



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

March 25, 2020

David Jaehning
21 Forest Side Avenue
San Francisco, CA 94127

Subject: **LETTER OF DECISION**
File Number: PLN2018-00458
Location: Sunshine Valley Road, Moss Beach
APNs: 037-156-130

March 25, 2020 the San Mateo County Planning Commission considered a design review recommendation to allow the construction of a new 2190 sq. ft., three-story single family residence to include a 730 sq. ft. interior second unit located on a 5,000 sq. ft. parcel, as part of a hearing level Coastal Development Permit (CDP), Certificate of Compliance (COC) Type A to confirm parcel legality, and a Variance to encroach into the rear yard setback and provide tandem uncovered parking. Ten trees (including eight significant and two non-significant trees) are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing the Planning Commission did not adopt the Mitigated Negative Declaration and denied the Coastal Development Permit, Design Review Permit, and Variance, County File Number PLN 2018-00458.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on **May 13, 2020**.

The approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 or northcentralcoast@coastal.ca.gov for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Project Planner Summer Burlison at 650-363-1829 or lrichstone@smcgov.org.



Page 2

To provide feedback, please visit the Department's Customer Survey at the following link:
<http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Janneth Lujan".

Janneth Lujan
Planning Commission Secretary

cc: County of San Mateo Building Inspection Department
California Coastal Commission
Midcoast Community Council