

Application No. 98-0426
Public Hearing Speakers and Topics
Zoning Administrator Hearing of January 21, 2000

0227

Brian Hinman (owner):	Described project history and house description.
Kirk Peterson (architect):	Brief background of design, use of colors.
Betty Cost (applicant):	Accepts conditions, dwelling not intrusive shown by mesh and Exhibit Q, shows aerial photo with riparian vegetation, provides San Mateo County Riparian protection policies.
Sara Boling:	Docent at Ano Nuevo, owns house discussed in report. No one asks about it, must point it out. Supports project.
Marilyn Hummel:	Rep. for Sierra Club. Concerned, but no opinion yet. Request hearing by Planning Commission.
Letter by Celia Scott:	Rep. for Friends of North Coast. Concerned by no permanent restriction on expansion of development. No restriction on change to General Plan or zoning. No discussion of Future Parks. No explicit condition for 1 dwelling only, precluding future development or non-residential use. Opposes project.
Victor Roth (State Parks):	Will have adverse impact on Ano Nuevo Reserve. Is a Reserve not park therefore highest level of protection. Cites # visitors, virtually pristine sense of remoteness. More visible as trees die. Request further evaluation for no visual impacts. Opposes project.
Brian McElroy:	No variance should be given. Too big, setbacks do not minimize visual. Opposes project.
Ed Davidson:	Discussed Coastal Act and policies. Doesn't think Parks standard of no impact appropriate. Meets standards for visual impacts, not significant. Discussed biotic issues. If the case, Ag. use could have significant impact. Acreage can handle large house. Supports project.
Chuck Etchment(sp?):	Parks employee. Window glare and new development will take away from Ano Nuevo experience. Opposes project.
Faye Levinson:	Ano Nuevo docent. Concerned over precedent for future development. Discussed impact of glare from Boling house. Because portion visible, should reduce height, increase screening.

Tim Barrett: Visibility issues exaggerated. Aren't sand dunes off limits area to general public? Supports project.

Bill Parkin: Points out need for clarification of height on page 84. Seeing dwelling takes away from park experience. Discusses precedent and cumulative impacts of development. Concerned over height and size. Critic of visual impacts and analysis, cites Rio Highlands example. Should not be visible. Can't make large dwelling finding regarding compatibility with surroundings. Opposes project.

David Lee: Owns adjacent San Mateo parcel. Can't see unless you have binoculars. Policy says minimize not prohibit visibility. Supports project.

Bill Cunningham: Concerned over minority opinion. Ample time for review. Support project.

Kristen Rongast: Send to Planning Commission for full review. Precedent of large house in area needs more review. Too big, out of character.

Betty Cost: Mostly riparian trees screen the house, not Monterey pine. Responded to visual issues.