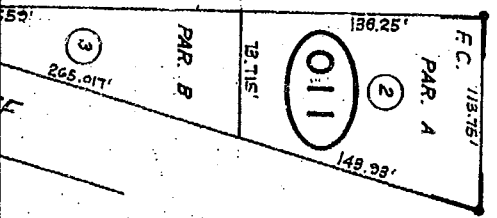
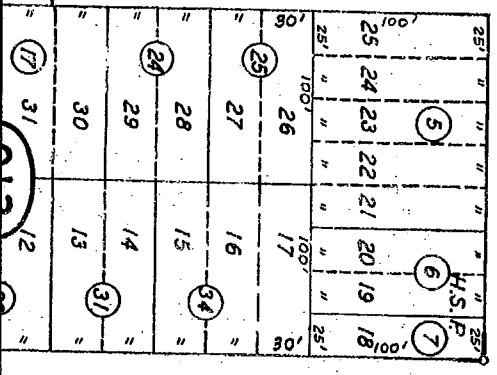
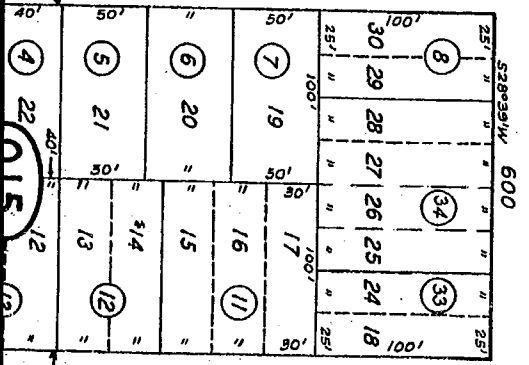
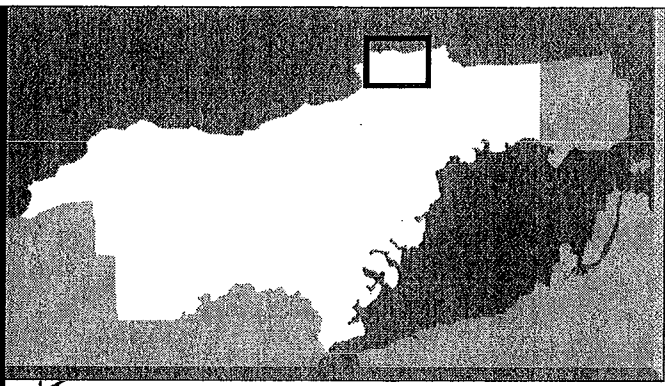
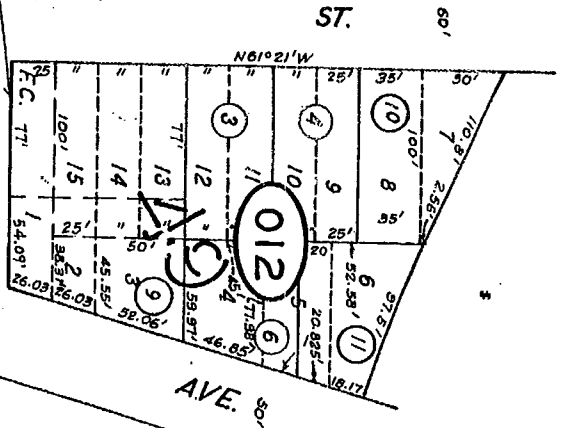
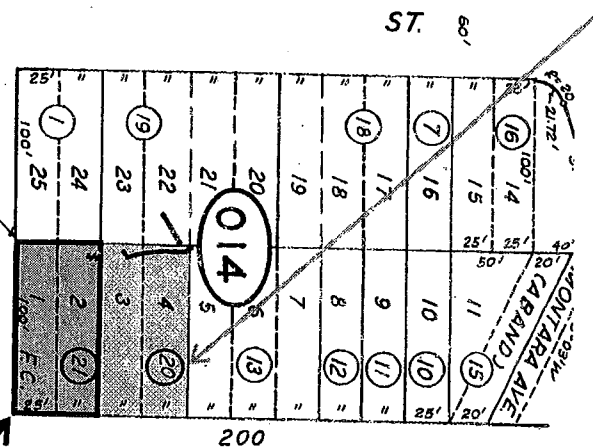
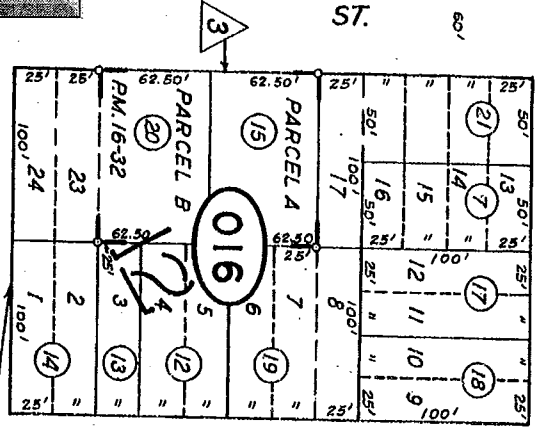
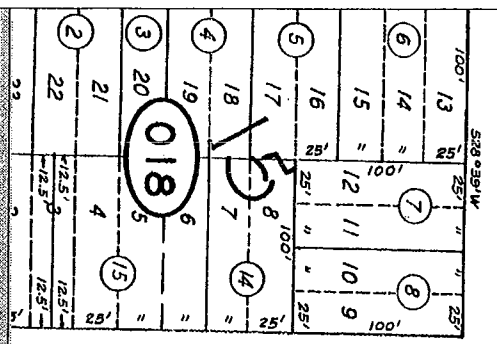
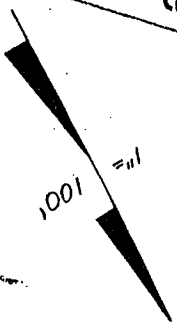


Separately submitted DR application
for house (pin1999-00215)



2 AVE. Project Site



36-1

San Mateo County Board of Supervisors

Applicant: Thomas Mahon

File Numbers: PLN1999-00015

Attachment: C



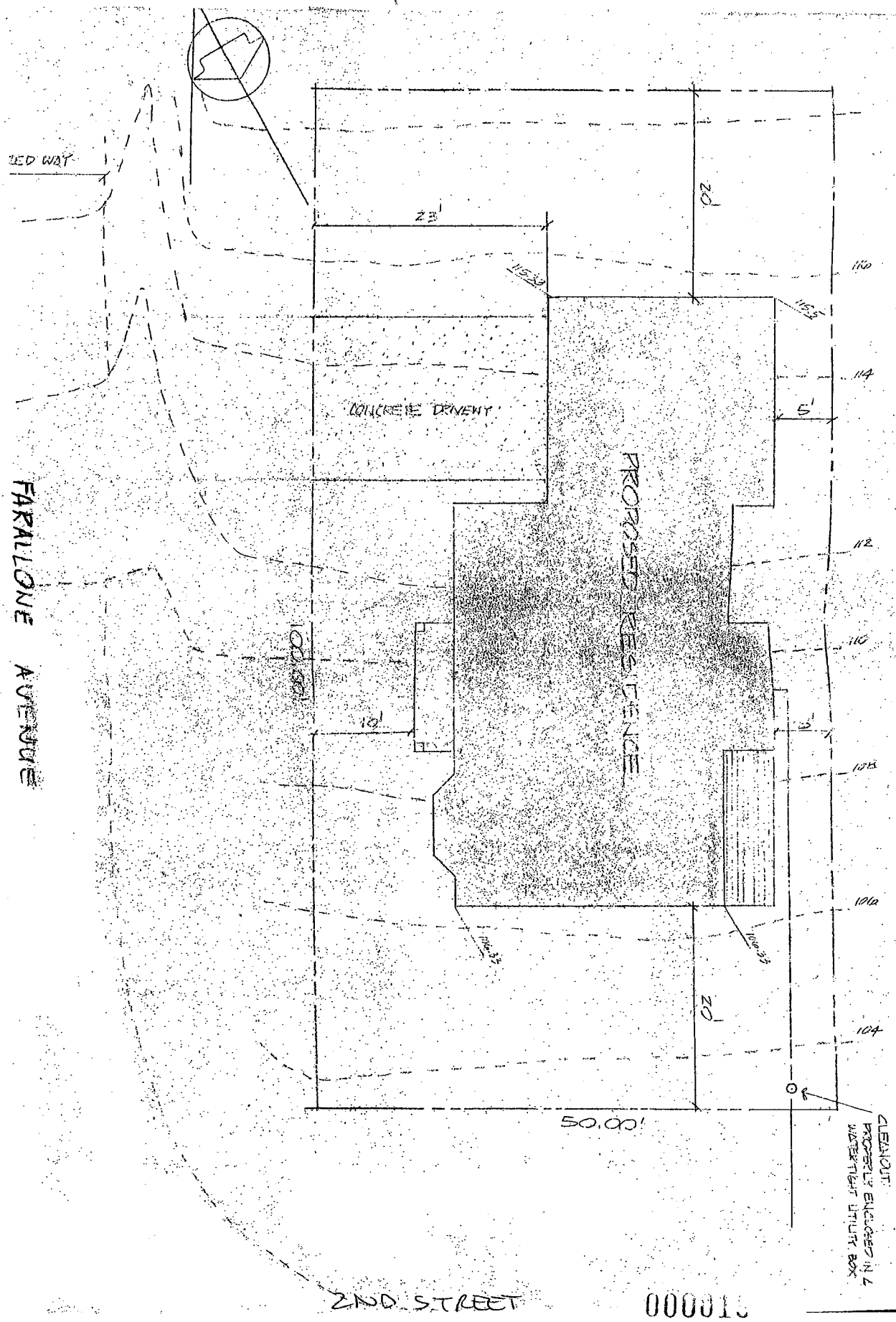
San Mateo County Planning Commission Meeting

Applicant: Thomas Mahon

File Numbers: PLN1999-00215

Attachment:

D.



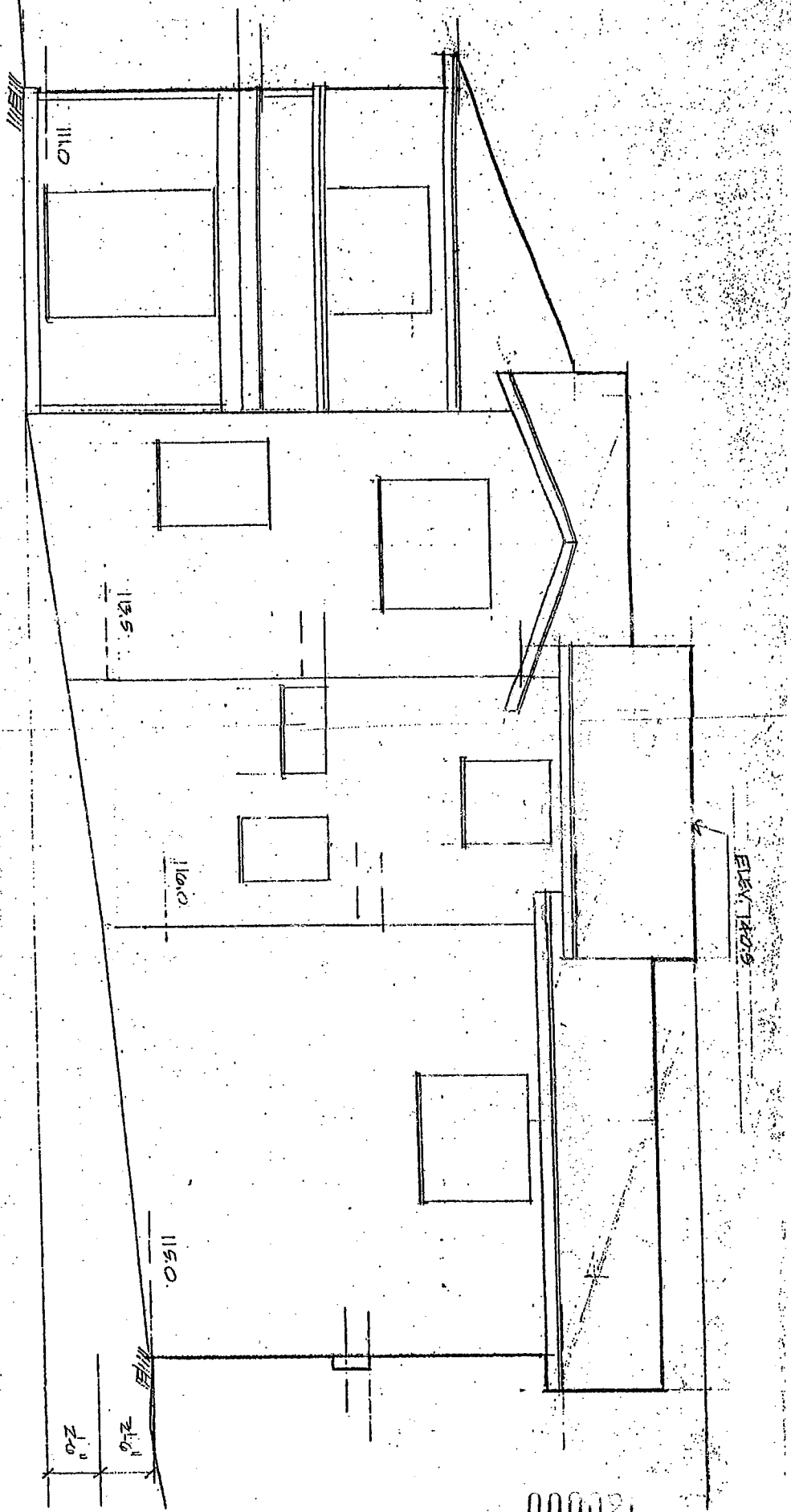
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San Mateo County Planning Commission Meeting

Applicant: Thomas Mahon

File Numbers: PLN1999-00215

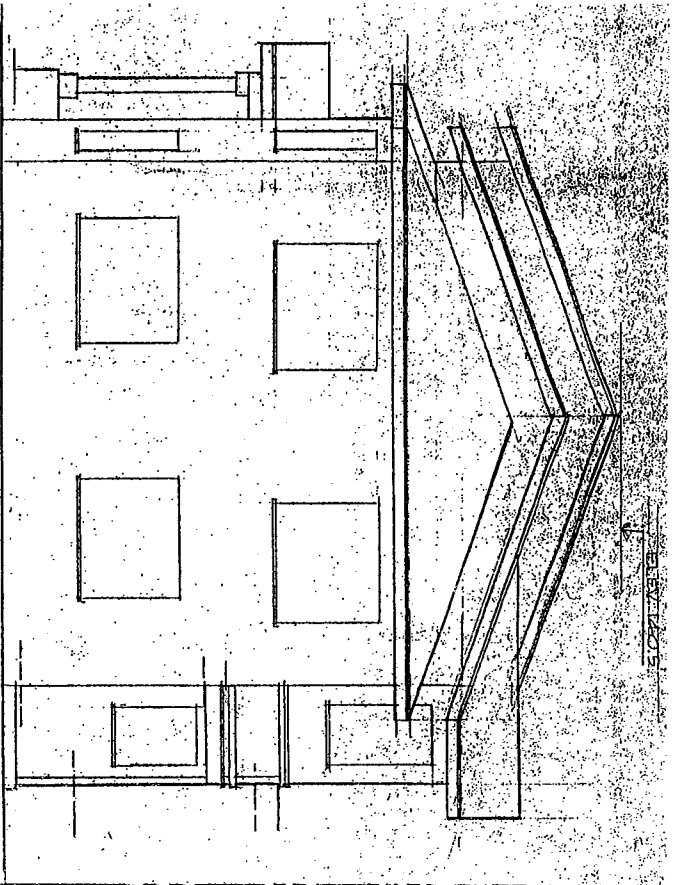
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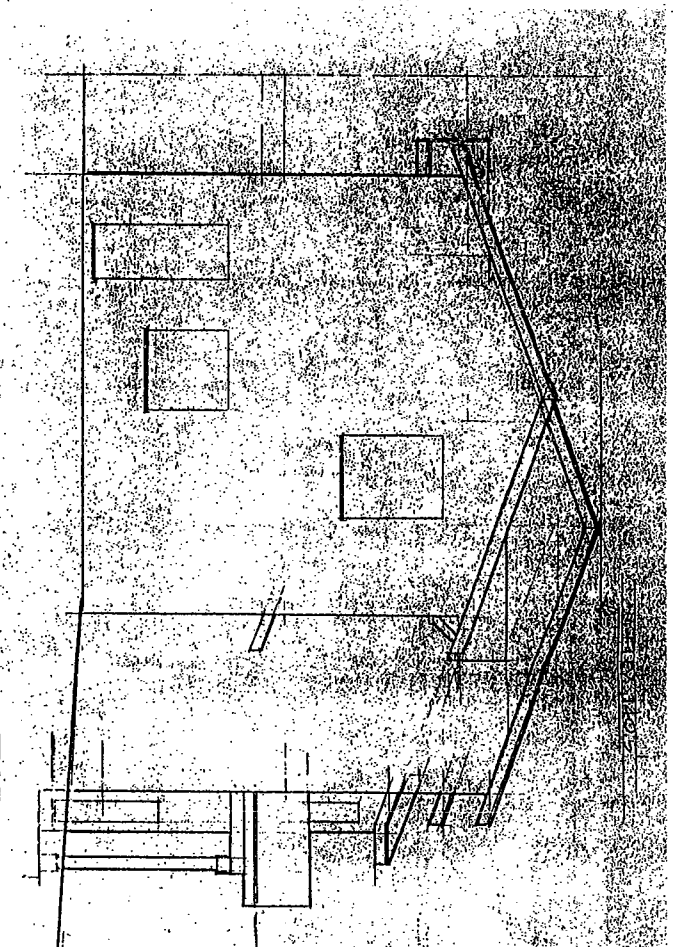
000026

MAY SUBMIT
AT RISK
 JUN 08 2000
 SAN MATEO COUNTY PLANNING
 APPROVAL REQUIRED PRIOR TO
 ISSUANCE OF BUILDING PERMIT





MAY SUBMIT
AT 5:30
JUN 8 @ 2:00
SAN MATEO COUNTY PLANNING
APPROVAL REQUIRED PRIOR TO
ISSUANCE OF BUILDING PERMIT.



San Mateo County Planning Commission Meeting

Applicant: Thomas Mahon

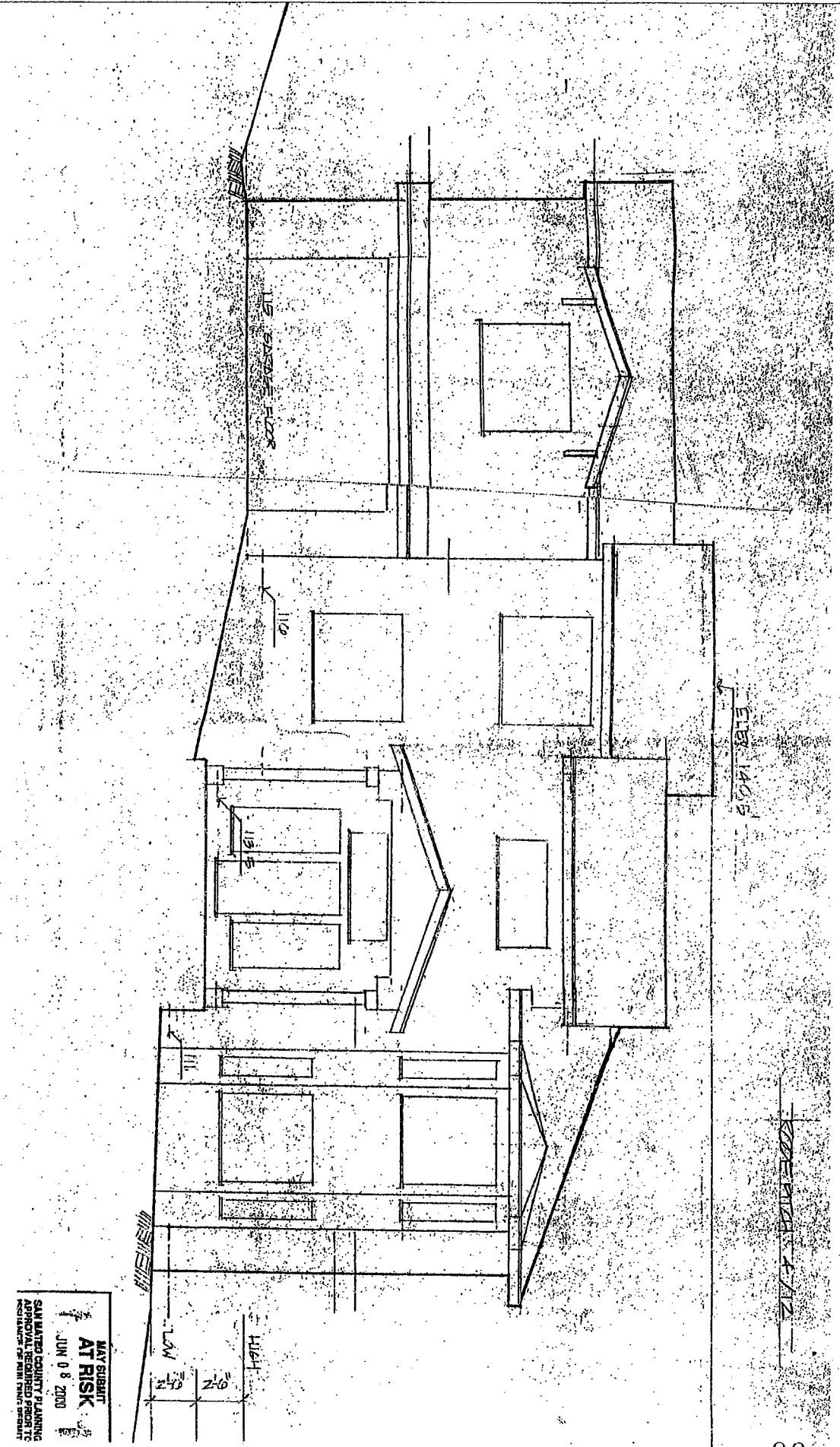
File Numbers: PLN1 999-00215

Attachment: **E.**

000021



220000



MAY SUBMIT
AT RISK
 JUN 08 2000
 SAN MATEO COUNTY PLANNING
 APPROVAL REQUIRED PRIOR TO
 RESUBMIT OF FINAL FINAL DESIGN

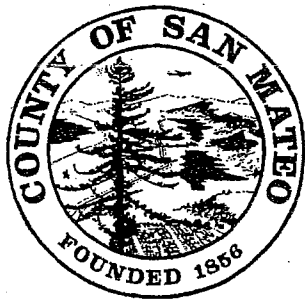
San Mateo County Planning Commission Meeting

Applicant: Thomas Mahon

File Numbers: PLN1999-00215

Attachment: **E.**





April 13, 2004

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

Dear Mr. and Mrs. Mahon:

SUBJECT: Coastside Design Review Permit
286 - 2nd Street, Montara; APN 036-014-210
County File Number PLN 1999-00015

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Your application for a Coastside Design Review permit, County File No. PLN 1999-00015, for a two-story 2,548 sq. ft. single-family house is hereby approved subject to the conditions of approval listed in this letter.

All neighbors within 300 feet of the subject property have been notified of this proposal. Comments were received from a number of concerned neighbors relating to incompatibility with the surrounding area and lack of information on the drawings. Staff believes that the project, as conditioned, complies with the applicable Design Review Standards and Zoning Regulations in terms of design, scale and development standards (in place in 1999). Additional information has been requested as listed in the conditions of approval relating to landscaping, tree removal and colors and materials.

The Midcoast Community Council considered this application at their meeting on March 17, 2004. They objected to the application on the basis that: (1) the submitted plans do not include any information on materials, finishes, landscaping, tree removal, grading or driveway slope and access, (2) earlier issues regarding compatibility with the size, scale and character of the surrounding community have not been addressed, and (3) other issues and alternatives, such as reorienting the lots, lowering the houses toward grade and increased stepping of the design for better conformance with the topography have not been addressed. County staff believes that the project, as conditioned, conforms to the Design Review Standards. The design of the structure is in harmony with the shape, size and scale of adjacent buildings in the community located to the west on Main and 2nd and to the north. The proposal conforms to the applicable development standards for the R-1/S-17 zoning district (in place in 1999). During the redesign process, the applicant discussed with County staff the alternative lot configurations as suggested by MCCC. Based on staff's opinion, the alternative would result in more bulk along 2nd Street, which is on the downhill side. Condition No. 3 includes a number of measures that will improve the design and articulation of the house. Other conditions of approval have been included which request additional details in relation to landscaping, tree removal and colors and materials.

PLANNING AND BUILDING

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

000023

Therefore, your Coastside Design Review Permit is approved subject to the following findings and conditions of approval.

FINDINGS

Staff found that:

1. For the Environmental Review

This project is categorically exempt under Section 15303 of the California Environmental Quality Act (CEQA) relating to the construction of new structures. A Notice of Exemption will be filed and posted for review forthwith.

2. 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.

3. For the Coastside Design Review

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

CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal described in this approval letter and indicated in materials submitted July 14, 1999, and including the improved elevation drawings submitted on June 8, 2000. The elevation drawings submitted on June 8, 2000 supercede the elevation drawings submitted on July 14, 1999. However, the siding and materials shall remain as shown and the height of the proposed building shall not exceed that shown on the July 1999 elevation drawings.
2. These permits shall be valid for one year from the date of approval within which time a building permit must be applied for and issued. Any extension of these permits shall require submittal of a request for permit extension and payment of applicable fees no less than 30 days prior to expiration.
3. Prior to the issuance of a building permit, the applicant shall submit revised plans showing the following design changes:
 - a. Redesign roof above garage on the left hand side front elevation to incorporate a hip roof design.

- b. Introduce a bellyband on all four-elevation sides.
 - c. All window and door trim to be a thicker width (1 by 6).
 - d. Introduce a window to the rear of the garage.
 - e. Redesign the two garage doors to open outwards in order to provide free and clear parking spaces (9 ft. by 19 ft.).
4. The applicant shall submit exterior color samples (no larger than approximately 4 square inches) for roof, walls and trim to the Planning Counter for review and approval by the Planning Director prior to Planning approval of the associated building permit. The colors and materials used shall be in keeping with the surrounding neighborhood. The applicant shall include the file/case number with all color samples. Color verification by a building inspector shall occur in the field after the applicant has painted the structure an approved color but before the applicant schedules a final inspection.
 5. The applicant shall submit a landscape plan (may be shown on the site plan) depicting the location, type, and size of trees and shrubs for review and approval by the Planning Division. The landscaped areas shall be designed to reduce excess irrigation runoff and require minimal and appropriate use of fertilizers, herbicides and pesticides. The goal of the required landscape plan is to soften the building elevations and to increase surface filtration. The plan shall include a minimum of two (2) trees (minimum 5-gallon) in the front of the residence, one (1) tree (minimum 36-inch box) in the front of the residence, a minimum of three (3) trees (minimum 5-gallon) in the rear of the residence and a minimum of twenty (20) shrubs (minimum 1-gallon) shall be included in the design. Areas in the front and rear of the property that do not contain trees or shrubs shall be covered with a combination of turf or groundcover and/or a minimum of 2 inches of mulch on all exposed soil areas to minimize erosion.
 6. Prior to the issuance of a building permit, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction of the new addition. This mitigation will be in place for the life of the construction project.
 7. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local drainage systems and water systems by adhering to the San Mateo County Wide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines" including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - b. 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.

- c. Storing, handling and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - d. Avoid cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
8. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with the construction BMPs will result in the issuance of the correction notices, citations or a project stop order.
- a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides that can contribute to runoff pollution.
 - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain to a designated, effective infiltration area or structure (refer to BMP Handbook for infiltration system designs and requirements).
9. The submitted plans do not indicate any trees to be removed. Prior to the issuance of a building permit, the applicant shall submit a plan showing the location of all existing trees on the property. Removal of any trees with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
10. The noise from construction activity shall not exceed that as indicated in the County Noise Ordinance.
11. To ensure the height of the structure and/or structures do not exceed the maximum height permitted, staff requires the applicant to adhere to the height verification procedure during the building permit process. 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. 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.
- a. The 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).
 - b. 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.


- c. 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).
- d. 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.

If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Planning Director.

12. The plans submitted at the building permit stage shall clearly show the location of the existing well and that the proposed development complies with the required Environmental Health setbacks from that well.
13. 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.
14. The applicant shall, pursuant to Section 5023 of the San Mateo County Code, submit a post-construction stormwater control/drainage plan, as prepared by their civil engineer or erosion control consultant at the building permit stage. The plan shall be included as part of the project's building permit application and construction plans. The County Building Inspection Section and Department of Public Works shall ensure that the approved plan is implemented prior to the project's final building inspection approval. The required drainage plan shall show the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities to control stormwater runoff from the project site once the project is completed. In addition, the plan shall indicate that:
 - a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides, which can contribute to runoff pollution.
 - b. Where subsurface conditions allow, all building roof downspout systems shall be designed to drain into a designated, effective infiltration or structure (refer to BMPs Handbook for infiltration system designs and requirements).

This approval may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on **April 29, 2004**, the tenth working day following this action by the Planning Administrator. 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 a \$330.00 appeal fee. Further information may be obtained by calling Gabrielle Rowan, Project Planner, at 650/363-1829.

Sincerely,



Terry Burnes
Planning Administrator

TB/GR:cdn - GERO0474_WCN.DOC

- cc: William Cameron, Building Inspection Manager
Midcoast Community Council
Ronald A. Zumbrun
Margaret Sloan
Tom Judge
Susan Lara
Victor Abadie
Kathryn Farbstein
Tom Ballantyne
Sally Lehrman
Cass & Alice Kowaleski
Susan & Thomas Richards
Trisha McGrath
Grant Weiss
Jim Rudolf
Arthur Hofmayer
Kathy Bristol

Planning and Building Division

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

Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

1. Appellant Information

Name: THOMAS J MAHON

Phone, W: 650 728 7714
CEL 650 302 2774

Address: PO Box 204
MOSS BEACH
CA 94038 Zip:

2. Appeal Information

Permit Numbers involved:
PLN 1959-00015

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

- yes
- no

I hereby appeal the decision of the:

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

Appellant's Signature:

Thomas J Mahon

Date: 11-23-04

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

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.]

000030

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 to 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.

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- 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