

Application for Appeal**Planning and Building Division**

County Government Center • 455 County Center, 2nd Floor
 Redwood City • CA • 94063 • Mail Drop PLN 122
 Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

☐ To the Planning Commission

☒ To the Board of Supervisors
Appellant Information

Name: Tripatinder Chowdhry
 c/o Michael Fox, Esq.
 Fox, Shjeflo, Wohl & Hartley LLP
 2000 Alameda de las Pulgas, Suite 250
 Phone: San Mateo, CA xxx 94403
 Phone: (650) 341-2900

Address: 18 Terrace Avenue (Miramar)
 Half Moon Bay, CA
 Zip: 94019

Appeal Information

Permit Numbers involved: Coastside Design Review,
 File No. PLN 2005-00607

Miramar and Terrace Avenue, Miramar

APNs 048-072-060 and -070

I hereby appeal the decision of the:

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

on July 26, 2006, to approve/deny
 the above-listed permit applications. Letter advising
 of decision dated July 31, 2006.

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

☒ yes

☐ no

Tripatinder Chowdhry
 Appellant's Signature:

Tripatinder Sang
 Date: Aug 3/06

Background 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?

Please see Attachment 3.

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AUG 03 2006

San Mateo County
 Planning Division

ATTACHMENT 3 BASIS FOR APPEAL

At a July 26, 2006 hearing, the Planning Commission, in a split vote, denied an appeal of the March 9, 2006 San Mateo County Coastsides Design Review Committee decision which approved the construction of a 3,500 square foot new single family residence and an attached garage as well as a detached second unit and carport.

Appellant believes the approved plans are contrary to, among other things, various zoning regulations and are also not feasible nor most appropriate for the site due to the slope of the hill on which the proposed residence and detached second unit are to be built. Appellant asks that the Board of Supervisors reverse the decision of the Planning Commission which upheld the decision of the San Mateo County Coastsides Design Review Committee.

The relocation of the proposed driveway on Terrace Avenue to Miramar Drive would alleviate many of the concerns raised in this letter/appeal. There is ample space for the construction of a driveway and a garage adjacent to the main structure on Miramar Drive.

Initially, it appears that the proposed development is a two lot parcel with the main structure built on one lot and the second unit built on the other lot. The developer claims that there is only one lot. The Planning Commission and their staff apparently believe there are two parcels. By definition, a second unit is only a second unit if there is a first or primary unit on the lot. (See Government Code Section 65852.2(a)). If this project includes two separate parcels as Appellant believes, then the Appeal must be granted and the decisions of the Planning Commission and the Coastsides Design Review Committee must be reversed.

The proposed project is located at the corner of Terrace Avenue and Miramar Drive. The part adjoining Terrace Avenue is the highest portion of the subject property. The ground slopes relatively steeply from the northerly edge of Terrace Avenue to the property line. Terrace Avenue is already subject to erosion and cracking due to the fill and the steep nature of the slope on which it sits. The edge of the pavement already has cracks about 1/2" wide indicating outward movement (See Report of Kavanaugh Engineering, page 2, paragraph 2 which is attached hereto as Exhibit "A" and incorporated herein by reference).

Appellant objects to the attached garage being located on Terrace Avenue and believe the garage should be located on Miramar Drive. The construction of the proposed driveway on Terrace Avenue will also considerably weaken the condition of Terrace Avenue and a retaining wall running the full length of Terrace Avenue will be necessary. (See Kavanaugh Engineering report, page 2, paragraph 3).

The proposed garage of the 3,500 square foot single-family residence and the carport of the detached second unit are both located on the property line with no setback. The grade to reach the garage and carport is severe. The drawing submitted by the owner is not accurate in this regard. (See Kavanaugh Engineering report, page 2, paragraphs 1 and 2). The driveway slope revealed by Mr. Kavanaugh's measurements is more than 30% when the maximum slope for a driveway should be no more than 20% (See Kavanaugh Engineering report, page 2, paragraph 1). Locating the garage off of Miramar Drive would allow a level entrance as well as lessen drainage and erosion issues.

Locating the garage on Miramar Drive would also reduce a dangerous or potentially dangerous condition. The garage, as currently planned, would require difficult access on the steep hill from Terrace Avenue to the proposed new residence. A proposed site plan with the proposed garage located on Miramar Drive is attached hereto as Exhibit "B". The currently approved plan requires that the driveway slope not exceed 20% and that driveways at the property line must be the same elevation as the center of the access roadway (See item number 17 of the Staff Report). The steep elevation existing at the access point from Terrace Avenue to the proposed new development creates a situation where it is unlikely that the slope will be both less than 20% with the driveway is at the same elevation as the center of the roadway (See Kavanaugh Engineering report, page 2, paragraph 1).

The location of the proposed driveway is also right in the path of the runoff from Miramar and Terrace Avenue. The force of the water will, over time, cause erosion around the driveway, which will in turn, weaken the support for a road which already appears to have significant erosion issues.

The location of the proposed driveway on Terrace Avenue is also poorly chosen and designed. Not only will the runoff from the road create a problem at the intersection of the road and the driveway, but the location will create a vehicular hazard due to the angle of the driveway. Vehicles entering the driveway (uphill driveway) will have to slow down significantly before entering the driveway because the angle of the driveway is less than 90 degrees (driving down Terrace Avenue). This will create a hazard as a driver following a vehicle entering the proposed driveway would not expect such a significant slowdown which could result in traffic accidents.

The fact that the driveway slopes down sharply and that Terrace Avenue going to Miramar Drive slopes up, vehicles exiting the driveway may damage the road due to the force needed for the traction of the vehicle. Any damage to the road and/or the driveway caused by vehicles will be exploited by the runoff water. Water will penetrate and undermine the stability and support of the road.

Although the Planning Staff states that the second dwelling unit and its carport are ministerial permits and are not subject to discretionary review, Appellant respectfully believes the Planning Staff is incorrect. Government code section 65852.2 provides that any local agency may, by ordinance, provide for the creation of second units in single-family residential zones. The ordinance may "[i]mpose standards on second units that include, but are not limited to,

parking, height, setback, lot coverage, architectural review, maximum size of unit, and standards ..." (Government Code section 65852.2(a)(1)(B)). The County Zoning regulations, Section 6428 provides that "[s]econd dwelling units shall be subject to the same requirements as any dwelling located on the same parcel in the same zoning district ..." (San Mateo County Zoning regulation 6428). This local zoning is allowed under Government Code Section 65852.2(a)(1).

Consequently, the second unit must comply with any zoning requirements which apply to the dwelling unit located on the same parcel. Therefore, the carport and second unit must also meet the same setback and other zoning requirements applicable to the primary unit. Furthermore, as noted above, it appears that there may be two separate parcels involved in this project which would require that the approval of the project be denied and the decision of the Planning Commission be reversed because the law contemplates one lot when creating a second unit.

The carport for the detached unit should also be moved to a location adjacent to the proposed second unit as it allows for a level entry onto the lot and little impact on Terrace Avenue. A copy of a proposed site plan with a notation showing the new proposed location for the carport next to the proposed second unit is attached as Exhibit "B." The plan proposed by the owner allows the construction of the carport on the property line which Appellant believes is contrary to Government Code Section 65852.2 and County Zoning regulation 6428 which requires minimum setbacks for structures. Here, the carport location does not meet the minimum setback. Terrace Avenue is already subject to a great deal of erosion and the construction of additional structures on the property line adjacent to Terrace Avenue would only increase those problems.

The steep hill below Terrace Avenue will require a steep driveway and create a dangerous condition for people entering or leaving the driveway to the carport as well as for those driving on Terrace Avenue who may have difficulty seeing the cars entering or leaving the property. Locating the carport near the new second unit would also reduce this dangerous or potentially dangerous condition because a significant setback may allow a more gradual grade for the driveway and make access easier (See Kavanaugh Engineering Report, page 3, paragraph 6).

The project also impacts Appellant's view corridor and possibly the view corridor of other neighbors.

Appellant would also like input from the County Department in charge of maintaining Terrace Avenue as to the impact this development will have on Terrace Avenue.

KAVANAGH ENGINEERING

708 CAROLAN AVENUE • BURLINGAME, CA 94010-2711

TEL: (650) 579-1944 • FAX: (650) 579-1980

kavenq@rcn.com

Exhibit A

0626 chowd 01.

06.0605

Trip Chowdhry
18 Terrace Ave.
Half Moon Bay, Ca. 94019

tripchowdhry@yahoo.com
only

RE: Steve Peterson, Proposed Residence
_____ Miramar Drive, Half Moon Bay

Dear Mr. Chowdhry:

I visited your site on 5-26-06. You said you were concerned about the proposed residence, garage and displaced 2nd unit and carport on an adjacent site just across Terrace Ave. from your house. I am a Civil Engineer with over 25 years of experience with surveying and civil design, mostly in Burlingame and Hillsborough. You gave me copies of the following:

1. Sht. A-0.6 "Site Plan" dated 12-12-05 Design Review, by Ana Williamson, Architect. This was a reduced plan, 8.5" x 11" at an effective scale of about 1" = 35'. It showed the proposed house in the easterly portion of the adjacent site, the proposed garage at the westerly end of the proposed house, and a proposed carport and 2nd unit in the far western portion of the adjacent site.
2. Fig. 2 "Site Plan" by Michelucci & Assoc. dated 2-9-05. It has a note: Base map from a "Topographic and Boundary Survey" by Lea & Sung Engineering, Inc., dated 4-23-2002, with a latest revision date of 5-4-2002. This was on a sheet 18" x 24" at a scale of 1" = 20'. It showed Terrace Ave. edges of pavement, the boundary lines with dimensions, 2' contour lines, trees, and soil boring locations and sections.

The story poles for the proposed house and garage were up. There were no story poles for the 2nd unit carport or 2nd unit. You had some specific concerns you wanted me to address. I used a 100' long engineer's tape, a hand level, and a "Smart Level" which measures percent slope electronically, to make some measurements. Attached are sketches showing the results of my measurements as follows:

SK-1 SITE PLAN - COMMENTS. This is based on the above Sht. A-0.6.

SK-2 GARATE - COMMENTS

SK-3 CARPORT - COMMENTS

Your concerns and my responses are summarized below:

1. **LOCATION AND ELEVATION OF GARAGE STORY POLES.** I found a steel stake which indicated an angle point in the property line. It was about 7 feet from the edge of the pavement of Terrace Ave. which is what is scaled from SK-2. The left edge of the garage story pole was a little to the west of this steel stake and about on the property line. The next story pole to the right was about 22 feet away which is about the proper distance scaling from SK-1. SK-1 does not show the finish floor elevation of the garage. There was a string on a level line across the front of the garage which seemed to represent the finish floor of the garage, however, at the left side of the garage the string was about 2.2 feet above the adjacent pavement of Terrace Ave., and at the right side of the garage it was about 0.5 feet below the adjacent pavement of Terrace Ave. At the west side of the garage, this would be a slope of about $2.2/7$ or 31% slope, more than the maximum slope for a driveway, 20%. In my opinion, if this string was to represent the finish floor, it was about 1 foot too high.
2. **TOPO AT PROPOSED GARAGE.** SK-2 shows the results of my preliminary measurements. From the northerly edge of Terrace Ave. the ground slopes down relatively steeply to the property line. I measured this slope at 4.1' drop in 7.0 horizontal, or about 0.59%, or 1.7 horiz. to 1 vert. This is clearly a fill slope ending about at the property line. From the property line, the slope continues down at a slope of about 2.5' in 14' or 18%. The project topo shows a uniform slope of about 56%. Using my Smart Level, I measured a longitudinal slope on Terrace Ave. in front of the garage as follows: opposite west side 13.9%, opposite east side 12.0%. These slopes are consistent with the contour lines, 4' drop in 32', or 12.5%. This longitudinal slope makes a difficult transition to a garage (flat) only 7 feet away. The edge of the pavement had cracks about 1/2" wide indicating outward movement and should be addressed by the geotechnical engineer.
3. **RELOCATE PROPOSED GARAGE TO MIRAMAR DRIVE.** In my opinion this would provide a more direct access to the site, put the garage closer to the existing ground and closer to the elevation of the house, reduce retaining wall construction, and reduce earthwork. This would also improve pedestrian access and emergency vehicle access to the house. Miramar Drive could be widened in the area of the lower access. The driveway would enter the site at about elevation 115 instead of going up to the corner, elevation about 142, and back down to about elevation 132 for the upper location. A pedestrian access could still be provided off of Terrace Ave.
4. **TOPO AT PROPOSED CARPORT.** SK-3 shows there is a steep bank (85% slope) for about 10 feet right off of the road, making 4.7 feet of difference in the contours (topo is too high) at the front of the garage. The average slope per the topo is about 42%. The carport at this location would have the same problem of short transition from a roadway sloping at about 12%.

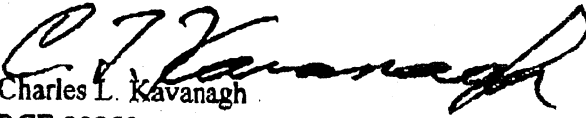
2 of 6

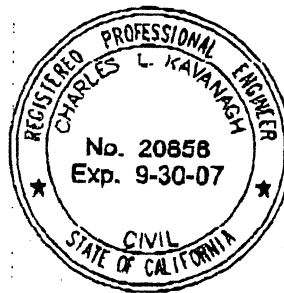
5. TOPO AT PROPOSED 2ND UNIT. SK-3 shows the slope off of the road at about 8' at a slope of 74%, making a difference of about 1.3' (again, topo too high). The average slope per the topo through the 2nd unit is 36%.
6. RELOCATE PROPOSED CARPORT TO IN FRONT OF 2nd UNIT. In my opinion this would put the carport in an area that is less steep off of the road, and would soften the impact of the carport by lowering it and moving it further from the road. The driveway would exit the road about 5 feet lower down the road and the carport could be an additional 4' lower because of the longer driveway (a total of 8 to 9 feet lower), placing it closer to the elevation of the 2nd unit. The rather extensive stairs would also be eliminated.

I hope these comments are helpful to you.

Very truly yours,

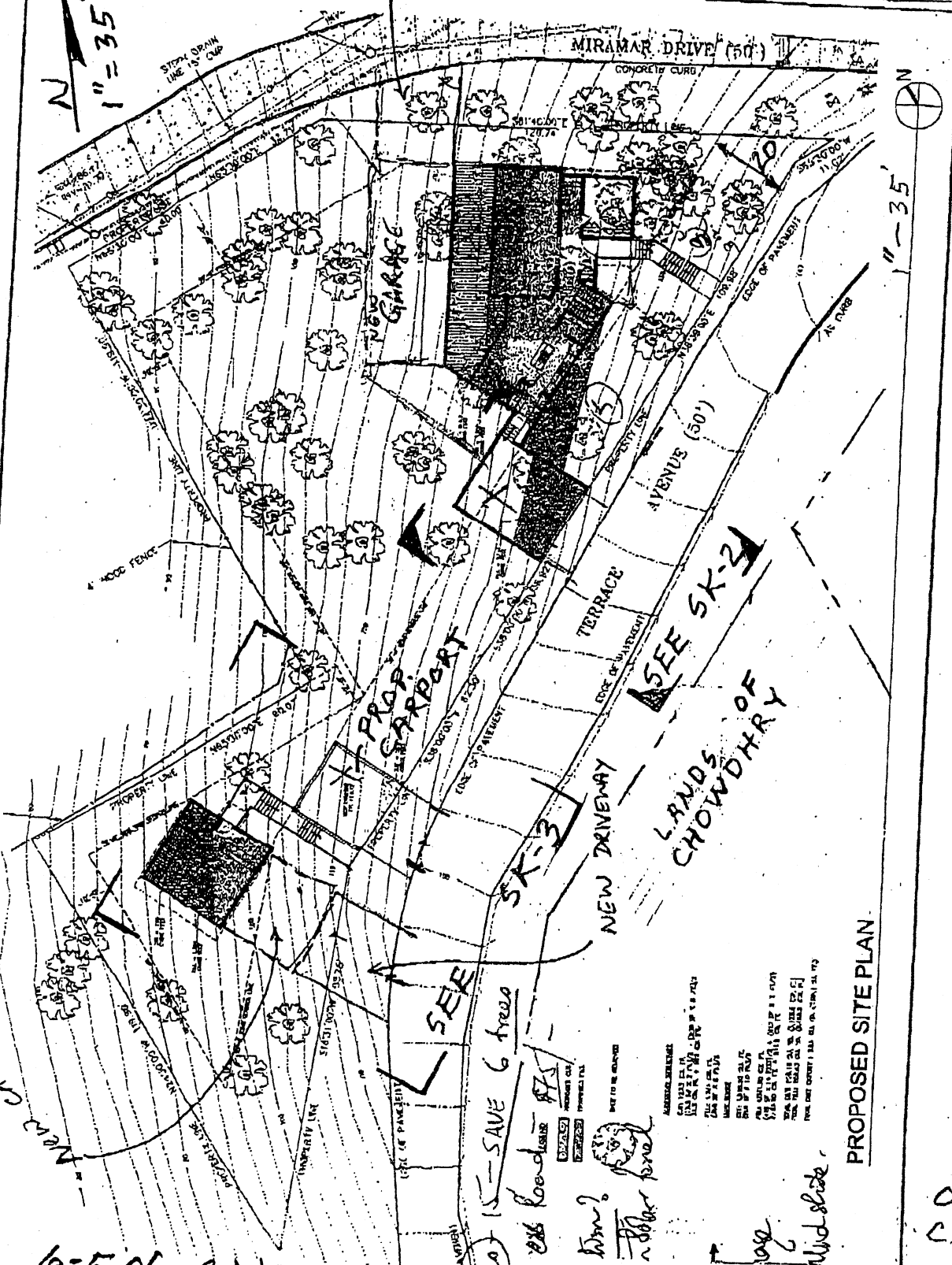
KAVANAGH ENGINEERING


Charles L. Kavanagh
RCE 20858



Attach: SK-1, SK-2, SK-3

PROJECT 12021 N. CAROLAN AVE. BURLINGAME, CA 94010-2711	ARCHITECT KAVANAGH ENGINEERING 708 CAROLAN AVE. BURLINGAME, CA 94010-2711	CLIENT PETERSON PROP. RESIDENCE Miramar Dr., Half Moon Bay, CA	DATE 12-01-06	SHEET A-0.6
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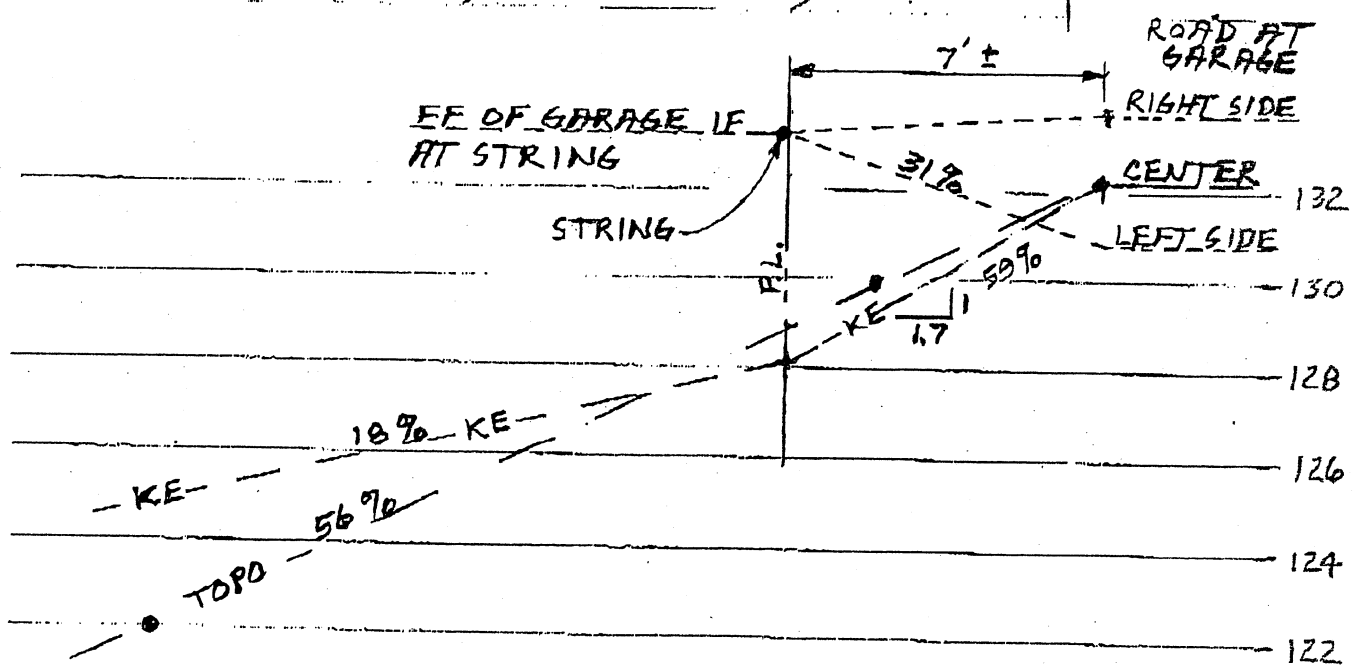
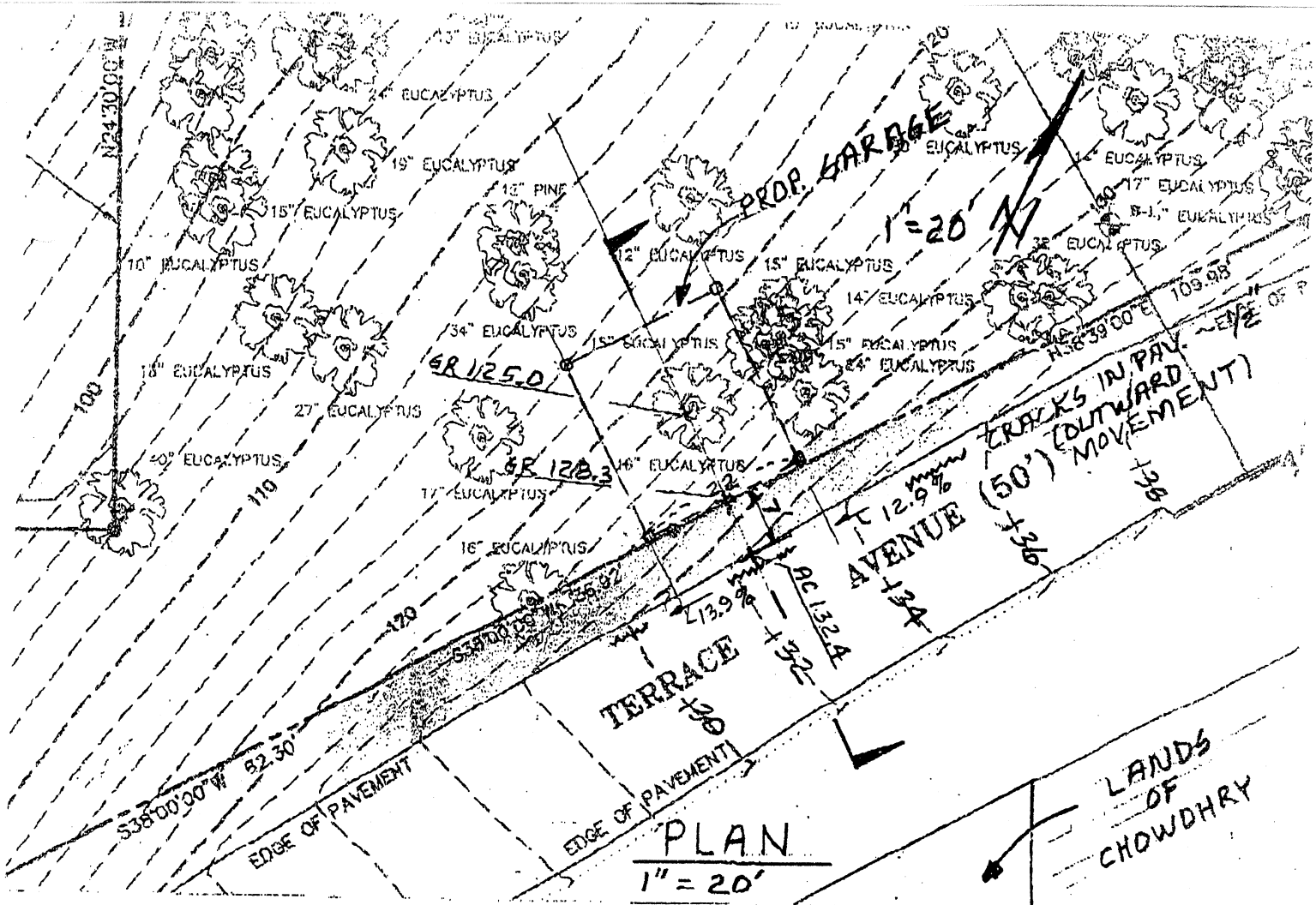


KAVANAGH ENGINEERING
 708 CAROLAN AVE. (650) 579-1944
 BURLINGAME, CA. 94010-2711

PETERSON PROP. RESIDENCE
 Miramar Dr., Half Moon Bay

SITE PLAN - COMMENTS

SK-1



SECTION
1" = 4'

0626
CHOWD

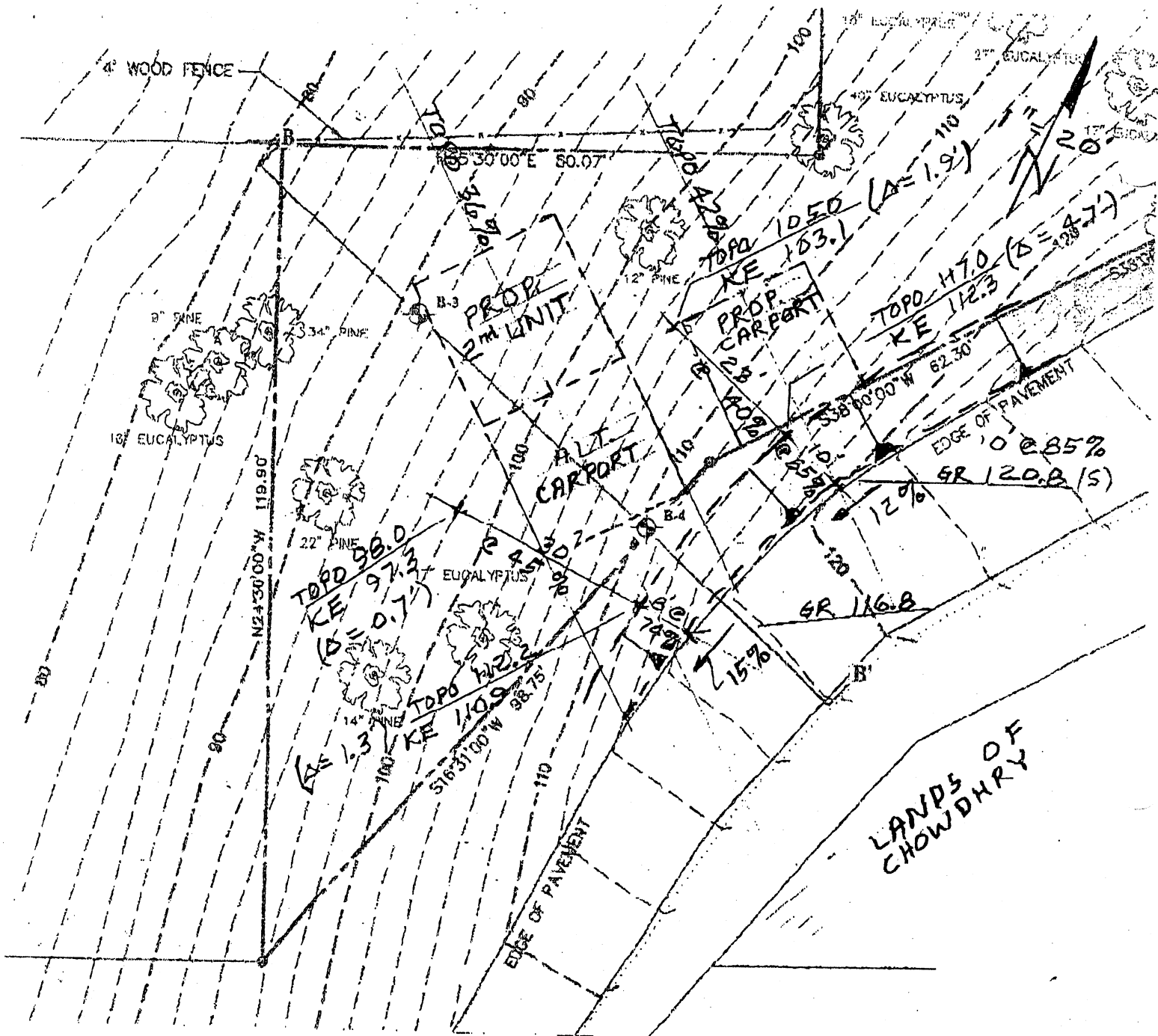
4-5-06 C.L.K.
KAVANAGH ENGINEERING
708 CAROLAN AVE. (650) 579-1944
BURLINGAME, CA. 94010-2711

5 of 6

PETERSON PROP. RESIDENCE
Miramar Dr., Half Moon Bay

GARAGE - COMMENTS

SK-2



0626
CHOWD

6-5-06 CLK

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708 CAROLAN AVE. (650) 579-1944
BURLINGAME, CA. 94010-2711

6 of 6

PETERSON PROP. RESIDENCE
Miramar Dr., Half Moon Bay

CARPORT - COMMENTS SK-3

New car part

Consideration

NEW DRIVENWAY

NEW
GRADE

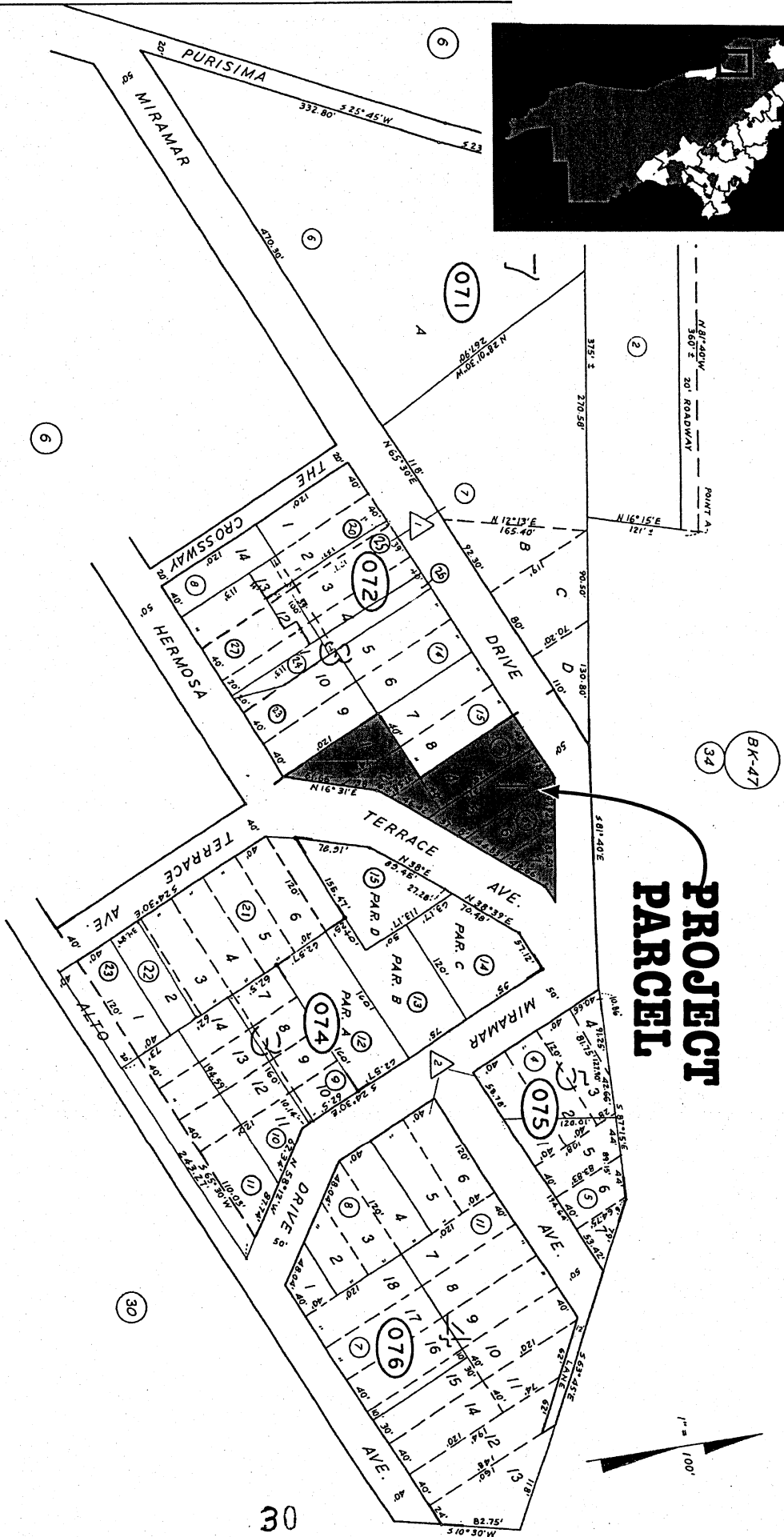
WNNB: Steve Peterson

801 SANTA CRUZ AVE D. MENLO PARK, CA
1 650 321-8171. FAX 650 321-1011



LMI Design & Associates

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11/20/00 Planning Section
11/15/00 Outgoing Review



Attachment: C

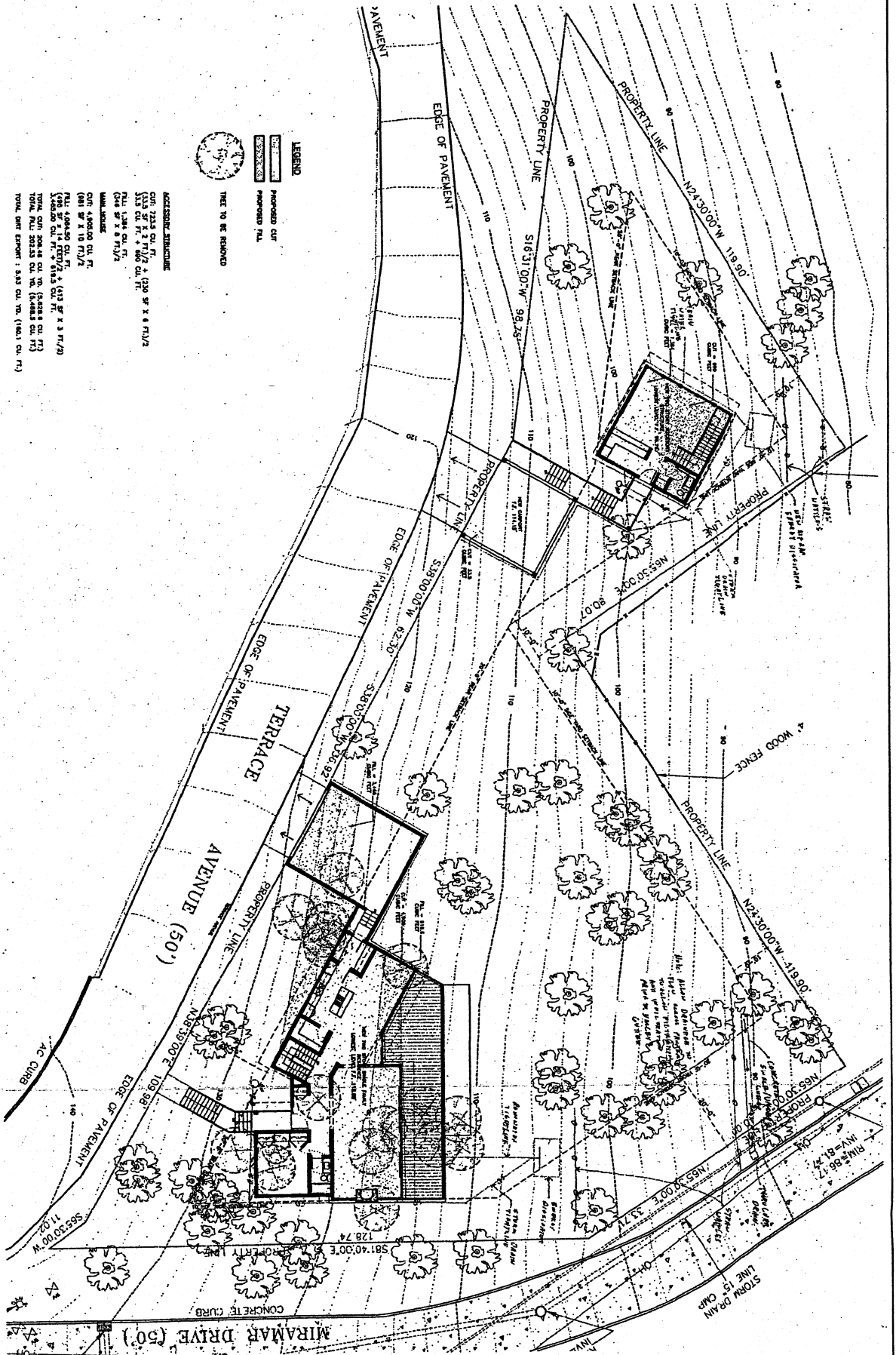
CDR121plan05-607 06-08-06 rrr

San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

File Numbers: **PLN 2005-00607**

Attachment: **D**

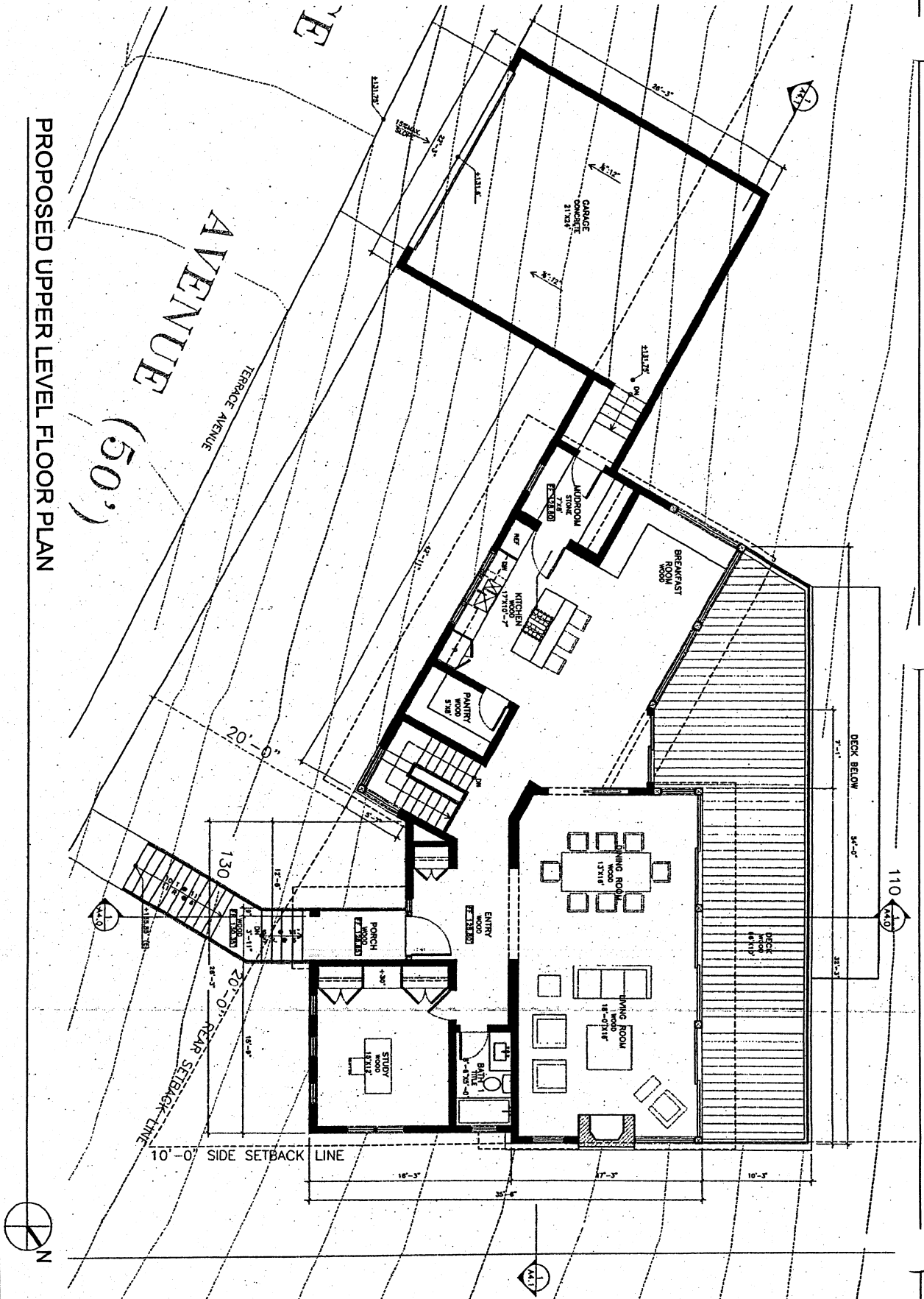


San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

File Numbers: **PLN 2005-00607**

Attachment: E



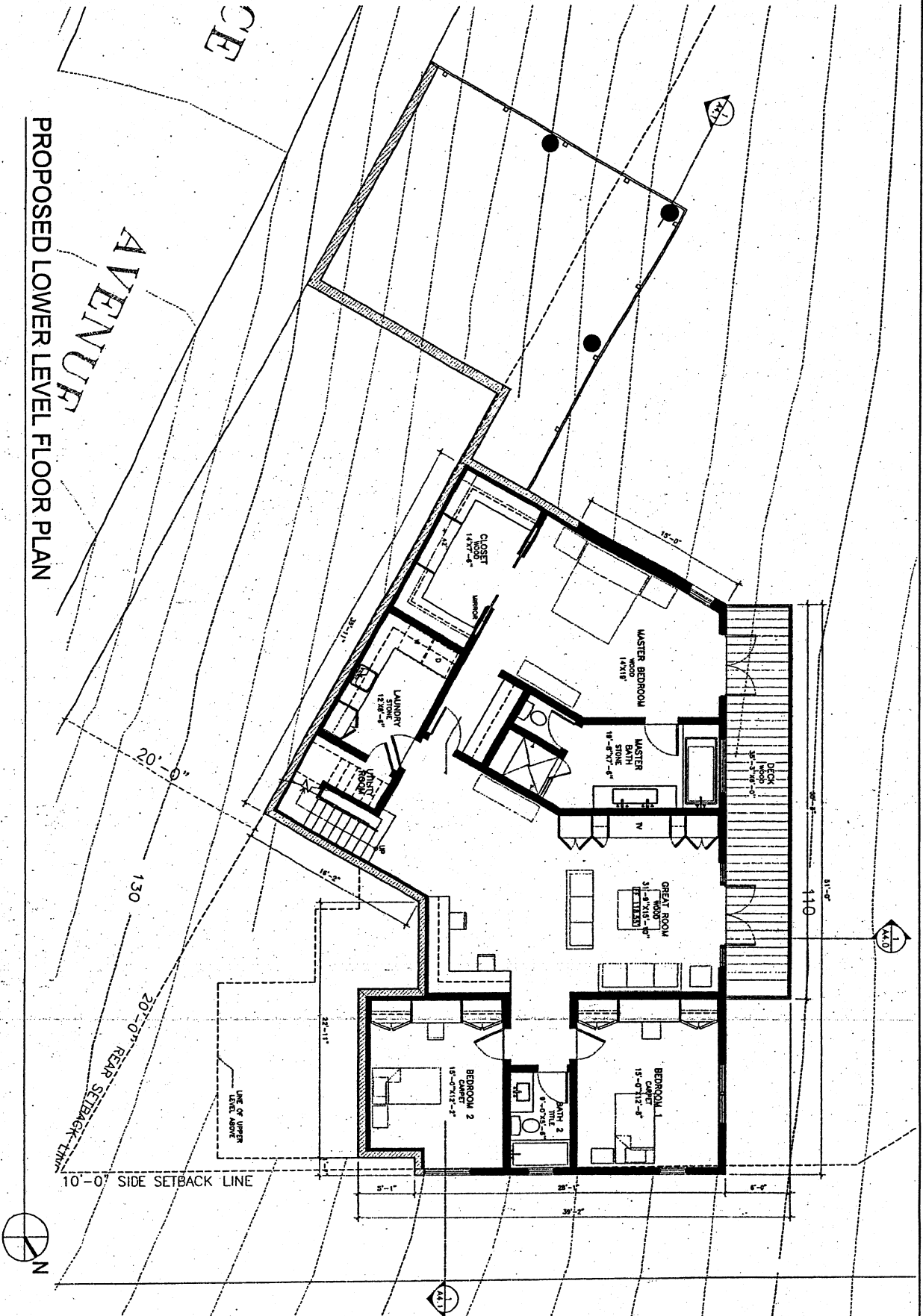
San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

File Numbers: **PLN 2005-00607**

Attachment: **F**

PROPOSED LOWER LEVEL FLOOR PLAN



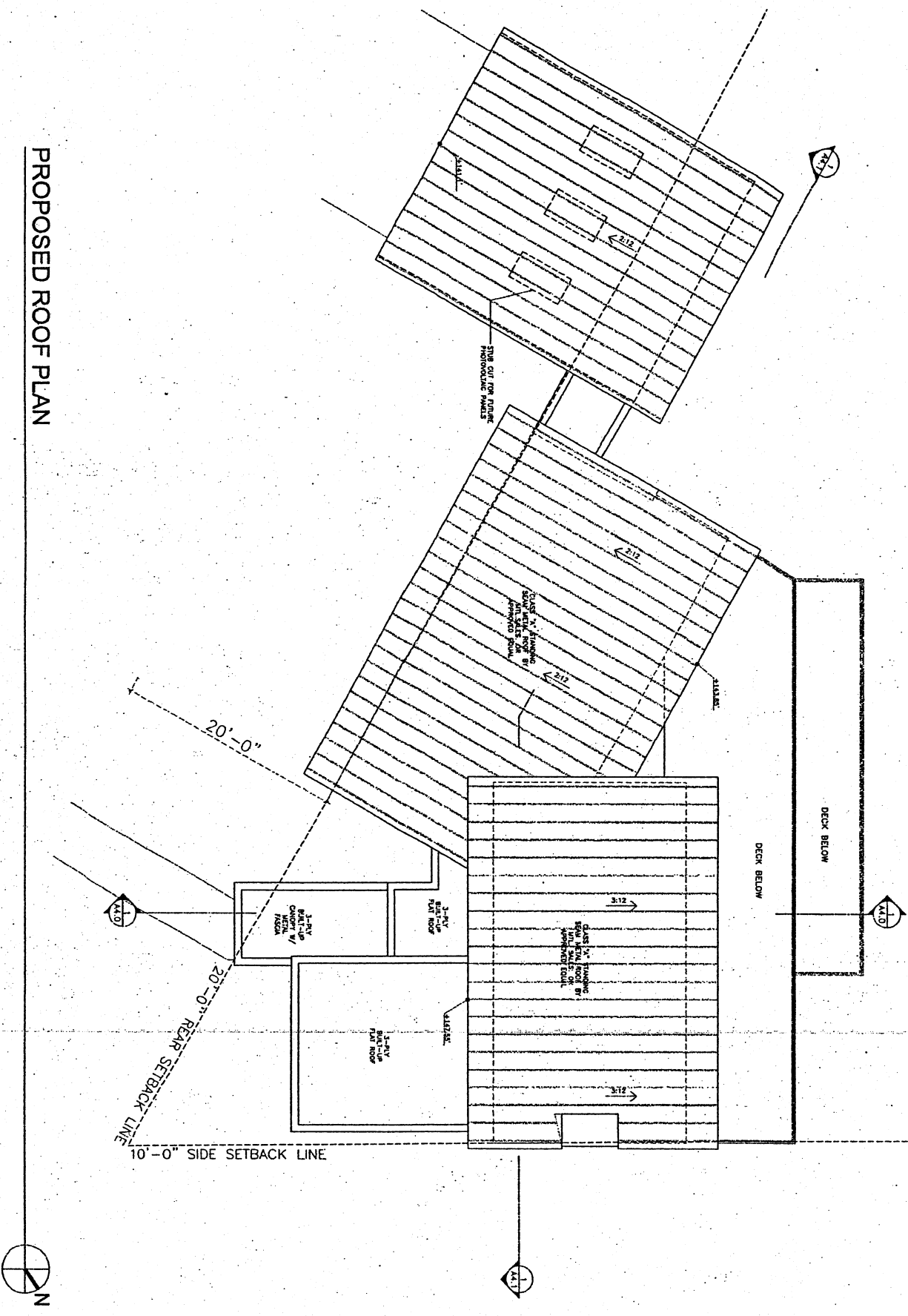
San Mateo County Planning Commissions Meeting

Applicant: Steve Peterson

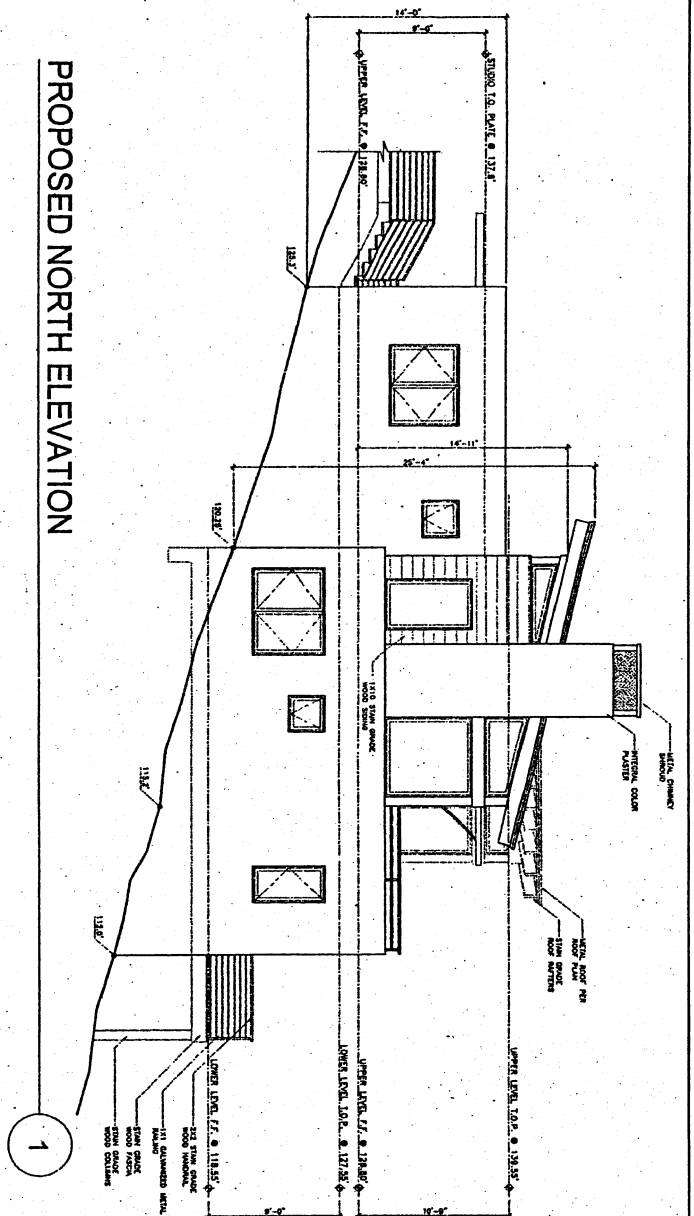
File Numbers: PLN 2005-00607

Attachment: G

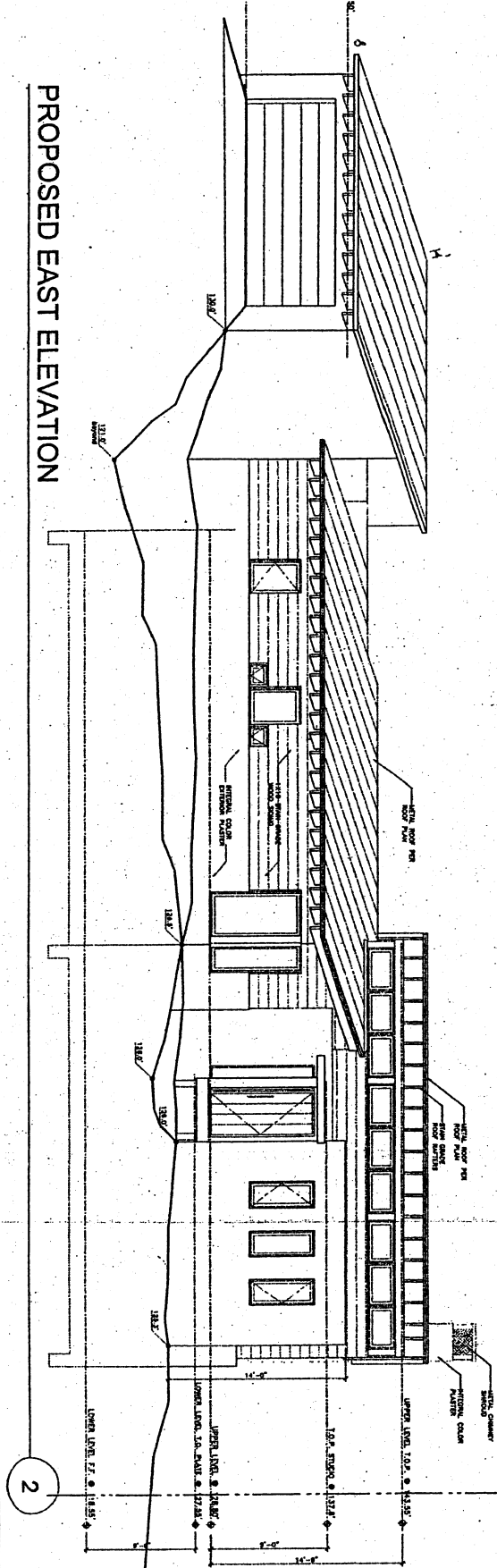
PROPOSED ROOF PLAN



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

File Numbers: **PLN 2005-00607**

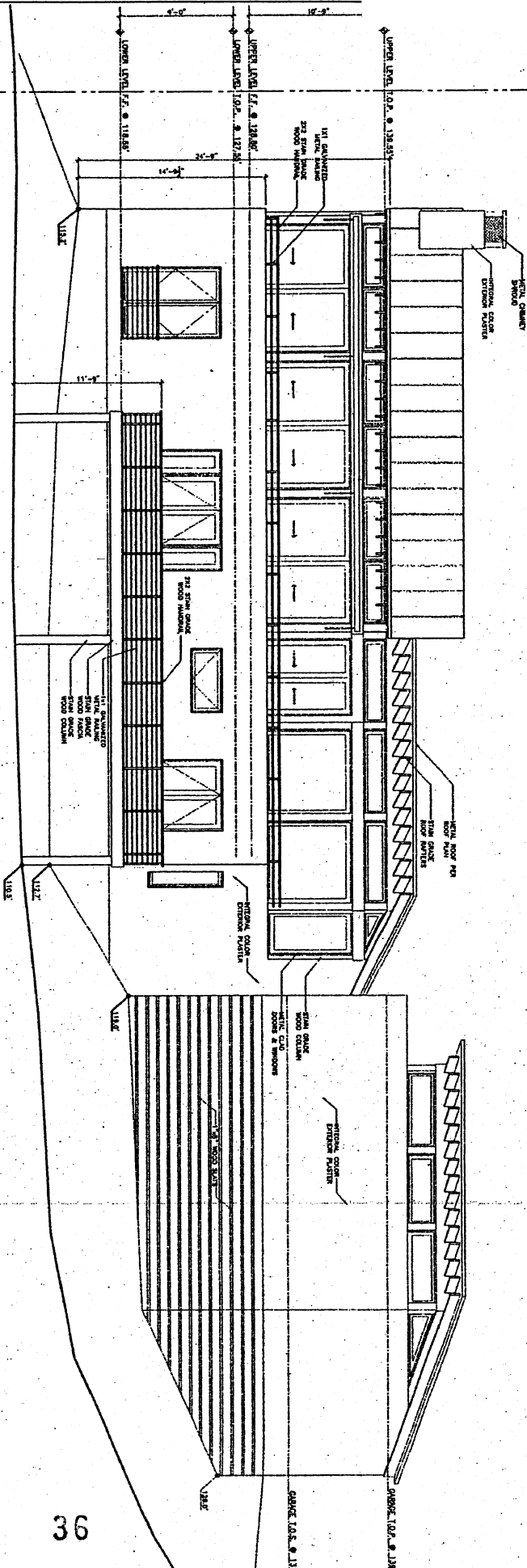
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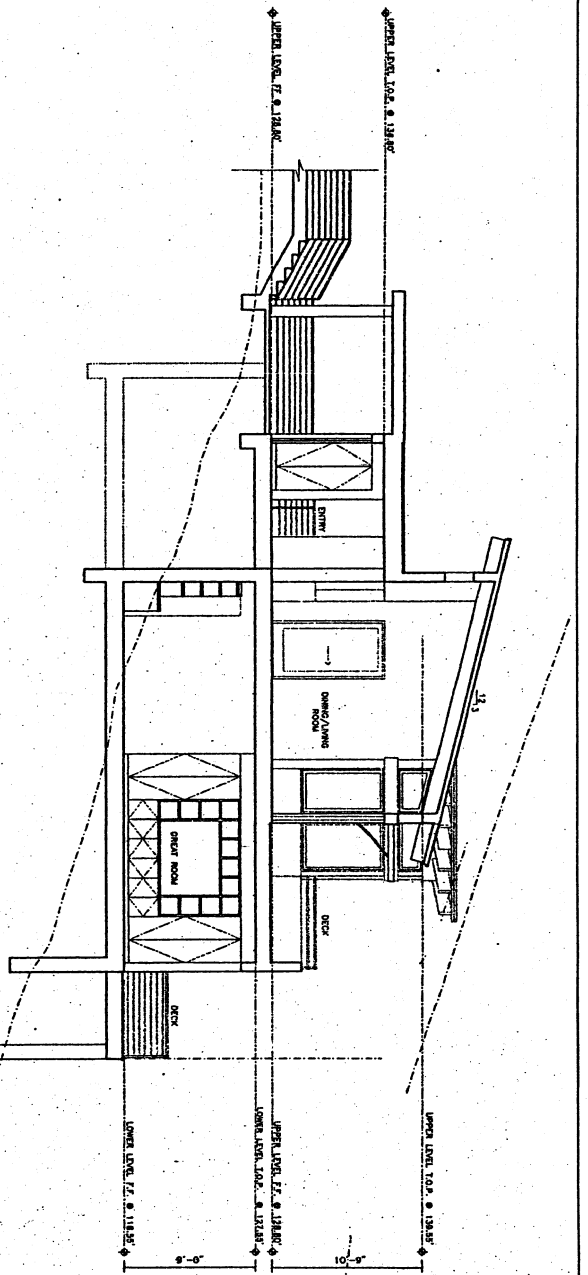
San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

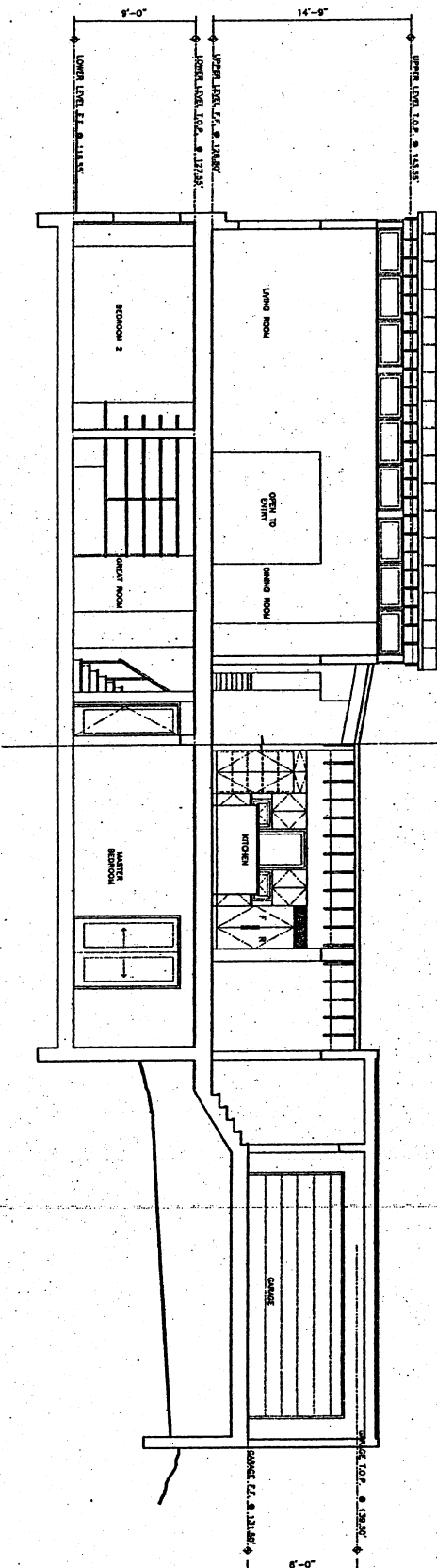
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File Numbers: PLN 2005-00607





PROPOSED SECTION A



PROPOSED SECTION B

San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

File Numbers: **PLN 2005-00607**

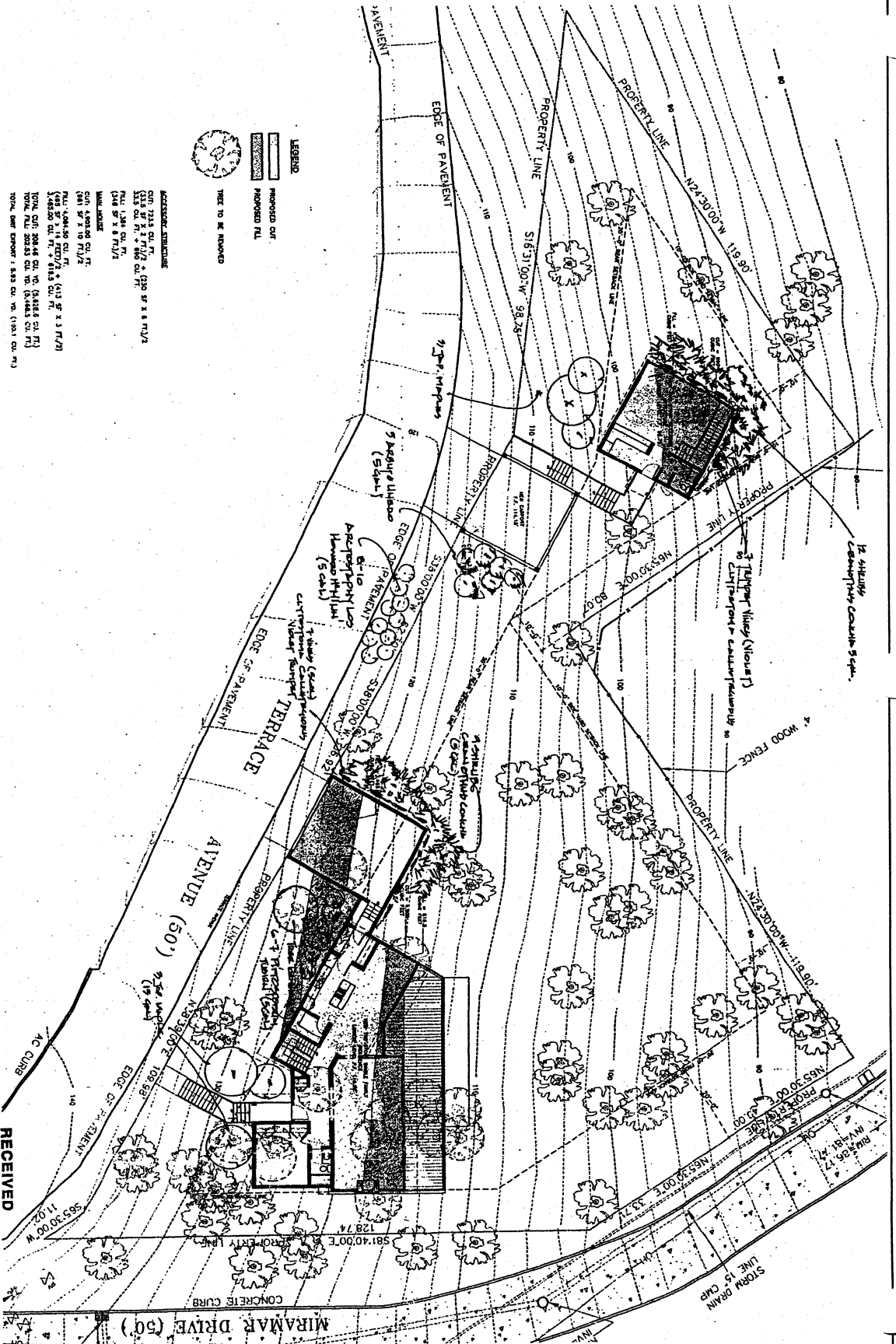
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San Mateo County Planning Commission's Meeting

Applicant: Steve Peterson

File Numbers: PLN 2005-00607

Attachment: **K**



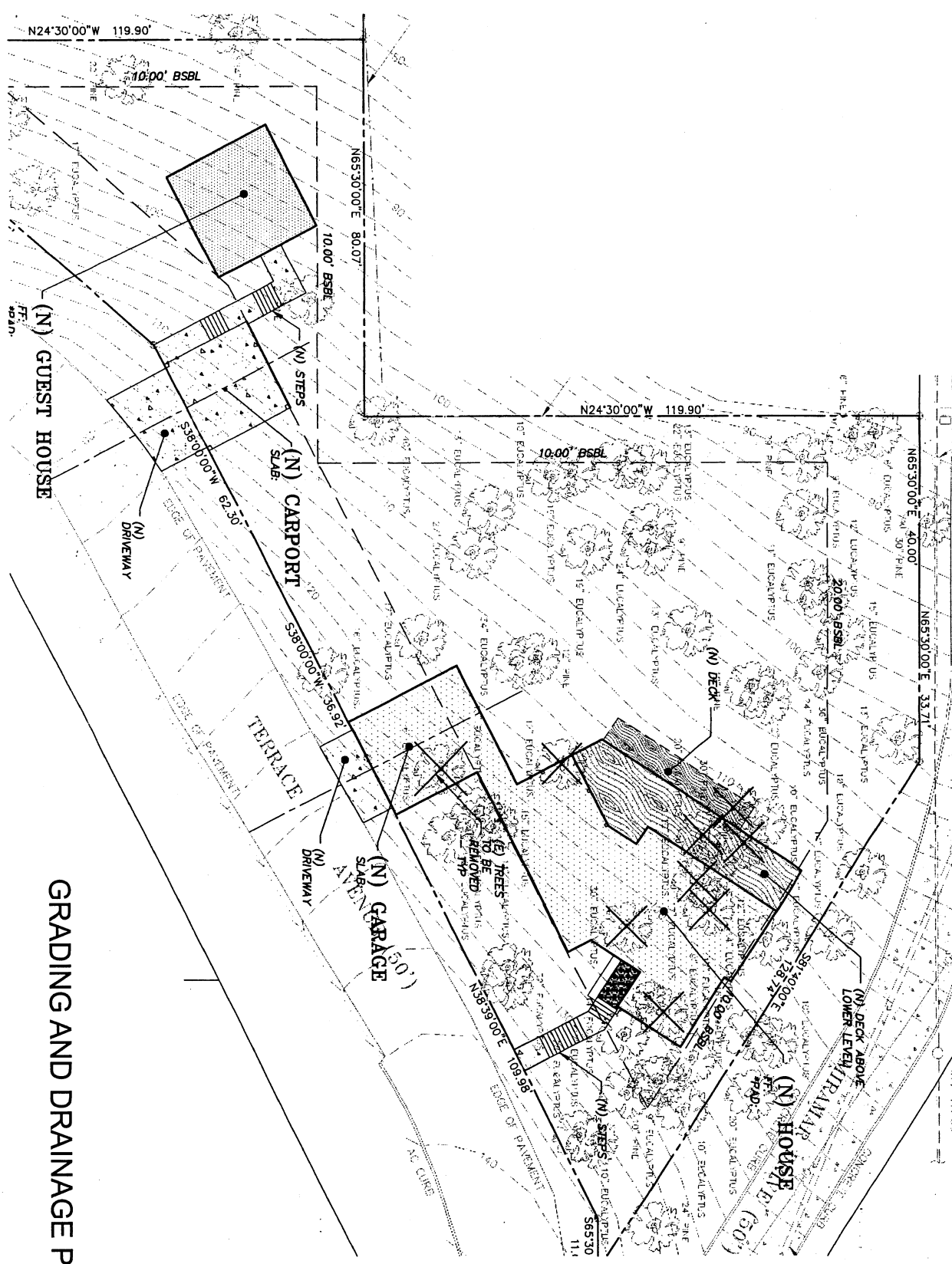
San Mateo County Planning Commission's Meeting

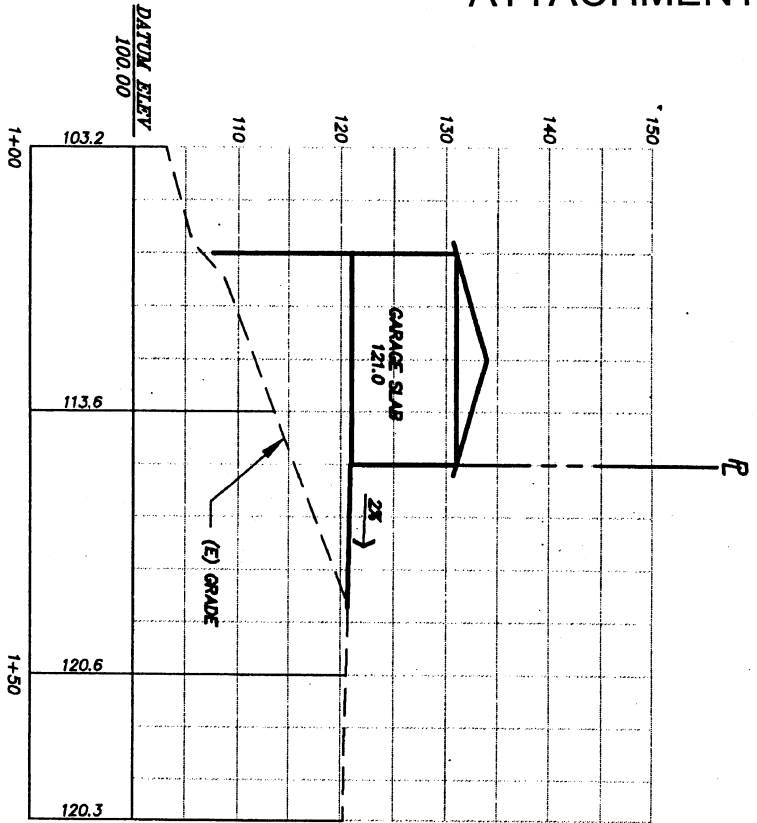
Applicant: Steve Peterson

File Numbers: PLN 2005-00607

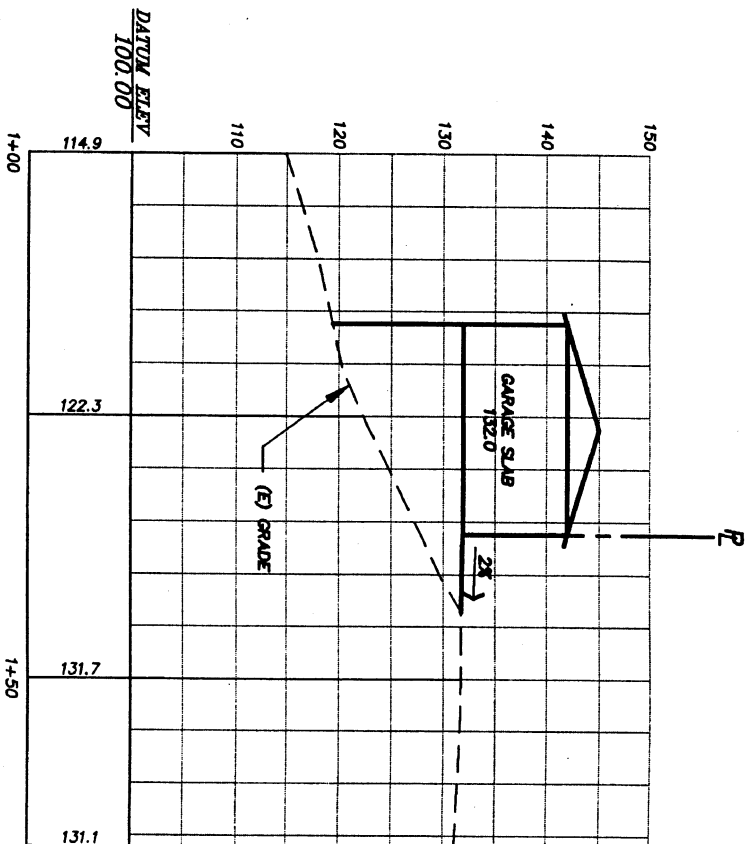
Attachment: L

GRADING AND DRAINAGE PLAN





SOUTH DRIVEWAY PROFILE
 SCALE:
 VERTICAL 1" = 10'
 HORIZONTAL 1" = 10'



NORTH DRIVEWAY PROFILE
 SCALE:
 VERTICAL 1" = 10'
 HORIZONTAL 1" = 10'

San Mateo County Planning Commission's Meeting

Applicant: **Steve Peterson**

Attachment: **M**

File Numbers: **PLN 2005-00607**



Attachment N

Please reply to:

Farhad Mortazavi
(650) 363-1831

July 31, 2006

PROJECT FILE

Steve Peterson
P.O. Box 620865
Woodside, CA 94062

ENVIRONMENTAL SERVICES AGENCY

Dear Mr. Peterson:

Subject: File Number PLN2005-00607
Location: Corner of Miramar Drive and Terrace Avenue, Miramar
APNs: 048-072-060 and 048-072-070

On July 26, 2006, the San Mateo County Planning Commission considered your request for a Coastsides Design Review Permit pursuant to Section 6565.11 of the County Zoning Regulations, to construct a new 3,500 sq. ft. single family residence, an attached 655 sq. ft. garage, plus the removal of 15 Eucalyptus trees, on a 22,337 sq. ft. parcel located at the corner of Miramar Drive and Terrace Avenue in the unincorporated Miramar area of San Mateo County. (Appeal of the decision by the Coastsides Design Review Committee for approval).

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal, upheld the decision of the Coastsides Design Review Committee, approved the project, made the findings and adopted conditions of approval with the addition of condition Numbers 3 and 19 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 5:00 p.m. on August 9, 2006.

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

Sincerely,

Kan Dee Rud
Planning Commission Secretary
Pcd0726Q_6kr.doc

PLANNING COMMISSION

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

Steve Peterson
July 31, 2006
Page 2

cc: Department of Public Works
Building Inspection
Half Moon Bay Fire District
Coastside County Water District
Granada Sanitary District
Midcoast Community Council
Assessor
Michael Fox
Walt Scheflo
Tripatinder Chowdhry
TJ Singh
Charlie Kavanaugh, Kavanaugh Engineering
Patricia Brett
Louis Figone
Merry Belden

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2005-00607

Hearing Date: July 26, 2006

Prepared By: Farhad Mortazavi

Adopted By: Planning Commission

FINDINGS

For the Environmental Review

1. Found that the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to construction of a small structure in an urban area.

For the Coastal Development Exemption

2. Found 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.

For the Design Review

3. Found that 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 because it: (1) avoids major grading of the site by step-designing the house and by blending with existing contour lines; (2) will utilize earth-tone colors and natural materials (i.e. redwood siding, multi-integral color plasters, wood fascia, etc.) to blend with the natural setting and surrounding neighborhood; (3) is compatible with shape, size and scale of the adjacent buildings; and (4) will not create problems of drainage or erosion on its site or adjacent property.

CONDITIONS OF APPROVAL

Planning Division

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on July 26, 2006. Any changes or revisions to the approved plans shall be reviewed by the Community Development Director, Design Review Officer or, where necessary, the Coastside Design Review Committee with applicable fees paid, for approval.
2. This permit shall be valid for one year from the date of approval in which time a building permit shall be issued. 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 merge the two properties prior to issuance of the associated building permit.
4. The applicant shall include this approval letter on the top pages of the building plans. This would provide the Planning approval date and its contents on the on-site plans.
5. The applicant shall forward the following list of requirements, stipulated by the Coastside 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. Implement colors true to the submitted color pallet.
 - b. Applicant shall document the existing road condition of Terrace Avenue.
 - c. A new tree to be added to the southwest of second dwelling unit (closest to the property line) for privacy.
6. 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 Community Development Director.
7. 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.
8. 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.
9. All new power and telephone utility lines from the street shall be placed underground at the property line from the pole nearest the property line.
10. 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 respective Fire Authority.
11. 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.
12. 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 Miramar and Terrace Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
13. 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.
14. 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.

Building Inspection Section

15. 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 confirming that the setbacks, as shown on the approved plans, have been maintained.
 - 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 or upgrade of hydrant is required, this work must be completed prior to the issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor that will ensure the work will be completed prior to finalizing the permit.
 - d. A site drainage plan will be required that will demonstrate how roof drainage and site runoff will be directed to an approved location.
 - e. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

- f. No wood burning fireplaces or wood burning stoves.
- g. A driveway plan and profile will be required.

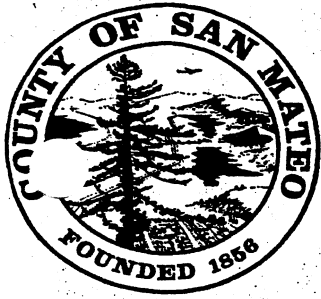
Department of Public Works

- 16. 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 building per Ordinance #3277.
- 17. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
- 18. The applicant shall submit a driveway "plan and profile" to the Department of Public Works, 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. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
- 19. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Half Moon Bay Fire Protection District

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

pcd0726Q_6kr.doc



February 14, 2006

PROJECT FILE

Steve Peterson
P.O. Box 620865
Woodside, CA 94062

**ENVIRONMENTAL
SERVICES
AGENCY**

Dear Mr. Peterson:

SUBJECT: Coastside Design Review, File No. PLN 2005-00607
Miramar and Terrace Avenue, Miramar
APNs 048-072-060 and -070

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of February 9, 2006, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a 3,500 sq. ft. new single-family residence, plus an attached 655 sq. ft. garage, and an administrative design review for a 1,152 sq. ft. detached second unit, plus its 400 sq. ft. carport, on a 22,337 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:

1. Re-examine the flat roof percentage of the proposal, assuring the 20 percent limitation compliance.
2. Save the 24-inch d.b.h. tree located at the front of the house next to the garage.
3. Present a sample of the proposed solar panels and information on its reflectivity.
4. Present an engineered drainage plan.
5. A comprehensive landscape plan with special attention to the area behind the second dwelling unit, and with climbing vines on the wood slats is required.

Revised plans (five sets) should be submitted no later than February 23, 2006, to ensure a place on the March 9, 2006, Coastside Design Review Committee

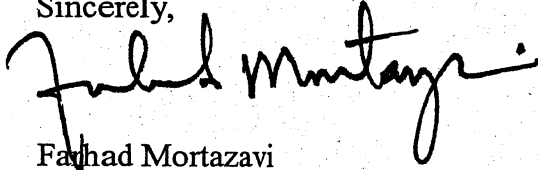
PLANNING AND BUILDING

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

Steve Peterson
February 14, 2006
Page 2

agenda. Please contact Farhad Mortazavi, Design Review Officer, at 650/363-1831 if you have any questions.

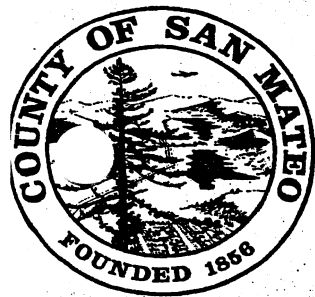
Sincerely,

A handwritten signature in black ink, appearing to read 'Farhad Mortazavi', with a stylized flourish at the end.

Farhad Mortazavi
Design Review Officer

FSM:kcd - FSMQ0157_WKN.DOC

cc: Linda Montalto Patterson, Community Representative
Merry Belden
T.J. Singh
Patricia Brett



March 13, 2006

PROJECT FILE

Steve Peterson
Box 620865
Woodside, CA 94062

Dear Mr. Peterson:

SUBJECT: Coastside Design Review, File No. PLN 2005-00607
Miramar and Terrace Avenue, Miramar
APNs 048-072-060 and -070

ENVIRONMENTAL SERVICES AGENCY

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of March 9, 2006, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a 3,500 sq. ft. new single-family residence plus an attached 655 sq. ft. garage, and an administrative design review for a 1,152 sq. ft. detached second unit plus its 400 sq. ft. carport, on a 22,337 sq. ft. parcel.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee approved your house, and staff approved the second dwelling unit 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 6565.7 of the San Mateo County Zoning Regulations.

PLANNING AND BUILDING

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

CONDITIONS**Planning Division**

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 shall be reviewed by the Design Review Officer or, where necessary, the Coastsides Design Review Committee with applicable fees paid, for approval.
2. This permit shall be valid for one year from the date of approval in which time a building permit shall be issued. 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 include this approval letter on the top pages of the building plans. This would provide the Planning approval date and its contents on the on-site plans.
4. 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. Implement colors true to the submitted color pallet.
 - b. Applicant shall document the existing road condition of Terrace Avenue.
 - c. A new tree to be added to the southwest of second dwelling unit (closest to the property line) for privacy.
5. 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 Community Development Director.
6. 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.

7. 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.
8. 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.
9. 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 respective Fire Authority.
10. 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.
11. 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 Miramar and Terrace Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. 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.
13. 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.

Building Inspection Section

14. 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 confirming that the setbacks, as shown on the approved plans, have been maintained.
 - 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 hydrant is required, this work must be completed prior to the issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor that will ensure the work will be completed prior to finalizing the permit.
 - d. A site drainage plan will be required that will demonstrate how roof drainage and site runoff will be directed to an approved location.
 - e. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 - f. No wood burning fireplaces or wood burning stoves.
 - g. A driveway plan and profile will be required.

Department of Public Works

15. 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 building per Ordinance #3277.
16. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
17. The applicant shall submit a driveway "plan and profile" to the Department of Public Works, 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. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific

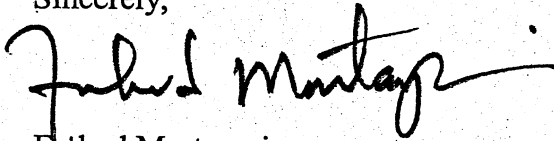
provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

Half Moon Bay Fire Protection District

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

This decision may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on March 29, 2006, 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 \$473.55 appeal fee. The administrative design review approval for the second dwelling unit approval is not appealable.

Sincerely,



Fathad Mortazavi
Design Review Officer

FM:fc – FSMQ0240_WFN.DOC

cc: Tom Daley, Committee Representative
T. J. Singh

February 20, 2006

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

To: Farhad Mortazavi
Tom Daly, Community Representative,
and the Coastsides Design Review Committee
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2005-00607. Consideration of a CDR & CDX for a new 3500 s/f SFR plus an attached 655 s/f garage and a 1152 s/f detached 2nd unit plus its 400 s/f carport on a 22,337 s/f parcel on Terrace & Miramar, Miramar. 15 eucalyptus trees to be removed. APN: 048-072-060,070.

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 1st and 15th, 2006 without the applicant in attendance. We are submitting this second letter as a follow-up to our previous letter dated February 6, 2006. This letter pertains only to the detached 2nd unit. We have the following comments:

LCP section 3.21 entitled Second Dwelling Units in R-1 Zoning Districts provides in subsection (b) "Limit the size of the units to 700 sq. ft. or 35% of the floor area of the existing principal residence, whichever is greater." The floor area of the principal residence is 3500 s/f, not including the garage, and 35% of 3500 is 1225 s/f, so the 2nd unit is quite close to the limit, so we just would like to confirm that the detached 2nd unit does not exceed 1225 s/f

Subsection (c) of Section 3.21 further provides that these 2nd dwelling units must "comply with all applicable policies and procedures as required by the LCP."

In reviewing this project we noted that there had been a previous attempt to divide this parcel into 2 developable lots (PLN2004-00501). In our letter dated December 7, 2004 we objected to this subdivision because this parcel has an average slope greater than 30%. In our letter we noted the following:

"The existing merged parcel has an average slope greater than 30%. The applicant is proposing to divide this one parcel into two parcels, both of which have slopes greater than 30%. The average slopes of the two new parcels would be 38.4% for Lot #1, APN:048-072-070, and 33.7% for Lot #2, APN:048-072-060.

We strongly object to the subdivision of these parcels because the creation of two parcels with slopes greater than 30% where now one exists violates the General Plan Section 15.20(b) and the LCP Policy 9.18(a).

The General Plan Section 15.20(b) states:

"Wherever possible, avoid construction in steeply sloping areas (generally above 30%.)"

Policy 9.18(a) of LCP, "Regulation of Development on 30% or Steeper Slopes" states: "Prohibit development on slopes of 30% or more, unless (1) no alternative exists or (2) the only practicable alternative site is on a skyline or ridgeline. **Parcels shall not be created** where the only building site, in whole or in part, including roads and driveways, is on a slope of 30% or more....(emphasis added)"

According to the General Plan Section 15.20(b) you must "avoid construction in steeply sloping areas...." With the existing merged parcel, there is only one building site on this parcel with a slope of greater than 30%. If the County allows this parcel to be divided, then the County is creating two building sites with slopes greater than 30% in direct violation of the General Plan because the County would be encouraging construction in steeply sloping areas rather than avoiding it."

We realize that this applicant is no longer creating two parcels, but he is creating two building sites, both of which have slopes greater than 30%. This violates the General Plan Section 15.20(b) and LCP Policy 9.18(a). Thus, pursuant to Subsection (c) of LCP Section 3.21 this 2nd dwelling unit should not be allowed because it cannot "comply with all applicable policies and procedures as required by the LCP."

Therefore, we request that this detached 2nd unit not be allowed and that the 2nd unit be incorporated into the primary residence as the alternative to construction on the slope of 30% or more.


Should the County decide to allow this detached 2nd unit, then we stand by our previous comments in our February 6th letter which are as follows:

The Second Unit (administrative design review)

- The west elevation on the accessory structure is a tall unbroken façade. In fact, it appears to have sheer facades on all four sides. The second story does not step-back. The height seems out of scale for a small accessory structure.
- The real height of the roof of the accessory structure needs to be verified. On the plans we received the height elevations are not clearly labeled. The plate is but the peak is not. The roof height seems to be pushing the height limit
- We question the size of the accessory structure, it appears to be too large for the house it's with, in terms of allowed size as a % of the size as the main structure.

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

For the MidCoast Community Council Planning & Zoning Committee,


Sara Bassler

Chair, MCC Planning & Zoning Committee



LEA & SUNG ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2495 Industrial Parkway West
Hayward, CA 94545
(510) 887-4088
Fax (510) 887-3019

March 1, 2006

RECEIVED

MAR 03 2006

San Mateo County
Planning Division

Coastal Design Review Committee
San Mateo County
455 County Center
Redwood City, CA 94063

Subject: Storm Drainage Feasibility
Miramar Dr. and Terrace Ave. Half Moon Bay
Lea & Sung Job No. 2030050

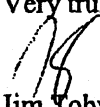
To the Committee:

Per your request, we have prepared a simple plan showing how storm drainage could be controlled on the subject site. This plan is not to be considered as a final construction drawing, but more of a synopsis of what could be done on the site to control storm drainage. The site is a steep down-sloping lot. The new residence is proposed to be placed uphill of existing residences and also Terrace Dr. As the plan demonstrates storm drainage could be controlled with the use of energy dissipaters on site to distribute the runoff evenly onto the hillside. This runoff will then flow downhill to a intercepting swale below the main house. The grassy swale will then flow to a thru curb drain and eventually to the Terrace Dr. The intent of allowing the flow to runoff slowly and evenly over the existing terrain is to reduce the potential for surface erosion and to allow the runoff to infiltrate back into the ground as much as possible. This also allows for storm water treatment by allowing the runoff to flow through natural vegetation.

This is just a preliminary pass of what is feasible on the site. Other measures could be implemented at time of formal plan design and all impacts will be carefully reviewed at that time. Prior to permitting with the County of San Mateo, a formal detailed grading and drainage plan, prepared by a licensed Civil Engineer will be prepared and reviewed by the County of San Mateo.

Please feel free to call me at any time should you have any questions.

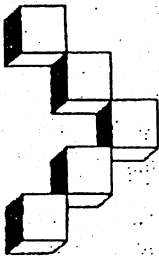
Very truly yours,


Jim Toby, P.E.
Project Manager

Cc: Steve Peterson

2495 Industrial Parkway West, Hayward, CA 94545 – 510.887.4086 – Fax 510.887.3019

Attachment R



Michelucci & Associates, Inc.

Geotechnical Consultants

Joseph Michelucci, G.E.

Daniel S. Caldwell, G.E.

Richard Quarry

May 11, 2006
Job No. 05-3588

Custom Homes of Woodside, Inc.
P.O. Box 620885
Woodside, CA 94062

Attention: Mr. Steve Peterson

Re: Supplemental Letter
Proposed Residence and Accessory Structure
Miramar Drive at Terrace Avenue
Miramar, San Mateo County, California

Dear Mr. Peterson:

As you know, we completed a geotechnical investigation at the site of the proposed residence planned on your property located at the intersection of Miramar Drive and Terrace Avenue in the Miramar area of San Mateo County, California. The results of our study were presented in a December 12, 2005 report.

Recently, it was brought to our attention that a nearby property owner expressed concerns regarding the proposed development. We understand that the concerns relate to how access to the site would be accomplished from Terrace Avenue. Specifically, the concerns relate to possible negative impact upon the portions of Terrace Avenue where the new driveway (that will provide access to the new garage) will occur.

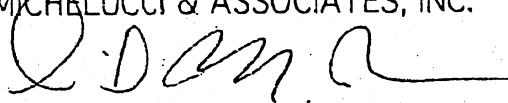
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Page 2
May 11, 2006
Job No. 05-3588

Our above-referenced report provided recommendations for geotechnical-related items such as site preparation and grading, new foundations, retaining walls, drainage, and other related items. Our recommendations were tailored to the existing conditions that exist on the subject property. In relation to the proposed driveway that will be constructed off Terrace Avenue, we recommended that retaining walls in this and other areas be constructed upon drilled, cast-in-place, reinforced concrete piers. The walls should be designed by the project structural engineer and should also incorporate retaining wall drainage as outlined in our report. At the end of the "Site Preparation and Grading" section of our report (page 8), we noted "Where the new driveway abuts Terrace Avenue, we recommend that care to be exercised so as not to undermine the existing roadway."

In summary, our recommendations were aimed at the successful design and construction of the proposed project. Thus, if the project is properly designed and constructed to current standards, adverse impact on the existing roadway should be minimal, if any. If portions of the roadway were to be damaged during the construction process, we recommend that the roadway be restored, as necessary.

We are pleased to have been of service to you on this project. Please call if you have any questions or comments.

Very truly yours,
MICHELUCCI & ASSOCIATES, INC.



David Karson
Civil Engineer #58042
(expires 6/30/06)



Joseph Michelucci
Geotechnical Engineer #593
(expires 3/31/07)

cc: Lea & Braze, Attn: Jim Toby

Attachment S

May 23, 2006

T. J. Singh
18 Terrace Avenue
Half Moon Bay, CA 94019

Dear T.J.,

Your concerns regarding the proposed project at Terrace Avenue were first introduced during the Coastside Design Review Committee meeting on Feb. 9, 2006.

As a result of that meeting changes were made to our initial plan to accommodate you, other neighbors, and the committee. Another meeting took place on March 9, 2006 and the revised plan was submitted at that time. For your review I am enclosing a copy of the letter generated from the committee which outlines the findings and conditions for project approval.

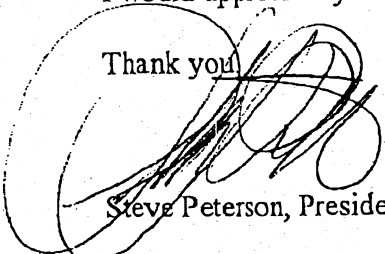
You are aware that the county officials have closely scrutinized all aspects of the proposed project to ensure that the structural integrity of Terrace Drive will not be damaged. They will continue to do so during construction. During our lunch meeting on May 10, 2006, I provided you with a copy of the soils report by Michelucci & Associates, Inc. where I highlighted their recommendations. I am enclosing now a copy of the letter from Michelucci & Associates, Inc. which will further demonstrate that relocating the garages as you have suggested would be detrimental to the integrity of the project site.

Hopefully this will be sufficient to satisfy your concerns and reassure you that this plan has been well thought out and is best for the site. Because of this Farhad Mortazavi, Design Review Officer, has indicated the committee will continue to approve the project as it stands. Please call Farhad directly at 650-363-1831 to confirm this. He also indicated your appeal fee will be returned to you if you withdraw your appeal at this time.

T. J., as you know, we are losing valuable time and would like to start construction while we have clear weather. I am a professional in my field and will do all I can to accommodate your needs and keep a clean job site during construction. Further unnecessary delays will only cause additional hardship for me.

I would appreciate you withdrawing your appeal as soon as possible.

Thank you



Steve Peterson, President

cc: Farhad Mortazavi

Enclosures (2)

Attachment T

From: <Nonnifig@aol.com>
To: <planning-commission@co.sanmateo.ca.us>
Date: 7/20/2006 10:36:47 AM
Subject: July 26 Meeting

TO: San Mateo County Planning Commission
RE: Meeting No.1447 - July 26, 2006 - 9:30
Agenda Item #6 File No PLN2005-00607

Dear Commissioners:

I have no particular objection to this project. This letter involves the sub-division of lots in 1992 by Joe Guntren on Miramar Drive, upgraded for access to the area he developed known as Miramar Terrace. One of the conditions for the approval of this project by the Board of Supervisors was for Guntren to widen a portion of Purisima Way where it intersects with Miramar Drive.

This was a safety issue as Purisima Way is a one lane road as is Miramar Drive.

I learned later that this condition for approval was dropped by the County and is long overdue for improvement. Purisima Way is an access road to my farming operation and I have had several near misses with occupants of Miramar Terrace and their speeding vehicles. The people living in Miramar Terrace do not stop or even slow down before entering Purisima Way. Perhaps a stop sign should be posted at the intersection of Miramar Drive and Purisima Way.

I think a field trip to this area is warranted so you can view the problem first hand.

Thank you for your consideration.

Louie Figone
650-726-2421 Home
650-726-5833 Ranch

