

NOTICE OF PRE-APPLICATION WORKSHOP

A public workshop will take place as part of the **Midcoast Community Council's December 9, 2015 meeting** to allow for public comment on a proposal submitted to the County Planning Dept. (Planning Case File No. PLN2015-00380) to construct 6 single family residences on a 2.48-acre property, zoned Resource Management-Coastal Zone/ Design Review (RM-CZ/DR), comprised of seven (7) legal parcels (APNs 037-086-230 thru -290). The site is located at the corner of Vallemar Street & Juliana Avenue in Moss Beach (see back side of notice for project location map).

The meeting details are as follows:

Meeting Forum: Midcoast Community Council

Meeting Date: Wednesday, December 9, 2015

Meeting Time: 7:15 p.m. – 8:45 p.m.

Meeting Location: Granada Community Services District Office
Meeting Room – 3rd Floor
504 Avenue Alhambra
El Granada, CA

Project Applicant: Owen Lawlor
612 Spring Street
Santa Cruz, CA 95060

Purpose of Workshop:

The purpose of the Pre-application Public Workshop is to provide for and foster early public involvement and input on a major development project and, to the extent feasible, resolve potential issues before the applicant submits the necessary Planning applications initiating the County's formal review process. The public workshop is for informational purposes only and shall not confer or imply any approval or rejection of the proposed project by the County of San Mateo.

Surrounding Land Use and Land Use History of Project Site:

The subject undeveloped parcel is zoned RM-CZ, bounded to the west by the ocean bluffs, to the north and south, and east (on the other side of Cabrillo Hwy.), by single family development (zoning: R-1/S-17DR). The subject seven parcels were created legally via an approved Lot Line Adjustment (LLA) recorded on 5/28/1991; County file No. LLA 89-21. This LLA occurred prior to the Coastal Commission's directive that

LLA's would not qualify for a CD Exemption, but would require a CDP. The only development project previously approved on this site was a well (County File No. CDP 97-16) on APN 036-086-260, which was approved by the Coastal Commission in December 2000 and subsequently drilled and finished pursuant to the requirements of the County Environmental Health Dept. (this well cannot be used and would have to be abandoned). While the official Coastal Trail (as adopted by the County Parks Department in the 2001 County Trails Plan) is proposed to run along Vallemar St., the pedestrian path along the bluff tops just west of the project site's privately owned parcels will not be affected by the project.

Applicable Regulations, Review, and Approvals Required:

This application requires a Coastal Development Permit (CDP), Coastside Design Review, RM-CZ Development Review Permit & Grading Permit. A seventh parcel is not being developed except for providing access to two of the sites. The project would involve grading in the amount of 1000 cy of fill & 400 cy of cut to accommodate access off Vallemar to 3 of the 6 sites. The proposal includes the removal of several significant & smaller trees.

After the Pre-application Workshop and consideration of the comments submitted, the applicant may proceed with their formal application for the proposed development. The next opportunity for public input will be when the project (all 6 residences) is formally brought before the Coastside Design Review Committee for their consideration and recommendation at a later date. After that, the Planning Department will prepare the environmental document, which will again notify all property owners, applicable agencies and other interested parties of that review as well as notice prior to future hearings before the Planning Commission and, if warranted, the Board of Supervisors. The project is appealable to the CA Coastal Commission.

If you have any questions regarding the proposal or the Pre-application Workshop, please contact Dave Holbrook, Project Planner, Telephone: 650/363-1837, or E-mail: dholbrook@smcgov.org

The plans submitted by the applicant for this project are available on the County Planning & Building Department's website at: <http://planning.smcgov.org/>