

## Janneth Lujan

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**From:** C Olson <olson.c26@gmail.com>  
**Sent:** Friday, June 03, 2016 2:32 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Subject:** San Mateo Co. Planning Commission Meeting No. 1616  
**Attachments:** image1.JPG; ATT00001.txt; image2.JPG; ATT00002.txt

Janneth,

This letter is in opposition to item #2 on your regular agenda for 6/8/16. The owner/applicant is Steve Kalpakoff and the file # is PLN2015-00243. We live at 226 Cypress Avenue in Moss Beach, Ca. This proposed structure is directly behind our home. We feel very strongly that if this proposal is approved for building as requested the neighborhood and surrounding area directly adjacent to the Fitzgerald Marine Reserve will be permanently, negatively affected. The owner is requesting to build a three story 1,873 sq. ft structure in a lot that is only 78% the size of a legal, conforming parcel in this neighborhood. In addition to this request, the owner is also asking that he be permitted to place the structure 24% closer to the property line than currently permitted for setback. We feel that if both of these exemptions are granted, the area will be negatively affected as this will set the tone for over-building on the required lot sizes.

The structure will also impact the night sky quality of the adjacent Marine Reserve from not only the outdoor lighting, but 3 stories of interior lighting. We have attached pictures of the lot from the viewpoint of Cypress Avenue where the garage is proposed. From looking at the road size, it is improbable to expect that the significant number of cars will still be allowed to park on the street as is now the practice for visitors to the Marine Reserve. This will directly impact the public's access to the Reserve and Beach area. (See attached photos below)

These photos show Cypress Ave, the distance to the Marine Reserve is approximately 25 to actual garage door. According to the plans submitted, this is also the location of proposed boat storage.







## Janneth Lujan

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**From:** Kris Lannin Liang <grlbordr@yahoo.com>  
**Sent:** Friday, June 03, 2016 3:20 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Subject:** PLN 2015-00243

Dear Janneth,

I am writing to you as a resident of Moss Beach in opposition to item #2 on your regular agenda for 6/8/16.

The owner has proposed a three-story 1,873 sq. ft structure on a lot that is only 78% the size of a legal, conforming parcel in this neighborhood. In addition to this request, the owner is also asking that he be permitted to place the structure 24% closer to the property line than currently permitted for setback. We feel that if both of these exemptions are granted, the area will be negatively affected as this will set the tone for over-building on the required lot sizes.

The structure will also impact the night sky quality of the adjacent Marine Reserve from not only the outdoor lighting, but 3 stories of interior lighting. This will directly impact the public's access to the Reserve and Beach area. (See attached photos below)

Sincerely,  
Kris Lannin Liang

## Janneth Lujan

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**From:** Mary Larenas <mdlarenas@gmail.com>  
**Sent:** Saturday, June 04, 2016 6:41 AM  
**To:** Janneth Lujan; Planning\_Commission  
**Cc:** Lennie Roberts; olson.c26@gmail.com; Edmundo Larenas; Kris Liang; Melanie Hohnbaum  
**Subject:** Proposed building owner/applicant Steve Kalpakoff, PLN2015-00243 Moss Beach

Good morning Ms. Lujan,

I am writing to you to express my concerns with the proposed building of a three story house on Cypress Ave., adjacent to the Fitzgerald Marine Reserve in Moss Beach, owner/applicant Steve Kalpakoff, PLN2015-00243.

The owner/applicant is requesting to build a three story 1,873 sq. ft. structure on a lot that is 78% the size of a legal, conforming parcel and place the structure 24% closer to the property line than currently permitted for setback. Both of these requested exemptions are quite significant given the location of the property.

The proposed building site is located on a street in an area of Moss Beach that has been historically used by the public for parking and access to the southern section of the Reserve including Seal Cove beach and its tide pools, the Cypress groove and meadow as well as the southern section of California Coastal Trail. This particular location receives a high level of pedestrian traffic because it is located on the street which connects the Coastal Trail with the Pillar Point Bluffs to the south and the Dardanelle trail that runs behind the Reserve connecting the northern and southern sections of the Reserve.

The Coastal trail offers visitors including hikers, joggers, bicyclists, and equestrians a connection between California Street and Cypress Street. The trail follows along a riparian habitat and Cypress groove which provide excellent habitat for the endangered Red Legged frog, as well as resident and migrating birds. **The trail ends as it meets with the perpendicular running Cypress Ave., the location of building site – see map below.** The proposed building site is literally located on Cypress Ave., across from the green dot as you follow the heavy green dotted line south titled "Coastal Trail."





Allowing the proposed structure to be built 24% closer to the property line with the garage door 25 feet from the edge of the Reserve will have a negative impact and possibly pose a danger to bicyclists, joggers, vehicular and pedestrian traffic. Weekends, holidays, summer months and periods of low tide are times of extreme vehicle and pedestrian traffic at this site. Bicyclists use the Coastal Trail to avoid Highway 1, dog walkers, elderly and those with disabilities, families with small children all use this connection of the Coastal Trail with Cypress Ave. to avoid the hills and bluffs of the upper Cypress Grove. Important to note also is that this section of the Coastal Trail where it meets Cypress Ave., is used for emergency access to the Reserve. Emergency crews such as Fire, Rescue, and Park personnel can remove the bollards and drive down the Trail. This emergency access point is less than 25 feet from the proposed boat storage area. This site is also used for the staging area for heavy logging of the Cypress grove which happens periodically when the trees become a potential hazard.

In addition, the Fitzgerald Marine Reserve is a protected area of high biological diversity and is home to multiple species of birds which live and nest in the Cypress grooves. Intense interior and exterior lighting and large windows will have a serious negative impact on the animals that live in the Reserve. Owls which roost in the Cypress trees across from the building site and hunt at night in the reserve are literally blinded by night lighting. Maintaining and respecting the concept of “dark sky” is vital to keep these animals thriving in the Reserve.

Because of the location, types of exemptions requested, negative impact on an area of unique biodiversity, restrictions to public access and public safety concerns I am requesting the Planning Commission to please deny this proposed structure.

Thank you for your consideration and effort in addressing my concerns. Please feel free to contact me if you have any questions 650-728-5067.

Respectfully submitted,

Dr. Mary Larenas

301 Nevada Ave.

Moss Beach, CA

94038

## Janneth Lujan

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**From:** Taylor Olson <Tay.Olson12@yahoo.com>  
**Sent:** Sunday, June 05, 2016 4:44 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Cc:** Cari O.; eatwalnuts@yahoo.com  
**Subject:** San Mateo Co. Planning Commission Meeting No. 1616 for Steve Kalpakoff

Good evening Ms. Janneth Lujan,

I am writing to **oppose** item #2 on your regular agenda for 6/8/16. The owner/applicant is Steve Kalpakoff and the file # is PLN2015-00243. My family and I live at 226 Cypress Ave. in Moss Beach, CA. Steve Kalpakoff's proposed three-story 1,873 sq. ft. erect building is located on a 3,916 sq. ft. non-conforming legal parcel directly behind our modest, unobtrusive one-story home. Even with one decent-sized empty parcel separating the two locations (our home and Steve's steeple), almost all of the beloved, beautiful Cypress trees that line the Fitzgerald Marine Reserve are completely blocked from view—along with any sea breeze or speck of sunlight. The request to build such a tremendous tower in the midst of a peaceful preserve will set the bar for future developers, and in turn negatively affect the quaint Moss Beach aesthetic.

The sizing of this proposed structure is laughable when one visits the site in person (especially when the story-boards were up) and sees that the garage and boat storage area sit right on top of the paved street where people are currently allowed to park. Seeing that it would be nearly impossible to get a car, let alone a vast vessel of a boat into the garage/storage area with other vehicles parked on the street, there will likely come a time where community members and tourists alike will have parking privileges revoked due to one manipulating man.

Human community aside, the wildlife that lives within and around the preserve will also be affected in a negative manner. A beaming three-story tower of under mounted lights and an illuminated interior will disrupt the darkness that remains so crucial to so many animals' lives in the Fitzgerald Marine Reserve. Nocturnal animals will literally be faced with the intense light from the immense windows at night, along with every walker coming down the coastal trail.

In conclusion to these concerns, I ask that the Planning Commission deny this proposed structure and re-examine the limitations for a lot of his size. I believe that the Moss Beach community has protested politely to this proposal, yet somehow Mr. Kalpakoff is not restrained by any of the set San Mateo County guidelines. With so few natural parks and preserves along our California coastline, it would truly be a shame for the Planning Commission to turn their cheek while one man nudges nature aside for the lone reason of having a colossal castle to call home—or an Air BnB.

Sincerely, Taylor L. Olson



## Janneth Lujan

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**From:** Marissa Cagle <mbcagle@sbcglobal.net>  
**Sent:** Sunday, June 05, 2016 8:27 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Subject:** San Mateo Co. Planning Commission Meeting No. 1616

Janneth,

I am opposing item #2 on your agenda for 6/8/16 regarding owner/applicant Steve Kalpakoff (file # PLN2015-00243). This proposed structure is adjacent to the Fitzgerald Marine Reserve and would negatively affect the neighborhood and surrounding area. The lot is substandard and the proposed building is closer to the property line than permitted for setback. I am also worried about the precedence this building would set for the remaining lots in this field.

Please protect this beautiful area and deny permission for this building.

Sincerely,

Marissa Cagle

## Janneth Lujan

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**From:** Scot Olson <eatwalnuts@yahoo.com>  
**Sent:** Monday, June 06, 2016 8:55 AM  
**To:** Janneth Lujan; Planning\_Commission  
**Cc:** C Olson; Annette Saunders; Taylor Olson  
**Subject:** Re: San Mateo Co. Planning Commission Meeting No. 1616  
**Attachments:** SteveKalpakoff.pdf; ATT00001.txt

Good morning Janneth and the members of the SMC Planning Commission,

I am Cari Olson's husband Scot Olson and I would also like to make sure my vote to DENY this project is included in the meeting notes along with some pages from the Negative Declaration pages I made notes on. Please submit to the review today if possible. I gave the hard copy to our neighbor Annette Saunders who also is VERY AGAINST this three story home from getting the ok to be built. Annette will be at the Weds meeting. And I signed this hard copy for the PC to receive on Weds from Annette. (Please see the notes on the pdf included)

POSTING  
ONLY  
MAY 16 2016  
MARGARET TSENG

RE-CIRCULATED NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION

A re-circulated notice to correct a previous notice of circulation, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: New Kalpakoff Single-Family Residence, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00243

OWNER and APPLICANT: Steve Kalpakoff

ASSESSOR'S PARCEL NOS.: 037-225-010

LOCATION: Cypress Avenue and Park Way, Moss Beach

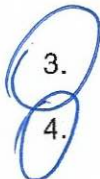
PROJECT DESCRIPTION: The applicant requests approval of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new three-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required per Section 6133.3b of the San Mateo County Zoning Regulations, to allow a rear setback of 15 feet 5 inches, where the minimum required is 20 feet. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.



FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project, as proposed, will not adversely affect water or air quality or increase noise levels substantially.
2. The project, as proposed, will not have adverse impacts on the flora or fauna of the area.
3. The project, as proposed, will not degrade the aesthetic quality of the area. - False
4. The project, as proposed, will not have adverse impacts on traffic or land use. - False
5. In addition, the project, as proposed, will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.





- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

RESPONSIBLE AGENCY CONSULTATION: None.


INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: May 16, 2016 to June 6, 2016 (originally released on April 4, 2016).

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., June 6, 2016.**

CONTACT PERSON

Dennis P. Aguirre  
Project Planner, 650/363-1867  
[daguirre@smcgov.org](mailto:daguirre@smcgov.org)




Dennis P. Aguirre, Project Planner

County of San Mateo  
Planning and Building Department

**REVISED**  
**INITIAL STUDY**  
**ENVIRONMENTAL EVALUATION CHECKLIST**  
(Additions to original document are underlined)

1. **Project Title:** New Kalpakoff Single-Family Residence.
2. **County File Number:** PLN 2015-00243
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Dennis P. Aguirre, Project Planner, 650/363-1867
5. **Project Location:** Cypress Avenue and Park Way, Moss Beach
6. **Assessor's Parcel Number and Size of Parcel:** 037-225-010; 3,916 sq. ft. *\* too small of lot*
7. **Project Sponsor's Name and Address:** Steve Kalpakoff, 440 Davis Court #2017, San Francisco
8. **General Plan Designation:** Medium Density Residential
- \** 9. **Zoning:** R-1/S-17/DR/GH/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Geological Hazard District/Coastal Development)
- \** 10. **Description of the Project:** The applicant requests approval of a Non-Conforming Use Permit, a Coastal Development Permit, and a Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new three-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required per Section 6133.3b of the San Mateo County Zoning Regulations, to allow a rear setback of 15 feet 5 inches, where the minimum required is 20 feet. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.
11. **Surrounding Land Uses and Setting:** The project site is an undeveloped lot located at Cypress Avenue and Park Way, within a general area of developed parcels in the unincorporated Moss Beach area of San Mateo County. The subject site is fairly flat in topography with vegetation consisting of brush and grass. Cypress Avenue is located westward, Park Way and the Seal Cove area are located to the north, and developed parcels south and east bound this parcel.
12. **Other Public Agencies Whose Approval is Required:** None

*\* = Existing open lot owners should be contacted as their lots are being encroached on!* 



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

There are no environmental factors that would be potentially be affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated”, as indicated by the checklist on the following pages.

X	Aesthetics		Climate Change	X	Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials	X	Public Services
	Air Quality		Hydrology/Water Quality	X	Recreation
X	Biological Resources	X	Land Use/Planning	X	Transportation/Traffic <i>-less parking</i>
	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise		Mandatory Findings of Significance

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:



- a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. <b>AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, <u>public lands</u> , water bodies, or roads?	(X)		X	
<p><b>Discussion:</b> The project site is partially located within a County Scenic Corridor where there is partial visibility of the site from a short segment of Cabrillo Highway at Cypress Avenue from Cabrillo Highway. Developed parcels and mature trees screen the residence from this vantage point. The Coastside Design Review Committee (CDRC) considered the project at its November 12, 2015 meeting, and recommended approval of the project, as submitted, based on project compliance with required design review standards.</p> <p><b>Source:</b> Project Plans, Field Observation and County GIS Resource Maps.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p><b>Discussion:</b> The project is not located along or within the corridor of a State Scenic Highway.</p> <p><b>Source:</b> Project Plans, Field Observation and County GIS Resource Maps.</p>				

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p><b>Discussion:</b> The project does not involve a significant change in existing site topography, as the site is flat. The project is consistent with the visual character of the neighborhood, as supported by the recommendation of approval from the CDRC. The project does not involve tree removal and includes a proposed landscape plan that will screen the residence and blend with surrounding vegetation.</p> <p><b>Source:</b> Project Plans and Field Observation. - To be determined</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		⊗ ←	X	
<p><b>Discussion:</b> The project involves the installation of exterior lighting fixtures that are downward directed, as required by the Design Review standards. Therefore, no significant source of light and glare will be created that would affect the views in the area.</p> <p><b>Source:</b> Project Plans and San Mateo County Zoning Regulations.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p><b>Discussion:</b> Reference responses to Section 1.a. and b., above.</p> <p><b>Source:</b> Project Plans and Field Observation and County GIS Resource Maps.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
<p><b>Discussion:</b> Reference response to Section 1.a. Additionally, the project requires a Non-Conforming Use Permit, pursuant to Section 6134.6 of the San Mateo County Zoning Regulations. The project meets the required findings for the construction of a new single-family residence since it will not result in a significant adverse impact on coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.</p> <p><b>Source:</b> Project Plans and Field Observation.</p>				
1.g. Visually intrude into an area having natural scenic qualities?	⊗ ←	←	X	
<p><b>Discussion:</b> Reference responses to Sections 1.a. and 1.c., above.</p> <p><b>Source:</b> Project Plans and Field Observation and County GIS Resource Maps.</p>				



**4. BIOLOGICAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

**Discussion:** The project site is an undeveloped lot within an existing developed residential neighborhood. It is disturbed by past parking activities and does not contain any riparian/wetland or any sensitive habitat areas. Therefore, it will not modify the habitat of any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

**Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.

4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
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**Discussion:** Reference response to Section 4.a., above.

**Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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**Discussion:** Reference response to Section 4.a., above.

**Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, and Wetlands Report.



4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> Reference response to Section 4.a., above.</p> <p><b>Source:</b> San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p><b>Discussion:</b> Reference response to Section 4.a., above. Additionally, no significant trees are proposed for removal.</p> <p><b>Source:</b> Project Plans, Field Observation and Arborist Report.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p><b>Discussion:</b> Reference response to Section 4.a., above.</p> <p><b>Source:</b> San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?	X	←	X	
<p><b>Discussion:</b> <u>The site is within 200 feet of a marine or wildlife reserve. The subject site is located across the street (Cypress Avenue) from the Fitzgerald Marine Reserve (FMR). Existing access to the FMR Bluff Trail would remain open and will not be significantly affected by the construction of a single-family residence in a neighborhood where the designated land use remains residential.</u></p> <p><b>Source:</b> San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> Reference response to Section 4.e., above.</p> <p><b>Source:</b> San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				



9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
<p><b>Discussion:</b> The project would result in 1,162 sq. ft. of new impervious surface. New drainage facilities are proposed to minimize on- and off-site water quality and run-off impacts. At the time of submittal for a building permit, the project will be subject to review for compliance with all County drainage policies and the County's Municipal Stormwater Regional Permit.</p> <p><b>Source:</b> Project Application/Plans and San Mateo County Drainage Policy.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p><b>Discussion:</b> Reference response to Section 9.e., above. The project involves infiltration of run-off via landscaping and would not result in impacts to ground water quality.</p> <p><b>Source:</b> Project Application/Plans.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
<p><b>Discussion:</b> Reference response to Section 9.e., above.</p> <p><b>Source:</b> Project Application/Plans.</p>					

<b>10. LAND USE AND PLANNING.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?	(X) ←			(X)
<p><b>Discussion:</b> The project involves the construction of a new residence within an existing residential neighborhood and will not divide an established community.</p> <p><b>Source:</b> Project Application/Plans.</p>					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	



★ = Everyone in our neighborhood opposed this home.



13. <b>POPULATION AND HOUSING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p><b>Discussion:</b> The site is accessed from existing roads and would not require road extensions. While the site is adjacent to a paved/closed portion of Cypress Avenue, the site would be accessed using a new driveway connecting to an open paved portion of Cypress Avenue. The closed portion of Cypress Avenue would remain closed. Please see revised Attachment A. Also, reference response to Section 10.f., above.</p> <p><b>Source:</b> Project Application/Plans.</p>				
13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p><b>Discussion:</b> The project does not displace housing but would result in the construction of a new residence at the site.</p> <p><b>Source:</b> Project Application/Plans.</p>				

14. <b>PUBLIC SERVICES.</b> Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?	(X)	←	(X)	

★ - parking for the seal cove beach will be impacted.  
 - parking for the Bluff trails will be impacted.  
 - Professional picture taking of the beautiful flowers in this lot will be destroyed....

**Discussion:** No cumulative effects are associated with this project. The project involves a singular lot in an area of existing single-family homes. While few other homes in Moss Beach may be under construction at similar times, potentially significant cumulative impacts of this project such as traffic and noise are not likely due to the site's proximity from other undeveloped parcels and accessibility of these parcels from other streets in the area.

**Source:** Project Application/Plans.

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?

X

**Discussion:** As described in this report, no environmental effects from the project will directly or indirectly cause significant adverse effects on human beings.

**Source:** Project Application/Plans.

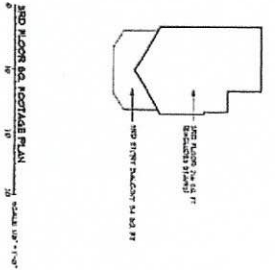
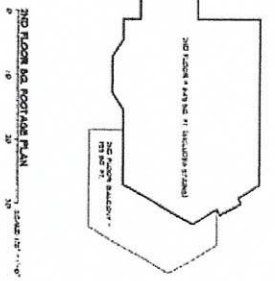
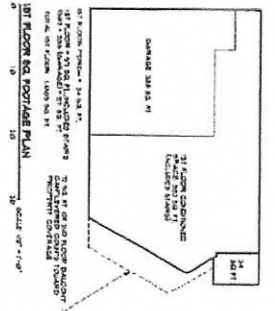
**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Appealable ★
City		X	
Sewer/Water District:		X	
Other:			

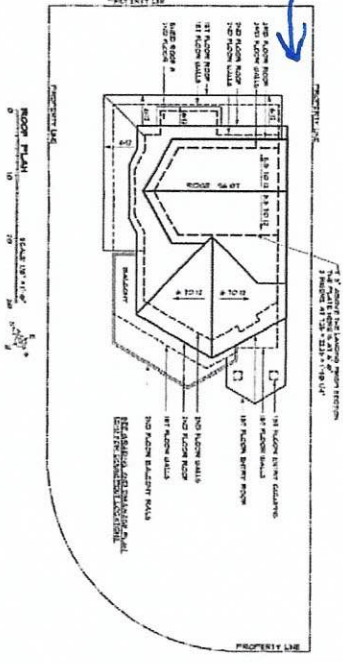


*Handwritten signature*

*Too close to property line for a 3 story house*

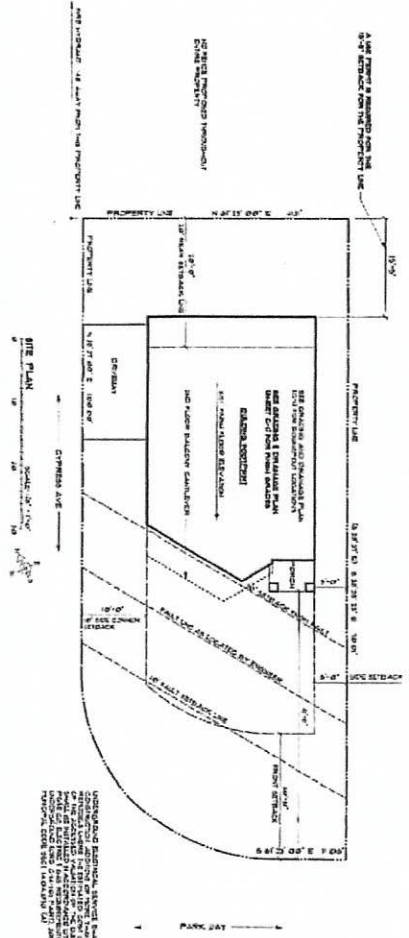


- ALL CONSTRUCTION SHALL COMPLY TO:
- 200 CALIFORNIA MECHANICAL CODE
  - 200 CALIFORNIA BUILDING CODE
  - 200 CALIFORNIA ELECTRICAL CODE
  - 200 CALIFORNIA FIRE AND LIFE SAFETY CODE
  - 200 CALIFORNIA PLUMBING CODE
  - 200 CALIFORNIA STRUCTURAL CODE
  - 200 CALIFORNIA WOOD PRESERVATION CODE
  - 200 CALIFORNIA ENERGY CODE
  - 200 CALIFORNIA SMOKE CONTROL CODE
  - 200 CALIFORNIA SIGNING CODE
  - 200 CALIFORNIA SYMBOLOGICAL CODE
- OCCUPANCY GROUP: R-3  
 TYPE OF CONSTRUCTION: TYPE V-5  
 SCOPE OF WORK: CONSTRUCTION OF A 3-STOREY RESIDENTIAL BUILDING WITH 3 UNIT REDUCE  
 THE FOLLOWING REQUIRED



LIST OF DRAWINGS FOR DESIGN REVIEW

4.01	TITLE PAGE & SITE PLAN
4.02	NOTES
4.03	PERMITS
4.04	GRADING, DRAINAGE & EROSION CONTROL PLAN
4.05	LANDSCAPE PLAN
4.06	FIRST FLOOR PLAN
4.07	SECOND FLOOR PLAN
4.08	THIRD FLOOR PLAN
4.09	SECTION A-A
4.10	SECTION B-B
4.11	SECTION C-C

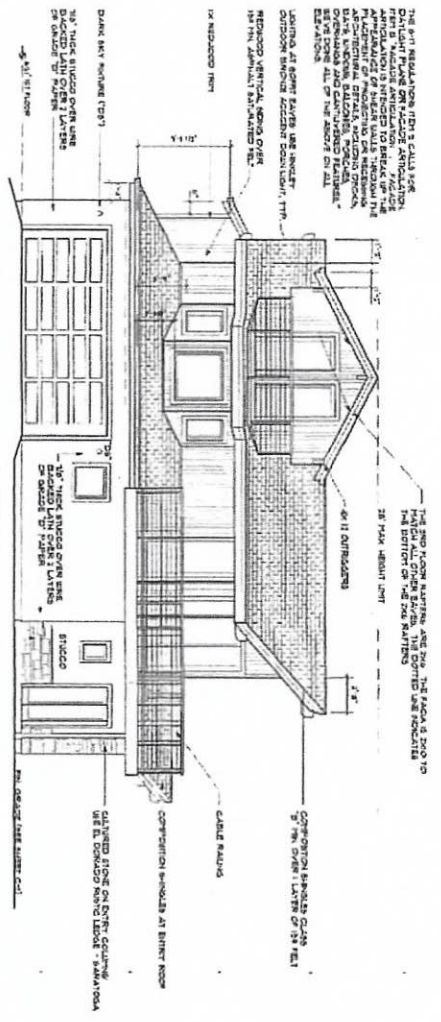


**San Mateo County Planning Commission Meeting**

Owner/Applicant: **Steve Kalpakoff**

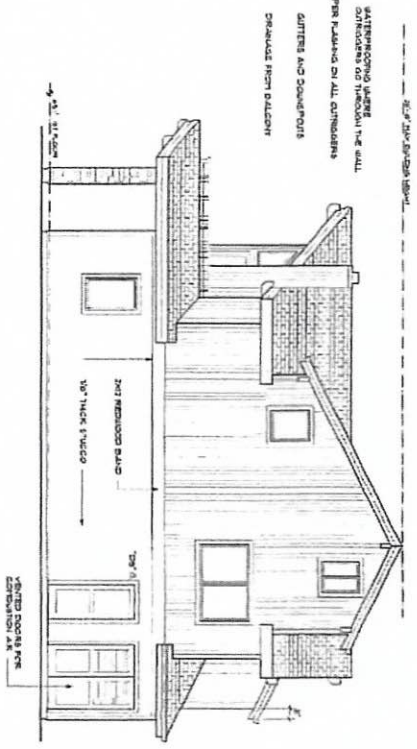
File Numbers: **PLN2015-00243**

Attachment: **B**



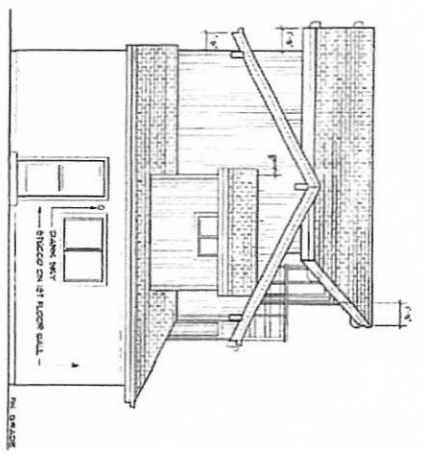
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



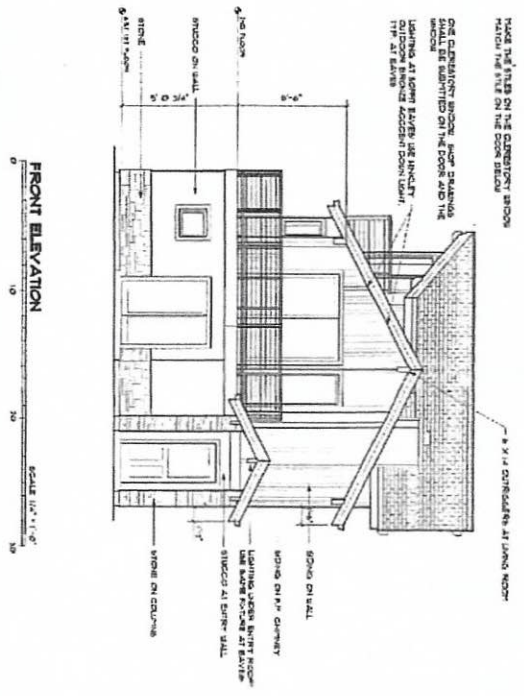
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

**San Mateo County Planning Commission Meeting**

Owner/Applicant: **Steve Kalpakoff**

File Numbers: **PLN2015-00243**

Attachment: **B**

## Janneth Lujan

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**From:** Michael Liang <mliang11@gmail.com>  
**Sent:** Friday, June 03, 2016 3:46 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Subject:** PLN 2015-00243

To Janneth:

I am writing to you as a resident of Moss Beach in opposition to item #2 on your regular agenda for June 8, 2016.

The owner has proposed a three-story 1,873 sq. ft structure on a lot that is only 78% the size of a legal, conforming parcel in this neighborhood. In addition to this request, the owner is also asking that he be permitted to place the structure 24% closer to the property line than currently permitted for the setback. We feel that if both of these exemptions are granted, the area will be negatively affected as this will set the tone for over-building on the required lot sizes.

The structure will also impact the night sky quality of the adjacent Marine Reserve from not only the outdoor lighting but 3 stories of interior lighting. This will directly impact the public's access to the Reserve and Beach area. (See attached photos below)

Sincerely,

Michael Liang







## Janneth Lujan

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**From:** Denise Phillips <dlsp64@gmail.com>  
**Sent:** Monday, June 06, 2016 3:06 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Subject:** SMC Planning Commission Meeting No. 1616 for Steve Kalpakoff

Hello Ms. Lujan.

I'm writing to state my opposition to the proposed three story construction on Cypress Ave at Park Way here in our neighborhood in Moss Beach. We live at 196 Marine Boulevard just down the street. My reasons for opposing this plan are:

- This is a substandard sized lot. It doesn't make sense to put an oversized house on an undersized lot.
- The proposed size of the house already puts it too close to the existing property line given current set-back allowances.
- There are NO other 3 story homes in this area. This house would stand out dramatically.
- Given the lot's proximity to the Coastal Trail as it comes out of the Fitzgerald Marine Reserve, this project would have a huge visual impact for visitors following the trail as it continues along Cypress.

I feel that the size of the lot does not warrant a project of this size. The owner should to scale back the scope of the project to create a home that fits in with the scale of the surrounding neighborhood.

Thank you for your consideration.

Sincerely,  
Denise Phillips  
196 Marine Boulevard  
Moss Beach, CA 94038



## Janneth Lujan

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**From:** TODD REECE <coastkat@sbcglobal.net>  
**Sent:** Monday, June 06, 2016 3:22 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Cc:** Annette Saunders  
**Subject:** PLN2015-00243 Moss Beach 3 story home exceptions

Dear Ms. Lujan,

We would like to add our support to all the concerns raised by Mary Larenas in her comments on the proposed 3 story home at the edge of the Fitzgerald Marine Reserve in Moss Beach. We live a block from the Reserve at the corner of Marine Blvd and Beach Way. The area near the park has gotten exceptionally crowded and busy over the past few years, especially on weekends. The area has historically been low density residential, but as more of the lots get overbuilt, the traffic load of more residents and weekend visitors is choking the roads and especially access for emergency vehicles, and ruining the special character of the park and the coastal trail area.

Allowing exceptions on a substandard lot to place a home so close to the street and Reserve is absolutely inappropriate. The lots in our neighborhood were zoned for small weekend cabins originally, and most of us in the neighborhood have combined lots to keep the density lower. We have only 1200 square feet of home on a combination of 3 of the smaller lots. Overbuilding small lots so near the park and the coastal trail absolutely spoils the character of the neighborhood that many of us long time neighbors have been fighting to maintain.

Certainly owners should be allowed to develop their property, but without setback exceptions and without 3 story monstrosities looming over their neighbors and the park. Thank you for your consideration.

-Todd & Kathy Reece  
130 Beach Way  
Moss Beach

## Janneth Lujan

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**From:** Neil M Barth <nbarthmd@gmail.com>  
**Sent:** Monday, June 06, 2016 4:05 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Cc:** olson.c26@gmail.com; eatwalnuts@yahoo.com; tay.olson12@yahoo.com  
**Subject:** San Mateo Co. Planning Commission Meeting No. 1616 for Steve Kalpakoff

Good evening Ms. Janneth Lujan,

I am writing to **oppose** item #2 on your regular agenda for 6/8/16. The owner/applicant is Steve Kalpakoff and the file # is PLN2015-00243. My family and I live at 491 Coronado Ave, Half Moon Bay, CA 94019. Steve Kalpakoff's proposal to construct a three-story 1,873 sq. ft. erect building is located on a 3,916 sq. ft. non-conforming legal parcel. The request to build such a tremendous tower in the midst of The Fitzgerald Marine Preserve is a travesty and will set the bar for future developers, and in turn negatively affect the quaint Moss Beach aesthetic.

The oversized structure for the lot is completely out of place with the more modest coastal structures that make up that very special neighborhood in Moss Beach. When one visits the site in person (especially when the story-boards were up) and sees that the garage and boat storage area sit right on top of the paved street where people are currently allowed to park it quickly becomes obvious how out of place such a structure would be. It would be nearly impossible to get a car, let alone a vast vessel of a boat into the garage/storage area with other vehicles parked on the street. This one person view of the world would signify hardship on community members and tourists alike.

Furthermore, the wildlife that lives within and around the preserve will also be adversely affected. A three-story tower with exterior mounted lights and an illuminated interior will disrupt the after sunset peaceful darkness of that cove that remains so crucial to so many animals' lives in the Fitzgerald Marine Reserve. Nocturnal animals will literally be faced with the intense light from the immense windows at night, as will every pedestrian walking down the coastal trail.

In conclusion, I plead that the Planning Commission deny this proposed structure and re-examine the structural limitations for a lot this size. I believe that the Moss Beach community has protested politely to this proposal, yet somehow Mr. Kalpakoff is not restrained by any of the set San Mateo County guidelines. There are few natural parks and preserves along our California coastline that have the quiet, rustic beauty of that Marine Preserve and now one man is trying to own it for his own. It would be inconsistent with the mandate given to the Planning Commission by the taxpayers and voters of the State of California to allow one man's greed to destroy the natural beauty of that preserve and ignore the rights of generations to come. There are many other parcels where Mr. Kalpakoff can build his McMansion.

Sincerely,

Neil M. Barth MD FACP

## Janneth Lujan

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**From:** Melanie Hohnbaum <kodiakbleu@yahoo.com>  
**Sent:** Monday, June 06, 2016 4:36 PM  
**To:** Janneth Lujan  
**Subject:** Opposition for agenda #2

Dear Ms. Lujan-

As a concerned Moss Beach neighbor, I am officially declaring my opposition to the proposed structure Park and Cypress. The requested set back exceptions would set a precedent that will have a negative impact on many coastside properties yet to be developed. There will be an immediate undesirable effect on the congestion at the end of the Dardanelle trail particularly on busy weekends. This structure is too large for the lot and the builder, developer, owner should be made to adhere to the standards of lot size coverage. I am appealing to the planning commission to weigh the public opposition, environmental impact to the dark sky and the potential congestion in denying the exceptions.

Thank you.

Melanie Hohnbaum  
351 California avenue  
moss Beach

Sent from my iPad



## Janneth Lujan

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**From:** Eva Lee <Eva-Le@hotmail.com>  
**Sent:** Monday, June 06, 2016 4:49 PM  
**To:** Lincoln S. Wallace; askata@sbcglobal.net; coastkat@sbcglobal.net; Janneth Lujan  
**Subject:** Fw: Proposed New Residence Moss Beach

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**From:** Eva Lee <eva-le@hotmail.com>  
**Sent:** Thursday, December 17, 2015 12:33 AM  
**To:** Sabrina Brennan  
**Subject:** Proposed New Residence Moss Beach

Sent by [Outlook](#) for Android

From: Eva Lee  
Sent: Wednesday, December 16, 8:24 PM  
Subject: Proposed New Residence Moss Beach  
To: daguirre@smcgov.org, Eva Lee, Lincoln S. Wallace

Mr. Dennis Aguirre,, and San Mateo County Building Department Staff, and County Supervisors, We are very concerned about the proposed new residence applied for at the corner of Park Way and Cypress Street. We are longterm residents of the area, and along with our neighbors, feel strongly that this project should not be approved.

This Seal Cove area is fraught with fault lines, and this seismic study for this lot was not done properly. Many fault lines crisscross this lot, not just the one they found. Several deep trenches need to be dug and thoroughly examined by a qualified examiner. Ms. De Mouthe, County Geology Department is not qualified to examine for fault lines below the surface of the land, as she is a rock geologist (above ground), not a seismic geologist (below ground). We have learned these facts through discussions with several very qualified seismic geologists and scientists. This is a serious potential liability to the County that may result in severe damage to any residence built here and its residents, as the scientists of the nearby Reserve predict a large earthquake and preshocks soon to occur in this area.

Furthermore, this lot should technically have setback easements dedicated to the county street imposed on it, as do the other lots in the Seal Cove neighborhood nearby which have been developed, which have a 20-ft. easement on the parcel maps.This is a serious oversight by the County Planning Department.

This residence as proposed is three stories. It is out of place in this neighborhood. No other residence here was originally approved as three stories, as told to me by the County Building Department officials. This proposed residence will loom up over the trail like an ungainly tower, ruining the natural effect of the county trail and its surroundings. This project needs to be appealed and analyzed by the Coastal Commission.

This house will also be nearly built in the middle of the street, a further potential liability to the County, when a vehicle possibly drives into the house, as has happened recently in other bay

area neighborhoods, by drunk or distracted drivers leaving the nearby Distillery Restaurant bar, etc.

These serious oversights need to be addressed by the County Building and Planning Department immediately.

Thank you.

Sincerely,

Eva and Lincoln Wallace, A.I.A., N.C.A.R.B., I.C.C.

650 784 3976

1040 Park Way

Moss Beach, CA. 94038

## Janneth Lujan

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**From:** Sabrina Brennan <sabrina@dfm.com>  
**Sent:** Tuesday, June 07, 2016 12:44 PM  
**To:** Janneth Lujan; Planning\_Commission  
**Cc:** Aimee Luthringer  
**Subject:** Planning Commission meeting—Item #2—June 8, 2016

Dear Planning Commissioners,

This letter is in opposition to Item 2 on your Regular Agenda for the June 8, 2016 Planning Commission meeting.

Applicant: Steve Kalpakoff, #PLN2015-00243.

We feel strongly that if this proposed project is approved Beach Access and Beach Access Parking will be permanently, negatively affected.

The owner is proposing to build a three story 1,873 sq. ft structure in a lot that is only 78% the size of a legal, conforming parcel in this neighborhood. In addition to this request, the owner is also asking that he be permitted to place the structure 24% closer to the **rear** property line than permitted for setback. Also, the structure will be only eight feet away from the paved edge of Cypress; the many vehicles that park along Cypress to visit Seal Cove Beach and the Marine Reserve will no longer be able to do so. If both exemptions are granted, the area will be negatively affected as this will set the tone for over-building on the required lot sizes.

Outdoor lighting and three stories of interior lighting will impact the quality of the night sky at the adjacent Marine Reserve.

Based on the proposed location of the house and the road width it is improbable to expect that beach access parking will still be allowed on the street as is now the practice for visitors. This will directly impact the public's access to the Marine Reserve and Seal Cove Beach area. We are also concerned about emergency vehicle access and parking in the event of a fire at the Marine Reserve.





We respectfully request that the Planning Commission deny this proposed structure. There are too many “exemptions” being requested. If this structure is allowed to be built, we feel the precedent being set for non-conformance to provisions set by San Mateo County will only multiply by future applicants.

The Marine Reserve and Seal Cove Beach area natural treasures and should be preserved for future generations.

The California coast belongs to all of us.

Thank you,  
Sabrina Brennan & Aimee Luthringer  
Seal Cove—Moss Beach