

ATTACHMENT B

Submission date: June 5, 2007

To: Planning Commission
Redwood City
San Mateo County, CA

Subject: Appeal of the San Mateo County Planning Commission for a decision reversal on the following project:

Subject: PLN 2005-00504 (Karen Trilevsky)
Location: 324 The Strand, Moss Beach, CA 94038
APN: 037-135-200

Dear Sir or Madam,

We respectfully request that you reverse the decision of the San Mateo County Planning Commission regarding a coastal development permit and coastal design review permit pursuant to sections 6328 and 6565, respectively, of the San Mateo County zoning regulations, to construct a 3,189 square foot addition to an existing 1,332 square foot residence and detached process rebuilding on an 11,103 square foot parcel, including the removal of one significant size Cypress tree, located at 324 The Strand, in the unincorporated Moss Beach area of San Mateo County.

We respectfully request that the Board of Supervisors halt this project and require the applicant to perform an in-depth environmental review to assess possible damage to the already stressed ecosystem of the James Fitzgerald Marine Reserve. The proposed project is located on the eroding bluff overlooking the Reserve. The current home required coastal armoring to protect it. Coastal erosion is unpredictable and no one can predict the future. Coastal armoring has already led to loss of beach habitat along the Reserve. In addition, there remains issues that have not been adequately addressed by the applicant or by Mr. Schaller regarding the massive size and scope of the project, light pollution, water drainage, and its impact on the neighborhood and local environment.

There is no immediate need to approve this project however there is a need to protect the local environment and coastal community. This project is moving to quickly to have an adequate review. We request that county officials visit the site and meet with the neighborhood community and applicant to further discuss issues of concern.

Mr. Schaller has described in his report that "The Strand is a paper street which is rarely used." This is an incorrect statement. This area is frequently visited by the public and members of the neighborhood. However, the applicant has allowed the area adjacent to her property to become overgrown with nonnative vegetation, such as ice plant, which blocks public access. We respectfully request that a complete survey of the applicants property line be performed and outlined so that public property will be clearly marked.

Section 3. Basis for appeal:

(1) Size and Scale – Policy 8.20 (scale)

The original proposal called for a single family home of 4,974 square feet and was revised to 4,464 square feet, a 10.2 percent reduction in square footage. This small percentage in size reduction has not addressed the concerns of neighbors to the rear of the property who will lose significant views of the ocean resulting in loss of property value. Lowering the height and mass of the project from an original height of 26 feet 3 inches to 23 feet 8 inches a total reduction of two feet 7 inches results in no change in view loss. The change in the width of the addition when from 44' 7" to 30' 8".

At 4,464 square feet this proposed home is too large for the neighborhood and is double to triple the size of homes in the neighborhood and is in opposition to the Standards for Design 6565.26, Neighborhood Definition and Character 6565.20 B 1.a (2) which discusses how a house should relate to the visual character and scale of other houses and natural features in the vicinity.

Additionally, under Elements for Design (6565.20 D) 1 b Standards 1, "New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complimentary to other homes in the neighborhood. The proposed design is not consistent with any architecture except for one home with a slight, small curved roof located approximately 4 blocks away from the project (note: this home also employed a varied architectural design and not a massive, unbroken barrel-shape). No homes in the vicinity have a design of an extreme barrel-shaped roof covered in scaled pattern made of metal.

(2) locating, orienting and designing windows, and entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios.

The proposed design incorporates a predominantly all glass front and rear of the house. This design allows for natural light in but also for excessive artificial light out along with excessive glare. The east elevation of the house, that is the elevation basing adjoining homes to the rear of the property, has a series of clear glass windows on the first floor and second floor. Although an aluminum trellis is planned to act as a screen and the trellis will be planted with vines the neighbors homes facing the rear of the property will be exposed to excessive light/glare pollution affecting multiple homes. Under Standards for Design: Section 6565.20, under Landscaping, Paved Areas, Fences, Lighting and Noise (6565.20 F), Section 4 Standards B "all exterior landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors (see attached). Additionally, according to the floor plans, the windows on the rear wall line that the atrium (which supposedly will only act as circulation space) corresponds with the location of the landing, which is approximately 63 square feet area and supposedly is considered a small stretch of low activity space. However once this area is lit up even by

a single light the entire area will light up and again exposing neighbors to the rear and side of the property with excessive light. As noted by the design plans no window screenings to avoid such light/glare pollution is in the design. As stated in the project plan the space adjacent to neighboring houses is the low activity circulation space, which is supposedly concealed from direct view by the 2-story aluminum trellis. If it is true that such an area is a low activity circulation space the necessity for floor to ceiling glass atrium could be cut back to the series of windows which would not affect neighbors facing the structure.

In addition according to the building plans, all high activity areas of the design are oriented towards the ocean. However the front of the proposed structure is primarily glass. Over ½ of the applicants front yard borders public land (The Strand) which is frequently visited. The public will be able to look directly into the applicants home. According to the plans there appears not to be a means of screening the applicant from public view.

(3) Decks, Rooftops and Balconies.

To the west, the single story structure is planned to have a "sod roof" and a wood-burning fireplace chimney. Moss Beach is located in a limited watershed area and residents experience yearly droughts which require restricted water use. The proposed rooftop lawn may become a fire hazard as there is a proposed wood burning fireplace chimney located adjacent to the "lawn." This proposed lawn may easily become an eyesore if not kept weeded, mowed, and properly maintained. Given the exposure to salt spray and wind, such a sod roof is not appropriate for the coast. Also, if additional vegetation is planted, such as wild flowers, this may lead to even further loss of precious ocean view affecting nearby neighbors.

In addition if that at some future point the application chooses to use the rooftop lawn as a deck this will require an additional forefoot railing which will have an additional adverse impact .

(4) Use of Appropriate Landscaping

The landscaping design incorporates a six-foot-high "living-fence" planted in a straight line located between the applicants northern most border and to the rear of the property. Such a fence will require constant maintenance to keep it at the required six-foot height and 4 foot height at the 20 foot set back point from The Strand (public property located between the applicants property and the eroding, unprotected cliffs overlooking the James Fitzgerald Marine Reserve). In addition the thickness of the living hedge is significant compared to the thickness of a wood fence and will be a source of further loss of ocean view through a narrow between-house corridor.

In addition, the "fence" along the perimeter of the property does not present a natural appearance as shown on pg. 25 (see attached) of the standards for design 6565.20 under Landscaping 6565.20 F. The standards for landscaping suggest that vegetation should

appear natural and in keeping with the local (coastal) vegetation and kept low so as not to impact adjacent property views. The proposed landscape design also incorporates multiple medium and large size new trees to be planted around the perimeter which again does not take into consideration of a natural appearance and “low vegetation “ to avoid further impact on adjacent property views.

Moss Beach is located in an area which is subject to yearly water restrictions and wells running dry. The applicants proposed landscape plan does not take into consideration water availability and possible drought conditions. The location of a grass lawn on the edge of an eroding cliff, multiple citrus trees which are not compatible with the cold, foggy weather of Moss Beach, and the proposed sod roof on the left side single story roof (which may be forced to die out) are not drought tolerant.

The 42’X16’ trellis which is intended to be planted with vines and to act as a privacy screen for the applicant again is subject to limited water availability and the severe wind and weather hear on the coast.

The applicant is required to plant 1X15 gallon Cypress tree to replace the one being removed. It is requested that the planting of this tree be in the western-front of the 2nd story. Planting a Cypress which may eventually reach 40-50 feet in height in any other area of the property only adds to the view loss of neighbors to the rear of the property. Given that the size and scope of the project substantial view loss in already incurred by neighboring residents.

Current landscaping issues that also need to be addressed. The applicant has allowed vegetation to grow over a section of public property (The Strand) blocking access. The Zoning and Hearing Officer of the Planning and Building Department of San Mateo County suggested that the county be contacted to have the vegetation removed or request that the applicant have it removed herself.

(5) Building Materials - Policy 8.19 (materials)

The applicant proposes to build a structure with a 42’X16’ metal trellis and a scaled-zinc barrel shaped roof which has the appearance of a commercial building in a residential area. As this area of Moss Beach is prone to months of fog and drizzle, the proposed metal roof when wet may very well be reflective. In addition due to the constant salt spray corrosion of these selected building materials is highly likely. This design is in opposition to the Standards for Design Section (6565.20) Elements of design No. 1 which states “long blank walls appear more massive than walls with spaces and corners which create shadows and architectural interest”. A more broken roof line and siding is more in line with standards.

(6) Environmental Concerns

The applicant's property is located on the bluffs overlooking one of San Mateo County's most precious resources, The James Fitzgerald Marine Reserve. The reserve caters to hundreds of thousands of visitors annually.

According to the story poles the applicants new two-story addition will be visible from the beach below and from the tide pool area at low tide.

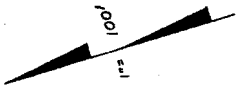
The two-story predominantly glass front to the residence which faces the ocean poses a threat to migratory and local birds. No trees or other obstacles are proposed to act as a barrier to prevent birds from flying directly into the glass. Additionally, glare from these windows may act to confuse birds, again causing them to fly into the glass. Non reflective glass may not be adequate to prevent this hazard.

When wet the extended barrel-shaped roof covered in dull zinc scales may appear to birds as liquid and may pose as another source of danger. This may be exacerbated by the proposed sod roof.

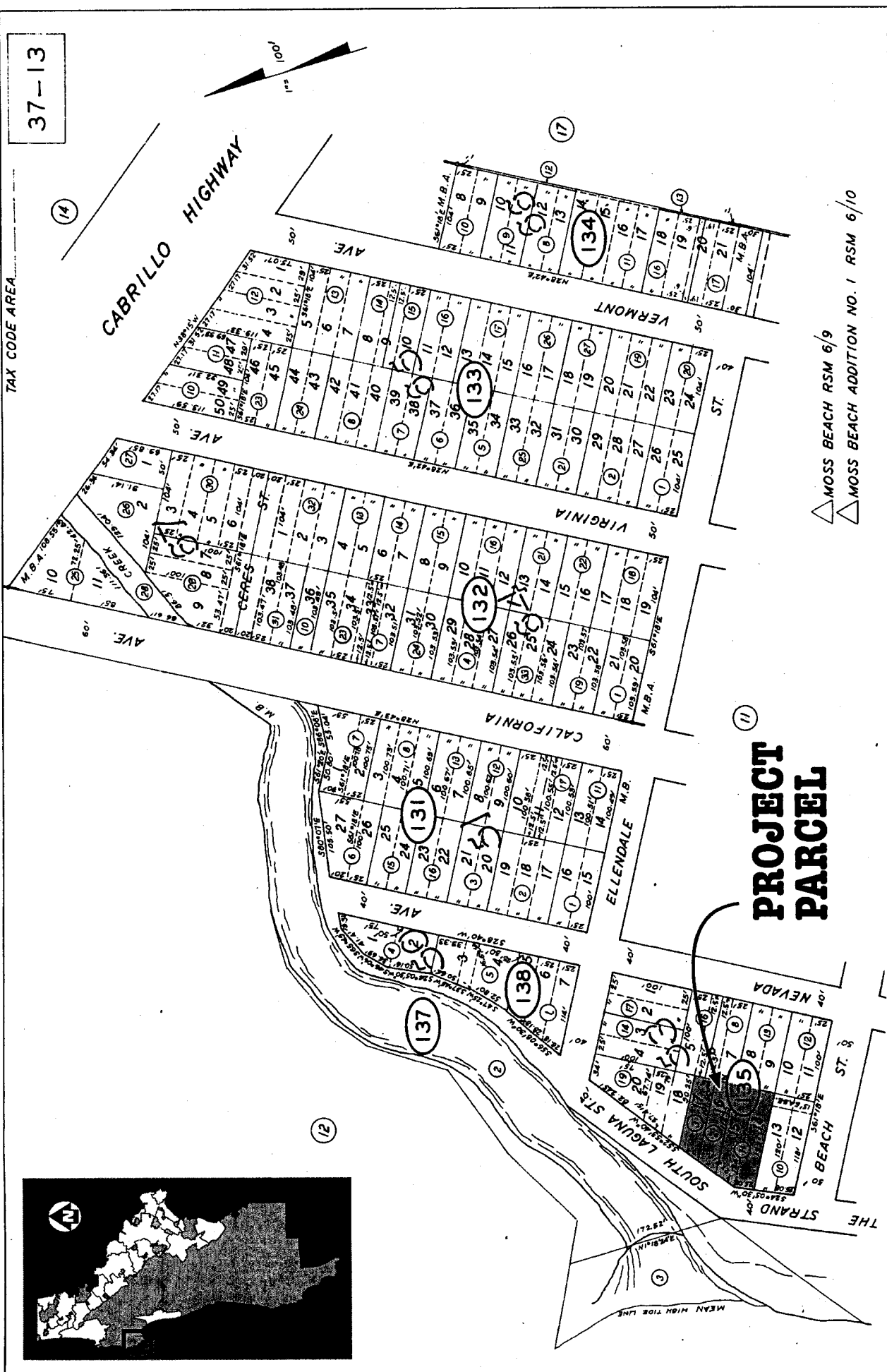
Only part of the applicants property is contained by rock coastal armoring which has areas of disrepair, including large boulders being undermined and collapsing onto the beach below. The current armoring will likely require a permit for repair. The applicant proposes to build on coastal bluff that is experiencing high rates of erosion 100 ft to the north and south of her property line. It is likely that the applicant will require a permit for future coastal armoring to protect her property. Coastal armoring has been shown to destroy sand beaches and the natural habitat of the marine reserve. The Fitzgerald Marine Reserve has now an established seal rookery. Females have been using the sand beach just north of the applicants property to give birth and to haul out with their young. These animals are protected ~~under the~~

Also a member of the mid-coast council at the planning commission hearing requested a copy of ~~the~~ drainage plan. This is a zero-runoff project & there are concerns as to setbacks of these dug-out drainage pits to property lines, neighboring wells, & the close region to the bank.

TAX CODE AREA



CABRILLO HIGHWAY



PROJECT PARCEL

- △ MOSS BEACH RSM 6/9
- △ MOSS BEACH ADDITION NO. 1 RSM 6/10

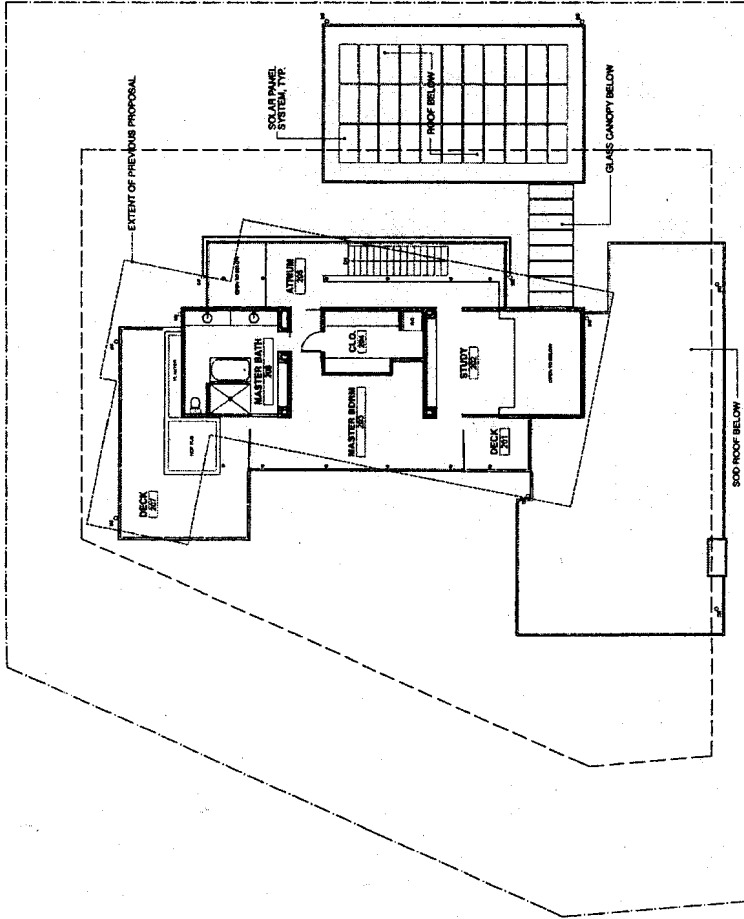
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

San Mateo County Board of Supervisors' Meeting

Applicant: **Karen Trilevksy**

File Numbers: **PLN 2005-00504**

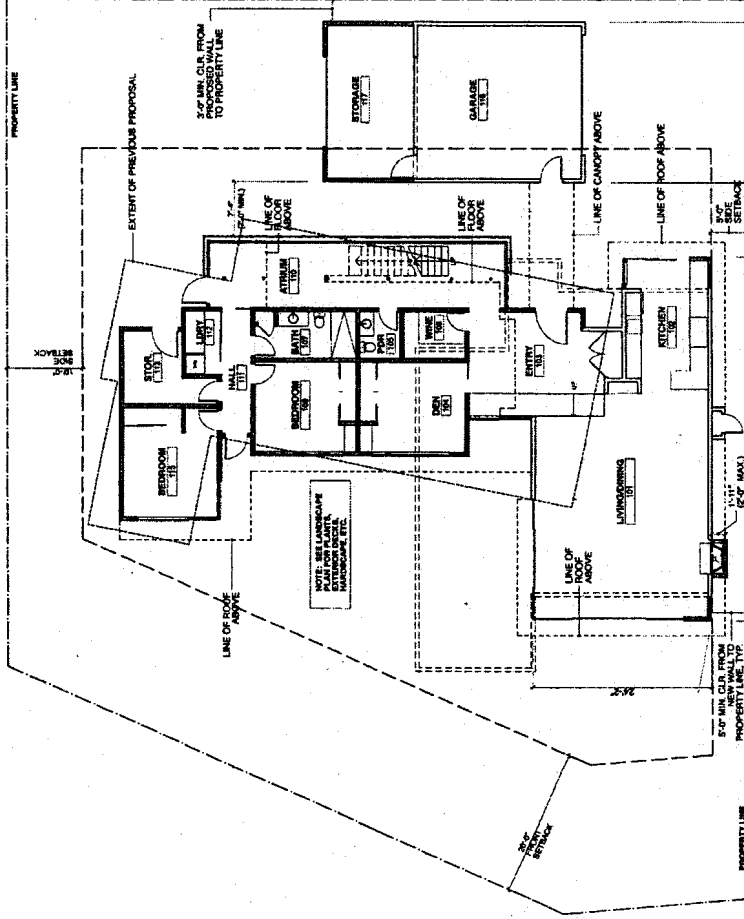
ATTACHMENT C



EXISTING WALLS TO DEMO
 EXISTING WALLS TO REMAIN
 NEW CONSTRUCTION

18" = 1'-0"

SECOND FLOOR PLAN 2



EXISTING WALLS TO DEMO
 EXISTING WALLS TO REMAIN
 NEW CONSTRUCTION

18" = 1'-0"

FIRST FLOOR PLAN 1

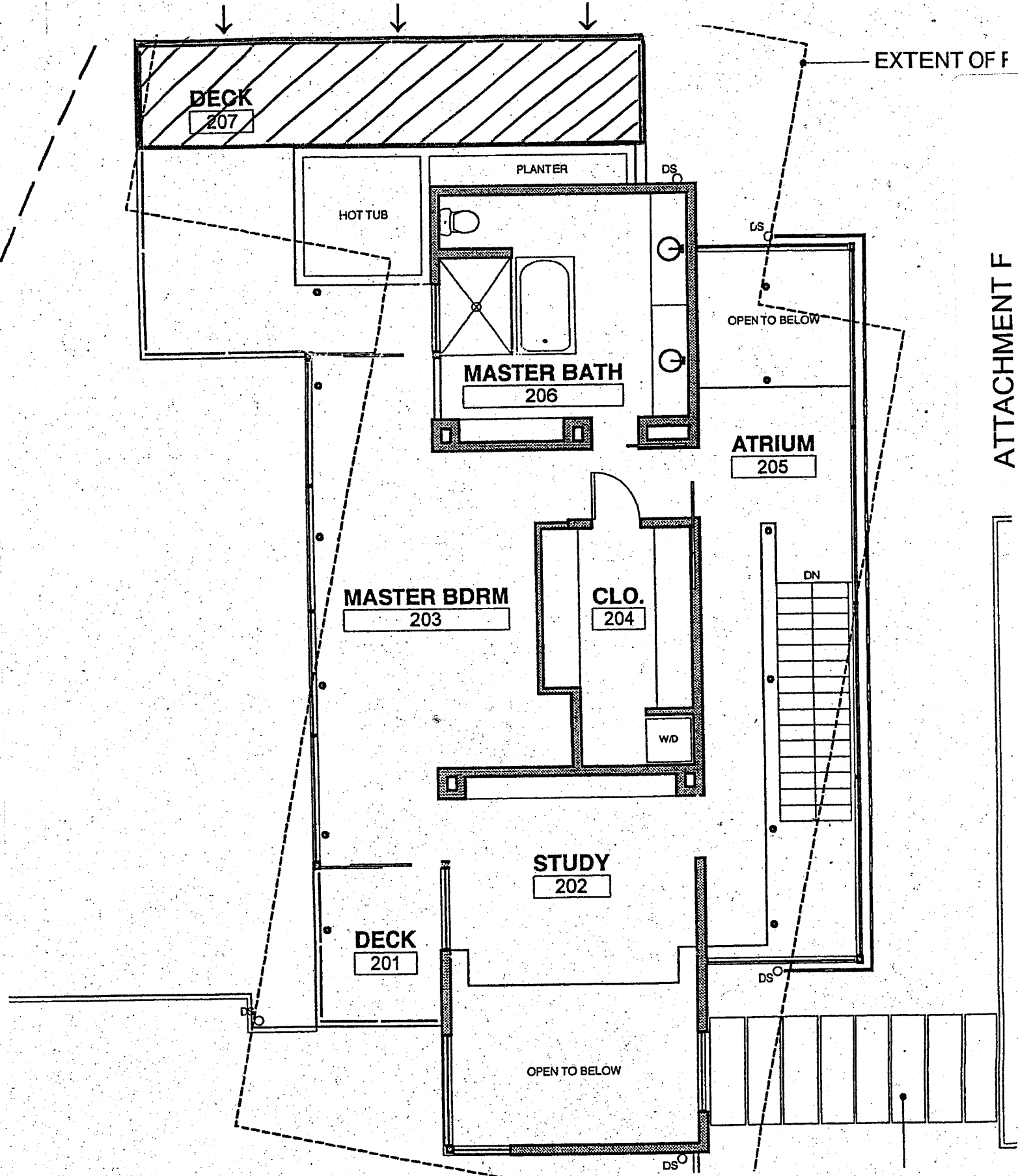
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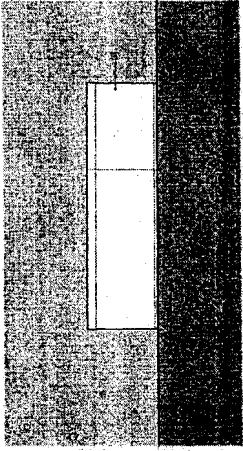
ATTACHMENT E

Deck Area To Be Eliminated

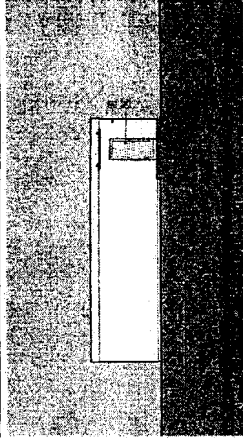


MATERIALS NOTES

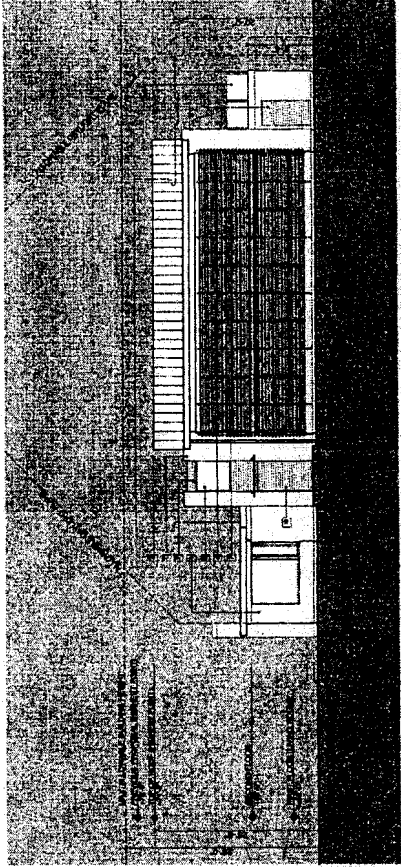
- 1. CEMENT BRICKS (FIVE COLOR, STEEL FINISHED)
- 2. WOOD: SASH/DOOR AND CLADDING
- 3. ALUMINUM: TRUSSES (ANODIZED), FASAD (ANODIZED)
- 4. ZINC: STAINLESS STEEL ROOFING
- 5. CEMENT BRICKS (CONCRETE, STONE COLOR, STEEL FINISHED)
- 6. STEEL: PAINTED, SILVER METALLIC
- 7. ALUMINUM AND GLASS: CURTAIN WALL SYSTEM
- 8. ALUMINUM AND GLASS: WINDOWS AND DOORS, TYP.
- 9. GLASS: CLIMATEKAL (TEMPERED)
- 10. WOOD: SASH/DOOR (FINISH SPECIES, CLEAR WHITE SEALANT)
- 11. ZINC: STAINLESS STEEL ROOFING, CLEAR WHITE SEALANT



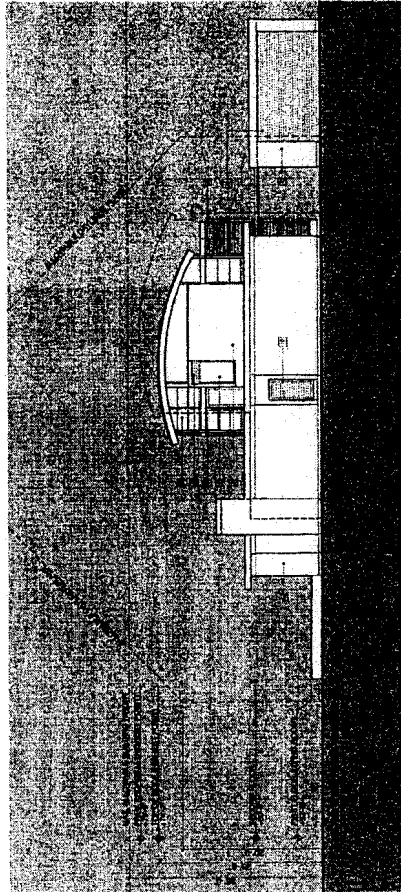
EAST ELEVATION (GARAGE) 3
1/8" = 1'-0"



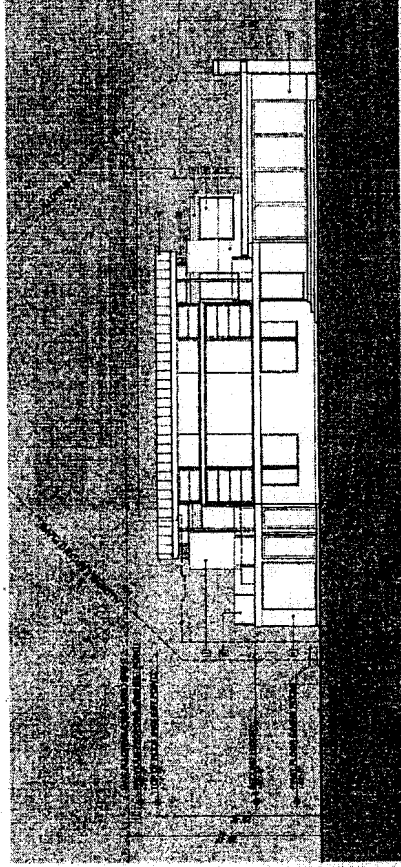
WEST ELEVATION (GARAGE) 4
1/8" = 1'-0"



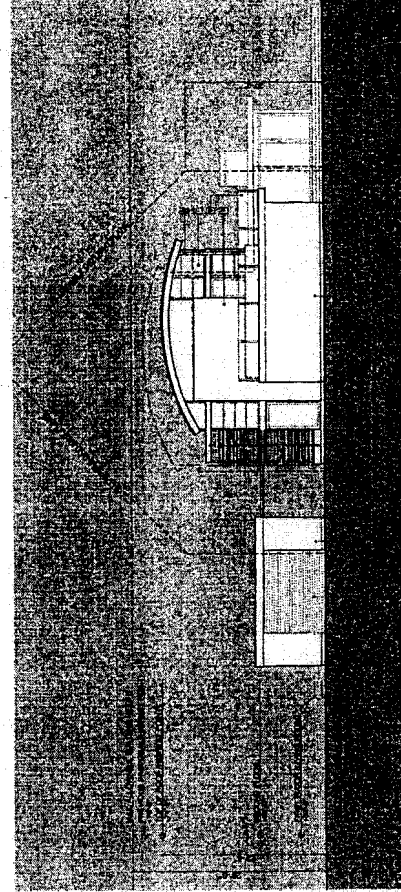
EAST ELEVATION 2
1/8" = 1'-0"



SOUTH ELEVATION 6
1/8" = 1'-0"



WEST ELEVATION 1
1/8" = 1'-0"



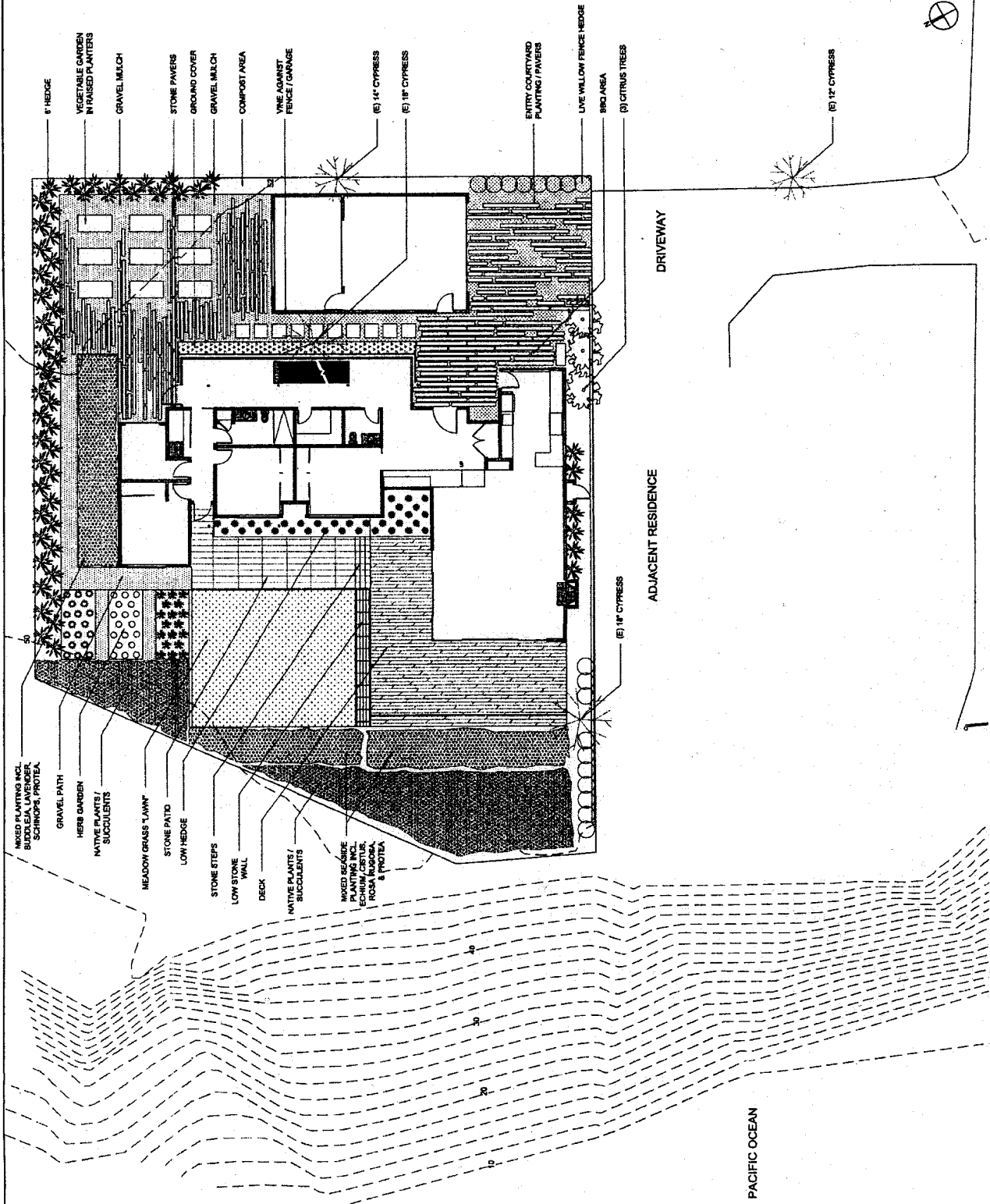
NORTH ELEVATION 5
1/8" = 1'-0"

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ATTACHMENT G

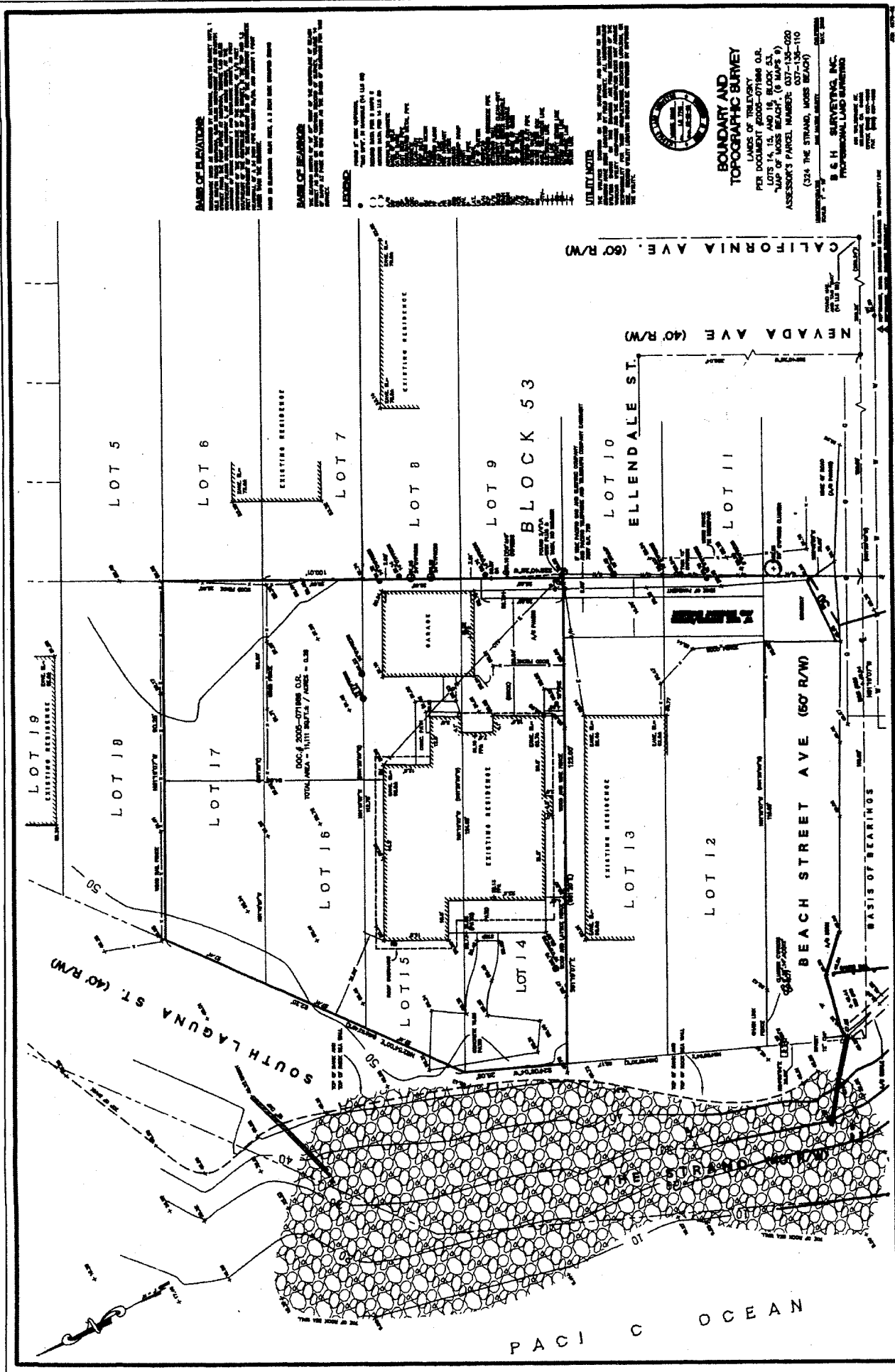


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ATTACHMENT H



BOUNDARY AND TOPOGRAPHIC SURVEY
 LANDS OF TRILEVSKY
 PER DOCUMENT #2005-071868 O.R.
 LOTS 14, 15, AND 16, BLOCK 53,
 "MAP OF MOSS BEACH", (6 MAPS 5)
 ASSESSOR'S PARCEL NUMBER: 027-135-020
 (32A THE STRAND, MOSS BEACH)
 B. G. H. SURVEYING, INC.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 10000
 DATE: 08/11/09

LEGEND

UTILITIES

TABLE OF BEARINGS

TABLE OF DISTANCES

San Mateo County Board of Supervisors' Meeting

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ATTACHMENT I