

ATTACHMENT 6

Mark A. Massara
Attorney at Law
1642 Great Highway
San Francisco, California 94122
T: 805.895.0963
markmassara@coastaladvocates.com
www.markmassara.com

Via Internet & U.S. Mail

Hon. James Benjamin, Chair
Planning Commission
City of Half Moon Bay
City Hall
501 Main Street
Half Moon Bay CA 94019
SPhillips@hmbcity.com

May 11, 2020

Re: PDP-17-055
2800 Champs Elysee Blvd.
Half Moon Bay
APN 048-133-060

Members of the Planning Commission:

I represent the applicant for the above referenced project. Together with a team of highly qualified professionals we have worked closely with your staff to prepare a proposal that is responsive to input from staff, surrounding neighbors and your Commission at your April 9, 2019 public hearing.

Since that hearing applicant has procured additional architectural design, civil engineering, soils analysis and geotechnical engineering that while unusual at this stage of planning are together designed to ensure and demonstrate that every aspect of the project is both consistent with your regulations, technically feasible and appropriate for the site.

You'll recall that in prior hearings the City and this Commission has reviewed and confirmed that this large 31,699 sq. ft lot (nearly .75-acres) is part of the larger Stoloski/Gonzalez subdivision, wherein a PUD plan, Use permit and tentative Parcel Map were approved by both the City and the Coastal Commission following extensive environmental and planning review and appeals.

As a result, 2800 Champs Elysee is one of four parcels created on a 2.1-acre PUD site located in the 2700 block of North Cabrillo Highway (PDP-009-10). Following those approvals, an LUP Amendment and additional open space were negotiated and approved by the City.

Since then at least one other home in the subdivision has been constructed and others, including 2800 Champs Elysee, are proposed for development.

The following issues were raised at your April 9 hearing:

1. Will the Home be Occupied Full Time?

Yes. The applicant, John Vidovich, is part of a large extended family with roots in the South Bay extending back over 100 years and deeply involved in ranching, farming, leasing and development. His long love of the ocean and fishing is well documented. His passion for smelt fishing at Dunes Beach in particular is a family and cultural tradition that underscores his goal and commitment to retirement in this home, at this site.

2. Will the Home Impact the Pullman Water Course or Natural Resources on or off site?

No. In fact, this home and proposal incorporates more protections, with more detailed planning, by more qualified professionals, than any other project ever proposed in this neighborhood or along the Pullman water course.

The history of the water course is well known. Formerly known as the Pullman Ditch, it is a man-made seasonal drainage that primarily serves to accommodate runoff from lands located east of Highway #1. The Pullman drain course is a man-made intermittent waterway and is now afforded protections as set forth in Section 18.38.020 of the Zoning Code, including a 30-ft setback along 2800 Champs Elysee.

This proposal provides more protection for the Pullman runnel than any the City has ever considered. First the house is more than 30-ft set back from the top of the bank, creating a continuous riparian area and buffer that no other surrounding home in the neighborhood can assert. In fact, other homes in the immediate vicinity either provide no setback whatsoever or even straddle the streamlet. The 30-ft setback alone provides over 4,240 sq. ft. of riparian protection.

In addition, 2800 Champs Elysee also incorporates a separate 8,360 sq. ft. open space area at its western edge, providing additional riparian and upland habitat open space, wildlife resources and setback areas from surrounding neighbors.

In all, the single parcel at 2800 Champs Elysee provides a dramatic 12,600 sq. ft. of undeveloped, permanent open space and natural resources protected areas, an amount of open undeveloped land that exceeds in size nearly all other similarly situated lots in the immediate neighborhood.

Lastly, locally experienced arborists and certified landscape architect Bruce A. Chan have been engaged to survey and analyze the property, retain native and healthy tree specimens, ensure use of wildlife permeable fencing, and certify compliance with Half Moon Bay WELO protocols related to water usage, runoff and native plants and site appropriate vegetation.

3. Will the Home Block Views of the Neighbors?

No. Acknowledging that that lot is an irregularly shaped long narrow rectangle, concerns were voiced in April that the home was too long, and that the home profile, with a connected garage, impeded views. One neighbor asserted that at 137-ft long, the home was “half a football field long.”

These concerns were heard by the applicant.

Following the hearing the applicant met and worked with neighbors, City staff and engaged highly qualified civil and geotechnical engineers to address concerns by incorporating dramatic modifications into the project.

The resulting design modifications significantly reduce the profile and massing of the house, and substantially improve private and public views from all angles.

First, the garage has been separated from the main house, creating a view corridor that directly benefits immediate neighbors to the north.

Second, over one-third of the home is now located below grade, so that the first floor is decreased in size and the second floor is just 1609 sq. ft., providing the home with a less linear more visually appealing lineation.

The results are impressive. While the earlier proposal was 137-ft long with a total site coverage area of 4,655 sq. ft. the new proposal is just 59-ft long, with an additional 23-ft long separate garage. Site coverage is reduced to 4,068 sq. ft, or just 12.8% of the property. Neighboring properties average more than 30% site coverage by comparison.

When coupled with the outstanding design expertise of local architect Chris Ridgway Architect, Inc., the finished home will be one of notable quality and character. And while incorporation of these elements has been costly and time consuming, the applicant has undertaken these measures in order to ensure the best quality and most sensitive result possible.

While this proposal for a single family house has undergone an unusually protracted multi-year planning and review process, we are confident the final result is of superior quality, and represents a development that not only complies with all relevant zoning and land use regulatory ordinances and policies, but also signifies a new standard for sensitivity and responsiveness to all concerns having been expressed over its long review. In that regard we trust that the Planning Commission will support and approve the project as currently proposed.

We look forward to meeting with you to discuss the project further. If you have any questions, or would like additional information, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark A. Massara', with a stylized, sweeping flourish extending to the right.

Mark A. Massara, Esq.

- cc: Members, HMB Planning Commission
- Jill Ekas, Community Dev. Director
- Chris Ridgway, Ridgway Architect, Inc.
- Kevin Weiss, JMH Weiss Civil Eng., Inc.
- Dan Dyckman, GeoForensics, Inc.
- Bruce A. Chan, Landscape Architect