



## BOARD OF SUPERVISORS

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Board Chambers  
500 County Center, Redwood City

### ITEM 6

Owner: ..... **Elizabeth Lacasia**

Applicant: ..... **Elizabeth Lacasia**

File Number: ..... **PLN2021-00478**

Location: ..... **San Carlos Avenue, El Granada**

APN: ..... **047-105-020**

Project Description:

**Appeal of the Planning Commission's failure to approve Coastal Development Permit, Design Review, and Variance for the construction of a new 1,670 sq. ft., three-story, single-family residence with an attached 371 sq. ft. garage and 791 sq. ft. Accessory Dwelling Unit (ADU) on a legal 7,070 sq. ft. parcel.**



## PROJECT LOCATION

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- Legal conforming 7,070 sq. ft. parcel
- The subject property is located within the Montecito Riparian Corridor (MRC).
  - MRC is associated with an intermittent drainage channel sometimes referred to as San Augustin Creek located approximately 116 feet west of the project site.
- The property is located within an existing residential neighborhood.
- Access is proposed from San Carlos Avenue, a public roadway.

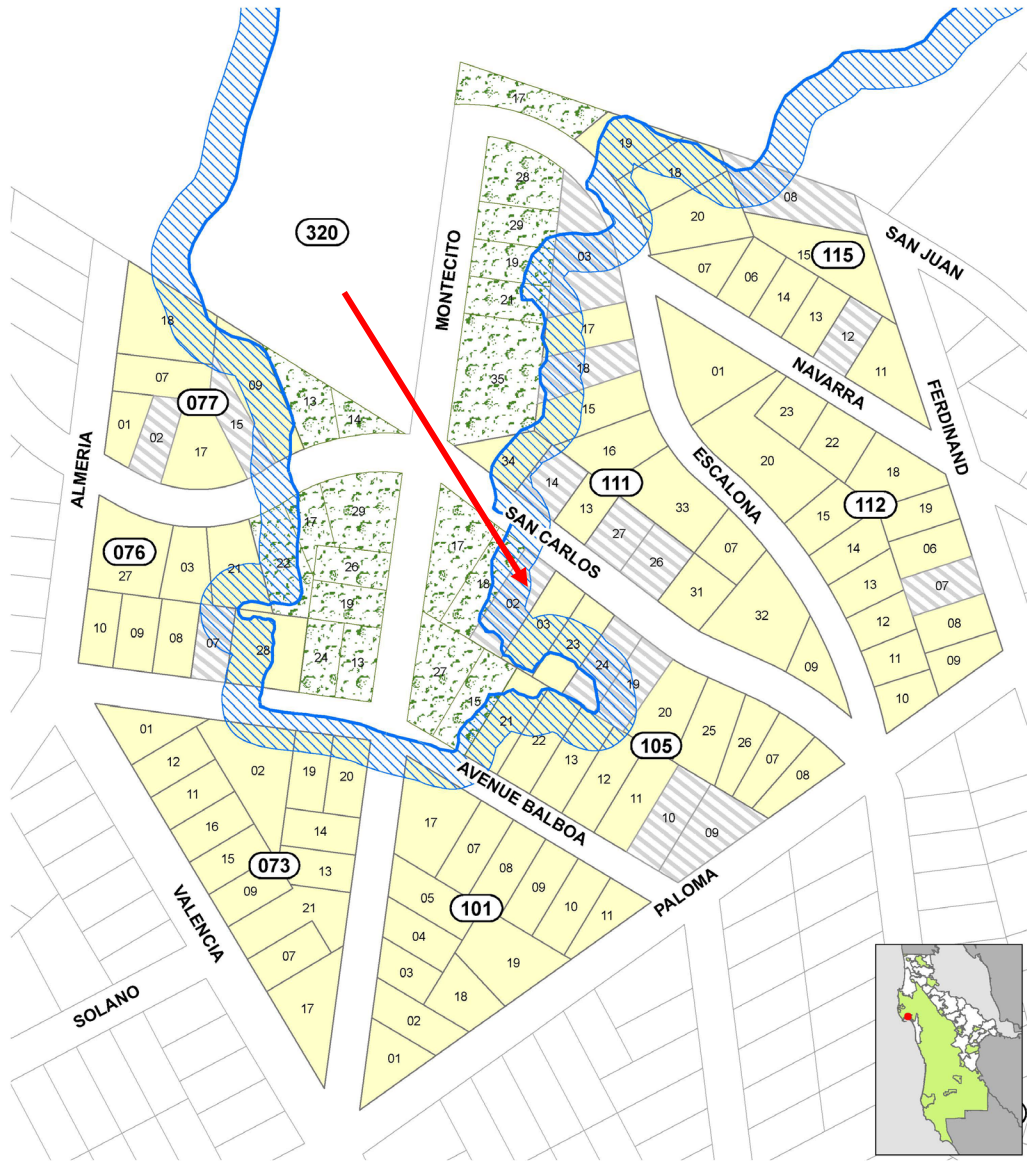




COUNTY OF SAN MATEO | PLANNING AND BUILDING DEPARTMENT

# MONTECITO RIPARIAN CORRIDOR

EL GRANADA AREA (APN PREFIX: 047)



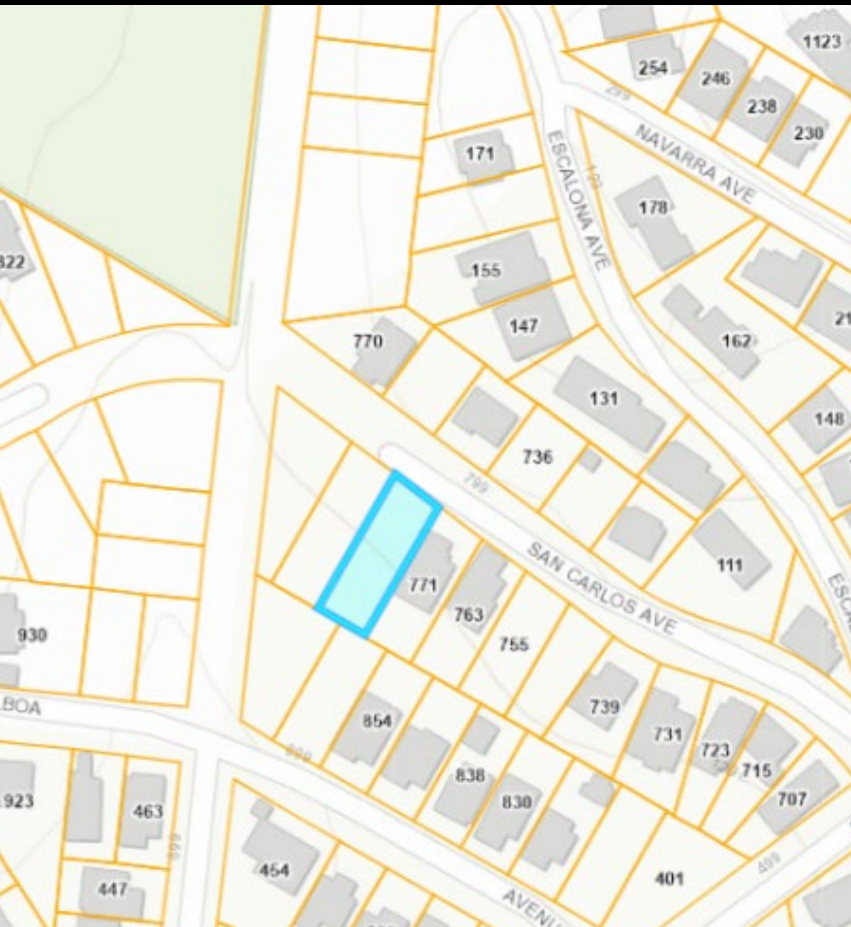
- |  |                                      |  |                             |
|--|--------------------------------------|--|-----------------------------|
|  | Montecito Riparian Corridor Boundary |  | Montecito Riparian Corridor |
|  | Perennial Riparian Buffer (50 FT)    |  | Vacant Parcel               |
|  | Developed Parcel                     |  | County Parcels              |

Note: This map illustrates the approximate boundary of the Montecito Riparian Corridor based on aerial photographs taken in 2006. The County of San Mateo Local Coastal Program categorizes riparian corridors as environmentally sensitive habitat areas, and strictly regulates development within and adjacent to such areas. Site specific boundary surveys, riparian buffer delineations and biological studies, as well as other information will be required to determine what if any development may be permissible on parcels within these areas.





# COUNTY OF SAN MATEO



APN: 047105020 Owner: LAC ▼

APN: 047105020  
Owner: LACASIA ELIZABETH RIPLEY TR  
, Other  
Unincorporated

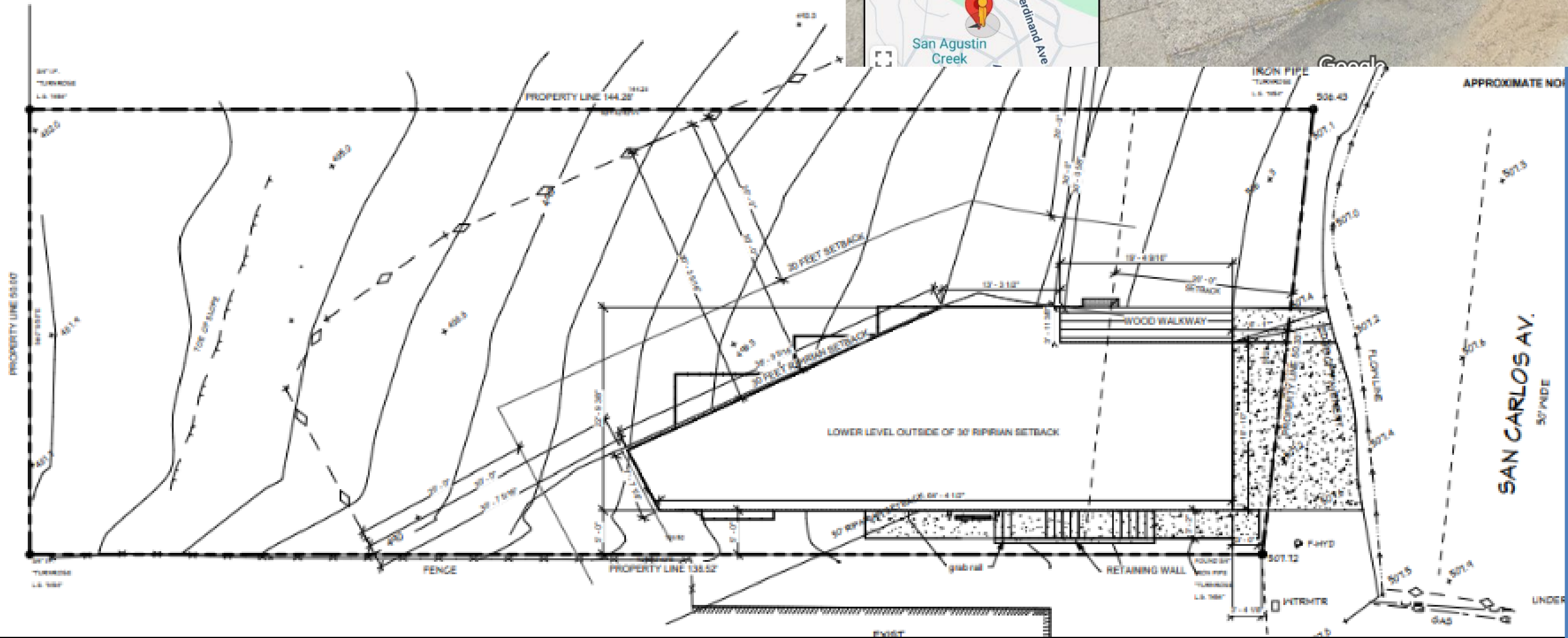
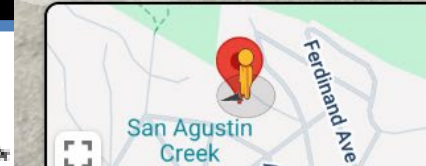
[Zoning Map Book Pages](#)  
[Assessor Map](#)  
[Property Details](#)



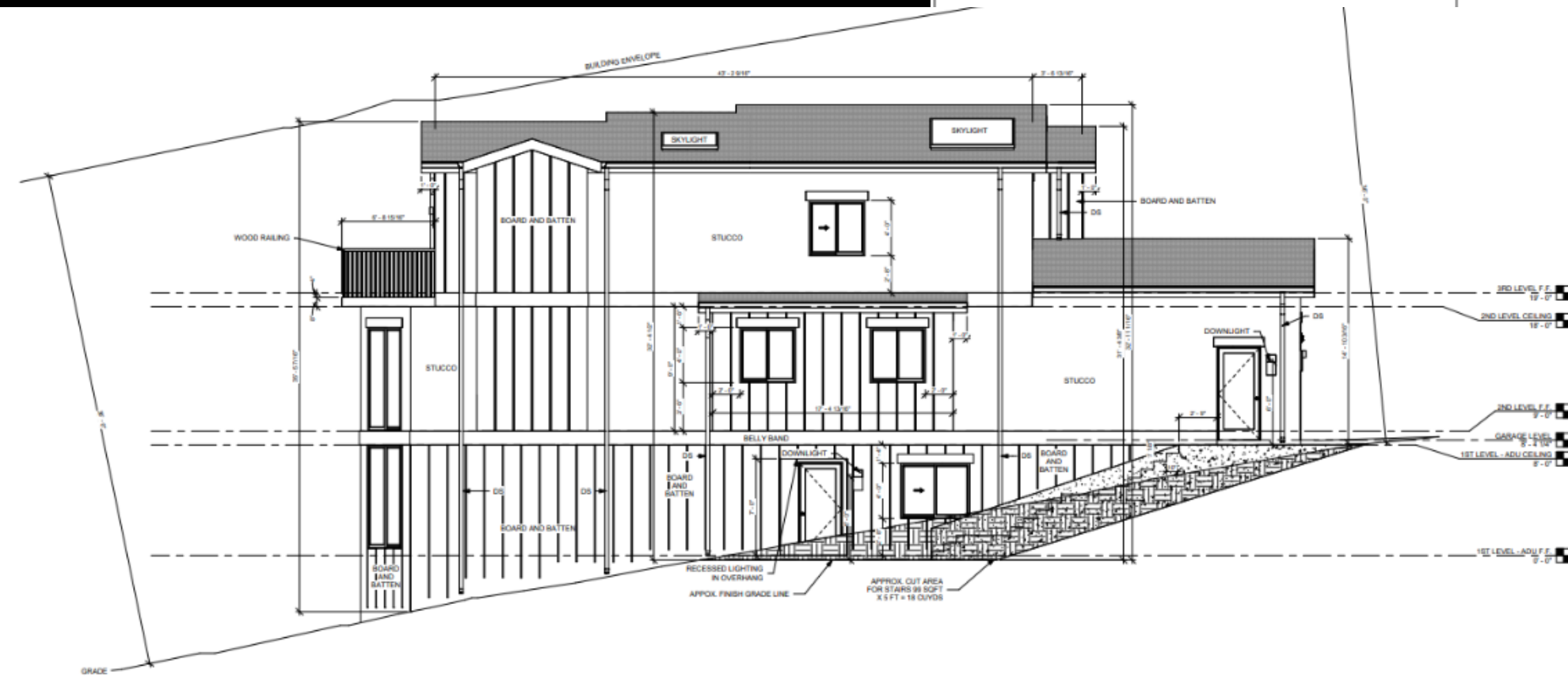




# COUNTY OF SAN MATEO









## **CEQA: IS/MND and Comments**

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An Initial Study/Mitigated Negative Declaration (IS/MND) was released on April 24, 2023

- Comments from Green Foothills (GF) identify that the project requires a CDP that is appealable to the California Coastal Commission due to potential presence of a wetland within 100 feet of the project site.
- Comment from adjacent neighbor states that the project appears to come within 15 feet of the drip line of the riparian boundary as evidenced by the “drip line” of arroyo willow canopy, where a minimum 30-foot buffer is required.
- The Project Biologist notes that the riparian corridor boundary is not established at the drip line of the trees, but rather where the 50% cover requirement of the LCP is met.
- Mitigation Measures are included as conditions of approval in Attachment A.





## DESIGN REVIEW CONFORMANCE

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Design Review District Guidelines: On February 13, 2025, the Coastside Design Review Committee (CDRC) reviewed and recommended conditional approval of the project, finding that:

- The project Design (Building dimensions, shape and form, facade articulation, or architectural) appears proportional and complementary to other homes in the neighborhood.
- The design conforms to the existing topography of the site.
- The scale of front entry is compatible with the other features of the house.

The condition recommended by the CDRC requires the applicant to replace board and batten siding on south elevation popout with stucco and reduce encroachments (deck post and downspout) into riparian buffer.



## LCP CONFORMANCE

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### Local Coastal Program: Sensitive Habitats Component

- A riparian boundary assessment was prepared for the project site in 2020 and found that the creek associated with the riparian corridor is located over 100 feet west of the property.
- A subsequent delineation in 2024 confirmed that there are no wetlands on the subject property but was unable to conclusively establish the potential presence of wetlands within 100 feet of the project site.
- The setback requirements established by LCP Policy 7.12 call for a setback of at least 30 feet from the edge of the riparian vegetation.
- The proposed project complies with this setback requirement, except for some minor encroachments that are cantilevered.





## Planning Commission meeting of July 23, 2025

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The Planning Commission took no action due to a Commission vote of 2-2.

Main concerns raised by members of the public and Commissioners:

- Large size and height of the residence relative to surrounding residences
- Proposed 3-foot setback of the garage from the street
- Potential project impacts to sensitive habitat, and
- Fire access relative to street and hydrant blockage by project-related on-street parking.

The confined building envelope (due sensitive habitat at rear of the property) and expectation for a reasonably-sized house has necessitated the reduced front setback, and the small footprint necessitates the 3-story design . Garages within the front setback are not out of the ordinary, especially for steeper properties. Fire concerns are addressed by Condition 43 requiring designation of this street section as a “fire lane”.



## RECOMMENDATION AND FINDINGS

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That the Board of Supervisors:

- A) Open public hearing;
- B) Close public hearing; and
- C) Grant the appeal and adopt the Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit, Design Review, and Variance, PLN2021-00478, by making findings and adopting the conditions of approval in Attachment A.





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## REGULATIONS CONFORMANCE

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Encroachments into the 30-foot riparian setback (some added after publication of IS/MND):

Mostly all cantilevered except for deck post and downspout

**(1) Lower Level:**

- (a) A covered 60-sq. ft. deck for the ADU

**(2) Second Level:**

- (a.) Approx. 20 sq. ft. of a pervious wood walkway at the front entry of the Main Residence.
- (b.) A covered 60-sq. ft. deck for the Main Residence.

**(3) Third Level:**

- (a.) Approx. 22 sq. ft. of an uncovered deck
- (b.) Approx. 10 sq. ft. of Bedroom 1
- (c.) Approx. 19 sq. ft. of Master Bathroom
- (d.) Approx. 32 sq. ft. of Master Bedroom
- (e.) Corner of wall for Bedroom 2