

0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Application for
Design Review by the
County Coastside Design
Review Committee

Permit #: PLN 2015-00205

Other Permit #:

1. Basic Information

Applicant:

Name: Bob & Rachael Sage

Address: 584 Kanoff

Montara Zip: 94037

Phone, W: 650.892.1290 H: 650.303.2224

Email: rachael.sage@gmail.com and

Architect or Designer (if different from Applicant):

Name:

Address:

Phone, W: H: Email:

Owner (if different from Applicant):

Name: Benilde Thurgott

Address: AK

Zip: AK

Phone, W: AK H: AK

Email: AK

bobsage@hotmail.com

Zip: AK

Address: AK

Phone, W: H: Email:

2. Project Site Information

Project location:

APN: 036-068-070

Address: 584 Kanoff

Montara Zip: 94037

Zoning: Residential

Parcel/lot size: 4,900 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

SFR. Single Story. 3 bedroom.
1 bath. 910 sq. ft.

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft.
- Addition to Residence: 417 sq. ft.
- Other: _____

Describe Project:

Add 2nd Story Master Bedroom
and Bathroom. Roof, siding, windows
and doors to match existing.

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	1x8 shiplap redwood siding		<input checked="" type="checkbox"/>
b. Trim	Pre-primed redwood		<input checked="" type="checkbox"/>
c. Windows	Dual-pane	white	<input checked="" type="checkbox"/>
d. Doors	ThermaTru - Fiberglass	woodgrain finish	<input type="checkbox"/>
e. Roof	Asphalt Shingles		<input checked="" type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	Trex 2x6 decking & Redwood Railing		<input type="checkbox"/>
h. Stairs	Trex		<input type="checkbox"/>
i. Retaining walls	N/A		<input type="checkbox"/>
j. Fences	N/A		<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport	Clopay Steel	Woodgrain texture Dark Finish	<input type="checkbox"/>

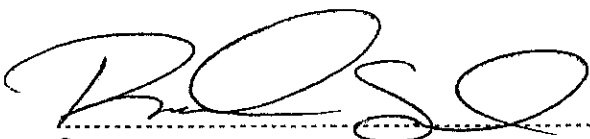
5. Required Findings

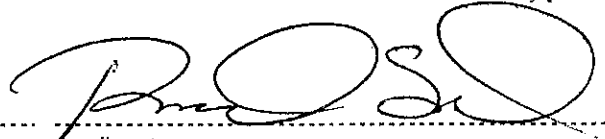
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached)

6. Signatures

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


 Owner:


 Applicant:

5/13/15
 Date:

5/13/15
 Date:

Planning and Building Department

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

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Robert Bachael Sage

Primary Permit #: PN 2015-00205

1. Instructions

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

2. Basic Information

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

Yes No

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

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

Yes No

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

3. Materials and Finish of Proposed Buildings or Structures

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

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	1x8 shiplap Redwood siding		<input checked="" type="checkbox"/>
b. Trim	pre primed Redwood		<input checked="" type="checkbox"/>
c. Roof	Asphalt shingles		<input checked="" type="checkbox"/>
d. Chimneys	N/A		<input type="checkbox"/>
e. Accessory Buildings	N/A		<input type="checkbox"/>
f. Decks/Stairs	Trex 2x6 decking		<input type="checkbox"/>
g. Retaining Walls	N/A		<input type="checkbox"/>
h. Fences	N/A		<input type="checkbox"/>
i. Storage Tanks	N/A		<input type="checkbox"/>

Environmental Information Disclosure Form

Planning and Building Department

PLN: 2015-00205

BLD: _____

Project Address: 584 Kanoff
Montara, CA 94037

Assessor's Parcel No.: 036-065-070

Zoning District: _____

Name of Owner: Robert & Rachael Sage

Address: PO Box 370382
Montara, CA 94037 Phone: 650.892.1290

Name of Applicant: Same as above

Address: _____
Phone: _____

Existing Site Conditions

Parcel size: 4,900

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

Flat residential parcel with an existing single-family home.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review		
Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?


Please explain all "Yes" answers:

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
	✓	a. Construction outside of the footprint of an existing, legal structure?
	✓	b. Exterior construction within 100-feet of a stream?
	✓	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	✓	d. Land-use within a riparian area?
	✓	e. Timber harvesting, mining, grazing or grading?
	✓	f. Any work inside of a stream, riparian corridor, or shoreline?
	✓	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	X	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	X	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: 
(Applicant may sign)

Date: 3/13/15

Application for a Home Improvement Exception

Companion Page

Applicant's Name: Robert & Rachael Sage
Primary Permit#: PLN 2015-00205

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Home Improvement Exception. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form and a parcel & building constraints map.

2. Project Information

Specific zoning requirements for which a Home Improvement Exception is sought:

(Example: 10 ft. side setbacks) and foundation
The existing home is located
1/4" into the setback on the
Northeast southeast corner
of the home. The additional living
space will follow this corner
vertically.

Zoning ordinance section numbers:

Section 6300.2

What you propose instead:

The rear deck has been
stepped in 6" to ensure
clearance of setback.

3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required findings. Please attach a brief statement in which you present evidence to support the required findings.

a. The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor changes.

b. The home improvement exception sustains the integrity or enhances an existing design concept or the neighborhood character.

c. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience.

d. The home improvement exception authorizes only uses or activities which are permitted by the zoning district.

e. The home improvement exception is consistent with the objectives of the General Plan and the Zoning Regulations.

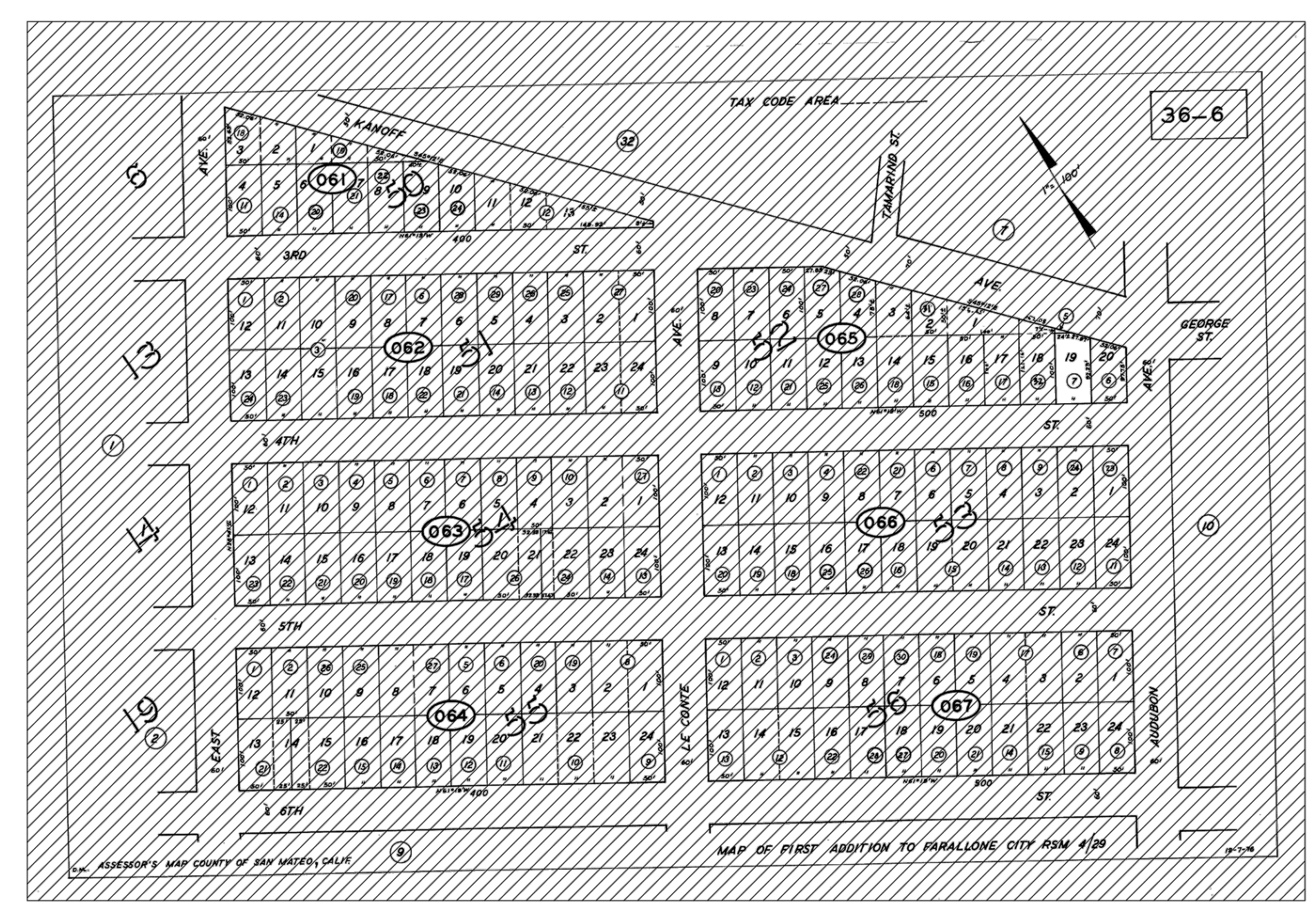
CURRENT INFORMATION		Summary of Property Details	
		APN: 036065070	Owner 1: Sage Robert W Tr
			Owner 2: Sage Rachael E Tr
			Care Of: Sage Trust
		Owner Address: P O Box 370382	
		Montara CA	
		94037--0010	
		Situs Address: 584 Kanoff Ave	
		Montara	
Property Use Details SINGLE FAMILY RES (01) Land Area (sq. ft.): 4900 Year Built: 1955 Base Area (sq. ft.): 910 Total Rooms: 5 No. of Bedrooms: 3 No. of Bathrooms: 1		Legal Description: LOT 19 BLOCK 52 FARALLONE CITY 1ST 2ND ADD	District: 2 Neighborhood: 016A

Parcel Info



Proposed Rendering

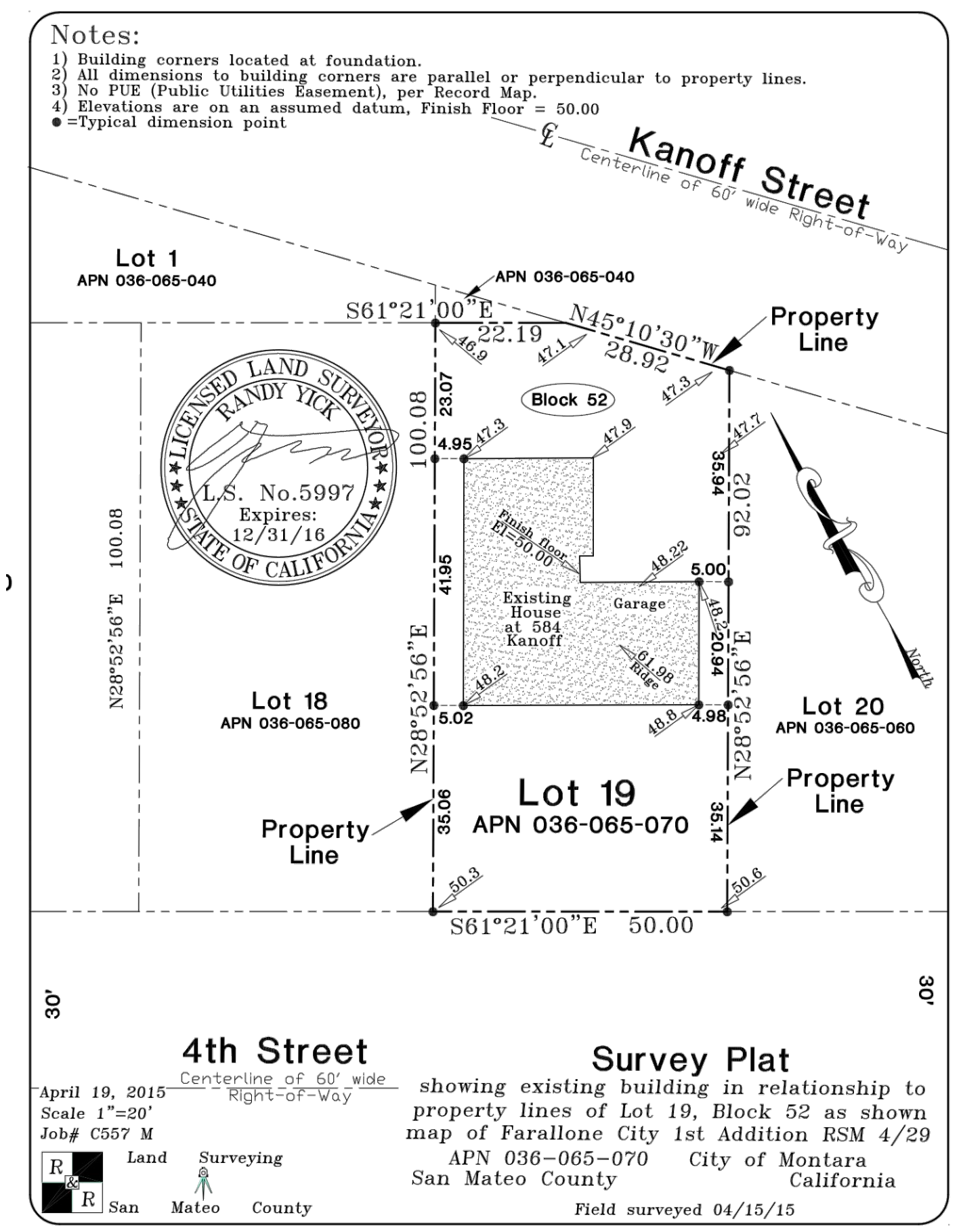
General Notes	
Lot Size:	4900 sq ft
Existing Coverage:	1286 sq ft
Existing Coverage:	26%
Proposed Additional Coverage:	197 sq ft
(Deck and Stairs:	169 sq ft)
(Box Window cantilever:	28 sq ft)
Proposed Total:	1483 sq ft
Lot Size:	4900 sq ft
Proposed Coverage:	30.2%



Parcel Map



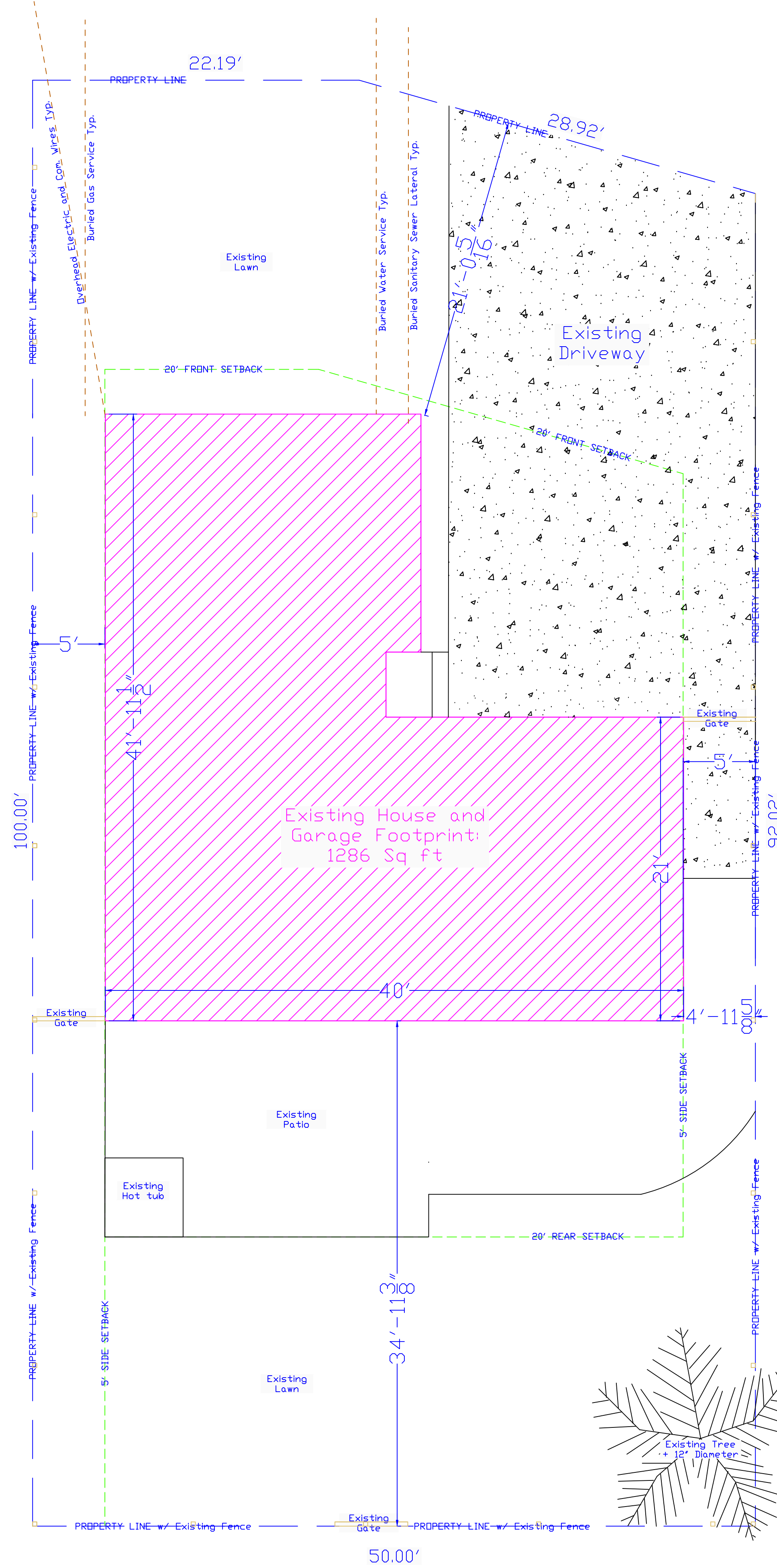
Existing Rendering



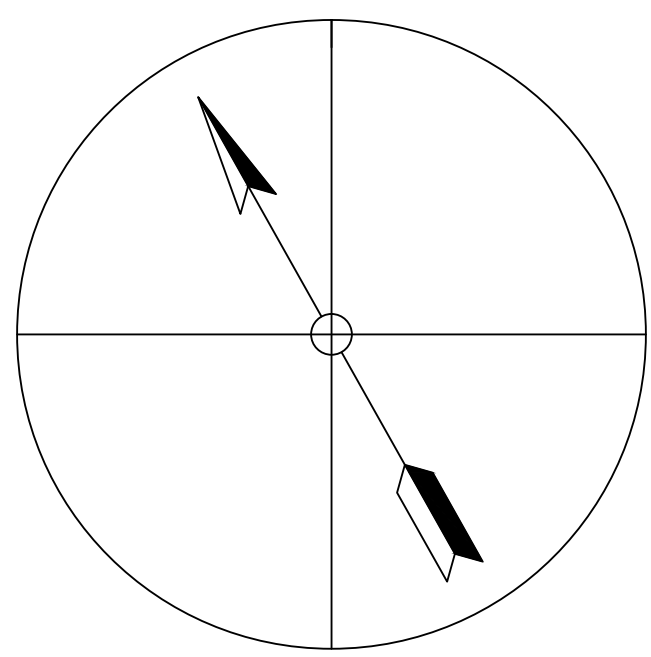
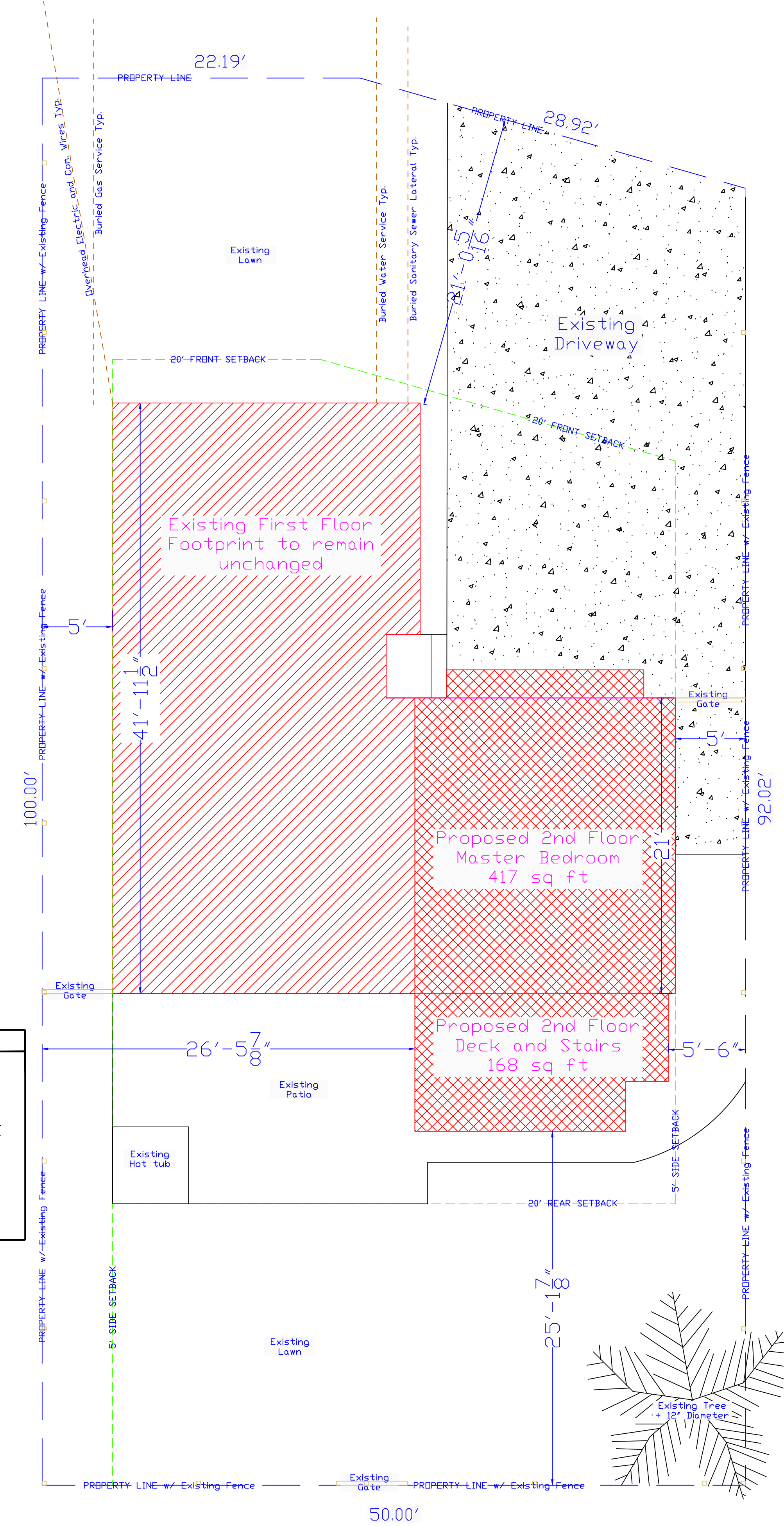
Copy of Survey Plat

No.	Revision/Issue	Date
Firm Name and Address		
Bob and Rachael Sage PO Box 370382 Montara, CA 94037 bobsage@hotmail.com rachael.sage@gmail.com (650)892-1290 : Bob Cell (650)303-2224 : Rachael Cell		
Project Name and Address		
Sage Residence Master Bedroom Addition 584 Kanoff Ave Montara, CA 94037 APN # 036-065-070 drawn by: Bob Sage		
Page	Title Page	Sheet
Date	April 26, 2015	A1
Scale	N/A	

Existing Site Plan



Proposed Site Plan



Existing Landscaping and Drainage System to Remain – NO CHANGE

Specific Notes

NO EASEMENTS ON THE PROPERTY
 NO PROPOSED TREE REMOVAL
 NO PROPOSED DISTURBANCES TO NATURAL GRADE
 NO CHANGES TO EXISTING UTILITY LINES
 NO CHANGES TO LANDSCAPING
 NO CHANGES TO EXISTING DRAINAGE SYSTEM

General Notes

Lot Size: 4900 sq ft
 Existing Coverage: 1286 sq ft
 Existing Coverage: 26%

Proposed Additional Coverage:
 197 sq ft

(Deck and Stairs: 169 sq ft)
 (Box Window cantilever: 28 sq ft)

Proposed Total: 1483 sq ft
 Lot Size: 4900 sq ft
 Proposed Coverage: 30.2%

Property Use Details

SINGLE FAMILY RES (01)
 Land Area (sq. ft.): 4900
 Year Built: 1955
 Base Area (sq. ft.): 910
 Total Rooms: 5
 No. of Bedrooms: 3
 No. of Bathrooms: 1

Summary of Property Details

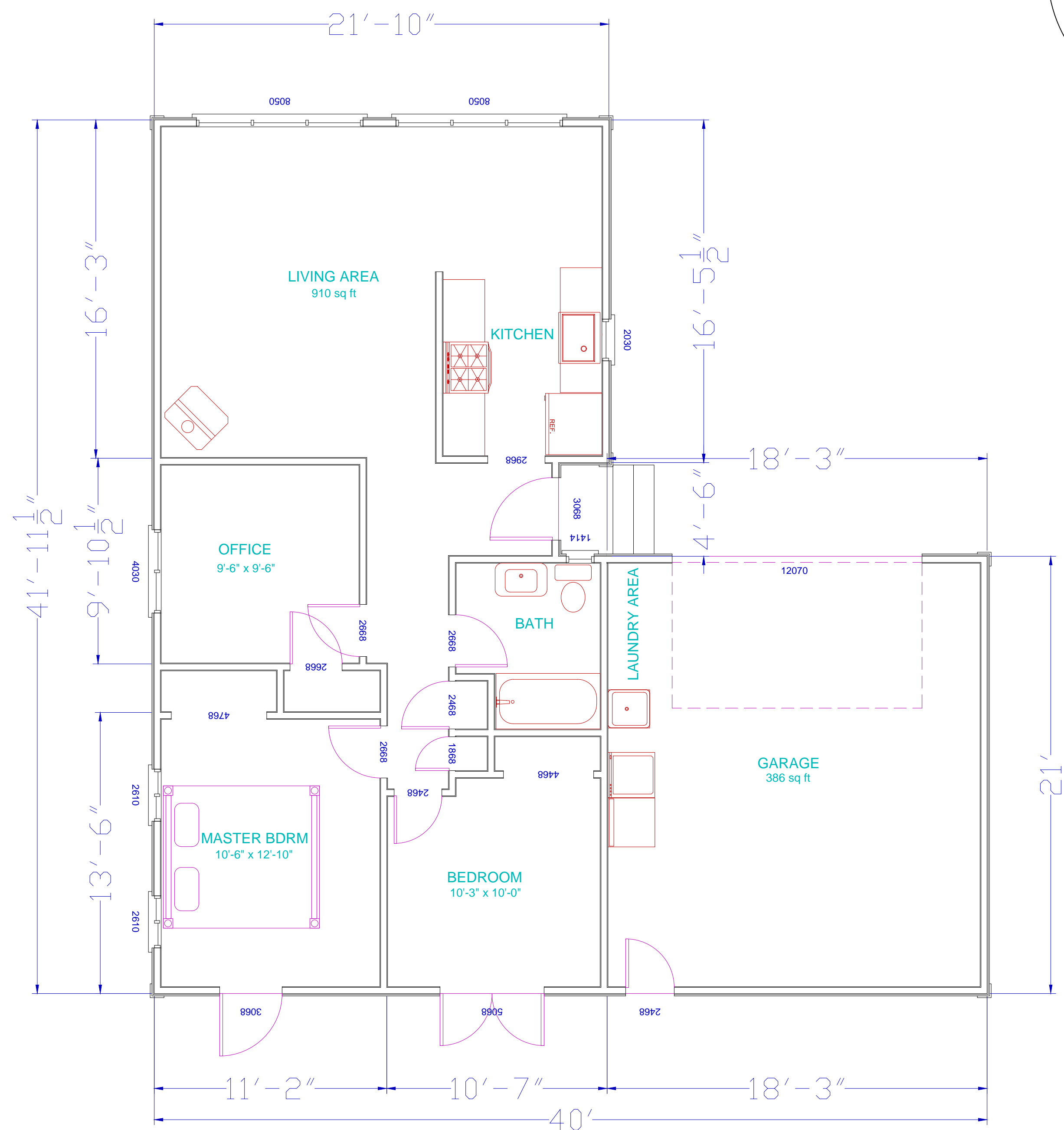
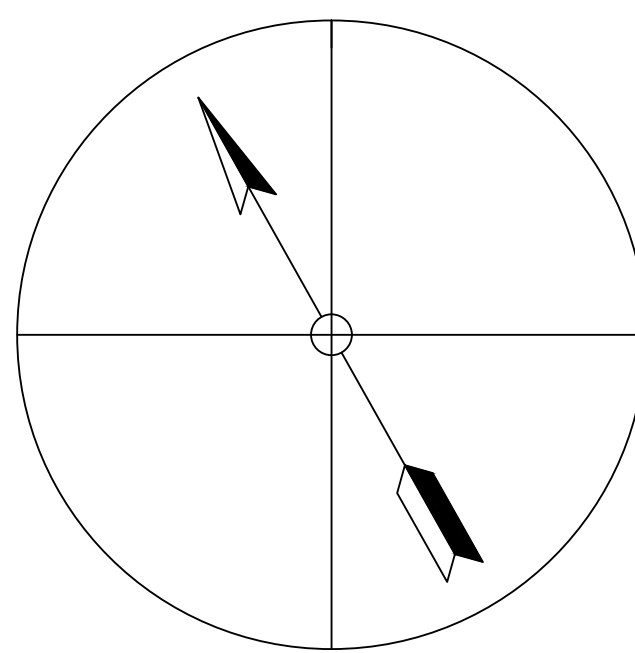
APN: 036065070
 Owner 1: Sage Robert W Tr
 Owner 2: Sage Rachael E Tr
 Care Of: Sage Trust
 Owner Address: P O Box 370382
 Montara CA
 94037-0010
 Situs Address: 584 Kanoff Ave
 Montara
 Legal Description: LOT 19 BLOCK 52 FARALLONE CITY 2ND ADD
 District: 2
 Neighborhood: 016A

No.	Revision/Issue	Date

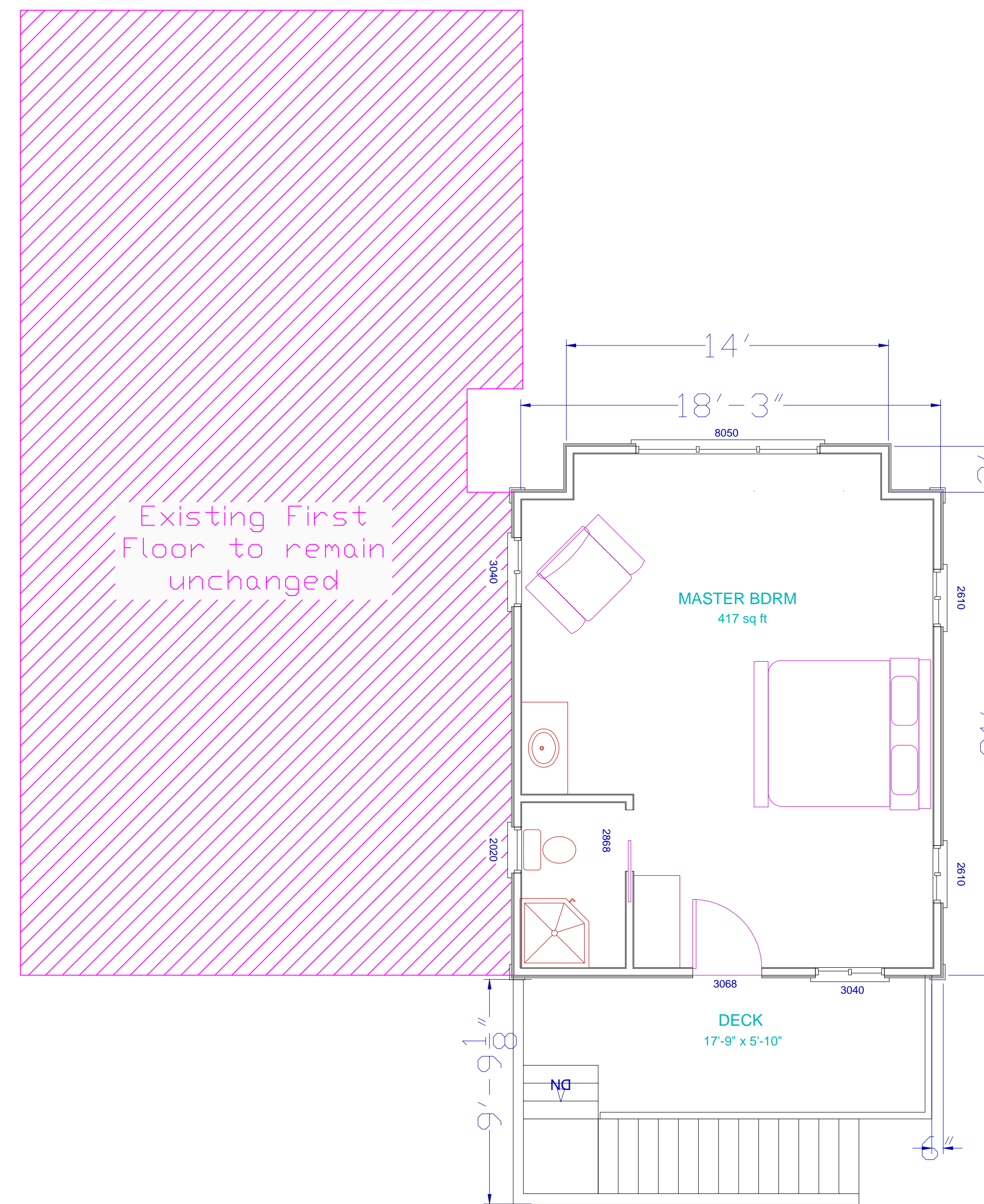
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 bobsage@hotmail.com
 rachael.sage@gmail.com
 (650)892-1290 : Bob Cell
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Project Name and Address
 Sage Residence
 Master Bedroom Addition
 584 Kanoff Ave
 Montara, CA 94037
 APN # 036-065-070
 drawn by: Bob Sage

Project	Sheet
Site Plan	A2
Date	April 26, 2015
Scale	$\frac{3}{16}'' = 1''$



Existing Floor Plan
One Floor Only
No Changes



Proposed Floor Plan
2nd Floor
Bedroom and Deck

General Notes

Lot Size: 4900 sq ft
Existing Coverage: 1286 sq ft
Existing Coverage: 26%

Proposed Additional Coverage:
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(Deck and Stairs: 169 sq ft)
(Box Window cantilever: 28 sq ft)

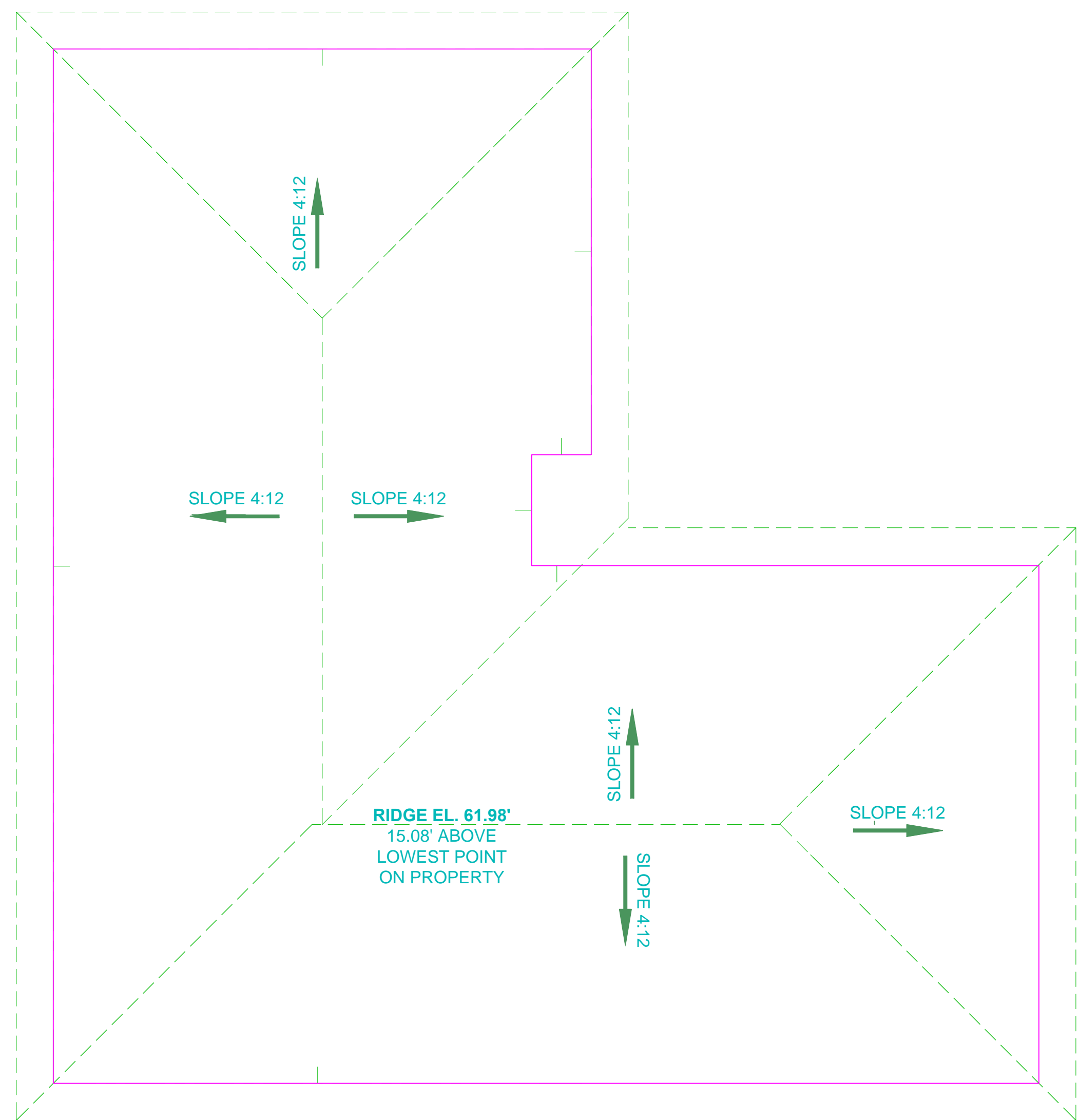
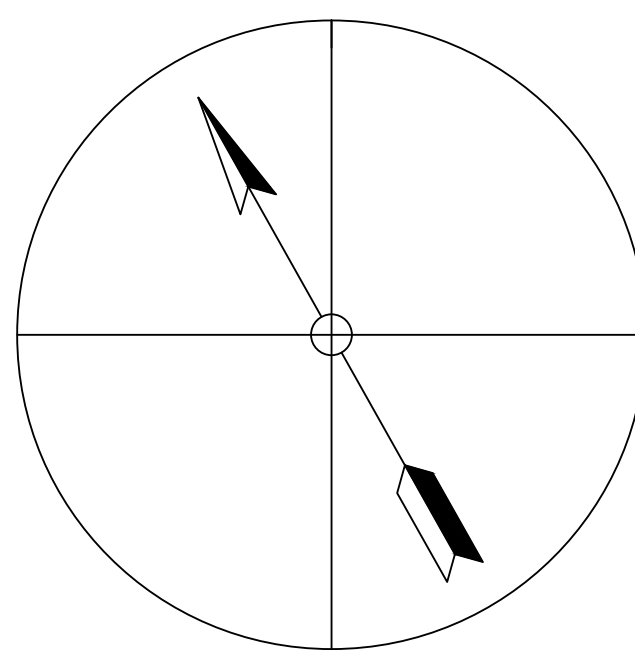
Proposed Total: 1483 sq ft
Lot Size: 4900 sq ft
Proposed Coverage: 30.2%

No.	Revision/Issue	Date

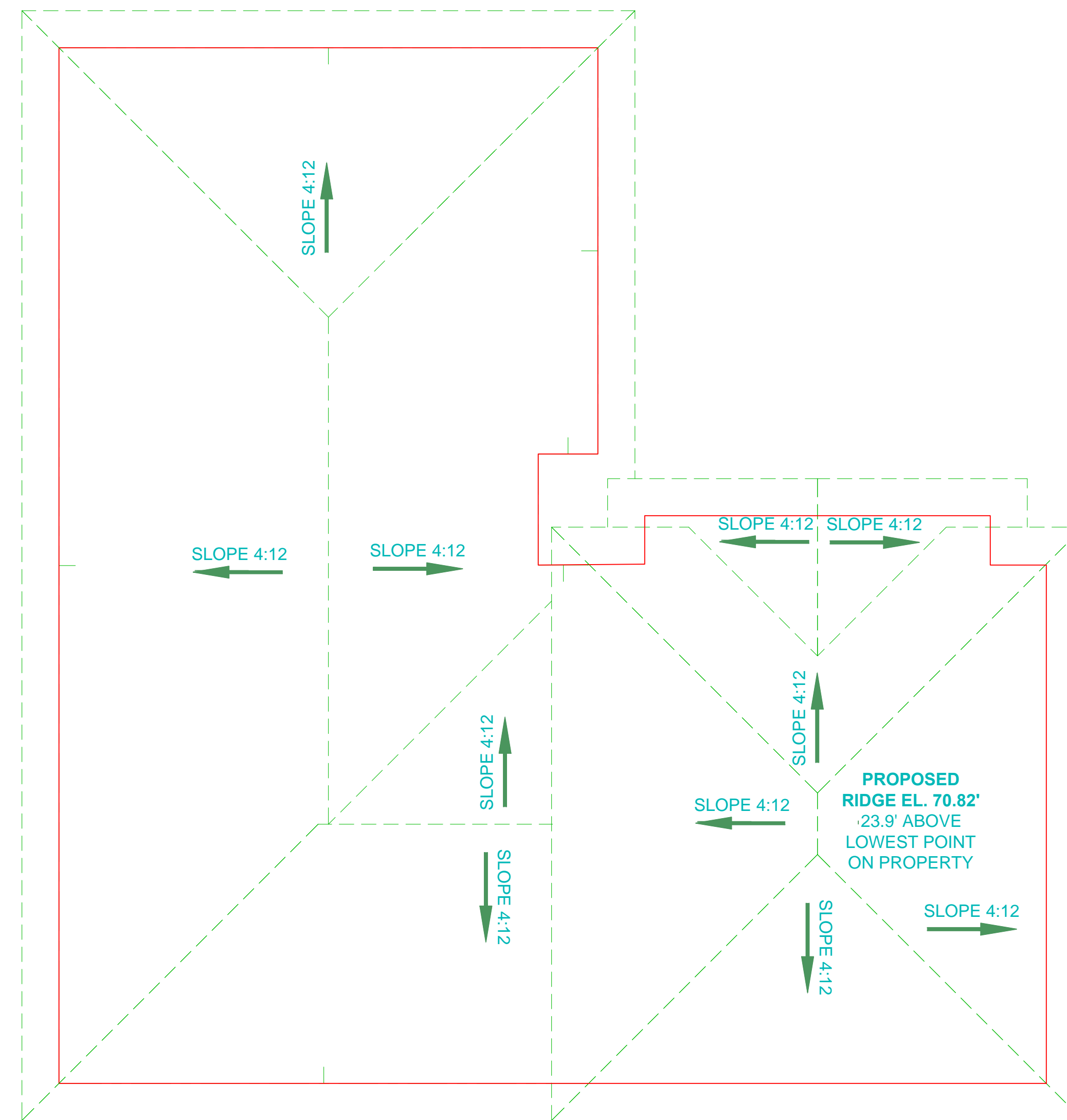
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APN # 036-065-070
drawn by: Bob Sage

Project	Sheet
Floor Plan	A3
Date	April 26, 2015
Scale	1/4" = 1"



Existing Roof Plan



Proposed Roof Plan

Specific Notes

PROPOSED ADDITION RIDGE HEIGHT OF LESS THAN 24'
ALLOWABLE RIDGE HEIGHT IS 28'

PROPOSED 2ND STORY ROOF TO MATCH PITCH AND STYLE OF
CURRENT HIP ROOF ON EXISTING HOUSE

EXISTING ROOF COVERED IN ASPHALT SHINGLES
PROPOSED ROOF TO ALSO BE COVERED IN ASPHALT SHINGLES
ENTIRE HOUSE TO BE REROOFED WITH NEW 50 YEAR ASPHALT
SHINGLES UPON COMPLETION OF ADDITION

ENTIRE HOUSE TO HAVE 2X6 FASCIA BOARDS ADDED TO MATCH
FASCIA BOARDS OF PROPOSED ADDITION (preprimed Redwood)

General Notes

Lot Size: 4900 sq ft
Existing Coverage: 1286 sq ft
Existing Coverage: 26%

Proposed Additional Coverage:
197 sq ft

(Deck and Stairs: 169 sq ft)
(Box Window cantilever: 28 sq ft)

Proposed Total: 1483 sq ft
Lot Size: 4900 sq ft
Proposed Coverage: 30.2%

No.	Revision/Issue	Date

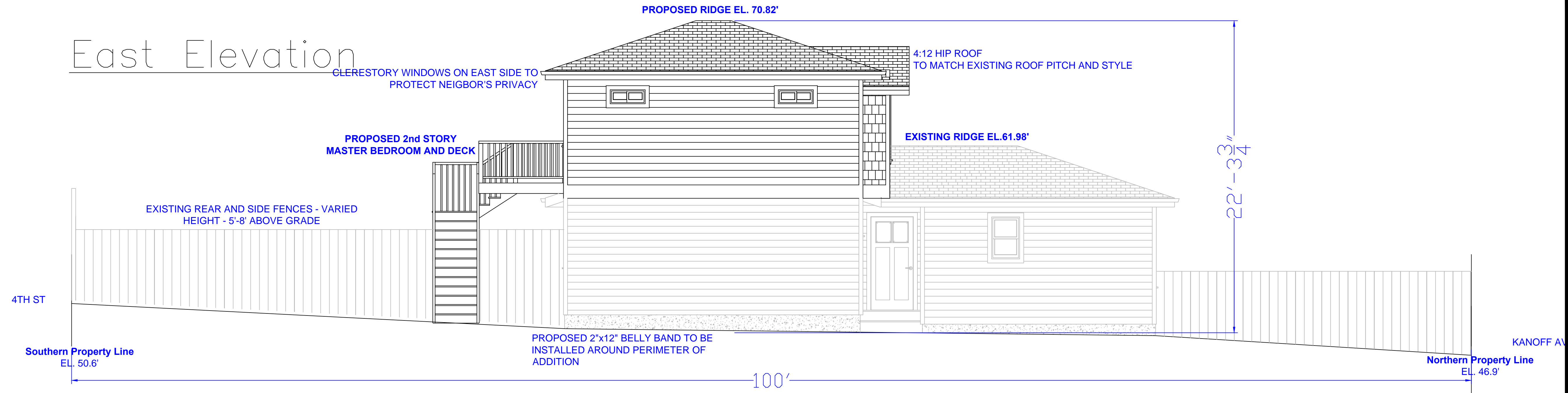
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Project Name and Address
Sage Residence
Master Bedroom Addition

584 Kanoff Ave
Montara, CA 94037
APN # 036-065-070
drawn by: Bob Sage

Project	Sheet
Roof Plan	A4
Date	April 26, 2015
Scale	1/4" = 1"

East Elevation



West Elevation



General Notes

Lot Size: 4900 sq ft
 Existing Coverage: 1286 sq ft
 Existing Coverage: 26%

Proposed Additional Coverage:
 197 sq ft

(Deck and Stairs: 169 sq ft)
 (Box Window cantilever: 28 sq ft)

Proposed Total: 1483 sq ft
 Lot Size: 4900 sq ft
 Proposed Coverage: 30.2%

No.	Revision/Issue	Date

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Page	Elevations	Sheet
Date	April 26, 2015	A5
Scale	1/4" = 1"	

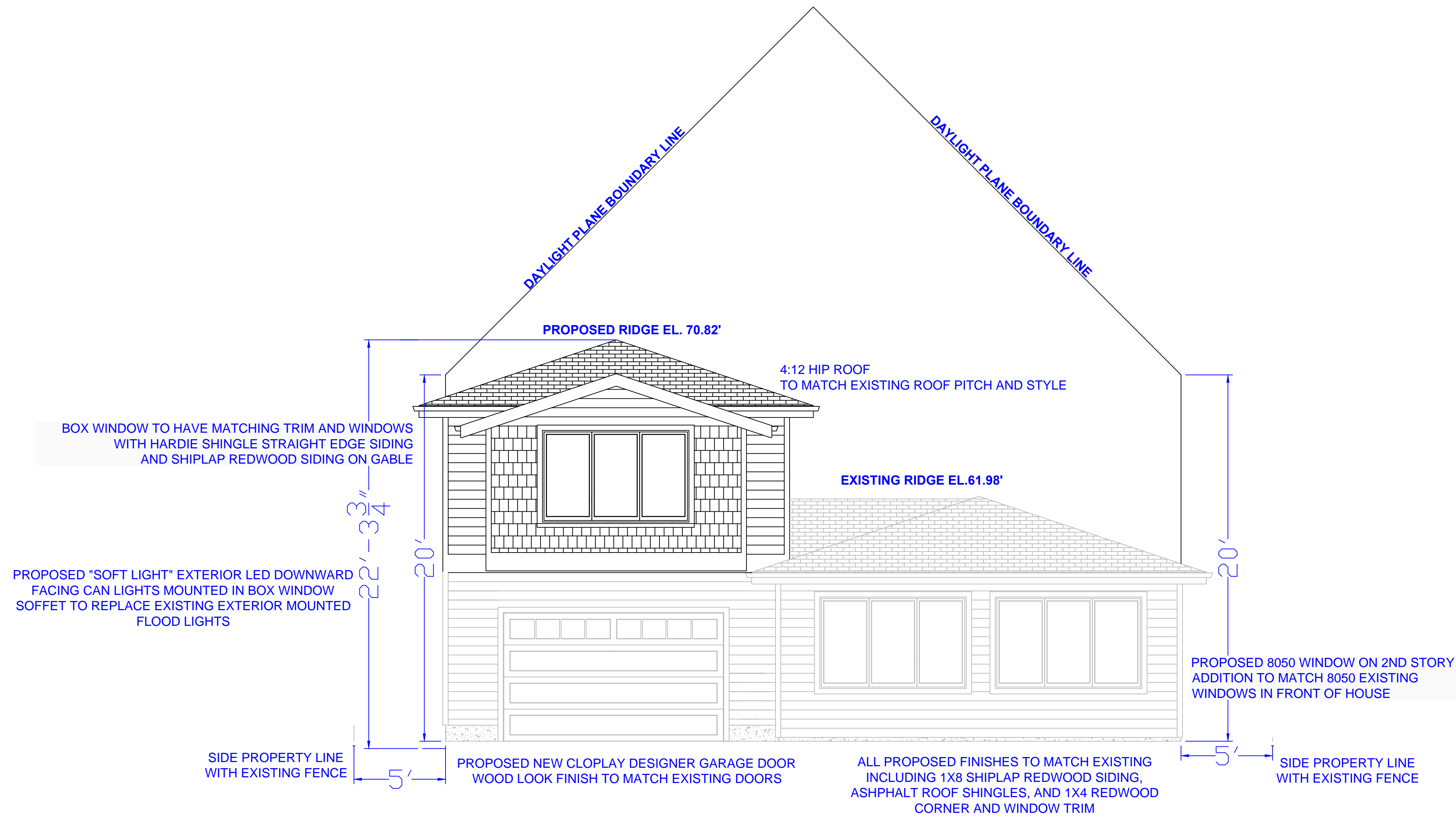


DECKING TO BE TREX 2X6 DECKING IN COASTAL GREY COLOR WITH REDWOOD POSTS, RAILINGS, AND RAIL CAP

OIL RUBBED BRONZE EXTERIOR WALL LIGHT WITH 60 WATT MAXIMUM OUTPUT DESIGNED TO SHINE DOWNWARD (i.e. BOTTOM OF BELL COVER IS BELOW BULB BOTTOM)

DOWNWARD FACING LOW VOLTAGE ACCENT LIGHTING TO BE MOUNTED IN DECK STAIR RISERS TO ILLUMINATE STEPS

South Elevation



BOX WINDOW TO HAVE MATCHING TRIM AND WINDOWS WITH HARDIE SHINGLE STRAIGHT EDGE SIDING AND SHIPLAP REDWOOD SIDING ON GABLE

PROPOSED "SOFT LIGHT" EXTERIOR LED DOWNWARD FACING CAN LIGHTS MOUNTED IN BOX WINDOW SOFFET TO REPLACE EXISTING EXTERIOR MOUNTED FLOOD LIGHTS

SIDE PROPERTY LINE WITH EXISTING FENCE

PROPOSED NEW CLOPLAY DESIGNER GARAGE DOOR WOOD LOOK FINISH TO MATCH EXISTING DOORS

ALL PROPOSED FINISHES TO MATCH EXISTING INCLUDING 1X8 SHIPLAP REDWOOD SIDING, ASPHALT ROOF SHINGLES, AND 1X4 REDWOOD CORNER AND WINDOW TRIM

SIDE PROPERTY LINE WITH EXISTING FENCE

North Elevation

General Notes

Lot Size: 4900 sq ft
Existing Coverage: 1286 sq ft
Existing Coverage: 26%

Proposed Additional Coverage: 197 sq ft

(Deck and Stairs: 169 sq ft)
(Box Window cantilever: 28 sq ft)

Proposed Total: 1483 sq ft
Lot Size: 4900 sq ft
Proposed Coverage: 30.2%

No.	Revision/Issue	Date

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Page	Elevations	Sheet
Date	April 26, 2015	A6
Scale	1/4" = 1"	