

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

DATE: June 12, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, and Design Review Permit to allow construction of a new 1,257 sq. ft., two-story single-family residence, including a 260 sq. ft. attached one-car garage, located on a 3,363 sq. ft. undeveloped legal parcel (legality confirmed via Certificate of Compliance/ Type A) in the Moss Beach area of unincorporated San Mateo County. The CDP is not appealable to the California Coastal Commission.

County File Number: PLN 2018-00270 (Dalton)

PROPOSAL

The applicant proposes to construct a new two-story, single-family residence on a 3,363 sq. ft. non-conforming parcel (approximately 25 feet wide by approximately 133 feet long). The property is located on Vue de Mer Avenue, adjacent to single-family residences to the north, west, and south and property owned by Seton Medical Center to the east. The project requires a Non-Conforming Use Permit due to the non-conforming parcel size, setbacks, and parking. No tree removal and only minor grading is proposed.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Non-Conforming Use Permit, and Design Review Permit, County File Number PLN 2018-00270, by making the required findings and adopting the conditions of approval identified in Attachment A.

SUMMARY

Conformance with the General Plan and the Local Coastal Program (LCP): The project complies with applicable General Plan Policies, including Policy 8.30, and Local Coastal Program Policies, including Policy 1.19, that require 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 and within an approved

residential subdivision. Montara Water and Sanitary District has confirmed adequate supplies to serve the parcel.

Conformance with Zoning Regulations and Non-Conforming Use Permit Findings: The proposed two-story single-family residence meets the S-17 Zoning District height standards and complies with maximum lot coverage and floor area, as well as front and rear setbacks of the S-17 Zoning District. Due to its 25-foot wide non-conforming width, the project includes a non-conforming right side setback of 3 feet and left side setback of 3 feet, 7 inches where a minimum 5-foot setback is required and a 6-foot, 7-inch combined side yard setback where a minimum 15-foot combined side yard setback is required. With regard to parking, one covered space is provided where two are required.

The applicant has requested a Non-Conforming Use Permit to address the non-conforming parcel size and width, as well as the project's non-conforming setbacks and parking. The project complies with the required findings for a use permit, including that (1) the proposed development is as nearly in conformance with the Zoning Regulations as is reasonably possible (such as compliance with floor area, lot coverage, and height limits of the S-17 Zoning District and provision of one covered parking space), and that (2) the applicant has made a reasonable effort to acquire additional contiguous land in order to achieve conformity with the Zoning Regulations, currently in effect, and has proven to be infeasible. The property owner contacted the owners (Brian and Carolyn Tanner) of the adjoining non-conforming size parcel to inquire regarding the purchase of a portion of the property. The Tanners expressed a lack of interest in selling a portion of their property and going through the lot line adjustment process.

Conformance with Design Review District Standards: The Coastside Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on February 14, 2019. At that meeting, the CDRC adopted the findings to recommend project approval (Attachment D), finding the project to be compliant with Design Review standards.

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

DATE: June 12, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, and Design Review Permit, pursuant to Sections 6328.4, 6133.3.b, and 6565.3 of the Zoning Regulations, to allow construction of a new 1,257 sq. ft., two-story single-family residence, including a 260 sq. ft. attached one-car garage, located on a 3,363 sq. ft. undeveloped legal parcel (legality confirmed via Certificate of Compliance/Type A) in the Moss Beach area of unincorporated San Mateo County. The CDP is not appealable to the California Coastal Commission.

County File Number: PLN 2018-00270 (Dalton)

PROPOSAL

The applicant proposes to construct a new two-story, 1,257 sq. ft. single-family residence on a 3,363 sq. ft. non-conforming parcel (approximately 25 feet wide by approximately 133 feet long). The project includes a 260 sq. ft. attached one-car garage and three bedrooms. The property is located on Vue de Mer Avenue, adjacent to single-family residences to the north, west, and south and property owned by Seton Medical Center to the east. The project requires a Non-Conforming Use Permit due to the non-conforming parcel size, setbacks, and parking. No tree removal and only minor grading is proposed.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Non-Conforming Use Permit, and Design Review Permit, County File Number PLN 2018-00270, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/363-4582

Applicant: Pat Dalton

Owner: Emily Humphreys

Location: Vue de Mer Avenue, Moss Beach

APN: 037-155-080

Size: 3,363 sq. ft.

Parcel Legality: Legal parcel per Certificate of Compliance/Type A

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential (6.1 - 8.7 dwelling units/net acre), Urban Land Use

Local Coastal Plan Designation: Medium Low Density Residential

Existing Land Use: Undeveloped

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Water and Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0119F, dated August 2, 2017.

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

Setting: The subject vacant property is comprised of a single lot that is long and narrow in shape (approximately 25 feet wide by approximately 133 feet deep) on Vue de Mer Avenue, an improved, County-maintained public roadway. The parcel contains no significant trees. Single-family residences bound the parcel to the north, west, and south and Seton Medical Center borders to the east.

Chronology:

<u>Date</u>	<u>Action</u>
July 19, 2018	- Subject application submitted with a Certificate of Compliance/Type A (CoC A) application.
September 20, 2018	- CoC A recorded.

February 14, 2019 - The Coastside Design Review Committee (CDRC) considers the project and recommends approval based on its conformance with Design Review District Standards.

June 12, 2019 - Planning Commission Public Hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

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

a. Visual Resources Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence is proposed on property in Moss Beach, one of the County's Design Review Districts. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastside Design Review Committee at their regular meeting on February 14, 2019. The project's compliance with the applicable design review standards is discussed further in Section 5 of this report, below.

Policy 4.36 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The project was found to be compatible with the architectural style of the surrounding neighborhood.

b. Urban Land Use Policies

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 and within an approved residential subdivision. Water and sewer service connections are available for the project, as discussed below.

2. Conformance with the Local Coastal Program

A Coastal Development Permit (CDP) is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property contain or adjoin an area of sensitive habitat. The property is located outside of the California Coastal Commission (CCC) Appeals Jurisdiction and involves a residential use which is allowed in the zoning district. Therefore, the CDP is not appealable to the CCC.

Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. As stated previously, Montara Water and Sanitary District has confirmed adequate supply and treatment capacity to serve the parcel.

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 new residential development. As of the printing of this report, four building permits for new dwelling units have been issued in 2019. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements – Map 1.5*) shows that the project site is in the Half Moon Bay Airport Inner Turning Zone (Zone 3) based on the Half Moon Bay Safety Zones Map of the Airport Land Use Compatibility Plan (ALUCP) for the Environs of Half Moon Bay Airport adopted in October 2014. The aircraft accident risk level is considered to be moderate to high within Zone 3; however, single-family residential uses are not prohibited within this zone. The project also meets the infill requirement of the ALUCP. Regarding noise, the site is outside of the mapped noise

contours on the 2032 Noise Exposure Contours map of the ALUCP. See further discussion in Section 3.

b. Visual Resources

Policies 8.9(a) and 8.9(b) (*Trees*) require new development to minimize tree removal and to protect significant trees per the Significant Tree ordinance. No trees are to be removed under the scope of this project. A tree protection plan shall be submitted at the building permit stage to protect nearby off-site trees.

Policy 8.12(a)(1) (*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 Design Review criteria established by Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on February 14, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 5.

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

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed materials for the house, such as cedar siding, has a natural appearance.
- (3) The proposed house design uses gable roofs, including non-reflective, black composition shingle as the primary roof material.
- (4) The proposed house is designed to be compatible with other houses in the area since the proposed overall lot coverage of 34.9% (1,175 sq. ft.) is within the maximum allowed of 35% (1,177 sq. ft.). Additionally, the total floor area proposed is 45% (1,517 sq. ft.), lower than the maximum allowed of 48% (1,614 sq. ft.).

3. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

Upon review of the provisions of the Half Moon Bay ALUCP for the Environs of Half Moon Bay Airport, as adopted by the City/County Association of

Governments (C/CAG) on October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for airport compatibility. The project site is located in the Half Moon Bay Airport Runway Safety Zone 3, Inner Turning Zone (ITZ), where accident risk level is considered to be moderate to high encompassing approximately 7% of general aviation aircraft accidents. The ITZ Zone prohibits residential land uses except for very low residential and infill in developed areas. Pursuant to Section 4.2.2.3 of the ALUCP, the project parcel meets all the criteria for infill development, thus allowing the residential use to occur even if the land use is prohibited in the ITZ Zone. Additionally, the proposed project complies with the other ITZ development conditions in the Safety Criteria Matrix of the ALUCP such as locating the structure a maximum distance from extended runway centerline and maintaining a less than 35-foot building height at 27'-7 1/2". 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 27'-7 1/2" feet does not penetrate the established airspace threshold.

4. Conformance with S-17 District Development Standards

A summary of the proposal's compliance with the property's R-1/S-17/DR/CD Zoning Designation is provided in the following table. Areas of project non-compliance, as noted with an asterisk "*", are addressed by the requested Non-Conforming Use Permit, as discussed in Section A.6.c of this report, below.

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	3,363 sq. ft.*
Building Site Width	50 ft.	25 sq. ft.*
Maximum Building Site Coverage	(35%) 1,177 sq. ft.	(34.9%) 1,175 sq. ft.
Maximum Floor Area	(48%) 1,614 sq. ft.	(45.1%) 1,517 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	37 ft. 1 1/2 in.
Minimum Right Side Setback	5 ft.	3 ft.*
Minimum Left Side Setback	5 ft.	3 ft. 7 in.*
Maximum Combined Side Yard Setback	15 ft.	6 ft. 7 in.*
Maximum Building Height	28 ft.	27 ft. 7 1/2 in.
Minimum Parking Spaces	2	1*
Facade Articulation	Finding by CDRC	Complies

The proposed two-story single-family residence meets height standards and complies with maximum lot coverage and floor area, facade articulation requirements, and front and rear setbacks of the S-17 Zoning District.

Due to its 25-foot-wide non-conforming width, the project includes a non-conforming right side setback of 3 feet and left side setback of 3 feet, 7 inches where minimum 5-foot side setbacks are required and a 6-foot, 7-inch combined side yard setback where a minimum 15-foot combined side yard setback is required. The project also provides only one covered parking space where two are required. The project requires a Non-Conforming Use Permit to address these issues, as discussed in Section 6 of this report, below.

5. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on February 14, 2019. At that meeting, the CDRC adopted the findings to recommend project approval (Attachment D), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT. 1. Integrate Structures with the Natural Setting: The project integrates well with the natural setting of the site given the size of the lot.
- b. Section 6565.20(D) ELEMENTS OF DESIGN. 1. Building Mass, Shape and Scale. a. Relationship to Existing Topography: The project is compatible the existing topography and neighborhood scale and is modest and proportional in size to the lot size.
- c. Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features. d. Garages: The proposed garage door is decorative and adds visual interest where it is unavoidably the prominent feature on the front facade of the house.
- d. Section 6565.20(D) ELEMENTS OF DESIGN. 4. Exterior Materials and Colors: The house uses natural cedar shingles which will blend well with the surrounding natural setting.

6. Conformance with Non-Conforming Use Permit Findings

Chapter 4 (*Zoning Nonconformities*) of the Zoning Regulations regulates development on non-conforming parcels. Section 6133.3.b requires the issuance of a use permit when a parcel is below a specified non-conforming size and/or width in comparison to the requirements of the applicable zoning district. In the case of the subject unimproved parcel, the S-17 Zoning District requires a minimum parcel size of 5,000 sq. ft. and a minimum of 50 feet in lot width. Section 6133.3.b requires a use permit for development

of parcels that are less than 3,500 sq. ft. in size and/or less than 35 feet in lot width. The subject parcel is 3,363 sq. ft. in size and 25 feet in lot width, and therefore, a use permit is required for development. For parcels in the Midcoast, Section 6137 of the Zoning Regulations prohibits the granting of a use permit to exceed the floor area, lot coverage, and height limits of the applicable zoning district. As noted above, the proposed project complies with these requirements.

In order to grant the use permit, the Planning Commission must make the following findings:

a. That the proposed development is proportioned to the size of the parcel on which it is being built.

As described in Section 4 of this report, the project complies with the lot coverage, floor area ratio, and height requirements of the R-1/S-17/DR/CD Zoning District, which regulates the size of development. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.

b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations, currently in effect, have been investigated and proven to be infeasible.

The subject parcel borders a developed residential property to the north, an undeveloped property to the west, and Seton Medical Center to the east. Based on the 1,637 sq. ft. necessary to make the lot area conforming, the parcel to the north, due to the size of the current home and of the lot (6,400 sq. ft.), would not be a viable option for a lot line adjustment because the lot and the structure would be rendered non-conforming. Per the owner's realtor, the owner of the subject property (Ms. Humphreys) and the owners of the adjacent property to the west (Brian and Carolyn Tanner) had multiple discussions regarding the acquisition of a portion of the Tanner property (Attachment E). The Tanners expressed a lack of interest in selling a portion of their property and going through the lot line adjustment process. In addition, the realtor notes that the projected price for a portion for the adjacent property would likely have been financially infeasible for Ms. Humphreys. Seton Medical Center to the east is located in a non-residential zoning district (Resource Management-Coastal Zone) and thus is not a candidate for expansion of the subject residential lot.

c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

Despite the narrow width and small size of the parcel, the project is in conformance with the lot coverage and floor area limits of the S-17 Zoning District. Also, despite the steep slope of the parcel, the project is in conformance with the height limits of the Zoning District.

The project does not conform to the required minimum side setbacks (including the 15-foot combined side yard setback) due to the narrow width of the parcel. Full compliance with this requirement would result in a narrow 10-foot wide building envelope that would significantly restrict development of the parcel.

Additionally, the project does not comply with County parking requirements for two covered parking spaces for all dwellings of two or more bedrooms. The County's minimum interior garage size is 18 feet wide by 19-feet long. The project includes three bedrooms and would require two covered parking spaces. As the parcel frontage is 23.86 feet in width, the building envelope at the front of the parcel is only 17 feet wide. Therefore, an 18-foot wide garage would not be feasible.

- d. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The design of the project, while proposing a non-conforming right side setback of 3 feet and left side setback of 3-feet, 7 inches, considers the future privacy needs of adjoining property owners. The larger side setback is provided on the west side, where the property abuts a vacant conforming size parcel. The smaller and non-conforming side setback is provided on the east side which abuts a forested portion of the Seton Medical Center. The project has received preliminary approval from review agencies, including the Building Inspection Section, the Drainage Section, the Geotechnical Section, and the Coastside Fire Protection District. Comments from these agencies have been incorporated in the conditions of project approval in Attachment A.

- e. **That the Use Permit approval does not constitute a granting of special privileges.**

For the reasons stated above, this project does not constitute a granting of special privileges, as the project is as nearly in conformity with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible, given the substandard size and width of the parcel.

B. ENVIRONMENTAL REVIEW

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

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

A project referral was sent to the MCC and they indicated that they have no comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION (CCC)

A project referral was sent to the CCC and no comments were received.

E. REVIEWING AGENCIES

Building Inspection Section
Drainage Section
Geotechnical Section
Coastside Fire Protection District
Montara Water and Sanitary District
California Coastal Commission
Midcoast Community Council
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated May 2, 2019
- E. Documentation Regarding Attempts to Purchase Adjacent Land

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00270

Hearing Date: June 12, 2019

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

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

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding minimization of tree removal and design review standards.
3. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed.
5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, no building permits for new dwelling units have been issued in 2019. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Regarding the Non-Conforming Use Permit, Find:

6. That the proposed development is proportioned to the size of the parcel on which it is being built. The project complies with the lot coverage, floor area ratio, and height requirements of the R-1/S-17/DR/CD Zoning District, which regulates the size of development. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.
7. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations, currently in effect, have been investigated and proven to be infeasible. The subject parcel borders a developed residential property to the north, an undeveloped property to the west, and Seton Medical Center to the east. Based on the 1,637 sq. ft. necessary to make the lot area conforming, the parcel to the north, due to the size of the current home and of the lot (6,400 sq. ft.), would not be a viable option for a lot line adjustment because the lot and the structure would be rendered non-conforming. Seton Medical Center to the east is located in a non-residential zoning district (Resource Management-Coastal Zone). The property owner of the subject parcel contacted the owners of the conforming size parcel to the west (Tanners) about purchasing a portion of the property. Though selling a portion would still allow their lot to be a legal size, the Tanners were not open to selling or going through the lot line adjustment process. In addition, the estimated asking price would likely have been financially infeasible relative to the property owner's project budget.
8. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The project is in conformance with the lot coverage, floor area, and height limits of the S-17 Zoning District. The project does not conform to the required minimum side setbacks (including the 15-foot combined side yard setback) due to the narrow width of the parcel. Full compliance with this requirement would result in a narrow 10-foot wide building envelope that would significantly restrict development of the parcel. The project does not comply with County parking requirements for two covered parking spaces for all dwellings of two or more bedrooms. The project includes three bedrooms. As the parcel frontage is 23.86 feet in width, the building envelope at the front of the parcel is only 17-feet wide. Therefore, an 18-foot wide garage would not be feasible.
9. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The design of the project, while proposing a non-conforming right side setback of 3 feet and left side setback of 3 feet, 7 inches, considers the future privacy needs of adjoining property owners. The larger side setback is provided on the west side, where the property abuts a vacant conforming size parcel. The smaller and non-conforming side setback is provided on the east side which abuts a forested portion of the Seton Medical

Center. The project has received preliminary approval from review agencies, including the Building Inspection Section, the Drainage Section, the Geotechnical Section, and the Coastside Fire Protection District.

10. That the use permit approval does not constitute a granting of special privileges. For the reasons stated above, this project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible, given the substandard size and with of the parcel.

Regarding the Design Review, Find:

11. That the project, as proposed and conditioned, has been reviewed 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. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT. 1. Integrate Structures with the Natural Setting: The project integrates well with the natural setting of the site given the size of the lot.
 - b. Section 6565.20(D) ELEMENTS OF DESIGN. 1. Building Mass, Shape and Scale. a. Relationship to Existing Topography: The project is compatible with the topography and neighborhood scale and is modest in size which is proportional to the lot size.
 - c. Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features. d. Garages: The proposed garage door is decorative and adds visual interest where it is unavoidably the prominent feature on the front facade of the house.
 - d. Section 6565.20(D) ELEMENTS OF DESIGN. 4. Exterior Materials and Colors: The house uses natural cedar shingles which would blend well with the surrounding natural setting.

COASTSIDE DESIGN REVIEW COMMITTEE RECOMMENDATIONS (Not Required)

1. Consider alternative support for the rear elevation balcony such as side braces or cantilever system in lieu of posts.
2. Replace the proposed Japanese maple (*Acer palmatum*) with a native tree variety more conducive to the coastal climate.
3. The proposed bay laurel (*Laurus nobilis*) would likely overgrow the path on the side of the house. A smaller native tree option is recommended.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 12, 2019 and as reviewed by the Coastside Design Review Committee on February 14, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to project design 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 Coastal Development Permit, Non-Conforming Use Permit, and Design Review approvals shall be valid for five (5) years from the date of final 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. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. 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 the Planning Department 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.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee.
- a. Entry doors and garage shall be charcoal to complement the black deck railings and exterior lighting and to bring contrast to the natural shingle tone.
 - b. Light fixtures must be Dark Sky compliant and limited to one (1) fixture per opening. The garage may have a fixture on either side of the door. The placement for each fixture must be delineated on the revised plans.
 - c. Landscape lighting shall include only low level, downward directed path lighting to front door.
 - d. On the front (south) elevation, move the garage to the right to allow for formal front entry wayfinding to a covered entry/porch that is street facing rather than side facing.
 - e. Clearly delineate the height of the structure on the cross sections from existing grade to the highest point of the structure. Maximum roof height shall not exceed 28 feet.
5. 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.
6. 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.
7. 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 prevent erosion and sedimentation off-site.
 8. All new power and telephone utility lines from the street or nearest existing utility pole to the dwelling and/or any other structure on the property shall be placed underground.
 9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Montara Water and Sanitary District, and the Coastside Fire Protection District.
 10. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
 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 Vue de Mer 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 Vue de Mer Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Approved erosion control measures and tree protection must be installed prior to issuance of building permit. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 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.
 13. 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).
 14. The exterior color samples submitted to the CDRC are conditionally 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.
 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. Installation of the approved landscape plan is required prior to final inspection.
 17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
18. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If 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 as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 8 feet.
- g. Prior to Issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

- 19. A building permit shall be obtained for the proposed construction.
- 20. This property is located in a High Fire Hazard Severity Zone and the structure along with the site shall be designed and constructed according to the "Materials and Construction Methods for Exterior Wildfire Exposure," as found in the currently adopted and locally amended California Residential Code.
- 21. Roof eave overhangs beyond exterior walls that are less than or equal to 5 feet to property lines shall be protected on the underside of the projection by materials rated for 1-hour fire protection.

Drainage Section

- 22. Drainage report, drainage and grading plans, and C3/C6 Form are required at the building permit stage.
- 23. Site specific erosion control plans and County Best Management Practices plan sheet are required at the building permit stage.

Department of Public Works

- 24. Work in the public right of way shall comply with the County's standard details.
- 25. An encroachment permit is required for any work in the public right of way.

Geotechnical Section

- 26. A geotechnical report shall be required at the building permit stage.

Montara Water and Sanitary District (District)

27. The applicant is required to obtain a Sewer Permit prior to issuance of building permit. Sewer Connection Fees must be paid prior to issuance of connection permit.
28. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Proof of well abandonment to San Mateo County Health Services may be required.
29. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.
30. Applicant must first apply directly to District for permits and not their contractor.

Coastside Fire Protection District

31. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
32. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance, in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than four inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 19-inch green reflective metal sign.

33. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
34. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
35. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
36. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.
37. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
38. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
39. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
40. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

41. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

RP:pac - RSPDD0230_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



San Mateo County Planning Commission Meeting

Owner/Applicant: Humphreys/Dalton

File Numbers: PLN2018-00270

Attachment: B



County of San Mateo - Planning and Building Department

ATTACHMENT C

Leila Mashhoodi
 Design & Development
 945 Brentwood Ave
 Torrance, CA 90501
 (925) 658-2116

NEW RESIDENCE

PROJECT ADDRESS:
 0 Yee Dr, Mir Ave
 Moss Beach, CA 94038

OWNER:
 Emily Humphreys
 (434) 249-1908

GRAPHIC
 CALCULATIONS

REVISION

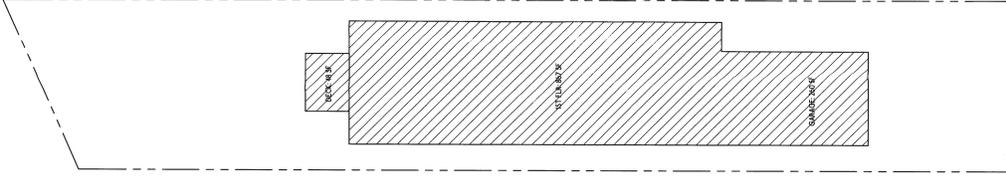
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2	PLAN CHECK	7/8/08
3	PLANNING	8/13/08
4	PLANNING	11/5/08
5	PLANNING	11/9/08

PROJECT No.:
 DRAWN BY: LPM
 CHECKED BY: LPM
 DATE: 11/18/08

A1.1

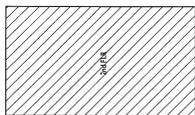
LOT COVERAGE

LOT SIZE	3,363 SF
PROPOSED STRUCTURE	
1st FLOOR	867 SF
DECK	48 SF
GARAGE	260 SF
TOTAL	1,175 SF = 34.9%

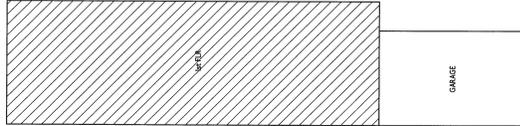


PROPOSED FLOOR AREA RATIO

LOT SIZE	3,363 SF
2ND FLOOR	390 SF
1ST FLOOR	867 SF
TOTAL	1,257 SF = 37.3%



2
A1.1
2ND FLOOR PLAN
TRUE NORTH
0 2 4 6 8



1
A1.1
1ST FLOOR PLAN
TRUE NORTH
0 2 4 6 8

Leila Mashhoodi
Design & Development
945 Brentwood Ave
Trafalgar, CA 94951
(925) 658-2116

NEW RESIDENCE

PROJECT ADDRESS:
0 Via De Mer Ave
Moss Beach, CA 94038

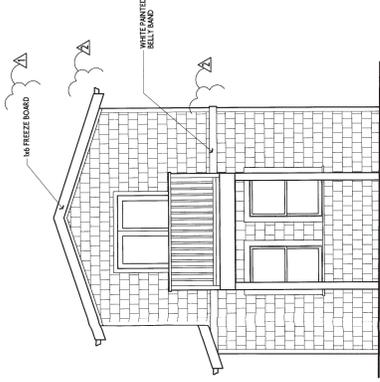
OWNER:
Emily Humphreys
(434) 249-1908

ELEVATIONS

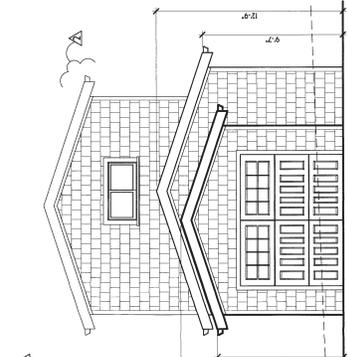
REVISION	
No.	Date
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2	7/29/8
3	8/13/8
4	11/5/8
5	11/29/8

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DRAWN BY: L.P.M.
CHECKED BY: L.P.M.
DATE: 11/18/08

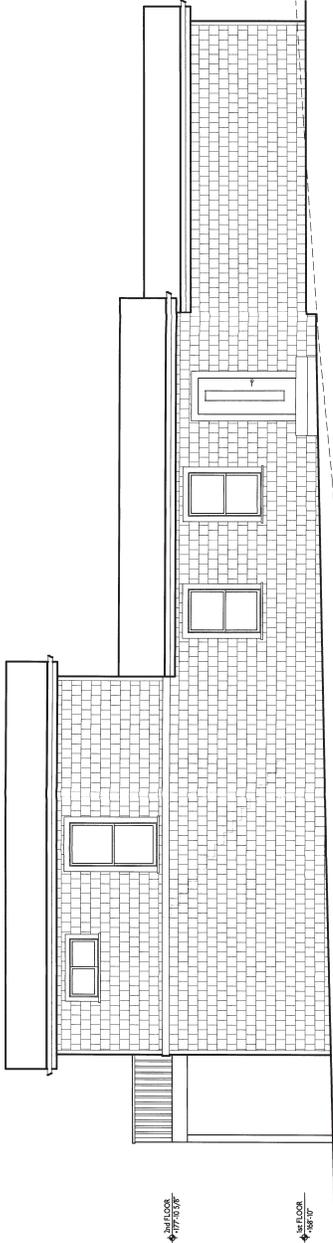
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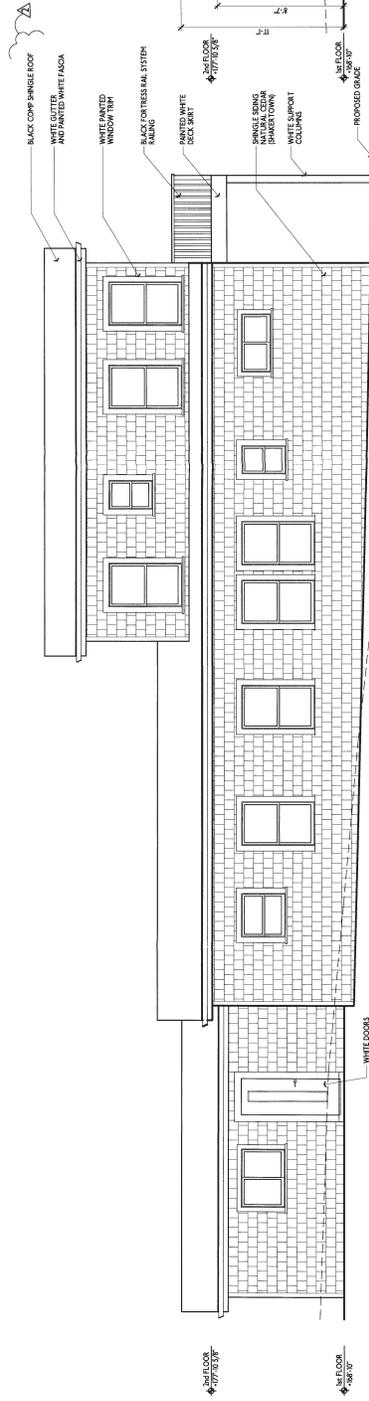
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FRONT (SOUTH) ELEVATION
A3.0 1/4"=1'-0"



LEFT (WEST) ELEVATION
A3.0 1/4"=1'-0"



RIGHT (EAST) ELEVATION
A3.0 1/4"=1'-0"

MATERIAL/COLOR SWITCHES



NOTE: FACE ARTICULATION APPROXIMATED

NOTE: FACE ARTICULATION APPROXIMATED

EXISTING GRADE SHOWN

Leila Mashhoodi
 Designer & Development
 945 Brenwood Ave
 Vallejo, CA 94591
 (925) 638-2116

NEW RESIDENCE

PROJECT ADDRESS:
 0 Via De Mer Ave
 Moss Beach, CA 94038

OWNER:
 Emily Humphreys
 (434) 240-1908

SECTION &
 MATERIALS

REVISION	
No.	Description
1	PLAN CHECK
2	PLAN CHECK
3	PLANNING

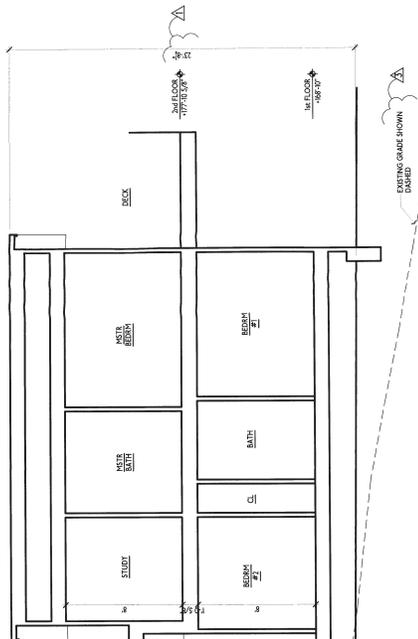
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DESIGN BY:	LHM
CHECKED BY:	LHM
DATE:	8/13/18

A4.0

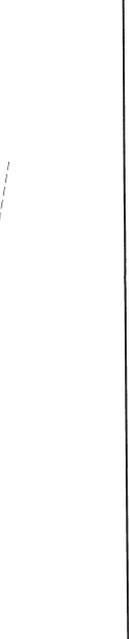
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2	3'0" x 6'0"	7'0"	SINGLE HANG	
3	3'0" x 6'0"	7'0"	SINGLE HANG	EGRESS WINDOW
4	3'0" x 6'0"	7'0"	SINGLE HANG	
5	4'0" x 2'0"	7'0"	SLEER	
6	3'0" x 6'0"	7'0"	SLEER	
7	3'0" x 6'0"	7'0"	SINGLE HANG	EGRESS WINDOW
8	3'0" x 6'0"	7'0"	SINGLE HANG	
9	3'0" x 6'0"	7'0"	SINGLE HANG	
10	3'0" x 6'0"	7'0"	SINGLE HANG	
11	3'0" x 6'0"	7'0"	SINGLE HANG	
12	3'0" x 6'0"	7'0"	SLEER	
13	3'0" x 6'0"	7'0"	SLEER	
14	3'0" x 6'0"	7'0"	SINGLE HANG	
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97	3'0" x 6'0"	7'0"	SLEER	
98	3'0" x 6'0"	7'0"	SLEER	
99	3'0" x 6'0"	7'0"	SLEER	
100	3'0" x 6'0"	7'0"	SLEER	

DOOR SCHEDULE			
TAG	SIZE	TYPE	REMARKS
FIRST FLOOR			
101	8'0" x 7'0"	GARAGE DOOR	REMOTE CONTROL
102	3'0" x 6'6"	HINGED	ENTRY KNOB & DEADBOLT
103	2'4" x 6'6"	HINGED	1-HOUR SELF-CLOSING FIRE DOOR
104	2'0" x 6'6"	HINGED	CLOSET ENTRY KNOB & DEADBOLT
105	2'0" x 6'6"	HINGED	CLOSET ENTRY KNOB & DEADBOLT
106	2'0" x 6'6"	HINGED	BEDROOM PRIVACY
107	2'0" x 6'6"	HINGED	BEDROOM PRIVACY
108	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
109	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
110	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
111	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
112	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
113	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
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196	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
197	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
198	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
199	2'0" x 6'6"	HINGED	BATHROOM PRIVACY
200	2'0" x 6'6"	HINGED	BATHROOM PRIVACY

TYPICAL MATERIALS:
 ROOF: CLASS A ASPHALT COMPOSITION SHINGLE
 ROOF CASING/SILL: TYP
 SIDING: SHINGLE SIDING
 WINDOWS: DUAL-PANE LOW-E VINYL, PAINTED
 WOOD CASING/SILL, TYP
 DOORS: WOOD CLAD SLIDER AND FIBERGLASS



SECTION
 1/8" = 1'-0"





ENGINEER'S STAMP
NEW RESIDENCE
O VUE DE MER
MOSS BEACH, CA 94038

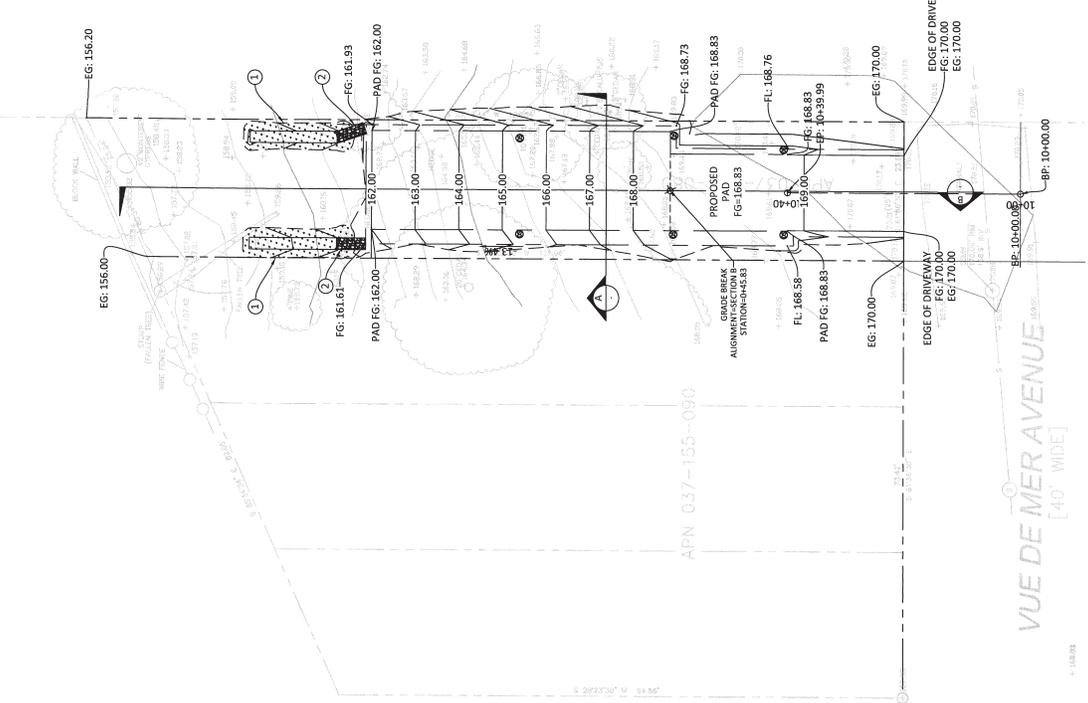
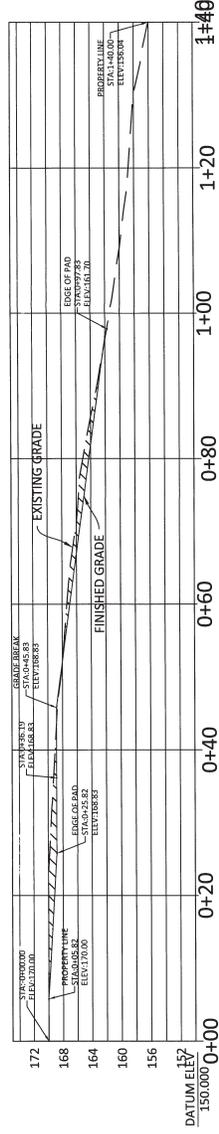
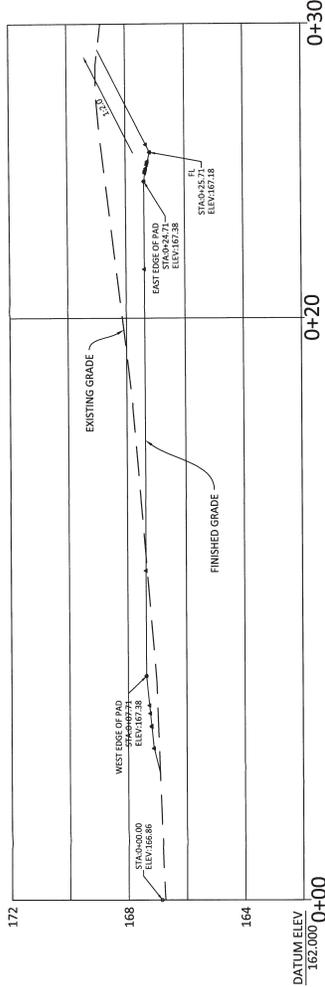
GRADING AND DRAINAGE PLAN

REVISION		DATE
REV	DESCRIPTION	DATE
A	ISSUE FOR PERMIT	8-1-18

PROJECT	
DATE DRAWN	
DRAWN BY	

SCALE: 1" = 10'
SHEET

C2.0



CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY
1	CONSTRUCT BIORETENTION AREA PER DETAIL 2 ON SHEET C4.0	60 SQ. FT
2	INSTALL GABION RIP RAP ENERGY DISSIPATION, D50 = 6"	10 SQ. FT

PLAN VIEW
SCALE 1" = 10'





ENGINEER'S STAMP

NEW RESIDENCE

0 VUE DE MER
 MOSS BEACH, CA 94038

**TYPICAL
 DETAILS**

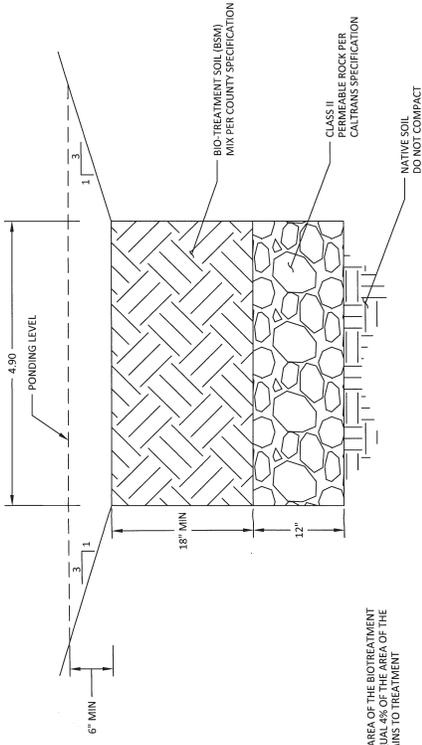
REV	DESCRIPTION	DATE
A	ISSUE FOR PERMIT	8-1-18

PROJECT
 DATE DRAWN
 DRAWN BY



SHEET
C4.0

ZONE	IMPERVIOUS AREA	BIORETENTION AREA REQUIRED	BIORETENTION AREA PROVIDED
ZONE A	282.5	27.4 SQ. FT	30 SQ. FT
ZONE B	245.0		
ZONE C	158.0		
ZONE D	225.0	27.3 SQ. FT	30 SQ. FT
ZONE E	300.0		
ZONE F	158.0		



NOTE:
 THE SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE BASINS TO BE TREATED.

BIORETENTION BASIN CROSS SECTION
 2 SCREENS



ENGINEER'S STAMP

NEW RESIDENCE

O VUE DE MER
 MOSS BEACH, CA 94038

EROSION AND SEDIMENT CONTROL PLAN

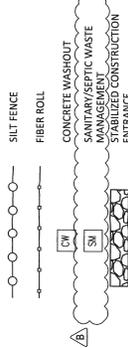
REVISION	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	08/12/18
2	RESPONSE TO COMMENT 11 (P. 18)	

PROJECT	
DATE DRAWN	
DRAWN BY	
CHECKED BY	
SCALE	1" = 10'
SHEET	EC1.0

EROSION CONTROL NOTES:

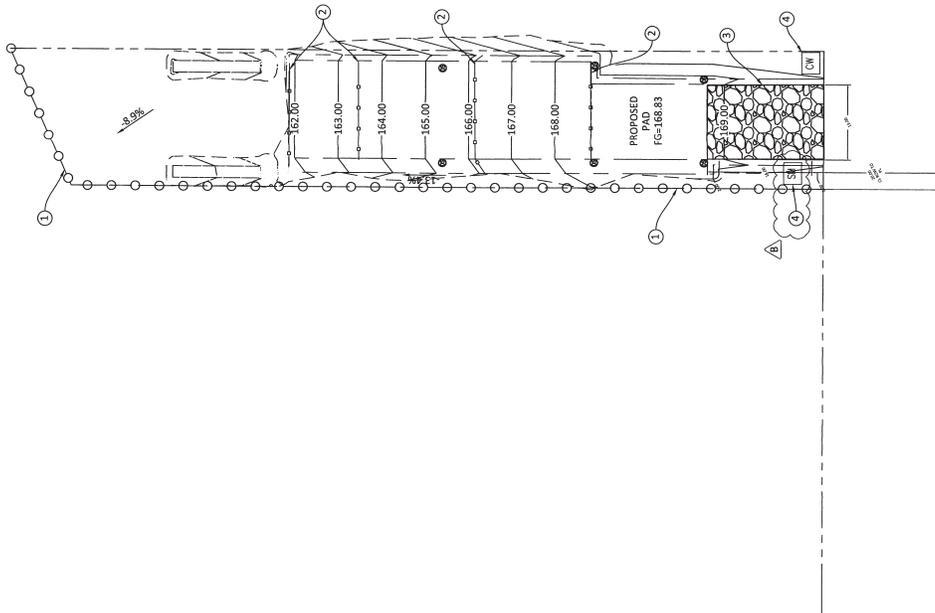
- EROSION CONTROL PLAN POINT OF CONTACT:
 ANDREW ESPINO, P.E., OSD/CSDP
 PLS(510) 822-2014 or @EMAIL.COM
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EROSION AND SEDIMENT CONTROL MEASURES.
- YEAR-ROUND STABILIZE ALL DENuded AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- CONDUCT REGULAR INSPECTIONS OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THE RELEASE OF POTENTIAL POLLUTANTS.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAINTS, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DewaterING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS) AS NECESSARY.
- WATER, FUELS, OIL, OR MAINTENANCE VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- CONSTRUCTION ACCESS ROUTES TO BE STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE BEST PRACTICES FOR EROSION AND SEDIMENT CONTROL.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS; (LIST LOCATIONS)
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON." DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- CONSTRUCTION MATERIALS SHALL BE STORED ON-SITE.
- UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS PROTECTED WITH FIBER ROLLS CONTAINING THE BASE-OF-THE-STOCKPILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED AND IMPLEMENTED PER TREE PROTECTION PLAN PREPARED BY DAVID POWERS DESIGN.

EROSION CONTROL PLAN LEGEND

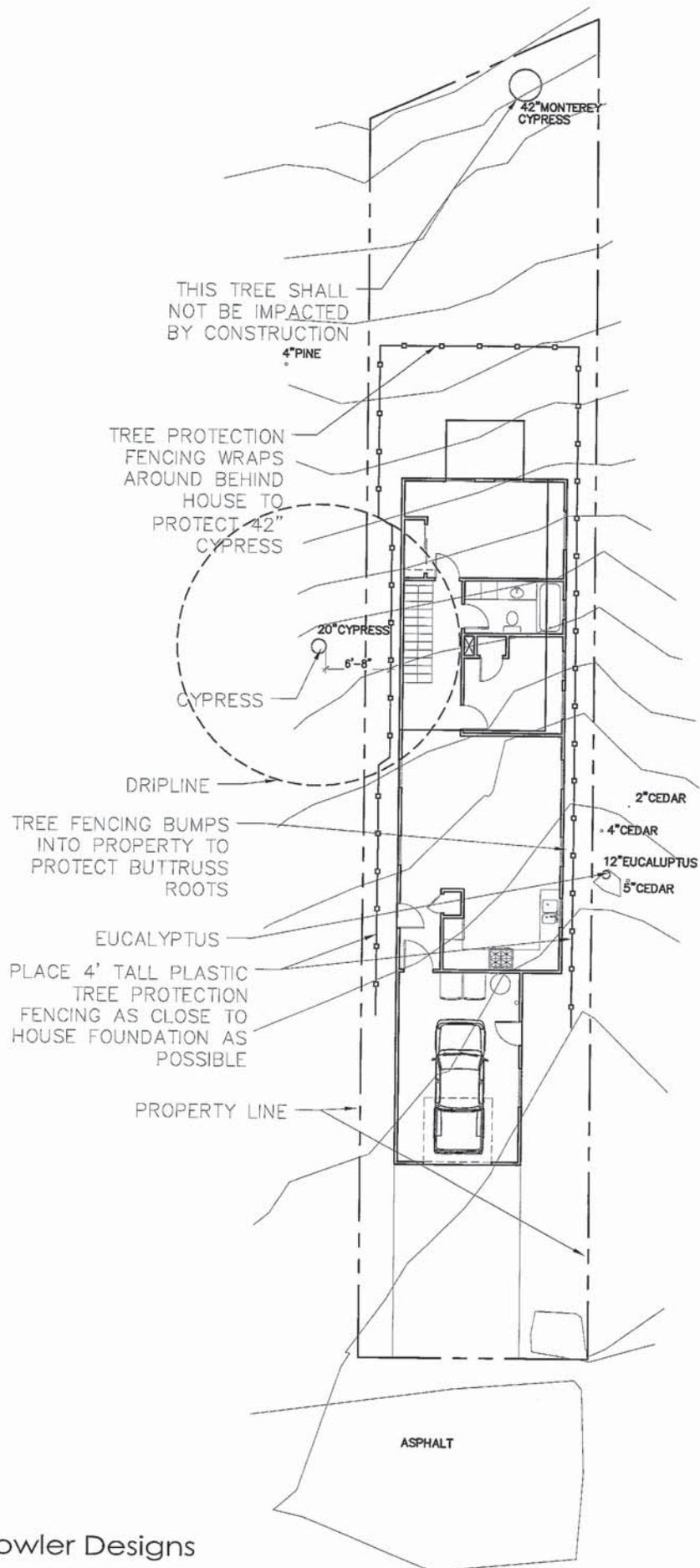


CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY
1	INSTALL SILT FENCE ALONG EDGE OF PROPERTY PER DETAIL 1 ON SHEET EC2.0	160 LF
2	INSTALL FIBER ROLLS ALONG GRADED SLOPE PER DETAIL 2 ON SHEET EC2.0	80 LF
3	CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3 ON SHEET EC2.0	260 SQ FT
4	CONSTRUCT TEMPORARY CONSTRUCTION WASHOUT PER DETAIL 4 ON SHEET EC2.0	1 EA
5	INSTALL TEMPORARY SANITARY/SEPTIC WASTE MANAGEMENT FACILITIES PER CASQA BMP HANDBOOK DETAIL WM-9 OR APPROVED EQUIVALENT	1 EA



PLAN VIEW
 SCALE 1" = 10'



David Fowler Designs

2475 BRUSH CREEK ROAD
 SANTA ROSA, CA 95404
 707.531.5199
 RLAF 0120
 www.davidfowlerdesigns.com
 dfowlerdesigns@gmail.com

landscape architecture | arboriculture | sculpture

TREE PROTECTION PLAN

0 VUE DE MAR AVE
 MOSS BEACH, CA

DATE 01-14-19

SCALE 3/32"=1'-0"

**0 Vue de Mar Ave
Moss Beach, CA 94038**

TREE PROTECTION MEASURES

November 16, 2018

1. Where pruning for clearance or hazard reduction is required on any trees to remain, it should be done by trained, qualified tree workers according to ISA & ANSI A300 Pruning Guidelines, prior to construction. Pruning should be the minimum necessary for hazard reduction, (i.e. the removal of deadwood, 2" and larger, broken branches, etc.) and for clearance.
2. Plastic tree protection fencing should be installed at the outer edge of the driplines of trees (on the side facing construction) within the zone of construction activity
If access within dripline will be required, fence to be placed at expected limit of grading.
Fence should be installed prior to the start of clearing or grading operations, and kept in place throughout construction activities.
3. If any roots larger than 1" are encountered during construction activities which can't be preserved, they should be cut cleanly across the face of the root with a sharp saw, past any damaged portions.
4. No parking, operation of equipment, storage of materials, disposal of waste or other construction activity shall occur within driplines of protected trees.
5. If any issues arise during construction relating to trees, project arborist shall be notified to visit site and/or provide recommendations



County of San Mateo - Planning and Building Department

ATTACHMENT D

May 2, 2019

Mr. Pat Dalton
1414 Harbour Way South, Suite 1901
Richmond, CA 94804

Dear Mr. Dalton:

SUBJECT: Coastside Design Review Recommendation of Approval
Vue de Mer Avenue, Moss Beach
APN 037-155-080; County File No. PLN 2018-00270

At its meeting of February 14, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,257 sq. ft. two-story single-family residence, including a 260 sq. ft. attached garage, on a legal 3,363 sq. ft. parcel (parcel legality status confirmed via a Certificate of Compliance Type A), as part of a hearing-level Coastal Development Permit (CDP) and Nonconforming Use Permit. No tree removal and only minor grading is proposed. The associated CDP 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 recommended conditions:

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 one single-family residence in an urban, residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, has been reviewed 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. *Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT. 1. Integrate Structures with the Natural Setting: The project integrates well with the natural setting of the site given the size of the lot;*
- b. *Section 6565.20(D) ELEMENTS OF DESIGN. 1. Building Mass, Shape and Scale. a. Relationship to Existing Topography: The project assimilates well with the topography and neighborhood scale and is modest in size which is consistent with the lot size;*
- c. *Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features. d. Garages: The garage door on the rendering is decorative and adds visual interest where it is unavoidably the prominent feature on the front façade of the house;*
- d. *Section 6565.20(D) ELEMENTS OF DESIGN. 4. Exterior Materials and Colors: The house uses natural cedar shingles which will blend well with the surrounding natural setting;*

RECOMMENDATIONS

1. Consider alternative support for the rear elevation balcony such as side braces or cantilever system in lieu of posts.
2. Replace the Japanese maple (*Acer palmatum*) with a native variety more conducive to the coastal climate.
3. The bay laurel (*Laurus nobilis*) will likely overgrow the path on the side of the house. A smaller native option is recommended.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastsides Design Review Committee on February 24, 2019. 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 Coastsides Design Review Committee, with applicable fees to be paid.
2. 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 the Planning Department 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.
3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee.
 - a. Entry doors and garage shall be charcoal to complement the black deck railings and exterior lighting and to bring contrast to the natural shingle tone.
 - b. Light fixtures must be Dark Sky compliant and limited to one (1) fixture per opening. The garage may have a fixture on either side of the door. The placement for each fixture must be delineated on the revised plans.
 - c. Landscape lighting shall include only low level, downward pointing path lighting to front door.
 - d. On the front (south) elevation, move the garage to the right to allow for formal front entry wayfinding to a covered entry/porch that is street facing rather than side facing.

- e. Clearly delineate the height of the structure on the cross sections from existing grade to the highest point of the structure. Maximum roof height shall not exceed 28 feet.
4. 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.
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 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 prevent erosion and sedimentation off-site.
7. 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.
8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Montara Water and Sanitary District, and the Coastside Fire Protection District.
9. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.

10. 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 Vue de Mer 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 Vue de Mer Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. 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.
12. 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).
13. The exterior color samples submitted to the CDRC are conditionally approved per Condition No. 3. 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.
14. 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).
15. Installation of the approved landscape plan is required prior to final inspection.
16. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also

applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
17. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If 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 as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
- f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and;
- g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

- 18. A building permit shall be obtained for the proposed construction.
- 19. This property is located in a High Fire Hazard Severity Zone and the structure along with site conditions shall be designed and constructed according to the "Materials and Construction Methods for Exterior Wildfire Exposure," as found in the currently adopted and locally amended California Residential Code.
- 20. Roof eave overhangs beyond exterior walls that are less than or equal to 5 feet to property lines shall be protected on the underside of the projection by materials rated for 1-hour fire protection.

Drainage Section

- 21. Drainage report, drainage and grading plans, and C3/C6 form are required at the building permit stage.
- 22. Site specific erosion control plans and County Best Management Practices plan are required at the building permit stage.
- 23. Work in the public right of way shall comply with the County's standard details.
- 24. An Encroachment Permit is required for any work in the public right of way.

Geotechnical Section

- 25. A geotechnical report shall be required at the building permit stage.

Montara Water and Sanitary District (District)

- 26. The applicant is required to obtain a Sewer Permit prior to issuance of building permit. Sewer Connection Fees must be paid prior to issuance of connection permit.

27. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Proof of well abandonment to San Mateo County Health Department may be required.
28. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.
29. Applicant must first apply directly to District for permits and not their contractor.

Coastside Fire Protection District

30. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
31. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance, in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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 six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than four inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
32. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours notice to the Fire Department at (650) 573-3846.
33. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.

34. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
35. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.
36. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
37. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
38. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
39. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.
40. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A 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.

For more information, please contact Ruemel Panglao, at 650/363-4582, or by email at rpanglao@smcgov.org.

Please remove all story poles and materials used to demonstrate footprint as soon as possible.

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

Sincerely,



Dennis P. Aguirre, Design Review Officer

cc: Emily Humphreys, Owner
Stuart Grunow, Member Architect
Bruce Chan, Member Landscape Architect
Melanie Hohnbaum, Moss Beach Community Representative

DPA:RSP:cmc – RSPDD0134_WCN.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT E

Ruemel Panglao

From: Judy Taylor <jt@judytaylor.com>
Sent: Thursday, April 25, 2019 12:36 PM
To: Ruemel Panglao
Cc: emilyh2@alumni.stanford.edu; patrick.dalton@sunpower.com
Subject: Vue de Mer lot

Ruemel,

I was copied on the emails about the need for further information on the Humphreys' lot. There had been multiple discussions both with the current applicant and the owners of the adjacent property. Ms. Humphreys had financial constraints that prohibited her doubling the investment in the land for her project. In addition, since the lot legality issue has become so pervasive, acquiring any portion of that lot would have required a level of cooperation in significant County processing in which the adjacent owners were not interested in participating. Due to both the expense and the adjacent owners lack of interest in both selling and enduring the LLA process, the idea of that acquisition had to be dropped.

Is this sufficient for what you need? If not, do let me know and I will provide what is needed.

Judy Taylor
BRE 00603297
Alain Pinel Realtors

The economy is a wholly owned subsidiary of the environment, not the other way around.
Gaylord Nelson

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