

**BUSINESS OF THE ARCHITECTURAL REVIEW COMMITTEE
OF THE CITY OF HALF MOON BAY**

AGENDA REPORT

For the meeting of: March 16, 2011

TO: Architectural Review Committee

FROM: Tonya Ward, Associate Planner

TITLE: **PDP-068-07- Design Review of a One-Story Single-Family Residence with Height Exception to be Located on a Standard lot at 686 Terrace Avenue in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-081-360)**

SECTION I. RECOMMENDED MOTION:

Move to approve PDP-068-07, an application requesting Design Review approval of a one-story single-family residence on a standard lot at 686 Terrace Avenue (APN 056-081-360), based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval contained in Exhibit B.

SECTION II. SUMMARY:

A. Project Data:

Owner/Applicant: Paulo & Karen Rodrigues
105 Quartz Avenue
Half Moon Bay, CA 94019

Project Location: 686 Terrace Avenue
APN: 056-081-360

Requested Permit: Design Review for a Coastal Development Permit and Height Exception

Decision Body: Architectural Review Committee

Zoning Designation: R-1-B-2 (Single-Family Residential)

General Plan Designation: Residential-Medium Density

Coastal Appeal Zone: No

Downtown Specific Plan: No

B. Site Information

| R-1-B-2 Development Standards: | Zoning Requirements | Proposed |
|--------------------------------|----------------------|--------------------------------|
| Min. Site Area | 7,500 sq. ft. | 8,062.5 sq. ft. (existing) |
| Min. Average Site Width | 75 ft. | 75 ft. (existing) |
| Min. Front Setback | 25 ft. | 25 ft. (south) 6 ft. (west) |
| Min. Interior Side Setback | 6 ft. | 9 ft. (east) |
| Street Side Setback | 20 ft. | n/a |
| Combined Minimum Side Setback | 20% (15 feet) | 20% (15 feet) |
| Min. Rear | 20 ft. | 20 ft. |
| Max. Height (One-story) | 16 ft. (20 ft. max.) | 20 ft. |
| Lot Coverage (One-story) | 50% | 3,751 sq. ft. (47%) |
| Floor Area Ratio | 0.5: 1 | 3,557 sq. ft. (44%) |
| Parking Garage Spaces | 2 garage spaces | 3 garage spaces |

C. Aerial Vicinity



SECTION III. PROJECT INFORMATION

Project Description

On February 9, 2011, Paulo & Karen Rodrigues (Applicants) filed an application for a Coastal Development Permit with Height Exception to construct a 3,557 sq. ft. one-story single-family residence on a standard-sized vacant lot. The maximum height of the structure is proposed at 20' above existing grade. The property is located in an R-1-B-2 (Single-Family Residential) Zoning District at the northeasterly end of Terrace Avenue in the Newport Terrace Subdivision.

On January 22, 2008, a biological assessment was prepared by Live Oak Associates, Inc. to evaluate the project in relationship to a potential biotic resource to the northwest. Field surveys conducted for this report were sufficient to assess that no detailed studies were warranted based on the low biotic value and lack of sensitive habitat on the site. However, due to potential secondary impacts that may arise outside the site, but within 200 feet of the project area, the author recommends avoidance measures to be incorporated during construction activities.

- Design Review approval by the ARC is required for the following:

“For the construction of a new single-family residence or remodels and additions to an existing residence, accessory structures, or site improvements which may otherwise be exempt from the provisions of this chapter that the planning director has determined may not be consistent with the standards for review set forth in this chapter.” Since the applicant proposes a new single-family structure with a height exception, the new residence requires design review approval by the ARC.

- Coastal Development Permit (Planning Director - PD) is required for development that meets the definition of development, which is defined in Section 18.20.020. .

According to Section 18.20.020, Development means, “on land, in or under water, the placement or erection of any solid material or structure...” The proposed one-story single-family residential use would meet the above definition; therefore, it requires a Coastal Development Permit.

SECTION IV. COMPLIANCE WITH ZONING PROVISIONS:

Design Review - Findings

According to Section 18.21.040, the data submitted by the applicant shall be reviewed to determine whether the proposed project if so, conforms to the provisions and shall make a positive finding to approve. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. In approving any project the following findings shall be made:

1. That such buildings, structures, planting, paving and other improvements shall be 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; and

2. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements; and
3. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not impair the desirability of living or working conditions in the same or adjacent areas and/or otherwise adversely affect the general prosperity and welfare.

SECTION V. CONCLUSION:

The project meets all of the applicable development standards and does not pose a threat to any of the coastal resources. Staff recommends approval of the project and has prepared recommended findings and conditions for approval of the project (Exhibits A and B of the proposed Resolution for Approval). The Architectural Review Committee will need to determine if it concurs with the analyses set forth in the findings and whether the conditions are appropriate and adequate for approval.

ATTACHMENTS:

- | | |
|--------------|--|
| Attachment 1 | Draft Resolution of Approval with attached Exhibit 'A', Findings and Evidence, and Exhibit 'B', Conditions of Approval |
| Attachment 2 | Design Review Criteria |
| Attachment 3 | Project Plan Set including Site Plan, Floor Plan, and Elevations (Full Size Set, Committee Only) |
| Attachment 4 | Biological Assessment prepared by Live Oak Associates, Inc. dated January 22, 2008 (Committee Only) |

ATTACHMENT 1

**ARCHITECTURAL REVIEW COMMITTEE RESOLUTION ARC- ____-11
RESOLUTION FOR APPROVAL
PDP-068-07**

**Design Review to construct a new one-story single-family residence located
at 686 Terrace Avenue (APN 056-081-360)**

WHEREAS, an application was submitted requesting Design Review approval to construct a one-story single-family residence located at 686 Terrace Avenue (APN 056-081-360), on a standard sized lot, parcel zoned R-1-B-2 (Single-Family Residential) Zoning District, and

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

WHEREAS, the Architectural Review Committee of the City of Half Moon Bay conducted a duly noticed public meeting for the project on March 16, 2011 at which times all those desiring to be heard on the matter were given the opportunity to be heard; and

WHEREAS, the Architectural Review Committee considered all written and oral testimony presented for their consideration; and

WHEREAS, the Architectural Review Committee 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 Architectural Review Committee approves application (PDP-068-07).

PASSED AND ADOPTED by the City of Half Moon Bay Architectural Committee at a duly noticed public hearing held on March 16, 2011, by the following vote:

AYES,

NOES,

ABSENT,

ABSTAIN,

ATTEST:

APPROVED:

Steve Flint, Planning Director

Steve Kikuchi, Chair

**EXHIBIT A
FINDINGS AND EVIDENCE
PDP-068-07**

**Design Review to construct a new one-story single-family residence located
at 686 Terrace Avenue (APN 056-081-360)**

Design Review– Findings

According to Section 18.21.040, the planning director, architectural review committee and planning commission shall determine from the data submitted whether the proposed project will be in conformance with the provisions of this chapter and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. Therefore, in accordance with Half Moon Bay Municipal Code Section 18.21.040, one specific finding must be made by the approving authority in order to approve or conditionally approve the required design review:

Finding: Architectural Review - The project will not hinder the orderly and harmonious development of the City, nor will it impair the desirability or opportunity to attain the optimum use and value of the land and the improvements, nor will it impair the desirability of living and working conditions in the same or adjacent areas, nor will it otherwise adversely affect the general prosperity and welfare.

Evidence: All development standards such as structure height, setbacks, lot-coverage, floor to area ratio and maximum building envelope are consistent with the minimum required standards of the R-1-B-2 zoning district. The proposed development is compatible in terms of height, bulk, and design with other structures in the immediate area. The stucco exterior with vinyl windows and one-story design is a concept and function compatible with the adjacent and neighboring structures. The project was reviewed and conditionally approved by the ARC at the meeting of March 16, 2011 and the ARC made the necessary findings.

**CONDITIONS OF APPROVAL
PDP-068-07**

**Design Review to create a one-story single-family residence to be located at
at 686 Terrace Avenue (APN 056-081-360)**

Authorization: Design review approval authorizes development to construct a new one-story single-family residence on a standard parcel on APN 056-081-360 as shown on plans, City date stamped of February 9, 2001, except as modified by the conditions of approval set forth herein.

A. The following Condition must be fulfilled prior to the issuance of a building permit:

1. CONFORMANCE WITH APPROVED PLANS. Development shall be in substantial conformance with the approved plans, City date stamped of February 9, 2001 except for any changes that may be required by these conditions of approval. The Planning Director shall review and approve any deviation from the approved plans. In the event that the Planning Director determines that any proposed changes warrant further Architectural Review Committee review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Architectural Review Committee. _____ (Planning)
2. MAXIMUM BUILDING ENVELOPE CONFORMANCE. Prior to review by the Planning Commission, applicant shall submit revised plans that illustrate no encroachment into the Maximum Building Envelope (MBE). _____ (Planning)

B. The following must be fulfilled prior to Occupancy:

1. 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 February 9, 2011. _____ (Planning)

C. Validity and Expiration of Permits

1. EFFECTIVE DATE. The Design Review approval shall take effect after final local action or 7 working days. The applicant/owner shall submit a signed copy of these conditions of approval to the Planning Department before they can obtain a 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 Design Review approval shall expire on the latest expiration date applicable to any other discretionary or ministerial permit or approval required for the development, including any extension granted for other permits or approvals. Should the development not require City permits or approvals other than Design Review, it 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 Design Review approval 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 Design Review.

OWNER / APPLICANT:

(Signature)

(Date)