



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN1
plngbldg@smcgov.c
www.co.sanmateo.ca.us/planni

PLANNING PERMIT APPLICATION REFERRAL

Date: ~~March 16, 2017~~

3/22/17

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year: _____
2nd Unit Project: Y / N

TO:

- Building Department
- Department of Public Works
- Fire Department
- Geotechnical Department
- Midcoast Community Council
- Sewer Districts - Multiple
- Water Districts - Multiple

FROM: Camille Leung, Project Planner
CLeung@smcgov.org
650 363-1826

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 03/30/2017 to avoid delay in permit processing. Thank you for your cooperation.

4/5/17

APPLICATION INFORMATION:

<u>Planning Case Number</u>	<u>Property Owner</u>	<u>Project Applicant</u>
PLN2017-00085	BOB VLAHOPOULIOTIS 6503277573	PETER BALTAY (650) 327-7573

Assessor's Parcel Number

PROJECT LOCATION: 125 Los Banos AVE, Moss Beach, CA

PROJECT DESCRIPTION:

CD Exemption, Off-Street Parking Exception, Coastside Design Review Committee & Home Improvement Exception to remove one 2-car garage, rebuild existing foundation, rebuild deck damage, new windows, & renovate home interior.

CX OX CDRC

San Mateo County

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2017-00085
BLD: _____

Applicant: Peter Baltay/TOPOS Architects
Mailing Address: 654 Gilman Street
Palo Alto, CA Zip: 94301
Phone, W: 6503277573 H: _____
E-mail Address: peter@toposarchitects.com FAX: _____

Name of Owner (1): <u>Bob Vlahopoulos</u>	Name of Owner (2): _____
Mailing Address: <u>2166 Maria Lane</u>	Mailing Address: _____
<u>Saratoga, CA</u> Zip: <u>95070</u>	Zip: _____
Phone, W: <u>4083900799</u>	Phone, W: _____
H: _____	H: _____
E-mail Address: <u>none</u>	E-mail Address: _____

Project Location (address):
125 Los Banos Avenue
Moss Beach, CA 94038
Zoning: R-1/S17/DR/GH/CD

Assessor's Parcel Numbers: 037 - 252 - 40
Parcel/lot size: 7,500 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)
Remove (e) two-car garage. Rebuild (e) foundation, (e) roof and (e) deck damaged by soil movement. Install new windows. Renovate interior finishes.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):
Gently downsloping suburban lot overlooking paved parking area approximately 300' from the Pacific Ocean.
Mature palm tree at front of property (not affected by work).
Site has undergone ground movement which has damaged the existing structure.

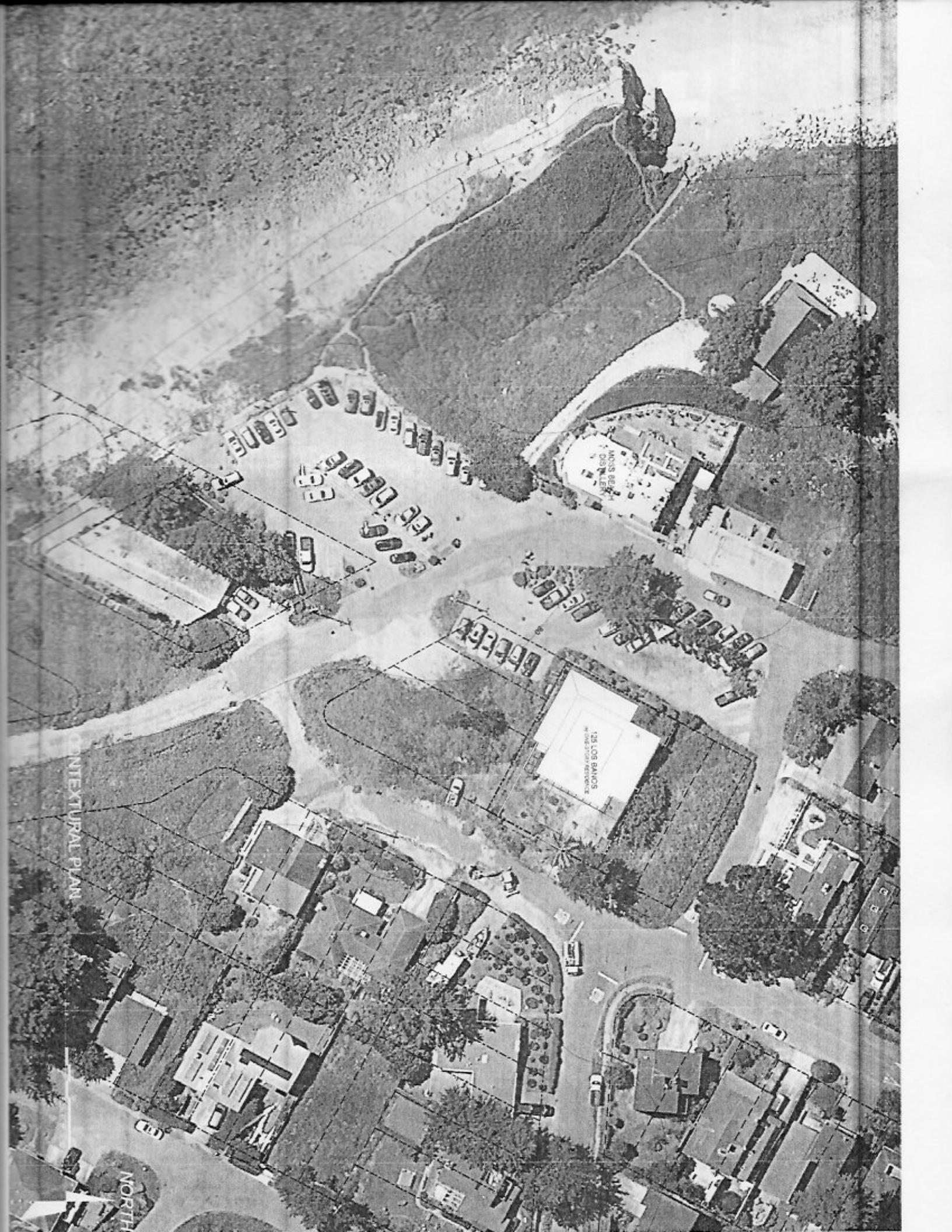
Describe Existing Structures and/or Development:
Existing 2,104 sf single family single story residence with existing 430 sf attached two-car garage and existing 1,006 sf deck.

RECEIVED
MAR 07 2017

San Mateo County
Planning and Building Department

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: _____
Owner's signature: _____
Applicant's signature: _____



CONTEXTURAL PLAN

NORTH

125 LOS BANOS
IN THE CITY OF MENLO PARK

MOSS BEACH
DISPENSARY