

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 9, 2015

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (CoC) Type B, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, Section 8602 of the San Mateo County Ordinance Code, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 3,736 sq. ft., single-family residence, plus a 421 sq. ft. detached garage, involving 565 cubic yards of grading, on an existing 10,000 sq. ft. parcel, located at Kelmore Street in the unincorporated Moss Beach area of San Mateo County. One (1) significant tree is proposed for removal. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00021 (Jaeger)

**PROPOSAL**

The applicant, Mark Schirmer, requests approval to legalize the subject parcel and construct a new 3,736 sq. ft., single-family residence, plus a detached 421 sq. ft. two-car garage on an existing 10,000 sq. ft. undeveloped parcel. The proposed project consists of a new residence with four bedrooms, two bathrooms, powder room, kitchen, living and dining rooms, mechanical rooms, home office, entertainment room, detached two-car garage, terrace and decks. Project grading consisting of 565 cubic yards (490 cubic yards of cut and 75 cubic yards of fill) in order to accommodate the placement of the residence on a moderately sloped (13%) site.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Design Review, Grading Permit and Certificate of Compliance (CoC) Type B, County File Number PLN 2015-00021, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

The project conforms with applicable policies of the County's General Plan, the Half Moon Bay (HAF) Airport Land Use Compatibility Plan (ALUCP) and the San Mateo County Local Coastal Program (LCP). Regarding the General Plan, the project complies with policies relating to urban land use and water and wastewater supply. The project would connect to the Montara Water and Sanitary District (MWSD) for water and wastewater supply, where MWSD has indicated that there is adequate capacity to serve the project. Also, the project complies with LCP policies regarding new development and design review standards. The property is within the existing Moss Beach Addition No. 2 Subdivision (recorded in 1908) in the urban area of Moss Beach, where public facilities, services and utilities are available. Regarding the ALUCP, the project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. Findings to approve the Grading Permit have been determined as the project will not have a significant impact on the environment and is consistent with the General Plan. The parcel has also been deemed legal based on conformance with the Subdivision Regulations.

The Coastside Design Review Committee (CDRC) considered the project at the September 10, 2015, CDRC meeting, determined that the project complies with applicable Design Review Standards, and recommended the project for approval. Staff has determined that the well-articulated design of the single-family residence and the appropriate level of grading that lowers the structure further into the hillside help to mitigate potential impacts related to mass and bulk and to existing public and private ocean views.

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**BACKGROUND**

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Applicant/Owner: Mark Schirmer/Gary Jaeger

Location: Kelmores Street, Moss Beach

APN: 037-145-020

Parcel Size: 10,000 sq. ft.

Parcel Legality: Certificate of Compliance (Type B) approval for consideration at this meeting.

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water and Sewer Service: Montara Water and Sanitary District (MWSD)

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0119E, effective October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA), related to new construction of small structures, including single-family residences in a residential zone.

Setting: The project site is a vacant lot located on Kelmores Street in the unincorporated residential Moss Beach area of San Mateo County, within an existing developed neighborhood. The subject site is moderately sloped in topography (approximately 13%) with vegetation consisting of three significant trees, patches of shrubs and grass. Kelmores Street is eastward, while developed parcels to the north, south and west bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
January 13, 2015	- Application submitted. Subsequently, the application is deemed incomplete.
July 15, 2015	- Applicant submits items requested by Planning staff.
September 4, 2015	- Application deemed complete.

September 10, 2015 - CDRC recommends approval of the revised design.

December 9, 2015 - Planning Commission public hearing.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the General Plan**

The proposed residential addition is consistent with the General Plan's Medium Density Residential land use designation for the site. The project involves the construction of a single-family residence at the property. The General Plan designates the Montara-Moss Beach-El Granada area as existing Urban Community. As the project is located within a developed single-family residential neighborhood, the project would comply with the Land Use Objectives for Urban Communities, which direct the County to provide a mix of residential, commercial, and industrial land uses in the area.

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all General Plan Policies, including the following:

Urban Land Use Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area of Moss Beach.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas, respectively. The Montara Water and Sanitary District, as the service provider for this urban area, has confirmed that a water service connection is available for this site.

#### **2. Conformance with the Local Coastal Program**

Due to the required Certificate of Compliance (Type B), a Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has determined that the project complies with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

LCP Policy 1.29(d) (*Legalizing Parcels*) states that when issuing a Certificate of Compliance (CoC) Type B to legalize parcels pursuant to Section 66499.35(b) of the California Government Code wherein parcels were illegally created without government review and approval, a Coastal Development Permit is required. For undeveloped parcels created before the Coastal Act of 1976, a Coastal Development Permit may be granted to legalize the parcel if the parcel configuration will not have any substantial adverse impacts on coastal resources. The subsequent discussions further elaborate conformance with policies that protect coastal resources.

LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by impacts of new residential development. Staff anticipates that the building permits to be issued for the 2016 calendar year will not exceed this limit, based on projections and estimates of current applications for building permits received for 2015.

b. Visual Resources Component

LCP Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 4.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting of September 10, 2015, and determined it is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 4.b.

LCP Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed home complies with these guidelines as follows:

- (1) The amount of proposed grading sets the new residence into the existing topography of the site, which has a 13% slope.
- (2) The proposed residence uses materials and color with a natural appearance such as HardiePlank-style and cedar siding, non-reflective composite roof shingles, cable railings and earth-tone

colors that will blend with the vegetative cover of the site and surrounding area.

- (3) The proposed residence uses shed roofs and non-reflective, composite shingles as the primary roof material.
- (4) As previously stated, the potential mass and bulk impacts of the new residence are mitigated by the proposed grading that lowers the structure further into the topography and the adequate articulation of exterior facades that conform the structure to the scale of the established neighborhood design context.
- (5) The public and private views from Kelmore Street and other private properties in the neighborhood are maintained as a result of the proposed grading and well-articulated design of the new residence.

LCP Policy 8.9(g) (*Trees*) requires the location and design of new development that minimizes the removal of trees. The project complies with this policy as only one of the three trees on-site will be removed to accommodate the placement of the proposed residence. Tree protection will be required to ensure that the remaining trees will not be negatively impacted during construction activities, as indicated in Condition Nos. 9 and 10.

3. Conformance with the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP)

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) in October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 26 feet would not penetrate the established airspace threshold.

4. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's R-1/S-17/DR/CD Zoning Designation, as described in the following table:

	<b>S-17 Development Standards</b>	<b>Proposed</b>
Minimum Site Area	5,000 sq. ft.	10,000 sq. ft. (existing)
Maximum Floor Area	5,300 sq. ft. (53% max.)	4,157 sq. ft. (41%)
Maximum Building Site Coverage	3,500 sq. ft. (35% max.)	2,771 sq. ft. (27%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	23 ft. *
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	10 ft.	23 ft.
Maximum Building Height	28 ft.	26 ft.
Minimum Parking Spaces	2	2
*Rear uncovered deck is allowed to encroach up to a maximum of 3 feet into the rear setback pursuant to Section 6406(c) of the San Mateo County Zoning Regulations.		

b. Conformance with Design Review Standards

The Coastside Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings on September 10, 2015, and adopted findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) The style and scale of the proposed house is consistent with others in the area, and contributes to an emergence of high-quality prefabricated houses Coastside. The architectural style is unique in the immediate area, which is very architecturally diverse, yet compliments other houses in the neighborhood (Section 6565.20(D)2a).
- (2) Buildings blend with the ridgeline silhouette and conform to the existing topography, and ocean views from neighboring houses have been maintained to the extent feasible. The amount of grading has been minimized that allows the site topography to be maintained as much as possible (Section 6565.20(C)1b and 2b).
- (3) Windows, entrances, decks and balconies are located well and clerestory windows are used to respect neighbors' privacy, and reduce potential glare impacts to neighbors. Building mass and bulk are mitigated by architectural details (porch, decks, bays and balconies) and color/material changes, while still maintaining a sleek, elegant, modern design. Windows and doors blend seamlessly with adjacent materials and are well



proportioned. The detached garage is set back on the lot, in the least visible spot from the street. Roof forms serve to further reduce massing – non-reflective rooftop materials are being used (Section 6565.20(D)).

- (4) The quality materials and colors meet or exceed those found elsewhere in the neighborhood. Ornamentation is minimal, and consistent with the style of the proposed house (Section 6565.20(D)4).
- (5) Landscape plans enhance the design of the house, and incorporate both native and non-invasive plants, and swales, while the use of permeable hardscape is minimal (Section 6565.20(F)1).
- (6) Exterior lighting is architecturally integrated with the house's design, style, materials and colors, and utilizes all downward-directed lighting fixtures. Lighting is minimal and designed with specific activities in mind so that outdoor areas are not illuminated more than necessary to support the activity designated for specific areas. Light and glare, as viewed from scenic corridors and other public view corridors, would be minimal (Section 6565.20(F)4).

5. Conformance with the Grading Regulations

Staff has determined that the project complies with the required findings for the approval of a grading permit pursuant to Section 8604.6(a) of the San Mateo County Ordinance Code, elaborated as follows:

- a. That the granting of the permit will not have a significant adverse action on the environment.

The proposed grading would set a portion of the residence into the slope, mitigating potential mass, bulk and height impacts of the new home in order to preserve views from neighbors' homes. The project has been reviewed by the Department of Public Works and the Geotechnical Section and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts. Condition Nos. 5 and 6 have been added to minimize potential project related erosion and sedimentation.

- b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605.

Upon review by Planning staff, the Department of Public Works and Geotechnical Section of the grading plan, erosion, sediment control plan and soils report, the project has been deemed to comply with the grading standards. As conditioned per Condition No. 25, all grading work shall conform to plans prepared and submitted by Murray Engineers, Inc. (Geotechnical Report), the project's engineering consultants. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

- c. That the project is consistent with the General Plan.

As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies, including those pertaining to Urban Land Use and Water Supply and Wastewater.

## 6. Conformance with Subdivision Regulations

A conditional Certificate of Compliance (CoC) Type B is required to legalize the subject parcel in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before new development (e.g., construction of the new single-family residence) can proceed.

As a result of recent court case decisions, the subject parcel's legality must be confirmed because it is an undeveloped parcel of an antiquated subdivision, in this case, Lots 35, 36, 37 and 38, Block 72 of the "Moss Beach Addition No. 2 Subdivision," recorded in May 4, 1908. The County Subdivision Regulations, Section 7134, allow for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. To qualify for a CoC (Type A) (pursuant to Section 7134.1), relative to the cited court cases, it must be confirmed that the subject parcel was conveyed separately from any surrounding parcels prior to the County's adoption of its first Subdivision Ordinance in July 1945. Otherwise, if such conveyance is determined to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

While the parcel consisting of Lots 35, 36, 37, and 38, Block 72, was initially part of the cited "Moss Beach Addition No. 2 Subdivision" recorded in 1908, it continued to be conveyed together with adjacent parcels (Lots 40, 41, 42 and 43, Block 72) until June 6, 1957 (see Grant Deed included as Attachment F). Only at that time was there separate conveyance of the parcel from surrounding adjacent lots, thus triggering the need for the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing, and allows for the placement of

conditions to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose “any conditions which would have been applicable [to the division] at the time the applicant acquired his or her interest in the property, and which had been established at the time of the Map Act or the County Subdivision Regulations.” The zoning of this parcel and the surrounding Moss Beach area was R-1 from the late 1940s to date, with a required minimum parcel size was 5,000 sq. ft. The size of the subject parcel is 10,000 square feet. Aside from the need to confirm the subject parcel’s legality pursuant to the previously cited court case, this parcel was shown as Lots 35, 36, 37, and 38, Block 72 of the “Moss Beach Addition No. 2 Subdivision” recorded in 1908. Additionally, the roadway, sanitary and energy infrastructure exists within the road right-of-way in this predominantly developed and improved subdivision in Montara. Given these facts, along with the nature and intent of the previously cited court cases mandating that this parcel’s legality be confirmed, there are no additional improvements (typical of an urban subdivision) that must be required via conditions. The only additional and applicable improvements (i.e., building permits, sewer connection and energy line laterals from the street to a future house) will be required at the time of the submittal and issuance of those respective permits. Thus, the Community Development Director, pursuant to Subsection (c) of the above-cited Section, stipulates that “compliance with the conditions of the Conditional Certificate of Compliance is not required until the time which a permit or other grant of approval for development of the property is issued by the County.”

**B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL**

The Midcoast Community Council (MCC) did not forward a response to staff’s referral for this project. The MCC has been notified of the Planning Commission’s review of this project.

**C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION**

The California Coastal Commission (CCC) did not forward a response to staff’s referral for this project. The CCC has been notified of the Planning Commission’s review of this project.

**D. OTHER REVIEWING AGENCIES**

Building Inspection Section  
Department of Public Works  
Coastside Fire Protection District

Coastside County Water District  
Granada Sanitary District  
Geotechnical Section

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated November 17, 2015
- E. Site Photos
- F. Copy of Grant Deed, dated June 6, 1957

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2015-00021      Hearing Date: December 9, 2015

Prepared By: Dennis P. Aguirre      For Adoption By: Planning Commission  
Project Planner

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies related to new development and including tree removal.
3. That the number of building permits for the construction of single-family residences issued in the 2016 calendar is not anticipated to exceed the limitations of LCP Policies 1.23.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastsides Design Review Committee at its meeting of September 10, 2015, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the dominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated and adequately set back into the topography; uses colors and materials that appear natural; incorporates drought-tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

Regarding the Grading Permit, Find:

5. That the granting of the permit will not have a significant adverse action on the environment. The proposed grading sets a portion of the home into the slope mitigating potential mass, bulk and height impacts of the new residence and preserving views from neighbors' homes. The project has been reviewed by the Department of Public Works and the Geotechnical Section and, as conditioned, ensures compliance with their respective standards to mitigate any potential negative environmental impacts.
6. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards of the Grading Regulations, specifically including erosion, sediment, and dust control measures and limiting the timing of grading activity to the dry season.
7. That the project is consistent with a General Plan. As proposed and conditioned, the project complies with applicable General Plan Policies related to Urban Land Use and Water Supply and Wastewater.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 9, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall include the approval letter on the top pages of the building plans.
3. The Coastal Development Permit, Grading Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The

applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

- b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan meeting County guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
8. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
9. No trees on the project site, or adjacent to the project site, are permitted to be removed as part of this approval.
10. Any existing significant and heritage trees adjacent to areas of ground disturbance shall be protected. The applicant shall establish and maintain tree protection zones which shall be delineated using 4-foot tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction-related activities to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and shall be documented.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:



- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Kelmore Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Kelmore Street. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
  13. Installation of the approved landscape plan is required prior to final inspection.
  14. Prior to the issuance of a building permit, the San Mateo County Planning Department shall record the CoC (Type B).
  15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
  16. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
  17. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

18. Prior to the issuance of the grading permit “hard card,” the applicant shall submit a dust control plan to include the following measures:
  - a. Water all construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - c. Pave, apply water two times daily, or apply (non-toxic) soil on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
  - e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  
19. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the nine site design measures listed below:
  - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
  - b. Direct roof runoff onto vegetated areas.
  - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
  - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
  - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
  - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
  - g. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - h. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - i. Collect the rinse water in a tank and haul off-site for proper disposal.

20. Unless otherwise authorized by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule.
  
21. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
22. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
23. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.
24. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer; and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
25. All grading work shall conform to plans prepared and submitted by Murray Engineers, Inc. (Geotechnical Report), the project's engineering consultants. The

project engineers shall be responsible for the inspection and certification of the grading upon completion of the work and shall be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

#### Building Inspection Section

26. The applicant shall apply for a building permit.

#### Montara Water and Sanitary District

27. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

#### Department of Public Works

28. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.
29. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
30. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

31. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

32. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
33. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer’s instruction and NFPA 72.
34. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
35. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
36. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
37. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are

located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

38. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
39. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
40. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
41. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
42. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
43. Add the following note to plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
44. Add the following note to plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
45. Add the following note to plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

46. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code (CFC) shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction.
47. Fire Hydrant: Due to the size of the structure, as per 2013 CFC, Appendix B and C, an approved fire hydrant (Clow 960) shall be located and spaced as follows along with a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch. Contact the local purveyor for water flow details.
48. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
49. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
50. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
51. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.



52. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
53. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

#### Geotechnical Section

54. Prior to the issuance of a building permit, the applicant shall submit an updated geotechnical report that applies current applicable codes and standards to the development project.
55. Prior to the issuance of a grading permit, a building permit shall have been issued for the proposed retaining walls or other structures to be constructed during grading. Both grading and building permits shall be in hand prior to commencement of any grading activity.
56. The applicant shall submit a copy of the geotechnical drilling permit or the annual geotechnical notification form for this site, per request of the Environmental Health Division.

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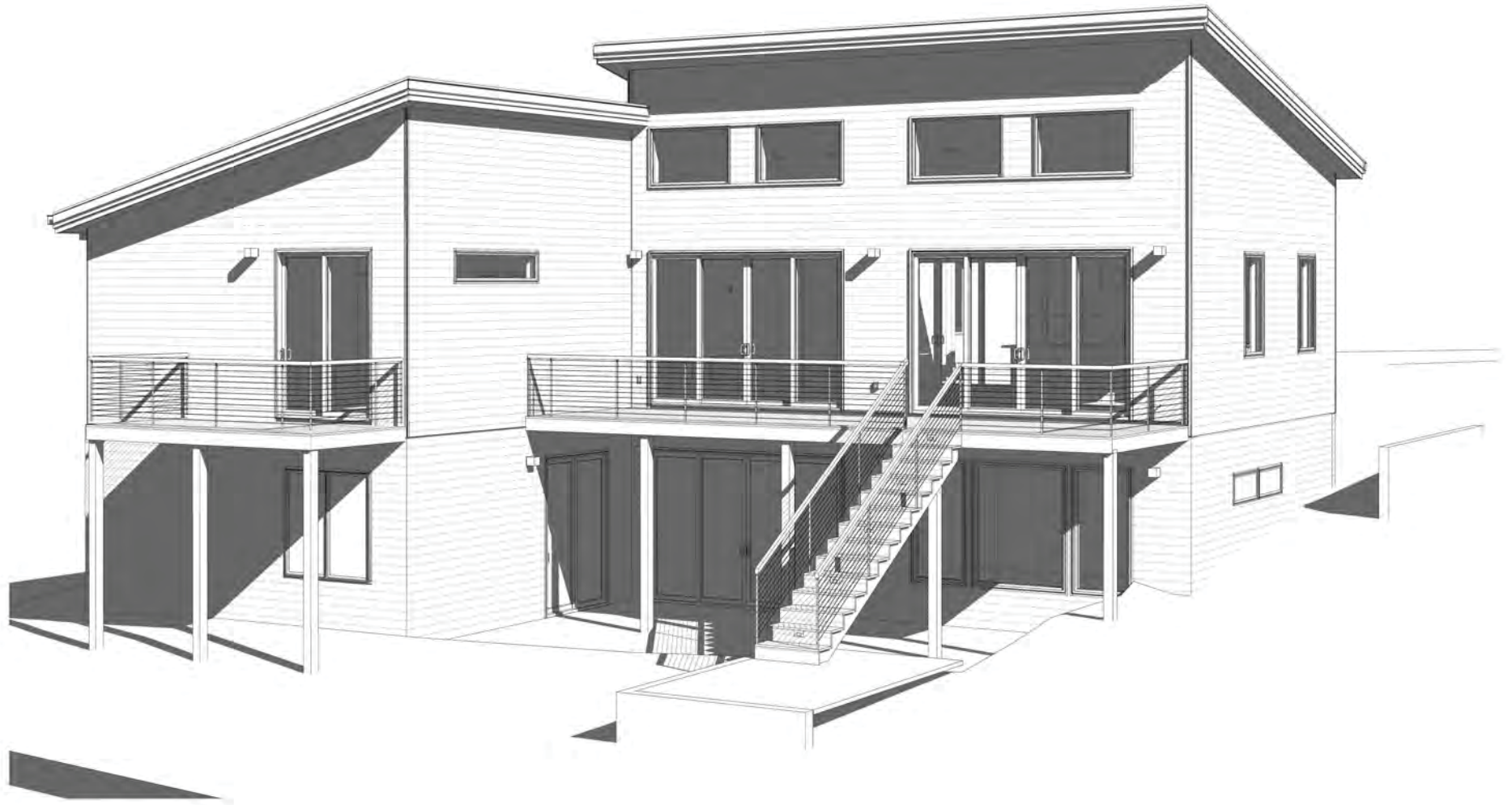


**San Mateo County Planning Commission Meeting**

Owner/Applicant: JAEGER/SCHIRMER

Attachment: B

File Numbers: PLN2015-00021



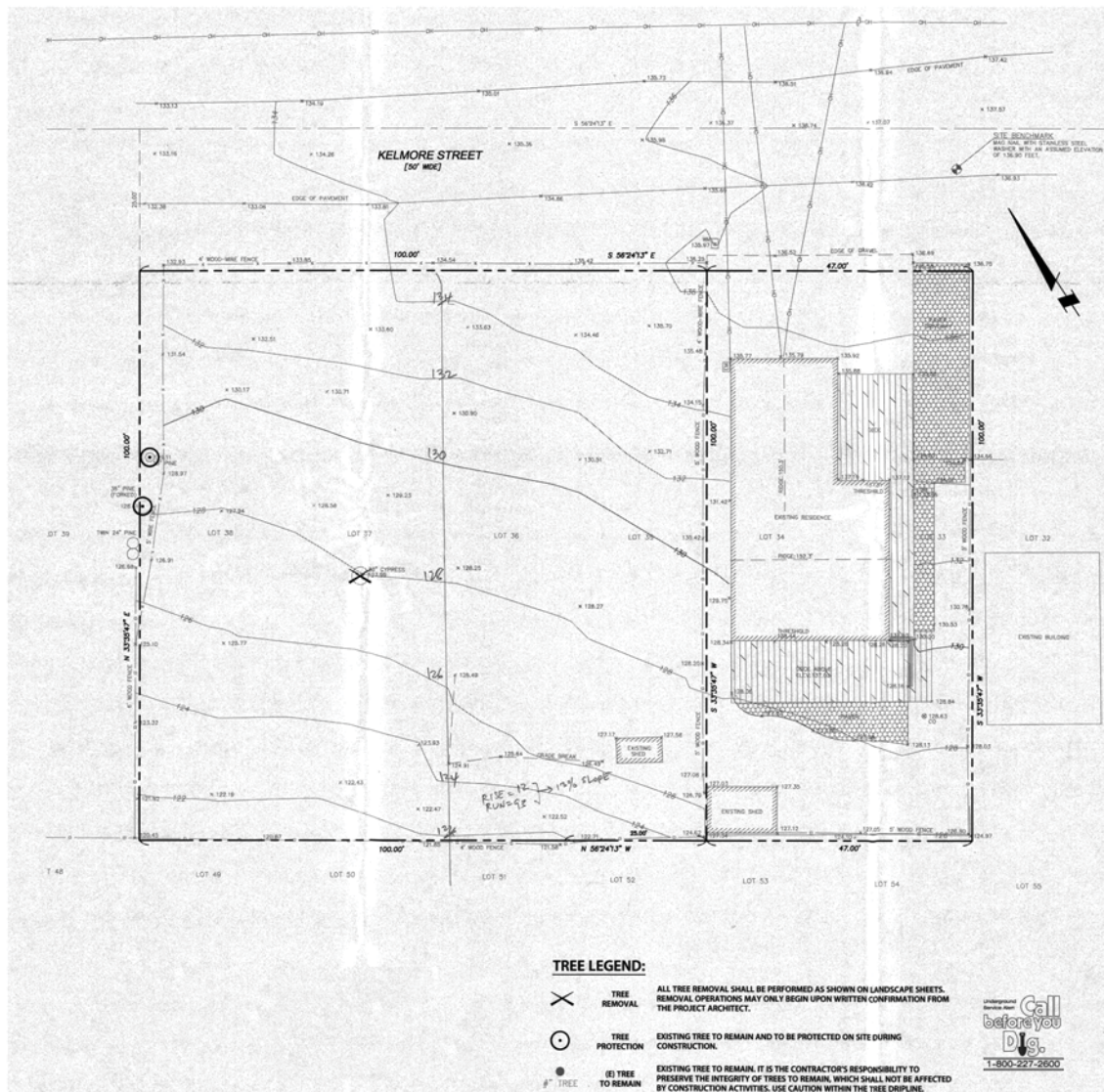
# JAEGER RESIDENCE

*San Mateo County Planning Commission Meeting*

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



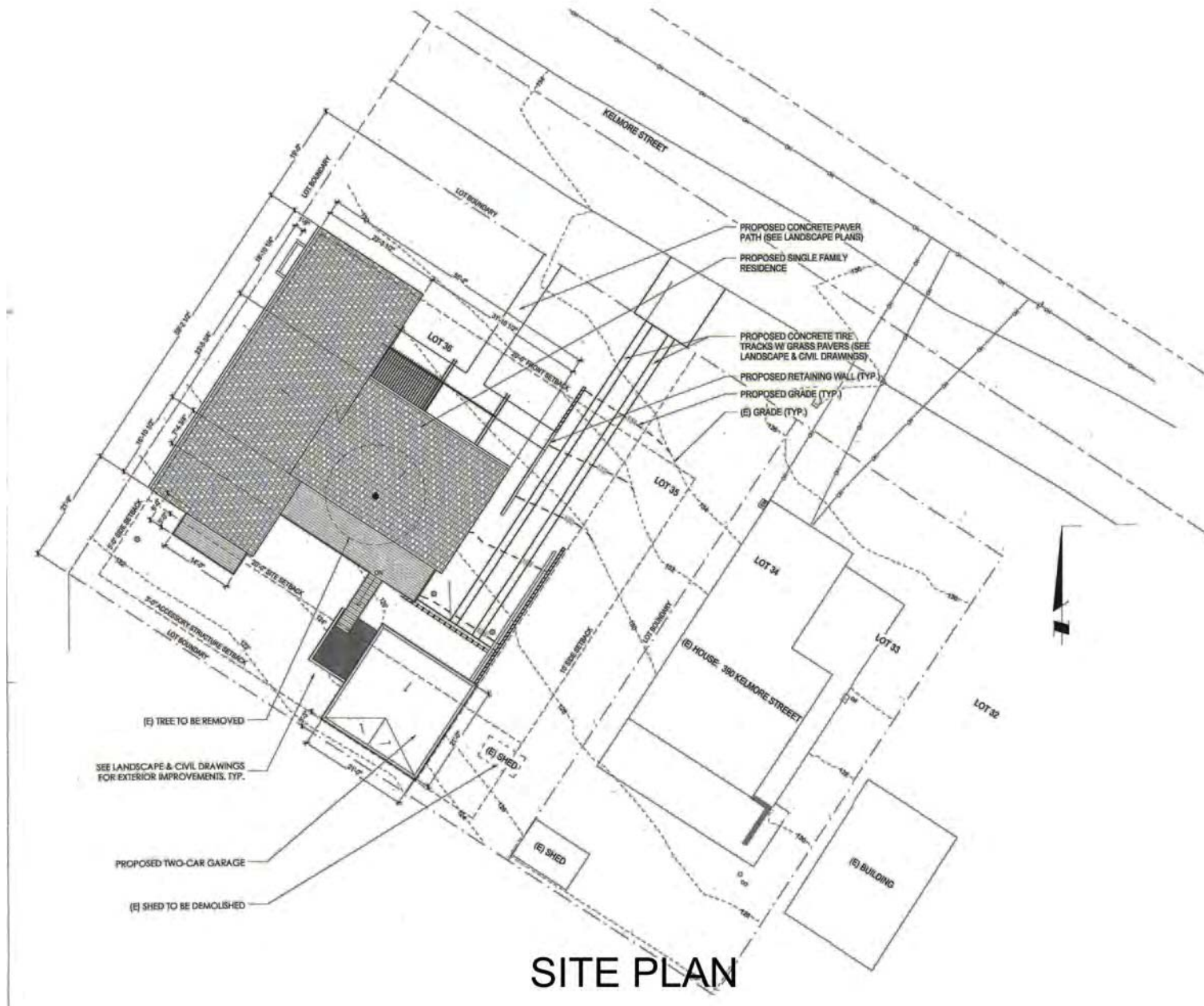
## EXISTING CONDITIONS

### San Mateo County Planning Commission Meeting

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021

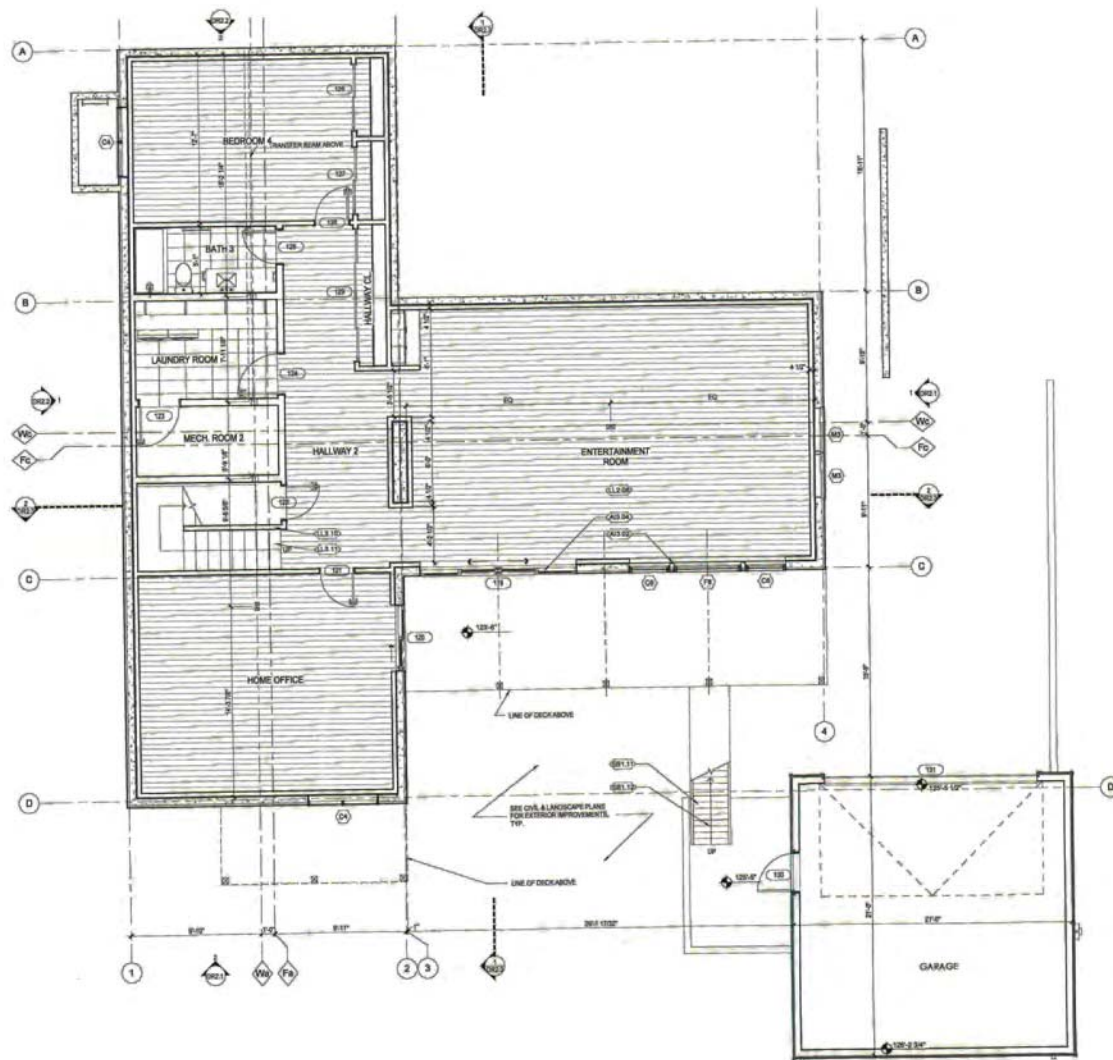


**San Mateo County Planning Commission Meeting**

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



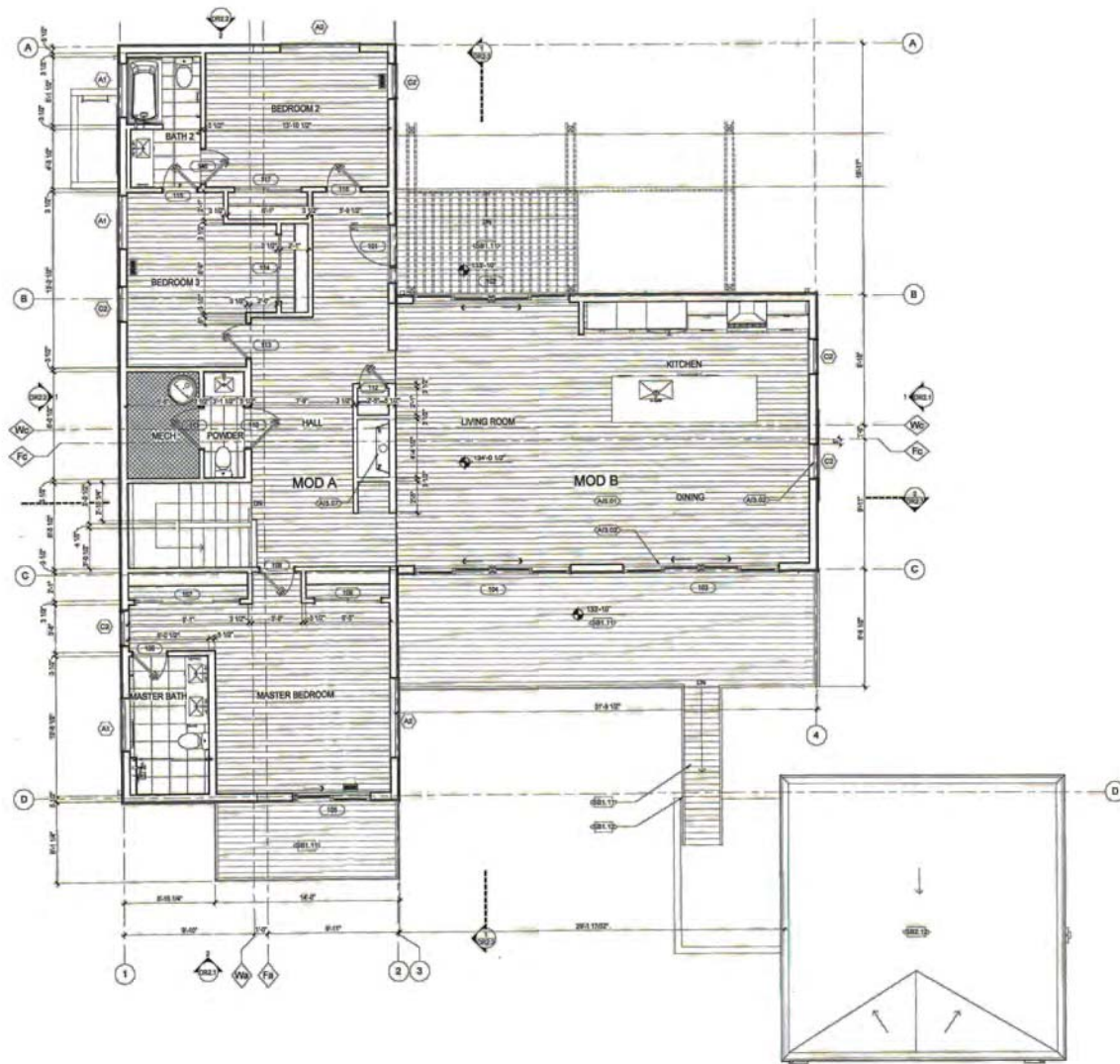
LOWER LEVEL PLAN

**San Mateo County Planning Commission Meeting**

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



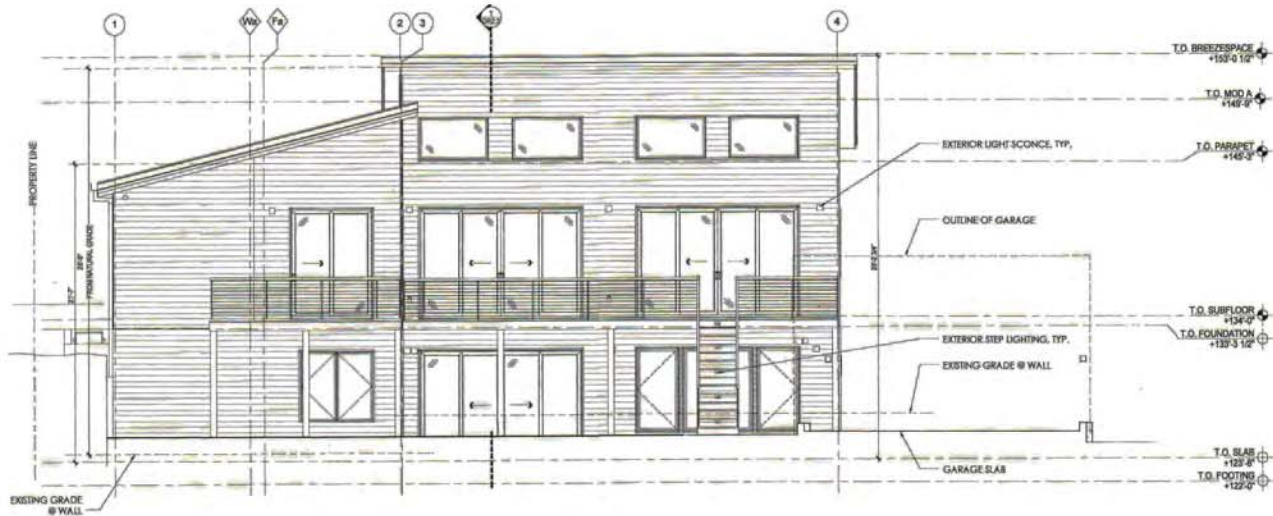
ENTRY LEVEL PLAN

**San Mateo County Planning Commission Meeting**

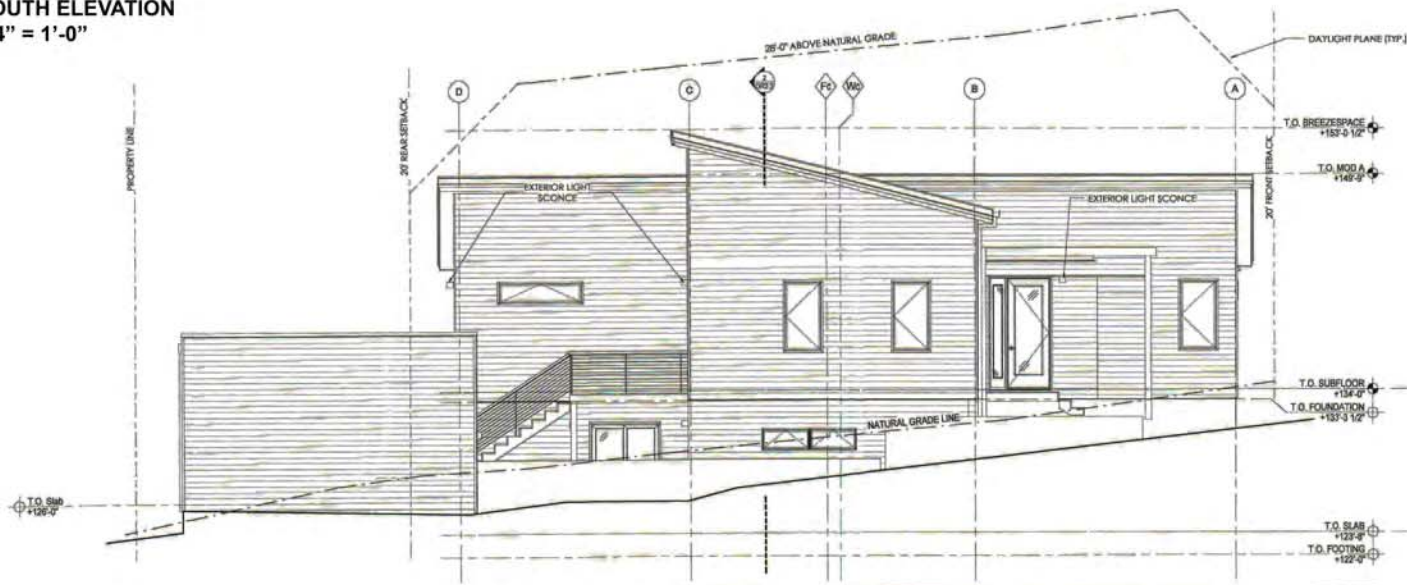
Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



**SOUTH ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

**BUILDING ELEVATIONS**

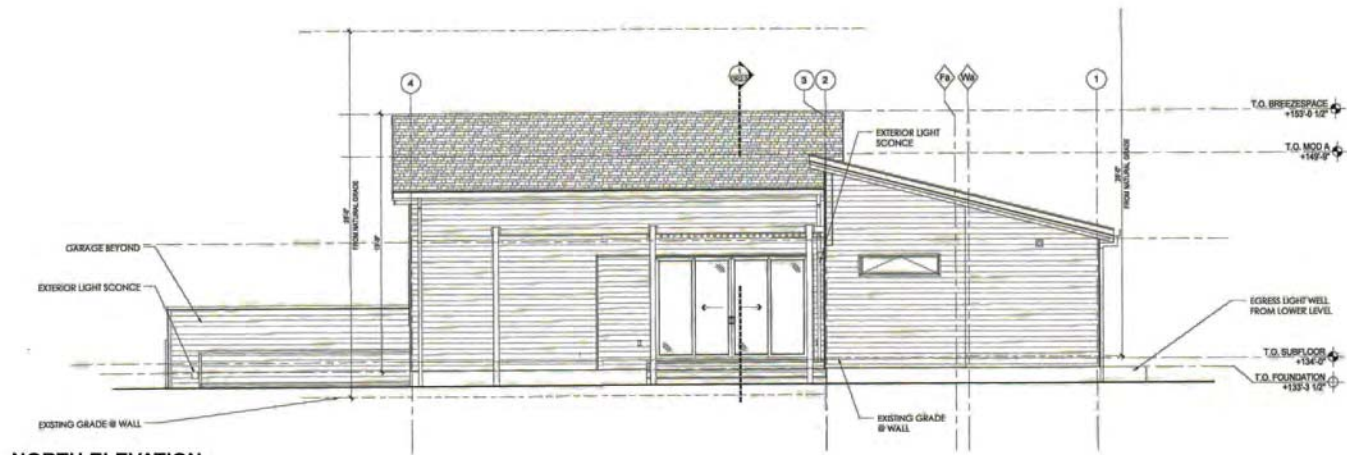
**San Mateo County Planning Commission Meeting**

Owner/Applicant: JAEGER/SCHIRMER

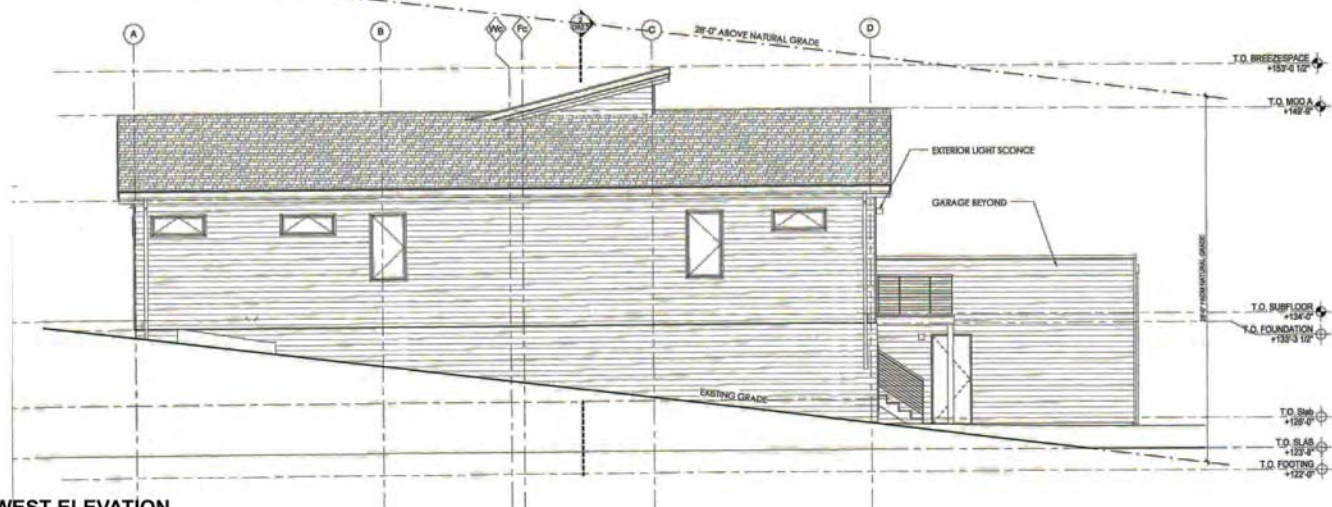
Attachment: E

File Numbers: PLN2015-00021





**NORTH ELEVATION**  
1/4" = 1'-0"



**WEST ELEVATION**  
1/4" = 1'-0"

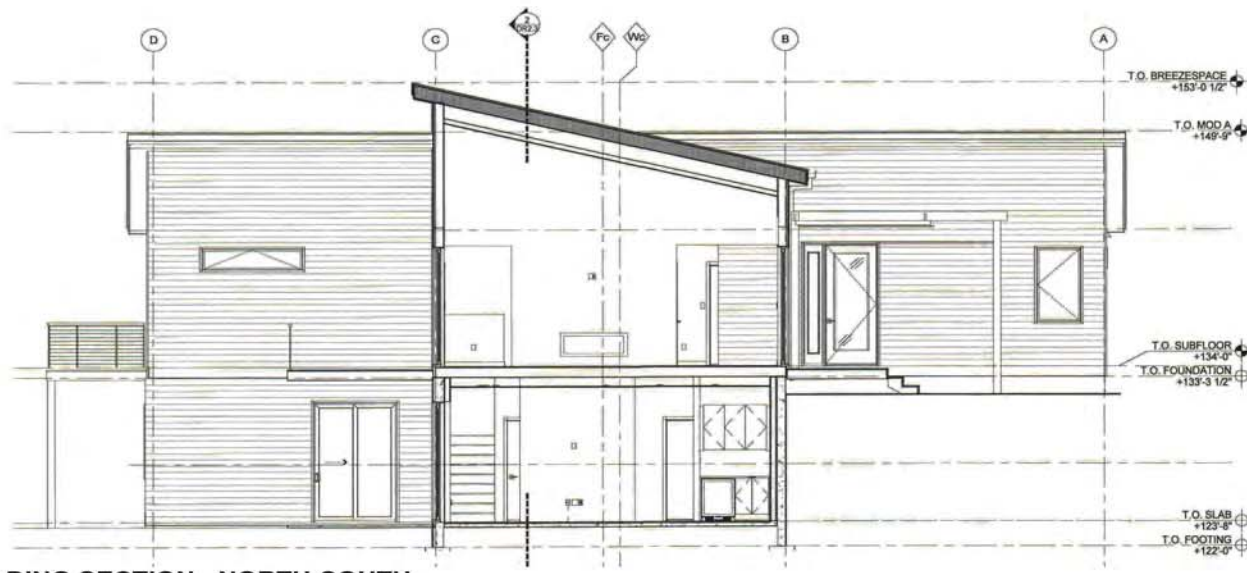
**BULDING ELEVATIONS**

**San Mateo County Planning Commission Meeting**

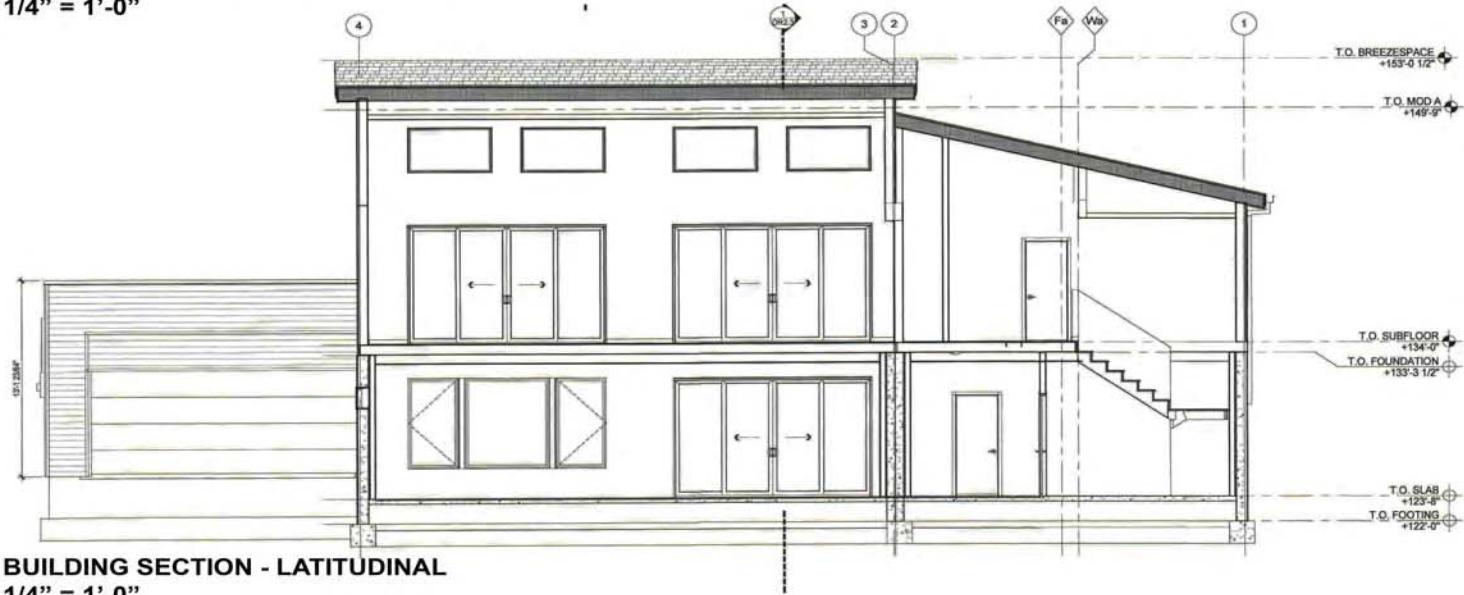
Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



**BUILDING SECTION - NORTH-SOUTH**  
 1/4" = 1'-0"



**BUILDING SECTION - LATITUDINAL**  
 1/4" = 1'-0"

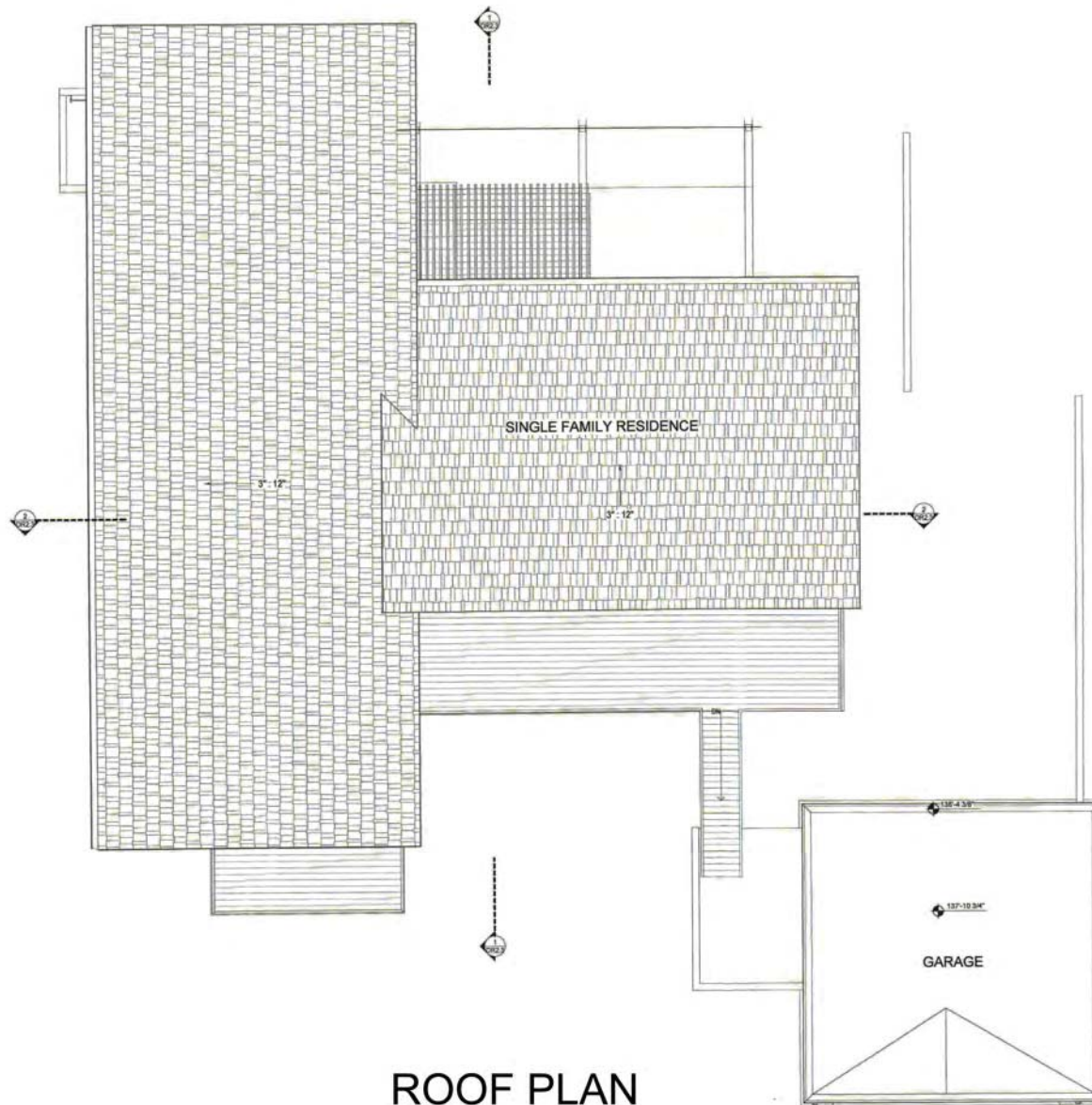
## BUILDING SECTIONS

### *San Mateo County Planning Commission Meeting*

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



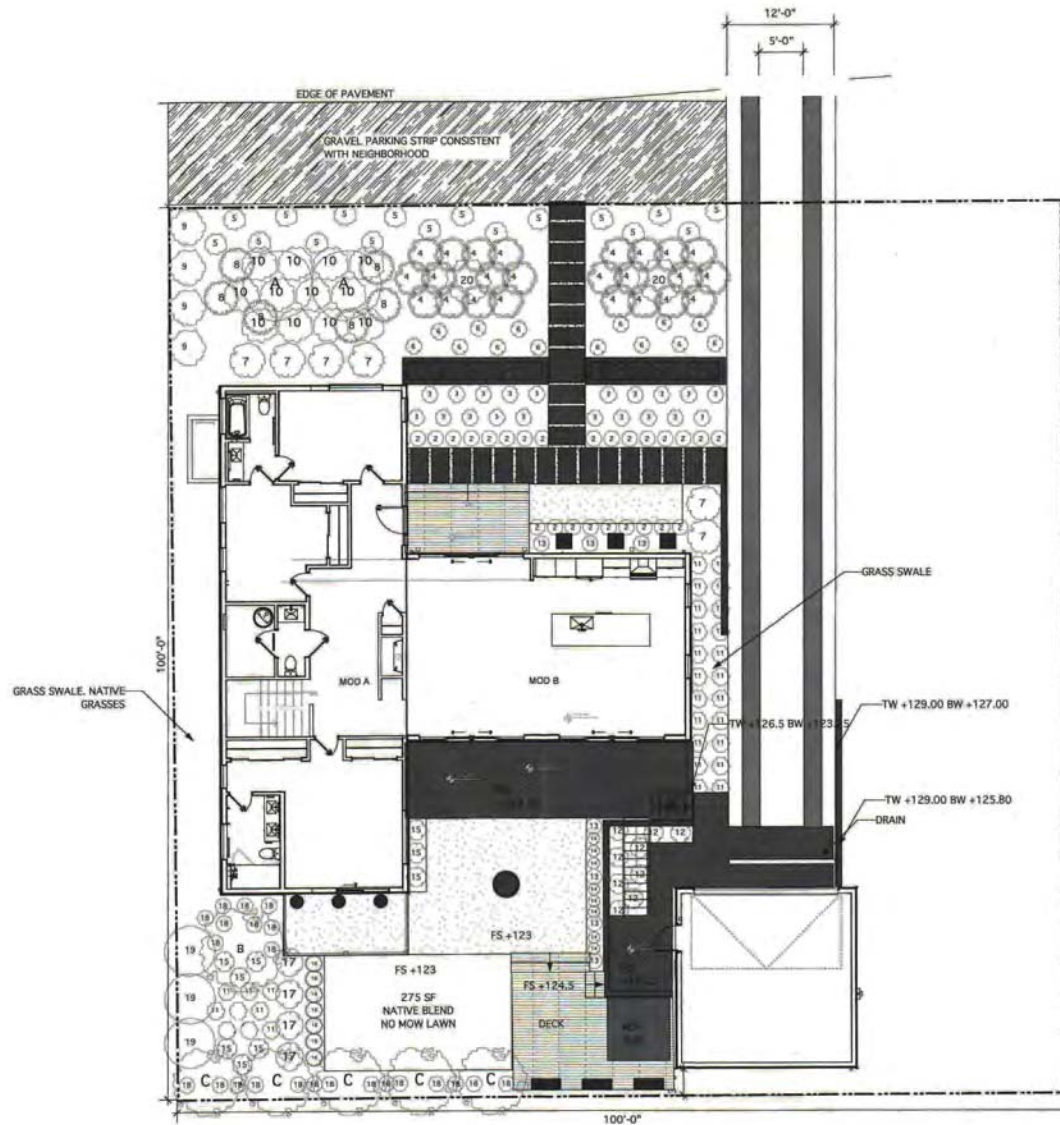
ROOF PLAN

***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



## LANDSCAPE PLAN

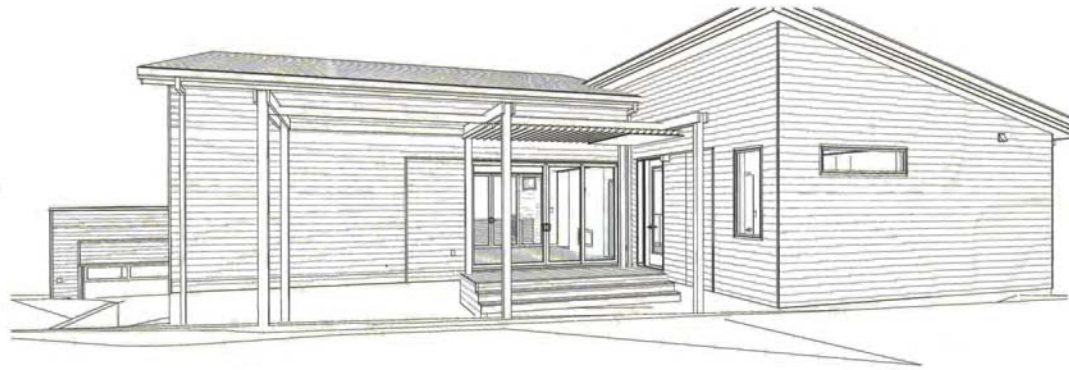
### San Mateo County Planning Commission Meeting

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021





**STREET VIEW**



**DOWNHILL VIEW**

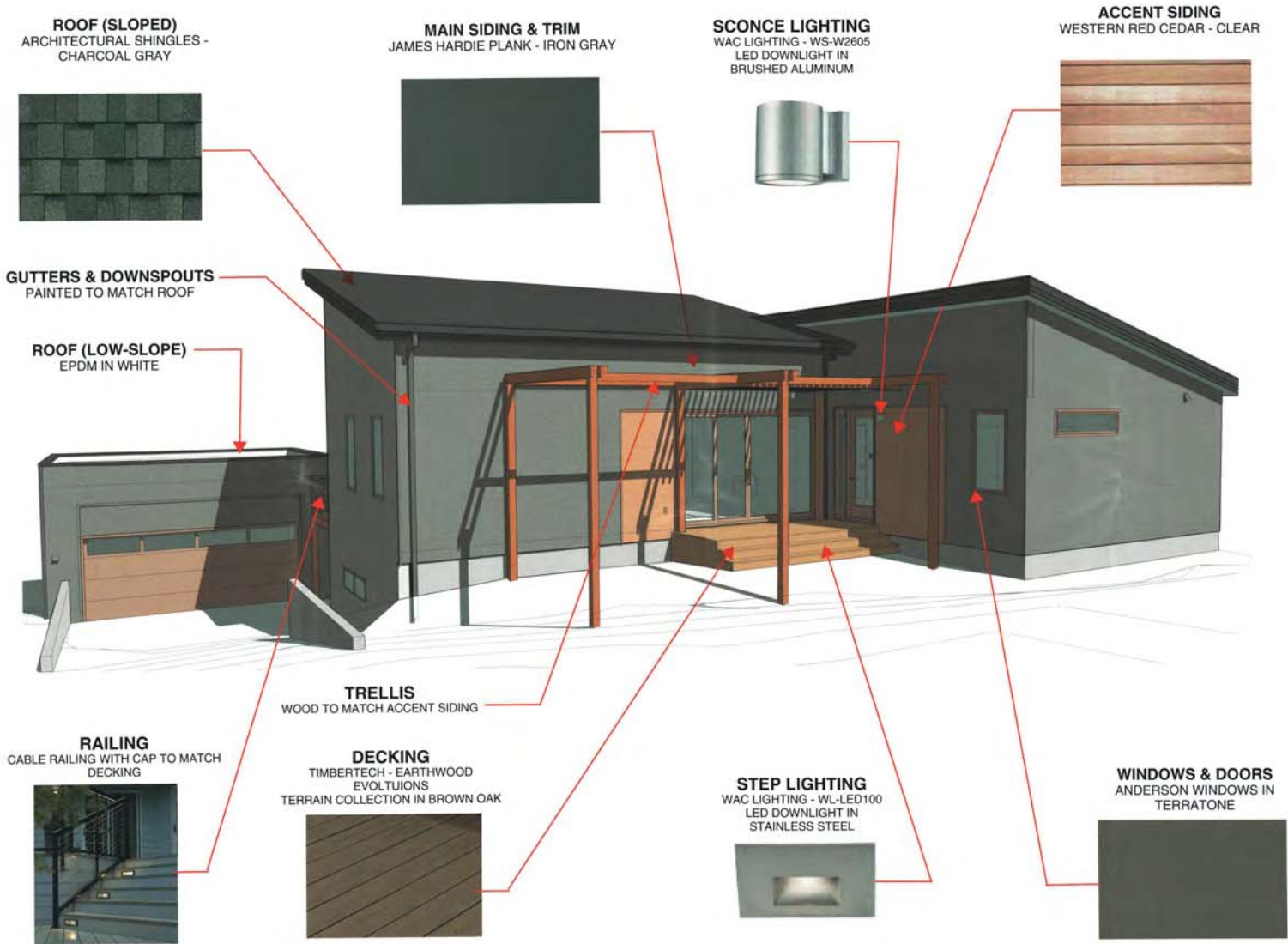
## LINE OF SITE DRAWINGS

### ***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



**MATERIALS DIAGRAM**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



RENDERED VIEW FROM STREET

## JAEGER RESIDENCE

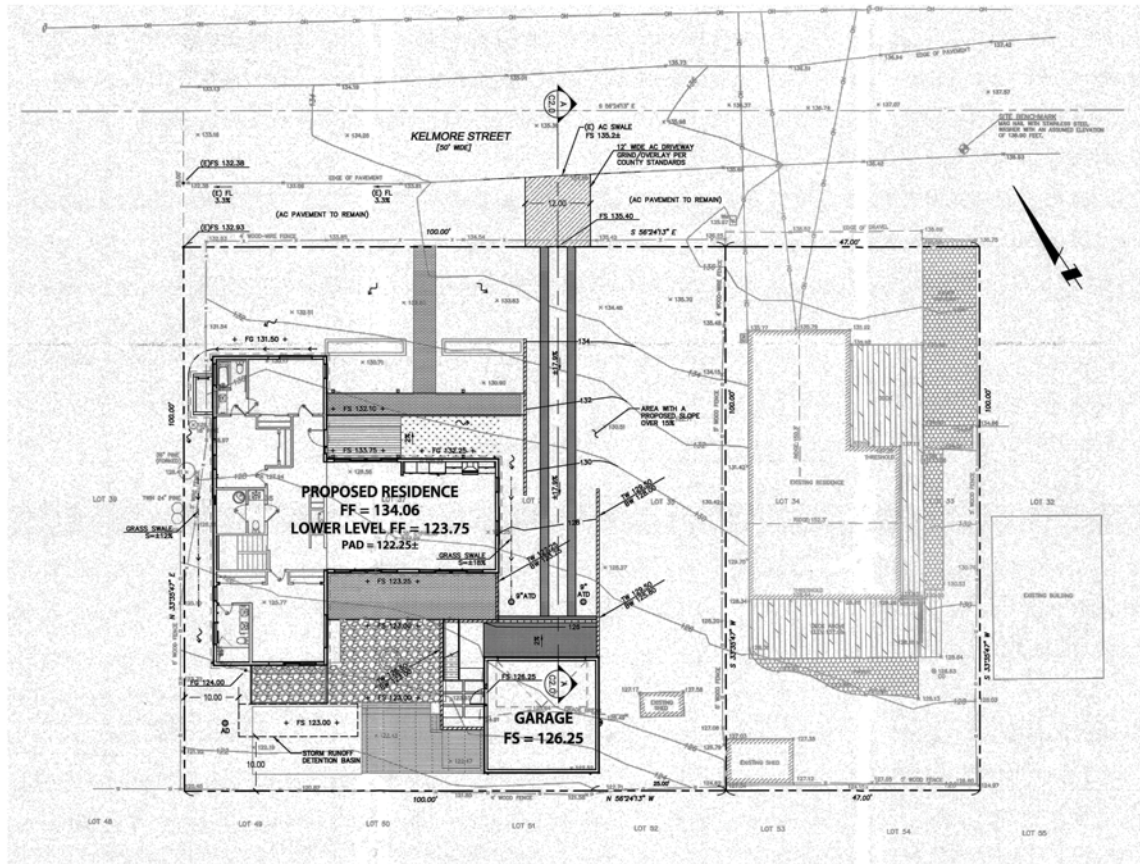
### ***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021





PRELIMINARY EARTHWORK QUANTITIES (EXCLUD. BLDG. FOOTPRINT)	
118 C.Y. CUT	
75 C.Y. FILL	
BALANCE: 33 C.Y. EXPORT	
TOTAL TO BE MOVED: 193 C.Y. DISTURBANCE	
PRELIMINARY EARTHWORK QUANTITIES (GROSS NUMBERS)	
490 C.Y. CUT	
75 C.Y. FILL	
BALANCE: 415 C.Y. EXPORT	
TOTAL TO BE MOVED: 565 C.Y. DISTURBANCE	
CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES. EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY.	

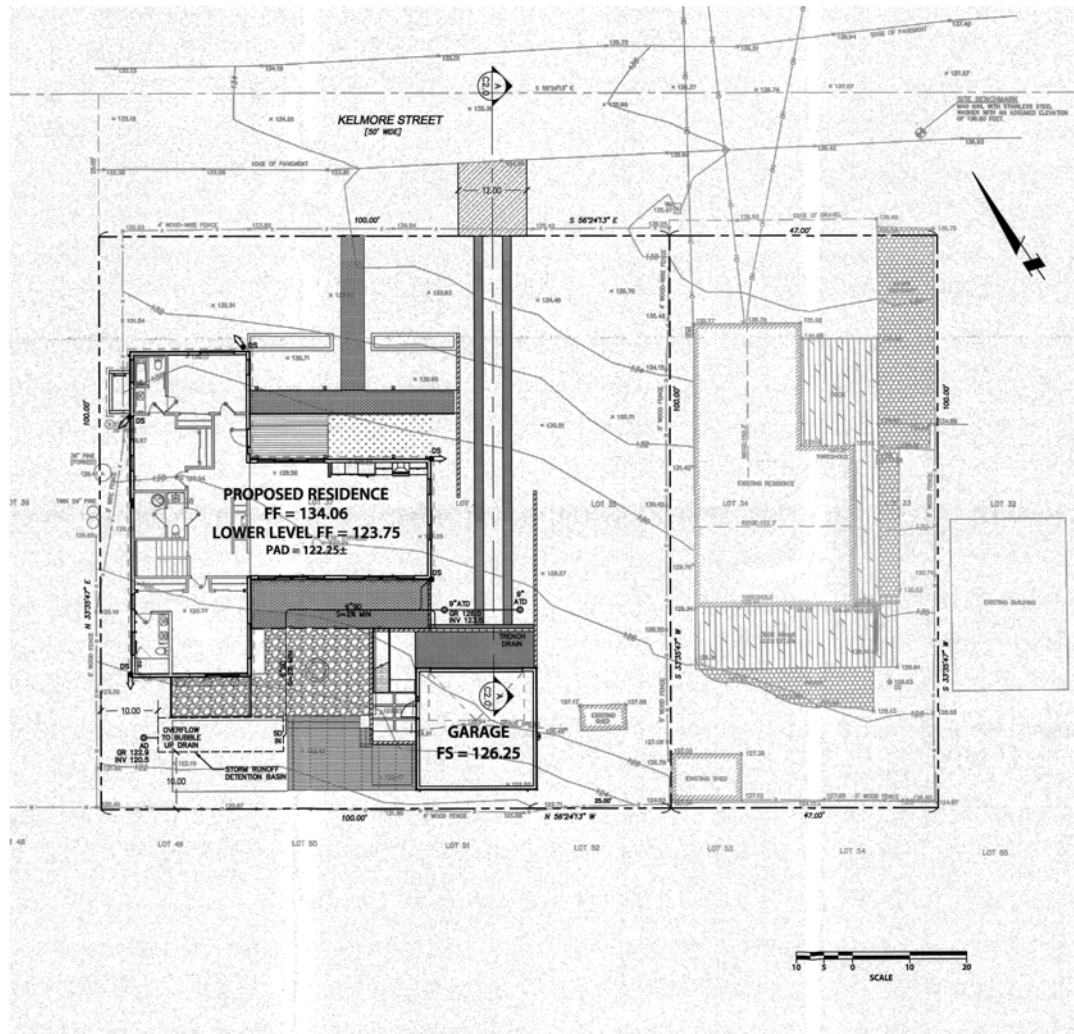
## PRELIMINARY GRADING PLAN

### San Mateo County Planning Commission Meeting

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



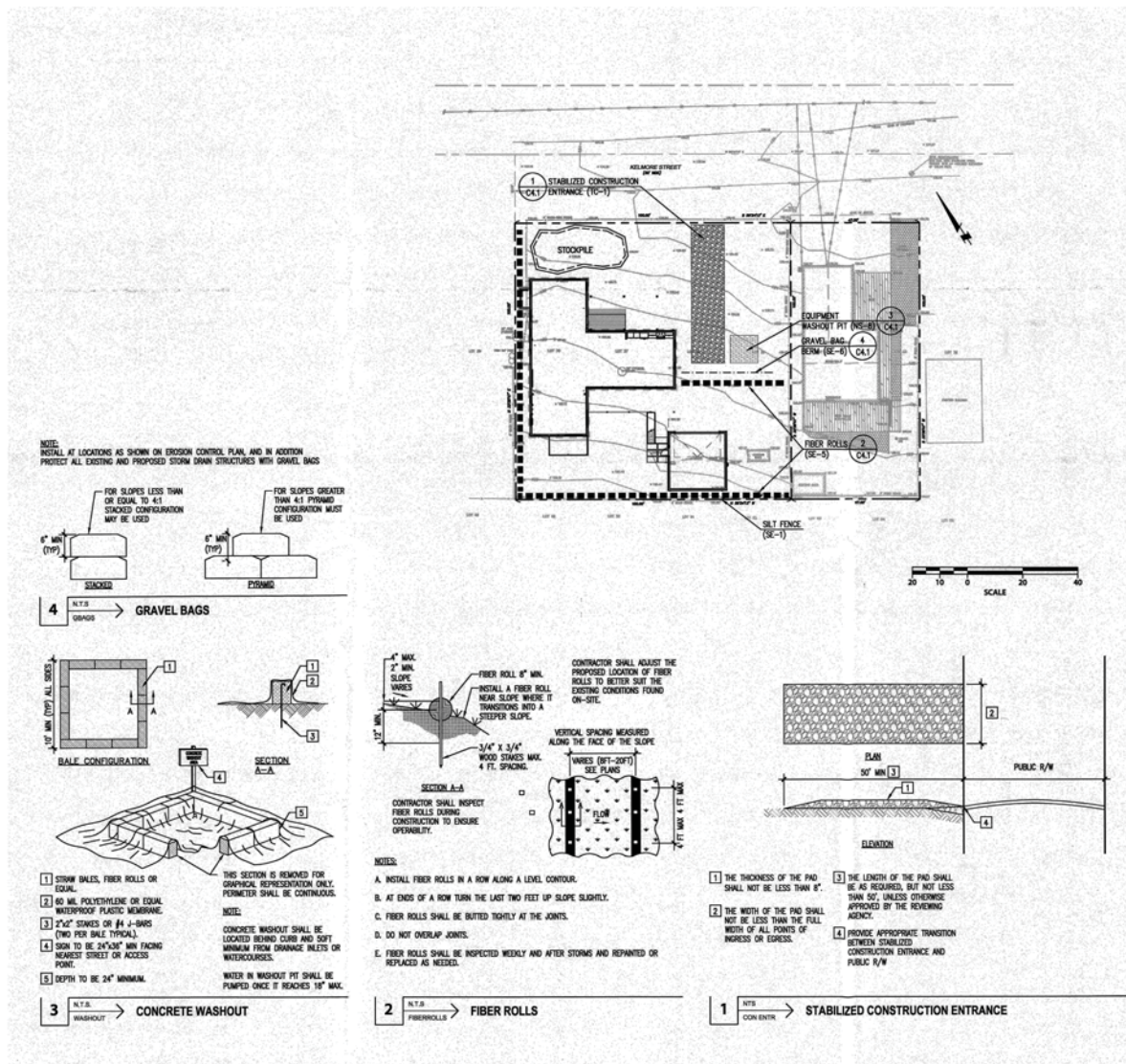
**PRELIMINARY DRAINAGE PLAN**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



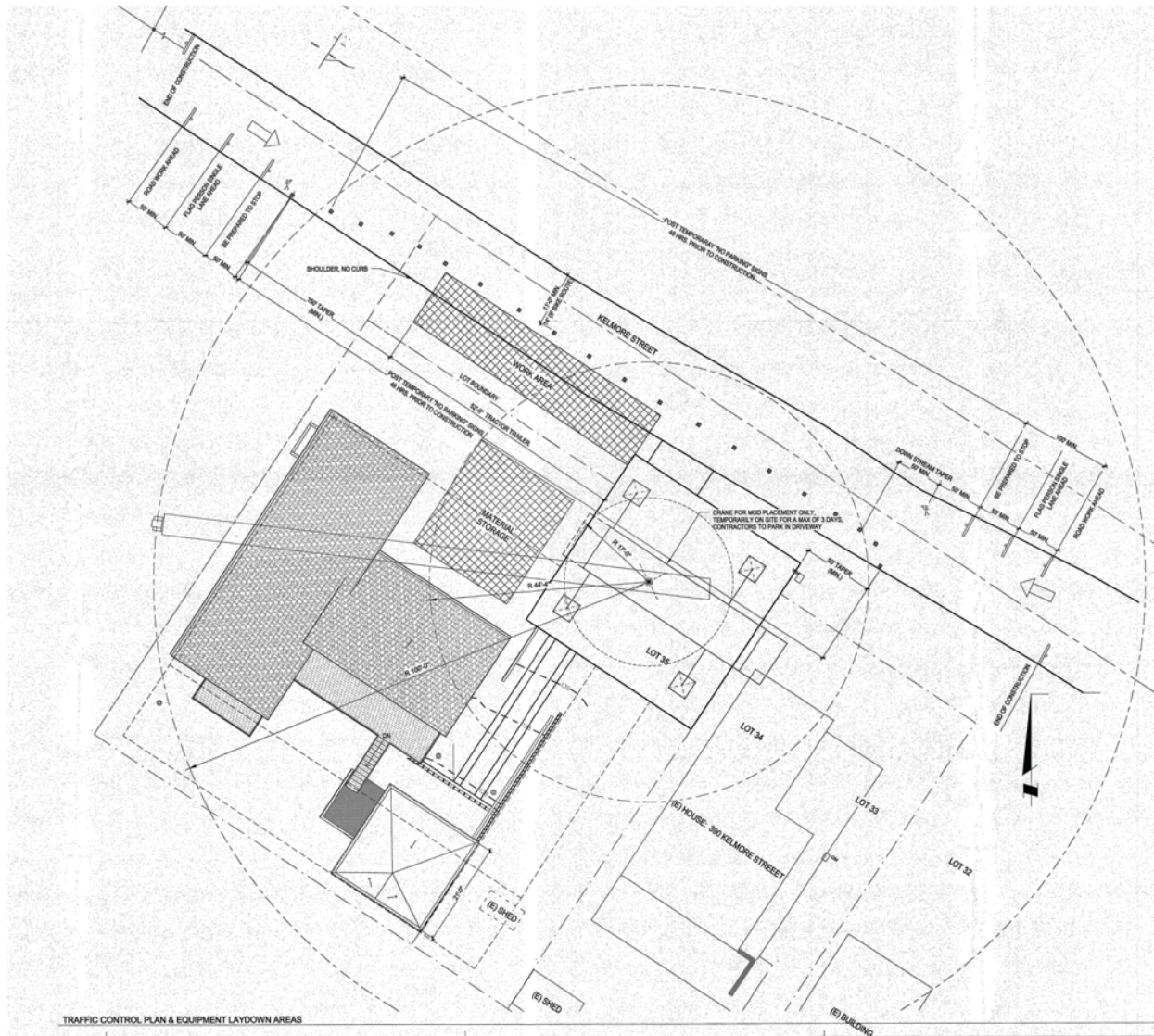
## PRELIMINARY EROSION CONTROL PLAN

### San Mateo County Planning Commission Meeting

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



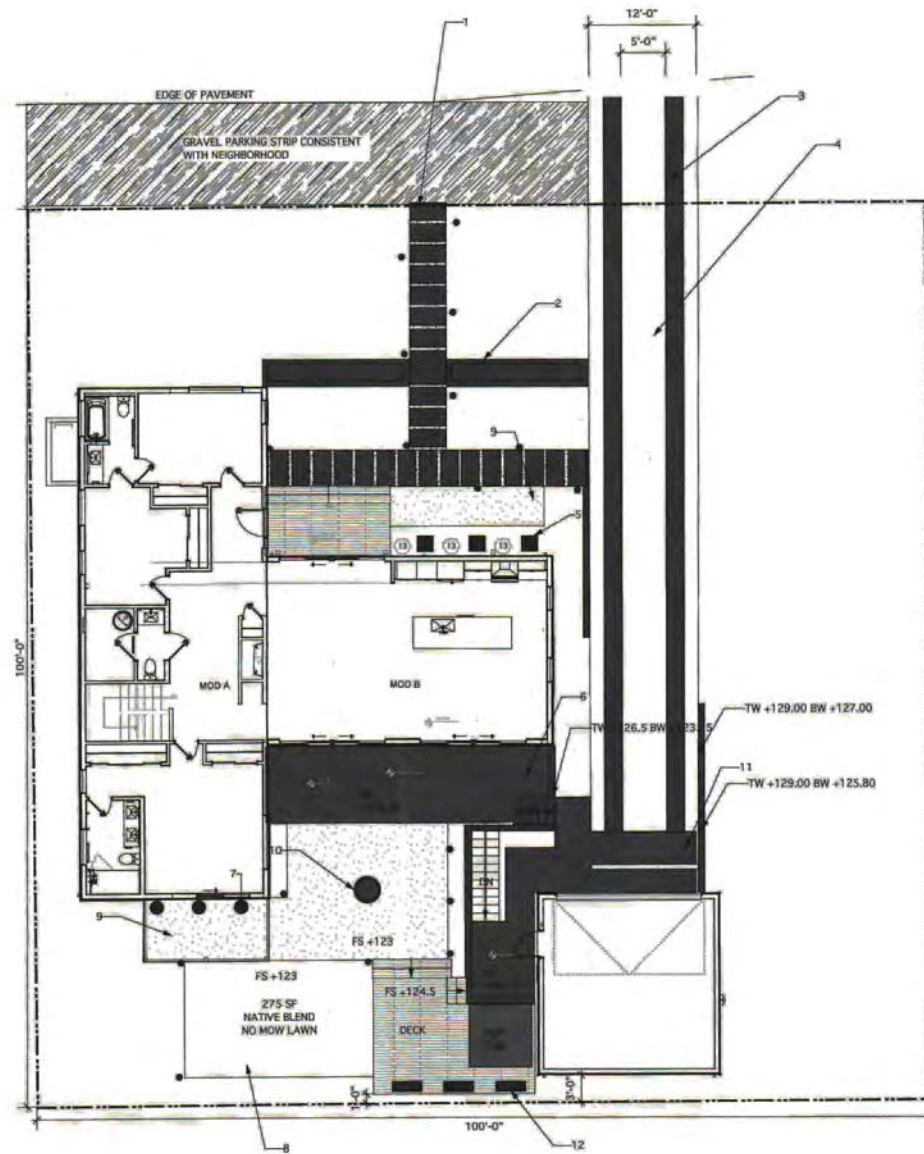
## TRAFFIC CONTROL & CONSTRUCTION PLAN

### *San Mateo County Planning Commission Meeting*

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021



## HARDSCAPE PLAN

### San Mateo County Planning Commission Meeting

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021

November 17, 2015

ATTACHMENT D

Mark Schirmer  
1245 Nimitz Avenue  
Vallejo, CA 94592

## PROJECT FILE

Dear Mr. Schirmer:

SUBJECT: Coastside Design Review Committee Recommendation of Approval  
Kelmore Street, Moss Beach  
APN 037-145-020; County File No. PLN 2015-00021

At its meeting of September 10, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review permit to allow construction of a 3,736 sq. ft., new single-family residence, plus a 421 sq. ft. detached garage, on a 10,000 sq. ft. parcel as part of a hearing-level Coastal Development Permit, Grading Permit, consisting of approximately 490 cubic yards of cut and 75 cubic yards of fill, and Certificate of Compliance (Type B). One significant tree is proposed for removal. The project is appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and conditions of approval:

### FINDINGS

The Coastside Design Review Officer found that:

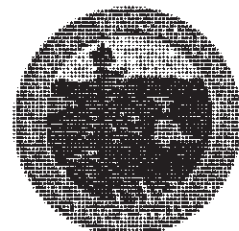
1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of a single-family residence in a residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the



Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. The style and scale of the proposed house is consistent with others in the area, and contributes to an emergence of high-quality prefabricated houses Coastside. The architectural style is unique in the immediate area, which is very architecturally diverse, yet compliments other houses in the neighborhood (Section 6565.20(D)2a).
- b. Buildings blend with the ridgeline silhouette and conform to the existing topography, and ocean views from neighboring houses have been maintained to the extent feasible. The amount of grading has been minimized that allows the site topography to be maintained as much as possible (Section 6565.20(C)1b and 2b).
- c. Windows, entrances, decks and balconies are located well and clerestory windows are used to respect neighbors' privacy, and reduce potential glare impacts to neighbors. Building mass and bulk are mitigated by architectural details (porch, decks, bays and balconies) and color/material changes, while still maintaining a sleek, elegant, modern design. Windows and doors blend seamlessly with adjacent materials and are well proportioned. The detached garage is set back on the lot, in the least visible spot from the street. Roof forms serve to further reduce massing – non-reflective rooftop materials are being used (Section 6565.20(D)).
- d. The quality materials and colors meet or exceed those found elsewhere in the neighborhood. Ornamentation is minimal, and consistent with the style of the proposed house (Section 6565.20(D)4).
- e. Landscape plans enhance the design of the house, and incorporate both native and non-invasive plants, and swales, while the use of permeable hardscape is minimal (Section 6565.20(F)1).
- f. Exterior lighting is architecturally integrated with the house's design, style, materials and colors, and utilizes all downward-directed lighting fixtures. Lighting is minimal and designed with specific activities in mind so that outdoor areas are not illuminated more than necessary to support the activity designated for specific areas. Light and glare, as viewed from scenic corridors and other public view corridors, would be minimal (Section 6565.20(F)4).

### RECOMMENDED CONDITIONS OF APPROVAL

#### Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on September 10, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review

Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the approval letter on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.



- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan meeting County guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
8. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
9. To reduce the impact of construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Kelmore Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Kelmore Street. There shall be no storage of construction vehicles in the public right-of-way.
10. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
  11. Installation of the approved landscape plan is required prior to final inspection.
  12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
  13. Best Management Practices (BMPs) for the use and routine maintenance of architectural copper shall be adhered to by the private property owner to prevent polluted discharge into the storm drains:
    - a. Use copper materials that have been pre-patinated at the factory.
    - b. Discharge rinse water from on-site patination to landscaping. Prevent rinse water from flowing to any storm drains, including blocking off storm drain inlets if needed.
    - c. Collect rinse water from on-site patination in a tank and haul off-site for proper disposal.
    - d. Coat copper materials with an impervious coating that prevents further corrosion and runoff.
  14. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

15. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

#### Building Inspection Section

16. The applicant shall apply for a building permit.

#### Montara Water and Sanitary District

17. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

#### Department of Public Works

18. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.
19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans,

have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

#### Coastside Fire Protection District

22. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
23. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
24. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
25. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
26. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
27. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the

public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

28. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
29. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
30. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
31. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
32. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
33. Add the following note to plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
34. Add the following note to plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
35. Add the following note to plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

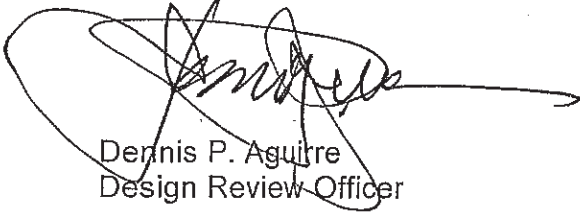
36. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction.
37. Fire Hydrant: Due to the size of the structure, as per 2013 CFC, Appendix B and C, an approved fire hydrant (Clow 960) shall be located and spaced as follows along with a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch. Contact the local purveyor for water flow details.
38. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
39. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
40. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
41. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
42. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

43. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit (CDP). The decision on the CDP will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at [daquirre@smcgov.org](mailto:daquirre@smcgov.org).

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dennis P. Aguirre', is written over a large, loopy scribble. An arrow points from the signature towards the 'Sincerely,' text above it.

Dennis P. Aguirre  
Design Review Officer

DPA:fc – DPAZ0806\_WFN.DOCX

cc: Dianne Whitaker, Architect  
Kris Lannin-Liang, Moss Beach Community Representative  
Linda Montalto-Patterson  
Gary Jaeger



***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: E

File Numbers: PLN2015-00021





***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: E

File Numbers: PLN2015-00021



***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: E

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Attachment: E

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***San Mateo County Planning Commission Meeting***

Owner/Applicant: JAEGER/SCHIRMER

Attachment: E

File Numbers: PLN2015-00021

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GRANT DEED (Individual)



For value received  
IDA H. EDMONDS, a widow  
GRANT to  
FRANCIS R. STRAND, a married man  
all the real property situate in the  
County of San Mateo, State of California, described as follows:

Lots 35, 36, 37, and 38, Block 72, as shown on that certain map entitled  
Map of Honp Beach Addition No. 20, filed in the office of the County  
Recorder of San Mateo County, on May 4, 1908 in Book 6 of Maps at page 11.

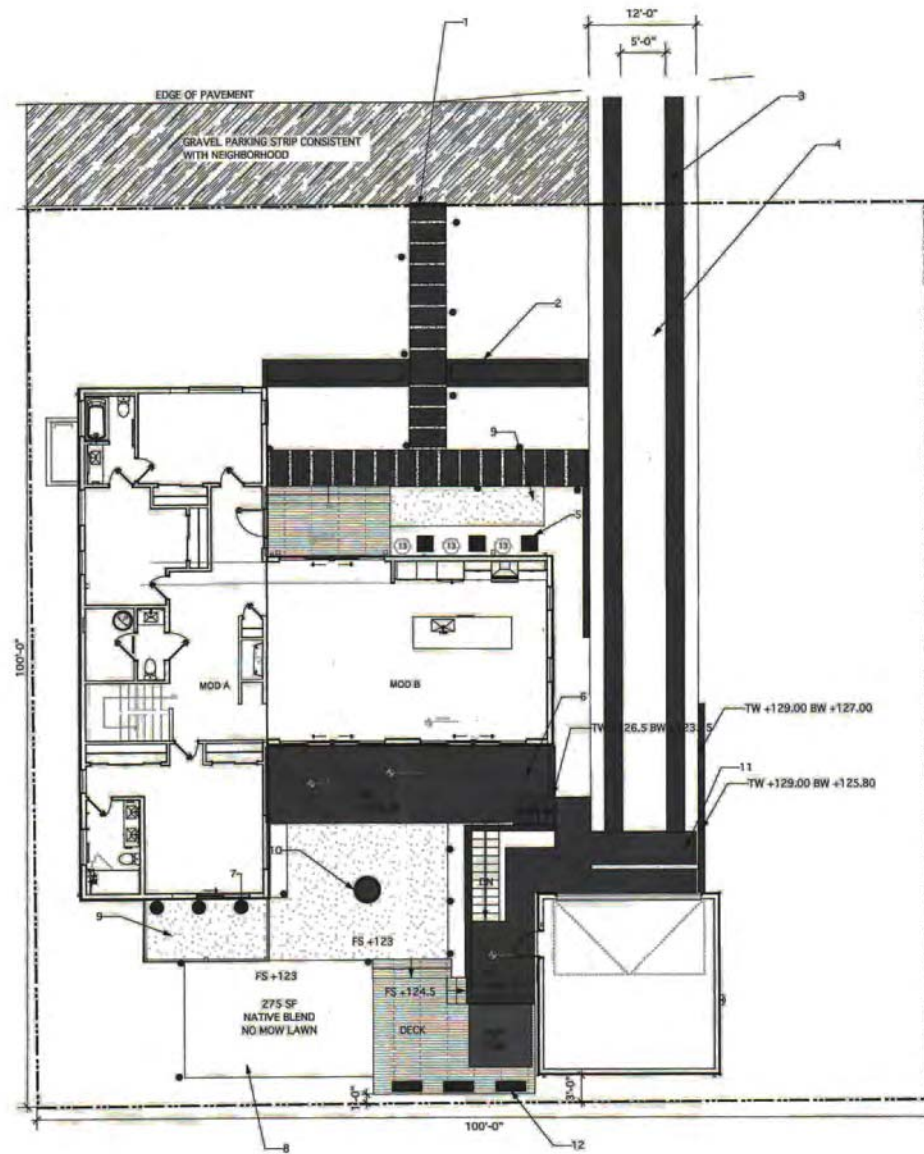
Dated June 6, 1957

*IDA H. EDMONDS*

For Recorder's Use Only

STATE OF CALIFORNIA  
County of San Mateo  
On this 6th day of June 1957  
before me, THURMAN H. SCOTT, Notary Public  
for said County and State, personally appeared  
IDA H. EDMONDS  
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
THURMAN H. SCOTT  
Notary Public  
My commission expires September 3, 1960

VOL 3285 PAGE 390  
59588P  
RECORDED BY REQUEST OF  
SAN MATEO COUNTY TITLE COMPANY  
JUN 10 9 30 A 1957  
OFFICIAL RECORDS  
SAN MATEO COUNTY  
RECORDED  
200  
150528



## HARDSCAPE PLAN

### *San Mateo County Planning Commission Meeting*

Owner/Applicant: JAEGER/SCHIRMER

Attachment: C

File Numbers: PLN2015-00021