



# BOARD OF SUPERVISORS

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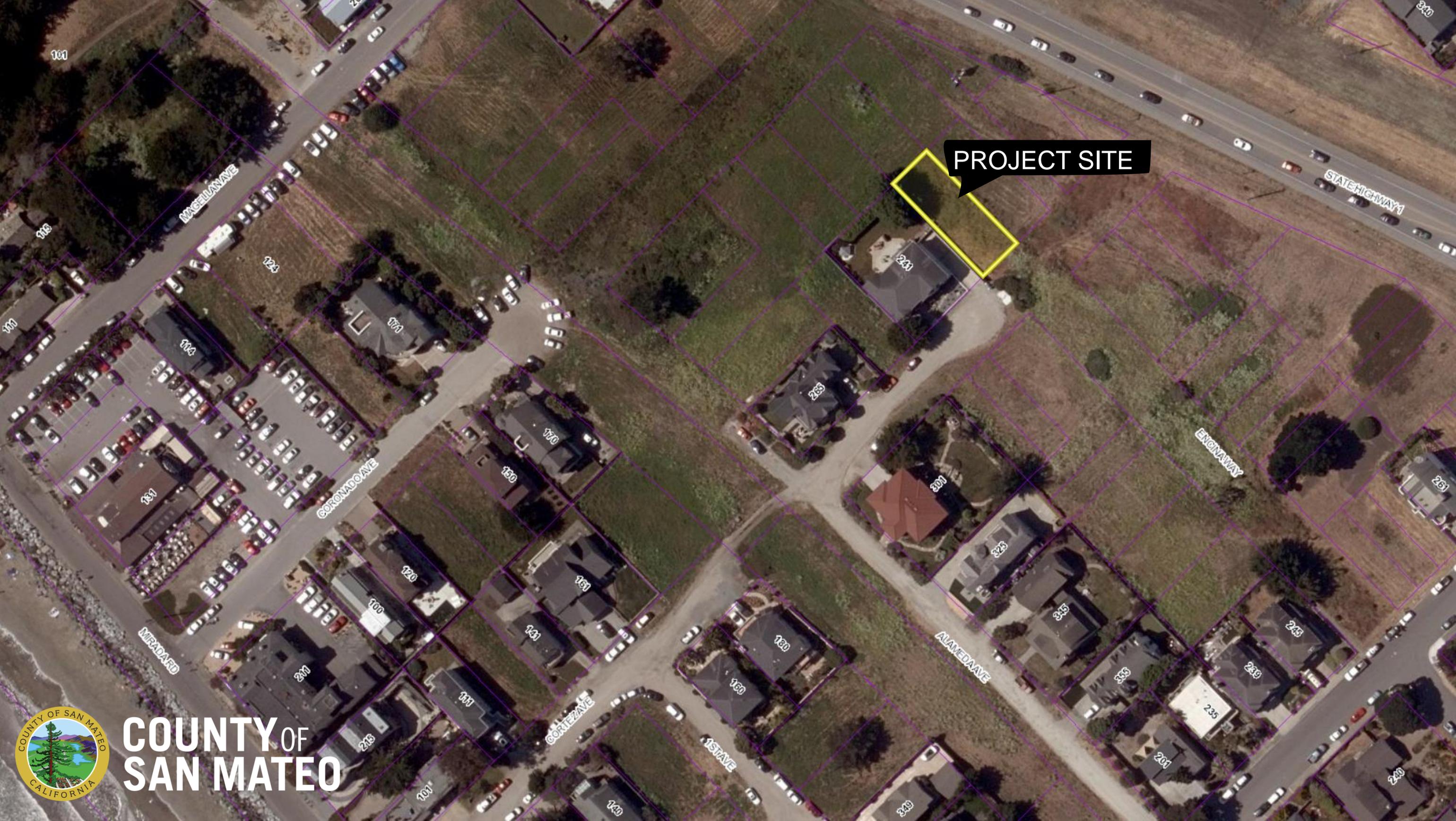
Board of Supervisors Chambers  
400 County Center, Redwood City

## ITEM # 9

Owner/Applicant: ..... **Zafar Irfan**  
File Number: ..... **PLN2018-00397**  
Location: ..... **Cortez Avenue – Miramar**  
APN: ..... **048-032-070**

Project Description:

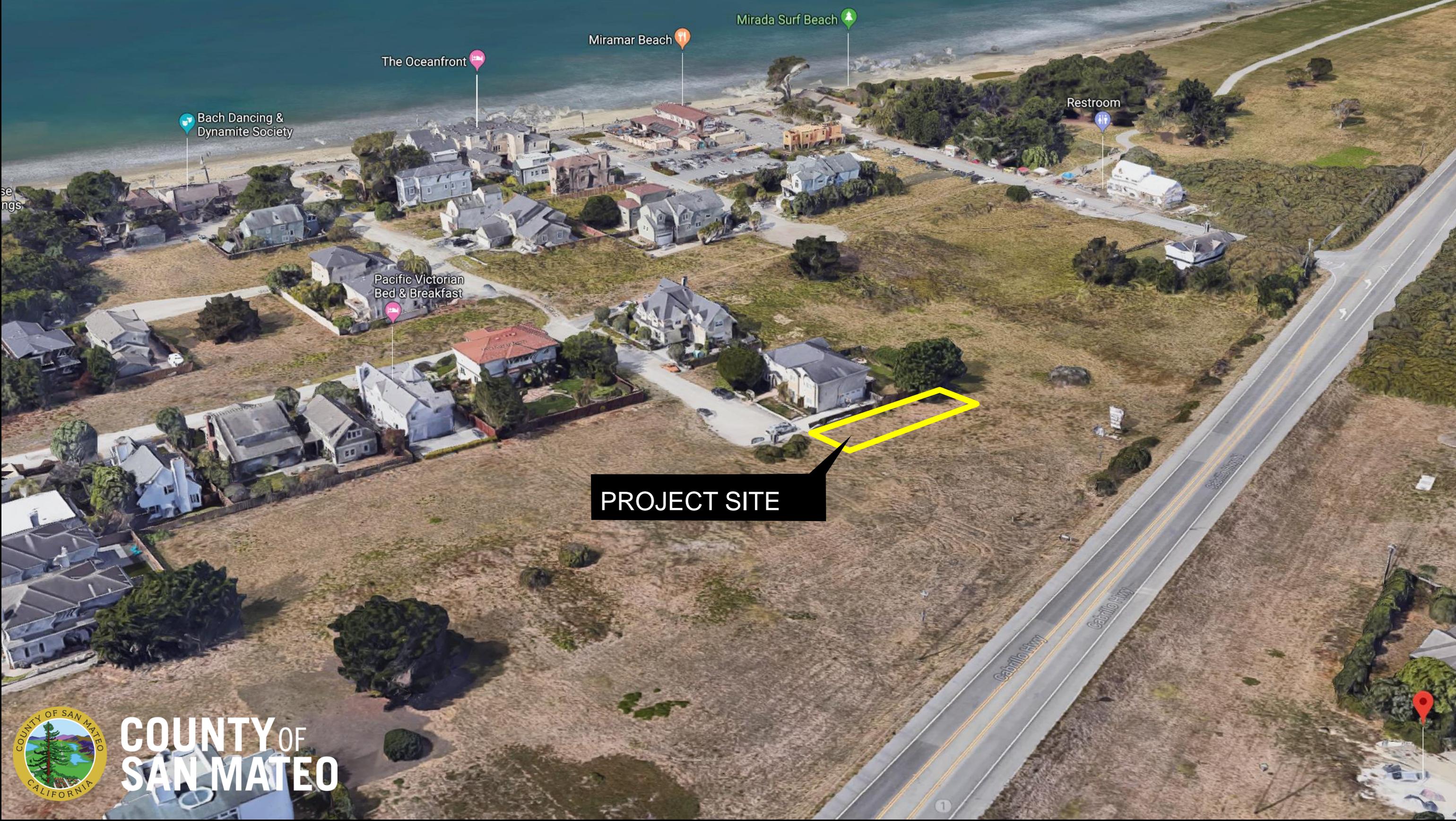
**Appeal of the Planning Commission’s decision to approve a Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, for a new Single-Family Residence.**



PROJECT SITE



COUNTY OF  
SAN MATEO



Bach Dancing & Dynamite Society

The Oceanfront

Miramar Beach

Mirada Surf Beach

Restroom

Pacific Victorian Bed & Breakfast

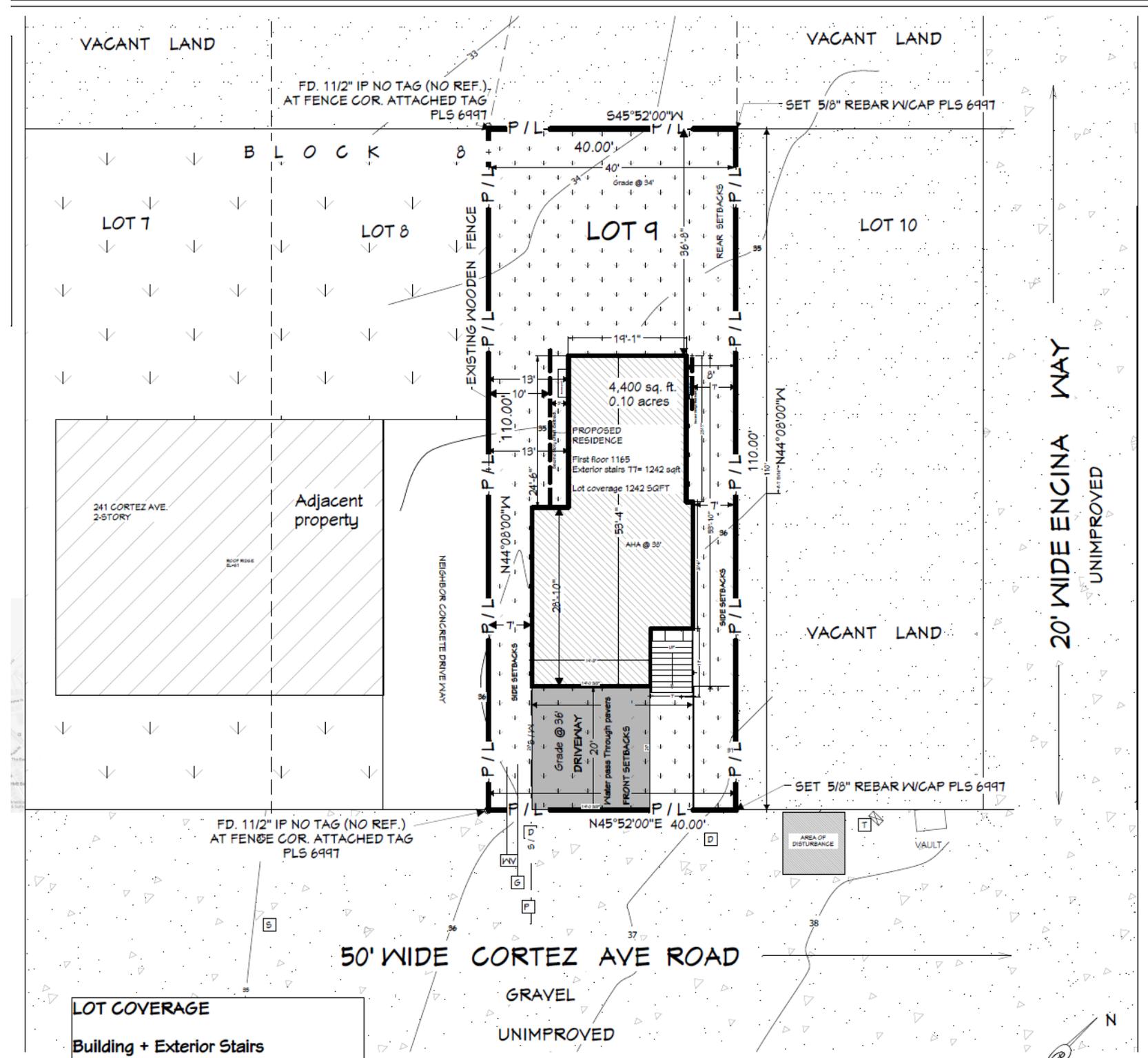
PROJECT SITE

Cabrillo Hwy

Cabrillo Hwy



COUNTY OF SAN MATEO



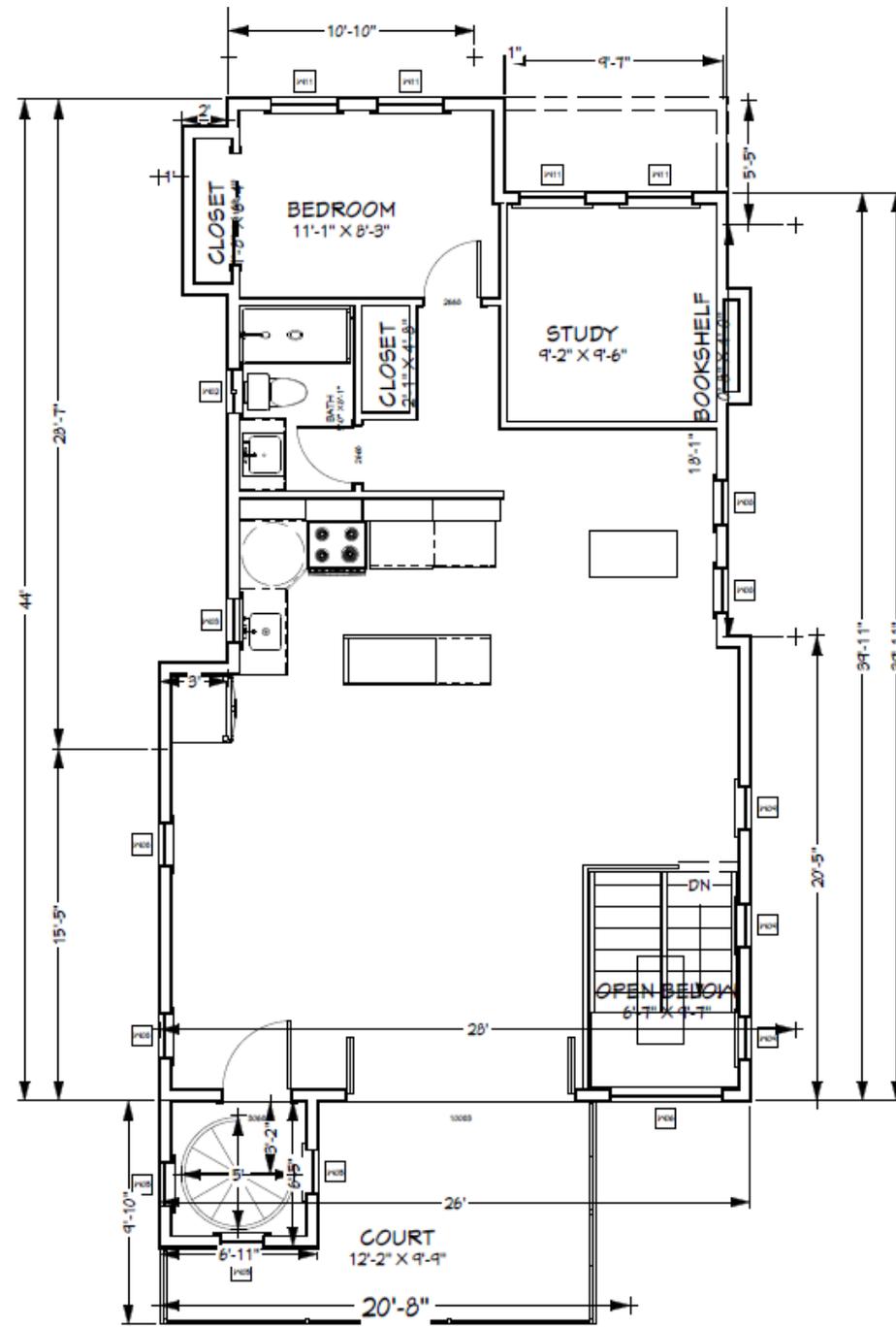
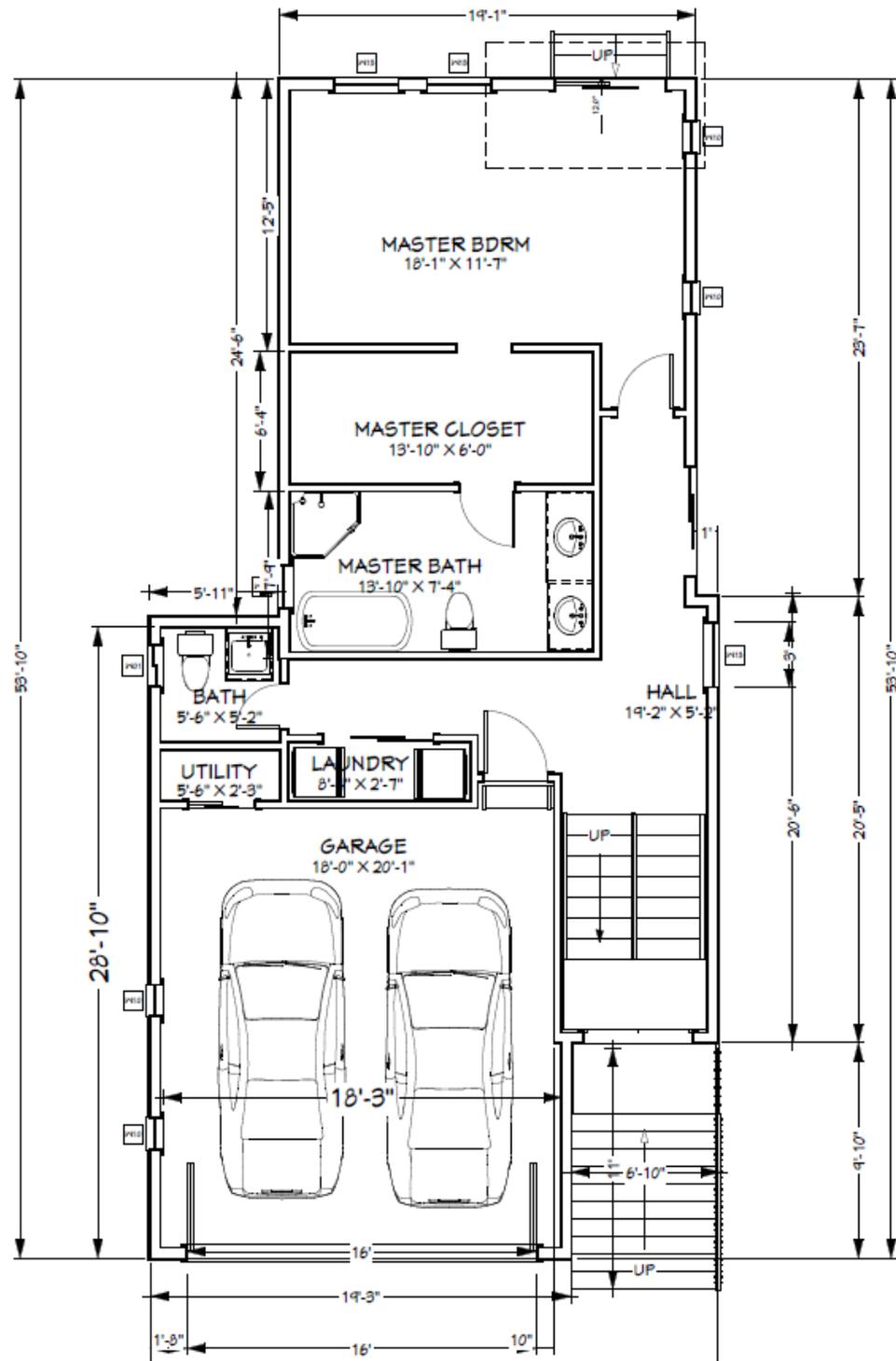
**LOT COVERAGE**  
 Building + Exterior Stairs  
 1165 SQFT + 77 SQFT = 1242 SQFT

**SITE PLAN**  
 LEVELED LOT, NO GRADING REQUIRED



**COUNTY OF**  
**SAN MATEO**



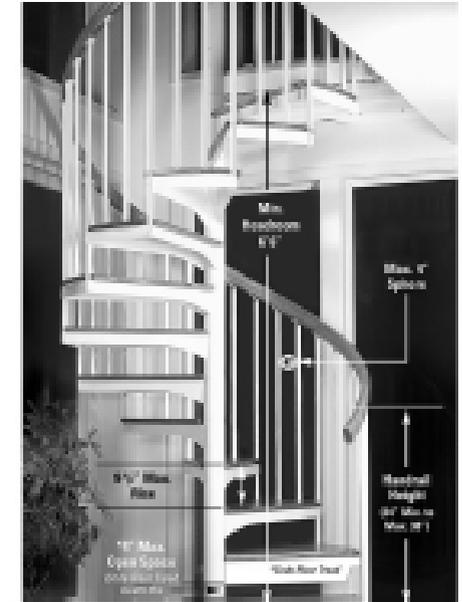
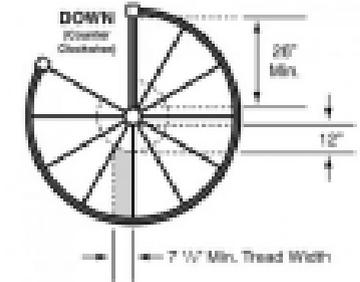


Stair Building Code Requirement Highlights



- Stair Building Code 1
- Minimum clear width of stair will provide this
  - Stair tread code shall not exceed depth of 12"
  - All treads will be used

Stair Building Code Requirement High



**COUNTY OF SAN MATEO**

**First floor living area = 1165 sqft**  
**Second floor living area = 947 sqft**  
**Total Square footage = 1165 + 947 = 2112 SQFT. Allowed 2112 SQFT**

STUCCO  
Weathered White , Behr Model #HDC-NT-21

Early American Stain  
266196 -

ROOF FACIA BOARDS  
Flannel Gray Model # N520-3

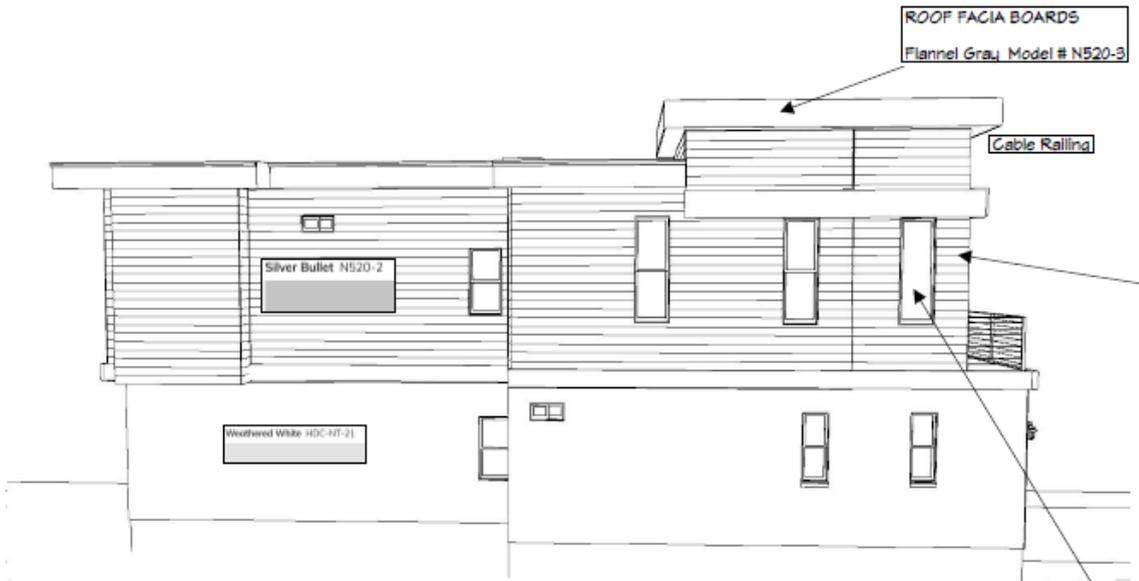
Wood Stain  
Varathane Penetrating Stain  
Red Oak

STUCCO  
Weathered White , Behr Model #HDC-NT-21

**Opaque window**

Garage door = Aluminium and Glass

FRONT ELEVATION



ROOF FACIA BOARDS  
Flannel Gray Model # N520-3

Wood Stain  
Varathane Early American Stain  
266196 -

Early American  
266196 - Half Pint

All Windows= Black Aluminium

Vinyl Siding  
Color Behr Pencil Sketch N500-4 ( TC-33)

Left SIDE ELEVATION

**Opaque window**

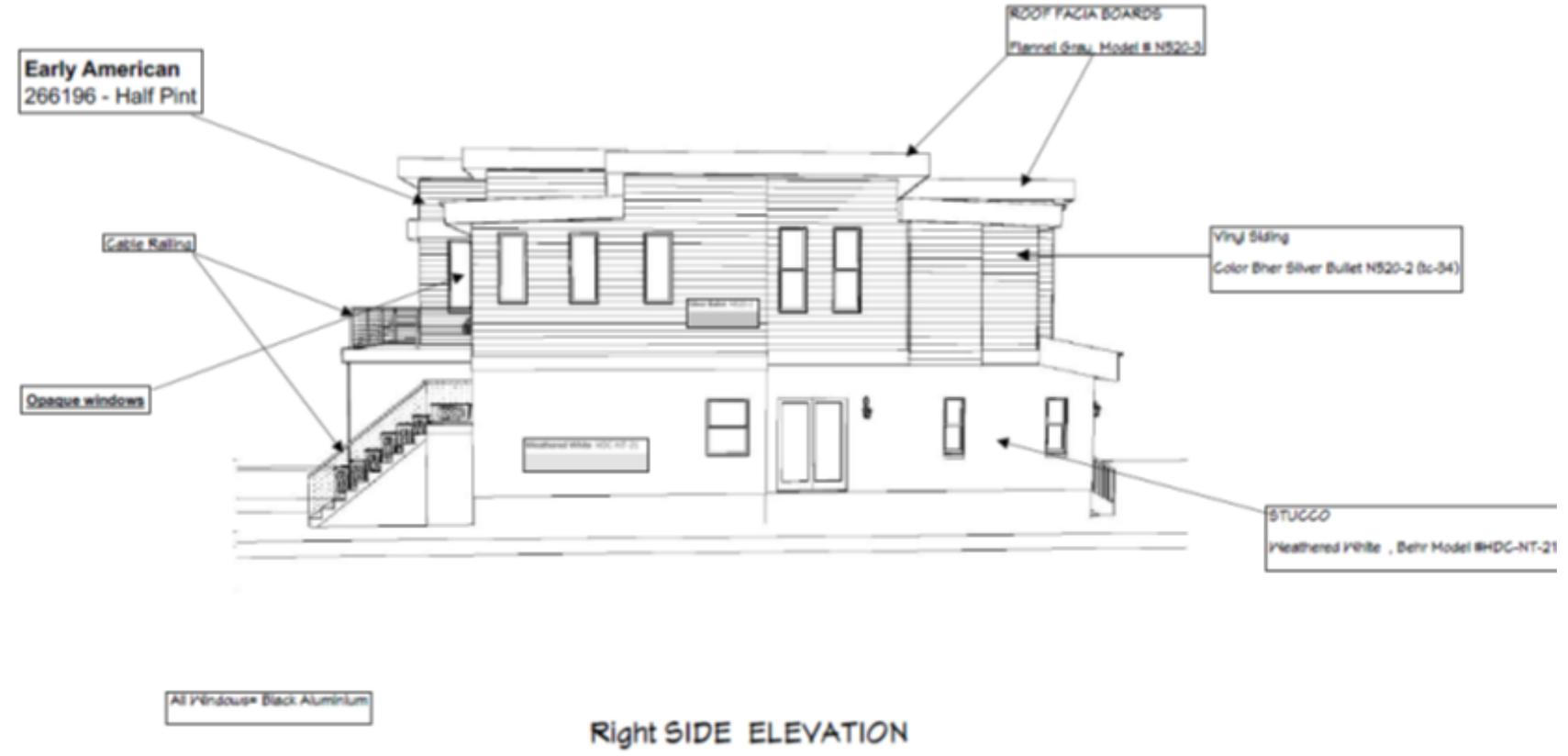
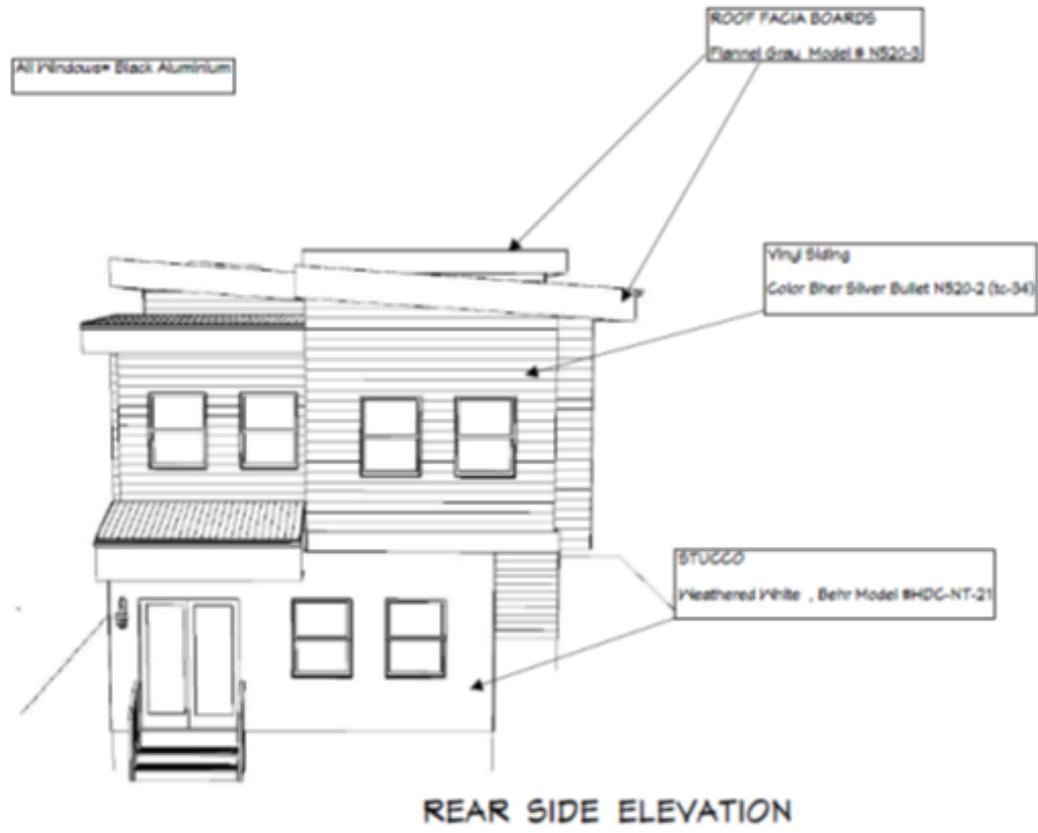
Soft color Palette

Soft color Palette

Flannel Gray N520-3 Roof Trim	Silver Bullet N520-2 Second Story	Weathered White HDC-NT-21 Ground Floor	Varathane WOOD STAIN Early American 266196 - Half Pint
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COUNTY OF  
SAN MATEO



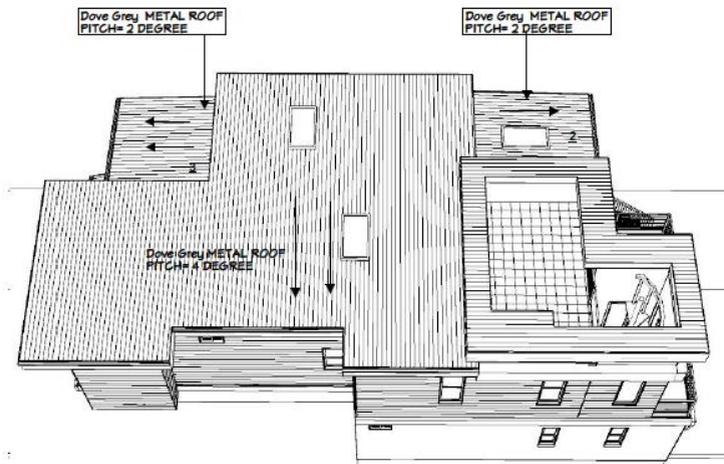
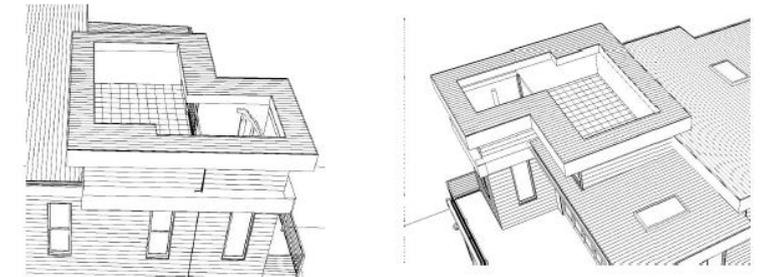
- RMS-Strip Lock Series**
- Lok Seam metal roofing system
  - Galvanized, Galvalume, Aluminum, and Copper
  - Available 12", 16" and 20"
  - UL90 rated
  - Kynar 500 Finish with a twenty year warranty
  - Continuous length panels
  - Optional stiffening ribs and struts (to minimize oil canning)
  - 100 mph Wind Driven Rain Infiltration Resistance Tested

**Steel Roof Panel Details**

Color = Dove Grey

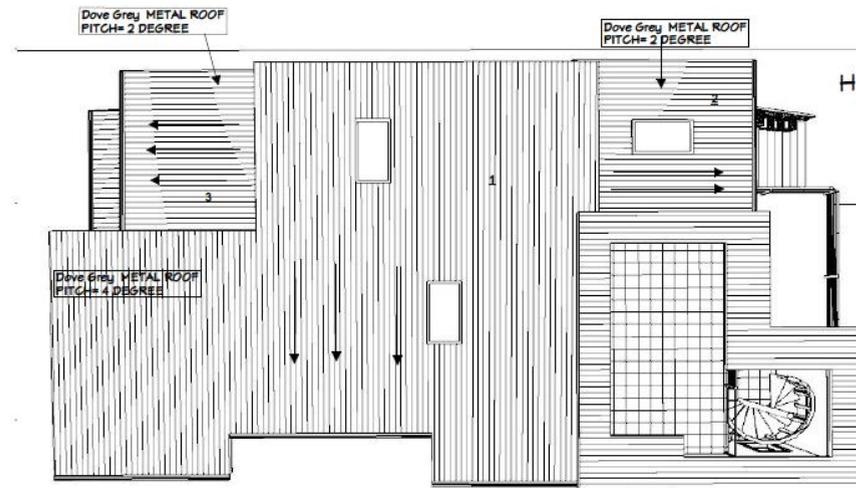
RMS STEEL ROOFING, SAN JOSE

**Hidden & Integrated Roof Deck (Close up)**

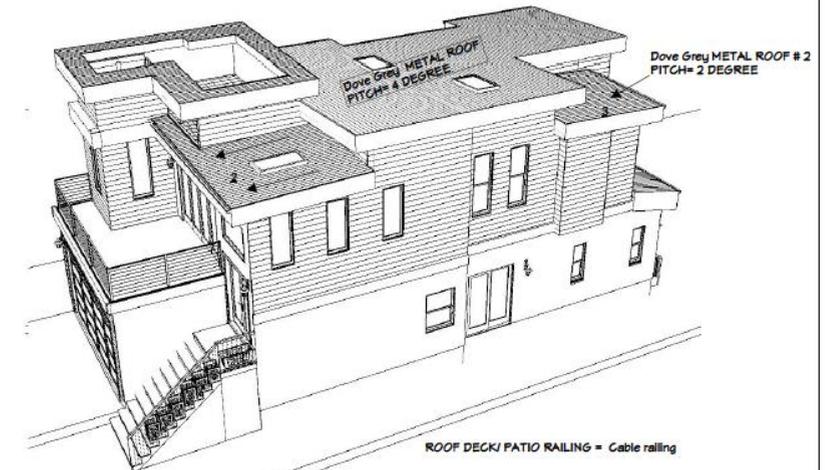


ROOF FACIA BOARD WIDTH = 18 inches (Box Soffit)

**Roof Deck completely hidden, integrated into the roof design**



Highest Roof Ridge line 27'



ROOF DECK/ PATIO RAILING = Cable railing

**ROOF / DECK PLAN**

ROOF # 1 AREA = 794 SQFT

ROOF # 2 AREA = 148 SQFT

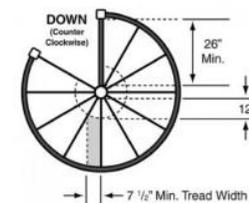
Roof # 3 Areas = 128 SQFT

ROOF DECK AREA = 120 Sft now (Rev 3= 194 SQFT) (Rev 2 = 300 SQFT)

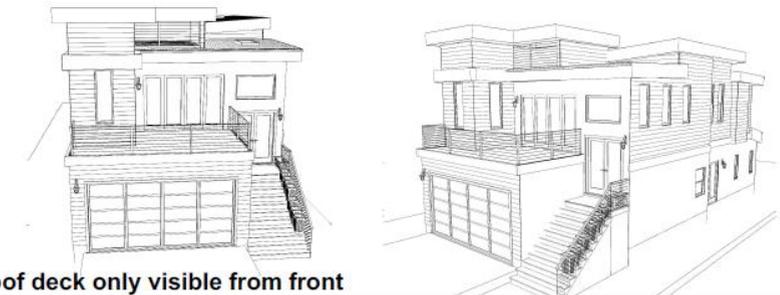


Roof Deck Parapet wall Height

**Stair Building Code Requirement**



Stairs not visible from any side, roof deck only visible from front



**COUNTY OF SAN MATEO**



**COUNTY** OF  
**SAN MATEO**



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**SAN MATEO**



## Summary of Appellant's Contentions

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- ❖ The project should provide conforming side setbacks of 10 feet each meeting the minimum requirement of the S-94 Zoning District.
- ❖ The project does not meet the Use Permit requirement that “the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible” because there is adequate space to avoid the need for reduced side setbacks.
- ❖ Approval of the project would set a precedent for future development of similar non-conforming parcels in the area that would change the feel of the neighborhood and reduce the privacy of existing residences that are compliant with the Zoning Regulations.
- ❖ The design and colors of the project are inconsistent with the neighborhood character.
- ❖ The upper deck creates a privacy impact to the Appellant's home.



## STAFF RESPONSE

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- ❖ Given the 40-foot substandard width of this parcel, the Planning Commission's decision to grant an exception to the 10-foot side yard requirements is appropriate.
- ❖ The project is in compliance with all other applicable zoning requirements, including floor area, lot coverage, height, and parking requirements, and thereby as nearly in conformance with the Zoning Regulations as is reasonably possible.
- ❖ Approval of the project is not precedent setting, as exceptions from the Zoning Regulations require a site-specific analysis and vary on a parcel-by-parcel basis.



## STAFF RESPONSE

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- ❖ The Coastside Design Review Committee and Planning Commission determined that the design of the project is compatible with the surrounding community. The proposed colors such as flannel gray and weathered white are in keeping with the earth-tone palette of the neighborhood.
- ❖ In response to the appellant's concerns, staff recommends an adjustment to the conditions of approval, to require that the setback from the appellant's property meet the standard requirement of 10 feet. The condition retains the Planning Commission requirement that, when added together, there be side setback of at least 15 feet, which means that the other side setback may be reduced to 5 feet at its narrowest segment.



# PROJECT COMPLIANCE

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- ✓ **General Plan Policies**
- ✓ **Local Coastal Program (LCP)**
- ✓ **Zoning District Regulations**
- ✓ **Parking Regulations**
- ✓ **Coastside Design Review Standards**



## **STAFF RECOMMENDATION**

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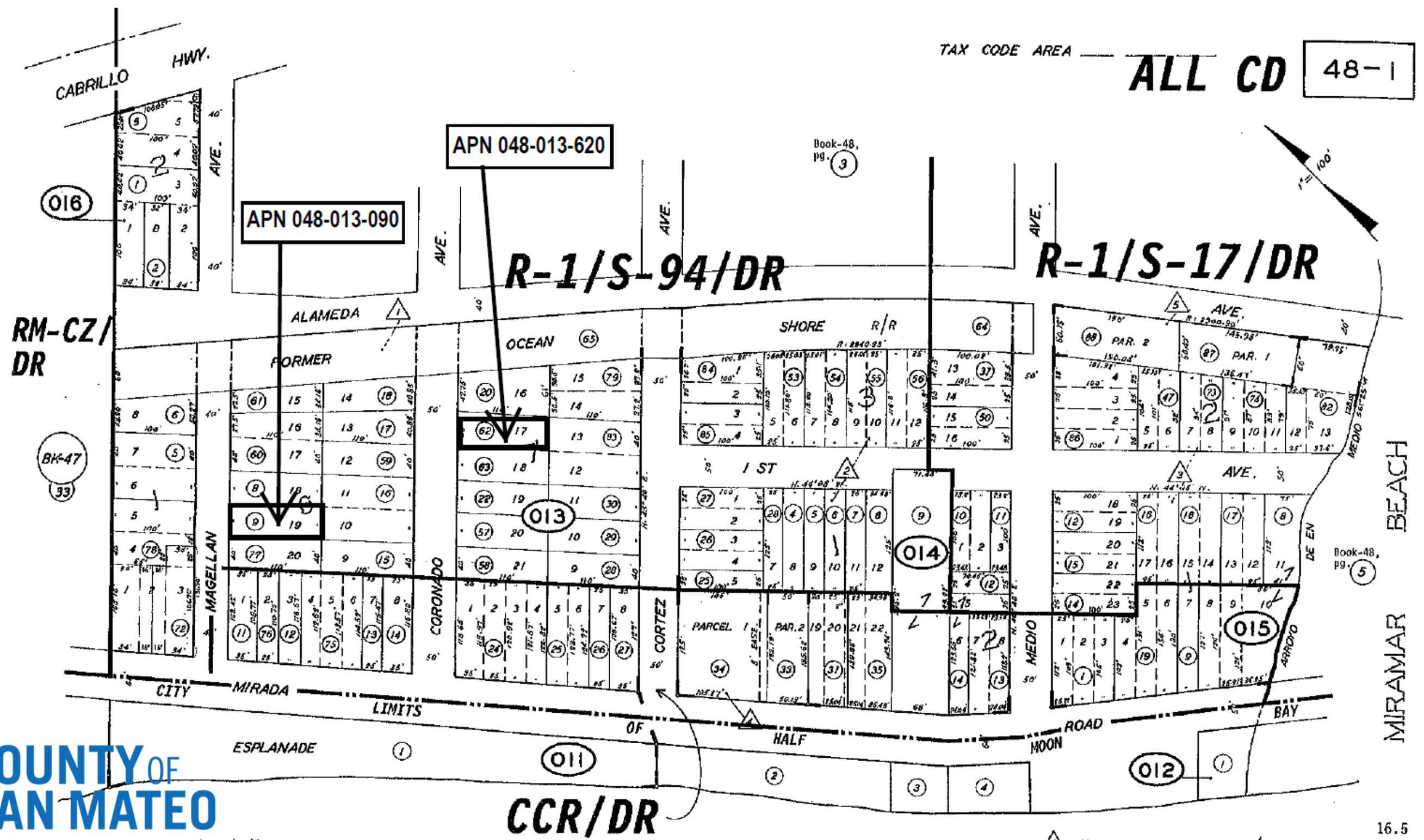
**That the Board of Supervisors:**

**Deny the appeal and approve the Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, based on the findings, and subject to the conditions of approval, contained in Attachment A of the staff report regarding File No. PLN2018-00397.**

TAX CODE AREA

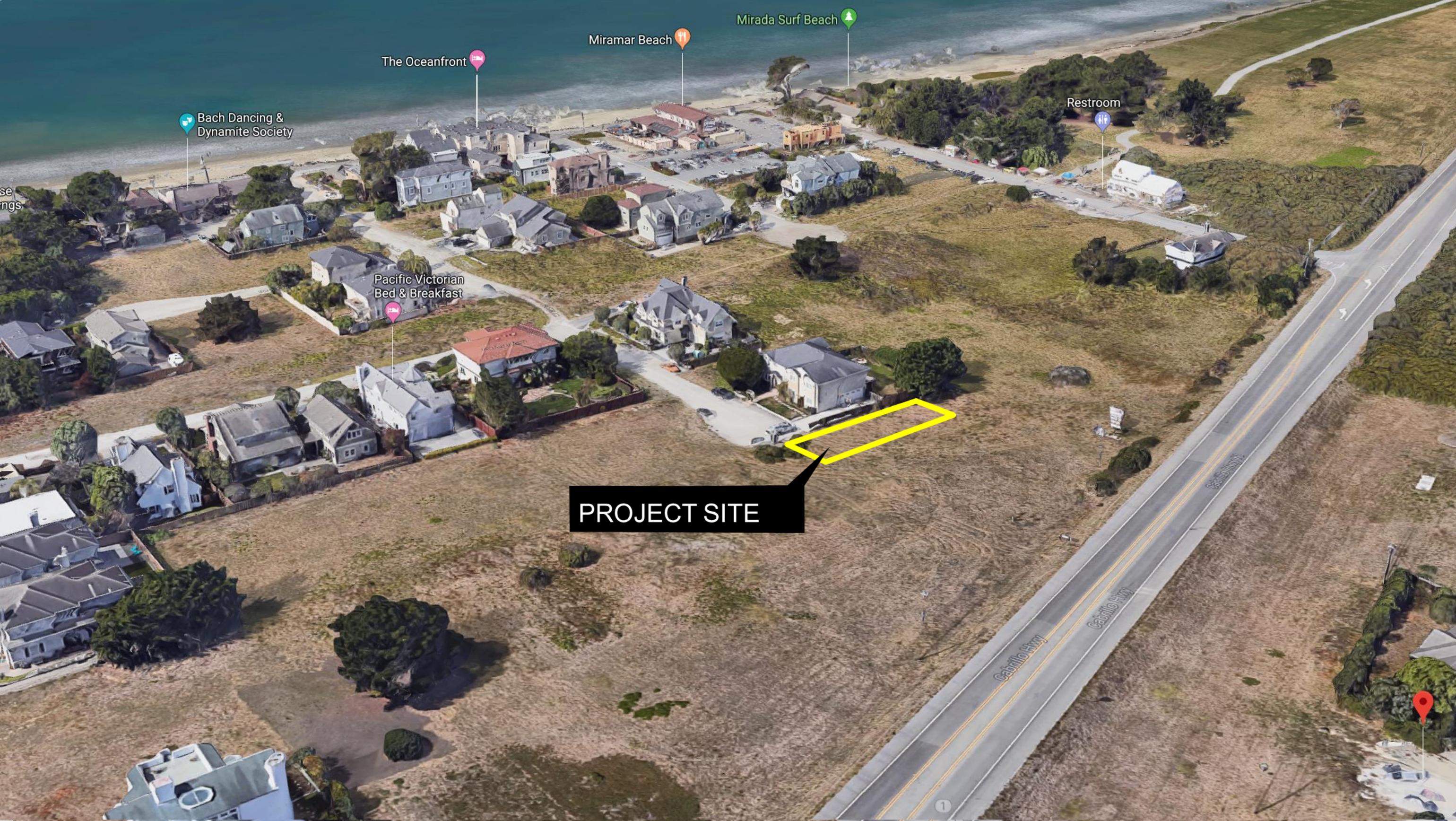
**ALL CD**

**48-1**



**COUNTY OF  
SAN MATEO**

**CCR/DR**



Mirada Surf Beach

Miramar Beach

The Oceanfront

Bach Dancing &  
Dynamite Society

Restroom

Pacific Victorian  
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**PROJECT SITE**

Cabrillo Hwy

Cabrillo Hwy