

Planning Permit Application Form

PLN: **PRE 2010-00056**
BLD:

Applicant/Owner Information

Applicant: **Jamie & Jennifer Guevara**
Mailing Address: **P.O. 370307**
Montara, CA. Zip: **94037**
Phone, W: **(650) 219-9144** H: **(650) 455-2512**
E-mail Address: **guevara.jamie@gmail.com** FAX:

Name of Owner (1): **Jamie Guevara** Name of Owner (2): **Jennifer Guevara**
Mailing Address: **P.O. 370307** Mailing Address: **P.O. 370307**

Montara, CA. Zip: **94037**
Phone, W: **(650) 728-7739**
H: **(650) 219-9144**
E-mail Address: **guevara.jamie@gmail.com**

Montara, CA. Zip: **94037**
Phone, W: **(650) 455-2512**
H: **(650) 455-2512**
E-mail Address: **guevara.jen135@gmail.com**

Project Location

(address):
1015 Birch St.
Montara, CA. 94037
Zoning: **R1**

Assessor's Parcel Numbers: **036 -**
123 - 080 -
Parcel/lot size: **6250 sf** SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)

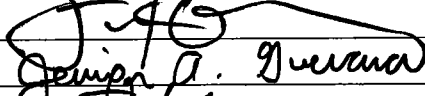
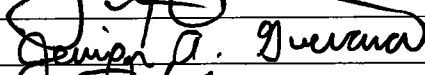
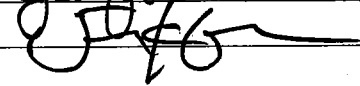
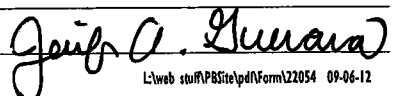
Demolish existing carport & garage. Construct new 2 story structure consisting of a garage with an ADU above.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

- Area of lot **6,250 sq. ft +/-**
- Lot covered by structures - including garage **1,844 sq. ft. or 30%.**
- Demolish garage & carport - roughly **500 sq. ft.** - proposed garage & hallway & total lot coverage after proposed project - **2,175 sq. ft. - 34.8%.**
- Area of existing residence **1,344 sq. ft.** - **831 sq. ft.**
- Area of proposed living space **696 sq. ft.**
- Total conditioned floor area after proposed project **2,040 sq. ft.**

Signatures

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

Owner's signature: 
Owner's signature: 
Applicant's signature:  

Environmental Information Disclosure Form

PLN PRE 2020 - 00056
 BLD _____

Project Address: 1015
Birch St. Montara,
CA. 94037
 Assessor's Parcel No.: 036-123-080
 Zoning District: R1

Name of Owner: Jamie & Jennifer Guevara
 Address: 1015 Birch St. Montara,
CA. 94037 Phone: (650) 219-9144
 Name of Applicant: Jamie & Jennifer Guevara
 Address: 1015 Birch St. Montara,
CA. 94037 Phone: (650) 219-9144
(650) 455-2512

Existing Site Conditions

Parcel size: 6,250 sq. ft.

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). LOT covered by structures - including garage 1,844 sq. ft.
- Demolish garage & carport - roughly 500 sq. ft. - 30%
proposed garage & hallway & landing - 831 sq. ft.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

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

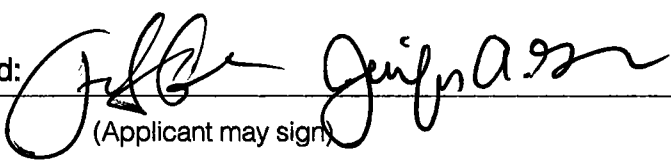
Please explain all "Yes" answers:

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

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

Certification

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

Signed:  Date: 12/28/2020
(Applicant may sign)

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2020-00056

Other Permit #: _____

Applicant:

Name: Jamie Guevara
Address: 1015 Birch St.
Montara, CA. Zip: 94037
Phone, W: (650) 219-9144 H: (650) 455-2572
Email: guevara.jamie@gmail.com

Owner (if different from Applicant):

Name: (Same)
Address: _____
Zip: _____
Phone, W: _____ H: _____
Email: _____

Architect or Designer (if different from Applicant):

Name: Scott Cirimeli - Mission Addition Inc.
Address: 637 Virginia St., Vallejo, CA. Zip: 94590
Phone, W: (925) 708-5431 H: _____
Email: scirimeli@aol.com

Project location:

APN: 036123080
Address: 1015 Birch St.
Montara CA. Zip: 94037
Zoning: R1
Parcel/lot size: 6,250 sq. ft. sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):
demolish existing garage & carport
proposed garage & hallway & landing 831 sq. ft.
total lot coverage after proposed project 2,175 sq. ft.

Project:

- New Single Family Residence: _____ sq. ft.
- Addition to Residence: 331 sq. ft.
- Other: ADU above garage

Additional Permits Required:

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

Describe Project:

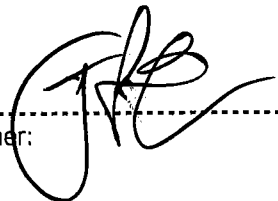
- Demolish existing Garage & Carport ~ 500 sq. ft.
- Proposed 2 car garage, hallway, landing ~ 831 sq. ft.
- ADU above garage.

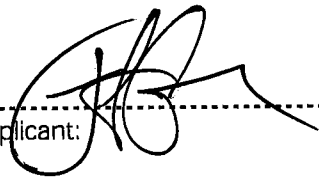
Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior walls	T1-11	match existing	<input checked="" type="checkbox"/>
b. Trim		match existing	<input checked="" type="checkbox"/>
c. Windows		match existing	<input checked="" type="checkbox"/>
d. Doors		match existing	<input type="checkbox"/>
e. Roof		match existing	<input checked="" type="checkbox"/>
f. Chimneys	n/a		<input type="checkbox"/>
g. Decks & railings			<input type="checkbox"/>
h. Stairs			<input type="checkbox"/>
i. Retaining walls	n/a		<input type="checkbox"/>
j. Fences			<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport			<input type="checkbox"/>

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

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

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

Owner: 

Applicant: 

Date: 12/28/2020

Date: 12/28/2020

Certificate of Exemption or Exclusion from a Coastal Development Permit

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

Permanent Record
Microfilming Required

Permit #: PLN _____
Permit #: BLD _____

Owner
Name: Jamie Jen Guevara
Address: 1015 Birch st
Montara CA
Zip: 94037
Phone, W: 650-219-9144 H: 650-455-2512
Email Address: guevara.jamie@gmail.com

Applicant
Name: Jamie Jen Guevara
Address: 1015 Birch st
Montara CA
Zip: 94037
Phone, W: 650 219-9144 H: 650 455 2512
Email Address: guevara.jamie@gmail.com

Project Description:

- Demolish Existing garage carport
- Proposed 2 car garage, hallway & landing
- ADU above garage

Existing water source:

- Utility connection _____
- Well _____

Proposed water source:

- Utility connection _____
- Well _____

Assessor's Parcel Number(s):

036 - 123 - 080

Staking of well location and property lines are required.

- Provide site plan depicting location and all trees.
- Will this require any grading or vegetation/tree removal? Yes No

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

[Signature]
Owner _____
Date 12/28/2020

[Signature]
Applicant _____
Date 12/28/2020

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below.

Initial

- ___ A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCR13250, ZR 6328.5(a)]
- ___ B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCR13253, ZR 6328.5(b)]
- ___ C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- ___ D. Repair or Maintenance Activity. [PRC 30610(d), CCR13252, ZR 6328.5(d)]
- ___ E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCR13240, AB 643, ZR 6328.5(e)]

- ___ F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCR13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- ___ G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- ___ H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- ___ I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- ___ J. Lot Line Adjustment. [ZR 6328.5(i)]
- ___ K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

Is the following condition(s) required for approval?

- Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

Planning Department

Date

Project is subject to the following condition(s) of approval:

What are the conditions of approval?

- ___ Fee collected
- ___ Original Certificate of Exemption to Building Inspection file.
- ___ Copies of Certificate of Exemption to:
 1. Applicant/Owner.
 2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- ___ Update Permit*Plan Case Screen and Activities

NEW CONSTRUCTION TO MEET THE FOLLOWING APPLICABLE CODES AND STANDARDS

CALIFORNIA BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL CODES 2019 EDITIONS
 ENERGY EFFICIENCY STANDARDS PER 2019 CALIFORNIA BUILDING CODE
 2019 RESIDENTIAL CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

General Notes

1. This site plan is based on plot plan drawings transferred by the owner and the local city or county government. The designer takes no responsibility for the accuracy of property lines and their relationship to existing and proposed structures.

MEASUREMENTS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD. WHEN LAYOUT OR DETAIL QUESTIONS ARISE, THE DESIGNER SHOULD BE CONTACTED.

TYPE OF CONSTRUCTION V-B
 OCCUPANCY GROUP R-3 / U
 SINGLE FAMILY RESIDENCE

Owner's Information

Jamie Guevara
 1015 Birch St., Montara, CA
 guevara.jamie@gmail.com

Scope of Work

- 1) Demolish existing carport and garage
- 2) Construct new two story structure consisting of a garage with an ADU above

NO SPRINKLERS EXIST OR ARE BEING PROPOSED

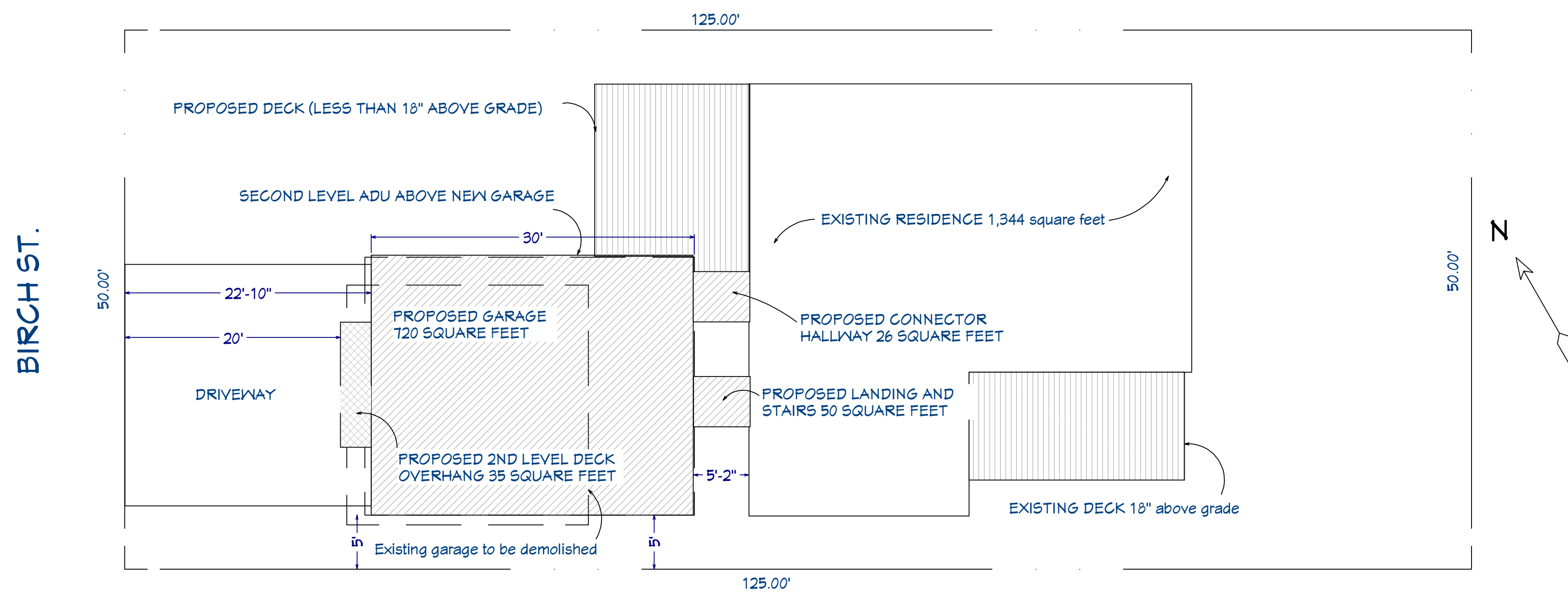
Site Analysis

1 Lot Coverage

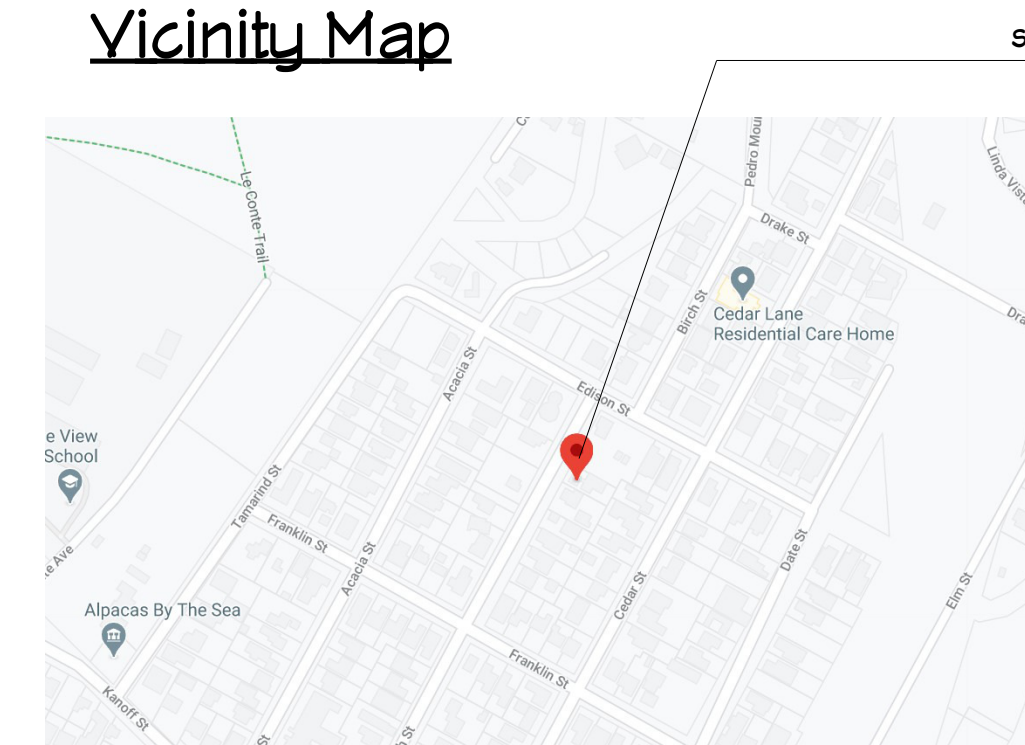
A Area of lot:	6,250 square feet plus or minus
B Lot covered by structures: (including garage)	1,844 square feet
C Total lot coverage:	1,844 square feet or 30%
D Demolish (E) Garage and Carport	<500 square feet>
D Proposed Garage and hallway and landing:	831 square feet
E Total lot coverage after proposed project:	2,175 square feet or 34.8 %

2 Floor Area (excluding garage)

A Area of existing residence:	1,344 square feet
B Area of proposed living space (ADU):	696 square feet
C Total conditioned floor area after proposed project:	2,040 square feet



Vicinity Map



Sheet Index

Sheet 1	Site Plan / Site plan analysis
Sheet 2	Proposed Garage and ADU
Sheet 3	Proposed Elevations
Sheet 4	Proposed Roof Plan

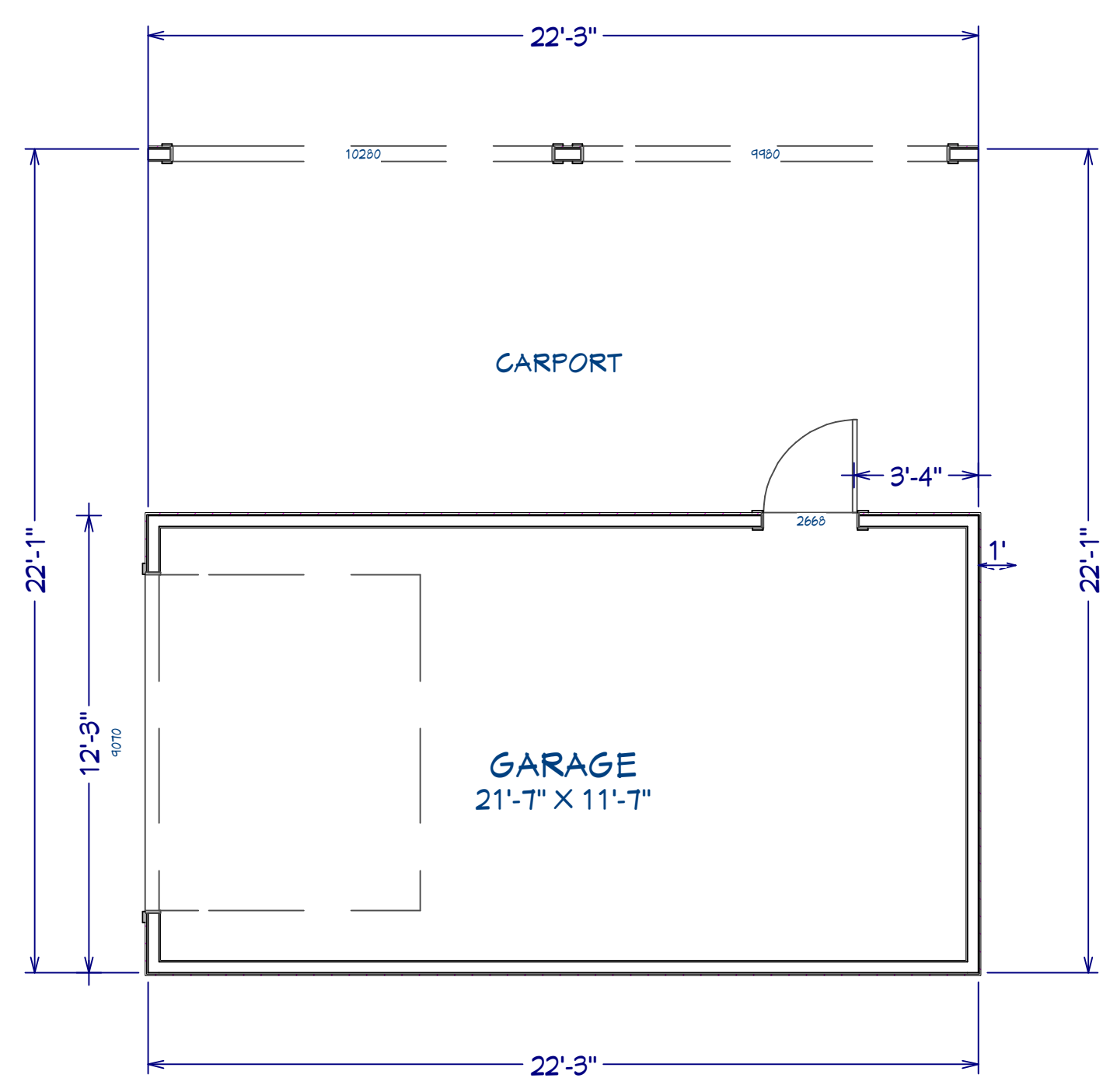
B Site Plan
 1/8" = 1'-0" (This is not a survey)

Site Plan / Site Analysis

Guevara Residence
 1015 Birch Street
 Montara, CA. 94037-0307
 APN 036 123 080

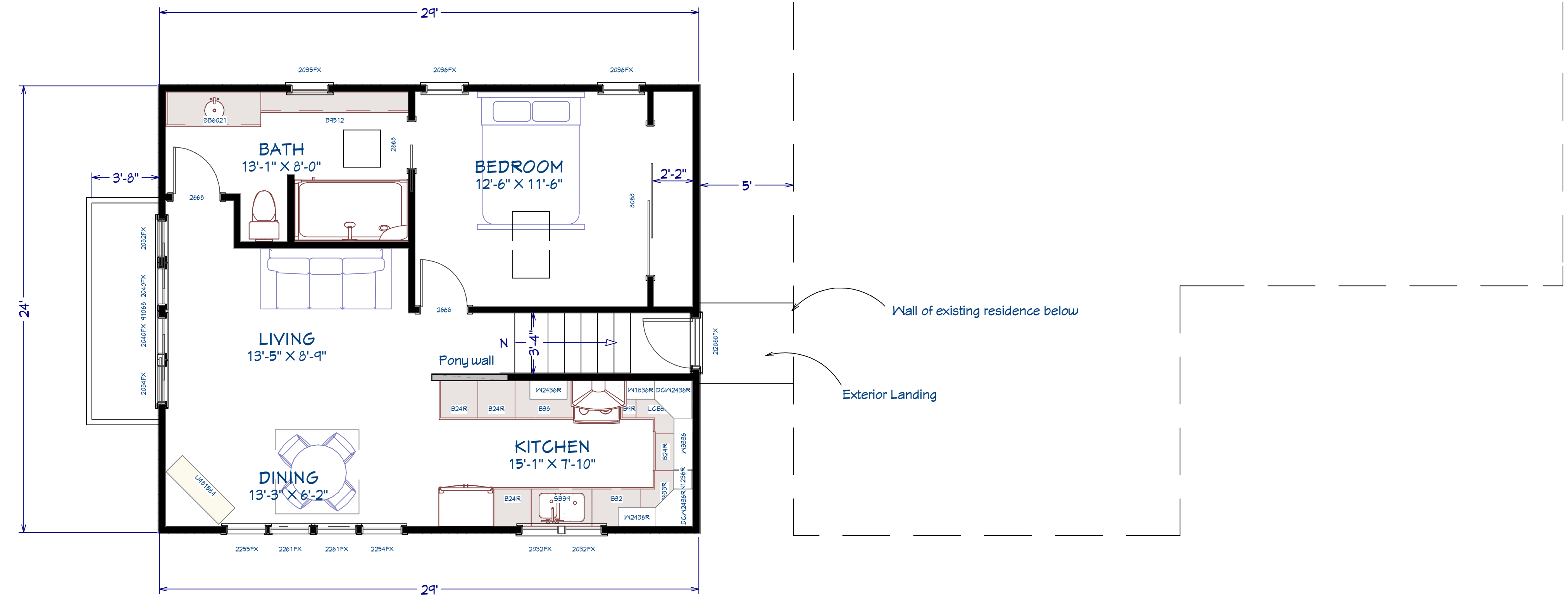
Designed by:
 Mission Addition, Inc.
 Scott Cirimeil
 637 Virginia St.
 Vallejo, CA 94590
 phone: 925.708.5431
 email: scirimeil@aol.com

[Signature]
 Building Designer

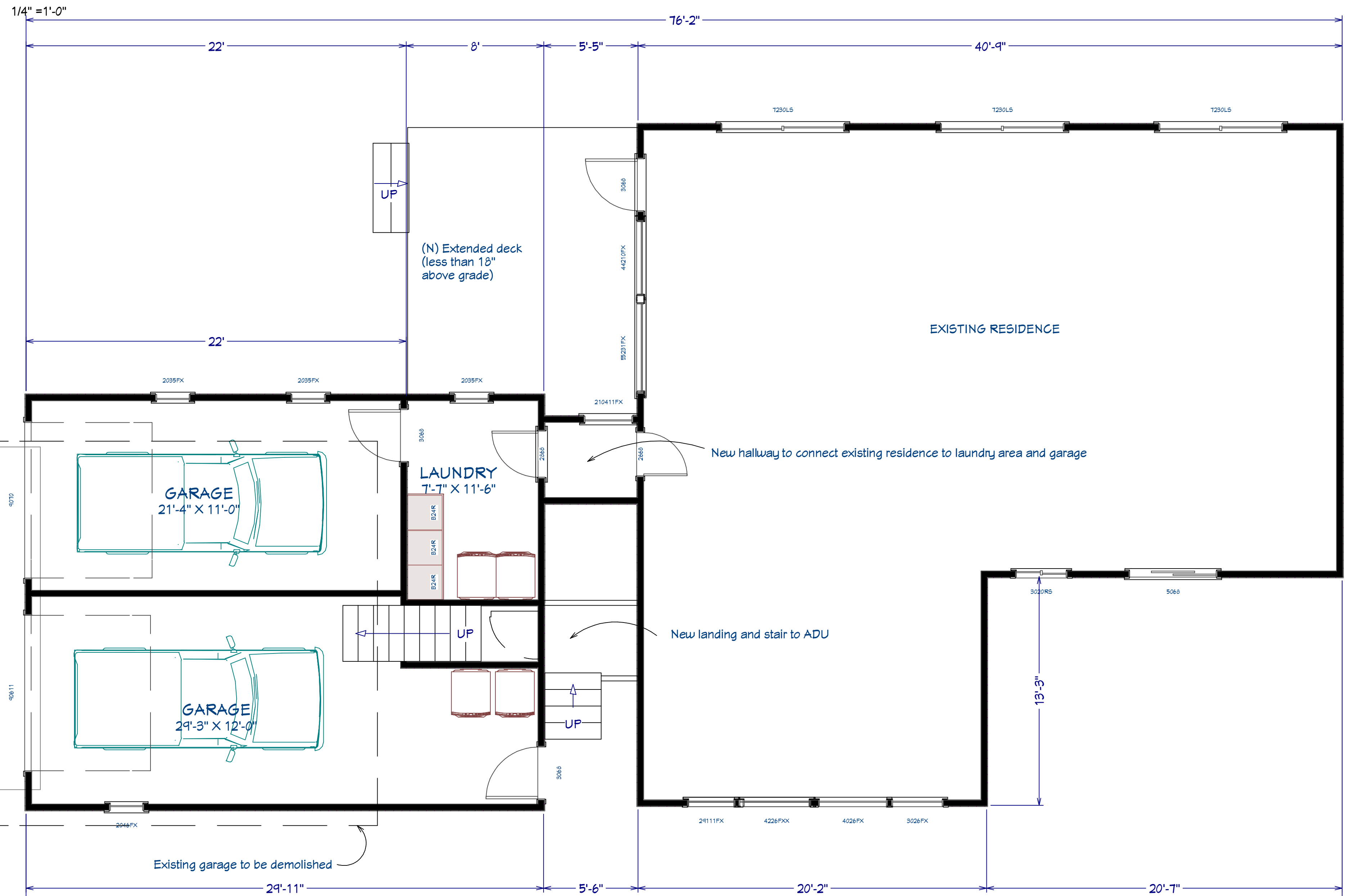


B Existing Garage / Carport to be demolished

1/4" = 1'-0"



C Proposed 696 square foot ADU (above garage)



A Proposed Garage

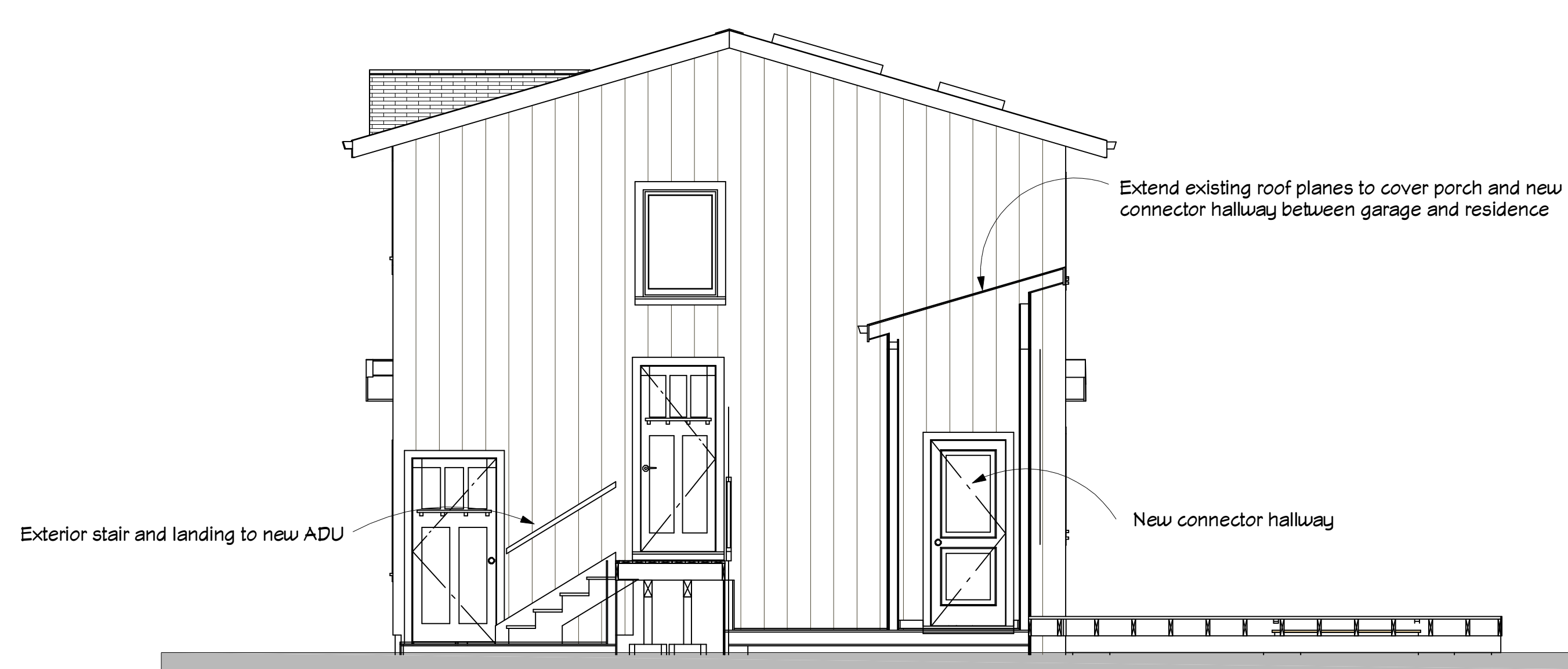
1/4" = 1'-0"

Scott Cirimeil
Building Designer

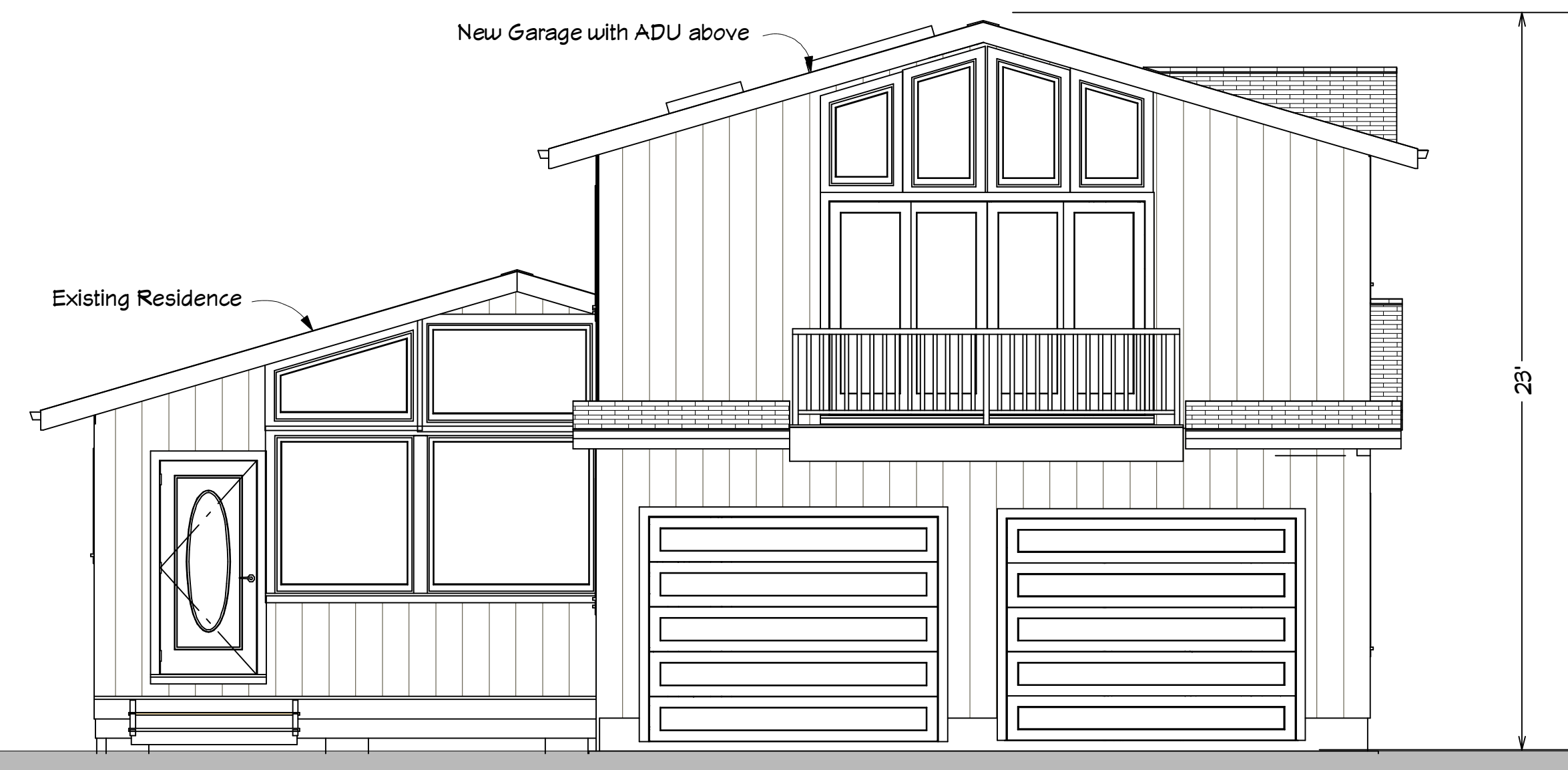
Designed by:
Mission Addition, Inc.
Scott Cirimeil
637 Virginia St.
Vallejo, CA 94590
phone: 925.708.5431
email: scirimeil@aol.com

Existing Residence Footprint /
Proposed Floor Plans

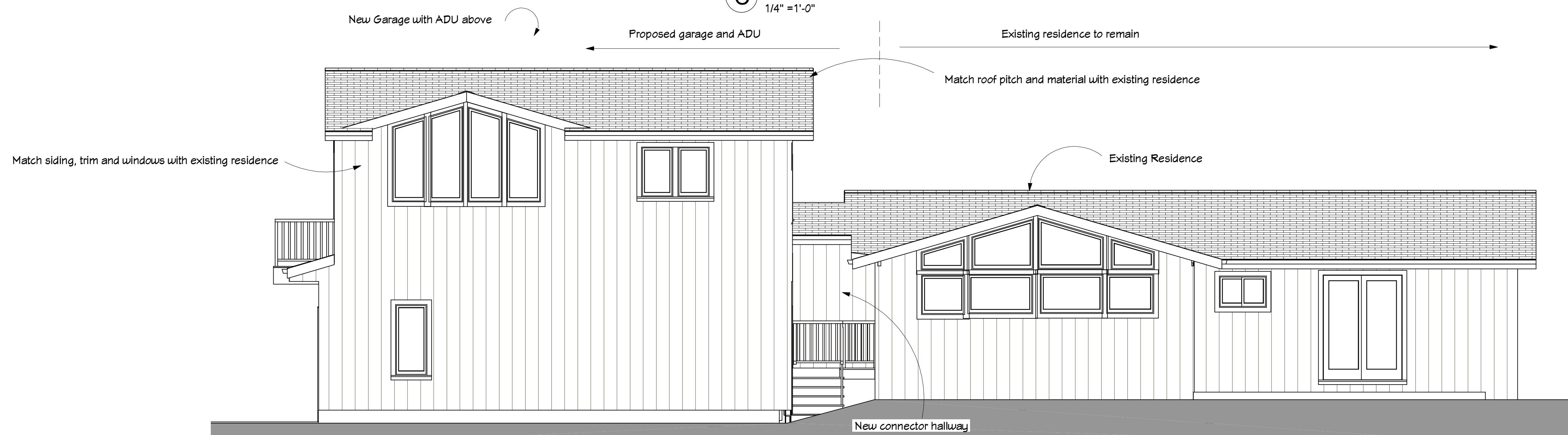
Guevara Residence
1015 Birch Street
Montara, CA. 94037-0307
APN 036 123 080



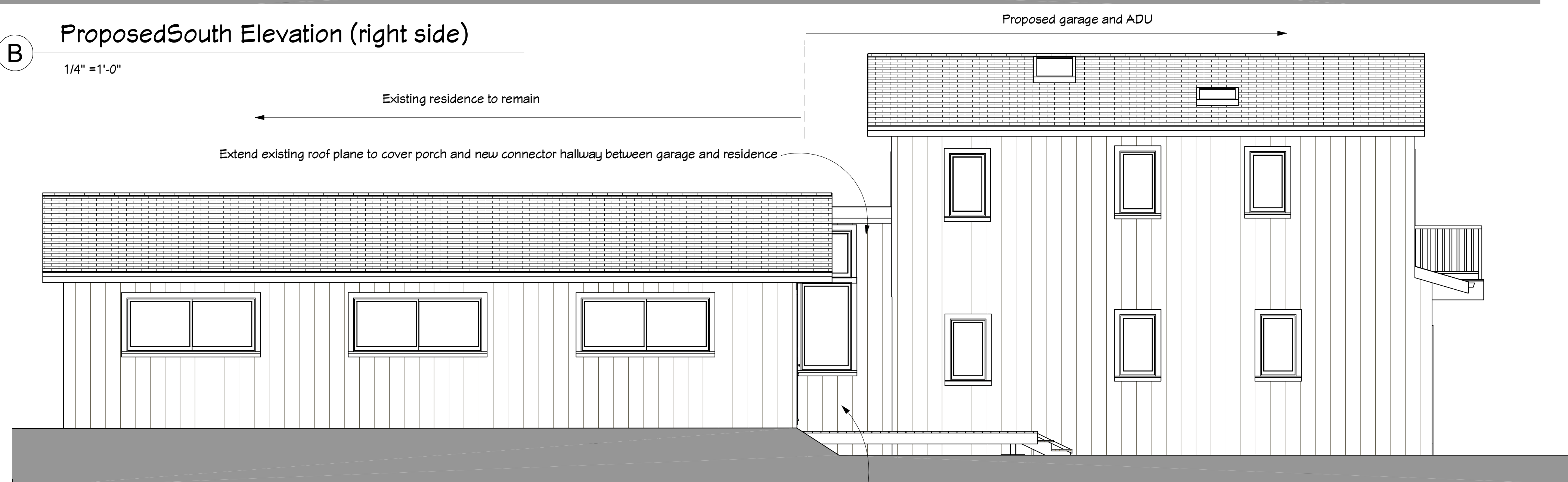
D Proposed East Elevation (rear)
1/4" = 1'-0"



C Proposed West Elevation (Front)
1/4" = 1'-0"



B Proposed South Elevation (right side)
1/4" = 1'-0"



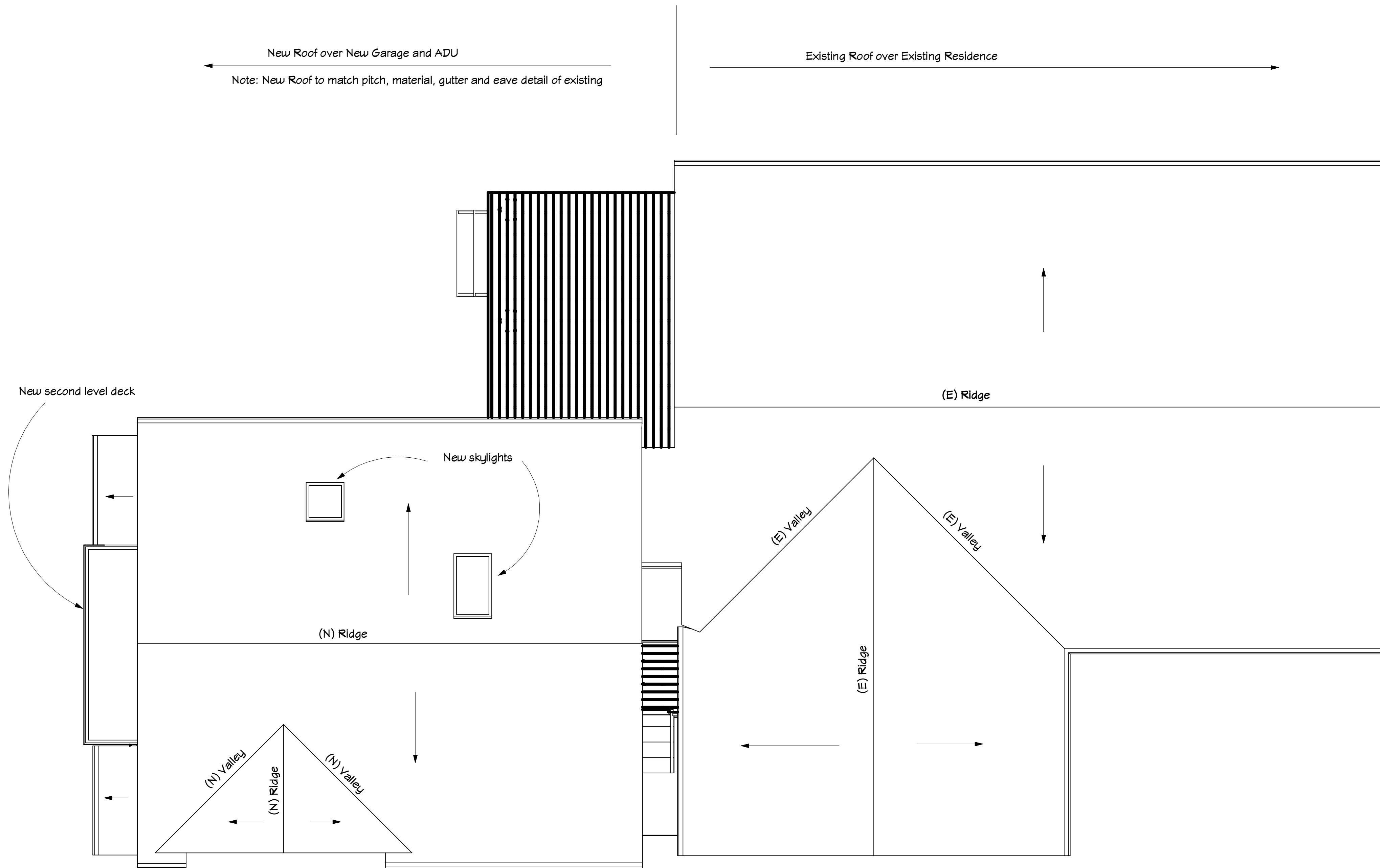
A Proposed North Elevation (left side)
1/4" = 1'-0"

Designed by:
Mission Addition, Inc.
Scott Cirimeli
637 Virginia St.
Vallejo, CA 94590
phone: 925.708.5431
email: scirimeli@aol.com

Scott Cirimeli
Building Designer

Existing and Proposed Elevations

Guevara Residence
1015 Birch Street
Montara, CA. 94037-0307
APN 036 123 080



[Signature]
 Building Designer

Designed by:
 Mission Addition, Inc.
 Scott Cirimeli
 637 Virginia St.
 Vallejo, CA 94590
 phone: 925.708.5431
 email: scirimeli@aol.com

Proposed Roof Plan

Guevara Residence
 1015 Birch Street
 Montara, CA. 94037-0307
 APN 036 123 080

A Proposed Roof Plan
 1/4" = 1'-0"