

ATTACHMENT H – Full Chronology (PLN2021-00478)

<u>Date</u>	<u>Action</u>
January 2000; June 2004	- Previous property owners perform illegal removal of vegetation, including riparian vegetation within the Montecito Riparian Corridor located at the rear of the parcel. The County's Code Compliance Section issues Notices of Violation (VIO 2000-00011; VIO 2004-00085). County instructs owners to obtain a biology report for the site and submit an application for an after-the-fact Coastal Development Permit (CDP).
October 15, 2004	- Tom Mahoney (plant ecologist) of Albion Environmental, Inc., prepares a report titled "Riparian Delineation on San Carlos Avenue Parcel," for previous property owners. Subsequently, interested neighbors expressed concerns that the limit of riparian vegetation prior to the clearing is different from that presented in Mr. Mahoney's 2004 report.
June 6, 2005	- Current owners applied for a CDP, Design Review and a Variance to construct a single-family residence that would encroach upon 10 feet of the required minimum 20-foot front setback (PLN 2005-00248), along with a CDP for illegal vegetation removal (PLN 2004-00398). While permits for the house were approved by the Zoning Hearing Officer on April 11, 2007, the decision was appealed to the Planning Commission, who upheld the appeal and denied the permits for the house until the property was restored per the CDP issued for the illegal vegetation removal.
April 11, 2006	- Patrick Kobernus (biologist) of TRA Environmental Consultants is retained by the owner to review Mahoney's riparian delineation at the site. Mr. Kobernus, after reviewing reports prepared by Mahoney, aerial photos, and photos provided by a neighbor, concurs with the location of the riparian boundary as marked by Mahoney and recorded by Turnrose. Kobernus states cleared areas should likely return in time to riparian corridor if all invasive species on-site are controlled and replanting is performed according to the November 29, 2005 "conceptual revegetation plan".
June 6, 2005	- Current owners applied for a CDP, Design Review and a Variance to construct a single-family residence that would encroach upon 10 feet of the required minimum 20-foot front setback (PLN 2005-00248), along with a CDP for illegal

- vegetation removal (PLN 2004-00398). The Planning Commission denied the permits for the house, stating that property should be restored first.
- September 9, 2008 - Board of Supervisors, on appeal, approve the CDP for after-the-fact clearing and restoration of the property.
 - August 8, 2013 - Biologist confirms that the restoration of the property and 3-year monitoring per PLN2004-00398 is complete. Staff concurs.
 - December 16, 2020 - Applicant applies for a Certificate of Compliance Type B (PLN 2020-00448). COC is recorded on November 10, 2021.
 - December 15, 2021 - Applicant applies for subject permits for a new residence and attached Accessory Dwelling Unit (ADU) with a reduced front setback.
 - August 7, 2022 - Comments letter from Green Foothills states that, based on the observations contained in previous biological reports, the site may contain wetlands.
 - February 9, 2023 - CDRC recommends approval of the project, including a 13 feet front setback, to the Design Review permit to the Planning Commission.
 - Subsequently, staff identifies an error in the application of the riparian setback in the plans and informs that applicant that the design would need to be modified to comply with the setback.
 - April 24, 2023 –
May 15, 2023 - Initial Study/Mitigated Negative Declaration is released for public review. At the time, no wetland analysis has been performed, so the IS/MND determined that there was potential for a wetland at the site, which requires a 100 feet setback.
 - May 15, 2024 - Applicant submits a revised design with proper application of the riparian setback for a new 1,670 sq. ft. three-story, single-family residence with an attached 371 sq. ft. garage and 791 sq. ft. ADU. Application includes a request for a Variance to allow a front yard setback of 3 feet where 20 feet is required, as well as a variance to allow development within a 100-foot setback associated with a potential wetland.

- September 12, 2024 - CDRC, after reviewing the revised design of the residence and receiving public comment, renders no recommendation of the Design Review permit due to a split 1:1 vote, but offers recommended changes for the applicant to consider.
- October 18, 2024 - The owner submits an updated biological report by Mr. Kobernus for the property and a description of vegetation clearing necessary for story pole construction, which states that the clearing work has not impacted the vegetation community boundaries as it pertains to the proposed project and riparian corridor setbacks. He also notes that San Francisco Dusky-footed woodrat nests were flagged and avoided during story pole construction.
- Robert Perrera of Huffman-Broadway Group, Inc. (HBG), prepares an Aquatic Resource Delineation Letter Report for the property to assess the potential of the property to support wetland, determining that the property does not support wetlands, as defined by the San Mateo County Local Coastal Program. The report does not address off-site areas within 100 feet of the proposed building site.
- February 13, 2025 - CDRC recommends approval of the revised design to the Planning Commission.
- May 9, 2025 - Applicant submits a biological report describing a recent assessment of lands adjacent to the subject site for potential wetlands based on soils, hydrology, vegetation and topographic information (LIDAR), using existing available information. The report concludes that "it is unlikely that wetlands (either US Army Corps or Coastal Commission) are present on surrounding properties within 100 feet of the proposed building envelope".
- July 23, 2025 - Planning Commission meeting