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July 11, 2006

Kevin Ryan
681 Hermosa Ave
Half Moon Bay, CA 94019

RESUBMIT

SEP 0 4

BUILDING INSPECTION

Dear Mr. Ryan:

SUBJECT: Conditional Approval of Home Improvement Exception,
Coastal Development Permit, and
Coastside Design Review Exemption
681 Hermosa Ave, Half Moon Bay (APN 048-064-220)
County File No. PLN 2005-00419

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sender of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Staff has completed its review of your application for a Home Improvement Exception, Coastal Development Permit, and Coastside Design Review, to allow a 164 sq. ft. 2-story deck to encroach 126 sq. ft. into the required 20-foot front yard setback, is hereby approved subject to the conditions of approval listed in this letter. The proposed front yard setback will be 4 ft. 2 in. where 20 ft. is required.

This approval pertains only to the project plans received by this office on September 16, 2005. The Midcoast Community Council considered this application and recommended approval. All property owners within 300 feet of the subject property have been notified. The noticing period ended June 21, 2006. The optional hearing for this project was not requested.

FINDINGS

After reviewing this application and accompanying materials, it is found that:

For the Environmental Review

1. This project has been found to be categorically exempt under Section 15301 of the California Environmental Quality Act as an addition to an existing structure. A Notice of Exemption will be filed and posted forthwith.

For the Coastal Development Permit

2. The project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of San Mateo County Local Coastal Program.

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3. The project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

For the Design Review Exemption

4. This project has been review under and found to be exempt from the Standards of Design Review as stipulated in Chapter 28.1 of the San Mateo County Zoning Regulations.

For the Home Improvement Exception

5. **The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor exterior changes.**

The proposal is for a 15-foot, 10-inch encroachment in the front yard setback and accounts for 126 sq. ft. of the deck structure to reside within setbacks. The subject site is a usual shape lot where the front yard setback acts more as a side yard due to its orientation. The defined front yard where the deck is to be constructed faces a hillside where there are no adjoining parcels with a dwelling or development that will be impacted.

6. **The Home Improvement Exception sustains the integrity or enhances an existing design concept or the neighborhood character.**

The proposed new construction will sustain the integrity of the house design and allow the home to be consistent with other homes in the vicinity. Staff does not believe that this deck will have any detrimental effect upon the neighborhood character.

7. **The granting of this application will not be detrimental or injurious to the property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.**

Review of this project by concerned agencies and the Optional Hearing Notice sent to property owners within a 300-foot radius of the subject property yielded no objections. The deck will not impact any neighboring properties and will not be detrimental or injurious to the public health, safety, general welfare or convenience.

8. **The Home Improvement Exception authorizes only uses or activities which are permitted by the zoning district.**

The proposed deck construction will continue the existing use as a single-family residence within the R-1/S-94/DR/CD zoning district.

9. **The Home Improvements Exception is consistent with the objectives of the General Plan and the Zoning Regulations.**

The project will not result in any change in intensity or building use and is consistent with all the objectives of the General Plan. The project is also consistent with all zoning restrictions pursuant to the R-1/S-94/DR/CD zoning district, with the exception of

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encroachment into setbacks, which is to be remedied with the approved Home Improvement Exception Permit.

CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents, plans described in this report and submitted to and approved by the Community Development Director. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director.
2. If after two (2) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed development, the Home Improvement Exception (HIE), Coastal Development Permit (CDP), and Design Review Exemption (DRX) will expire. The Home Improvement Exception may be extended beyond two years if the applicant requests an extension in writing and payment of applicable extension fees at least sixty (60) calendar days before the expiration date.
3. The deck shall be constructed and painted in a manner that matches the existing residence.
4. The Building Inspector shall verify that the deck was constructed and painted to match the existing residence.
5. Prior to the beginning of construction, the applicant shall obtain a building permit for the proposed work prior to any and shall comply with all applicable requirements of the Building Inspection Section.

This Home Improvement Exception approval may be appealed by the applicant or any aggrieved party on or before **5:00 p.m. on July 25, 2006**, the tenth working day following action by the Planning Director. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Division and paying a \$451.00 appeal fee. Further information may be obtained by calling James A. Castañeda, Project Planner, at 650/363-1853.

FOR LISA GROTE
DIRECTOR OF COMMUNITY DEVELOPMENT, By:


Jim Eggemeyer, Deputy Director

JKE:JAC/kcd - JACQ0702_WKN.DOC
cc: William Cameron, Building Inspection Manager
Midcoast Community Council