

Planning and Building Department

455 County Center , 2nd Floor • Redwood City, CA 94063  
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

# Application for a Coastal Development Permit

## Companion Page

Applicant's Name: M.P. Moss Beach Associates, L.P.

Primary Permit #: \_\_\_\_\_

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

### 2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes       No

If yes, list Assessor's Parcel Number(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes       No

If yes, explain (include date and application file numbers).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Cement board lap siding</u>	<u>Smooth finish, painted, redtone</u>	<input type="checkbox"/>
b. Trim	<u>Wood facias and trim</u>	<u>Resawn finish, painted, dark grey</u>	<input type="checkbox"/>
c. Roof	<u>Composition shingles,</u>	<u>Medium Grey</u>	<input type="checkbox"/>
d. Chimneys	<u>None</u>	<u>None</u>	<input type="checkbox"/>
e. Accessory Buildings (Community Bldg)	<u>Cement board &amp; batten siding</u>	<u>Smooth finish, painted, cream color</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>No decks. Site stairs to be cast in place concrete</u>		<input type="checkbox"/>
g. Retaining Walls	<u>Cast in place concrete, smooth finish.</u>	<u>Maximum exposed height = 3'-0"</u>	<input type="checkbox"/>
h. Fences	<u>Wood fencing in limited areas</u>	<u>natural finish</u>	<input type="checkbox"/>
i. Storage Tanks	<u>None</u>		<input type="checkbox"/>

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |  | <b>Yes</b>                          | <b>No</b>                           |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?<br>(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Sand Dunes?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Grading or alteration of landforms?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k. Landscaping?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l. Signs?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| n. Areas subject to flooding?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

Proposed development involves re-grading of sloping area previously developed for military use. Re-grading includes removal of existing foundations and other existing improvements. Development will include new landscaping at all re-graded portions of the site. Development will include new underground utilities including water, sewer, electric and telecom services. Project will include normal residential signage including building addresses and other wayfinding signage.

---



---



---

## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes                       No
- Construction or grading within 100 feet of a stream or wetland?  
 Yes                       No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?  
 Yes                       No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

**B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes                       No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_