

# Application for Appeal

## Planning and Building Department

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To the Planning Commission

To the Board of Supervisors

### 1. Appellant Information

Name: Nick Zmay

Address: 751 Laurel Street #409

Steve Zmay

San Carlos

Phone, W: 6504300075 H: 6502008144

Zip: 94070

### 2. Appeal Information

Permit Numbers involved:

PLN2014-00410

I have read and understood the attached information regarding appeal process and alternatives.

yes

no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

made on 08/25 2021, to approve/deny the above-listed permit applications.

Date:

### 3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

We ask that the Planning Commission's 08/25/2021 decision on the Parrott Drive Subdivision be reversed and approved in accordance with the San Mateo County Planning Departments Staff Report.

Planning Staff recommended the project for approval. Please see Attachment A for our reasonings.

Disregard a prior appeal filed for the same project on 08/11/2021 as it was unclear when the appeal window began from the original PC meeting on 07/28/2021.

**Appeal of Planning Commission Decision  
(Attachment A)**

The following comments are in response to the San Mateo County Planning Commission's Final Letter of Decision (PLN2014-00410) dated September 3, 2021. Each comment below corresponds to each of the Planning Commission's numeric Findings.

1. The design of the proposed subdivision is consistent with Section 6324.6 of the Resource Management District Zoning Regulations because the proposed lots conform with:
  - a. 6326.4.b & c SLOPE INSTABILITY AREA CRITERIA of the Resource Managements District Zoning Regulations. The Planning Departments Staff Report supporting documents prove the proposed site is suitable for development.
  - b. The San Mateo County Planning Staff Report's Mitigation Measures 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 57.
  - c. See above the above Measures that address this Finding. Fire flow tests were provided and determined by the Fire Marshall to be sufficient.
2. The proposed site has been determined suitable for development in the San Mateo County Planning Staff Report.
  - a. 6326.4.b & c SLOPE INSTABILITY AREA CRITERIA of the Resource Managements District Zoning Regulations. The Planning Departments Staff Report supporting documents prove the proposed site is suitable for development.
  - b. The San Mateo County Planning Staff Report's Mitigation Measures 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 57.
3. The proposed development density was determined by a density analysis that was performed in accordance with Section 6317 MAXIMUM DENSITY OF DEVELOPMENT of the Resource Managements District Zoning Regulations. This is also addressed in the staff report.
4. The proposed development was reviewed by the Fire Marshall and addresses any impacts in the Staff Reports Discussion item 8.h.
  - a. Mitigation Measure 57 addresses building in high severity fire zones per the California Building Code.
  - b. Discussion Item 14.a. in the Staff Report requires the project to join the CSA-1 assessment district for enhanced police and fire service.
  - c. Discussion Item 16.e. in the Staff Report found the proposed development to have adequate emergency access by the Fire Marshall.
  - d. It is possible to hold future property owners accountable with maintaining fuel loads by creating a fire maintenance easement where future defensible space may encroach onto the existing parcel at 1551 Crystal Springs Road. A condition of approval can be added to address this point.