



PLANNING COMMISSION

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 2

Owner: **Marina Fastovskaya/Gary Kleynor**
Appellant: **Alisa Stegmaier**
File Number: **PLN 2022-001736**
Location: **700 George Street, Montara**
APN: **036-103-620**

Project Description:

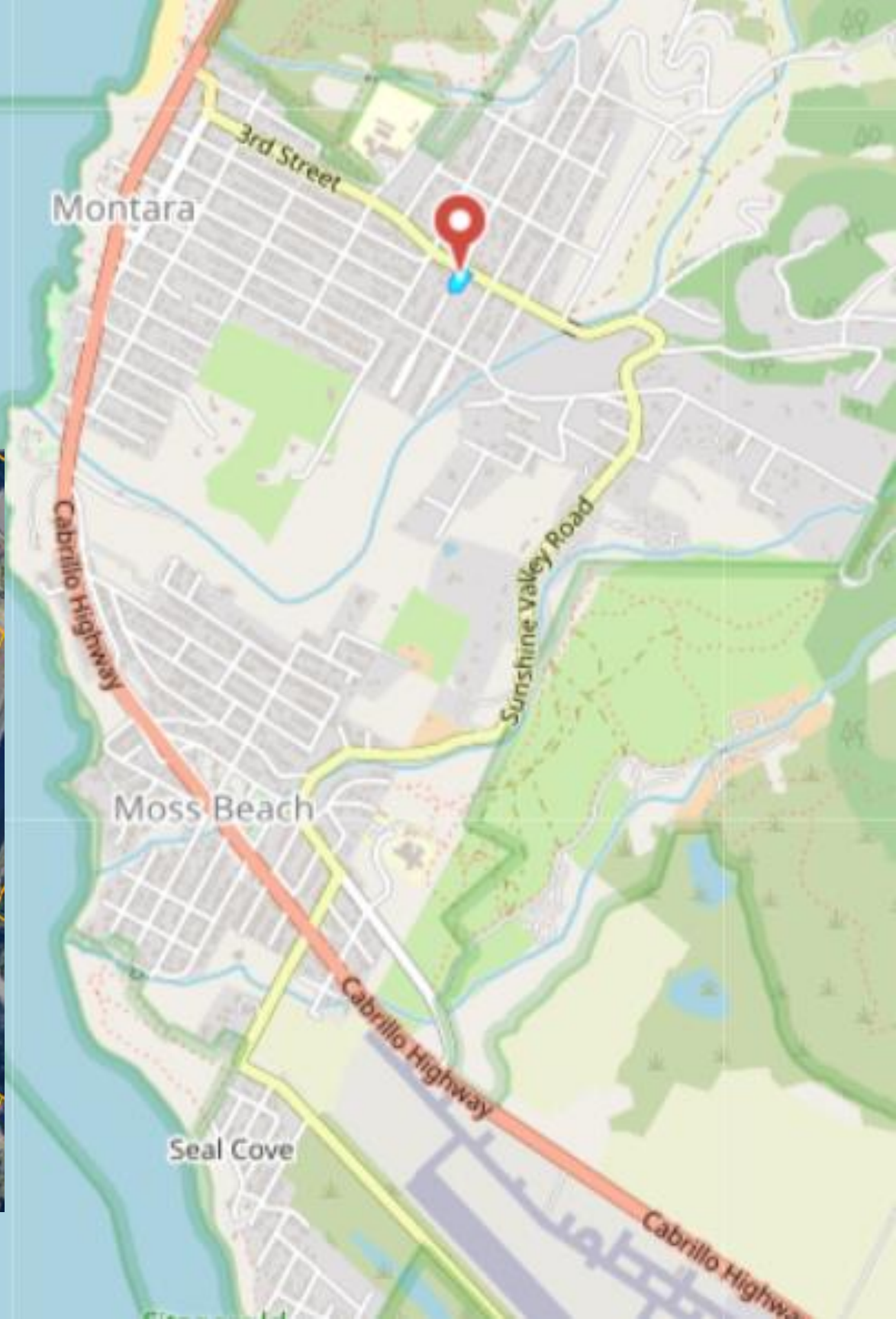
Construction of a new two-story, 2,818 sq. ft. single-family residence and detached 400 sq. ft. garage, located on a 6,254 sq. ft. undeveloped, legal parcel.



COUNTY OF SAN MATEO

PROJECT SITE

Appellant's Residence





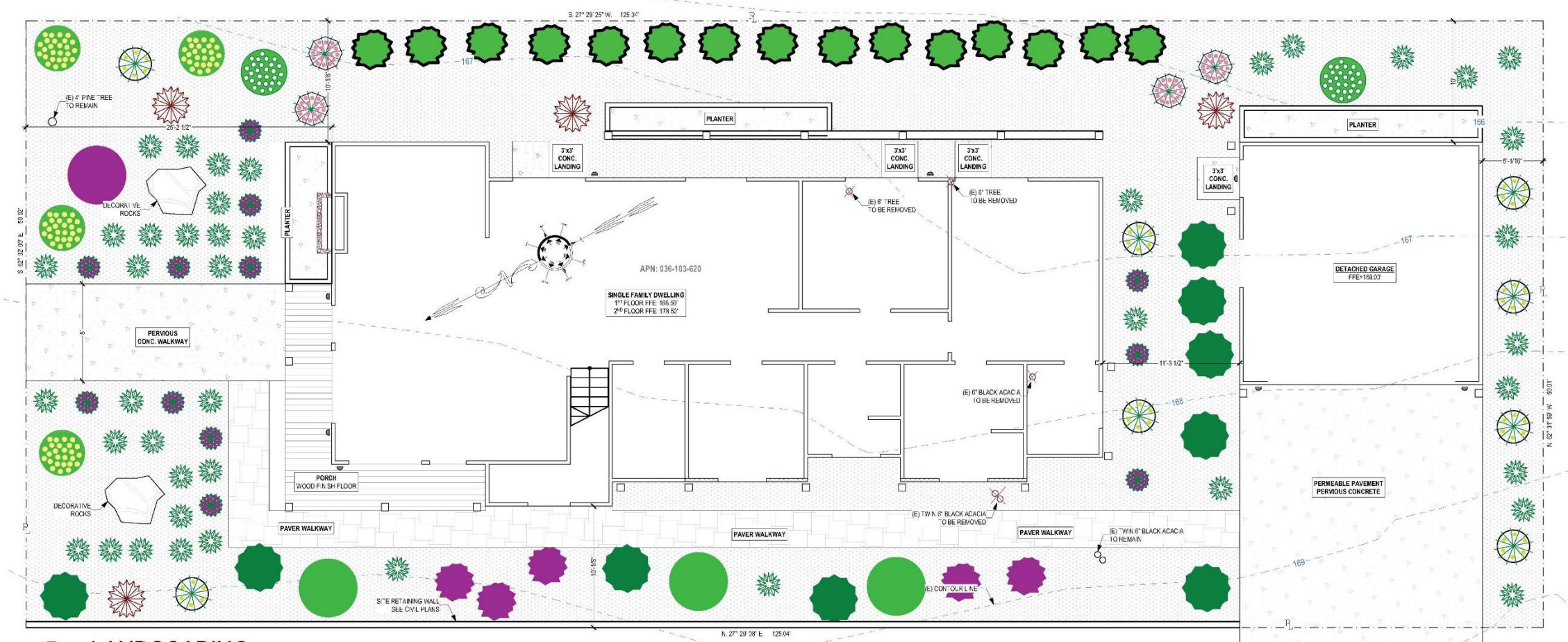
PROJECT DESCRIPTION & LOCATION

- Legal conforming, 6,254 sq. ft. parcel
- The property is located in an area designated for single-family residential use, with residences located on all sides, with the exception of the undeveloped lot to the east.
- The property is flat.
- The non-significant Pine tree at the front of the property will be protected.

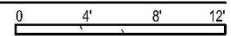




TREES							SHRUBS							ORNAMENTAL GRASSES									
No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	DESIGNATION	IMAGE
1	CRH	1	Ceanothus x 'Ray Hartman'	RAY HARTMAN CEANO' HUS	5-Gal			5	Cc	2	Carpenteria californica	BUSH ANEMONE	5-Gal			8	Fgl	43	Festuca glauca 'Elijah Blue'	ELIJAH BLUE BLUE FESCUE	1-Gal		
2	FSG	4	Fremontodendron x 'San Gabriel'	CALIFORNIA FLANNEL BUSH	5-Gal			6	Cb	4	Cistus x purpureus	ORCHID ROCK ROSE	5-Gal			9	PJS	4	Phormium 'Jack Spratt'	JACK SPRATT FLAX	1-Gal		
3	P-C	9	Prunus caroliniana 'Compacta'	COMPACTA CAROLINA LAUREL CHERRY	15-Gal			7	RdC	5	Ribes sanguineum 'Claremont'	PINK FLOWERING CURRAWAY	5-Gal			10	Ts	12	Thymus serpyllum	WILD THYME	1-Gal		
4	FP	3	Fern Pine	PODOCARPUS GRACILIOR	2'-Box			7	PH	15	Pittosporum tenuifolium	SILVER SHEEN (PRIVACY HEDGE)	5-Gal			11	LIG	8	Lantana x 'Trailing Gold'	TRAILING GOLD LANTANA	1-Gal		



A LANDSCAPING
SCALE: 3/16" = 1'-0"





CHRONOLOGY

2015 - A previous residential design (PLN2015-00262) was approved at the subject site.

December 2020 - Applicant submits request for modifications to the design of the project. Due to substantial change in design, Staff advised the applicant to submit a new DR Application.

May 25, 2022 - Subject application submitted.

April 13, 2023- CDRC reviews and continues the project, due to the apparent mass of the second story, need for additional façade articulation, and privacy impacts of windows to neighbor on the east side, among other issues. The CDRC required the installation of story poles for its review.

February 29, 2024 - Applicant submits revised plans.

April 11, 2024- The CDRC reviews and approves the project, subject to reducing lot coverage which can be done by reducing size of covered patios. No story poles are erected; applicant bring scale models of residence and neighboring properties to the meeting.

April 25, 2024- Appeal filed by Appellant



REGULATIONS CONFORMANCE

Design Review District Guidelines: The Coastside Design Review Committee (CDRC) reviewed and recommended approval of the project, finding that:

- (1) Section 6565.20.D.e. Wall articulation: The wall articulation minimizes the mass and is effective in blending the mass shape and scale to the other homes in the neighborhood.

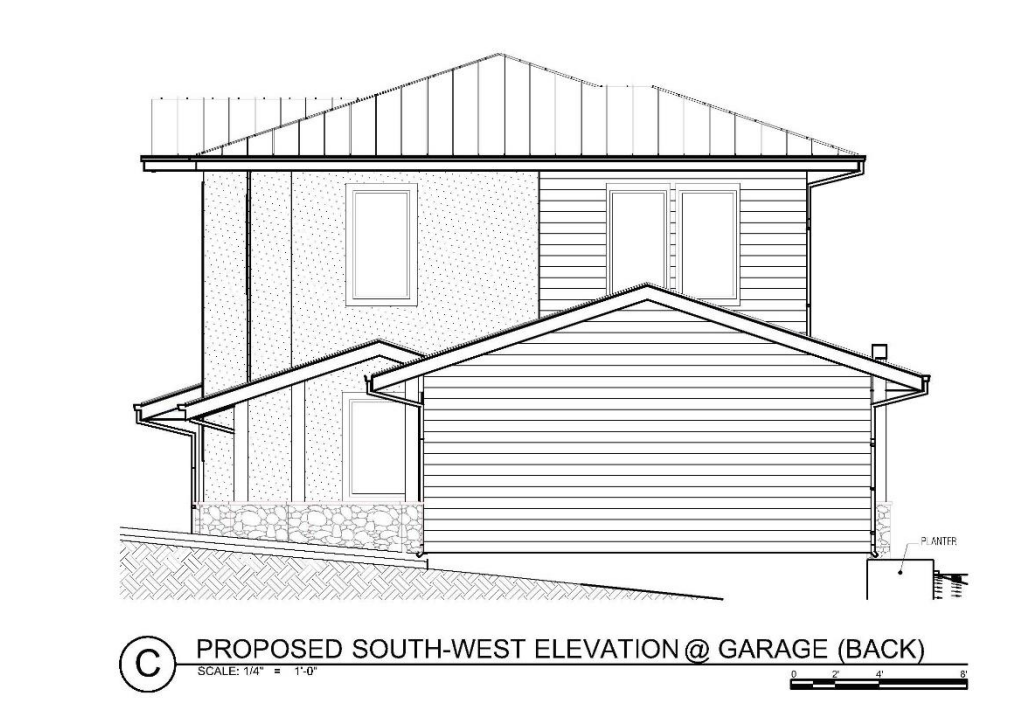
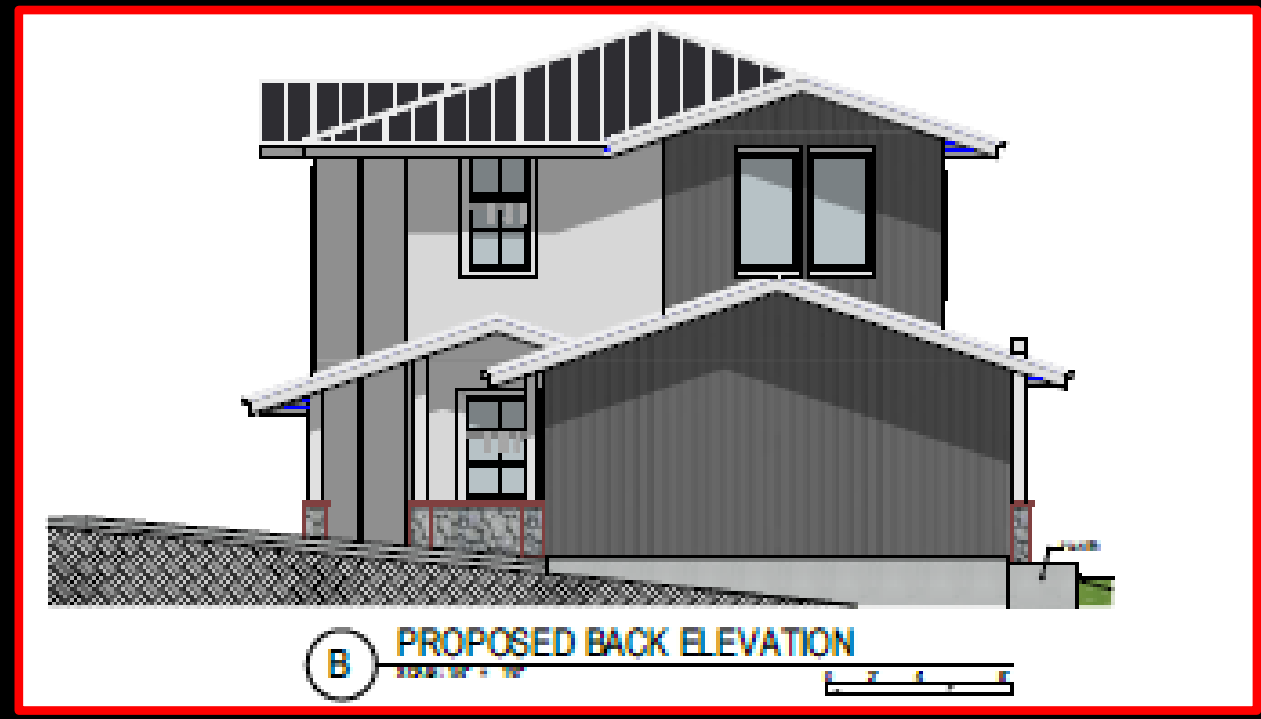
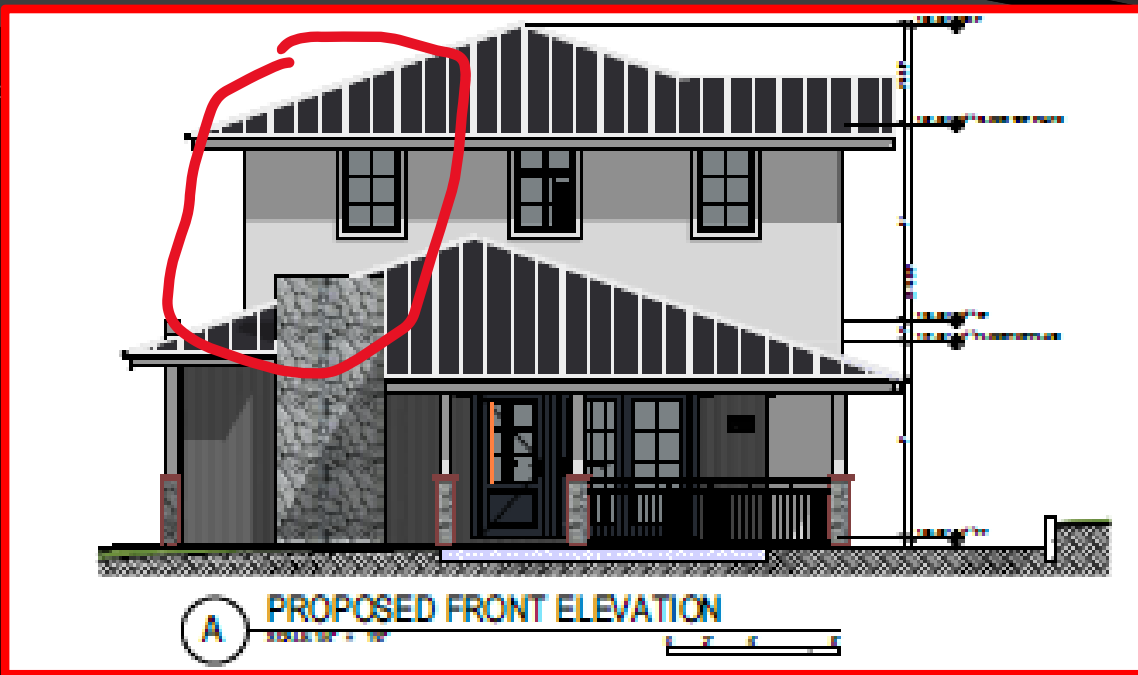
- (2) Section 6565.20.A. Architectural Style: The architectural style and design elements complement the predominant style of nearby homes.

The CDRC added a condition of the approval that required the applicant to confirm that the lot coverage is within the maximum allowance, which has been added as Condition 5. The applicant has submitted plans which show a reduction of lot coverage, by reducing the size of covered patios, while maintaining the approved design of the residence.



APPEAL CONCERNS

1. Appellant asserts that the project is out of scale with most of the homes in the neighborhood. The revised design does not adequately address the CDRC's findings for continuation and matches the home across the street which is too large. All other adjacent homes are one-story.
 - *House size was reduced by 50 sq. ft., wall and façade articulation added, and roof dormers added to the rear and east sides of the house.*

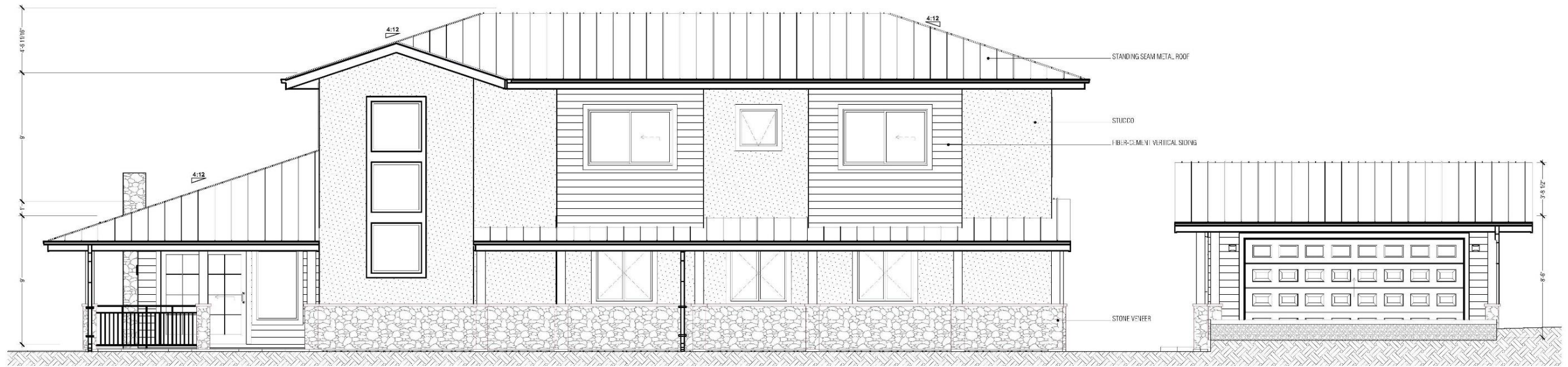




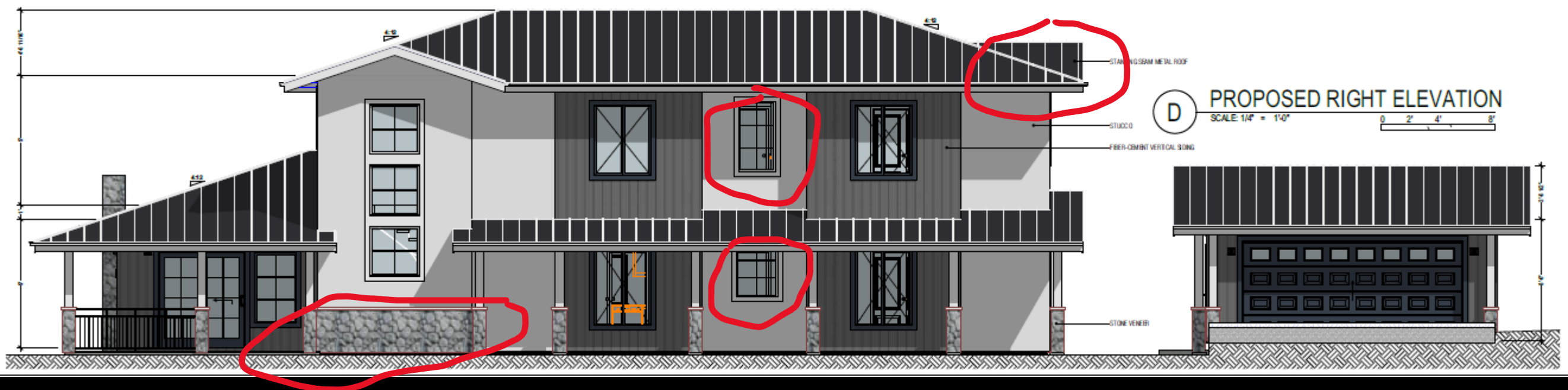
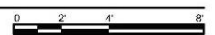
D PROPOSED SOUTH-EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



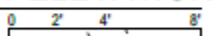
C PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



E PROPOSED NORTH-WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



D PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"





APPEAL CONCERNS

2. Appellant asserts that the CDRC instructed the applicant to construct story poles and because the applicant did not construct story poles, the project should not have been approved.

- *While no story poles were erected, the applicant brought scale models of the residence and neighboring properties to the meeting, which the CDRC found to adequately demonstrate that the scale of the house is compatible with surrounding homes.*

3. Appellant asserts that the 4-foot long by 6-foot wide window on the second floor impacts the privacy of her family residing at 770 George Street.

- *There are only two (2) windows on the second floor of the east elevation, including this window and a small clerestory window. The window was reduced from 4' x 6' to approximately 4.5' x 4.5'. Condition 6 requires that the window remain this size.*
- *In addition, the proposed house would be located approximately 60 feet from the appellant's residence. The applicant has also provided a 10-foot side setback to the parcel when only 5 feet is required.*



RECOMMENDATION AND FINDINGS

That the Planning Commission:

- Find that this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.
- Approve the Design Review Permit, County File Number PLN 2022-00173, by making the required findings and adopting the conditions of approval listed in Attachment A.



PLANNING COMMISSION

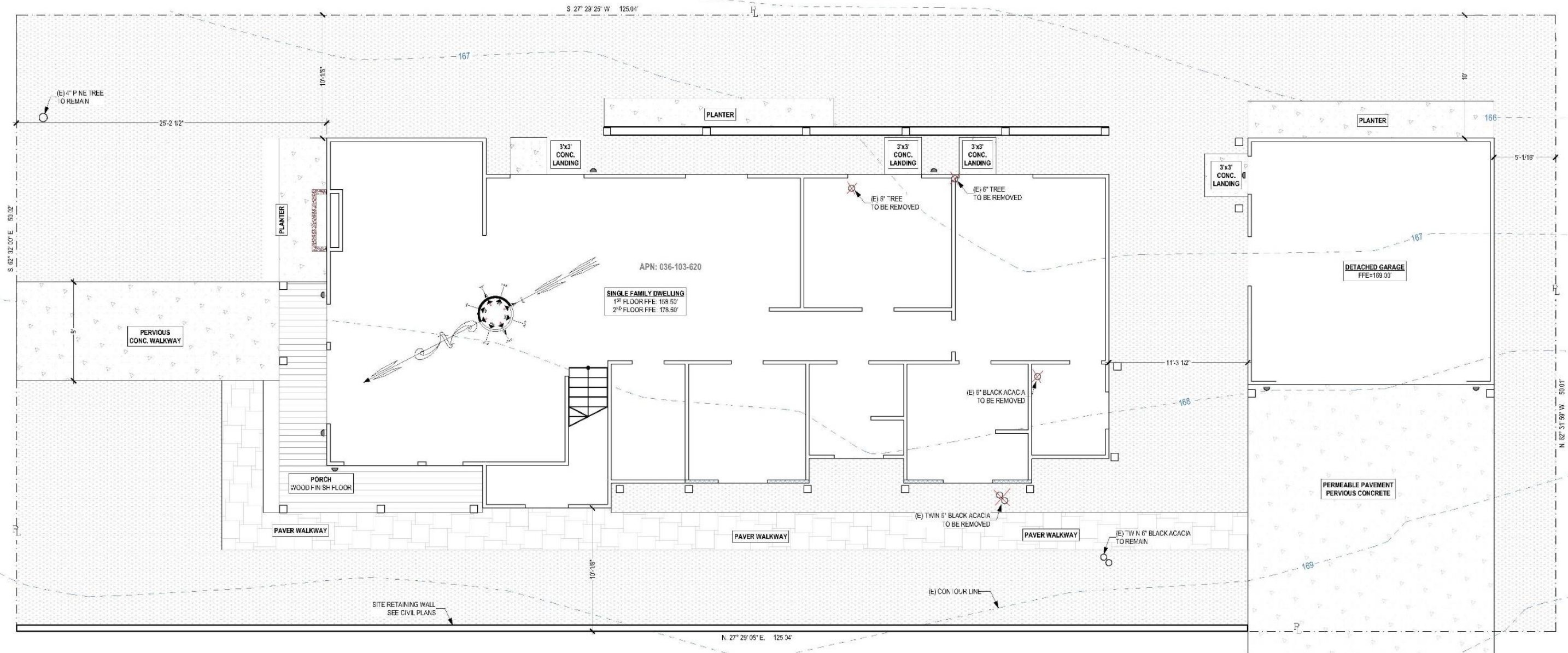
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