

This is in regards to the Coastside Design Review Committee meeting September 12, 2024 agenda item 2, Elizabeth Lacasia file PLN2021-00478, 779 San Carlos Ave, APN 047-105-020

From: Jennifer Allen, owner/resident of 736 San Carlos Avenue, El Granada jen@jendaveallen.com

I believe that the design committee should reject this application in its current form. The plans and renderings don't match the story poles they set up, so I'm basing my comments on the story poles. As you can see in the included pictures, the proposed house towers above the existing house next to it and completely blocks our view of the sunset and the radar station. While views are not protected, the plans state that "The project will not degrade the aesthetic quality of the area." The story poles show that this house will stand out like a sore thumb. The other houses in the neighborhood are lower and set back from the road, whereas this house will be built so that the garage door is on the road itself with no driveway. Its height and position will block both light and views from several houses on the street, which is not in keeping with our neighborhood aesthetic.

The plans also state that "The project will not have adverse impacts on traffic or land use." The house only has room for a small garage, but the plans say it includes an ADU. There isn't enough street parking now because our road is a dead end and municipal vehicles and delivery trucks need room to turn around. Even if the owners of the house have only one car (which is very unlikely), anyone in the ADU will have nowhere to park. That's clearly an adverse impact on traffic/parking.

Finally, the plans claim that "The project will not have adverse impacts on the flora or fauna of the area", that it will not "Create impacts which have the potential to degrade the quality of the environment", and that it will not "Create impacts which achieve short-term to the disadvantage of long-term environmental goals". The story poles clearly show that the house will encroach on the riparian and wetland boundaries, which adversely affects the arroyo willows and all the wildlife that lives there.

For all these reasons, the committee should reject this application until the story poles match the design documents as well as the criteria set out in their own plan, and the story poles are changed to show that the proposed house will be the proper distance from the riparian zone and the wetland boundary.



Sincerely,
Jennifer Allen

Response to Coastal Design Review 779 San Carlos - Introduction

This response is from Kathleen and Richard Klein, owners of the adjacent house at 771 San Carlos Ave.

We ask that the design committee reject this application until it is revised with plans that conform to riparian and wetland setbacks as required by the county, and until the plans and story poles actually match the diagrams in the submission.

Although we have other concerns related to the height of the house and its impact on our light and view, I will leave most of that discussion to our neighbors.

Our first experience with the riparian restrictions was when we bought the house. Since it seemed clear that only a very small structure could be built in a conforming way, we were not concerned about development. This assumption was strengthened when we sought a permit to expand our deck. The county denied our permit since the deck would get closer than 50 feet from the willows. It did not matter that the footprint on the ground would not expand. No expansion, from any floor, would be allowed into the riparian buffer. Live by the rules...

Our concerns with the currently posted plans are twofold. It seems inappropriate to discuss other design issues if these are not first dealt with.

1. The developer's plans roughly agree with the story poles, but do not match measurements on the ground. As a result the relevant buffer zones would be illegally developed. Since this is not clear from the plans, one must conclude that the plans are inconsistent and inaccurate, just like last time, where the developer wasted county and public time with fictional diagrams.
2. The developer's plans seem to assume that intrusions into the buffer zone from higher stories are permissible. This has not been our experience. The county was adamant that we could not extend our deck into the buffer.

1. Measurements using story poles show much (or all) of development within buffer zones

Methodology

We took a 50-foot string and marked it at 30 feet with red tape. Tying the string to the willow canopy allowed us to easily measure the end of the 30-foot riparian buffer as well as the end of the 50-foot wetland buffer. We held the string taut, took pictures, and labeled the endpoints. The conservative assumption is that the willows represent the edge of the riparian zone.

Results

The red tape at the 30-foot point is right in the middle of the structure, as indicated by the story poles. If the story poles are properly positioned, this means almost half the structure is within the prohibited riparian area. Furthermore, the 50-foot limit extends almost the entire width of the lot, making the entirety of the structure within the prohibited wetland area.

Since these results contradict the plans on file, those plans should be rejected until corrected.



Measurement shows that the CENTER of the story poles are approximately 30 feet (red tape, middle) from the arroyo willows (right), meaning half the house would be in the 30-foot riparian buffer zone. The entire structure is within the 50-foot (Kathy, left) wetland buffer zone.



Detail of attachment of measuring string to the willow canopy. This is the right end of the picture above. Note the red tapes on closer vegetation from the developer's surveyors.




Another view of the attachment to the willow canopy. Note red ribbon (from developer's prior surveys?)



Another view looking down the measurement string from the property line to the willows

The plans on file show many intrusions into the buffer zone, mostly from higher stories.

PROPOSED FLOOR PLAN (NOT ALL DETAILS MAY BE SHOWN):



floors and walls.
 All new walls or patched openings in existing walls shall be finished to match adjacent surfaces.
 Seal all control joints where exposed to view. Sealant color shall match the color of the finish material.
 Provide wood blocking in all stud walls at millwork and special item anchoring points.
 It is the intent of the drawings that all exposed surfaces receive finishes as indicated on the drawings unless specifically noted otherwise. The general contractor shall assume full responsibility for the coordination of the complete finish-out of the project. Any surfaces which do not have a specific finish noted, nor are noted to remain unfinished, shall be brought to the attention of the designer and finished per the designer's instructions.
 Provide URS Durrock cement board at all areas subject to water or moisture.
 The temporary (N.F.R.C.) Label which states the listed 'u' value for all fenestration products shall not be removed prior to inspections.
 Verify rough-in dimensions for equipment provided on this contract and equipment by others.
 All equipment, fixtures, & other manufactured items shall be installed in strict accordance with the manufacturer's recommendations.
 Electrical, plumbing, & HVAC are design/build portions of the work.
 Design/build portions of the work shall incorporate all design elements, specific fixtures, apparatus, appliances, & performance & aesthetic criteria shown in these documents in their designs. Design/build sub-contractors shall provide all necessary drawings & calculations to size lines & equipment & to obtain respective permits. No compensation shall be made by the planning consultant or any design or related fees for these portions of the work.
 Details indicated on the drawings are representative and typical. All attachments and connections shall conform to best practice and shall be the contractor's responsibility.
 These drawings are "instruments of service" & therefore the copyright property of HAWK DESIGN & CONSULTING. The design and specifications are for use only on the subject property and project, unless prior agreements have been made. Any use, reuse, change, revisions or reproductions of these drawings without expressed written permission of HAWK DESIGN & CONSULTING is strictly prohibited by law. In the event of unauthorized use of these drawings, the user shall hold the designer harmless and bear responsibility of any related legal costs.

SHEET TITLE:
GENERAL NOTES AND LEGEND

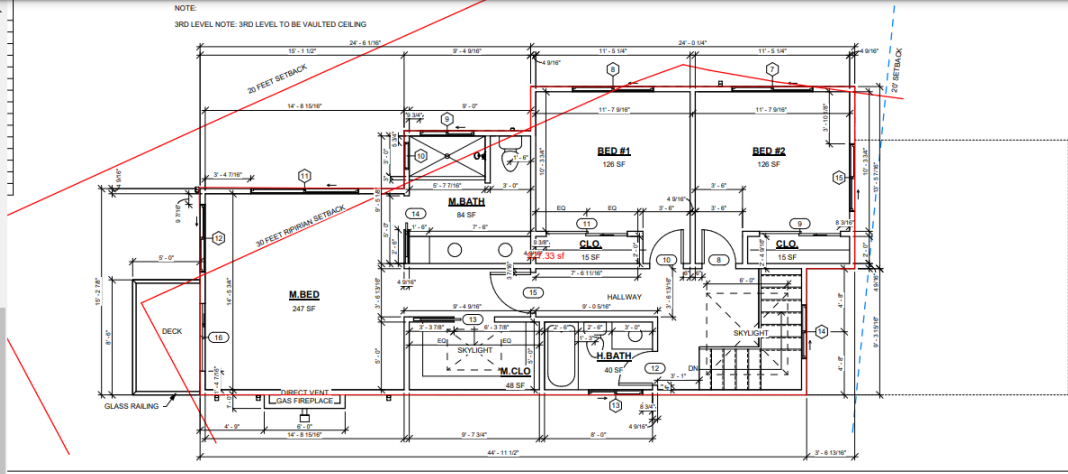
A1
 ARCHITECTURAL

SCALE:
 AS INDICATED

PLEASE VERIFY ALL DIMENSIONS AND REVISIONS. AS SHOWN AND NOTED FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
 DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

This rendering shows the balconies, deck, and extensions, mostly from the top floor.

NOTE:
 3RD LEVEL NOTE: 3RD LEVEL TO BE VAULTED CEILING



20 FEET SETBACK
 30 FEET RIPARIAN SETBACK

SHEET TITLE:
2ND AND 3RD LEVEL

A7
 ARCHITECTURAL

SCALE:
 As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVISION DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
 DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

This rendering shows how the master bedroom, master bath, deck, balconies, and extensions intrude on the buffer zone. The reality is even worse, since (see part 1) the house is much closer to the riparian edge than these plans indicate.

Conclusion

Please reject this proposal. It is not credible and even on its face it does not confirm with required buffers.

Richard and Kathleen Klein

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