

## **Application for Appeal**

455 County Center, 2<sup>nd</sup> Floor | Mail Drop PLN 122 Redwood City, CA 94063 (650) 363-4161 planning.smcgov.org

_	To the	Planning	Commission
	To the	Board of	Supervisors

This form must be completed and submitted to the Planning and Building Department, along with the appeal fee, no later than 10 working days after the Letter of Decision on the application has been issued. Please contact planning\_commission@smcgov.org if you have questions regarding the deadline to file an appeal or the materials that must be submitted.

1. Appellant info	rmation				
Name: Elizabeth Lacasia		Address: 779 San Carlos Ave, El Granada			
Phone, W:	H: 6507662706	Zip: <sub>94108</sub>			
2. Appeal Inform	nation				
Permit Numbers involved	l:				
PLN2021-00478		I have read and understood the attached information regarding appeal process and alternatives.			
		☑ yes ☐ no			
☐ Zoning He	ion of the: Planning Director earing Officer eview Committee	Appellant's Signature: Elizabeth Lacasia			
Planning	Commission	Date: Jul 30 2025			
made on July 23 the above-listed permit a	20_25, to approve/deny pplications.				
3. Basis for Appeal					
Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. To this end, please identify the County policies and/or regulations that you believe have not been adequately addressed and explain why.					
Appeal has two bases: (1) Planning Commission should have granted the variance for front setback, and					
(2) the project is not within the Coastal Commission appeal jurisdiction.					
(1) The reduced front setback qualifies for a variance under section 6534.1. The parcel varies substantially from most other					
parcels because of proximity to the Montecito riparian corridor, which prohibits development on nearly the entire property.					
Without the variance, the owner would be deprived of a privilege (reduced front setback) enjoyed by many other neighbors,					
including at least 776, 763, 723, & 715 San Carlos; 107, 130, & 138 Escalona; & 207 Navarra.					
This variance would not be a special, inconsistent privilege.					
The variance would authorize only uses or activities (residential access and parking) which are permitted in this zoning, and					
which are consistent with the objectives of the General Plan, the LCP, and the zoning regulations.					
(2) The project is not within the CCC appeal jurisdiction because the staff report notes that there is no evidence that					
wetlands are within 100' of the project. The mere "potential" existence of wetlands is not sufficient under PRC 30603.					





## **Document Details**

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