TOWN OF WOODSIDE
PLANNING APPLICATION
ARCHITECTURAL & SITE REVIEW BOARD / PLANNING COMMISSION

PROJECT ADDRESS: 121 Fox Hill Rd  APN: 7839

REQUEST FOR PUBLIC HEARING: (check all that apply)

☐ ASRB
☐ Site Design (ASRB + PC)
☐ Variance
☐ Lot Merger
☐ Lot Line Adjustment
☐ Subdivision/Land Division
☐ Exception to site development regulations
☐ Exception to setbacks
☐ Exception to maximum residence size
☐ Conditional Use Permit (new or amendment)
☐ Amendment to zoning ordinance
☐ Other

DESCRIPTION OF PROJECT:

We are asking for the retroactive approval of this bank reinforcement as well as the minor landscaping improvements between the house and the top of the bank.

OWNER:

Name: Jim Caldwell
Address: 121 Fox Hill Rd
Phone: 650.851.3353
Fax: 851.3838

APPLICANT: (if other than owner)

Name: Same
Address: 
Phone: 
Fax: 

AFFIDAVIT

I declare that I am the owner (or authorized agent*) of the property involved in this application, and that the foregoing is true and correct and complete in accordance with the requirements listed in Section 135.226 of the Woodside Zoning Ordinance.

In order for this application to be complete, the story poles are required to be erected at least 14 days prior to the meeting date. If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

Government Code Section 65105: Entry on land by planning agency personnel - In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Owner Signature:  
Date: 3.5.12

*Authorized agent must provide written verification from the property owner.

OFFICE USE ONLY

FEE: DEPOSIT: RECEIPT #: RECEIVED BY: Date:
FINDINGS FOR USE PERMITS
(Section 153.251)

(A) After a public hearing, the Planning Commission may authorize a conditional use in any zoning district in which such use is permitted by the provisions of this chapter provided the facts presented at the public hearing allow the Planning Commission to make all of the following findings:

(1) Explain why the proposed use at such location is necessary or desirable to provide a facility or service which will contribute to the general well being of the neighborhood or community or which needs to be located where proposed due to the operating requirements of a public utility or service:

We have owned this Creek property for about 40 years, and over that time the town has gotten more restrictive in setback requirements as well as what is allowed within the creek setbacks. The original approved wall which we placed in the bend of the creek was not engineered, and over the years has been repaired several times. There are several other sections of the creek bank which have been reinforced over the years to prevent a major collapse of the bank close to our house and driveway. A hydrologist and geologist have determined that the work, which was done many years ago, has had no measurable impact on our down stream neighbors.

(2) Explain why the proposed use at the particular location will be consistent with the intent, purpose, and objectives of this chapter and the General Plan:

The bank reinforcement in question has no appreciable impact on the enjoyment of the creek easement by our neighbors or townspeople riding in the creek. The landscape surface improvements are virtually invisible from the creek.

(3) Explain why the proposed use in such location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of such use or be injurious to property or improvements in the vicinity:

Engineers have determined that the creek reinforcement in question is not detrimental to the health, safety or general welfare of the property or improvements in the vicinity.

(4) Provide specific information to show that the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use:

Previously submitted documents from engineers state that the creek reinforcements as installed are adequate for their purpose.
(5) Provide specific information to show that the site for the proposed use can be served by roads of adequate width and design to accommodate the quantity and type of traffic generated by such use:

NA

(6) Provide specific information to show that adequate utilities and other services required for such use exists or can be provided:

NA

I, ___________________________, hereby certify that I have read and understand the provisions of Sections 153.245 through 153.255 of the Woodside Municipal Code, pertaining to Conditional Uses as it relates to the property herein under consideration and that the foregoing is true and correct to the best of my knowledge.

Signature: [Signature]

Assessor's Parcel Number: ____________________________

Contact Person and Phone Number: Jim Caldwell, 851.3353

(B) If the facts do not establish that the proposed use meets the findings and qualifications set forth in this section, the Planning Commission shall deny the application for a conditional use.

CONDITIONS REQUIRED (Section 153.253):
(A) When authorizing any use permit, the Planning Commission shall prescribe such conditions, in addition to those specifically required by this chapter, as are, in the opinion of the Planning Commission, necessary to secure the objectives of this chapter and the General Plan. Special conditions which may be required shall include, but not be limited to, the provision of special yards and open spaces, the provision of landscaping and fencing, the surfacing of parking areas, the dedication of easements, and the regulation of signs, noise, odors, hours of operation, and other appropriate elements.

(B) The Planning Commission may also require the applicant or the property owner to provide such guarantees as the Planning Commission deems necessary to ensure compliance with the conditions imposed.

(C) The Planning Commission may also impose a time limitation and/or periodic review requirement for any use permit.

LAPSE OF USE PERMITS (Section 153.251):
A use permit shall lapse and become null and void one year following the date on which the use permit became effective, unless, prior to the expiration of one year, the use has commenced; a building permit has been issued and construction has commenced to the point where the building foundations have been completed; a certificate of occupancy has been issued; or the use permit has been renewed for an additional period not to exceed one year by the Planning Commission upon the filing of a written request by the applicant.