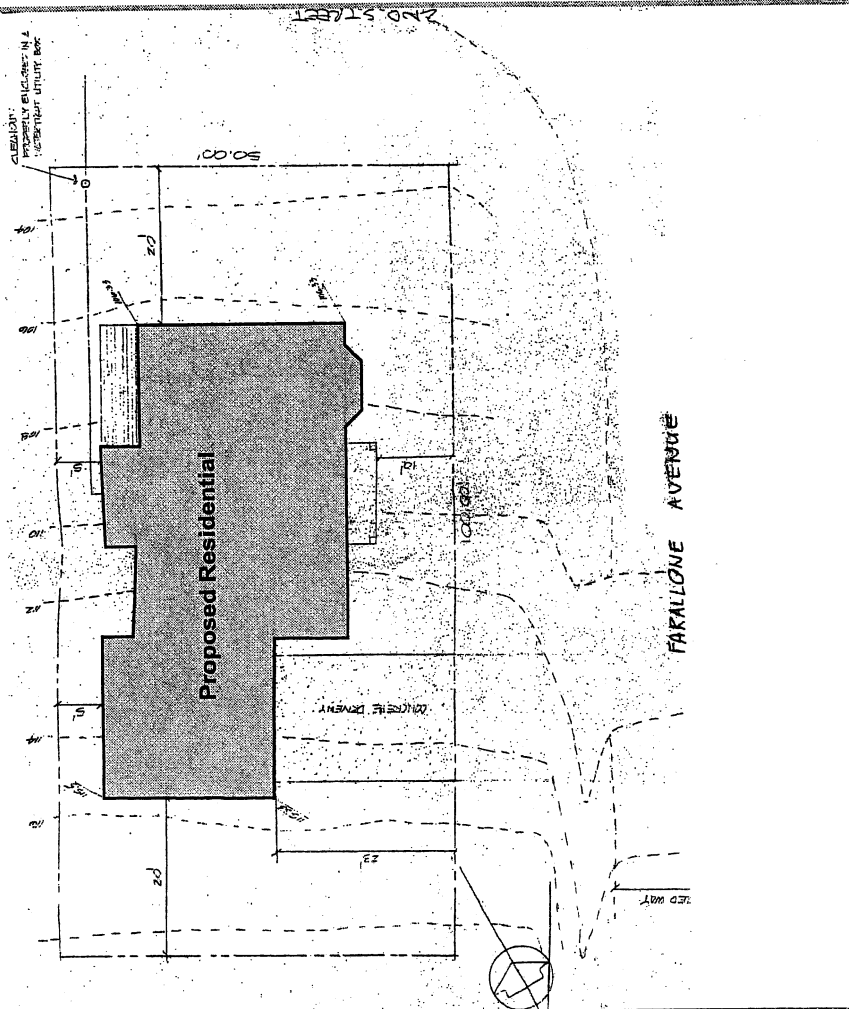
Applicant: Thomas Mahon

File Numbers: PLN1999-00015

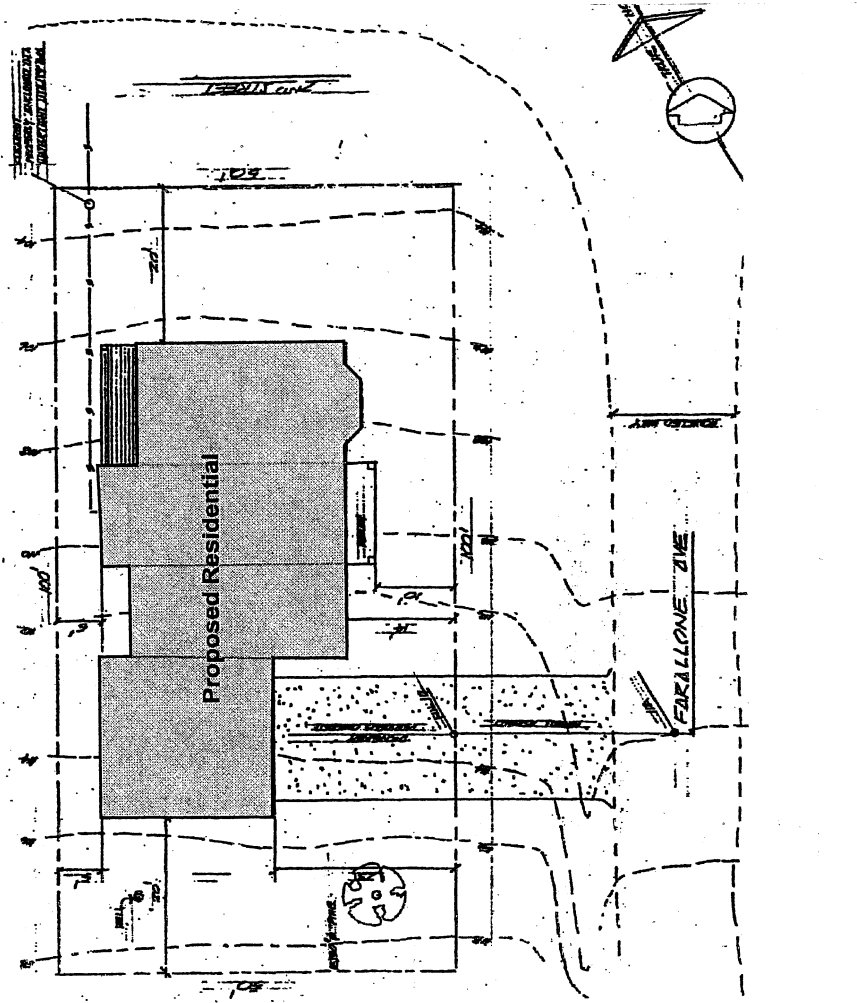
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**Submitted to and Denied by
Planning Commission 11/10/04**



**Submitted After Planning
Commission 11/10/04 Decision**



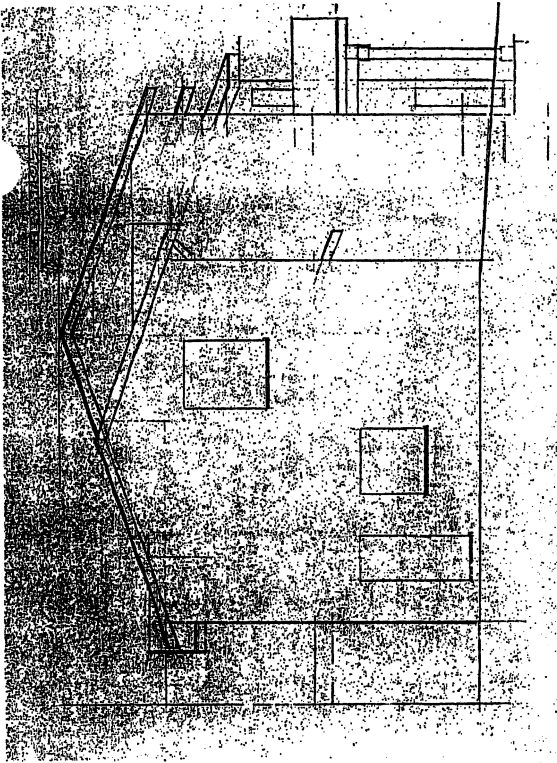
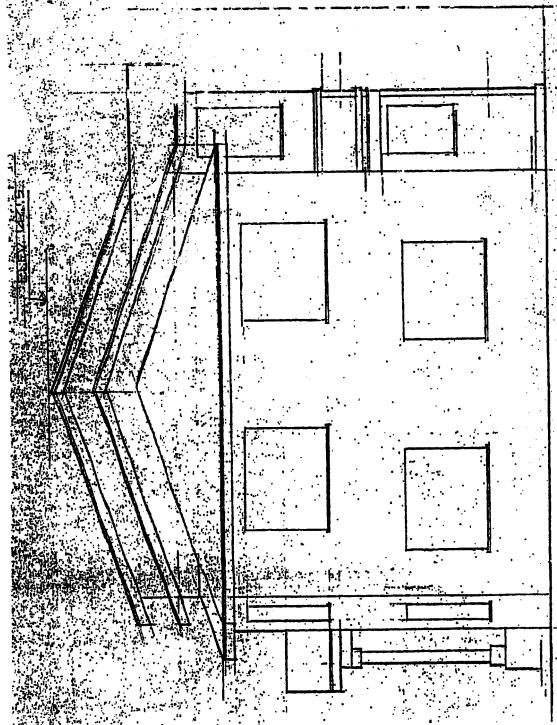
San Mateo County Board of Supervisors

Applicant: Thomas Mahon

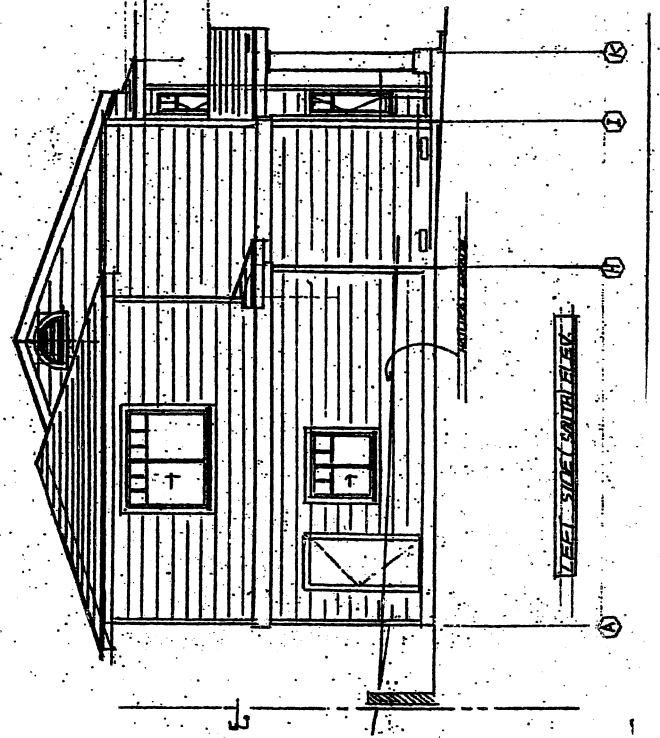
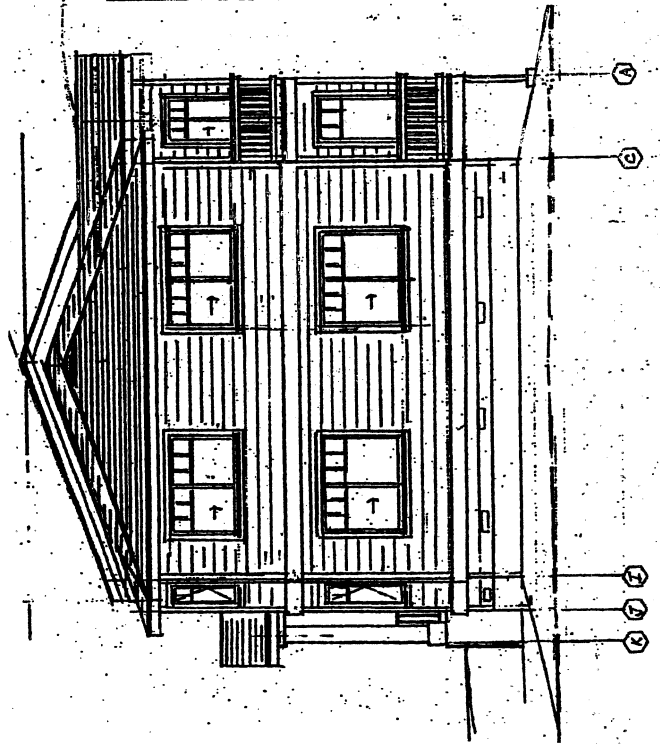
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File Numbers: PLN1999-00015

**Submitted to
and Denied by
Planning
Commission
11/10/04**



**Submitted
After
Planning
Commission
11/10/04
Decision**



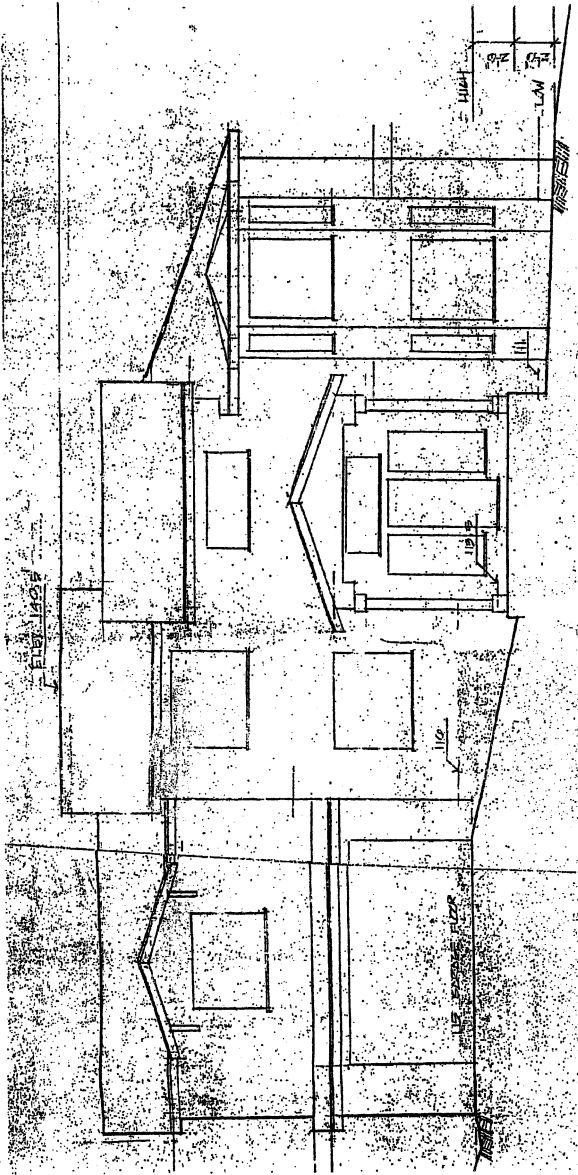
San Mateo County Board of Supervisors

Applicant: Thomas Mahon

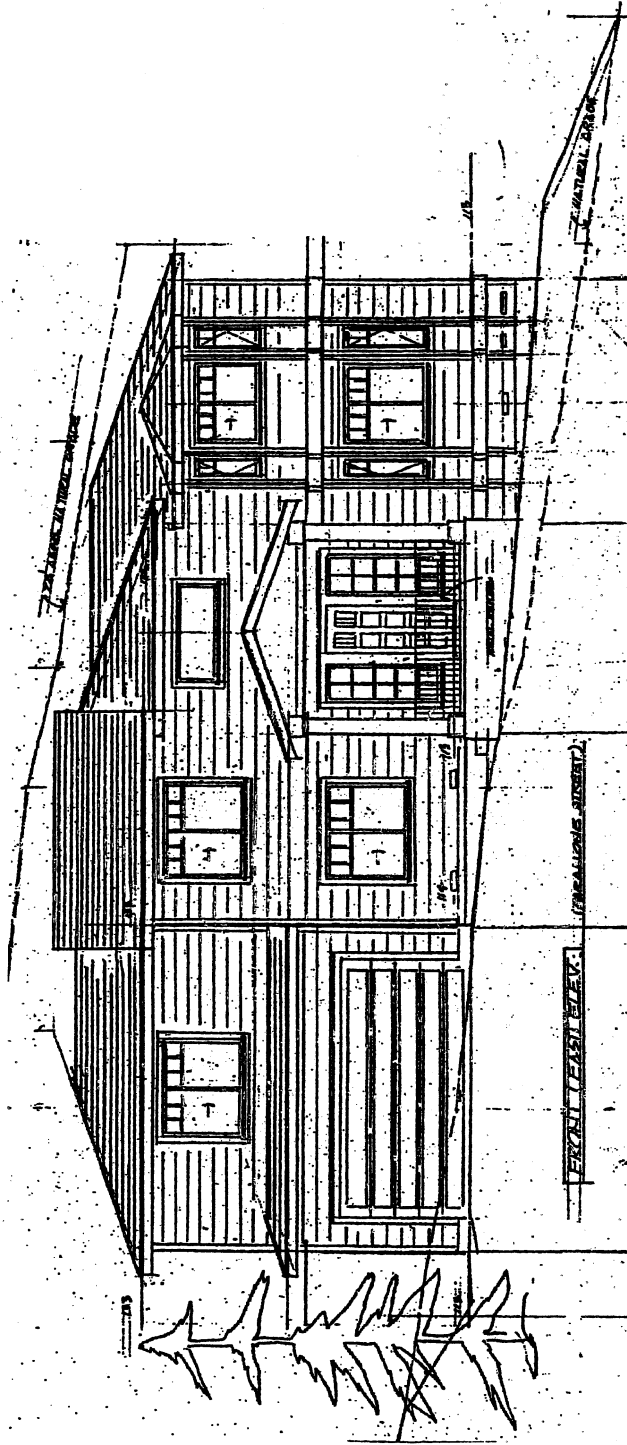
File Numbers: PLN1999-00015

Attachment: E

**Submitted to
and Denied by
Planning
Commission
11/10/04**



**Submitted
After
Planning
Commission
11/10/04
Decision**



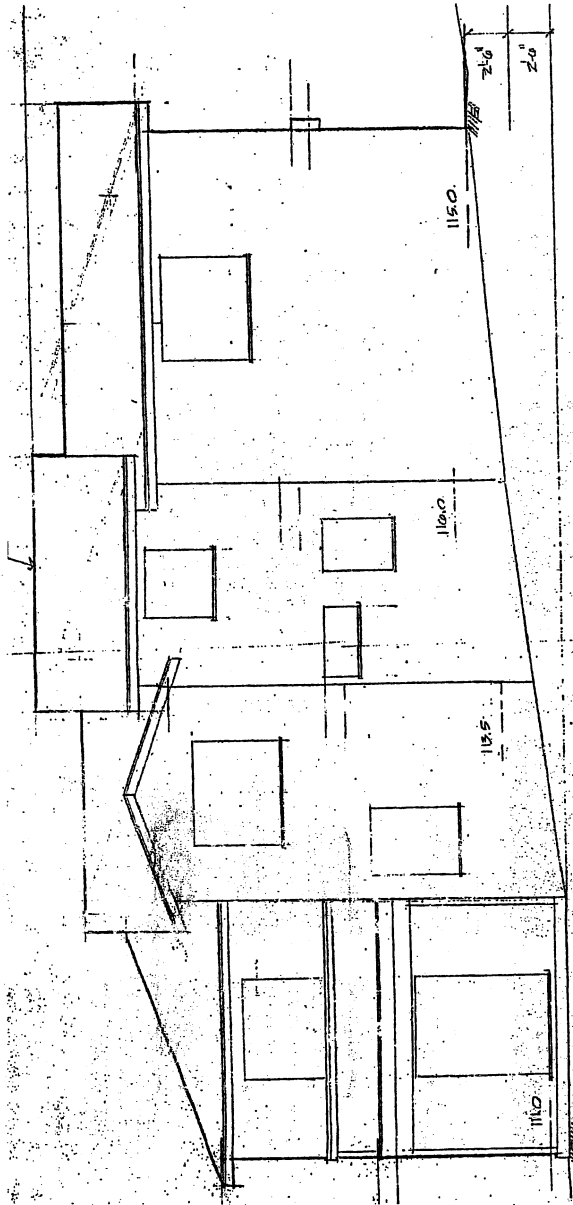
San Mateo County Board of Supervisors

Applicant: Thomas Mahon

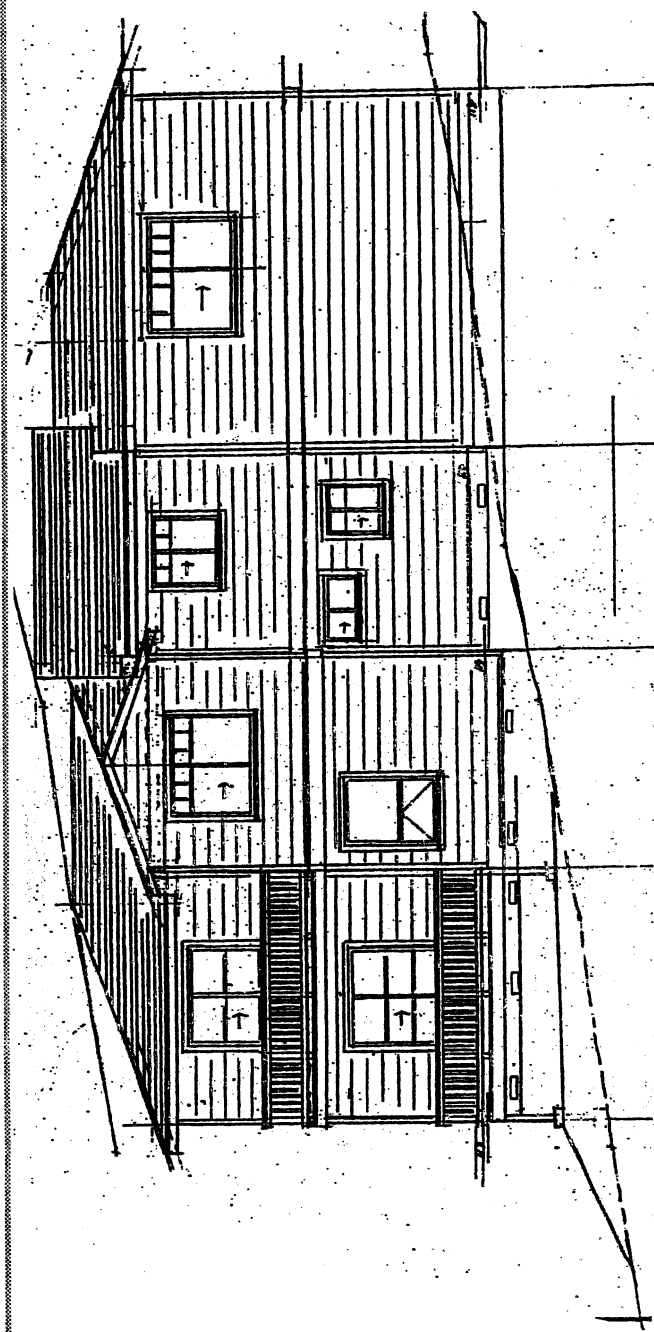
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File Numbers: PLN1999-00015

**Submitted to
and Denied by
Planning
Commission
11/10/04**



**Submitted
After
Planning
Commission
11/10/04
Decision**



San Mateo County Board of Supervisors

Applicant: Thomas Mahon

File Numbers: PLN1999-00015

Attachment: E



PROJECT FILE

Please reply to:

Dave Holbrook
(650) 363-1837

November 15, 2004

ENVIRONMENTAL SERVICES AGENCY

Thomas Mahon
P.O. Box 204
Moss Beach, CA 94038

Dear Mr. Mahon:

Subject:

File Number PLN1999-00015

Location:

286 2nd Street, Montara

APN:

036-014-210

On November 10, 2004, the San Mateo County Planning Commission considered an appeal of a Coastside Design Review Permit, pursuant to Section 6565.4 of the County Zoning Regulations, to construct a new 2,548 sq. ft. single-family residence on a 5,000 sq. ft. parcel located at 286 2nd Street, in the unincorporated Montara area of San Mateo County. (Appeal from decision of the Planning Director approving the Design Review).

Based on information provided by staff and evidence presented at the hearing the Planning Commission granted the appeal and made findings of denial of the project as attached.

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 Wednesday, December 1, 2004.**

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

Sincerely,

Kan Dee Rud
Planning Commission Secretary
Pcd1110o_7kr_mahon.doc

PLANNING COMMISSION

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

Thomas Mahon
November 15, 2004
Page 2

cc: Department of Public Works
Building Inspection
Environmental Health
CDF
Assessor
Kevin Koons
Kathryn Slater Carter, MCC
Thomas Mahon Junior
Art Hoffmayer
Richard Newcomb
Art Galahan
April Vargas, CGF
Tom Knowlton
Mike Mahon
Karen Wilson
Jean Wang
Michael Koomas

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS OF DENIAL

Permit or Project File Number: PLN 1999-00015

Hearing Date: November 10, 2004

Prepared By: Dave Holbrook

Adopted By: Planning Commission

FINDINGS

Regarding the Coastal Development Exemption, Find:

1. That 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.

Regarding the Coastsides Design Review, Find:

2. This project has been reviewed under and found to be not in compliance with the Standards of Review Criteria as stipulated in Chapter 28.1 of the San Mateo County Zoning Regulations. Specifically, there was not adequate evidence to support the following standards:
 - a. Is not designed and situated so as to retain and blend with the natural vegetation and landform in that the proposed structure does not blend with the natural contours of the site.
 - b. Is not in harmony with the shape, size and scale of adjacent buildings in the community in that the proposed structure does not relate to adjacent buildings and to the neighborhood.

Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

1. Appellant Information

Name: THOMAS J MAHON Address: PO Box 204
MOSS BEACH
 Phone, W: 650 728 7714 CA 94038 Zip:
CEL 650 302 2774

2. Appeal Information

Permit Numbers involved:
PLN 1989-00015

I hereby appeal the decision of the:

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

made on 11-10 2004 to approve/deny the above-listed permit applications.

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

yes no

Appellant's Signature:
Thomas J Mahon

Date: 11-23-04

3. Basis 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 so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

[Rationale for appeal provided by Mr. Beaumont, Mr. Mahon's representative, and is reproduced in staff report.]

Planning & Zoning Committee of the MidCoast Community Council
PO Box 64, Moss Beach CA 94038
Serving 12,000 residents

March 18, 2004

Via Email

Ms. Gabrielle Rowan
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

RE: PLN 1999-00215: Coastside Design Review and Coastal Development Permit
PLN 1999-00015: Coastside Design Review and Coastal Development Permit

The above applications were reviewed by the MCC Planning and Zoning Committee on Wednesday, March 17, 2004. Mr. Mahon did not attend the meeting or respond to my invitation to meet prior to the meeting to avoid any neighborhood conflict. We received both written and public comment regarding this item.

Our meeting ran very late (after 11:30 PM), and today our members have previous work commitments. The issues surrounding these cases are too numerous and complex to respond to fully in such a short timeframe, so in this letter I have summarized our position. A more detailed letter will follow next week.

The Committee voted to unanimously request that County planning staff deny PLN1999-00015, and to request that the Planning Commission deny PLN1999-00215 as currently submitted. Our decision was based primarily on the basis of the following points:

- Plans submitted were inadequate in detail, and did not include any information on materials, finishes, landscaping, tree removal, grading, or driveway slope and access. Information provided on floor area and coverage was either sketchy (PLN1999-00215) or non-existent (PLN1999-00015). The plans were only on legal size sheets instead of blueprint size, with no easily verifiable scale or dating and incomplete elevations and site plans.
- Plans that were provided showed potential gross errors, such as (PLN1999-00215) a detached garage in the front yard setback and with only a 3' side setback. The slope of the lot does not qualify this project for that exemption.

- We see no indication from these plans that any of the earlier issues regarding compatibility with the size, scale and character of the surrounding community have been addressed.
- Other issues and alternatives, such as re-orienting the lots, lowering the houses toward grade, and increased stepping of the design for better conformance with the topography, have not been addressed.
- Plans that were supplied to the Committee for PLN1999-00015 were substantially different from those supplied to the neighbors in the notification mailing. The neighbors had received no notification of any action regarding PLN1999-00215.

The Committee stands by its earlier recommendations for denial on both these projects, and we see no reason from the supplied materials to change that position.

Thank you for your consideration of these issues. We have heard considerable concern from the neighbors about these projects, enough to warrant a full hearing on the matter. Please keep us informed of the status of these projects. Our Committee will do whatever we can to help reach a compatible solution between the neighborhood and the property owners.

Karen Wilson
Vice Chair, MidCoast Community Council, Planning and Zoning Subcommittee

