

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
 45 FREMONT STREET, SUITE 2000
 SAN FRANCISCO, CA 94105
 PHONE: (415) 904-5260
 FAX: (415) 904-5400
 WEB: WWW.COASTAL.CA.GOV

**W15b****Important Hearing Procedure Note:**

This is a substantial issue only hearing. Public testimony will be taken only on the question whether the appeal raises a substantial issue. Generally and at the discretion of the Chair, testimony is limited to 3 minutes total per side. Please plan your testimony accordingly.

Appeal Filed:	1/29/2015
49th Day:	3/19/2015
Staff:	KD - SF
Staff Report:	2/20/2015
Hearing Date:	3/11/2015

APPEAL STAFF REPORT: SUBSTANTIAL ISSUE DETERMINATION ONLY

Appeal Number:	A-2-HMB-15-0006
Applicants:	Robert Campodonico
Appellants:	Dana and Mike Kimsey
Local Government:	City of Half Moon Bay
Local Decision:	Coastal development permit (CDP) PDP-076014 approved with conditions by the City of Half Moon Bay on December 16, 2014.
Location:	170 Correas Street (APN 056-096-270) in the City of Half Moon Bay, San Mateo County.
Project Description:	Demolish an existing 3,100 square-foot, two-story, single-family residence and construct a new 6,523 square-foot, two-story, single-family residence with associated landscaping including removal of a portion of a Cyprus hedge and the removal and replacement of two diseased Monterey Pine trees.
Staff Recommendation:	No Substantial Issue

SUMMARY OF STAFF RECOMMENDATION

The City of Half Moon Bay approved a coastal development permit (CDP) to replace an existing 3,100 square-foot, two-story, single-family residence with a new 6,523 square foot, two-story,

single-family residence at 170 Correas Street southeast of Half Moon Bay State Beach in the City of Half Moon Bay, San Mateo County. The approved CDP also includes landscaping changes including the removal and replacement of two diseased Monterey Pine trees in the front (northwest) corner of the property, removal of a portion of the Cyprus hedge along the southwest side of the property, and new plantings consisting of grasses and coastal scrub. The proposed project is located at the terminus of Correas Street and is adjacent to an open space field that leads to the California Coastal Trail (CCT) and overlooks the beach.

The Appellants contend that the City-approved project raises Local Coastal Program (LCP) consistency issues relating primarily to the lot merger process and to protection of visual resources and neighborhood character. Specifically, the Appellants contend that the City-approved project would violate applicable LCP policies because 1) it incorrectly allowed for the recordation of the lot merger to be completed after issuance of the CDP; 2) it is inconsistent with the size, scale, and community character of the surrounding neighborhood; and 3) it will have adverse impacts to public views looking eastward from the California Coastal Trail and the adjacent Ocean Shore Railroad Right of Way.

After reviewing the local record, Commission staff has concluded that the approved project does not raise a substantial issue with respect to the project's conformance with the City of Half Moon Bay LCP.

Specifically, in terms of the contention related to the lot merger, although it is preferable to require the recordation of the lot merger prior to the issuance of the CDP, the process by which the lot merger was completed in this case does not create a substantial issue. The City required recordation of the lot merger prior to issuance of the building permit and in fact the Applicant has already merged the parcels. Additionally, the merger does not allow for greater site coverage than if the two lots were treated separately. In terms of neighborhood character, the approved project is consistent with the LCP development standards for the R-1 Single Family Residential Zoning district. Although the approved house will be somewhat larger than other houses on the same block and throughout the neighborhood, it sits on a larger lot than other houses in the immediate vicinity. The proposed house will be proportionately larger for its lot size compared to other houses and lot sizes along Correas Street.

In terms of visual resources, the proposed new residence will be in conformance with the LCP because it does not impact protected public views from Highway 1 or from the CCT. The existing public view from the CCT towards the east is of an open field with residences bordering the open field. The approved project will not significantly alter that view and therefore, eastward public views available from the CCT will remain consistent with the existing views of the surrounding residential area. Additionally, the approved project will use materials and colors that are appropriate for the coastal setting and will have an architectural design that is visually appealing and in keeping with the diverse character of nearby homes. The project will have some minor visual impacts as a result of the removal of a portion of the Cyprus hedge, though these impacts will be mitigated by the proposed new plantings.

As a result, staff recommends that the Commission determine that the appeal contentions do not raise a substantial LCP conformance issue, and that the Commission decline to take jurisdiction over the CDP for this project. The single motion necessary to implement this recommendation is found on page 4 below.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....	4
II. FINDINGS AND DECLARATIONS.....	4
A. PROJECT DESCRIPTION AND LOCATION.....	4
B. CITY OF HALF MOON BAY CDP APPROVAL	5
C. APPEAL PROCEDURES	5
D. SUMMARY OF APPEAL CONTENTIONS	6
E. SUBSTANTIAL ISSUE DETERMINATION	7
F. CONCLUSION.....	9

APPENDICES

Appendix A- Substantive File Documents

EXHIBITS

- Exhibit 1 – Project Site Map
- Exhibit 2 – Project Site Images and Photographic Simulations
- Exhibit 3 – County’s Final Local Action Notice
- Exhibit 4 – Approved Project Plans
- Exhibit 5 – Appeal of Half Moon Bay’s CDP Decision
- Exhibit 6 – Photo sheet of nearby houses
- Exhibit 7 – Recordation of Lot Merger
- Exhibit 8 – Applicable LCP Policies and Standards

I. MOTION AND RESOLUTION

Staff recommends that the Commission determine that **no substantial issue** exists with respect to the grounds on which the appeal was filed. A finding of no substantial issue would mean that the Commission will not hear the application de novo and that the local action will become final and effective. To implement this recommendation, staff recommends a **YES** vote on the following motion. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by affirmative vote of a majority of the Commissioners present.

***Motion:** I move that the Commission determine that Appeal Number A-2-HMB-15-0006 raises no substantial issue with respect to the grounds on which the appeal has been filed under Section 30603. I recommend a yes vote.*

***Resolution.** The Commission finds that Appeal Number A-2-HMB-15-0006 does not present a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the Certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.*

II. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION AND LOCATION

The City-approved project is located at 170 Correas Street in Half Moon Bay, just southeast of Half Moon Bay State Beach. Correas Street is located in a neighborhood to the west of Highway 1. It is a short residential street that runs perpendicular to the coastline and terminates in a cul-de-sac. The project site is on the southern side of the cul-de-sac at the western end of Correas Street, directly adjacent to former historic Ocean Shore Railroad Right of Way, which is next to an open space field that overlooks the Coastal Trail and the beach beyond. The parcel is zoned R-1 (Single-Family Residential). The Ocean Shore Railroad Right of Way is also zoned R-1 but is owned by the Coastside Land Trust and is preserved as open space adjacent to the open space field. The surrounding properties on Correas Street and on adjacent streets in the neighborhood are two-story, single-family residences.

Currently, the project site contains an existing residence. The project site is a 13,047 square-foot parcel (APN 056-096270) that consists of two underlying lots with an existing 3,100 square-foot, two-story residence that sits on top of the boundary between these two lots. The City-approved project was conditioned to require the Applicant to complete and submit the documentation to the City to create a single legal parcel of record prior to the issuance of a building permit. The City-approved CDP allows for the demolition of the existing house and the construction of a new 6,523 square-foot, two-story, single-family residence (5,079 square-feet not including the garage or basement). The project also includes landscaping changes consisting of the removal and replacement of 2 diseased Monterey pine trees located towards the front (northwest) of the house, removal of a portion of a Cyprus hedge along the western side of the property, and added garden areas and grass and coastal scrub plantings behind the house. The City-approved project

also includes a condition to retain a Monterey Cyprus tree located in the northeast corner of the property and to provide for its protection throughout the construction process.

See **Exhibit 1** for a location map; **Exhibit 2** for photographs of the site and surrounding area, as well as photo-simulations of the proposed residence with viewpoints from Correas Street and from the Coastal Trail; **Exhibit 4** for the approved project plans, including the landscaping plan; and **Exhibit 7** for the recordation of the lot merger.

B. CITY OF HALF MOON BAY CDP APPROVAL

This project was initially reviewed at the Half Moon Bay Community Development Director's hearing on December 9, 2014. The Community Development Director received two letters prior to this hearing, including one from the Appellants and one from the Committee for Green Foothills that is incorporated by reference in the appeal. Appellants expressed concerns regarding compliance with the visual resources and neighborhood character policies of the Half Moon Bay LCP, protection of the Monterey Cyprus tree on the property, and a requirement for the merger of the two underlying lots on the parcel. Several people spoke in support of the project at the hearing while one individual expressed concern about the size of the proposed house relative to others in the neighborhood. The Community Development Director continued the item until December 16, 2014 to allow City staff to complete additional analysis related to the compatibility of the size of the house with the LCP and with neighboring houses. City staff completed an inventory of the size of nearby structures in the neighborhood and added a condition for the protection of the Monterey Cyprus tree. The project with the additional analysis was then heard and approved by the Half Moon Bay Community Development Director on December 16, 2014.

The City's Final Local Action Notice was received in the Coastal Commission's North Central Coast District Office on Wednesday, January 14, 2015 (see **Exhibit 3**). The Coastal Commission's ten-working day appeal period for this action began on Thursday, January 15, 2015 and concluded at 5pm on Thursday, January 29, 2015. One valid appeal (see **Exhibit 5**) was received during the appeal period.

C. APPEAL PROCEDURES

Half Moon Bay has a certified LCP that is applicable to this project. Coastal Act Section 30603 provides for the appeal to the Coastal Commission of certain CDP decisions in jurisdictions with certified LCPs. The following categories of local CDP decisions are appealable: (a) approval of CDPs for development that is located (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, (2) on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff, and (3) in a sensitive coastal resource area; or (b) for counties, approval of CDPs for development that is not designated as the principal permitted use under the LCP. In addition, any local action (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district

development) or an energy facility is appealable to the Commission. This project is appealable because it is located between the first public road and the sea.

The grounds for appeal under Section 30603 are limited to allegations that the development does not conform to the certified LCP or to the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to consider a CDP for an appealed project de novo unless a majority of the Commission finds that “no substantial issue” is raised by such allegations.¹ Under Section 30604(b), if the Commission conducts the de novo portion of an appeals hearing and ultimately approves a CDP for a project, the Commission must find that the proposed development is in conformity with the certified LCP. If a CDP is approved for a project that is located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone, Section 30604(c) also requires an additional specific finding that the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act. This project is located between the nearest public road and the sea and thus this additional finding would need to be made if the Commission were to approve the project in the de novo portion of the hearing.

The only persons qualified to testify before the Commission on the substantial issue question are the Applicant, persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing. Any person may testify during the de novo CDP determination stage of an appeal.

D. SUMMARY OF APPEAL CONTENTIONS

The Appellants contend that the City-approved project raises LCP consistency issues relating primarily to the lot merger process and to protection of visual resources and neighborhood character. Specifically, the Appellants contend that the City-approved project would violate applicable LCP policies because: 1) the approval incorrectly allowed for the recordation of the lot merger to possibly be completed after issuance of the CDP; 2) the project would be inconsistent with the size, scale, and community character of the surrounding neighborhood; and 3) the project would have adverse impacts to eastward public views available from the Coastal Trail, open space field, and the Ocean Shore Railroad Right of Way. The appeal by Dana and Mike Kimsey also incorporated by reference a comment letter by the Committee for Green Foothills, which was sent to the City of Half Moon Bay Community Development Director prior to the initial December 9, 2014 hearing on this item. As discussed below, the City addressed

¹ The term “substantial issue” is not defined in the Coastal Act or in its implementing regulations. In previous decisions on appeals, the Commission has generally been guided by the following factors in making substantial issue determinations: the degree of factual and legal support for the local government’s decision; the extent and scope of the development as approved or denied by the local government; the significance of the coastal resources affected by the decision; the precedential value of the local government’s decision for future interpretations of its LCP; and, whether the appeal raises only local issues as opposed to those of regional or statewide significance. Even when the Commission chooses not to hear an appeal, appellants nevertheless may obtain judicial review of a local government’s CDP decision by filing a petition for a writ of mandate pursuant to the Code of Civil Procedure, Section 1094.5.

these concerns during the two hearings. Please see **Exhibit 5** for the full text of the appeal contentions, including the incorporated letter by the Committee for Green Foothills.

E. SUBSTANTIAL ISSUE DETERMINATION

Lot Merger

The Appellants contend that the recordation of the lot merger should have been required prior to the issuance of the CDP, and states further that by approving the CDP, the City incorrectly approved one house on two lots. The City of Half Moon Bay did require completion and submittal of evidence of the legal merger prior to the issuance of building permits for the project (See **Exhibit 3**, Final Local Action Notice, p. 9, Community Development Director Resolution, Condition of Approval #B2).

Although it is preferable to require the recordation of the lot merger prior to the issuance of a CDP, the process by which the lot merger was completed in this case does not create a substantial issue. Because the City CDP for the new residence required the recordation of lot merger prior to issuance of the building permit, no demolition or construction activity would have occurred prior to the lot merger. Additionally, there will be no change in the intensity of use at this site and the merger does not allow for greater site coverage than if the two lots were treated separately. On January 15, 2015, the City approved the merger of the parcels (see **Exhibit 7**), and therefore there is not an approved house on two lots.

Neighborhood Character

The Appellants contend that the project does not comply with LCP Section 18.21.035.G, which requires compatibility of size and design of new development with the surrounding neighborhood, and further claim that the City staff's analysis regarding such compatibility improperly considered houses up to 6 blocks away rather than strictly within the immediate area. The Appellants also contend that the approved project is incompatible with the Half Moon Bay LCP Visual Resources Section 7.1 which incorporates by reference Coastal Act Policy 30251 related to the protection of scenic and visual qualities of an area and ensuring compatibility of new development with the character of the surrounding neighborhood. (See **Exhibit 8** for relevant LCP policies.)

As described above, the approved project consists of a two-story, 6,523 square-foot residence (5,079 square feet excluding the garage and basement). The approved project complies with the LCP's site standards that apply in this case (for R-1 zoning) for lot coverage, height, floor area ratio (FAR) and setbacks (see LCP Section 18.06.030 Table B, **Exhibit 8**). The approved front, rear, and side setbacks are equal to or greater than the required amount; the maximum height is 27' 10" when 28' is allowed; the FAR and maximum lot coverage are equal to that which is allowed (6,523 and 4,566 sq. ft., respectively). Additionally, the approved house will comply with the maximum building envelope requirement (LCP Section 18.06.040.G, **Exhibit 8**) whereas the existing house (as well as several other houses in the vicinity) does not.

City of Half Moon Bay staff inventoried the lot size and square footage of 60 houses in the vicinity of 170 Correas Street. This inventory primarily included each of the houses within 2-3

blocks of the project site. Of these 54 houses, the average lot size is 8,121 sq. ft. and the average house size (excluding garages and basements) is 2,890 sq. ft. Thus, while the approved house will be larger than neighboring structures (5,079 sq. ft. excluding garage and basement), it is proposed on a much larger lot size and is appropriately larger compared to its larger lot size (13,047sq. ft.). The City's analysis also included 6 houses on Jenna Lane (5-6 blocks away) which sit on larger than average lots.

It is also important to note that the house has been designed so that much of the additional new square footage is not visible from Correas Street. There is a fairly large basement and the house is laid out so that it extends towards the back of the property rather than being laid out across the width of the property. This design combined with the fact that the new house will no longer encroach outside the maximum building envelope will result in a perceived bulk that is actually less than the existing house when viewed from Correas street (see **Exhibit 2** for photo simulations of the new house).

Beyond the size of the approved house, the architectural design, materials, and colors are attractive in nature and appropriate for the coastal setting. The houses in the immediate vicinity on Correas Street are fairly visually diverse, with a mix of architectural styles, features, and color palettes such that the approved house will not be out of character with the neighborhood (see **Exhibit 6** for photographs of nearby houses).

Taken together, the approved house will be compatible with other structures in the neighborhood. The residence meets the height, size, and lot coverage requirements of the zoning code and has been designed to blend appropriately into the established community character of this area of Half Moon Bay. The project is sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods and areas, as required by the LCP. For all the above reasons, this contention does not raise a substantial issue of LCP conformance with respect to neighborhood character.

Visual Resources

The Appellants contend that the project fails to comply with the Half Moon Bay LCP Visual Resources Section 7.1 which incorporates by reference the Coastal Act policies related to protection of the scenic and visual qualities of coastal areas (see **Exhibit 8**). Appellants specifically contend that removal of a portion of the existing Cyprus tree hedge along the western side of the property will impact eastward looking views currently available from the California Coastal Trail and from the Ocean Shore Railroad Right of Way directly adjacent to the project site. The Appellants state that this hedge screens the existing house from view and acts as a natural transition between the property and the open space blufftop area for users of the trail and right of way.

As described above, the project is located on the southern side of the western cul-de-sac of Correas Street. Directly to the west of the project parcel is the former Ocean Shore Railroad Right of Way. This right of way is zoned R-1, but is currently owned by Coastside Land Trust and is protected as open space such that all property to the west of the project site is currently open space leading to the California Coastal Trail (CCT), blufftop, and down to the beach. Adjacent properties on all other sides of the project site are single family residences.

There will be some visual impact resulting from the removal of a portion of the existing Cyprus tree hedge along the western side of the property. This hedge does currently act to screen portions of the house when viewed from along the adjacent right of way and from the nearby CCT. However, this impact does not raise a substantial issue for several reasons.

First, the area from which the hedge will be removed will be replanted with a mix of grasses and coastal scrub. These plantings will screen the proposed new house to some extent, thus mitigating the impact of the removal of the hedge. Additionally, the plantings will be native species, providing compatibility with the surrounding natural area. Second, public views from the CCT and the open space area towards the east after project construction will remain consistent with the existing residential character of the surrounding area. Currently, when looking eastward from the CCT (approximately 230 meters due west of the project site), a number of other residences are visible, and there will be no loss of existing public views of the ridgeline beyond the structure and other existing residences (see **Exhibit 2** for a photographs of the project site from the vicinity of the California Coastal Trail). Although the loss of part of the Cyprus hedge and resulting views of the structure will be somewhat more noticeable from the right of way directly adjacent to the west side of the house, views from this location are not protected by the LCP.

Overall, the approved project will not impact views to and along the coast from Highway 1 or from public areas on and adjacent to the project site. Impacts to views looking eastward from the CCT will be limited and consistent with the existing residential nature of the surrounding area and the existing residential use of the project site. For these reasons, the approved project does not raise a substantial issue of LCP conformance with respect to visual resources.

F. CONCLUSION

When considering a project that has been appealed to it, the Commission must first determine whether the project raises a substantial issue of LCP conformity, such that the Commission should assert jurisdiction over a de novo CDP for such development. At this stage, the Commission has the discretion to find that the project does not raise a substantial issue of LCP conformance. As explained above, the Commission is guided in its decision of whether the issues raised in a given case are “substantial” by the following five factors: the degree of factual and legal support for the local government’s decision; the extent and scope of the development as acted upon by the local government; the significance of the coastal resources affected by the decision; the precedential value of the local government’s decision for future interpretations of its LCP; and, whether the appeal raises only local issues as opposed to those of regional or statewide significance. In this case, these five factors, considered together, support a conclusion that this project does not raise a substantial issue of LCP conformance.

First, as discussed above, the City had ample factual and legal support for its decision. In terms of the lot merger, although it is preferable to require the recordation of the lot merger prior to the issuance of the CDP, the process by which the lot merger was completed in this case does not create a substantial issue, chiefly because the Applicant has in fact merged the parcels and the merger does not allow for greater site coverage than if the two lots were treated separately. In relation to the neighborhood character contentions, the development meets the size, layout, and

design standards of the LCP. The additional comparative size of the structure is proportional to its larger lot, and the perceived bulk of the house will be similar to or less than the existing house when viewed from Correas Street. The architectural design, materials, and color of the house are visually pleasing and compatible with the diversity of nearby houses. Finally, in terms of the Appellants' visual resources contention, the proposed project does not block public views from designated scenic roads or from any visual resource areas, and impacts from the nearby California Coastal Trail are limited and consistent with the existing residential character of the area. The evidence provided by the City including an analysis of nearby lot and house sizes, photographs of the site and surrounding neighborhood, and photographic simulations of the proposed new residence further supports the Commission's assessment of visual resources and community character outlined above. Thus, the City has provided adequate factual and legal support for its decision that the approved development would be consistent with the certified LCP.

Second, the extent and scope of the development is limited to the remodeling of a single family residence.

Third, no significant coastal resources are impacted. The proposed project will not adversely impact significant coastal resources as it is replacing an existing residence with a new residence consistent with the zoning standards and setback requirements.

Fourth, the City's decision sets no particular precedent; it is a specific project in a specific setting. Because the project is consistent with the LCP, a finding of no substantial issue will not create an adverse precedent for future interpretation of the LCP.

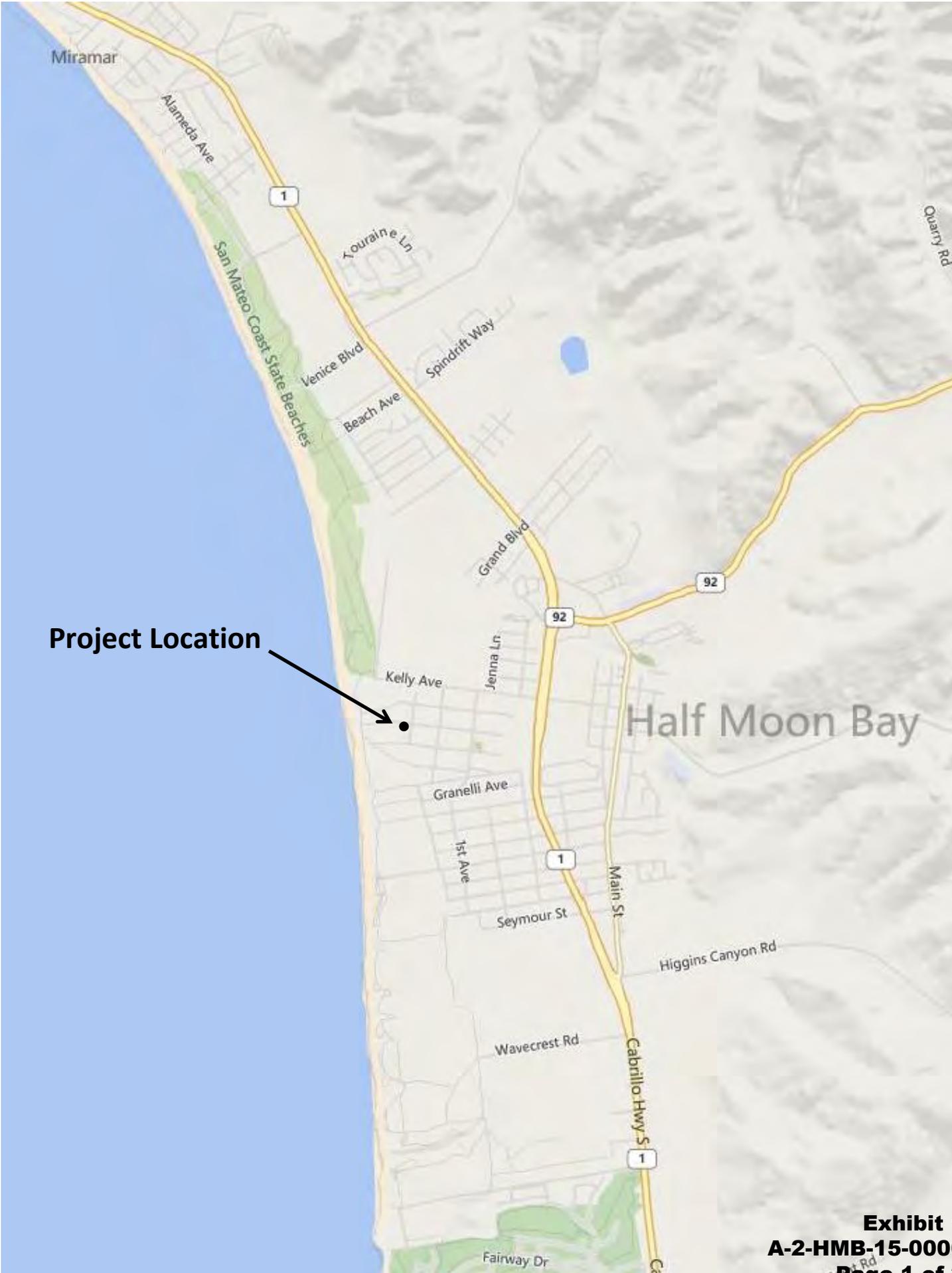
Finally, the appeal raised solely local issues regarding the timing of the lot merger, and the visual compatibility issues of a specific neighborhood in Half Moon Bay.

For the reasons stated above, the Commission finds that Appeal Number A-2-HMB-15-0006 does not present a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act and is consistent with the certified LCP and the public access policies of the Coastal Act.

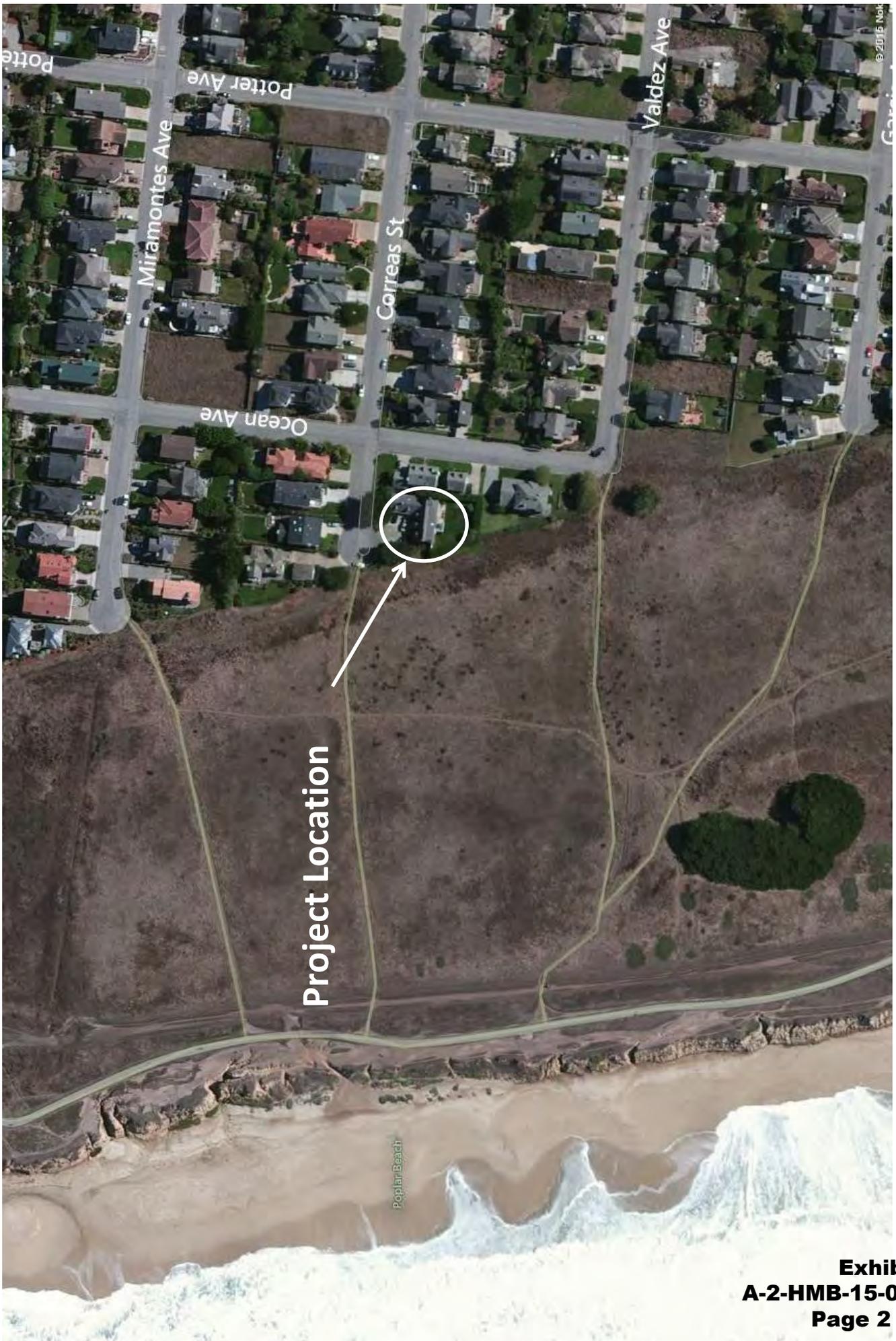
APPENDIX A: SUBSTANTIVE FILE DOCUMENTS

Staff Report and Analysis – City of Half Moon Bay Community Development Director,
December 9, 2014 Hearing

Staff Report and Analysis – City of Half Moon Bay Community Development Director,
December 16, 2014 Hearing



Project Location





SCHILLER RESIDENCE SITE PHOTOS

**170 CORREAS STREET
HALF MOON BAY
94019**

View from street to north elevation of existing house.



PLANNING DEPT
OCT 13 2014
RECEIVED



PLANNING DEPT

DEC 16 2014

RECEIVED

1 EXISTING VIEW FROM NORTHWEST

1
A/R



PLANNING DEPT

DEC 16 2014

RECEIVED

1 PROPOSED VIEW FROM NORTHWEST

A-R



PLANNING DEPT

DEC 16 2014

RECEIVED

PROPOSED VIEW FROM NORTHWEST

1
A-R



1 EXISTING VIEW FROM SOUTHWEST

A-R

PLANNING DEPT

DEC 16 2014

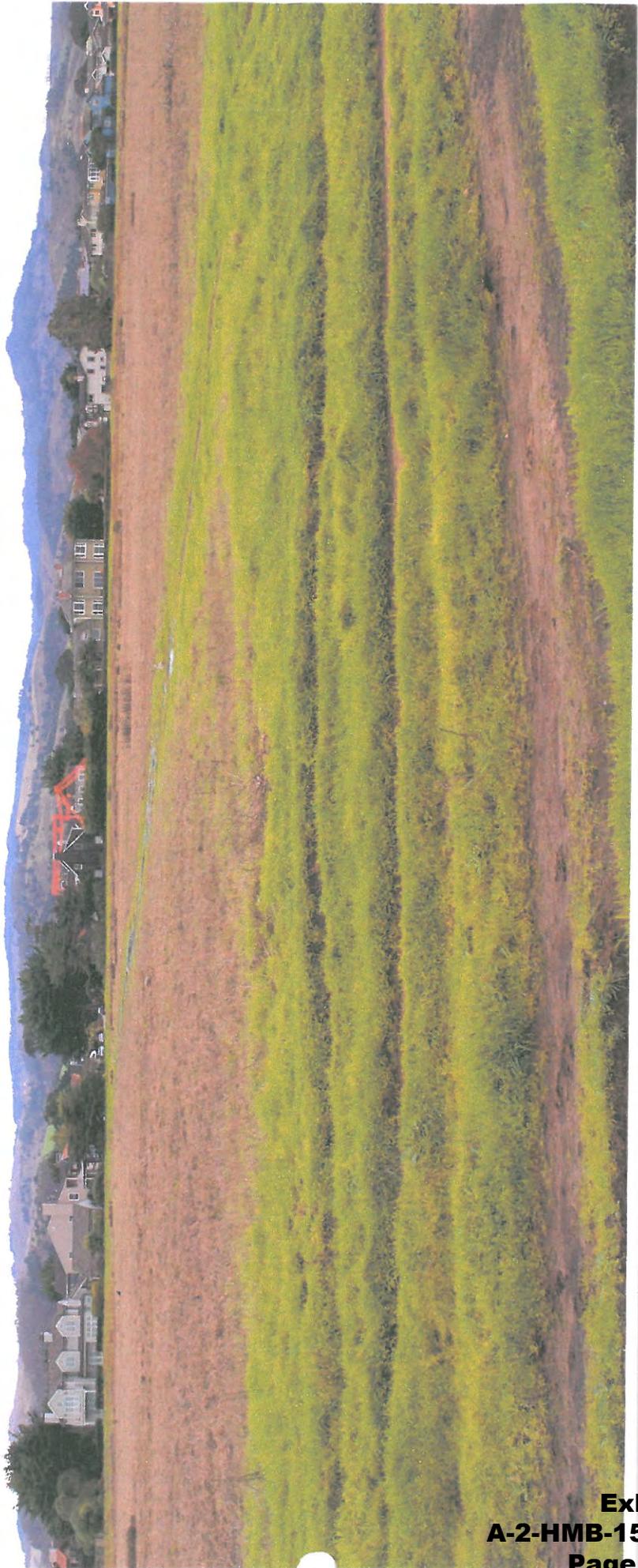
RECEIVED

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND SHOULD NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PLANNING DEPT

DEC 16 2014

RECEIVED





PLANNING DEPT

DEC 16 2014

RECEIVED

1 PROPOSED VIEW FROM SOUTHWEST

A-R



CITY OF HALF MOON BAY

City Hall • 501 Main Street • Half Moon Bay • 94019

January 12, 2015

RECEIVED

JAN 14 2015

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission
Attn: Stephanie Rexing
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Subject: Notice of Final Action: PDP-076-14 Coastal Development Permit to allow the demolition of the existing single-family residence and construction of a new 6,523 square-foot, two-story, single-family residence and tree replacement at 170 Correas Avenue (APN 056-096-270) in the R-1 Single Family Residential Zoning District

Dear Ms. Rexing,

Attached is the Notice of Final Action for Coastal Development Permit PDP-076-14, which was approved by the Half Moon Bay Community Development Director on December 16, 2014. This approval was not appealed to the Planning Commission during the ten working day appeal period which ended at 5:00 p.m. on January 9, 2015. Community Development Director Resolution PDR-21-14 for approval of Coastal Development Permit PDP-076-14, findings (Exhibit A) and conditions (Exhibit B) are included with this letter.

Should you have questions regarding the Notice of Final Action and supporting material, please contact me at (650)726-8299 or e-mail at sphillips@hmbcity.com.

Sincerely,

Scott Phillips
Associate Planner

c: Robert Campodonico

FINAL LOCAL ACTION NOTICE	
REFERENCE #	2-HMB-15-0044
APPEAL PERIOD	1/15/15 - 1/29/15



NOTICE OF FINAL LOCAL ACTION

Coastal Development Permit

City of Half Moon Bay Planning Division
501 Main Street, Half Moon Bay, CA 94019
(650) 726-8250 FAX (650) 726-8261

Date: January 12, 2015 File: PDP-076-14

Applicant: Robert Campodonico
353 Folsom Street
San Francisco, CA 94105

Planner: Scott Phillips, Associate Planner

This notice is being distributed to the Coastal Commission and to those who requested notice. The following project is located within the appealable area of the Coastal Zone. The Community Development Director approved the Coastal Development Permit on Tuesday December 16, 2014, by Resolution No. PDR-21-14. The Director's decision was not appealed to the City of Half Moon Bay Planning Commission within the ten business day appeal period.

Project Description: PDP-076-14 –Coastal Development Permit to allow the demolition of the existing single-family residence and construction of a new 6,523 square-foot, two-story, single-family residence and tree replacement in the R-1 Single Family Residential Zoning District and subject to the conditions of approval contained in Exhibit B of Resolution PDR-21-14

Project Location: 170 Correas Avenue

APN: 056-096-270

Term of Permit: This permit shall expire one year from the date the appeal period ends if development authorized by the permit has not commenced.

Final Action: Approved by the Community Development Director on December 16, 2014, based upon findings and conditions contained in Resolution PDR-21-14.

This project is located within the Appeals Jurisdiction of the California Coastal Commission. Local Review of this Coastal Development Permit Application is now complete.

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION PDR-21-14
RESOLUTION FOR APPROVAL
PDP-076-14**

Coastal Development Permit to allow the construction of a new 6,523 square-foot, two-story single-family residence and associated tree removal at 170 Correas Avenue (APN 056-096-270)

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit to allow construction of a new 6,523 square-foot, two-story, single-family residence at 170 Correas Avenue (APN 056-096-270) in the R-1, Single-Family Residential Zoning District; and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed public hearing on December 16, 2014, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit for the construction of a new house is categorically exempt pursuant to CEQA under Section 15303(a), which exempts the construction of up to three single-family residences, and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves the application (PDP-076-14).

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held on December 16, 2014.

APPROVED:



Dante Hall, Community Development Director

EXHIBIT A

FINDINGS AND EVIDENCE

**Community Development Director Resolution PDR-21-14
PDP-076-14**

Coastal Development Permit to allow the construction of a new 6,523 square-foot, two-story single-family residence and associated tree removal at 170 Correas Avenue (APN 056-096-270)

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

- 1. Local Coastal Program** – The development as proposed or as modified by conditions, conforms to the Local Coastal Program.

Evidence: The project consists of a new single-family residence in an existing neighborhood where public services and infrastructure are generally available. The proposed project conforms to the requirements of the R-1, Single Family Residential Zoning District and does not affect coastal access or protected views. The project conforms to all City requirements, does not pose any significant threat to coastal resources, and is consistent with the policies of the City's Land Use Plan (LUP).

Coastal Act 30240(b) and Policy 3-3(b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The subject property contains a developed house, which would be demolished and replaced with a new house. No additional property would be developed as part of this project.

Policy 2-5: *No structure shall be built within 15 feet of an accessway or the boundary of public shoreline recreation area ownership. A greater distance may be required to minimize adverse visual impacts, to protect visual privacy, or to protect public access.*

Compliance: The subject property is not adjacent to the boundary of shoreline recreation area, but is adjacent to vacant property zoned R-1 (Single Family Residential), which happens to be the former railroad right-of-way. The boundary of the shoreline recreation area referenced in LCP Policy 2-5 is further separated from the subject property by the

West of Railroad PUD (Planned Unit Development). The western side setback is more than 15 feet which more than the existing house, as indicated on the plans submitted October 13, 2014. With the project conforming the Maximum Building Envelope requirement, the visual impact of the proposed house would be less than the existing non-conforming house.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The subject site is located more than 200 yards from State Highway 1.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed single-family residence was subject to design review by the Director. The color, materials, and design elements of the proposed residence are well integrated, providing a coherent and pleasing design. The proposed design differs from that of existing residences in the immediate area; however the design conforms with the setback, height, and maximum building envelope requirements of the R-1, Zoning District and the design is compatible with other development in the area in terms of size and massing. The proposed development is suitable to the project site and compatible with the variety of architectural styles within the surrounding neighborhood.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

Compliance: The proposed single-family residence is not located along a primary access route from Highway 1.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The proposed new house is not located at or near identified archaeological or paleontological resources. If cultural resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. Growth Management System – The development is consistent with the annual population

limitation system established in the Land Use Plan and Zoning Ordinance.

Evidence: The proposal is to replace an existing dwelling unit with a new single family house and the project would not create an additional dwelling unit; therefore the project exempt from the requirements of the City's growth management system.

- 3. Zoning Provisions** – The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.

Evidence: The project is consistent with the land use limitations and property development standards of the R-1, Zoning District as documented in the staff report.

- 4. Adequate Services** – The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.

Evidence: The project is located within an existing subdivision with roads and other infrastructure serving the existing houses. One 5/8" Pre-Crystal Springs Project water service connection is assigned to the property. The property is within the Half Moon Bay Sanitary District and currently has water and sewer services for the existing single family residence on site. The new single family residence would utilize these existing services on the site.

- 5. California Coastal Act** – Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Evidence: The proposed project is located between the sea and the first public road parallel to the sea. The proposed project is to demolish the existing residence on site and construct a new single family residence and would not restrict public access or recreation opportunities.

In approving this project, the reviewing authority must make the following finding per Municipal Code Section 18.21.040:

- 6. Architectural Design** – Such buildings, structures, planting, paving and other improvements are so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, impair the desirability of living or working conditions in the same or adjacent areas and/or otherwise adversely affect the general prosperity and welfare.

Evidence: The proposed house design includes an attractive and appropriate street

presentation. The variety of gabled roof elements and patios provides a contemporary design yet the natural in appearance exterior colors and materials are appropriate in the coastal setting. The southern portion of the new house would be constructed in an area where the current house does not exist. The additional mass and bulk has been offset by a smaller new garage when compared to the existing house. The applicant has provided photographic simulations to show the differences between the existing and proposed house. Additionally, story poles have been constructed in compliance with the City's policy on story poles. Staff believes that the house elements and materials as shown on the submitted plans create a harmonious design that is appropriate to the coastal setting and is compatible with other houses within the vicinity.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorical Exempt pursuant to California Code of Regulations Section 15303(a) in that the project consists of the construction of one single-family residence.

EXHIBIT B

**CONDITIONS OF APPROVAL
Community Development Director Resolution PDR-21-14
PDP-076-13**

**Coastal Development Permit to allow the construction of a new 6,523 square-foot, two-story
single-family residence and associated tree removal
at 170 Correas Avenue (APN 056-096-270)**

Authorization: Approval of this permit authorizes a request for a Coastal Development Permit to allow construction of a 6,523 square-foot single-family residence at 170 Correas Avenue (056-096-270).

A. The following Conditions apply to this project:

1. CONFORMANCE WITH APPROVED PLANS. Development shall be in substantial conformance with the approved plans dated October 13, 2014, except for any changes that may be required by these conditions of approval. In the event that the Community Development Director determines that any proposed changes warrant further review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Community Development Director. (Planning)
2. PROTECTION OF EXISTING MONTEREY CYPRESS TREE IN THE FRONT OF THE RESIDENCE. The existing Monterey Cypress Tree in the front of the residence shall be maintained throughout the duration of construction. Temporary construction fencing shall be installed within the drip-line of this tree in order to protect the tree from construction activity. New storm drainage facilities and/or water and sewer lines shall not be located within the drip line of this tree. (Building/Planning)
3. DISCOVERY OF ARCHAEOLOGICAL RESOURCES. If historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
4. SIDEWALK, MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Sidewalk maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the

City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)

B. The following Conditions shall be fulfilled prior to issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. LOT MERGER. The applicant shall request a lot merger and submit the required documentation to the City to create a single legal parcel of record, and record the action with the San Mateo County Recorder's Office. This must be completed and evidence must be provided to the City prior to the issuance of the building permit. (Planning/Engineering)
3. CONSTRUCTION PLANS. File Number PDP-076-14 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection, and a property line sewer cleanout must be installed prior to Building Permit approval. (Planning)
4. ENCROACHMENT PERMIT. An Encroachment Permit shall be required prior to any installation of utilities and any other required work within the public right-of-ways. (Public Works)
5. WATER CONSERVATION IN LANDSCAPING. Prior to issuance of building permits, the permittee shall submit Landscape and Irrigation Plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) requirements to the satisfaction of the Community Development Director. (Planning)
6. BUILDING STANDARDS. All buildings, structures, and improvements shall be designed and constructed in accordance with Chapter 14.04 of the Municipal Code, 2013 California Code of Regulations Title 24, and Half Moon Bay Public Works Standard Details. The minimum basic wind speed for determining design wind pressure shall be 110 miles per hour. The exposure assigned for the subject site, for which a building or

structure is to be designed in accordance with Chapter 16 of the California Code of Regulations, shall be Exposure C. (Building)

7. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)
8. LOT DRAINAGE PLAN AND ON-SITE DETENTION. Prior to the issuance of building permits, a Lot Drainage Plan shall be submitted showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include supporting calculations for storm water detention on the site for the additional run-off from a ten year frequency storm of two hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)
9. STREET FRONTAGE IMPROVEMENTS. Prior to issuance of building permits, the permittee shall submit design plans for construction of street improvements across the project frontage on Correas Avenue in conformance with City Design Standards to the satisfaction of the City Engineer. The frontage improvements shall include the following:
 - a) Construction of curb, gutter, sidewalk and driveway aprons;
 - b) Replacement of pavement; and
 - c) Installation of street trees.All improvements shall comply with ADA standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B). (Engineering)
10. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Prior to the issuance of building permits, a storm water management-treatment plan shall be submitted showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
 - a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
 - b. Direct roof runoff into vegetated areas;
 - c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;

- d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces;
or
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)
11. LANDSCAPE/HARDSCAPE PLANS. The applicant shall submit proposed landscape (including required replacement trees at least 24" box in size and hardscape plans to the Public Works Department prior to issuance of a building permit. These plans shall include the proposed land/hardscape in the public rights-of-way. The applicant is advised that line of sight triangles regarding roadway intersections (for corner properties) and driveways shall be adhered to in accordance with Section 18.06.040(B)(4). In addition, allowable heights for fencing, walls, posts mailbox holders, etc., shall follow the same height and structure guidelines for facilities that are located in building setback areas. _____ (Building/Planning)
 12. EROSION AND SEDIMENT CONTROL. Prior to the issuance of building permits, an erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)
 13. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. (Engineering)
 14. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Three or more cuts in the pavement for utility connections will require a 2-inch thick asphalt concrete overlay on the existing pavement across the property frontage. (Engineering)
 15. SEWER CONNTECTION FEE. The proposed development is subject to a sewer connection fee pursuant to Section 13.36.070 of the Half Moon Bay Municipal Code. The fee shall be paid to the City prior to issuance of building permits. (Engineering)
 16. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)

17. FIRE SPRINKLERS AND FIRE DISTRICT REQUIREMENTS. Pursuant to Fire District ordinance, the permittee shall install an automatic fire sprinkler system throughout the proposed or improved dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division to the satisfaction of the Building Official prior to issuance of building permits. Upon submission of plans, the City will forward a complete set to the Coastside County Fire Protection District for review. Fees for automatic fire sprinkler systems shall be paid to the City prior to plan review. (Fire)

C. The following conditions shall be implemented prior to and during construction:

1. STORMWATER MANAGEMENT / EROSION CONTROL. During Construction the applicant shall minimize the transport and discharge of storm water from the project site by incorporation of the following measures into the construction site practices:
 - a. Identify all storm drains, drainage swales and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them. Use silt fence barrier, straw bale barrier, sand bags, brush or rock filter or other appropriate measures, as necessary to minimize the quantity of sediment laden runoff from the site.
 - b. Stabilize any areas that have been stripped of vegetation, and maintain erosion control measures between October 15 and April 15.
 - c. Ensure that erosion control by re-vegetation is performed just prior to the rainy season unless on site irrigation is provided. Select seed to minimize fertilizer and water use. Limit watering to the amount and frequency, which can be absorbed on site.
 - d. Avoid stockpiling of soils or materials, when rain is forecast. Cover with a waterproof tarp during periods of rainy weather to control runoff. Monitor the site for minimization of erosion and sediment runoff every 24 hours during and after every storm event. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - e. Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek. Recycle, return to supplier or donate unwanted water-based (latex) paint. Dried latex paint may be disposed of in the garbage. Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.
 - f. Avoid cleaning, fueling, or maintaining vehicles on site, except in an area designated to contain and treat runoff. Clean up leaks, drips, and other spills immediately so they do not contact stormwater. Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible.

- g. Avoid mixing excess amounts of fresh concrete or cement mortar. Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.
 - h. Practice source reduction. Reduce waste by only ordering the amount you need to finish the job. Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, and batteries are recyclable.
 - i. Inspect portable toilets for leaks. Do not place on or near storm drain outlets. Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed. (Building)
- 2. HOURS OF CONSTRUCTION. The hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturdays and 10:00 a.m. to 6:00 p.m. on Sundays and/or Holidays. (Building)
- 3. STORAGE OF CONSTRUCTION MATERIALS. Construction materials and/or construction activity shall not take place on adjacent properties. If storage of construction materials within the City right-of-way, an encroachment permit shall be obtained prior to doing so. (Building)
- 4. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review and approval by the Public Works Division. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
 - a. All masonry, wood, and steel construction materials
 - b. All construction-related equipment and storage containers.
 - c. All construction-related vehicles including temporary trailers (Building)
- 5. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building/County Health)
- 6. ENCROACHMENT PERMIT. The permittee shall obtain an encroachment permit prior to any construction activity within the City right-of-way, affecting City improvements. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. (Engineering)

D. The following shall apply prior to occupancy:

1. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of an occupancy permit, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire)
2. EXTERIOR BUILDING COLORS AND MATERIALS. Exterior colors and materials shall be in substantial compliance with those shown on the color and materials board, City date stamped October 13, 2014. (Planning)
3. CONSTRUCTION OF STREET IMPROVEMENTS/TRAFFIC MITIGATION. Prior to the issuance of a Certificate of Occupancy, the permittee shall construct all street improvements in conformance with the approved design plans to the satisfaction of the City Engineer. (Engineering)
4. BUILDING PERMIT FINAL. Obtain Permit Final signatures from all departments and submit recycling receipts to the Building Division. (Building)

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The Coastal Development Permit shall take effect after final local action. The applicant/owner's shall submit a signed copy of these conditions of approval to the Planning Department prior to issuance of any building permit.
2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals.
3. EXPIRATION. The Coastal Development Permit shall expire one year from its date of approval if the development has not begun during that time.
4. HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this

application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City.

5. PERMIT RUNS WITH THE LAND. The Coastal Development Permit runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

(Signature)

(Date)



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

SCHILLER RESIDENCE

APN: 056-096-270

170 CORREAS STREET,
HALF MOON BAY, CA, 94019

NOT FOR
CONSTRUCTION

ISSUED:
SUBMITTED FOR PLANNING
2014-10-10

OCT 13 2014

PLANNING DIRECTOR
APPROVED
12/16/14
DATE
12/16/14
RESOLUTION NO.

SITE PLAN / LANDSCAPE
PLAN

SCALE: AS NOTED

JOB NUMBER: 201401

SHEET: **A1.1**

NOTES - SITE PLAN:

- EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
- LANDSCAPING TO BE PREDOMINANTLY NATIVE AND DROUGHT-RESISTANT SPECIES. TOTAL IRRIGATION AREA WILL BE LESS THAN 1000 sq. ft.

KEYNOTES - SITE PLAN:

- (N) RESIDENCE
- (N) GARAGE
- (N) BIKE GARAGE
- (N) ASPHALT OR CONCRETE DRIVEWAY
- (N) PATIO
- (N) LANDSCAPING TO BE A MIXTURE OF THE FOLLOWING GRASSES & COASTAL SCRUB:
- Baccharis Pilularis 'Coyote Brush'
- Salvia 'Sage Bliss'
- Melaleuca Alternifolia 'Sage Paper'
- Monardella Antennaria 'Deer Grass'
- Eriogonum Laetifolium 'Coast Buckwheat'
- Asplenium 'Jazz Mirror'
- (N) GARDEN AREA
- (E) PASTURE GRASS, ALLOWED TO GROW INTO SITE
- (E) LANDSCAPED GRASS AREA
- (E) HEDGE (CYPRESS)
- (E) ADJACENT BUILDINGS
- (N) PLANTER
- (N) LOW STONE WALL
- NOT USED
- (N) STONE REAR YARD PATHWAY
- (N) TRASH/RECYCLING AREA
- OUTLINE OF BASEMENT BELOW
- (E) PORTION OF HEDGE, TO BE DEMOLISHED
- (E) MONTEREY PINE TREES, TO BE REMOVED. SEE "REMOVAL OF HERITAGE TREES DOCUMENT"
- (E) MONTEREY PINE TREES, TO BE REPLACED WITH MONTEREY PINE TREES. SEE "REMOVAL OF HERITAGE TREES DOCUMENT"

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- (E) ELEVATION CONTOURS
- (N) STRUCTURES OVER SLAB
- 50
- HARDSCAPE PAVERS



1 SITE PLAN / CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF WALKER WARNER ARCHITECTS AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

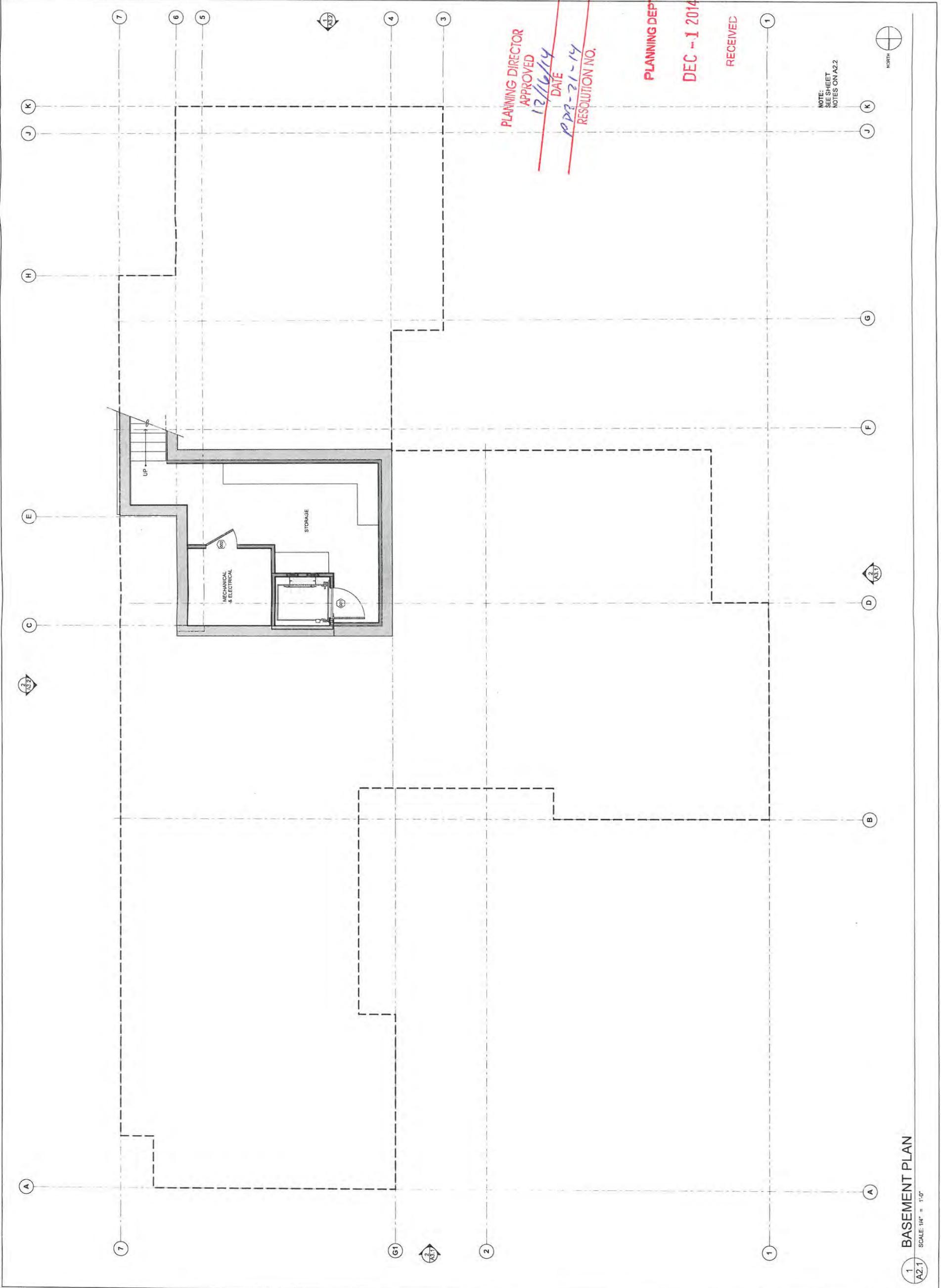
170 CORREAS STREET,
HALF MOON BAY, CA, 94019

SCHILLER RESIDENCE

APN : 056-096-270

ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

BASEMENT PLAN
SCALE: AS NOTED
JOB NUMBER: 201401
SHEET: **A2.1**



NOTE:
SEE SHEET
NOTES ON A2.2



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

CHILLER RESIDENCE

APN: 056-096-270

170 CORREAS STREET,
HALF MOON BAY, CA, 94019

PLANNING DEPT

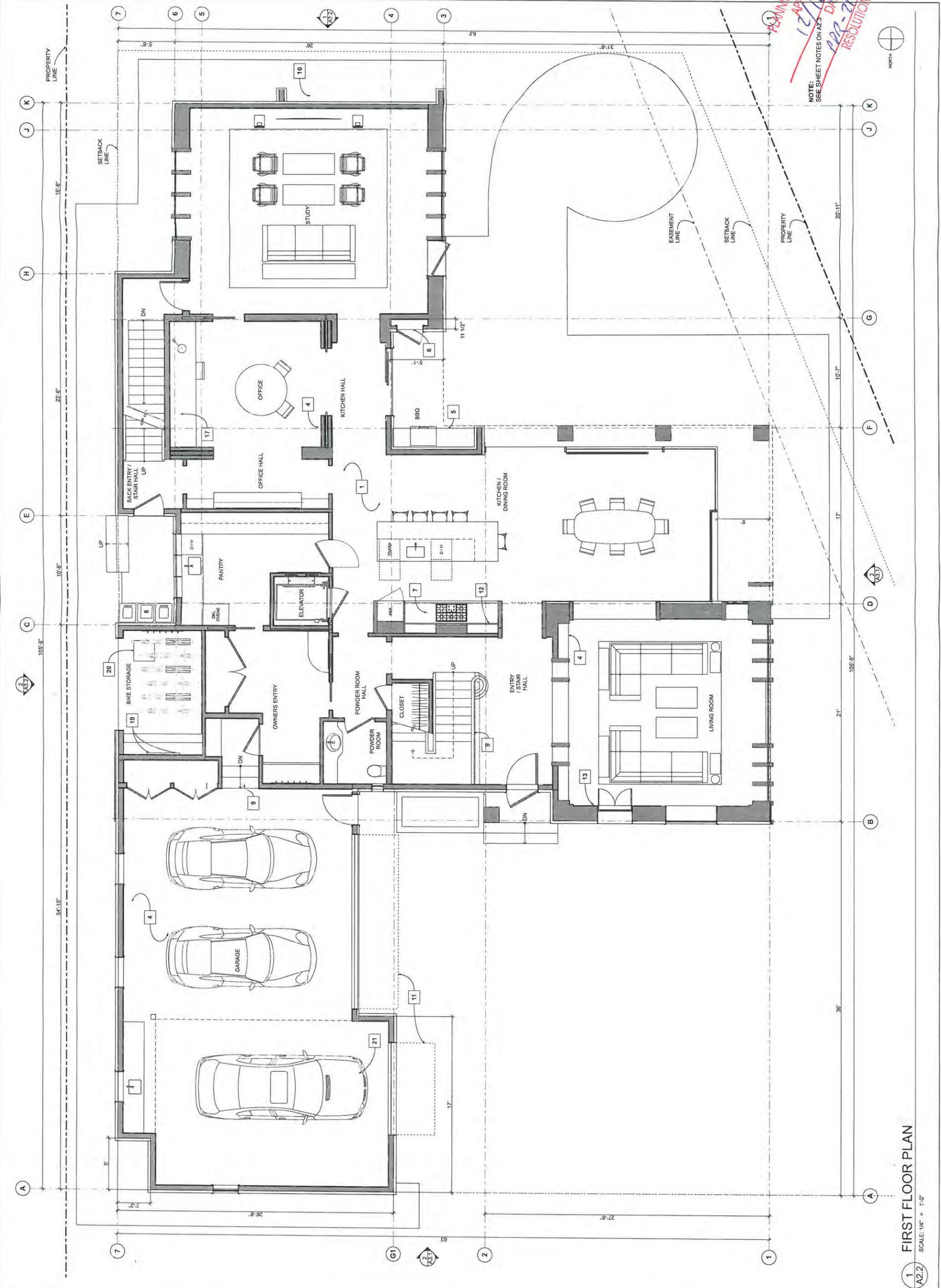
DEC -1 2014

RECEIVED

ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

PLANNING DIRECTOR
12/16/14 APPROVED
DATE
PP-21-14 FLOOR PLAN
RESOLUTION NO.

SCALE: AS NOTED
JOB NUMBER: 201401
SHEET: A2.2



NOTE: SEE SHEET NOTES ON A2.3

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

170 CORREAS STREET,
HALF MOON BAY, CA, 94019

SCHILLER RESIDENCE

APN: 056-096-270

PLANNING DEPT

DEC -1 2014

RECEIVED

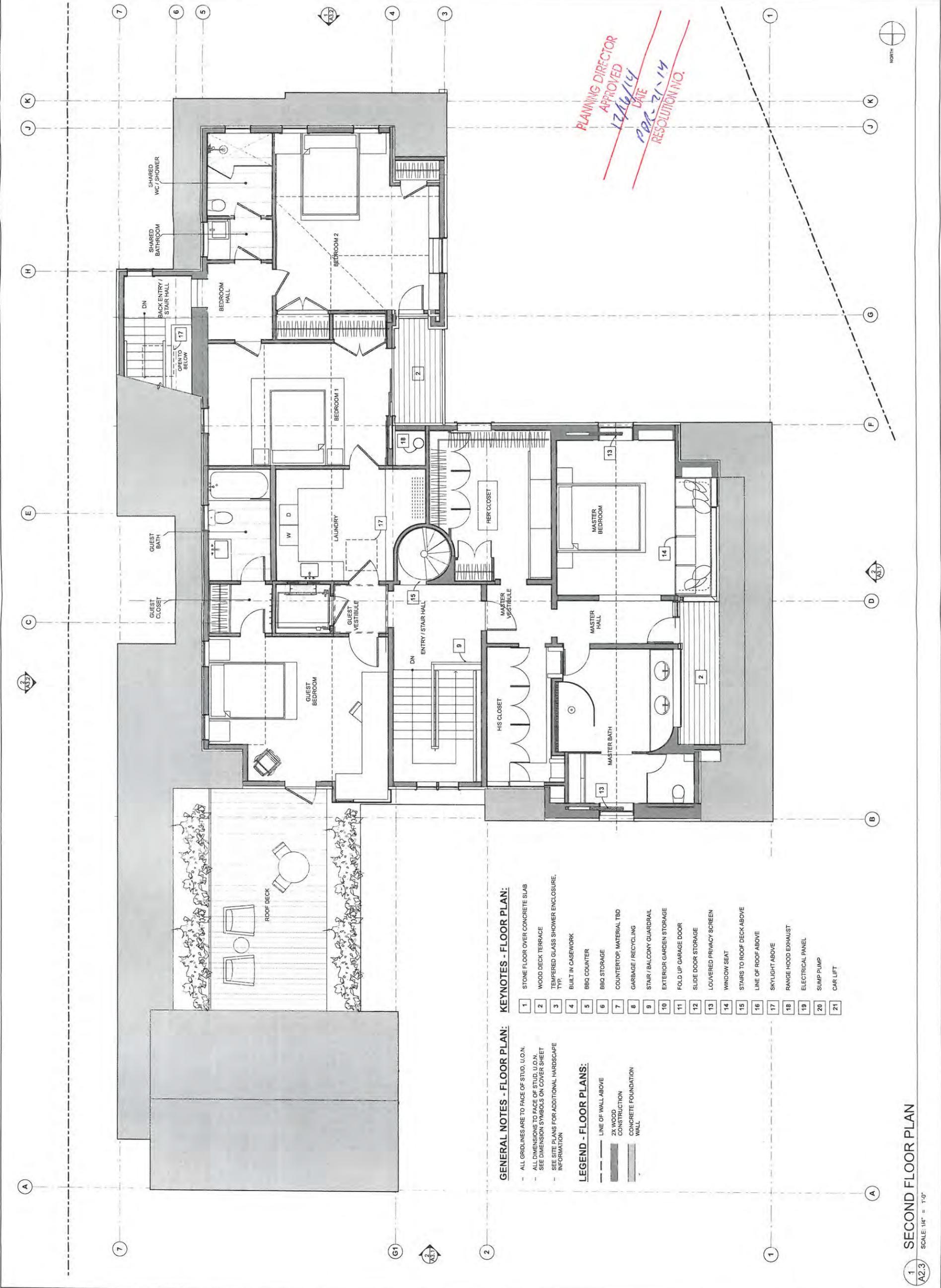
ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

SECOND FLOOR PLAN

SCALE: AS NOTED

JOB NUMBER: 201401

SHEET: **A2.3**



PLANNING DIRECTOR
APPROVED
12/16/14
DATE
PDR-21-14
RESOLUTION NO.

KEYNOTES - FLOOR PLAN:

- 1 STONE FLOOR OVER CONCRETE SLAB
- 2 WOOD DECK TERRACE
- 3 TEMPERED GLASS SHOWER ENCLOSURE, TYP.
- 4 BUILT IN CASEWORK
- 5 BBQ COUNTER
- 6 BBQ STORAGE
- 7 COUNTERTOP, MATERIAL TBD
- 8 GARBAGE / RECYCLING
- 9 STAIR / BALCONY GUARDRAIL
- 10 EXTERIOR GARDEN STORAGE
- 11 FOLD UP GARAGE DOOR
- 12 SLIDE DOOR STORAGE
- 13 LOUVERED PRIVACY SCREEN
- 14 WINDOW SEAT
- 15 STAIRS TO ROOF DECK ABOVE
- 16 LINE OF ROOF ABOVE
- 17 SKYLIGHT ABOVE
- 18 RANGE HOOD EXHAUST
- 19 ELECTRICAL PANEL
- 20 SUMP PUMP
- 21 CAR LIFT

GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES ARE TO FACE OF STUD, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD, U.O.N.
- SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

LEGEND - FLOOR PLANS:

- LINE OF WALL ABOVE
- 2X WOOD CONSTRUCTION
- CONCRETE FOUNDATION WALL

1 SECOND FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

SCHILLER RESIDENCE

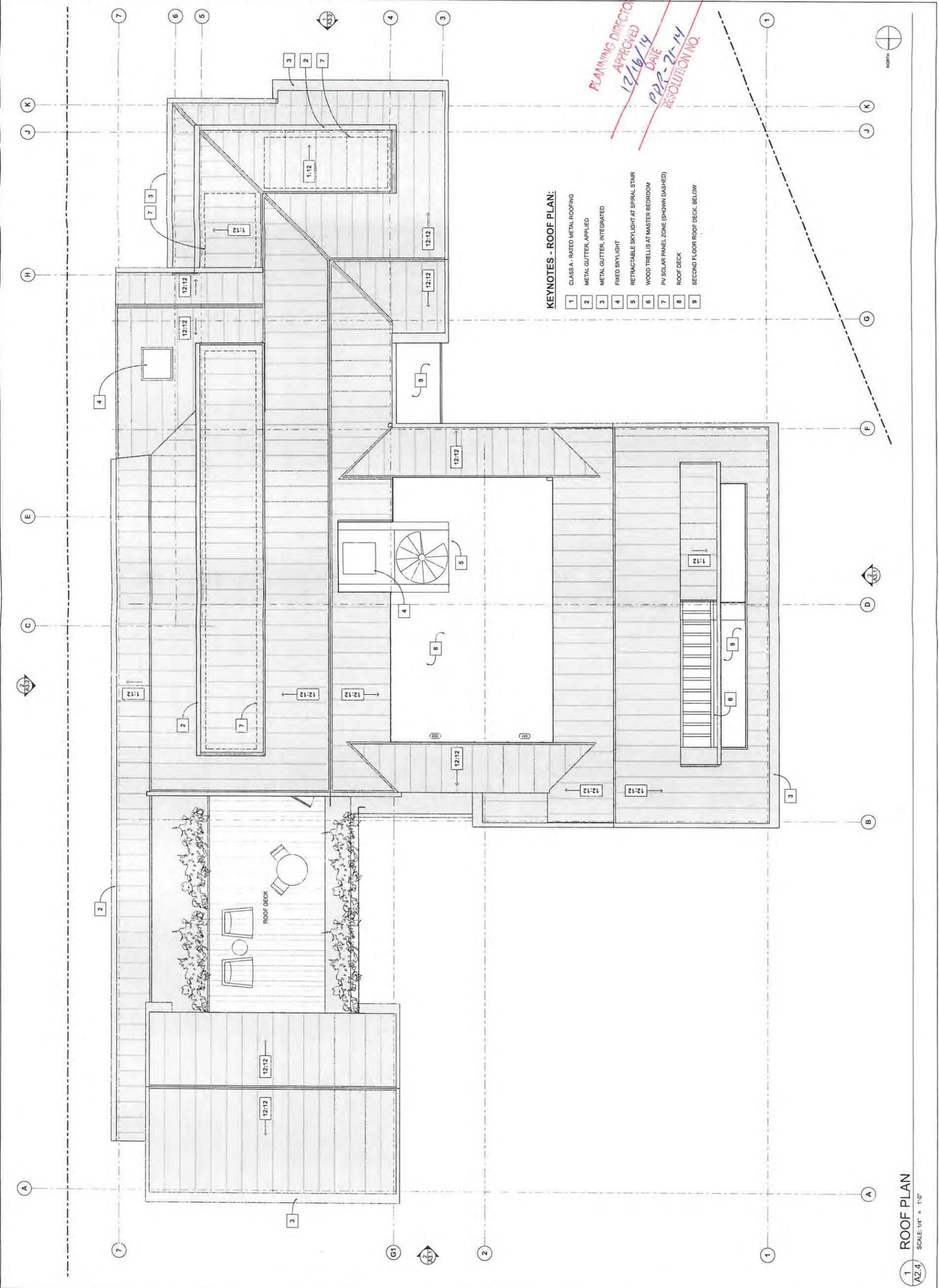
170 CORREAS STREET,
HALF MOON BAY, CA, 94019

APN: 056-096-270

PLANNING DEPT
RECEIVED
DEC -1 2014
PPR-2-14
RESOLUTION NO.
DATE 12/16/14
APPROVED
PLANNING DIRECTOR

ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

ROOF PLAN
SCALE: AS NOTED
JOB NUMBER: 201401
SHEET: **A2.4**



KEYNOTES - ROOF PLAN:

- 1 CLASS-A RATED METAL ROOFING
- 2 METAL GUTTER, APPLIED
- 3 METAL GUTTER, INTEGRATED
- 4 FIXED SKYLIGHT
- 5 RETRACTABLE SKYLIGHT AT SPIRAL STAIR
- 6 WOOD TRELLIS AT MASTER BEDROOM
- 7 PV SOLAR PANEL ZONE (SHOWN DASHED)
- 8 ROOF DECK
- 9 SECOND FLOOR ROOF DECK, BELOW

1 ROOF PLAN
SCALE: 1/4" = 1'-0"



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

SCHILLER RESIDENCE

APN: 056-096-270

170 CORREAS STREET,
HALF MOON BAY, CA, 94019

PLANNING DEPT

DEC -1 2014

RECEIVED

ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

BUILDING ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 201401

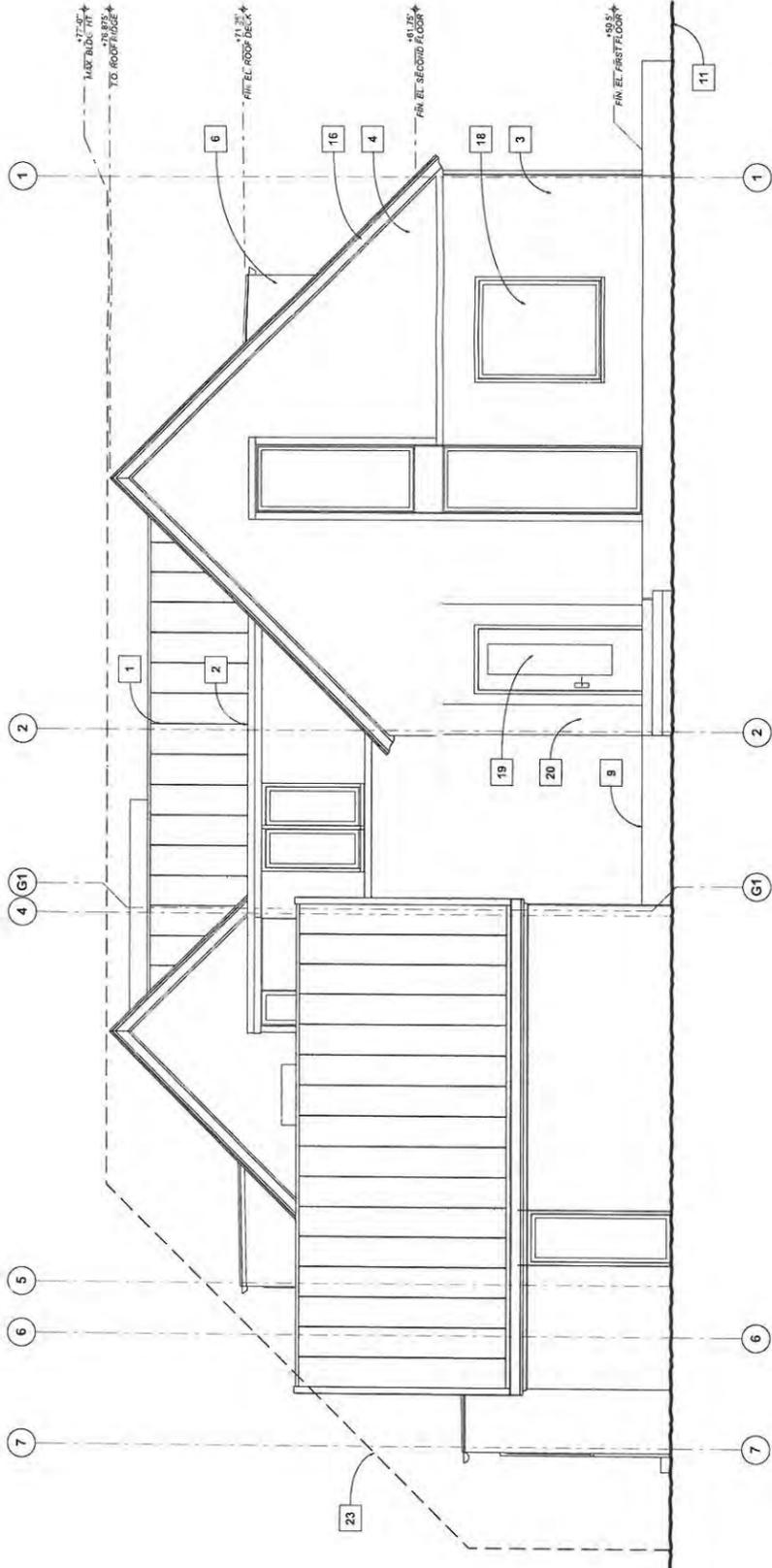
SHEET: A3.1

NOTES - ELEVATIONS:

- 1. S.C.D. FOR PROPOSED FINISH GRADING
- S.C.D. FOR DRAINAGE INFORMATION

KEYNOTES - ELEVATION:

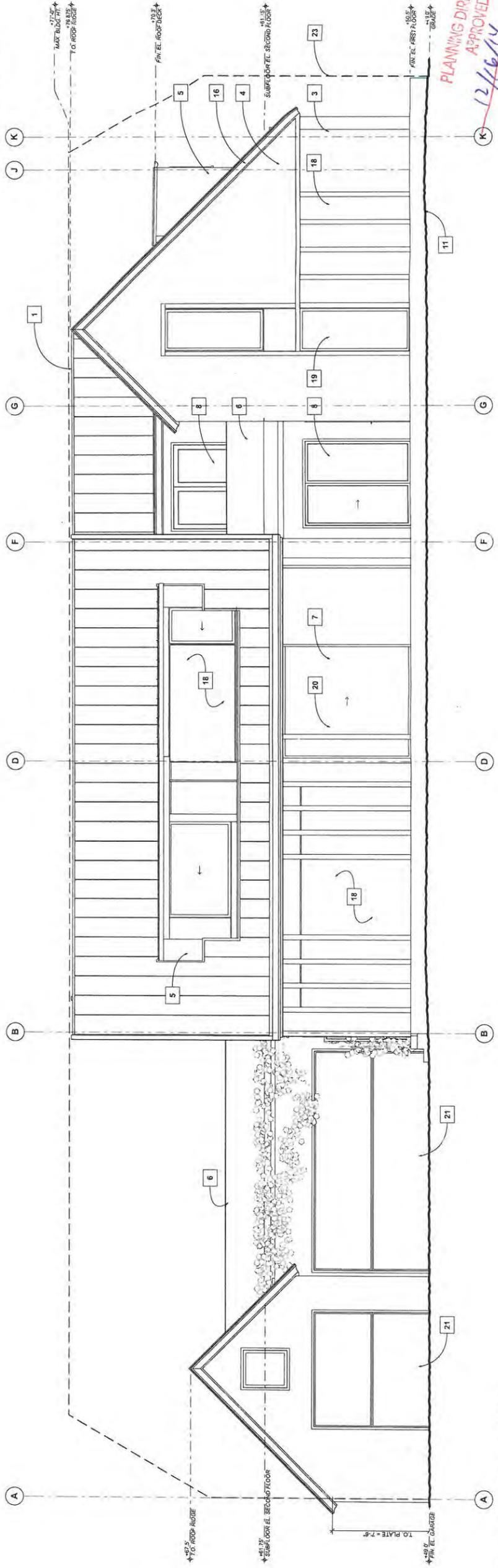
- 1 CLASS A RATED METAL ROOF, TYP.
- 2 INTEGRATED GUTTERS AND DOWNSPOUTS, TYP.
- 3 WOOD VERTICAL BOARD SIDING, TYP.
- 4 WHITE CEDAR WOOD SHINGLE SIDING, TYP.
- 5 ZINC METAL SIDING, TYP.
- 6 GLASS GAURDRAIL
- 7 LARGE FORMAT SLIDING GLASS DOORS
- 8 SMALL FORMAT SLIDING GLASS DOORS
- 9 PLANTER
- 10 EXTERIOR LIGHT
- 11 EXISTING GRADE
- 12 DRYER VENTILATION
- 13 SLIDING WOOD DOOR
- 14 WOOD VERTICAL BOARD SIDING, FIRE RETARDANT TREATED
- 15 NOT USED
- 16 CUSTOM WOOD TRIM, TYP.
- 17 MAX. HEIGHT = 28'-0" (ABOVE EXISTING GRADE)
- 18 WOOD & GLASS WINDOW, TYP.
- 19 WOOD DOOR, TYP.
- 20 WOOD COLUMN, TYP.
- 21 BI-FOLD OVER-HEAD GARAGE DOOR (WOOD)
- 22 METAL GUTTER
- 23 MAX BUILDING ENVELOPE, SHOWN DASHED
- 24 NOT USED
- 25 LENGTH OF GABLES BEYOND MAX. BUILDING ENVELOPE - 15'-0" TOTAL



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

A3.1



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

A3.1

PLANNING DIRECTOR APPROVED
DATE 12/16/14
RESOLUTION NO. 201401



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

SCHILLER RESIDENCE

170 CORREAS STREET,
HALF MOON BAY, CA, 94019

APN: 056-096-270

PLANNING DEPT
DEC - 1 2014
RECEIVED

ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

PLANNING DIRECTOR
APPROVED
12/16/14
DATE

ISSUED FOR PERMIT
12/16/14
DATE

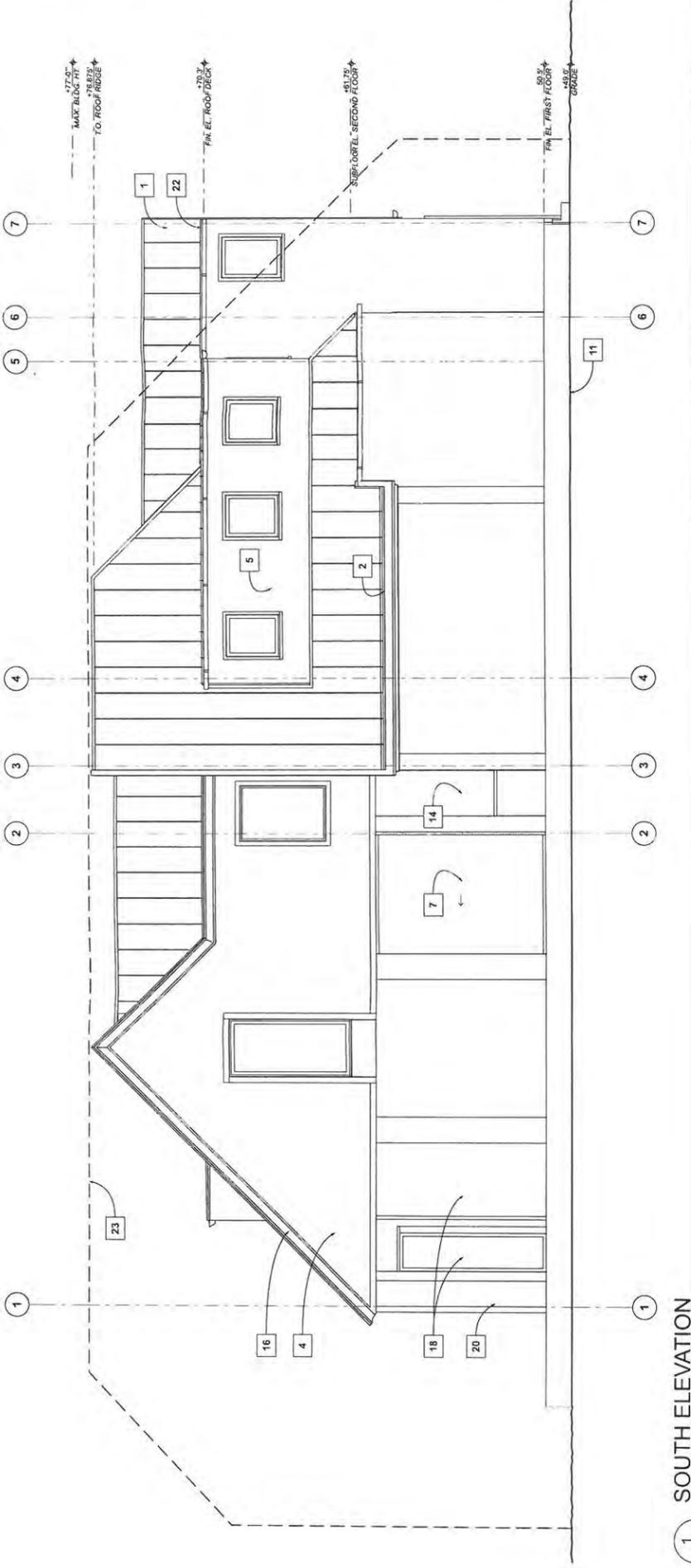
PERMIT SOLUTION NO.

SCALE: AS NOTED

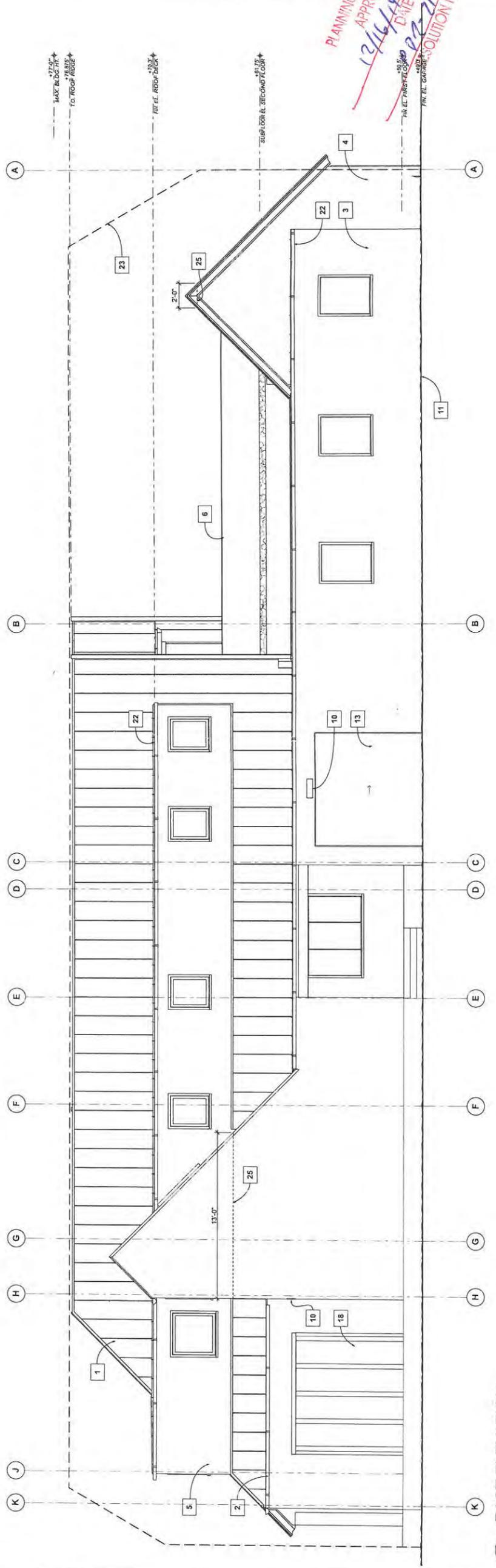
JOB NUMBER: 201401

SHEET: **A3.2**

NOTE:
SEE SHEET A3.1 FOR ALL BUILDING ELEVATION & SECTION NOTES



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



Walker Warner
Architects
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

PLANNING DEPT

OCT 13 2014

RECEIVED

SCHILLER RESIDENCE

APN: 056-096-270
170 CORREAS STREET,
HALF MOON BAY, CA, 94019

NOT FOR CONSTRUCTION

ISSUED:
SUBMITTED FOR PLANNING
2014-10-10

COLOR RENDERING &
MATERIAL SAMPLES

SCALE: AS NOTED

JOB NUMBER: 201401

SHEET: A-R

Clear Glass
Location: All windows
Description: 1/4" RLA 7036 Laminated



Eastern White Cedar
Location: Exterior Siding
Description: Sanded Smooth
(Note: Shown as new. See rendering for aged appearance)



TiBe Granite - Cours Adze
Location: Interior floors
Description: Flamed granite with visible quartz content



Western Red Cedar - Painted
Location: Exterior Siding, Roof Trim, Door & Window Trim
Description: Sanded Smooth, Benjamin Moore Navajo White



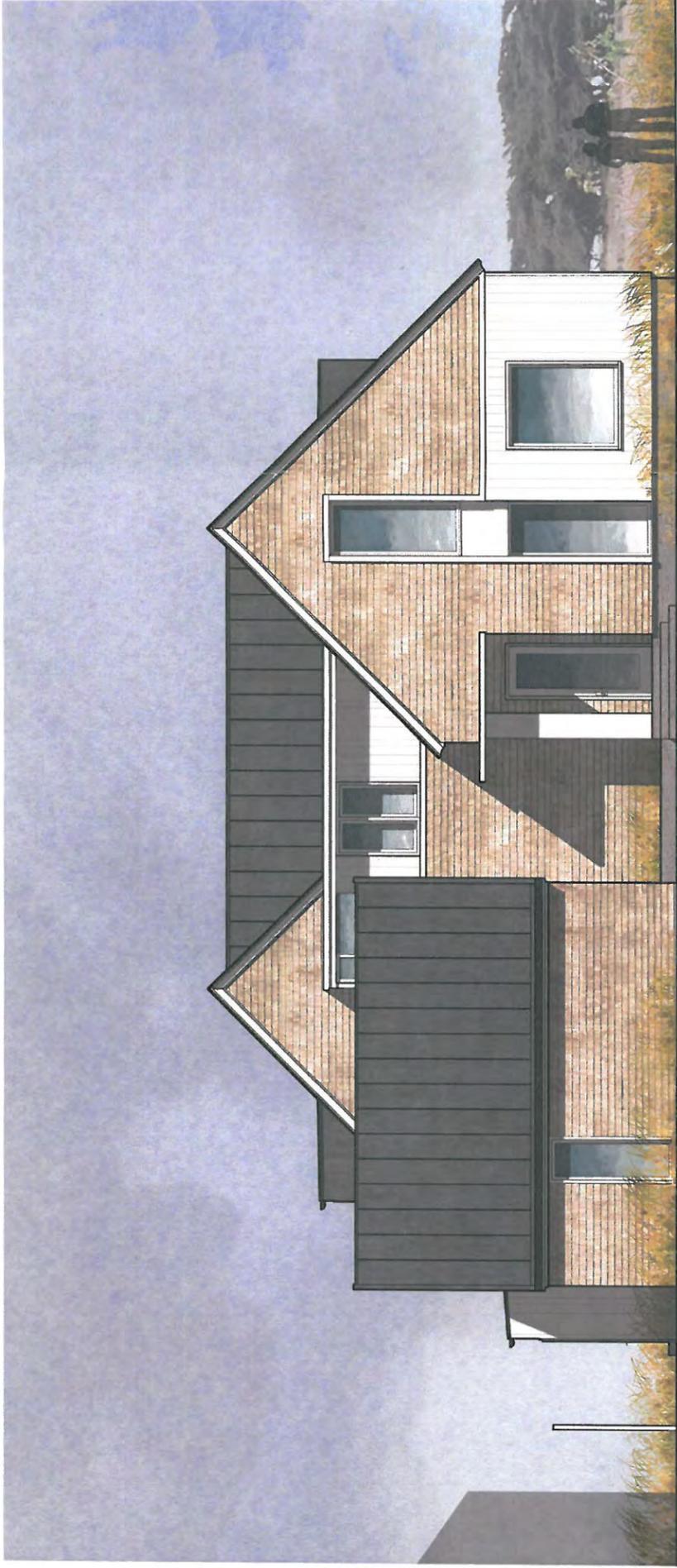
Zinc
Location: Roof, Exterior Siding at Dormers, Rain Gutters
Description: VM Quartz Zinc finish



Tinted Glass
Location: Garage Door
Description: Low iron, back painted or smoked glass and back painted



PLANNING DIRECTOR
APPROVED
12/16/14
PDP-21-14
RESOLUTION NO.



NORTH ELEVATION AFTER INSTALLATION OF NEW SHINGLES
SCALE: 1/4" = 1'-0"



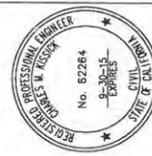
NORTH ELEVATION AFTER A FEW YEARS OF WEATHERING
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT
© WALKER/WARNER ARCHITECTS

PLANNING DEPT
OCT 13 2014
RECEIVED

SECTION AND DETAIL CONVENTION

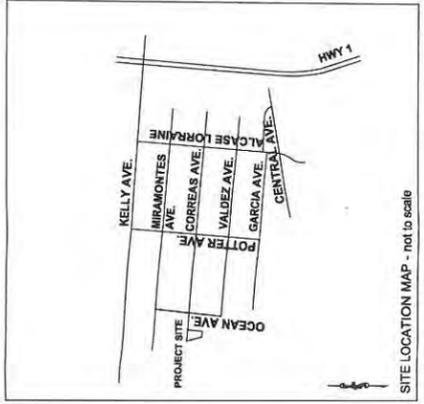
SECTION OF DETAIL IDENTIFICATION
REFERENCE SHEET NO. ON FROM WHICH SECTION OR DETAIL IS TAKEN



PLANNING DIRECTOR APPROVED
12/16/14
DATE
PPR-20-14
RESOLUTION NO.

DATE: 10-8-14
DRAWN BY: DMK
CHECKED BY: AZG
REVISIONS:
REV. DATE: 10-8-14
REV. DATE: 10-8-14
REV. DATE: 10-8-14
GASSETT-SCHILLER RESIDENCE
770 CORREAS AVENUE
HALF MOON BAY, CALIFORNIA

GRADING, DRAINAGE, EROSION CONTROL, AND SIDEWALK PLAN
SHEET 1



GENERAL NOTES

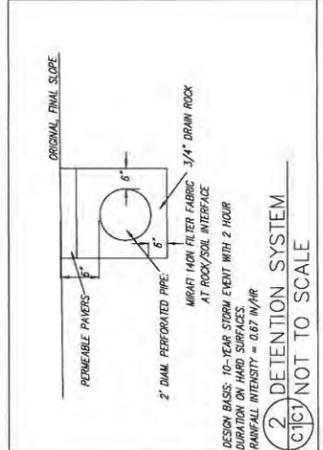
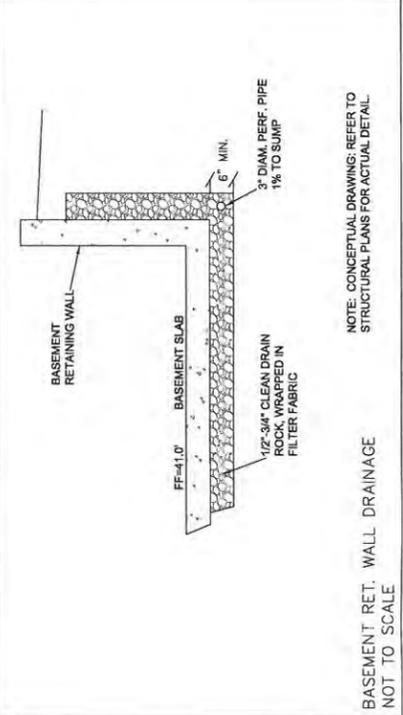
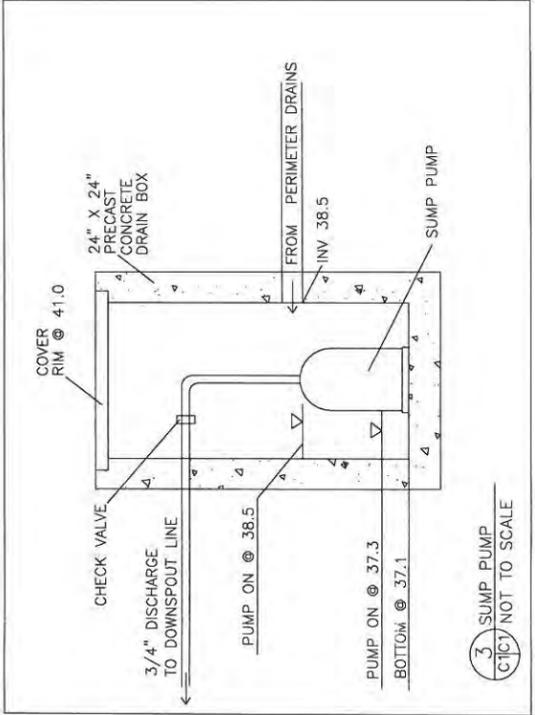
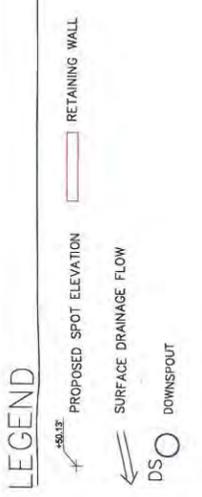
1. PLAN PREPARED FOR: KIM GASSETT - SCHILLER, OWNER
2. ELEVATION DATUM: ASSUMED
3. SITE SURVEYED BY BGT LAND SURVEYING, MARCH 14, 2014.
4. THIS IS NOT A BOUNDARY SURVEY.
5. EXISTING UTILITIES TO BE CONNECTED TO NEW HOUSE.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PREVENT AN INCREASE IN RUNOFF TO NEIGHBORING PROPERTIES.
2. EXISTING DOWNSPOUTS APPEAR TO LEAD TO TWO CURB DRAINS.
3. GARAGE AND ADJACENT DOWNSPOUTS TO LEAD TO EXISTING CURB DRAIN, WITH NO INCREASE IN RUNOFF. OTHER DOWNSPOUTS AND AREA DRAINS TO LEAD TO DETENTION BASIN, THEN OVERFLOW TO EXISTING CURB DRAIN.
4. THE DETENTION BASIN IS SIZED TO HOLD THE VOLUME OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACE AREAS.

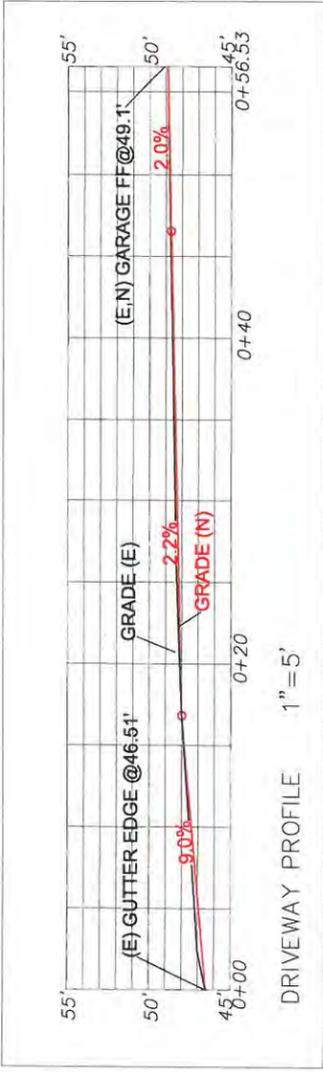
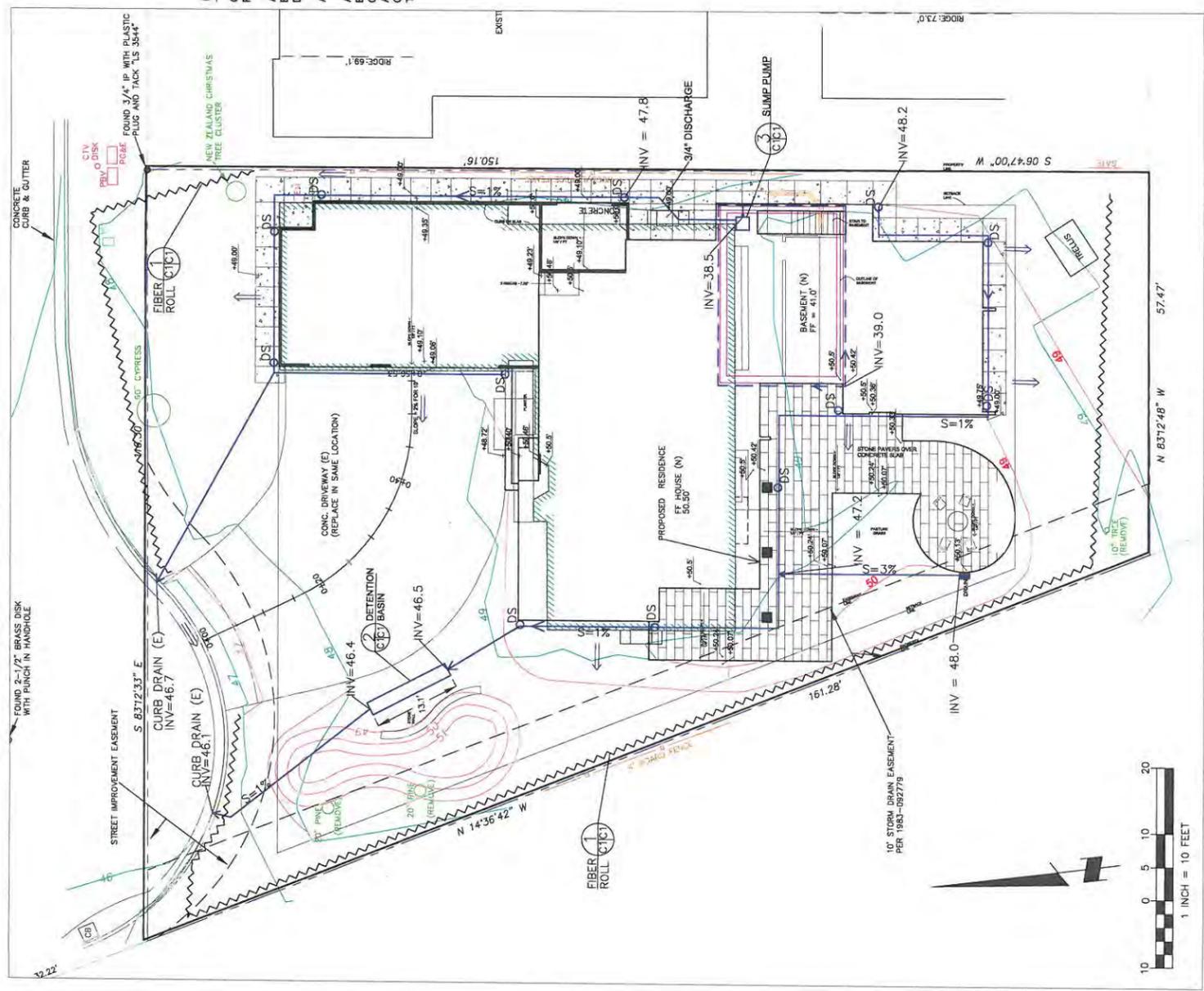
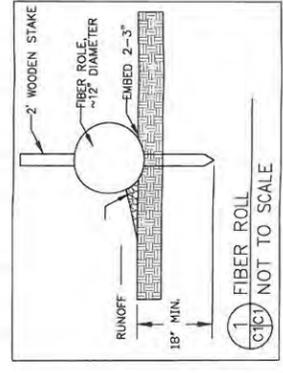
GRADING NOTES

CUT VOLUME: 176 CY
FILL VOLUME: 40 CY
ABOVE VOLUMES ARE APPROXIMATE. CUT VOLUME IS FOR BASEMENT EXCAVATION, FILL IS FOR RESHAPING AROUND HOUSE TO FACILITATE DRAINAGE, AND LANDSCAPING MOUND.
ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAPPED SOILS.



EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN ATTY. AS SHOWN IN DETAIL 1.
1. FOR CONSTRUCTION DURING DRY SEASON, ALL EXPOSED SUBGRADES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
 2. ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SUCH PROTECTION SHALL CONSIST OF JOUE MATING OR SLIPES.
 3. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
 4. BEFORE COMPLETION OF PROJECT ALL EXPOSED OR UNSTABILIZED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
 5. AREAS TO RECEIVE NATURAL VEGETATION SHALL BE SEEDED PRIOR TO OCCUPANCY WITH 75# PER ACRE OF ANNUAL RYEGRASS OR EQUIVALENT. SEEDING SHALL BE PERFORMED AT A RATE OF 2 TONS/ACRE. SEED MAY BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Dana and Mike Kimsey

Mailing Address: 173 Correas Street

City: Half Moon Bay CA

Zip Code: 94019

Phone: 650 483-9601

SECTION II. Decision Being Appealed

1. Name of local/port government:

Half Moon Bay

2. Brief description of development being appealed:

Approved CDP to allow the demolition of an existing single-family residence, construction of a new 6,523 sq ft., two story single-family residence and tree replacement on a 13.047 sq ft. lot in the R-1, Single Family Residential Zoning District.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

170 Correas Street, Half Moon Bay, APN-056-096-270 Cross street is Ocean Avenue

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

RECEIVED

JAN 29 2015

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: _____

DATE FILED: _____

DISTRICT: _____

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: December 16, 2015

7. Local government's file number (if any): _____

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Phillip Schiller
234 Miramontes
Half Moon Bay, CA 94019

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Lennie Roberts, Committee for Green Foothills
3921 E. Bayshore Road
Palo Alto, CA 94303

(2) Mike Druke
203 Correas
Half Moon Bay CA 94019

(3) Harvey Rarback
464 Pine Avenue
Half Moo Bay, CA 94019

(4) Jo Chamberlain
Coastside Land Trust
P.O.Box 3205
Half Moon Bay, CA 94019

(5) Jane Wilkins
229 Miramontes
Half Moon Bay Ca 94019

(6) Bruce Walker
Walker Architects

(7) Tom Wilkins
229 Miramontes
Half Moon Bay Ca 94019

(8) Juliette Kulda, Realtor
625 Miramontes
Half Moon Bay, Ca 94019

(9) Paul and Hazel Nagengast
229 Valdez Avenue
Half Moon Bay, CA 94019

(10) City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

Please see attached

This is to appeal the approval of a CDP by the Half Moon Bay Director Dante Hall of PDP-096-270, APN 056-096-270, related to 170 Correas Street, Half Moon Bay, CA 94019

In this matter, the CDP will allow the demotion of the existing single-family residence, construction of a new 6,524 sq. ft., two story family residence and associated tree replacement one 13, 047 sq. ft. lot in the R-1, Single Family Residential Zoning District.

The project, as approved and conditioned by the City's Community Development Director, does not comply with LCP Land Use Plan Visual Resources Policy 7.1 which adopts verbatim Coastal Act Section 30251; the following part is applicable to this project: "The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed...to be visually compatible with the character of the surrounding areas.

In addition, the project does not comply with LCP Zoning Code Section 18.21.035.G: "The proposed development shall be compatible in terms of height, bulk, and design with other structures and environment in the immediate area."

There was insufficient information in the City staff's analysis of neighborhood design compatibility for determination of compatibility of the project's mass and bulk with other structures in the immediate area. Instead of comparing the proposed project with other residential structures within the immediate area, i.e., a one block radius, staff provided a list of 50 structures, one of which was from six blocks away on Jenna Lane, in an entirely different neighborhood north of Kelly Avenue. The proposed new structure at 170 Correas Street should be compared to the neighborhood itself.

Please see the letter from The Committee for Green Foothills, which we would like to incorporate into this Appeal. An appropriate analysis that compares square footage of homes plus garages, not basements is necessary.

There was no analysis as to the visual impacts of the proposed removal of the Cypress Tree hedge along the southern boundary of this property. This hedge acts as a natural transition between the property and the bluffs. The public uses the trail along the historic Ocean Shore Railroad Right of Way. This easement is now owned by the Coastside Land Trust. The Coastal Trail further west to the ocean runs parallel to this neighborhood and is widely used by both residents and tourists. A proposed building this size will have adverse effects on the views of the public gazing west to east, particularly if the southern hedge which screens the house is removed exposing the new structure. This appears to be outside the scope of the permit.

The proposed project involves merger of two parcels. As outlined in the comment letter by Committee for Green Foothills, the recordation of the merger of the two lots should be required prior to issuance of the Coastal Development Permit. By approving the CDP prior to merger, the City approved one house on two lots contrary to zoning and Coastal Development Permit requirements

Dana Emery *Michael R. Kinsey*



COMMITTEE FOR
GREEN FOOTHILLS

December 8, 2014

Dante Hall, Community Development Director
City of Half Moon Bay
City Hall
501 Main Street
Half Moon Bay, CA 94019

Re: Item #1 on the December 9, 2014 Community Development Director Agenda: Demolition of existing single family residence and construction of a new single family residence at 170 Correas Avenue: PDP-076-14

Dear Dante,

On behalf of Committee for Green Foothills, I request that you continue the above-referenced item for the following reasons:

1. There is a conflict between the mailed Notice of Public Hearing, which incorrectly states that the proposed project is not appealable to the California Coastal Commission (see attached). The Staff Report correctly states that the proposed project is appealable. A corrected Notice should be sent to neighboring property owners, and the Public Hearing should be rescheduled.
2. The merger of the two underlying lots should be required prior to issuance of the Coastal Development Permit, rather than the Building Permit. In order to make the Findings that the site is physically suitable for the proposed project.
3. The proposed residence, at 6,523 sq. ft., would be more than twice the size of the existing residence (which Zillow lists as 3,100 sq. ft.). It is on a lot that is more than twice the size of nearly all of the surrounding residences. The Staff Report states that proposed residence conforms with the maximum allowable height (27.5 ft.), lot coverage (4,566 sq. ft.), and maximum floor area ratio (6,523 sq. ft.) on this very large parcel; however, these standards are not the only criteria by which the residence must be evaluated. Zoning Code Section 18.21.035.G states: ***"The proposed development shall be compatible in terms of height, bulk, and design with other structures and environment in the immediate area"***. The Staff Report has no information as to the project's compliance with this requirement. At a minimum, an analysis should compare the proposed project with: the size of each surrounding lot, and square footage, lot coverage, and floor area ratio of each of the neighboring houses in order for a proper evaluation to be made of the compatibility of the proposed residence's mass and bulk with the neighborhood character.
4. The 80" diameter Monterey Cypress adjacent to the street is a valuable amenity for this property, as it provides partial screening of the new residence, as well as privacy for the owners, and habitat for a variety of species. A condition of approval should be added that requires construction exclusion fencing at the drip line of the tree to protect its roots from

COMMITTEE FOR
GREEN FOOTHILLS

3921 E. Bayshore Road
Palo Alto, CA 94303

650.968.7243 PHONE
650.968.8431 FAX

info@GreenFoothills.org
www.GreenFoothills.org

Exhibit 5
A-2-HMB-15-0006
Page 8 of 9

grading, stockpiling of soil or other materials, spilling of liquids, etc. The condition of approval should also prohibit construction or extension of new storm drainage facilities and/or water and sewer lines within the drip line of the tree.

Please let me know of your decision on this request, and please also notify Committee for Green Foothills regarding any future public hearings on this proposed project.

You should send mailed notice to my home/office address: 339 La Cuesta, Portola Valley, CA 94028, or email me at: Lennie@darwin.ptvy.ca.us.

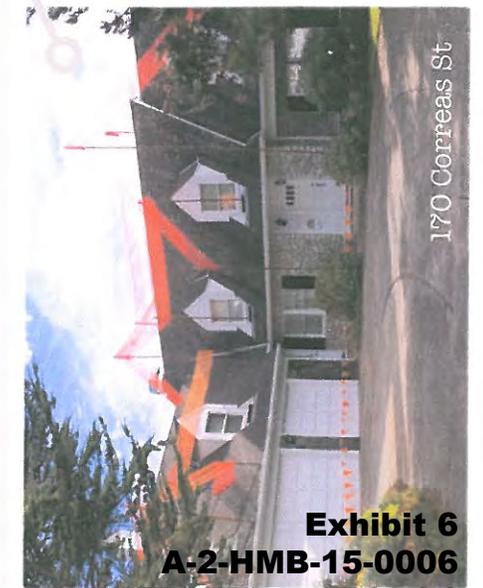
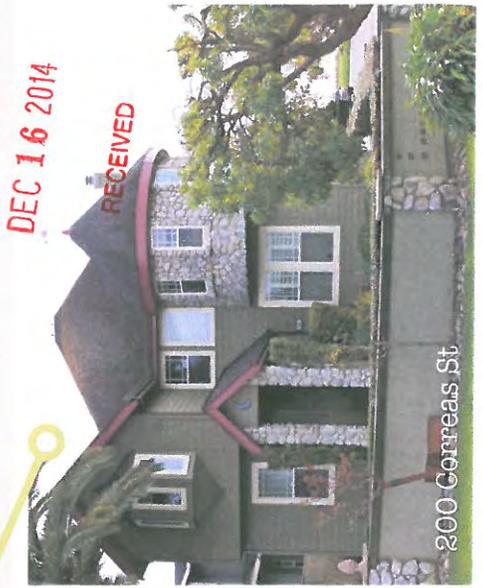
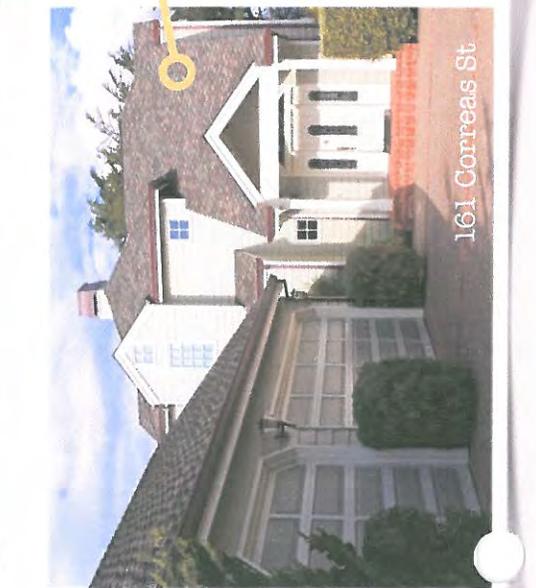
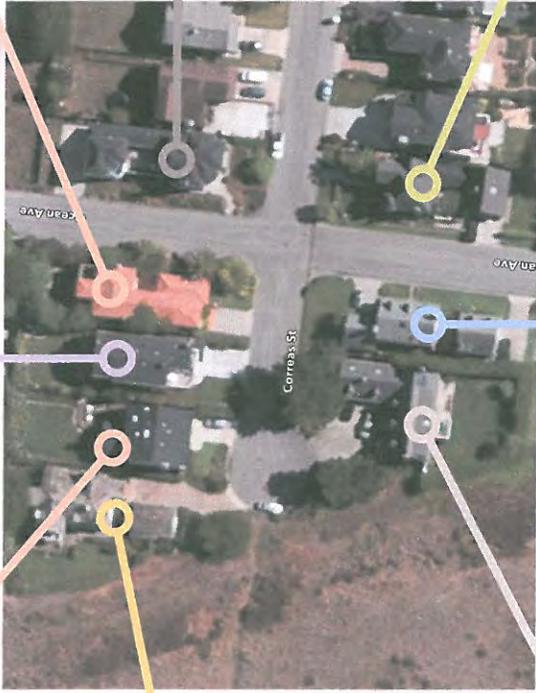
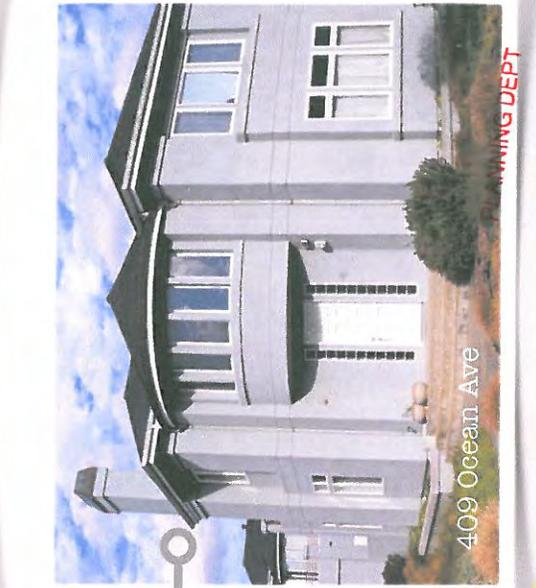
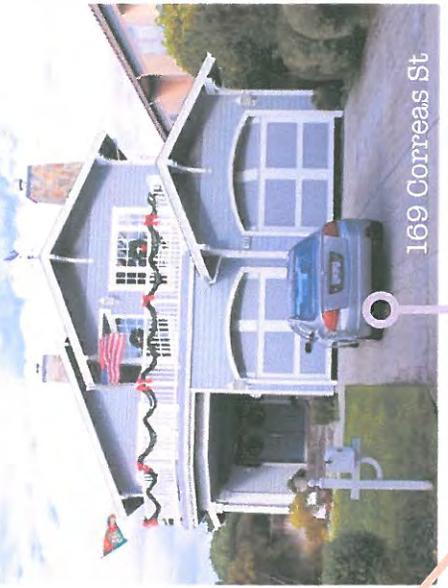
Thank you for your consideration of these comments.

Sincerely,



Lennie Roberts, San Mateo County Legislative Advocate

cc: Scott Phillips, Project Planner



2015-006208

1:51 pm 01/23/15 NM Fee: 33.00
Count of Pages 7
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



RECORDING REQUESTED
BY; AND WHEN RECORDED
MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650)726-8270

APPROVAL OF LOT MERGER

The following described property complies with applicable provisions of the State of California Subdivision Map Act, pursuant to Government Code Section 66412(d), and the City of Half Moon Bay Subdivision Ordinance:

Name and Address of Owner: Schiller Family Trust, FBO Philip William Schiller and Kim Doreen Gassett Schiller, Trustees
234 Miramontes Avenue
Half Moon Bay, CA 94019

APN and Address of Property: Tax Assessor Parcel Numbers: 056-096-270
170 Correas Avenue
Half Moon Bay, CA 94019

Legal Description of Property

Per the attached Exhibit A – Existing Legal Descriptions. The new parcel legal description is attached hereto as Exhibit B, and is generally described on the Parcel Lot Merger Map attached hereto as Exhibit C and incorporated by reference.

The City of Half Moon Bay approves this Lot Merger.
CITY OF HALF MOON BAY

Bruce Ambo, Planning Manager

1/15/15
Date

Mohinder Sharma, City Engineer

1/15/2015
Date

Philip William Schiller, Property Owner

1-7-2015
Date

Kim Doreen Gassett Schiller, Property Owner

1/6/2015
Date

Please see attached CA Notary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On 1/6/2015 before me, Stephanie Taylor, Notary Public
(insert name and title of the officer)

personally appeared Kim Doreen Gussette Schiller,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SANTA CLARA)

On JANUARY 7, 2015 before me, RYAN SHAH, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared PHILIP WILLIAM SCHILLER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Mateo

On 01-15-2015 before me, Siobhan Smith, Notary Public

personally appeared Mohinder Sharma and Bruce Ambo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature] Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Approval of Lot Merger - 170 Concas, HMB

Document Date: 1-15-15 Number of Pages: 4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: Signer Is Representing:



Boundary Surveys & Resolution - Topographic & Planimetric Mapping Surveys - Legal Descriptions - ALTA Title Surveys - Construction Staking - FEMA Certifications - Horizontal & Vertical Geodetic Control - Surveys Aerial Mapping & Aerial Control Surveys

1206 S. Amphlett Blvd., Suite 3
San Mateo, CA 94402
P (650) 212-1030
eFax: (888) 732-9294

December 16, 2014
Job: 14-047

EXHIBIT A - LEGAL DESCRIPTION
-Existing Parcel Configuration-

Assessors Parcel No. 056-096-270

Lots 6 & 7 in Block 3, as shown on that certain map entitled, "F. P. Brophy's Subdivision Miramontes Tract", filed in the Office of the County Recorder of San Mateo County, State of California, on December 4, 1905 in Book 3 of Maps at Page(s) 92.

END OF DESCRIPTION

This description was copied from record by me or under my direct supervision.

Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/15



Date: 12/17/14



Boundary Surveys & Resolution - Topographic & Planimetric Mapping Surveys - Legal Descriptions - ALTA Title Surveys - Construction Staking - FEMA Certifications - Horizontal & Vertical Geodetic Control - Surveys Aerial Mapping & Aerial Control Surveys

1206 S. Amphlett Blvd., Suite 3
San Mateo, CA 94402
P (650) 212-1030
eFax: (888) 732-9294

December 16, 2014
Job: 14-047

EXHIBIT B - LEGAL DESCRIPTION
-Proposed Parcel Configuration-

Assessors Parcel No. 056-096-270

Situate in the State of California, County of San Mateo, City of Half Moon Bay, and being Lots 6 & 7 in Block 3, as shown on that certain map entitled, "Map of Frank P. Brophy's Subdivision of the Miramontes Tract", filed in the Office of the County Recorder of San Mateo County, State of California, on December 4, 1905 in Book 3 of Maps at Page 92, being more particularly described as follows:

Beginning at the northeasterly corner of Lot 7;

1. Thence along the easterly line of said Lot, South $06^{\circ}47'00''$ West, a distance of 150.16 feet (being 150 feet of record), to the southeasterly corner of said Lot;
2. Thence along the southerly line of Lots 6 and 7, North $83^{\circ}12'48''$ West, a distance of 57.47 feet, to the most southwesterly angle point of Lot 6;
3. Thence along the southwesterly line of said Lot, North $14^{\circ}36'41''$ West, a distance of 161.28 feet, to the most northwesterly angle point of said Lot;
4. Thence along the northerly line of Lots 6 and 7, South $83^{\circ}12'33''$ East, a distance of 116.30 feet (being 118 feet of record), to the Point of Beginning.

The herein described parcel is shown on the attached map, Exhibit C, of this legal description, and is made a part hereof.

Containing an area of 13,047 square feet, more or less.

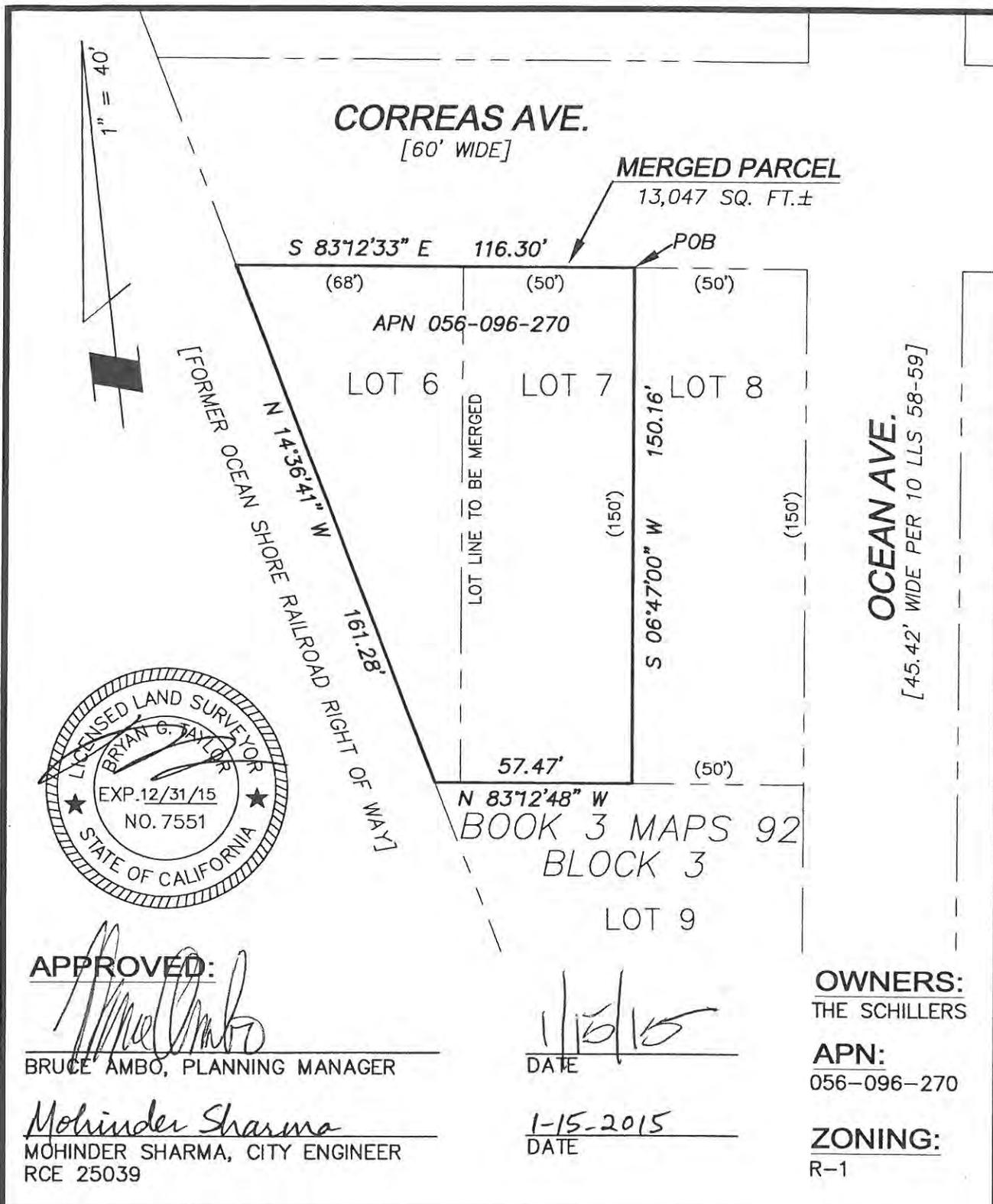
END OF DESCRIPTION

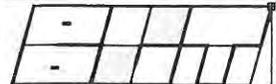
This description was prepared by me or under my direct supervision.

Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/15



Date: 12/17/14



PLAT ACCOMPANYING LEGAL DESCRIPTION		LOT MERGER	
EXHIBIT "C"		SCALE	SHEET
CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA		1"=40'	1 OF 1
 BGT LAND SURVEYING 1206 S. Amphlett Blvd., Suite 3 San Mateo, CA 94402 (650) 212-1030		DATE	JOB
		12/14	14-047

Half Moon Bay Local Coastal Program

7. VISUAL RESOURCES

7.1 Coastal Act Policies

30251 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas, such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.

18.06.030 Residential development standards

Table B of this chapter provides the schedule of development standards for all R-1 districts. Table C provides the schedule of development standards for R-2 and R-3 districts. These standards are to be observed in conjunctions with Section 18.06.040 Specific development regulations, for all development in residential districts.

Table B
R-1 ZONING DISTRICT DEVELOPMENT STANDARDS

Building Site Characteristics	R-1	R-1-B1	R-1-B2
Minimum site area(square feet)	5,000	6,000	7,500
Minimum average site width	50'	60'	75'
Minimum front setback	20'	25'	25'
Minimum side setback	5'	5'	6'
Minimum street facing side setback	20' ¹	20' ²	20' ³
Combined minimum side setback ⁴	10'	20%	20%
Rear, minimum setback	20'	20'	20'
Single-story, maximum height	20' ⁵	20' ⁶	20' ⁷
Multi-story, maximum height	28'	28'	28'
Maximum single-story site coverage	50%	50%	50%
Maximum multi-story site coverage	35%	35%	35%
Floor area ratio	0.5:1	0.5:1	0.5:1
Parking garage spaces	2	2	2
Usable open space per unit	N/A	N/A	N/A

¹ The twenty-foot street facing side yard setback can be reduced to as little as fifteen feet for lots that are substandard. The actual required setback is the greater of fifteen feet or the ratio of actual lot width to required lot width and multiplying the fraction by twenty.

² The twenty-foot street facing side yard setback can be reduced to as little as fifteen feet for lots that are substandard. The actual required setback is the greater of fifteen feet or the ratio of actual lot width to required lot width and multiplying the fraction by twenty.

³ The twenty-foot street facing side yard setback can be reduced to as little as fifteen feet for lots that are substandard. The actual required setback is the greater of fifteen feet or the ratio of actual lot width to required lot width and multiplying the fraction by twenty.

⁴ Combined side yards equal or exceed twenty percent of average site width with required minimum.

⁵ Single-story structures with height above sixteen feet are required to follow the procedures for exception to the height standards set forth in this chapter.

⁶ Single-story structures with height above sixteen feet are required to follow the procedures for exception to the height standards set forth in this chapter.

⁷ Single-story structures with height above sixteen feet are required to follow the procedures for exception to the height standards set forth in this chapter.

18.06.040 Specific development standards

In conjunction with the specific development standards set forth in Tables B and C of this chapter, the following specific development regulations shall apply:

...

G. **Maximum Building Envelope.** The maximum building envelope shall apply to all residential development within any residential zone. The maximum building envelope under which all structures in residential zones must fit is defined as follows: a height limitation of twenty-eight feet overall for any portion of the structure, and a plane that begins at ten feet above the side property lines and extends into the property at a forty-five-degree angle and sixteen feet above the front and rear setback line and extends into the property at a sixty-degree angle. The following features may breach the maximum building envelope as defined in this subsection:

1. Dormers or gables may extend beyond the building envelope provided that the combination of all of these features on one development site measures no more than fifteen horizontal feet at the intersection of the building envelope on any side yard building envelope, and the total overall height of the encroaching features does not exceed the maximum allowed building height. (Ord. 5-00 §2 Exh. B (part), 2000).

18.21.035: Design approval criteria

In carrying out the purposes of this section, the planning director, architectural review committee and planning commission shall consider in each specific case any and all of the following criteria as may be appropriate:

...

G. The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
 45 FREMONT ST, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE (415) 904-5260
 FAX (415) 904-5400
 TDD (415) 597-5885

**Memorandum****March 9, 2015**

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
 North Central Coast District

Re: *Additional Information for Commission Meeting
 Wednesday March 11, 2015*

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
W15a	A-2-MAR-12-008 Kirschman/Trivelpiece, Marin Co.	Staff Report Addendum	
W16a	2-14-0673 Lundberg, Bodega Bay	Staff Report Addendum	
W15a	A-2-MAR-12-008 Kirschman/Trivelpiece, Marin Co.	Correspondence, Bridger Mitchell/Amy Trainer Email, Richard Kirschman Correspondence, Cela O'Connor Correspondence, Wayne and Sue Trivelpiece Email, Wayne Trivelpiece Email, Jacqueline Waterman	1-2 3 4 5-6 7-8 9
W15b	A-2-HMB-15-0006 Campodonico, Half Moon Bay	Email, Anne Blemker Correspondence, Jo Chamberlain Correspondence, Philip Schiller and Kim Gassett-Schiller Ex Parte Communication, Comm Wendy Mitchell Ex Parte Communication, Comm Greg Cox	10-25 26-27 28 29 30

From: Anne Blemker [<mailto:ablemker@mccabeandcompany.net>]
Sent: Monday, March 02, 2015 9:09 PM
To: Ducklow, Kelsey@Coastal
Cc: Rexing, Stephanie@Coastal
Subject: Briefing Book--Schiller

W15b

Hi Kelsey,

Here's a link to a copy of the briefing book we'll be sharing with Commissioners:

Schiller (W15b) link: <https://www.dropbox.com/s/40q8qa80m5o9iul/Schiller%20Briefing%20Book%20Final.pdf?dl=0>.

Please let me know if you'd like a hard copy for the file.

Thanks,
Anne

Anne Blemker
McCabe & Company
310-463-9888

A-2-HMB-15-0006

170 Correias Street, Half Moon Bay

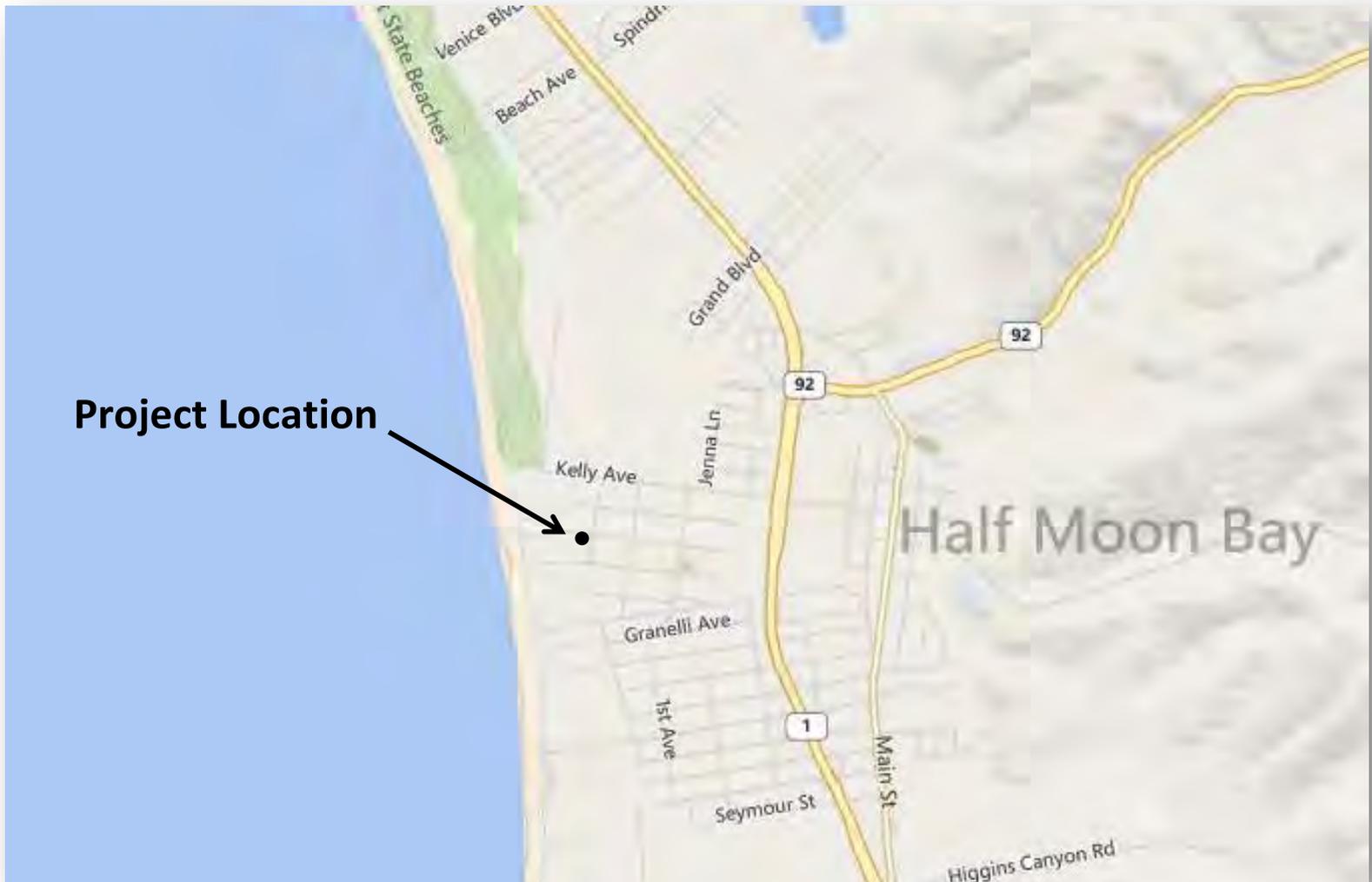
CCC Hearing

Item W15b

March 11, 2015

A copy of these briefing materials has been provided to CCC Staff.

Vicinity



Location



Subject Site

Project Description

Demolition of existing 3,100 square-foot, two-story, single-family residence and construction of new 6,523 square-foot, two-story, single-family residence with associated landscaping on double lot, including removal of a portion of a Cypress hedge and removal and replacement of two diseased Monterey Pine trees

Site Plan



Walker|Worner
 353 Folsom Street
 San Francisco, California 94103
 415.318.8900 telephone
 415.318.8939 Facsimile

APN: 056-096-270
SCHILLER RESIDENCE
 170 CORREAS STREET,
 HALF MOON BAY, CA, 94019

ISSUED:
 SUBMITTED FOR PLANNING
 2014-12-01

SITE PLAN RENDERED
 SCALE: AS NOTED
 JOB NUMBER: 201401
 SHEET: **A1.0**

Ocean
 ↓

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF WALKER|WORNER AND SHALL REMAIN THE PROPERTY OF WALKER|WORNER. NO PART OF THIS PLAN OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALKER|WORNER.

(5)

Elevations

Looking North (upcoast)



1 PROPOSED NORTH ELEVATION
SCALE = 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE = 1/4" = 1'-0"

Looking East (inland)



Walker Warner
ARCHITECTS
353 Folsom Street
San Francisco, California 94105
415.318.8900 telephone
415.318.8939 facsimile

SCHILLER RESIDENCE

APN: 056-096-270
170 CORREAS STREET
HALF MOON BAY, CA, 94019

ISSUED:
SUBMITTED FOR PLANNING
2014-12-01

ELEVATIONS

SCALE: AS NOTED

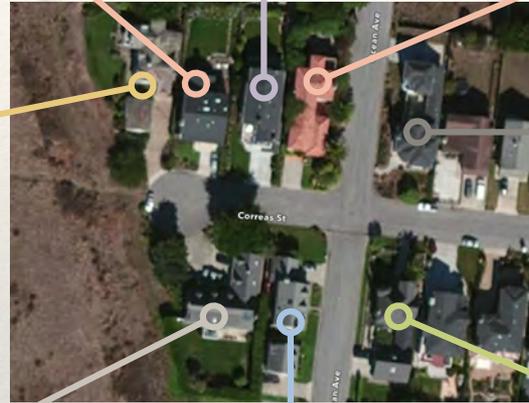
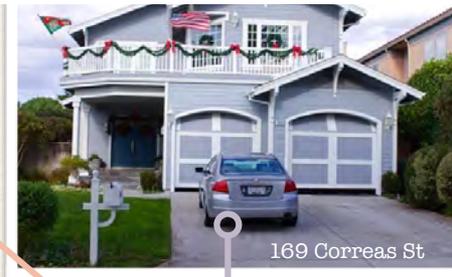
LUMBER: 2x4s

16
A-E

Protection of Scenic Resources

- Proposed residence consistent with character of surrounding development
 - Architectural style and form similar to nearby residential structures
 - Materials consistent with coastal Northern California - weathered wood shingles, white wood siding and white trim; dark grey roof blends into skyline/landscape
 - City's analysis considered consistency with variety of architecture in surrounding area
 - Homes in area *"...are fairly visually diverse, with a mix of architectural styles, features, and color palettes."*

Surrounding Development



Protection of Scenic Resources

- Proposed residence will not obstruct existing public views or encroach into adjacent open space
 - Views inland not impacted by proposed structure
 - Project consistent with pattern of residential development adjacent to trail and open space area seaward of site

View Inland



Compatibility with Neighborhood

- Project compatible with height, size, and bulk of homes in neighborhood
 - Massing of proposed residence designed to be unimposing towards adjacent open space
 - Proposed two-story residence conforms to height limit and applicable development standards
 - City's analysis compared square footage of proposed residence to nearby development; found project to be compatible

Cypress Hedge Removal

- Only western portion of hedge proposed for removal; southern portion to remain
- Subject site is only property along open space with hedge
- Landscaping proposed to replace hedge will be mix of local native plants and grasses, which will integrate with surrounding open space habitat

Lot Merger

- Lot merger already completed; house to be constructed on single lot
- No change in intensity of use - merger does not allow for greater site coverage than if two lots were treated separately
- City CDP for new residence required recordation of lot merger prior to issuance of building permit; no demolition or construction activity would have occurred prior to lot merger

Staff Report

“In relation to the neighborhood character contentions, the development meets the size, layout, and design standards of the LCP. The additional comparative size of the structure is proportional to its larger lot, and the perceived bulk of the house will be similar to or less than the existing house when viewed from Correias Street. The architectural design, materials, and color of the house are visually pleasing and compatible with the diversity of nearby houses.”

Staff Report, pages 9-10

Conclusion

- Project as approved by City of Half Moon Bay is consistent with scenic resource policies of the LCP and public access and recreation policies of the Coastal Act
- Applicant is in agreement with staff recommendation of *No Substantial Issue*

Thank you

W15b

February 17, 2015

Kim and Phillip Schiller
234 Miramontes Avenue
Half Moon Bay, CA 94019

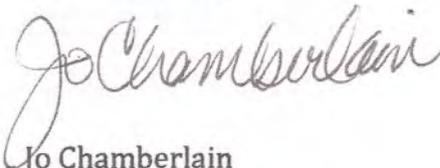
Dear Kim and Phillip,

Thank you for taking the time to meet with me on January 25th to discuss our mission and strategic plans for the bluff tops. I am grateful that we share the same passion for the open spaces of the Coastside and this unique habitat. I attempted to email you a copy of the map that we used in our discussion. I'm not sure if you received it so I've enclosed a copy.

I understand that your home construction project was appealed to the Coastal Commission. This appeal is not supported by CLT and does not represent our position on your proposed home. Our position has not changed from what I stated at the Planning Directors' meeting: as long as the construction crew does not adversely impact the Railroad Right of Way we have no objection. This was affirmed at our Board meeting on Monday, February 9th.

We are planning to open our next show at the gallery on April 10th and would be delighted if you could attend.

Sincerely yours,



Jo Chamberlain
Executive Director

Enclosure: Map Focus Area South Half Moon Bay



-  Focus Area
-  Land Protected by Coastside Land Trust
-  Other Protected Land

Schiller

234 Miramontes Ave
Half Moon Bay, CA 94019
650-726-1696

W15b

March 5, 2015

California Coastal Commission
Subject: Item Number W15b

Chair Kinsey and Honorable Commissioners,

We have lived and raised our sons in Half Moon Bay on the California coastside, in the same house, for the last 22 years. We love it here and plan to continue to live here for the remainder of our lives (hopefully that is a very long time).

Last year the property at 170 Correas Street in Half Moon Bay, two blocks from our current residence, became available. We jumped at the opportunity to purchase this home as we have admired it for all of the two decades that we have lived here. We couldn't imagine living anywhere else except in our current neighborhood in Half Moon Bay and decided to make this new spot our home for the rest of our days. After purchasing the property we came to realize that the current home was not built to the highest design, environmental, and quality standards, and likely would not last for the decades we hope to inhabit it.

We have hired a highly-respected architectural firm from San Francisco, Walker Warner Architects, to help us design our dream house for this location. Our goals are simple - to create our "Home by the Sea"; it should be a new home in place of the current home, one that respects the coastal views, that fits into the neighborhood and feels unassuming, that adheres to all local regulations and requirements, that will be built to the highest quality standards, and that is sensitive to environmental concerns now and in the future.

We love our new "Home by the Sea" design for 170 Correas Street in Half Moon Bay. We believe that it is the perfect style and size for its location in our neighborhood. We are happy that the City of Half Moon Bay has reviewed our project and provided strong words of support for it. We are proud to have the support and encouragement from many of our neighbors and friends for the home we plan to build. And we are honored that the California Coastal Commission is reviewing our project and respect your experience and authority in this matter.

We thank you for your time and hope that you agree that our proposed home at 170 Correas Street in Half Moon Bay presents no significant issues and should be approved to proceed as recommended by the City of Half Moon Bay and the staff of the California Coastal Commission without delay.

Sincerely,



Philip Schiller and Kim Gassett-Schiller

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Wendy Mitchell

- 1) Name or description of project: A-2-HMB-15-0006 (Camponico)
- 2) Date and time of receipt of communication: March 3, 2015 at 12:30pm
- 3) Location of communication: Studio City
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Anne Blemker
- 5) Identity of person(s) on whose behalf communication was made:
Phillip Schiller and Kim Gassett-Schiller
- 6) Identity of persons(s) receiving communication:
Wendy Mitchell
- 7) Identity of all person(s) present during the communication:
Susan McCabe

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I received a briefing from a representative of the Schiller Family in which she described the proposed project, provided background on the current appeal, and went through a briefing booklet that was previously provided to staff. As described, the project involves a proposal to reconstruct a single-family residence on a double lot in Half Moon Bay. According to the representative, the project is compatible with the size and scale of surrounding development and consistent with the visual resource policies of the certified LCP. The applicant is in agreement with the staff recommendation of *No Substantial Issue* and requests concurrence by the Commission.

3/6/15
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Greg Cox

- 1) Name or description of project: A-2-HMB-15-0006 (Camponico)
- 2) Date and time of receipt of communication: March 4, 2015 at 4:30pm
- 3) Location of communication: Telephone
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Anne Blemker
- 5) Identity of person(s) on whose behalf communication was made:
Phillip Schiller and Kim Gassett-Schiller
- 6) Identity of persons(s) receiving communication:
Greg Murphy for Greg Cox
- 7) Identity of all person(s) present during the communication:
Susan McCabe, Anne Blemker

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

Greg Murphy on my staff received a briefing from a representative of the Schiller Family in which she described the proposed project, provided background on the current appeal, and went through a briefing booklet that was previously provided to staff. As described, the project involves a proposal to reconstruct a single-family residence on a double lot in Half Moon Bay. According to the representative, the project is compatible with the size and scale of surrounding development and consistent with the visual resource policies of the certified LCP. The applicant is in agreement with the staff recommendation of **No Substantial Issue** and requests concurrence by the Commission.

3/9/15
Date

Greg Cox
Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.