

July 24, 2017

Carlos Zubieta  
1725-A Abbot Kinney Boulevard  
Venice, CA 90291

Dear Mr. Zubieta:

SUBJECT: Coastside Design Review Recommendation  
Arbor Lane, Moss Beach  
APN 037-123-430; County File No. PLN 2016-00444

At its meeting on July 13, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 3,519 sq. ft. single-family residence with an attached 468 sq. ft. two-car garage, on a 14,320 sq. ft. legal parcel (recorded subdivision (X6D-448), as part of an associated public hearing-level Coastal Development Permit (CDP) and Grading Permit for 186 cubic yards (c.y.) of excavation and 182 c.y. of fill. Two significant trees are proposed for removal. The CDP is appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, requirements from the CDRC for further project redesign are as follows:

1. Section 6565.20(B)2 NEIGHBORHOOD CHARACTER: The proposed project is sited within a neighborhood that consists of similarly-sized one- and two-story single-family houses under 2,800 square feet. However, the proposed house is approximately 43% larger than the largest house in the immediate area. The size of the house should be reduced to a size compatible with surrounding houses, as by stepping the project down a hillside or further excavation would not mitigate the scale of the project.
2. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT 1c. Streams and Other Drainage Features: Recent area erosion is cause for concern for the planned structure on the site. All assessments over 12 months old should be updated to reflect current conditions to ensure longevity of the structure. The proposed placement of the building on the site does not adequately avoid stream and natural drainage features and protect them from erosion or siltation. Standards require avoiding structures near streams or natural drainage features and altering the site in a way that would cause significant erosion. The CDRC suggests further improvement of local storm drainage systems and protection of streams and drainage features from erosion and siltation by improving water retention and drainage on-site.



Planning staff recommends consulting the County Department of Public Works for any recommendations.

3. Section 6565.20(C)1e RELATIONSHIP TO OPEN SPACE: The neighborhood's proximity to designated open space is a defining factor of the neighborhood's character. Special attention should be paid to those transition or buffer areas where residential and open space land uses meet. The size and placement of the structure at the view corridor boundary does not meet this standard. The CDRC recommends that homeowner association view corridor requirements should be applicable to the build out on this site.
4. Section 6565.20(D)1b NEIGHBORHOOD SCALE: A house should appear to be proportional or "in scale" with other houses in the neighborhood. New houses should be of a consistent scale with the homes in the neighborhood through use of compatible building dimensions. The size of the proposed project is out of proportion to other houses in the neighborhood. Total building floor area is approximately 4,000 square feet. Comparable neighboring homes average 2,500 square feet.
5. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES LIGHTING AND NOISE: While the appearance of new residential structures is of primary importance, development should be designed to prevent adverse impacts to neighboring properties.
  1. Landscaping: Proposed landscaping should harmonize with existing vegetation on-site. A smooth transition between development and adjacent open areas should be maintained through plant materials that are native or appropriate to the area.
  2. Paved Areas: Hardscape areas should be permeable.
  3. Lighting: Exterior lighting can affect distant views from scenic corridors. The proposal includes downward-directed exterior lighting that is architecturally integrated with the house's design, style, material and colors, and is designed and located so light and glare are directed away from neighbors and confined to the site. Further minimize light and glare as viewed from scenic corridors and public view corridors and locate so light is directed away from neighbors.

#### Recommended Changes

1. Reduce the size of the structure to appear consistent with the size and scale of other houses in the neighborhood.
2. Landscaping:
  - a. Applicant should limit plantings in the view easement (front yard) to Coastal Prairie type, maximum 2 feet tall (grasses, beach strawberry, etc.).
  - b. Replace *Drosanthemum* (iceplant) with native iceplant or another California native species.



- c. Consider replacing Purple Cudweed and Cotton Batting Plant with other California natives. Both are natives, but they appear “weedy.”
  - d. Replace Vaccinium Parvifolium and Rhododendron Occidentale with plants that will survive in an exposed marine environment.
  - e. Restrict California Blackberry to the rear of the property (it will eventually spread to a much larger area).
  - f. Replace Stinging Nettle with another California native. If it moves into the open space next door, it can negatively impact visitors to the open space.
  - g. Refer to the County Parks Department for recommendations on landscaping appropriate for project site.
3. Reduce the number of tree replacement based on the feasibility of the site.
  4. Remove proposed trees at street side from landscape plan to preserve view corridors and prevent canopy from encroaching on the neighboring property.
  5. Reduce the volume and improve the quality of runoff into the nearby creek by replacing all solid concrete in landscaped areas which drain to the creek with permeable material (pavers or grasscrete).
  6. Replace post landscape path lights with low level, at ground, recessed lighting. Reduce the number of exterior lighting fixtures to: one at the front door and entry points and remove both lights on the east side of the building. Consider alternative to flex tube lights to low level, recessed deck lighting in view corridors.

### Suggestions

1. New environmental and geotechnical studies are recommended by the CDRC for the associated CDP due to outdated information exceeding one year and recent ground movement at and around the site. The Midcoast Community Council has also recommended a coastal erosion study for assessment of hazard exposure (see letter to Planning dated November 9, 2016).
2. Consider low level, recessed deck lighting instead of flex tube lights in view corridors.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You

chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Carmelisa Morales, Project Planner, at 650/363-1873, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

Sincerely,



Dennis P. Aguirre, Design Review Officer

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- cc: Stuart Grunow, Member Architect  
Melanie Hohnbaum, Moss Beach Community Representative  
Zubar LLC, Property Owner  
Lisa Ketcham, Midcoast Community Council  
Kris Lannin Liang, Interested Member of the Public  
Steven and Melinda King, Interested Members of the Public  
Sarah Vespremi, Interested Member of the Public  
Gary Horsman, Interested Member of the Public  
Rich Becker, Interested Member of the Public  
Jim Scheinberg, Interested Member of the Public  
Stephen Velyvis, Interested Member of the Public

**Envelopes**

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Carlos Zubieta

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Moss Beach, CA 94038

/end