

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

**DATE:** August 23, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Design Review Permit and Grading Permit, pursuant to Section 6565.3.1 of the County Zoning Regulations and Section 9290 of the County Ordinance Code, and a Variance for grading in excess of the maximum of 1,000 cubic yards in the Residential Hillside (RH) Zoning District pursuant to the County Zoning Regulations, pursuant to Section 6534.1, for a 6,197 sq. ft., single-family residence (5,477 with a 720 sq. ft. attached garage) on a 25,250 sq. ft. parcel, located at 3964 Jefferson Avenue in the unincorporated Emerald Lake Hills area of San Mateo County. No trees are proposed for removal and 1,954 cubic yards of grading is required. The existing residence and detached garage will be demolished.

County File Number: PLN 2016-00004 (Leung)

**PROPOSAL**

The applicant proposes to construct a new 6,197 sq. ft. single-family residence (5,477 with an attached 720 sq. ft., three-car garage) on a 25,250 sq. ft. parcel currently developed with a single-family residence and detached garage. The parcel has a steep incline of 28% and takes access from Jefferson Avenue, a busy major thoroughway. To meet Woodside Fire Protection District (Woodside Fire) requirements for emergency vehicle access and San Mateo County Department of Public Works driveway development standards, grading which exceeds the RH Zoning District limit of 1,000 cubic yards (c.y.) is required. The existing residence and garage will be demolished. No significant trees are proposed for removal.

**RECOMMENDATION**

That the Planning Commission approve the Design Review Permit, Grading Permit and Variance County File Number PLN 2016-0004 based on and subject to the required findings and conditions of approval listed in Attachment A.

**SUMMARY**

**General Plan Compliance:**

Development on the subject parcel is compliant with the General Plan Visual Quality Policy 4.4, as it contains development which is aesthetically pleasing. The project

implements the Emerald Lake Hills Design Review Standards and is consistent with neighborhood aesthetics. The proposed grading is also compliant with General Plan Policy 2.23 which addresses soil erosion and sedimentation, as the project is conditioned to implement erosion control measures throughout the construction phase.

#### Zoning and Design Review Compliance:

The proposed single-family residence meets the Residential Hillside (RH) Zoning District development standards, and includes a design, scale, and size compatible with the residence's natural setting and other residences in the vicinity.

On April 5, 2017, the Emerald Lake Hills Design Review Officer found the project to be in compliance with applicable Design Review Standards., specifically, that the proposed residence has well-articulated facades and elevations, is well-sited and replicates the shape of the existing topography, and uses materials which comply the Design Review Standards.

#### Conformance with Grading Regulations:

Plans were reviewed and approved by the Department of Public Works (DPW) staff and the Geotechnical Section. Conditions of approval require erosion control measures to be inspected and maintained by the engineer of record for the duration of all grading activity, implementation of dust control measures, and limits grading to the dry season.

#### Conformance with Variance Findings:

The subject parcel is unique in that it has a more extreme steep grade adjacent to Jefferson Avenue than surrounding properties. Although the existing development does include a garage immediately adjacent to Jefferson Avenue, this location is not suitable to the Department of Public Works and is not safe for vehicles entering or exiting Jefferson Avenue.

For the project to satisfy DPW requirements for a less than 20% slope for the driveway profile, line of sight safety, and zoning parking requirements, the garage floor pad needs to be cut into the slope 11 feet and approximately 1,400 c.y. of earth work is required. In addition Woodside Fire Protection District is requiring a firetruck turnout which requires 200 yards of earthwork. These design and safety requirements will make any development on the site over 1,000 c.y. of grading before earthwork for the remaining portion of the house is taken into consideration. Development on the site is not possible without a variance to exceed the 1,000 c.y. limitation in the RH Zoning District.

The Variance is not granting any special privileges, authorizing any prohibited uses or activities. Furthermore the Variance is consistent with the General Plan, RH Zoning District and is not subject to coastal policies.

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County File Number: PLN 2016-00004 (Leung)

**PROPOSAL**

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**RECOMMENDATION**

That the Planning Commission approve the Design Review Permit, Grading Permit and Variance for County File Number PLN 2016-00004, based on and subject to the required findings and conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Erica Adams, Project Planner, Telephone 650/363-1828

Applicant: Conti K. Leung

Owner: 3964 Jefferson Avenue, LLC, C/O Conti K. Leung

Location: 3964 Jefferson Avenue, Redwood City, CA

APN: 068-184-340

Size: 25,250 sq. ft.

Existing Zoning: RH/DR (Residential Hillside/Design Review)

General Plan Designation: Medium Low Density Residential (2.4-6.0 du/net ac)

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Hills Sewer District

Flood Zone: Zone X, Panel Number 06081C0285E, Effective Date: October 16, 2012

Environmental Evaluation: This project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act, related to construction of single-family residence in an urbanized area.

Setting: The property has an upward average slope of 21% and is currently developed with a residence, detached garage, accessory structure, and a swimming pool, and is located in the unincorporated, residential community of Emerald Lake Hills. Access to the parcel is provided directly from Jefferson Avenue, a public roadway which is maintained by the County Department of Public Works. Necessary utilities are located within the public right-of-way to support the proposed development. Adjoining parcels include parcels developed with single-family residences and undeveloped parcels.

Chronology:

<u>Date</u>	<u>Action</u>
January 6, 2016	- Application submitted with a request for 1,382 cy. of grading and applicant was informed a Variance was required
March 8, 2016	- Planning staff asked the applicant to consider reducing the amount of grading to no more than 1,000 c.y. of grading to eliminate the need for a Variance

- March 15, 2016 - Revised plans submitted which for 694 c.y. of grading, which placed a two-car detached garage at the street level in order to reduce grading associated with the driveway
- April 4, 2016 - The project is reviewed at a public hearing by the Emerald Lake Hills Design Review Officer
- May 5, 2016 - Department of Public Works has line of sight concerns with the detached garage design
- May 2016-April 2017 - Applicant tries to design plan with less than 1,000 c.y. of grading which can be approved by the Department of Public Works
- April 24, 2017 - Applicant decided to pursue the Variance for a revised project which includes an attached three-car garage and requires 1954 c.y. of grading
- July 25, 2017 - Department of Public Works staff approves the driveway design for the attached garage
- July 28, 2017 - Plans with fire truck turnout are provided
- August 9, 2017 - Project deemed complete
- August 23, 2017 - Planning Commission public hearing

## **DISCUSSION**

### **A. KEY ISSUES**

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

The General Plan Visual Quality Policy 4.4 requires the appearance of urban development to promote aesthetically pleasing development. The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review Chapter in the San Mateo County Zoning Regulations is the mechanism utilized for adherence to this directive. A project that complies with the Emerald Lake Hills Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) also conforms with General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, and improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The application has been reviewed by the Emerald Lake Hills Design Review Officer (DRO) and it has been found to meet Design Review Standards for Emerald Lake Hills, Section 6565.15. A detailed discussion of how the project complies is provided in Section A.3 of this report.

The General Plan Policy 2.23 calls for the regulation of excavation, filling and land clearing regulation and Policy 2.17 calls for the regulation of development to minimize soil erosion and sedimentation. This project has been reviewed by the County's Geotechnical Section, Department of Public Works and Planning Section to ensure that the project complies with these principles. The applicant is required to implement erosion and sediment control measures throughout the term of grading and construction, erosion measures shall be monitored by the civil engineer, grading shall be observed by the project geotechnical consultant, and project grading is restricted to the dry season per Condition No. 18.

2. Conformance with Zoning Regulations

The project is in compliance with the RH Zoning Regulations as shown in the table below.

Development Standards	Zoning Requirements	Proposal
Minimum Building Site Area	16,000 sq. ft. for a 21% slope	25,250 sq. ft.
Minimum Building Site Width	50 ft.	150 ft.
Minimum Setbacks		
Front	20 ft. for house	53' 3" ft.
Rear	20 ft.	64' 3" ft.
Sides	Combination of 20 ft. with minimum of 7.5 ft. on one side.	25' 5" ft. left 49' 5" ft. right
Maximum Lot Coverage	25% (6,125 sq. ft.)	17.8% (4,172 sq. ft.)
Maximum Building Floor Area	30% (7,575 sq. ft.)	24 % (6,197 sq. ft.)
Maximum Building Height	28 ft.	28 ft.
Minimum Parking	2 covered spaces 2 uncovered spaces	2 covered spaces 2 uncovered spaces
Grading amount	Limited to 1,000 c.y.	1,954 c.y.*
*Requires a variance, which is included in the proposal.		

3. Conformance with Design Review Regulations

Construction of the proposed single-family residence has been found to be consistent with the Design Review Standards, Section 6515.15 of the Zoning Regulations, by the Emerald Lake Hills Design Review Officer (DRO) on April 4, 2016. The project was revised and submitted on May 16, 2016 to address line of sight and driveway grade concerns raised by the Department of Public Works (DPW). These plans contain grading in

amounts less than 1,000 c.y. by having a detached garage which was accessed by a driveway which met the 20% driveway profile. However, ultimately this plan did not meet DPW line of sight safety concerns nor Woodside Fire's requirements for equipment access. The project was revised again to include an attached garage with adequate vehicular safety and access for fire equipment.

The changes to the project from a visual perspective included the removal of the detached garage which was visible from Jefferson Avenue, the expansion of the attached garage to three-car, and minor relocation. The south side of the residence, which is not visible from the roadway, was the only elevation to change slightly. One member of the public attended the April 4, 2016 meeting to discuss concerns about height and view preservation. The height of the propose house did not change (See elevations in Attachments C and D). These revisions were considered to be minor and consistent with the Design Review Standards by the DRO and a second hearing was not required.

The project's compliance with each component of these standards along is discussed below:

- a. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five objectives.

- (1) *Minimize tree removal.*

The initial proposal did not involve any significant tree removal. The plans which were examined at the April 4, 2016 Emerald Lake Hills Design Review meeting were revised and would require the removal of three (3) significant trees.

The applicant applied for and was granted a tree removal permit approval for a 12-inch diameter at breast height (dbh) pepper tree (removed due to falling limbs), 14-inch dbh pepper tree (removed and after-the-fact permit issued) and 44-inch dbh eucalyptus tree which remains, with case PLN 2015-00401. The 44-inch dbh eucalyptus tree may be removed during construction activities after the building permit is issued. The project has since been modified for a third time, and the current version of the plan does not involve the removal of any additional significant trees.

- (2) *Minimize alteration of the natural topography.*

The proposed house will be located in an area which was previously developed. However, it will still require grading to step the structure into the hillside. Grading for the driveway may have been reduced by moving the house closer to the road, but more grading work would be required for the house and grading

would have occurred in areas which have not previously been disturbed for residential development.

The front half of the project site has the steepest slope, approximately 28 percent. The applicant presented several versions of the project to the County Planning Section which attempted to reduce grading to less than 1,000 cubic yards while meeting the driveway requirements and parking requirements. There was no version presented which met Department of Public Works and Woodside Fire standards for design and safety which did not exceed 1,000 c.y., due to the fact that Jefferson Avenue is a busy road and the new garage at the property line does not offer adequate sightlines to minimize potential impacts to public safety.

The current proposal involves grading in the amount of 1,954 c.y., of which approximately 1,600 c.y. of grading is necessary to meet the DPW requirement for driveway grade of 20% and allow for adequate line of site for vehicles. The existing driveway has a 33% slope which was unacceptable for both DPW and Woodside Fire for new development.

An approximately 100-foot long new driveway is necessary to achieve the maximum 20% driveway slope, and the garage has to be set into the hillside 11 feet deep and 53 feet from the roadway.

Another 219 c.y. of excavation is needed to provide Woodside Fire with a fire truck turnout. The remaining amount of grading is necessary for construction of the residence. By building the residence primarily in the same location as the existing residence, the grading will follow the existing topography.

The applicant's civil engineer provided the following breakdown of grading quantities. (See Attachment G).

<b>Grading Estimate Breakdown from Project Civil Engineer</b>		
Driveway	1595 c.y	Cut
Fire truck turnout	219 c.y.	Cut
Yard	10 c.y.	Cut
House foundation	20 c.y.	Cut
Garage pocket	110 c.y.	Fill

- (3) *Respect the privacy of neighboring houses and outdoor living areas.*

The subject parcel is larger than the minimum parcel size for the RH Zoning District. The parcel size and proposed large setbacks provide privacy for outdoor living areas. In addition, tall, mature vegetation and trees along property lines which will remain and provide privacy screening between existing residences and the new residence.

- (4) *Minimize blockage of sunlight on neighboring housing and outdoor living areas.*

The size of the parcel and large distance from the property lines ensure there is no blockage of sunlight to neighboring properties and outdoor living areas.

- (5) *Minimize alteration of streams and natural drainage channels.*

There are no streams or drainage channels that would be impacted by this project.

- b. Architectural Styles: Requires that buildings be architecturally compatible with existing buildings, and reflect and emulate, architectural styles and natural surroundings of the immediate area.

There is a wide array of residential styles in the immediate surrounding area, as is the case throughout the Emerald Lake Hills neighborhood. The proposed residence integrates wood and siding materials, which are appropriate for the wooded setting the property provides. The DRO has found that the architectural style of the project is compatible with nearby residences, those throughout the Emerald Lake Hills community, and the natural surroundings.

- c. Unenclosed Spaces: Requires avoiding the creation of space beneath buildings and prohibits buildings that are predominantly built on stilts.

The garage and portions of house are set into the hillside. While the proposal includes some underfloor areas, there are no exposed unenclosed spaces which are visible from public areas.

- d. Building Shapes and Bulk: Requires that buildings are designed with shapes that respect and conform to the natural topography of the site.

The proposed residence steps down with the hillside and follows the natural topography of the site.

- e. Facades: Requires well-articulated and proportioned facades.

The proposed pattern of windows and doors on the proposed structure avoids the creation of massive blank walls. Each elevation of the

proposed residence is adequately articulated through the use of a mix of materials and colors.

- f. Roofs: Requires pitched roofs.

The roof plan of the house includes pitched roofs and complies with this design standard.

- g. Materials and Colors: Requires varying architectural styles to be made compatible by using similar materials and colors which blend with the natural setting and the immediate area.

A concern related to materials was raised at the April hearing, as the proposed garage door for the detached garage was directly adjacent and visible from Jefferson Avenue and glass may have been reflective. A condition was added that the door be changed to a less reflective material. This condition is no longer necessary since the garage is not visible from Jefferson Avenue.

The materials for the proposed residence include natural cedar and stucco. The stucco will be painted two shades of brown, as well as shades of taupe and tan which will complement the natural cedar. It was determined at the April 4, 2016 Design Review meeting that the proposed colors are consistent with the standards.

- h. Utilities: New utilities should be placed underground.

All utilities will be placed underground per Condition No. 4.

- i. Paved Areas: Requires minimization of paved areas.

The amount of proposed paved area complies with this standard as the amount of pavement is limited to that necessary for appropriate emergency vehicle access and off-street parking.

#### 4. Conformance with the Grading Regulations

Per Section 9290 of the County Ordinance Code, the following findings must be made in order to issue a grading permit for this project. Staff's review of the project is discussed below:

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

The project site has a geotechnical study from Calgeotech Engineering Consultant, Inc., dated January 2016, which has been reviewed and preliminarily approved by Cotton Shires, the County's Geotechnical Consultant on August 9, 2017. The report from Calgeotech provides detailed recommendations for the proposed

development. These specific recommendations and recommendations from other reviewing agencies have been integrated into the application and been made conditions of approval for the grading permit, and will minimize the potential for a significant adverse impact on the environment (Condition Nos. 18-26). The grading plan has been prepared by a licensed civil engineer and has been reviewed and preliminarily approved by the Department of Public Works. Tree protection measures are included as conditions of approval.

- b. *That the project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.*

Proposed grading plans meet the standards referenced in Section 9296 pertaining to Erosion and Sediment Control, Grading, Geotechnical Reports, Dust Control Plans, Fire Safety, and Time Restrictions. Erosion and sediment control measures are proposed and will be required to remain in place during- and post-construction and grading, and they will be monitored throughout these operations. Performance standards for grading have been added as conditions of approval and will be implemented and monitored (Condition Nos. 18-26). Dust control measures must be implemented on the site. The proposed grading plan was prepared by a licensed civil engineer and reviewed by the San Mateo County Department of Public Works. A geotechnical report was also prepared for the site and reviewed by the County's Geotechnical Section. Grading is only allowed during the dry season between April 30 and October 1.

The design of the project and conditions of approval assure that the development will be accomplished in a manner that minimizes the potential for erosion. In addition, the proposed grading is subject to standard conditions of approval that include grading stage, during- and post-construction measures to ensure that the project is in compliance with the San Mateo County Grading Regulations.

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

The General Plan designation for this site is Medium Low Density Residential. Due to its steep slopes, Emerald Lake Hills is a region of the County where grading permits are often obtained for construction of new residences. The proposed construction and grading for a residence is consistent with the land use allowed by this General Plan designation. In addition, as discussed in the General Plan Compliance, Section A.1 of this report, the project, as conditioned, complies with applicable General Plan goals and policies.

5. Conformance with Variance Findings

Section 6534.1 of the Zoning Regulations requires the approving authority to make the following findings in approving a Variance. Staff discusses project conformance with the required findings below.

- a. *The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.*

The subject parcel has a 28% slope in the front half of the parcel. While a steep slope is not unique along this side of Jefferson Avenue, this slope in most instances is steeper than nearby parcels. In addition, nearby parcels developed with residences have a non-conforming driveway by current standards, or the house was constructed prior to the adoption of the RH Zoning Regulations in 1979 which set a grading quantity limit of 1,000 cubic yards.

The existing residence, built in 1928 had a garage directly off of Jefferson Avenue, presumably when Jefferson Avenue was not utilized as a major thoroughfare. A garage in the same location was explored by the applicant but ultimately was not acceptable to DPW due to inadequate sightlines that could negatively impact public safety. Thus, the steepness of the slope and the location of the existing development in relation to the roadway sightlines present unique circumstances that give rise to the need for a variance.

The existing driveway does not meet current design standards. The DPW's driveway design standards require a maximum of 20% slope which is difficult to achieve due to the slope of the front of the parcel. A longer driveway and, thereby additional excavation exceeding 1,000 c.y., is necessary to meet this standard as well as fire access requirements.

- b. *Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.*

Without the requested Variance for grading, the project could not achieve compliance with Woodside Fire and DPW requirements and the property owner would not be able to perform the desired upgrades to the property. Access improvements required by Woodside Fire and DPW account for approximately 1,800 c.y. of the requested 1,954 c.y. of grading. The portion of grading required for project access improvements alone exceeds the grading limitations set by the RH Zoning District. As discussed previously, the applicant explored the construction of a detached garage at the street elevation which reduced project grading significantly, but was ultimately unacceptable to the Department of Public Works.

The subject parcel is comprised of three lots from the original subdivision and is larger than nearby parcels. Due to the size of the parcel, the size of a newly designed house can be proportionally larger. The applicant has minimized grading necessary for the proposed house, only 200 c.y. of the total proposed grading, by locating the new house largely within the building pad area of the existing residence.

- c. *The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.*

As discussed above in the previous findings, without the Variance for grading the parcel would not be able to be upgraded as desired.

- d. *The variance authorizes only uses or activities which are permitted by the zoning district.*

In this area, grading is an allowed activity in conjunction with approved residential development, however, grading quantities are limited to 1,000 c.y. to maintain the natural topography in the Residential Hillside Zoning District. Development on this parcel requires additional grading due to its unique topography and its proximity to a busy roadway. The proposed grading will follow the existing topography, allow the project to meet access standards. There are no activities associated with the Variance which are not permitted in the RH Zoning District.

- e. *The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations.*

The Variance, associated with grading for the construction of a single-family residence in the RH Zoning District, is necessary to allow development on this parcel. Grading in conjunction with residential development is an allowed activity in this area. As discussed in this report, the Variance for the proposed grading will be done in a manner which is consistent with the General Plan, Zoning Regulations, and Design Review Standards. The subject parcel is not located in the Coastal Zone and is not subject to LCP policies.

## B. ENVIRONMENTAL REVIEW

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

- C. REVIEWING AGENCIES  
Building Inspection Section  
Department of Public Works  
Geotechnical Section  
Woodside Fire Protection District  
Emerald Hills Community Coalition

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Assessor's Parcel Map
- C. Project Plans (site plan, floor plan, and elevations), submitted March 2016
- D. Project Plans (site plan, floor plan, and elevations), submitted December 2016
- E. Recommendation Letter, dated April 20, 2016
- F. Variance Statement, provided by Applicant
- G. Grading Calculations, provided by Applicant
- H. Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00004      Hearing Date: August 23, 2017

Prepared By: Erica Adams, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the project is categorically exempt under provisions of Section 15303, Class 3, relating to the construction of a single-family residence in a residential zone, within an urbanized area.

For the Design Review, Find:

2. That this project has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28 Section 6565.15 of San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on April 20, 2017. The removal of the detached garage and minor changes attached garage and the south elevation did not change the project's compliance with the design standards and were considered to be minor modifications.

The DRO stated that as conditioned the proposal (1) has well-articulated facades and elevations, (2) is well-sited and replicates the shape of the existing topography, and (3) uses materials that comply with the Design Review Standards.

For the Grading Permit, Find:

3. That the granting of the permit will not have a significant adverse effect on the environment due to the fact that the proposed grading will be subject to conditions of approval that include pre-construction, during-construction, and post-construction measures to ensure that the project is in compliance with the San Mateo County Grading Ordinance.
4. That the project conforms to the criteria of the Grading Ordinance, including the standards referenced in Section 8605 relative to erosion and sediment control, grading performance standards, geotechnical issues, dust control, and fire safety.

5. That the project is consistent with the General Plan.

For the Variance, Find:

6. That the parcel has a uniquely steep frontage along Jefferson Avenue, as well as roadway line of sight issues, which contributes to the amount of grading which is required to develop on the property.
7. That without the variance the parcel could not be developed in a way which meets other County zoning regulations, Department of Public Works driveway design standards and adequate sight distance, and Woodside Fire Protection District Fire truck turnout requirement.
8. There are no special privileges being granted with this variance, as the variance is necessary to re-develop the parcel.
9. Only uses which are allowed in the RH Zoning District are associated with the variance.
10. The variance is consistent with the General Plan and Zoning Regulations. The parcel is not subject to Local Coastal Program (LCP) policies.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on August 23, 2017. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Community Development Director may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. Final approval of the Design Review Permit, Grading Permit, and Variance 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 Project is 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). The project shall implement at least one of the six 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.
4. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
5. A 44-inch diameter at breast height (dbh) eucalyptus tree is approved for removal under PLN 2015-00401 and is associated with this development. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
6. If more than 500 sq. ft. are landscaped, the project is subject to compliance to the Water Efficient Landscape Ordinance - <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-welo>. Building plans shall demonstrate compliance with the Water Efficient Landscape Ordinance.
7. Prior to any grading or construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
  - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
  - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
  - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.

- d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
  - e. Any root cutting shall be monitored by an arborist or forester and documented.
  - f. Roots to be cut should be severed cleanly with a saw or toppers.
  - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
8. All new utilities shall be installed underground.
9. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
10. Prior to the Current Planning Section 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. 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).
11. 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.
- 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.
12. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Woodside Fire Protection District.
13. No site disturbance shall occur, including any grading, until a grading permit and a building permit have been issued.

14. 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 impede through traffic along the right-of-way on Jefferson Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Jefferson Avenue. There shall be no storage of construction vehicles in the public right-of-way.
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 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.
17. 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.

### Grading Permit

18. Unless approved in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Planning Department, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
19. 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. The submitted

schedule shall include a schedule for winterizing the site. 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. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

20. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
21. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control 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.
22. 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.
23. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented. Such measures shall be included in the Erosion and Sediment Control Plan.
  - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.
  - b. A dust palliative shall be applied to the site when required by the County. If required, the applicant shall submit a Dust Control Plan, a written procedure describing the method, equipment, and materials to be used in minimizing and controlling dust arising from construction activities, subject to the County's review and approval.

### Woodside Fire Protection District

24. Project shall comply with Chapter 7A of CBC code for ignition resistant construction and materials. All wood siding must be listed on the California State Fire Marshal website as tested and approved ignition resistant materials. Foundation, attic, gable, soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be Class A.
25. Address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on contrasting background.
26. Approved spark arrester shall be installed on all chimneys including outside fireplace.
27. Smoke and CO detectors shall be installed per code.
28. NFPA-13D fire sprinkler system shall be installed.
29. A 100-foot defensible space shall be established around the proposed new structure prior to the start of construction.
30. Upon final inspection, a 30-foot perimeter defensible space shall be completed.
31. The driveway shall meet Woodside Fire Protection District requirements ([www.woodsidefire.org](http://www.woodsidefire.org)).
32. Revise plans to show location of hydrant on plans.
33. A fire hydrant shall be within 500 feet of the front door, measured on a drivable roadway, and capable of producing 1,000 gallons per minute (gpm).

### Department of Public Works

34. Prior to the issuance of the building 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.
35. 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.

36. 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.
37. 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.

CML:EDA:aow – EDABB0484\_WAU.DOCX



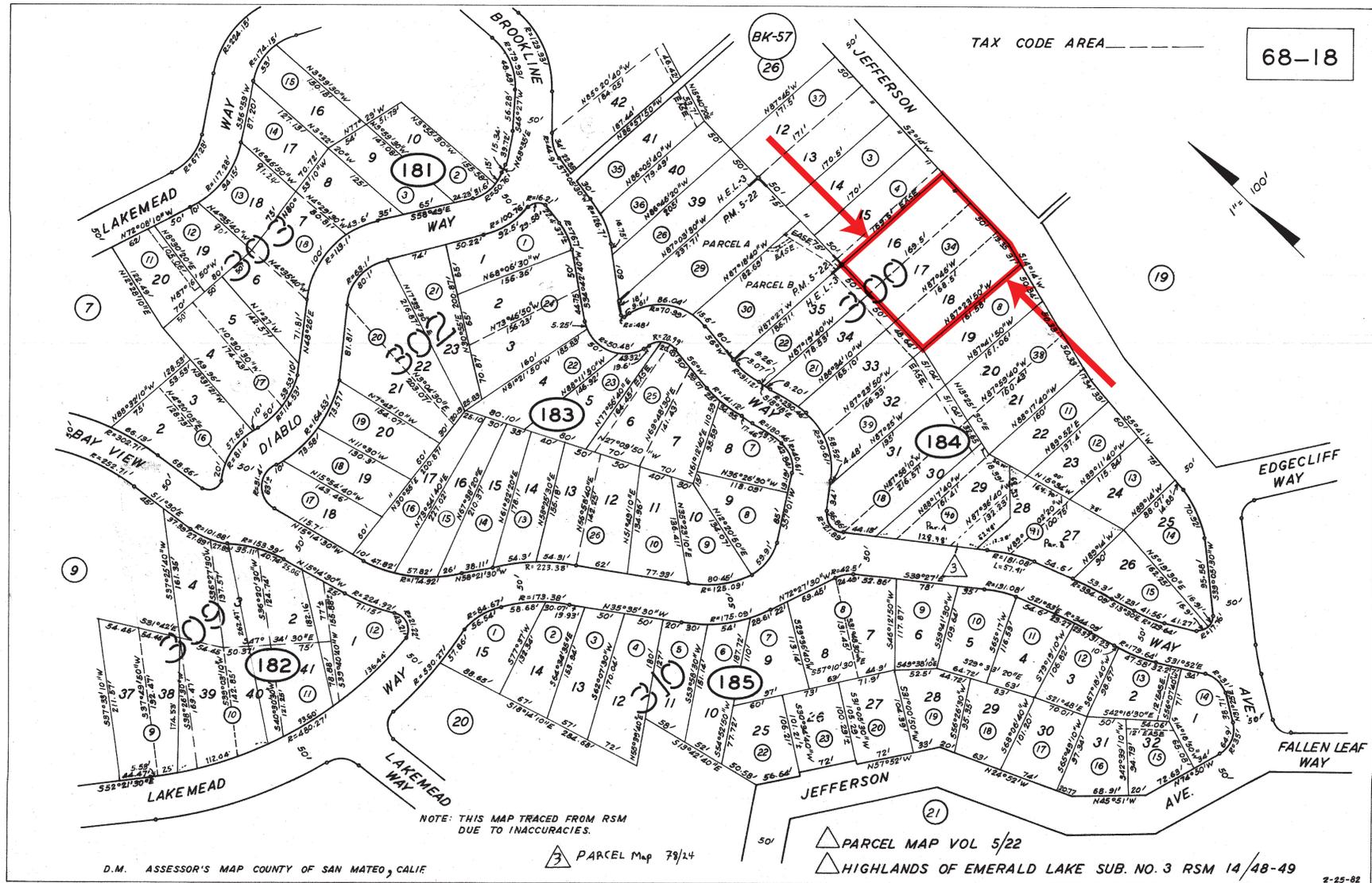
# VICINITY MAP

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

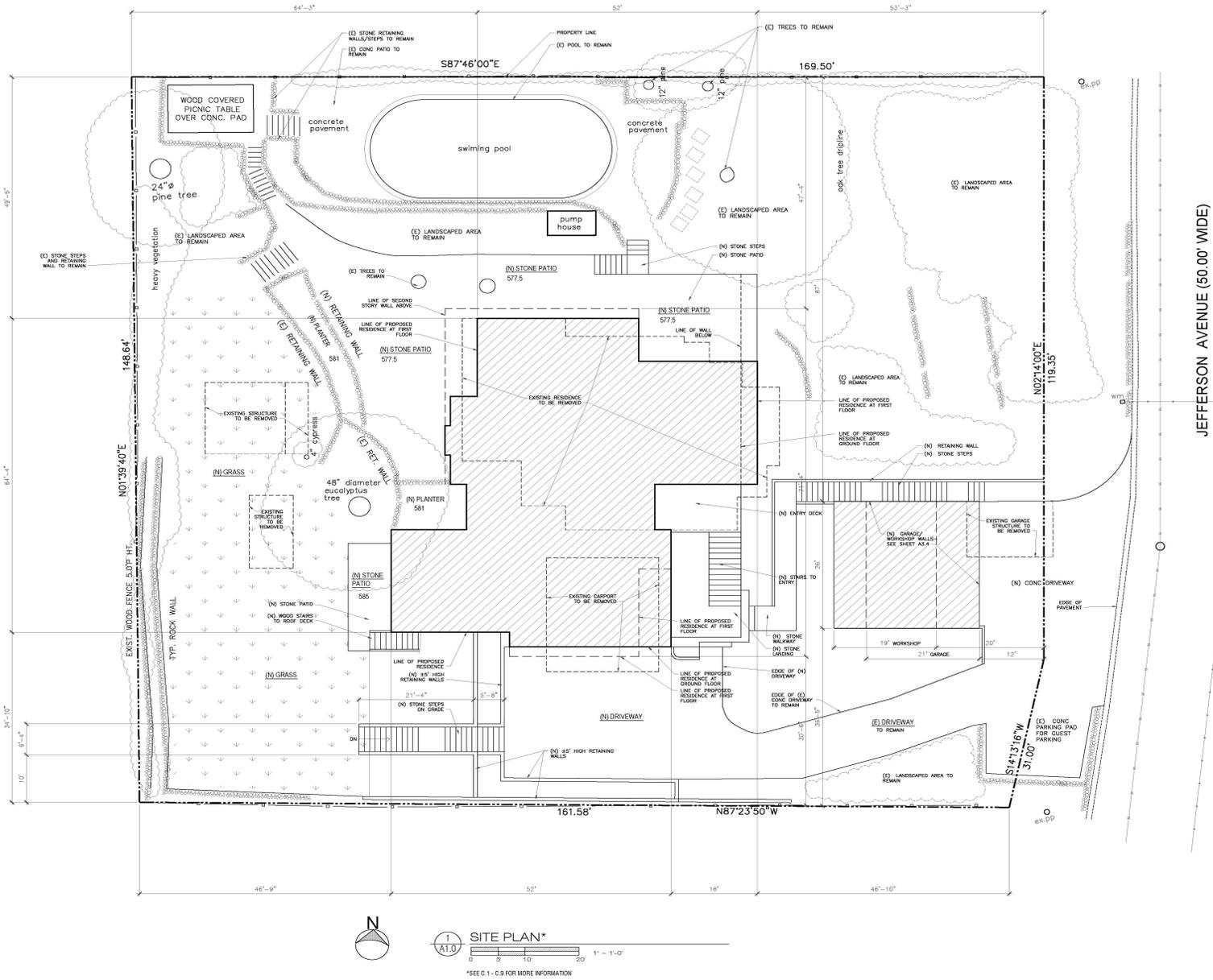


## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



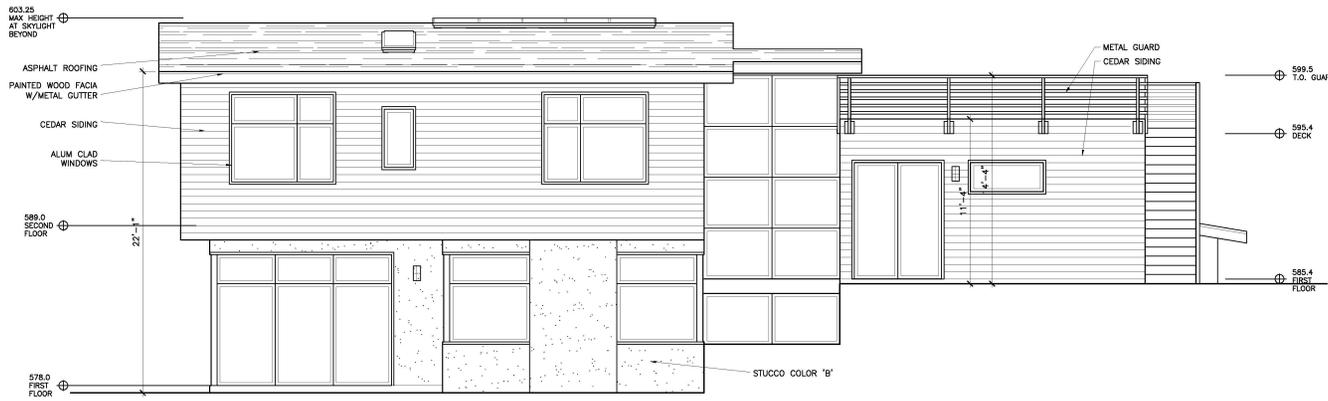
JEFFERSON AVENUE (60.00' WIDE)

# San Mateo County Planning Commission Meeting

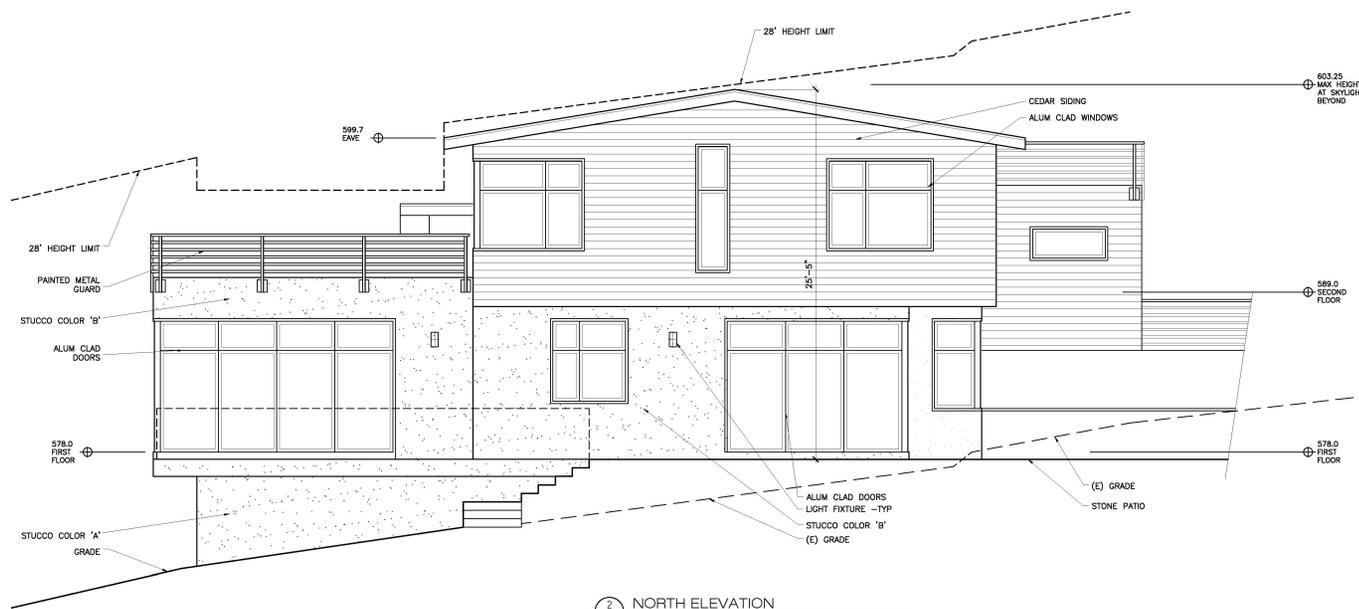
Owner/Applicant:

Attachment:

File Numbers:



1 WEST ELEVATION  
 0 4 8 1/4" = 1'-0"



2 NORTH ELEVATION  
 0 4 8 1/4" = 1'-0"

## San Mateo County Planning Commission Meeting

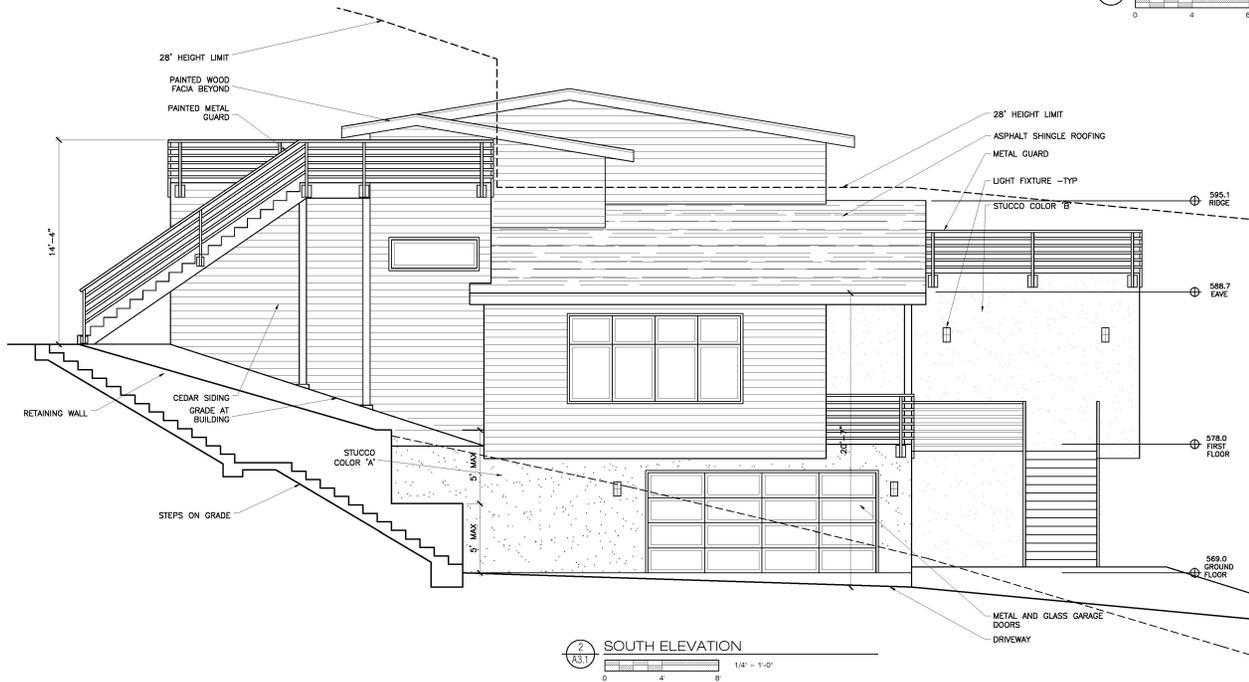
Owner/Applicant: \_\_\_\_\_

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File Numbers: \_\_\_\_\_



1 EAST ELEVATION  
 0 4 8 1/4" = 1'-0"



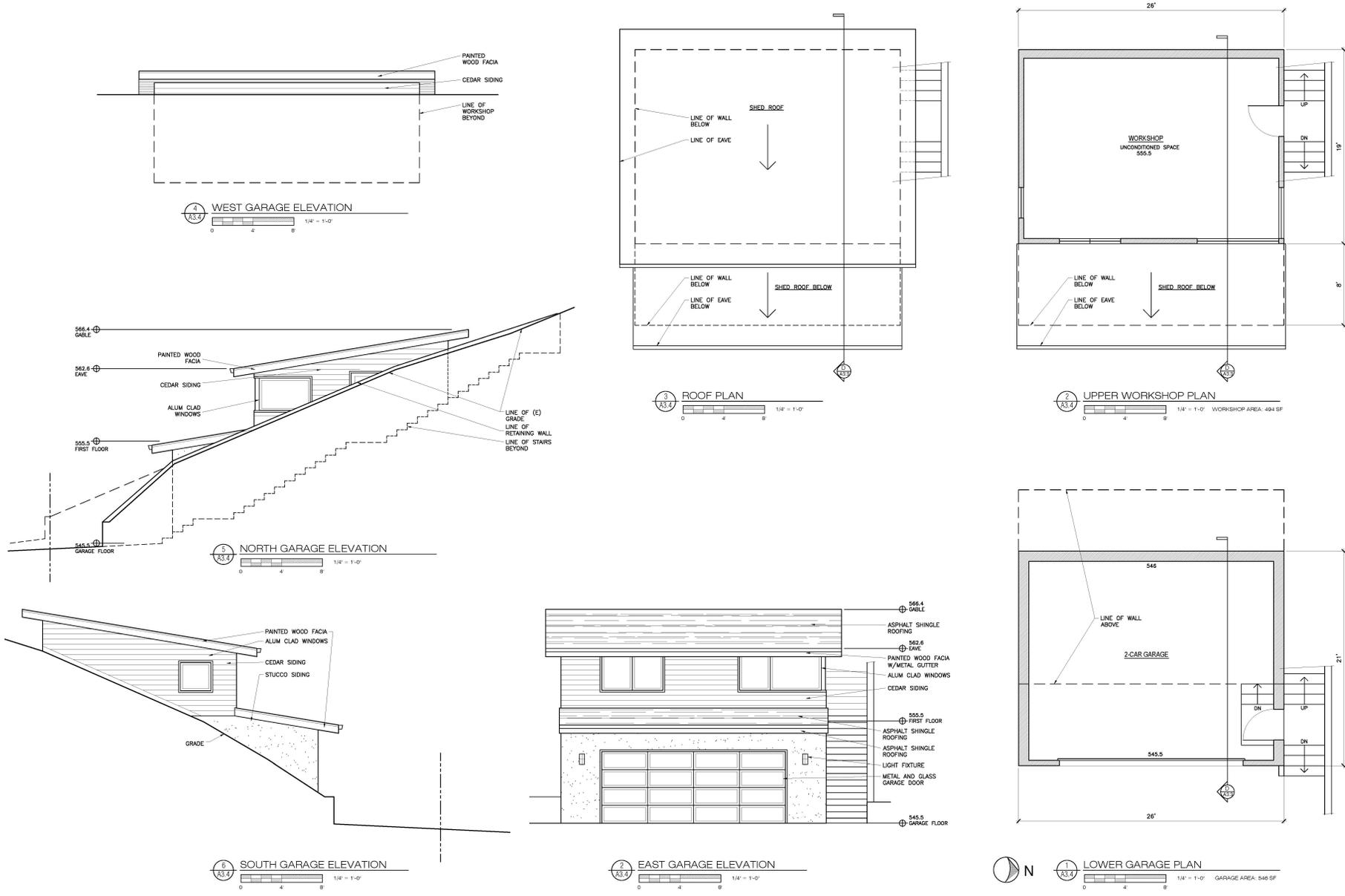
2 SOUTH ELEVATION  
 0 4 8 1/4" = 1'-0"

# San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

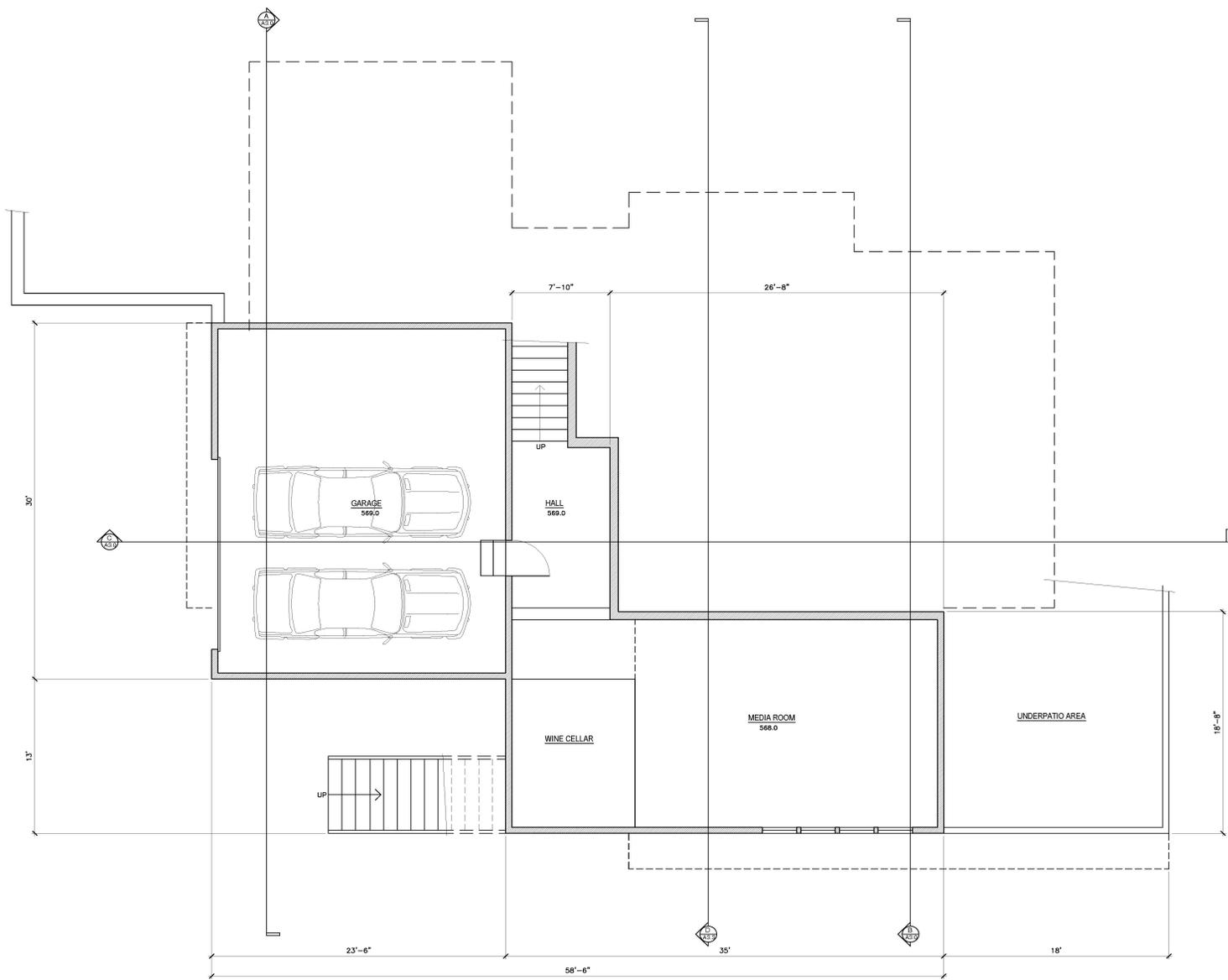


# San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:



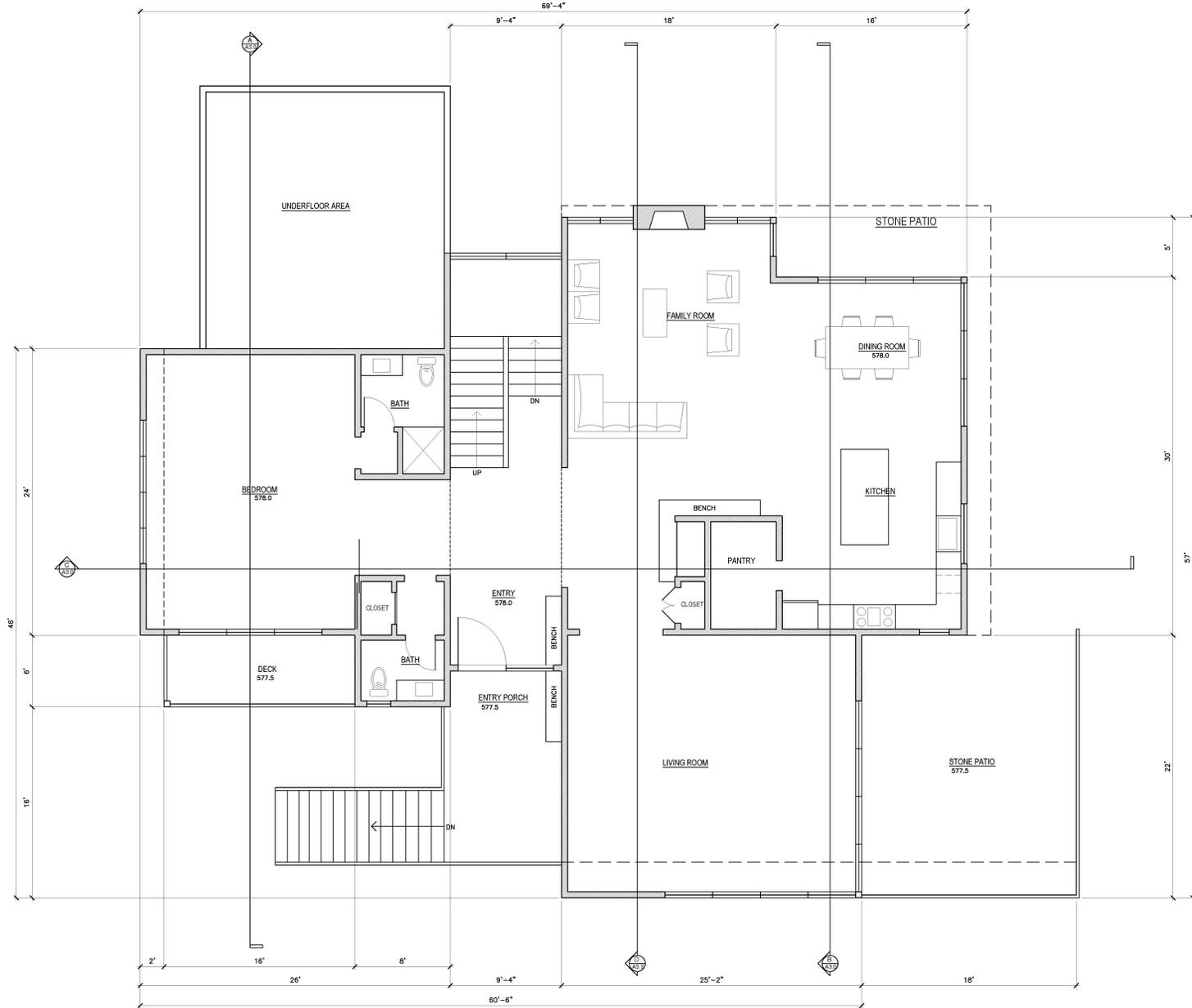
 N
 
 1" = 4'-0"
   
 GROUND FLOOR PLAN
   
 GARAGE AREA: 720 SF
   
 LIVING AREA: 708 SF

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

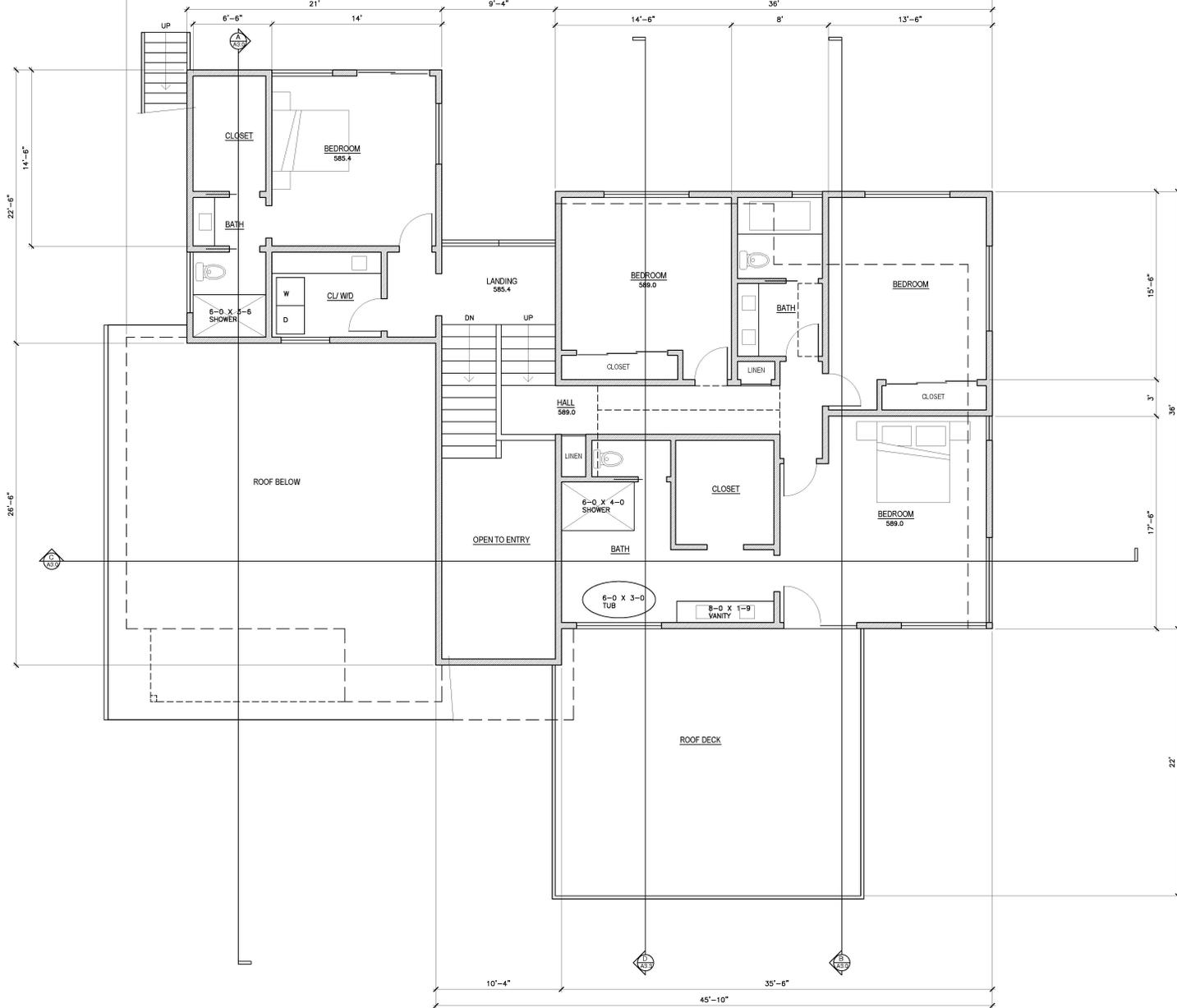


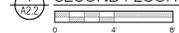
## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



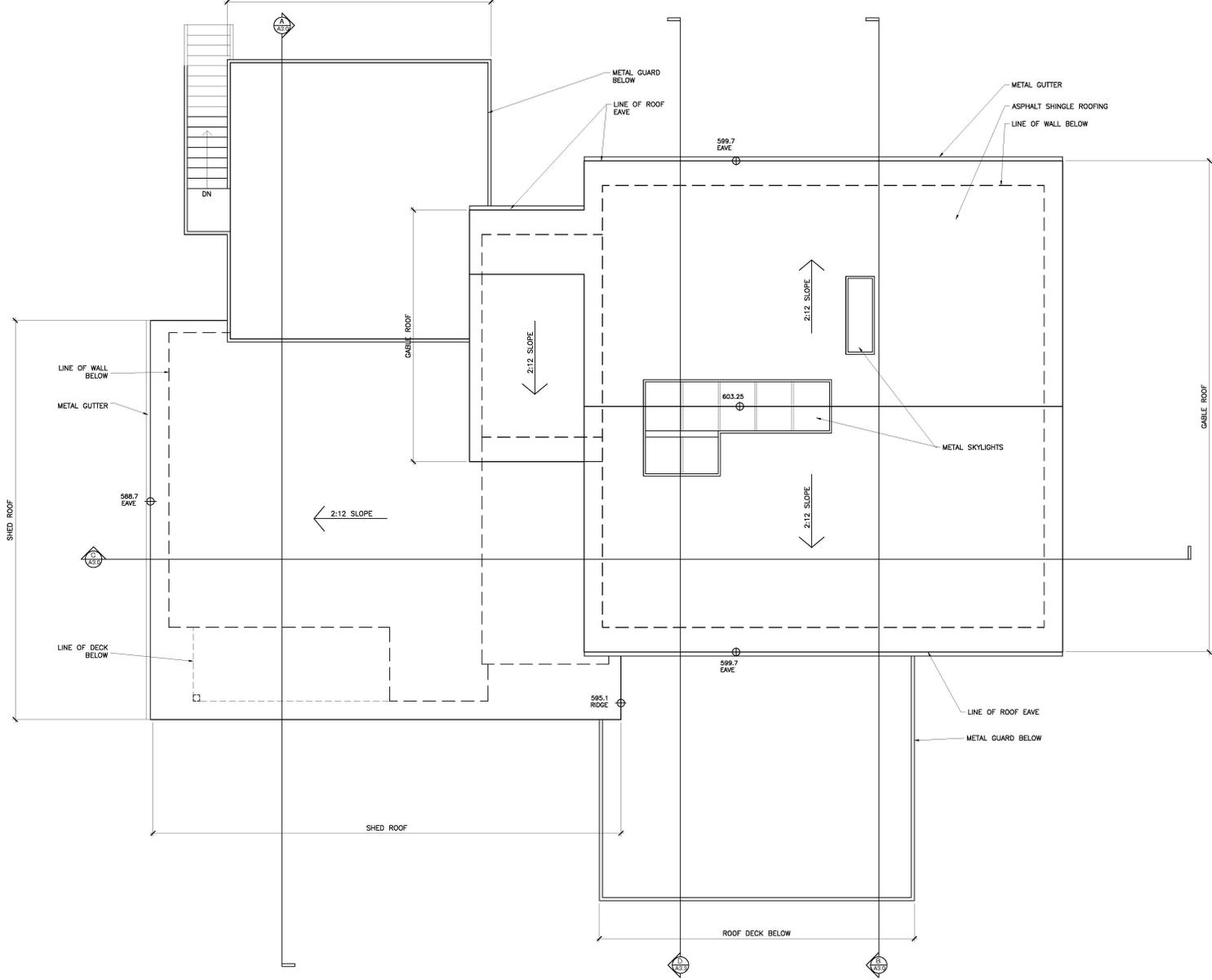


**SECOND FLOOR PLAN**  
 1/4" = 1'-0" LIVING AREA: 1769 SF

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



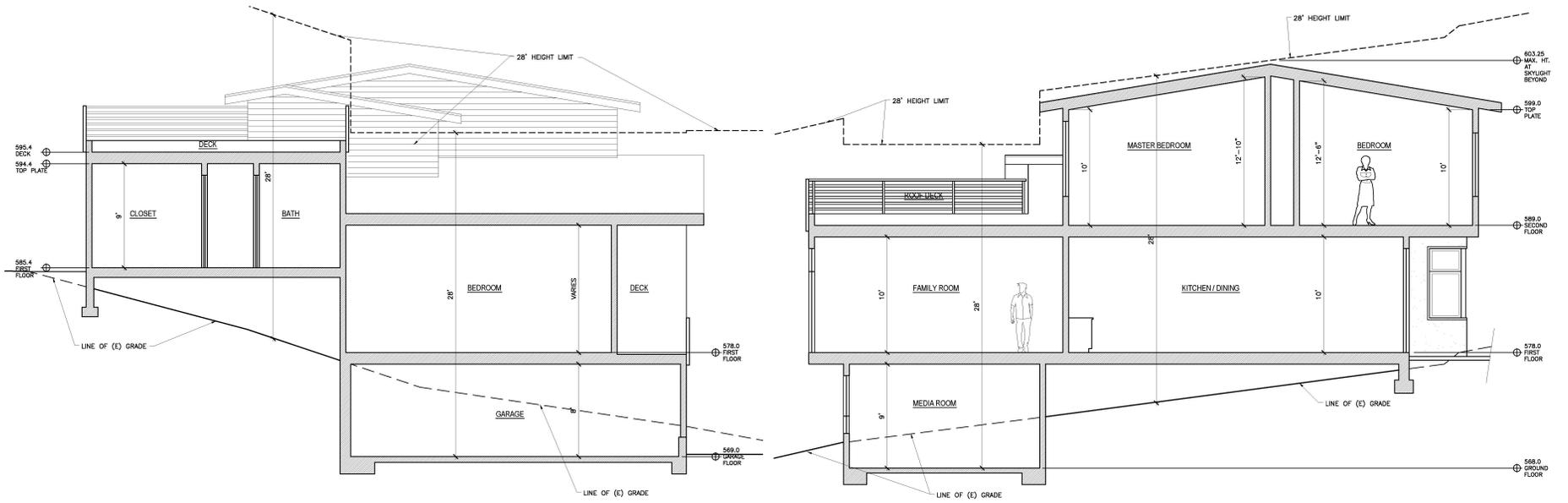
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 ROOF PLAN  
 1" = 1'-0"

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

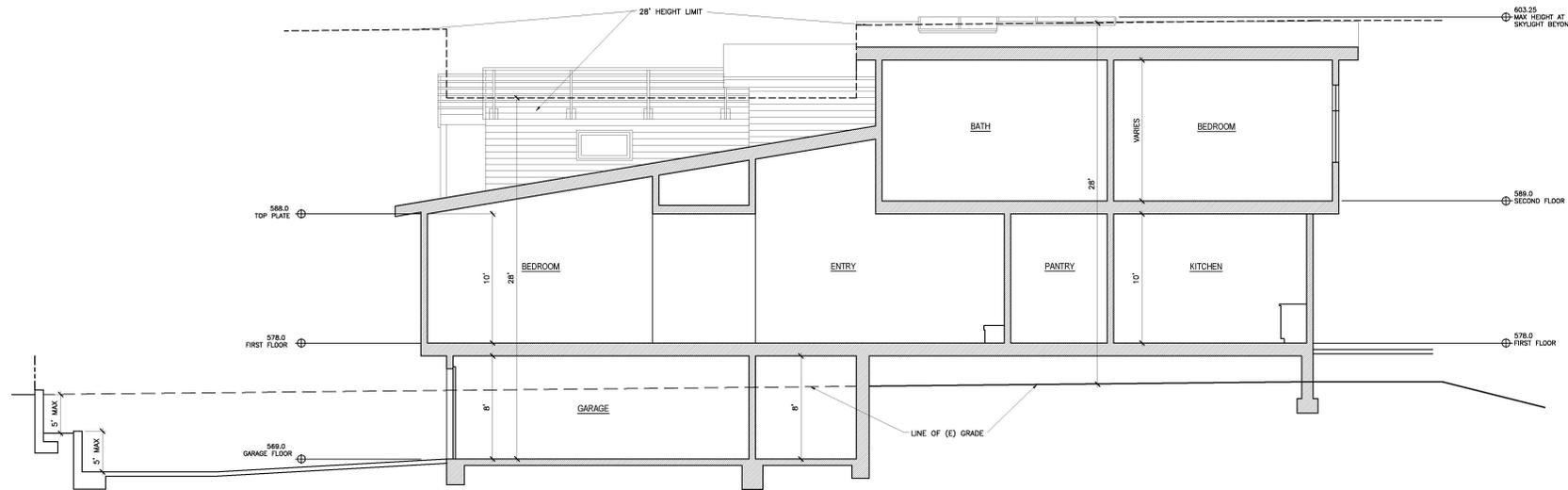
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File Numbers: \_\_\_\_\_



**A** CROSS SECTION  
1/4" = 1'-0"

**B** CROSS SECTION  
1/4" = 1'-0"



**C** LONGITUDINAL SECTION  
1/4" = 1'-0"

# San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



GREY ASPHALT SHINGLE ROOFING



STAINED CEDAR SIDING



PAINTED WOOD FACIA: BENJAMIN MOORE ICYCLE



LIGHT FIXTURE



BRONZE ALUMINUM CLAD WINDOWS



BRONZE METAL AND GLASS GARAGE DOOR (ON SOUTH ELEVATION)



STUCCO: BENJAMIN MOORE LIVINGSTON GOLD



### GARAGE EAST ELEVATION

3964 JEFFERSON

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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



BRONZE METAL AND GLASS GARAGE DOOR (ON SOUTH ELEVATION)



BRONZE ALUMINUM CLAD WINDOWS



STAINED CEDAR SIDING



GREY ASPHALT SHINGLE ROOFING



PAINTED WOOD FACIA: BENJAMIN MOORE ICYCLE



LIGHT FIXTURE



BRONZE METAL GUARDRAILS



STUCCO: BENJAMIN MOORE LIVINGSTON GOLD

STUCCO: BENJAMIN MOORE SHAKESPEARE TAN

STUCCO: BENJAMIN MOORE LIVINGSTON GOLD

STUCCO: BENJAMIN MOORE SHAKESPEARE TAN

**EAST ELEVATION**

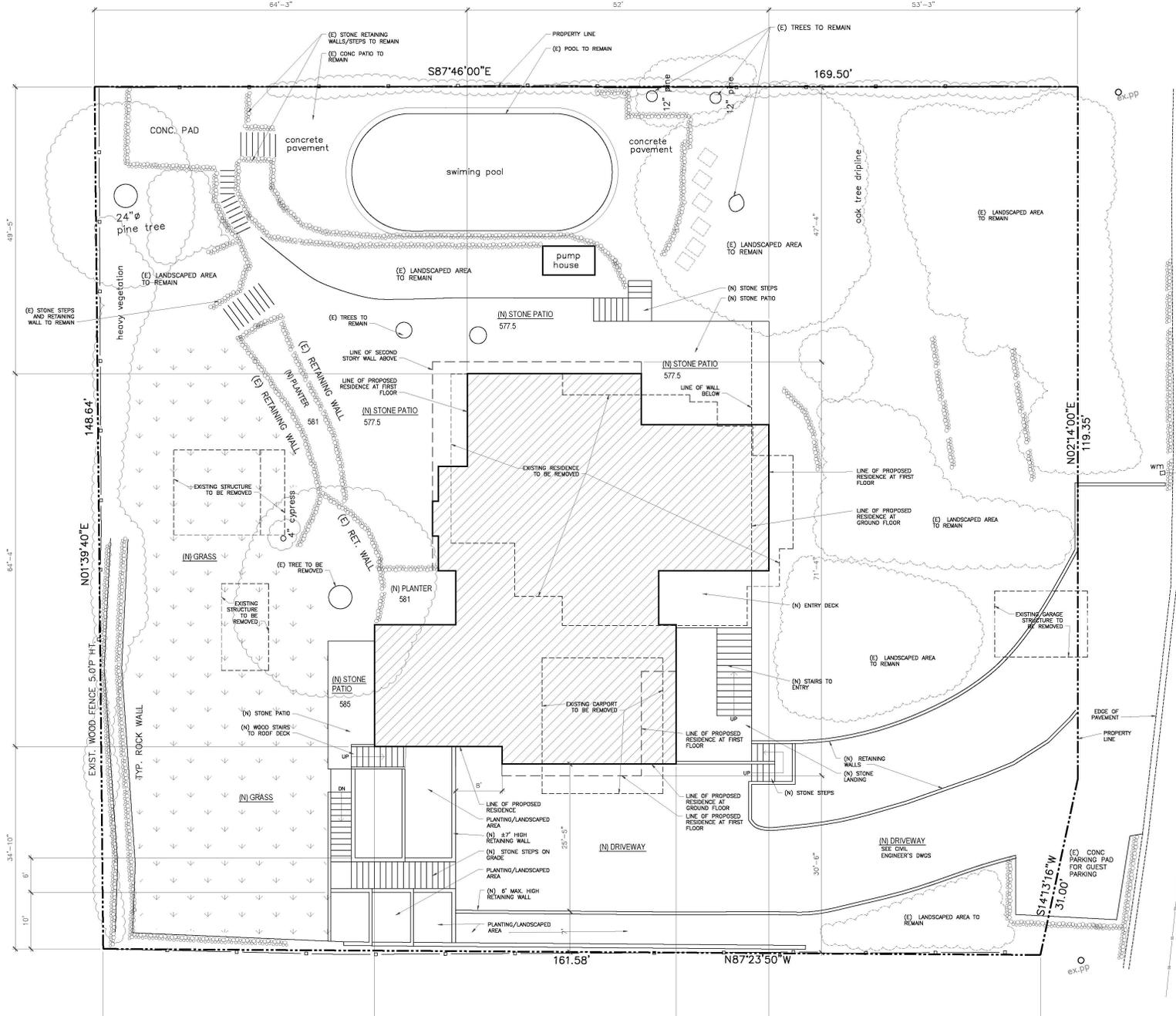
3964 JEFFERSON

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



JEFFERSON AVENUE (50.00' WIDE)

# San Mateo County Planning Commission Meeting

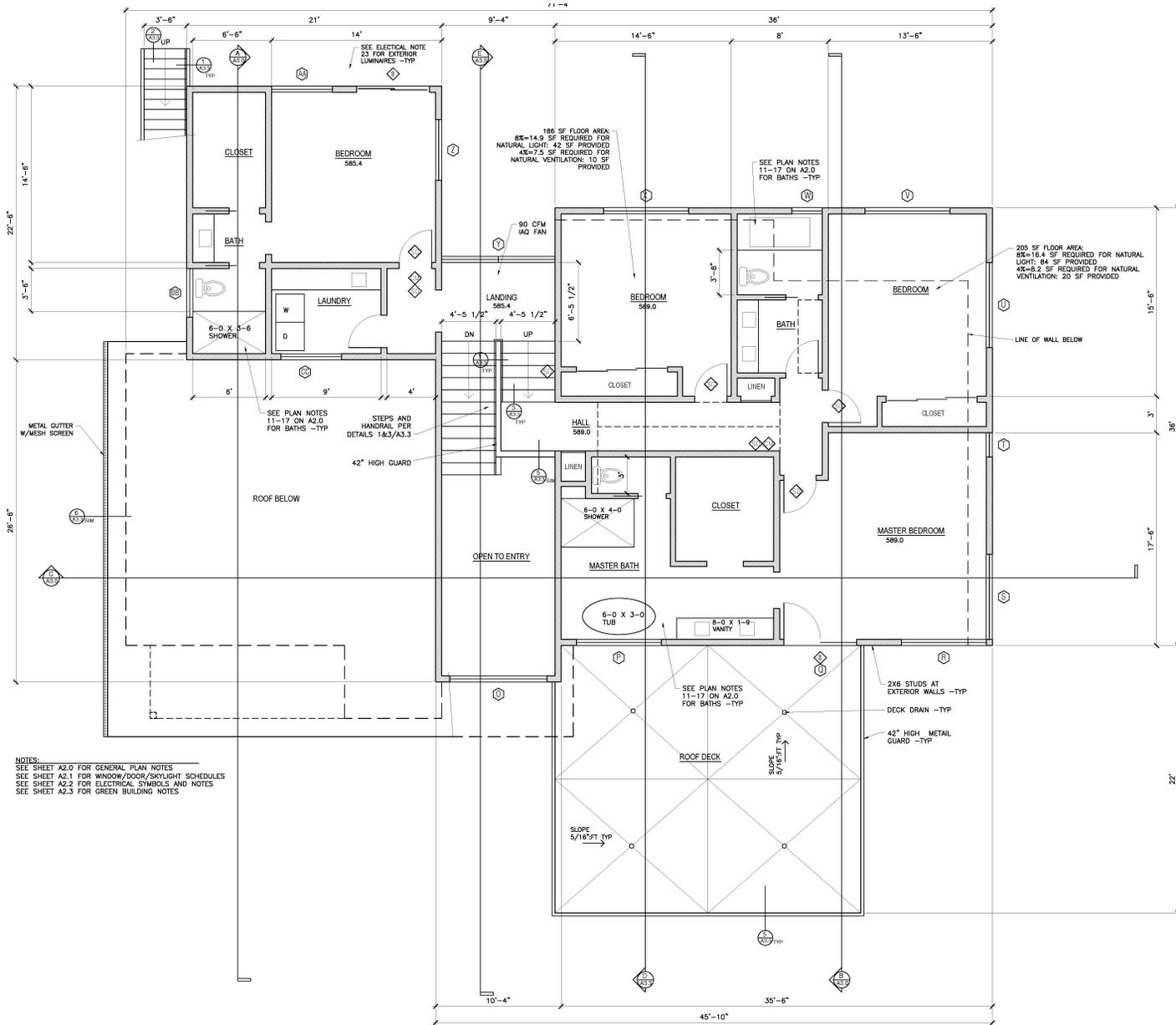
Owner/Applicant:

Attachment:

File Numbers:







NOTES:  
 SEE SHEET A2.0 FOR GENERAL PLAN NOTES  
 SEE SHEET A2.1 FOR WINDOW/DOOR/SKYLIGHT SCHEDULES  
 SEE SHEET A2.2 FOR ELECTRICAL SYMBOLS AND NOTES  
 SEE SHEET A2.3 FOR GREEN BUILDING NOTES

 N 
  
 1/4" = 1'-0" LIVING AREA: 1769 SF

# San Mateo County Planning Commission Meeting

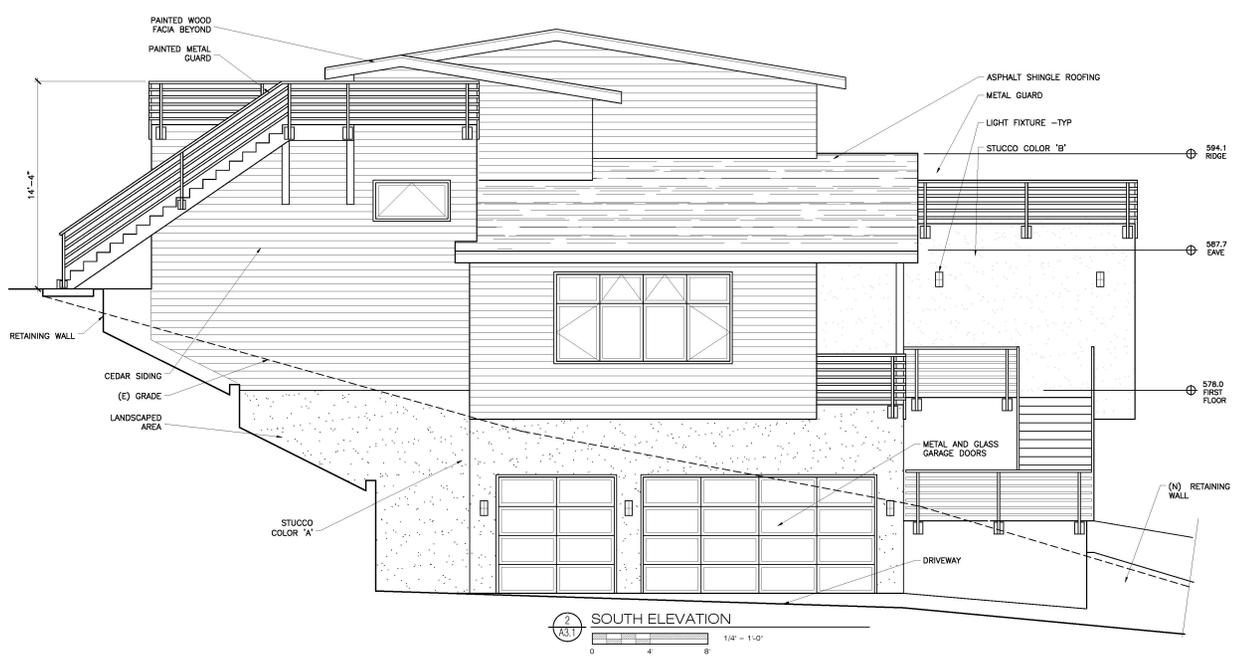
Owner/Applicant:

Attachment:

File Numbers:



1 EAST ELEVATION  
 0 4 8 1/4" = 1'-0"



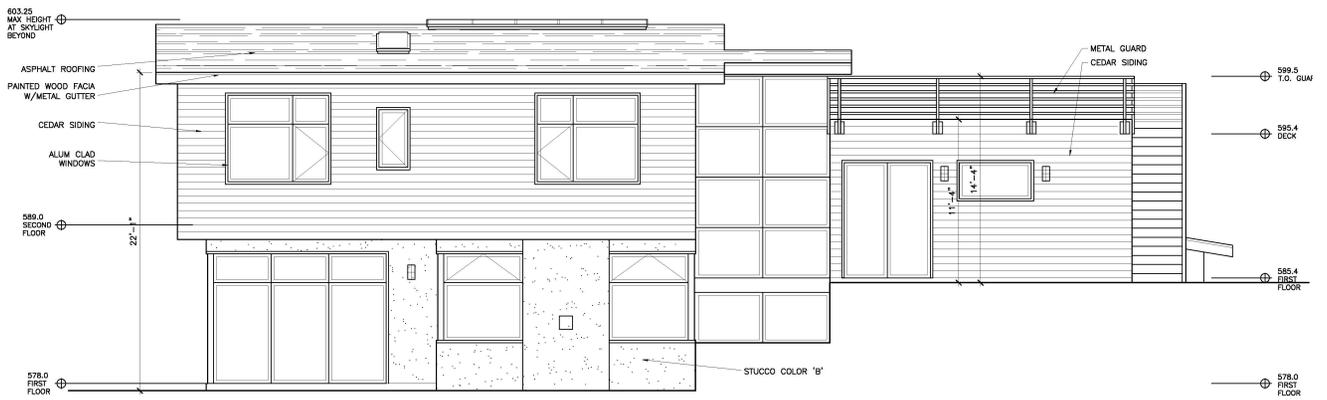
2 SOUTH ELEVATION  
 0 4 8 1/4" = 1'-0"

## San Mateo County Planning Commission Meeting

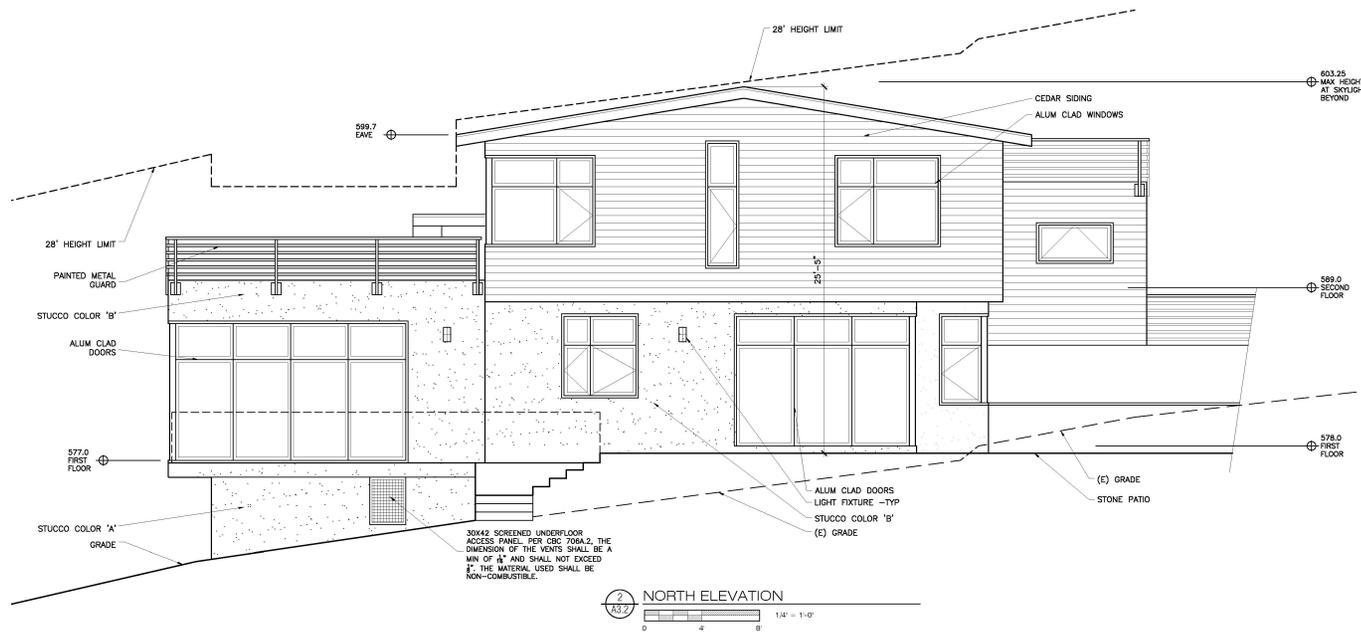
Owner/Applicant: \_\_\_\_\_

File Numbers: \_\_\_\_\_

Attachment: \_\_\_\_\_



WEST ELEVATION  
 1/8" = 1'-0"  
 0 4 8



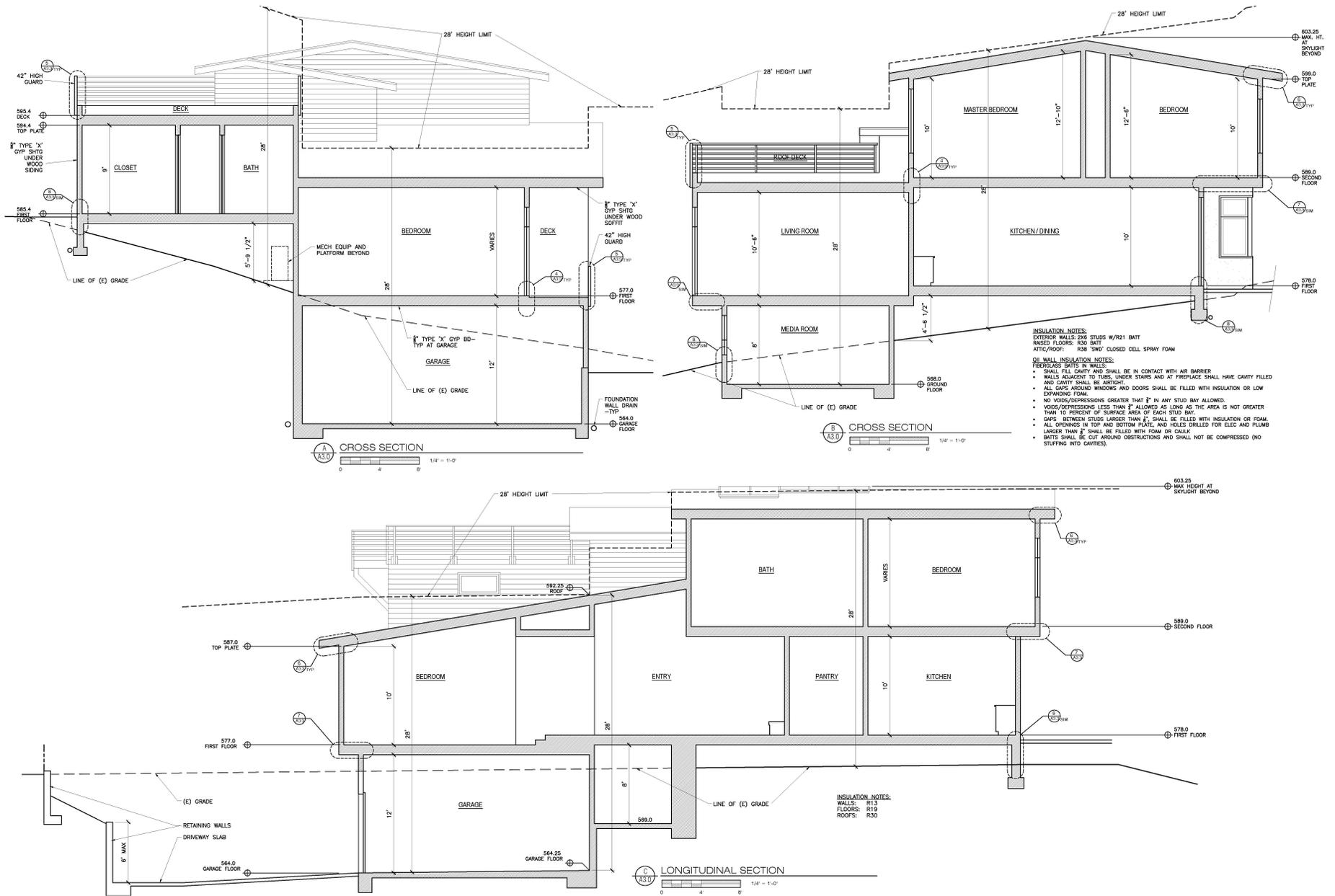
NORTH ELEVATION  
 1/8" = 1'-0"  
 0 4 8

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

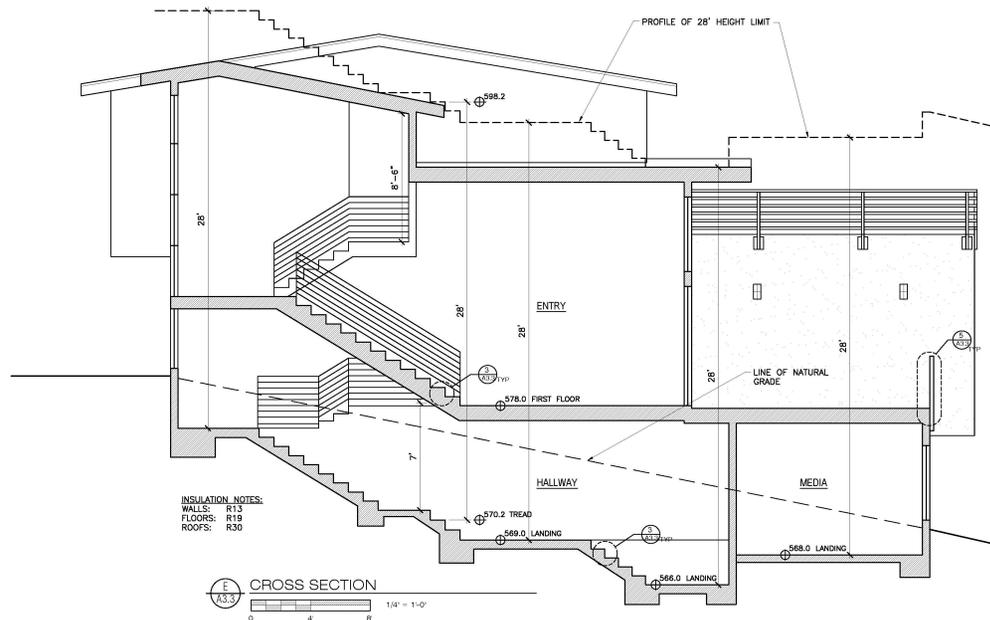
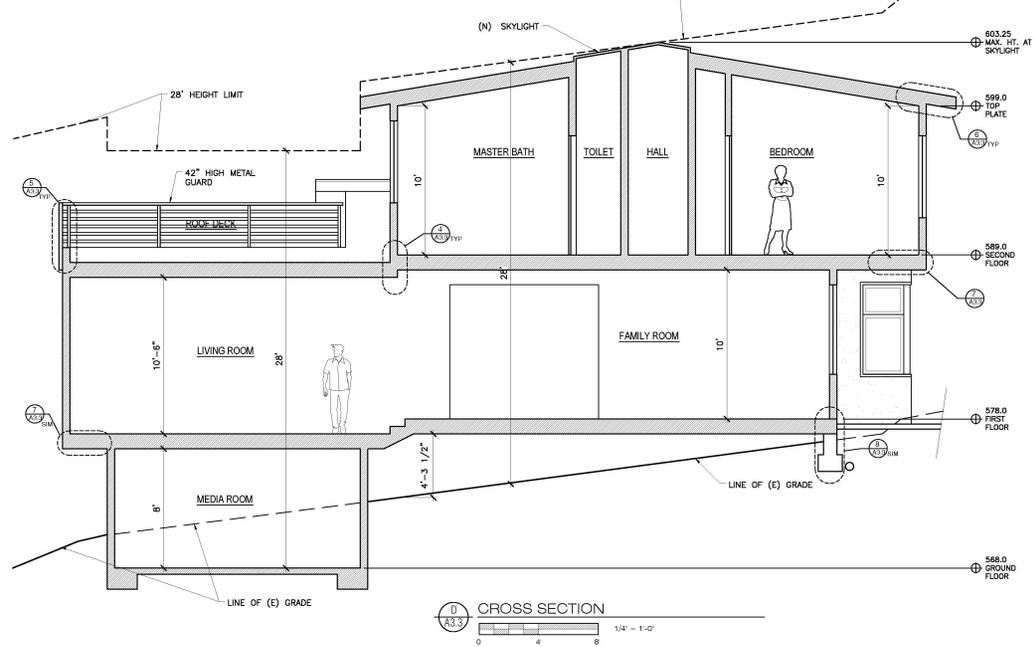


# San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:



## San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:



BRONZE METAL AND GLASS GARAGE DOOR (ON SOUTH ELEVATION)



BRONZE ALUMINUM CLAD WINDOWS



STAINED CEDAR SIDING



GREY ASPHALT SHINGLE ROOFING



PAINTED WOOD FACIA: BENJAMIN MOORE ICYCLE



LIGHT FIXTURE



BRONZE METAL GUARDRAILS



STUCCO: BENJAMIN MOORE LIVINGSTON GOLD

STUCCO: BENJAMIN MOORE SHAKESPEARE TAN

STUCCO: BENJAMIN MOORE LIVINGSTON GOLD

STUCCO: BENJAMIN MOORE SHAKESPEARE TAN

**EAST ELEVATION**

3964 JEFFERSON

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

April 20, 2016

Conti Leung  
CKL Construction  
P.O. Box 2216  
Aptos, CA 95003

Dear Mr. Leung:

**SUBJECT: Emerald Lake Hills Design Review Recommendation**  
3964 Jefferson, Emerald Lake Hills  
APN 068-184-340; County File No. PLN 2016-00004

At the April 4, 2016 meeting, the Emerald Lake Hills Design Review Officer (DRO) considered your design review application to allow construction of a new 6,201 sq. ft. family residence and a detached 728 sq. ft. garage on a legal 25,250 sq. ft. legal parcel. No significant trees are proposed to be removed. A Grading Permit to allow a 694 cubic yards of earthwork is needed.

All property owners within 300 feet of the subject property and the Emerald Hills Community coalition were notified on March 26, 2016. No correspondence was received. One member of the public attended the hearing. The concerns expressed were regarding the height of the structure and blocking of views.

The applicant stated that the new residence will be approximately 10 feet higher than the existing residence. Although protection of private views is not a design review standard, no views are anticipated to be impacted.

At the hearing, the DRO stated that due to modifications to the proposal, three significant trees will need to be removed to accommodate construction. A separate tree removal permit will need to be applied for since the tree removal was not noticed with this project. In addition, a concern was raised that the proposed garage door facing Jefferson Boulevard will be light and reflective, and should be changed to blend into to the hillside more. A wood door with a natural color is recommended.

In a review of project compliance with the design standards, the DRO determined that the project, as designed and conditioned, complies with standards regarding architectural style, building shape and bulk, minimization of grading, well-proportioned windows and doors on facades, and roof pitch. Based on the plans and accompanying materials submitted, the Emerald Lake Hills Design Review Officer recommended approval of the design review portion of your project subject to the findings and conditions found in this letter. The associated grading portion of your project will be evaluated after the Geotechnical Section has completed their review of the project and signed off.



3. No trees are approved for removal with this application. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
4. If more than 500 sq. ft. are landscaped, the project is subject to compliance to the Water Efficient Landscape Ordinance - <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-web0>. Building plans shall demonstrate compliance with the Water Efficient Landscape Ordinance.
5. Prior to any grading or construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
  - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
  - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
  - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
  - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
  - e. Any root cutting shall be monitored by an arborist or forester and documented.
  - f. Roots to be cut should be severed cleanly with a saw or toppers.
  - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
6. All new utilities shall be installed underground.
7. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
8. Prior to the Current Planning Section 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. 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).

- 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.
15. 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.

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.

28. 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.
29. 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.
30. The applicant shall submit to the Department of Public Works, for review, documentation of vacation of the 10-foot wide public pathway prior to approval by the Planning Department.

If you have questions or need further information, please contact me at 650/363-1828, or by email at [eadams@smcgov.org](mailto:eadams@smcgov.org).

Sincerely,



Erica D. Adams  
Design Review Officer

EDA:pac – EDAAA0225\_WPN.DOCX

cc: Jim Treman  
Interested Parties

**Ralph Masloff / GL+A Civil Engineers**

101 California Street, Suite 2710 / San Francisco, CA. 94111  
www.glaengineers.com  
(SINCE 1972)

Fred Ziarihour R.C.E.

JAYANT GANDHI R.C.E.

San Mateo County  
455 County Center  
Redwood City, CA 94063

April 24, 2017

Re: PLN-2016-00004 – Grading Variance application.

**Worksite:** APN: 068-184-340, 3964 Jefferson Avenue , Emerald Hills, CA

Dear Erica / Camile;

Please find a set of plans referencing the above said project.

Per our application, we have made every effort to design the above referenced site to be in compliance with Emerald Hills standard guidelines particularly to heights of retaining walls, grading, driveway slopes and earthwork.

Our eight attempts and proposals with different scenarios has unavoidably made our design export 1500 cu. yards more or less. Please see plans showing our proposal and different attempts.

The site condition has an existing concrete scorned driveway with 33% grade. The reason for the scorn concrete is to create a tire grip as vehicles enter and exit the property. In addition, the position of the exiting vehicle can cause an accident due to limited sighting distance. The vehicle would have to exit the driveway into the middle of the oncoming traffic lane to see what is oncoming. The hillside existing grades are 2:1 or greater thus creating a massive earthwork export for every new driveway scenario.

The application for the variance is in consideration to allow the export of soil material to meet the proposed site plan with 2' ~ 3' front and side retaining walls. The wall's adjacent and behind the garage is 7.0' high more or less and will not be seen from the street.

Please note that we have exhausted all attempts for a driveway that works and no other solution can meet the design guidelines however, we have to export 1500 cu. yds. of soil to meet the engineered design criteria.

**By: GL+A Civil Engineers**

\_\_\_\_\_  
Ralph Masloff / Civil Designer

Email: irm@glaengineers.com

Tel. No. 1-888-885-9906

Fax. 1-888-885-9909

Project No. 150820

Page | 1

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

**Erica Adams**

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**From:** Ralph Masloff <irm@glaengineers.com>  
**Sent:** Tuesday, August 08, 2017 11:11 AM  
**To:** Erica Adams  
**Cc:** Conti Leung; Jim.. Treman Cell  
**Subject:** Re: Grading breakdown

Hi Erica,

The earthwork estimate breakdown is as follows;

1. Grading for the yard = 10 Cu. Yards +/-
2. House Foundations = < 20 Cu. Yards +/- since foundation dept +/- near existing depth and locations.
3. Driveway to include Garage drop depth +/- 11' = 1,595 +/- Cu. Yards w/ driveway grade at 24%.
4. Fire truck turnout = + 219 Cu. Yards.
5. Fill Area exist. Garage pocket = - 110 Cu. Yards

Total Net earthwork estimate = 1,734 Cu. Yards

If you have any questions, please let me know or call me anytime.

Thanks

Ralph  
510-586-8820

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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

APN: 068-184-340



**SUBJECT PARCEL**

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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

APN: 068-184-080



**LEFT OF SUBJECT PARCEL**

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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

APN: 068-184-040



**RIGHT OF SUBJECT PARCEL**

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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



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

Owner/Applicant:

Attachment:

File Numbers:



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

Owner/Applicant:

Attachment:

File Numbers:



**RIGHT/SOUTH ON  
JEFFERSON AVE.**

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

Owner/Applicant:

Attachment:

File Numbers:



**LEFT/NORTH ON  
JEFFERSON AVE.**

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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_