

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

DATE: August 23, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit and a Non-Conforming Use Permit, for a major remodel, which includes a 993 sq. ft., second-story addition, garage relocation, and a deck above a 798 sq. ft. attached Accessory Dwelling Unit (ADU), to an existing 2,137 sq. ft. single-family residence with an existing 426 sq. ft., two-car garage on a non-conforming 9,191 sq. ft. parcel, located at 504 Lakemead Way in the unincorporated Emerald Lake Hills area of San Mateo County. The project requires a Non-Conforming Use Permit to allow maintenance of existing non-conformities, including 1) side yard setbacks of 3.94 feet and 5.11 feet side yard setbacks where 7.5 feet is required for each side and a combined side yard setback of 20 feet is required, 2) a 15-foot front yard setback where 20 feet is required; and 3) 29% lot coverage where 25% is the maximum. The project involves no tree removal and only minor grading. The ADU requires ministerial review that does not require review by the Planning Commission. It is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

County File Number: PLN 2020-00418 (Korsak)

PROPOSAL

The applicant proposes to construct a major remodel, addition, and ADU on an existing non-conforming, single-family residence located on a non-conforming 9,191 sq. ft. parcel, where 12,000 sq. ft. is the minimum parcel size in the RH/DR Zoning District. The project requires Design Review Permit and Non-Conforming Use Permit (Use Permit) to allow a major remodel/addition of an existing non-conforming structure with non-conforming side yard setbacks of 3.94 feet and 5.11 feet (where 7.5 feet is required), 9-foot combined side setback (where 20-foot is the minimum required), a 15-foot front setback (where 20-foot is required), and 29% lot coverage where 25% is the maximum. Surrounding parcels are of conforming and non-conforming sizes and are also developed with single-family residences.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2020-00418, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The applicant proposed a 993 sq. ft. addition and remodel which exceeds 50% of the value of the existing house, qualifying the project as a major remodel. The residence on the non-conforming parcel is itself non-conforming and has existing side setbacks of 3.94 feet and 5.11 feet (totaling 9 feet) where 7.5 feet is the minimum for a side and 20 feet combined side setbacks is required. As the combined side setbacks are less than 50% of the minimum zoning standard of 20 feet, new construction will occur in within the required 20-foot front setback (15 feet), and lot coverage will exceed the 25% limit set by zoning, the proposed development can only be allowed with the approval of a Non-Conforming Use Permit, per Section 6135 of the Zoning Regulations. Review of the proposal indicates that the findings for a Non-Conforming Use Permit can be made based on the following:

- a. The development is proportioned in size as the lot is 25% smaller than the minimum size per zoning, the setback encroachments are existing, and the lot coverage request of 360 sq. ft. is approximately equal to the driveway bridge and reduces lot coverage available for the house. In addition, the setback nonconformities are existing and unchanged, and the resulting residence is proportional for the parcel.
- b. Any acquired land from adjacent parcels would create new side setback non-conformities, as similar non-conformities on an adjacent parcel would be exacerbated with any land exchange. In addition, no opportunities to acquire additional land exist per the applicant.
- c. As described in Section A.2 of this report, the proposal requires relief from three requirements of the RH Zoning District. The proposed development conforms as much as possible, as it complies with allowed floor area, the side and front setback encroachments are existing, and the additional lot coverage is required for the bridge required for access to the garage. The addition does not further exacerbate these non-conformities.
- d. The proposal will not be detrimental to the public welfare or injurious to property or improvements. The project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer based on its adherence to Emerald Lake Hills Design Review Standards. No concerns were raised by reviewing agencies such as the Building Inspection Section, Department of Public Works or Cal-Fire.

- e. The nonconformities are existing and Non-Conforming Use Permits are often utilized by property owners to remodel or expand a non-conforming structure. The additional lot coverage is associated with the driveway bridge necessary for access to the garage and has been previously granted for sloped parcels. Therefore, exceptions requested are not granting any special privilege and would result in a residence consistent with other houses in the neighborhood.

The project is compliant with the Emerald Lake Hills Design Review standards, as the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape minimizes bulk by varying building height and use of a variety of geometric shape planes (c) facades are proportioned and patterned, and (d) respects privacy of neighboring houses.

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

DATE: August 23, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations, respectively, for a major remodel, which includes a 993 sq. ft., second-story addition, garage relocation, and a deck above a 798 sq. ft. attached Accessory Dwelling Unit (ADU), to an existing 2,137 sq. ft. single-family residence with an existing 426 sq. ft., two-car garage on a non-conforming 9,191 sq. ft. parcel, located at 504 Lakemead Way in the unincorporated Emerald Lake Hills area of San Mateo County. The project requires a Non-Conforming Use Permit to allow maintenance of existing non-conformities, including 1) side yard setbacks of 3.94 feet and 5.11 feet side yard setbacks where 7.5 feet is required for each side and a minimum combined side yard setback of 20 feet is required, and 2) a 15-foot front yard setback where 20 feet is required; and 3) 29% lot coverage where 25% is the maximum. The project involves no tree removal and only minor grading. The ADU requires ministerial review by staff without action by the Planning Commission. In conjunction with the consideration of the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

County File Number: PLN 2020-00418 (Korsak)

PROPOSAL

The applicant proposes to construct a major remodel, addition, and ADU on an existing non-conforming, single-family residence located on a non-conforming 9,191 sq. ft. parcel, where 12,000 sq. ft. is the minimum parcel size in the RH/DR Zoning District. The project requires Design Review Permit and Non-Conforming Use Permit (Use Permit) to allow a major remodel/addition of an existing non-conforming structure with non-conforming side yard setbacks of 3.94 feet and 5.11 feet (where 7.5 feet is required), 9-foot combined side setback (where 20-foot is the minimum required), a 15-foot front setback (where 20-foot is required), and 29% lot coverage where 25% is the maximum. Surrounding parcels are of conforming and non-conforming sizes and are also developed with single-family residences.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2020-00418, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Erica Adams, Project Planner

Applicant/Owner: Casey Korsak

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo Times) of general public circulation

Location: 504 Lakemead Way, Emerald Lake Hills

APN and Size: 057-262-200; 9,191 sq. ft.

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

General Plan Designation: Medium Low Density Residential/Urban

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

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

Environmental Evaluation: This project is exempt from environmental review pursuant to the CEQA Guidelines, Section 15301, Class 1, relating to additions to existing facilities of up to 10,000 square feet. The exemption includes additions to a single-family residence in a residential zone, in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The property is located in an established residential community and is served by public water and sewer districts.

Setting: The subject parcel is located in the residential community of Emerald Lake Hills. The parcel and surrounding parcels are developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
1968	- Construction of original residence.
2017	- Stop Work Notice (SWN) sent
October 16, 2018	- Violation (VIO 2018-00397) case opened and SWN issued for unpermitted construction
December 2, 2020	- Subject application submitted to address violation. Plans are deemed incomplete.
March 11, 2021	- Revised plans submitted
June 6, 2021 -	- Project deemed complete
July 6, 2021 -	- Project heard at Emerald Lake Hills Design Review Hearing. Project review was continued to require the applicant to make design changes.
Feb 10, 2022	Applicant revised proposal to accommodate an ADU
June 7, 2022	- Revised project deemed complete
September 6, 2022	- Project heard at Emerald Lake Hills Design Review Hearing. Project was recommended for approval pending a rendering of the project to illustrate better materials.
March 15, 2023	- Planning staff requested a historical report for the existing residence as the structure is more than 45 years old.
May 1, 2023	- Historical report received. The house is not considered a significant historical resource.
July 5, 2023	- Plans received with response to agency comments
August 23, 2023	- Planning Commission hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The General Plan Visual Quality Policy 4.4 requires urban development to “promote aesthetically pleasing development.” The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Section 6565 of the San Mateo County Zoning Regulations, is the mechanism that fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) therefore conforms to the General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, as well as improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The project has been reviewed by the Emerald Lake Hills Design Review Officer and has been found to be in compliance with the Design Review Standards for Emerald Lake Hills. A detailed discussion is provided in Section A.3 of this report.

2. Conformance with the Zoning Regulations

A summary of project conformance with the requirements of the Residential Hillside (RH) Zoning District is provided in the table below:

Development Standard	Zoning Requirement	Existing	Proposed	Compliance
Minimum Building Site Area	12,000 sq. ft. for slope of 12%	9,191 sq ft.	No change	Legal non-conforming
Minimum Building Site Width	50 ft.	48 ft	No change	Legal non-conforming
Minimum Setbacks Front	20 ft. 0 ft. allowed for garage with 14% slope in the front half of the parcel	15 ft.	15 ft. new garage 15 ft. for garage converted to living space*	No. Use Permit required for new construction
Rear	20 ft.	114.4 ft	103 ft.	Yes

Development Standard	Zoning Requirement	Existing	Proposed	Compliance
Sides	Combined total of 20 feet with a minimum of 7.5 ft. on each side	Left side 5.11ft. Right side 3.94 ft. Combined 9.05	Left side 2 nd floor - 5.11 ft.* Right side 2 nd floor - 3.94 ft.** No change to combined total	No, Use Permit required for new construction
Maximum Lot Coverage	25% or 2,297 sq. ft.	16.9% or 1,553. ft.	29% or 2,655 sq. ft.*	No, Use Permit required for new construction
Maximum Building Floor Area	30% or 2,400 sq. ft., whichever is greater	23% or 2,138 sq. ft.	30.0% or 2,400 sq. ft. (Excludes 798 sq. ft. ADU)	Yes
Maximum Building Height	28 ft.	26.5 ft.	28 ft.	Yes
Minimum Parking	2 covered spaces and 2 uncovered guest spaces	0 covered spaces and 2 uncovered guest spaces	2 covered spaces with proposed 2-car detached garage and 2 uncovered guest spaces	Yes
* Proposed non-conformity is addressed by the Use Permit application.				

The existing residence, built in 1968, was constructed prior to the adoption and implementation of current zoning regulations, and does not conform to the minimum side setback and combined side setback of the RH Zoning District. New development, including a major remodel of the existing structure, is required to conform to current zoning unless a Non-Conforming Use Permit is granted. The requested Non-Conforming Use Permit is necessary to allow a major remodel/addition where there is an existing zoning non-conformity (specifically, the existing approximately 9-foot combined side setback that violates the required zoning standard by 50% or more, as a combined 20-foot setback is the minimum) and where new construction does not comply with the current requirements. The proposed project would maintain the existing 3.9 feet and 5.11 feet side setbacks (where 7.5 feet is required), construct within the existing 15 feet front setback (where 20 feet is required) and would increase lot coverage to 29% (where 25% is the maximum).

Project conformance with Use Permit findings is discussed in further detail in Section A.4 of this report.

3. Conformance with the Design Review Regulations

The project was heard on July 6, 2021, and September 6, 2022, at the Emerald Lake Hills Design Review Officer meeting. Four emails from members of the public were submitted to the Design Review Officer (DRO) and a few interested parties attended the meeting. The concerns raised were regarding the project's non-compliance with zoning. The DRO indicated that the Planning Commission would review those aspects of the project in association with the requested Use Permit.

At the July 6, 2021 hearing, the DRO indicated that the proposal did not meet the design standards, finding that proposed materials were not compliant and that there were a incongruous window pattern on the house. The project was continued to a date uncertain.

Subsequently, the applicant redesigned the project, including the addition of an Accessory Dwelling Unit. This project was heard at the September 6, 2022 hearing and was recommended for approval with a requirement for a rendering of the project. The DRO indicated the proposal is consistent with applicable Design Review Standards, Section 6515.15 of the Zoning Regulations.

The project's compliance with these Design Review Standards is discussed below:

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

- (1) *Minimize tree removal.*

No trees are proposed for removal.

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

The subject parcel has an average slope of 12%. As the construction is largely in existing disturbed areas and the newly constructed addition is located at the rear of the residence, only minor grading is needed, and the project would not create a substantial change in the parcel's topography.

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

The location of the residence is not being modified in this proposal. The addition to the residence is located at the rear where impacts to privacy of adjacent residences would be minimized. While new windows would be added on the sides of the house, there are bushes and fences which offer screening on both sides of the house.

The residences on both sides of the subject parcel appear to have minimum or substandard side setbacks, however adjacent residences do not align with the subject residence due to their positioning and topography. The neighboring houses are on different elevations and there is a fence with vegetation between the structures. In addition, the project minimizes privacy impacts to the adjacent parcel to the north as the deck will face the rear of the parcel.

Based on the foregoing, privacy impacts to the neighboring houses and outdoor living areas are minimized with this proposal.

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

The subject residence and the adjacent residences all have outdoor living areas in their rear yards where sunlight blockage is not an issue.

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

No streams or drainage channels will be impacted by this project.

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

There is a wide array of residential styles in the immediate surrounding area. The existing residence was built in 1968. The project would update the residence, while maintaining compatibility with surrounding residences.

The existing residence would be updated with new exterior materials, similar to those found in the neighborhood. The proposed style of the residence is a combination of modern and traditional and is compatible with other existing buildings. As such, the DRO found that the architectural style of the project as revised is compatible with nearby residences and the natural surroundings.

- c. Unenclosed Spaces: Requires avoiding the creation of space beneath buildings and prohibits buildings that are predominantly built on stilts. No unenclosed spaces, or structures built on stilts, would be created by this proposal.
- d. Building Shapes and Bulk: Requires that buildings are designed with shapes that respect and conform to the natural topography of the site.

The addition would be placed above a proposed Accessory Dwelling Unit. Only minimal grading is required and the proposed development will conform to the existing topography.

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

The proposed addition has a contemporary style that would achieve articulation using the application of different siding materials and window patterns. The proposed addition will not create any massive blank walls.

- f. Roofs: Requires pitched roofs.

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

- g. Materials and Colors: Requires that varying architectural styles are made compatible by using similar materials and colors that blend with the natural setting and the immediate area. The proposed addition would modernize the 1968 home while maintaining compatibility with the immediate area.

The proposed development utilizes wood siding and stucco as exterior materials. Both the siding, which looks like wood, and the light beige color are compliant with the DR standards and blend with the natural setting.

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

As required by zoning, new utilities are proposed to be placed underground (Condition 12).

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

There is no new paved area proposed. The paving associated with the driveway is associated with the design review exception for the approved detached two-car garage.

4. Conformance with the Use Permit Regulations

The property is 9,191 sq. ft., where 12,000 sq. ft. is the minimum parcel size. Section 6135 of the Zoning Regulations allows development on a legal, non-conforming parcel which does not meet current zoning standards with the approval of a Non-Conforming Use Permit. Specifically, a Non-Conforming Use Permit is required to allow the proposed major remodel and addition while maintaining the significantly non-conforming approximately 9 foot combined side setback (5.11 feet and 3.93 feet) where a 7.5 foot minimum/20-foot combined side setback is required; 2) maintain a 15-foot front yard for an interior remodel and 3) Allow 29% lot coverage where 25% is the maximum.

The following is a discussion of the project conformance with required findings, per Sections 6137 and 6503 of the Zoning Regulations, for the Planning Commission to grant the Non-Conforming Use Permit:

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

The 9,191 sq. ft. parcel is non-conforming in size. The existing residence and those in the immediate vicinity were built at a time of a different zoning standard, and therefore have front and side setbacks which do not conform to the RH Zoning District. These current setbacks could not be met without extensive demolition of part of the existing residence.

The Use Permit is required to allow the structure to retain the existing non-conforming side and front setbacks. In addition, although the proposed addition complies with maximum floor area, the resulting lot

coverage would be approximately 360 sq. ft. over the maximum allowed. The total lot coverage on the site includes the 325 sq. ft. driveway bridge which accounts for nearly the entire overage. The parcel is 25% smaller in size than the minimum required by zoning and the slope from the street requires a bridge, which is a less common feature of residential development, which reduces lot coverage available for the residence. The new portions of the structure comply with the existing RH setbacks and the amount of the lot coverage overage is relatively minor, therefore the proposal is proportional to the parcel.

- b. 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.

There are four parcels contiguous to the subject parcel. Conformity with zoning requirements, including minimum lot width, could only be achieved with the addition of land from the two contiguous parcels along Lakemead Way. These two residences currently have the minimum required or substandard side setbacks and there is not land in areas on the parcels which could be contributed to the subject parcel to address the subject zoning non-conformities without creating or further exacerbating non-conforming setbacks on those parcels. Finally, the subject property owner indicated that the adjacent property owners were not interested in selling land.

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

As described in Section A.2 of this report, the proposal requires relief from three requirements of the RH Zoning District pertaining to combined side setbacks, front setback, and lot coverage. The Non-Conforming Use Permit will allow the maintenance of the existing non-conforming setbacks of the residence despite significant remodeling. The addition does not further exacerbate these non-conformities and complies with the allowed floor area

The additional lot coverage, approximately 360 sq. ft., is related to a bridge for access to the new garage. The amount of additional lot coverage is small considering the smaller size of the parcel and the necessity for a bridge due to slope. The proposed development is as reasonably in conformance with the zoning regulations as possible.

- d. The establishment, maintenance, and/or conducting of the proposed 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 the said neighborhood.

The proposed design is compatible with the surrounding residences and with the Emerald Lake Hills community due to project adherence to Emerald Lake Hills Design Review Standards and has been recommended for approval by the Design Review Officer. Additionally, the project has been reviewed by Cal-Fire and the Department of Public Works and preliminarily approved and conditions of approval have been included in Attachment A. The project is not located in the Coastal Zone and would not impact coastal resources. Based on the foregoing, staff has determined that this proposal would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

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

Section 6135 allows for major repair or remodel for significantly non-conforming structures with the granting of a Non-Conforming Use Permit. This residence was constructed in 1968, prior to current setback requirements. Many of the older residences in close proximity have approximately 5-foot side setbacks. The proposed remodel maintains the existing side and front setback non-conformity. The proposed addition would comply with current zoning requirements. The County has granted use permits for similar setback exceptions for the remodel of existing structures, especially when the non-conformity is not being expanded; therefore, this request is similar and consistent with use permits granted for other properties in the neighborhood.

The applicant is seeking 29% lot coverage where 25% is the maximum. This amount of lot coverage, approximately 360 sq. ft., is comparable to the amount that has been granted to other substandard size parcels through Home Improvement Exceptions. Therefore, the granting of the additional lot coverage would not constitute a special privilege.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the CEQA Guidelines, Section 15301, Class 1, relating to additions to existing facilities up to 10,000 square feet. The exemption includes additions to a single-family residence in a residential zone, in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The property is located in an established residential community and is served by public water and sewer districts.

C. REVIEWING AGENCIES

Building Inspection Section
Building Drainage Section
Department of Public Works
Woodside Fire Protection District
County Arborist

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Assessor's Parcel Map and Vicinity Map
- C. Project Survey and Plans
- D. Use Permit Supporting Statements
- E. Correspondence from the Public

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00418 Hearing Date: August 23, 2023

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

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the CEQA Guidelines, Section 15301, Class 1, relating to additions to existing facilities where the addition is less than 10,000 square feet. The exemption includes additions to a single-family residence in a residential zone, in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The property is located in an established residential community and is served by public water and sewer districts.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on July 6, 2021, and September 6, 2022.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape minimizes bulk by varying building height and use of a variety of geometric shape planes (c) facades are proportioned and patterned, and (d) respects privacy of neighboring houses.

For the Non-Conforming Use Permit, find:

4. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6137 in that:
 - a. The development is proportioned in size, as the lot is 25% smaller than the minimum size per zoning, the setback encroachments are existing, and the lot coverage request is approximately equal to the driveway bridge which is not a less common feature of residential development and the addition to the structure will comply with existing zoning. The nonconformities are existing and unchanged, and the resulting residence is proportional for the parcel.
 - b. Any acquired land from adjacent parcels would create new side setback non-conformities, as similar non-conformities on an adjacent parcel would be exacerbated with any land exchange. In addition, no opportunities to acquire additional land exist per the applicant.
 - c. As described in Section A.2 of this report, the proposal requires relief from three requirements of the RH Zoning District. The proposed development conforms as much as possible, as it complies with allowed floor area, the side and front setback encroachments are existing, and the additional lot coverage is required for the bridge, required for access to the garage.
 - d. The residence has existed in the current location since 1968 with the non-conformities addressed with Use Permit. The new construction will be compliant with zoning regulations with the exception of lot coverage. The proposed design is compatible with the surrounding residences and the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and no concerns were raised by reviewing agencies such as the Building Inspection Section, Department of Public Works or Cal-Fire.
 - e. The nonconformities are existing and Non-Conforming Use Permits are often utilized by property owners to remodel or expand a non-conforming structure. Therefore, exceptions requested are not granting any special privilege and would result in a residence consistent with other houses in the neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on August 23, 2023. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with the Planning Commission approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review public hearing which requires payment of an additional fee of \$1,500 and surcharges.
2. The Design Review Permit and Non-Conforming Use Permit 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. The design review approval may be extended by one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. No significant trees are approved for removal. Trees designated to remain shall be protected from damage during construction per the project arborist report. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
4. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to final Planning approval of the building permit.
5. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

6. 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.
7. 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.
8. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Woodside Fire Protection District.
9. No site disturbance shall occur 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 impede through traffic along the right-of-way on Lakemead Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Lakemead Way. There shall be no storage of construction vehicles in the public right-of-way.
11. 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 County Ordinance Code Section 4.88.360).
12. 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.

13. 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.

Water Efficient Landscape Ordinance (WELO)

- 14. The project is subject to compliance to the Water Efficient Landscape Ordinance (WELO): <https://www.smcgov.org/planning/water-efficient-landscape-ordinance-welo>

Building Inspection Section

- 15. A building permit is required.
- 16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.

Drainage Section

- 17. Final Drainage Report shall be stamped and signed by a registered Civil Engineer.
- 18. Final Grading and Drainage Plan shall be stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual.
- 19. A final C.3 and C.6 Development Review Checklist shall be submitted with building plans.

Woodside Fire Protection District (WFPD)

- 20. At start of construction 2 feet by 3 feet address sign will be posted in front of project.
- 21. At time of final the permanent address will be mounted and clearly visible from street w/minimum of 4-inch numbers on contrasting background.

22. 100 feet defensible space from structure required prior to start of construction.
23. Upon final inspection 30 feet perimeter property line defensible space will be required per WFPD ordinance section 304.1.2.A
24. Approved spark arrestor will be required on all installed chimneys including outside fireplaces.
25. Install Smoke and CO detectors per 2019 CBC. 7. NFPA 13D Fire Sprinkler System to be installed if building safety score is below 1.
26. Sprinkler plans/calculations to be submitted separately to Woodside Fire Protection District. Owner/Contractor are responsible for getting the correct water flow data and that Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device.

Department of Public Works

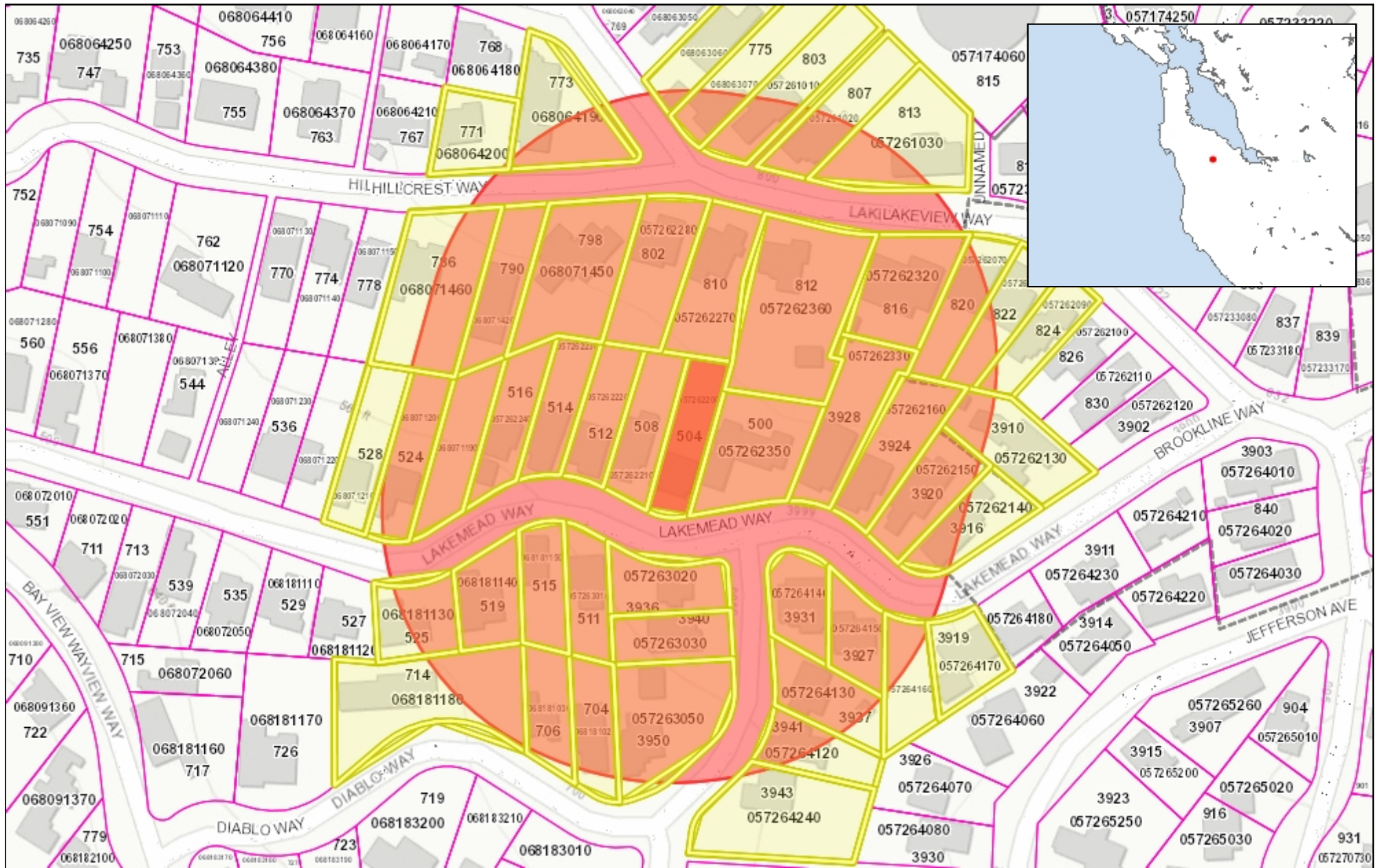
27. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
28. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
29. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

EDA:cmc – EDAH0245_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



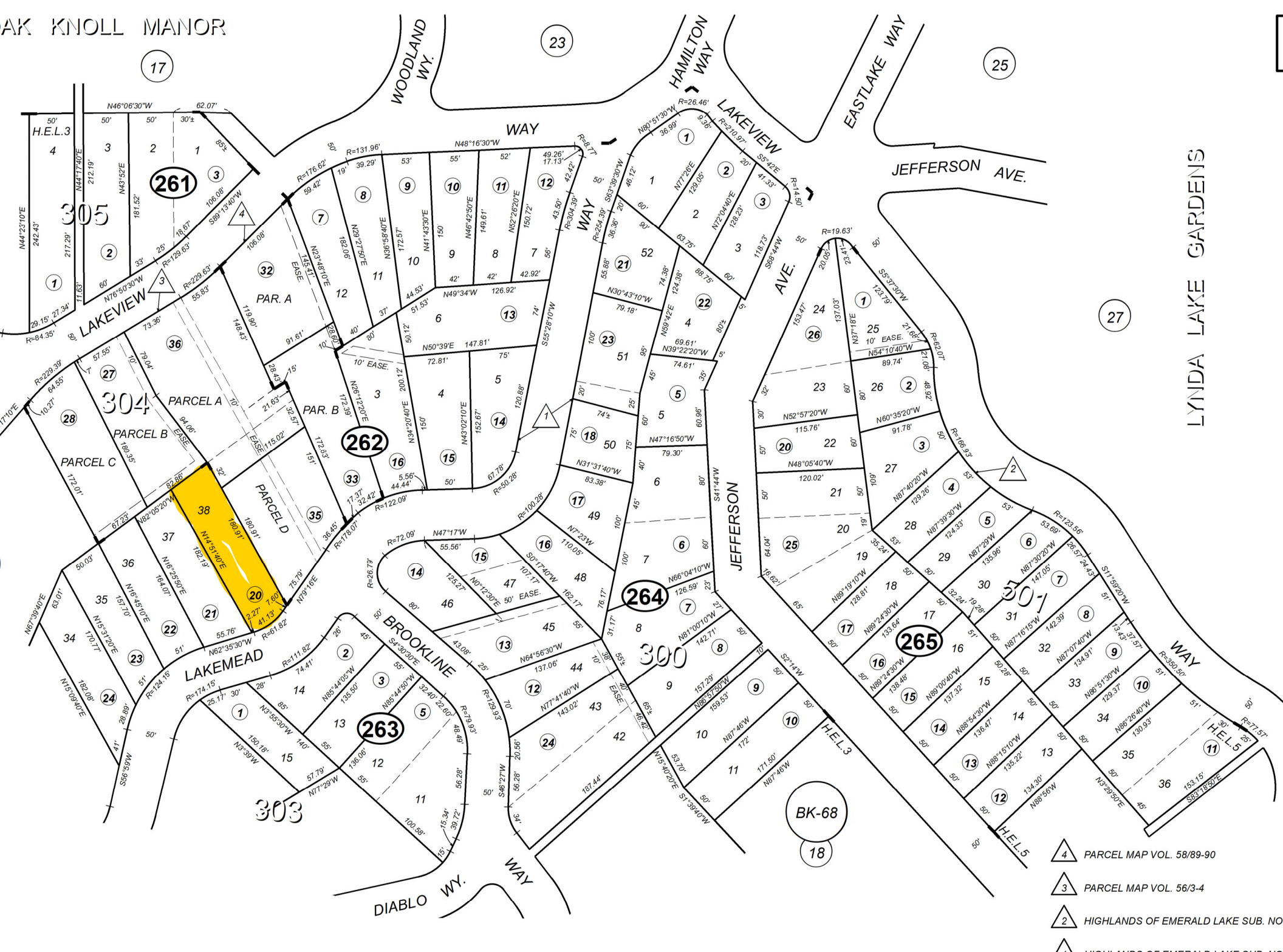
0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- 4 PARCEL MAP VOL. 58/89-90
- 3 PARCEL MAP VOL. 56/3-4
- 2 HIGHLANDS OF EMERALD LAKE SUB. NO.
- 1 HIGHLANDS OF EMERALD LAKE SUB. NO.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

NEW ADDITION & REMODELING

504 LAKEMEAD WAY EMERALD HILLS, CA 94062

DESIGN DATA

2022 CALIFORNIA ADMINISTRATIVE CODE
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRIC CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA EXISTING BUILDING CODE
 2022 CALIFORNIA REFERENCED STANDARDS CODE
 ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.
 ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS IS MANDATED BY PART 25 OF DIVISION 13 OF THE CALIFORNIA HEALTH & SAFETY CODE (SECTION 18901 ET SEQ.) THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE BUILDING STANDARDS COMMISSION.

GENERAL NOTES:

- ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT J C DESIGN, IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.
- CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS J C DESIGN, AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF J C DESIGN AND RELATED ENGINEERS.
- THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.
- PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES.
- NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

PROJECT DATA

1. LOT LOCATION: 504 LAKEMEAD WAY
EMERALD HILLS, CA 94062

2. APN: 057-267-200

3. OCCUPANCY GROUP: R-3 DWELLING/ U GARAGE

4. CONSTRUCTION TYPE: TYPE V-B

5. ZONING DISTRICT: R-H/DR

6. LOT SIZE: IRREGULAR LOT

7. SITE AREA (BASED ON THE COUNTY RECORD): 9,910 SQ. FT.

8. MAXIMUM ALLOWABLE LOT COVERAGE RATIO = 25%: 2,297.75 SQ. FT.

9. MAXIMUM FLOOR AREA COVERAGE RATIO = 30%: 2,757.30 SQ. FT.

10. BUILDING DATA:

EXISTING GARAGE AREA (TO BE RELOCATED):	426.34 SF.
EXISTING MAIN FLOOR:	933.29 SF.
EXISTING LOWER FLOOR AREA:	778.10 SF.
TOTAL EXISTING FLOOR AREA:	2,137.73 SF.
TOTAL EXISTING LOT COVERED AREA / RATIO:	1,359.63 SF/ 14.79 %
PROPOSED NEW ATTACHED ACCESSORY DWELLING UNIT AREA:	797.71 SF.
PROPOSED LOWER FLOOR ADDITION AREA:	133.67 SF.
PROPOSED MAIN FLOOR ADDITION AREA:	362.30 SF.
PROPOSED UPPER FLOOR ADDITION AREA:	158.65 SF.
TOTAL NEW FLOOR ADDITION AREA (EXCLUDED ADU):	654.62 SF.
PART OF EXISTING GARAGE CONVERTED TO CONDITIONED SPACE:	11.41 SF.
EXISTING CONDITIONED FLOOR AREA:	1,722.80 SF.
(EXISTING + NEW) CONDITIONED FLOOR AREA:	2,243.75 SF.
TOTAL FLOOR AREA:	2,658.68 SF.
(EXISTING + NEW) FLOOR AREA / RATIO (F.A.R.):	2,658.68 SF/ 26.92 %
TOTAL LOT COVERED AREA / RATIO (L.A.R.) (EXCLUDE ADU):	1,880.58 SF/ 20.46 %
TOTAL LOT COVERED AREA / RATIO (L.A.R.):	2,273.11 SF/ 24.13 %

STRUCTURAL OBSERVATION/ SPECIAL INSPECTION IS REQUIRED FOR

- SHEAR WALLS WITH DESIGN LOAD OF 300 PLF OR GREATER.
- INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
- ALL UTILITY TRENCHES, BUILDING PAD SHALL BE PROPERLY BACK-FILLED AND COMPACTED.
- THE FOUNDATION EXCAVATION, HOLDOWN.
- INSTALLATION OF SIMPSON STRONG WALL.

ILLUMINATED STREET ADDRESS

ADDRESS NUMBERS ASSIGNED BY THE PLANNING AND BUILDING DIVISION SHALL BE POSTED ON ALL DWELLING UNITS.
 Provide an illuminated street address at the entry door per City ordinance. Approved numbers or addresses shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, and shall be a minimum of 1/2 inch stroke by 4 inches high shall be either internally or externally illuminated. The power of such illumination shall not be normally switchable.
 ADDRESS NUMBER AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE TO THE DRIVEWAY/ ACCESS ROAD, ROAD FORKS, AND INTERSECTIONS, WHEN LOCATED ON THE STREET THE NUMBERS SHALL BE VISIBLE FROM EACH DIRECTION OF TRAVEL.
 NOTE:
 1. AN AUTOMATIC SPRINKLER SYSTEM (ISD) IS REQUIRED THROUGH-OUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.
 2. THE REQUIRED SPRINKLER SYSTEM SHALL BE A DEFERRED SUBMITTAL FOR APPROVAL FROM THE FIRE MARSHALL OF THE CITY OF PALO ALTO PRIOR TO INSTALLATION.

FIRE SPRINKLER NOTE:
 1. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.

2. CONTRACTOR SHALL FURNISH THE DESIGN AND CONSTRUCTION AND INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM. THE DESIGN SHALL BE PROVIDED BY AN APPROVED FIRE SPRINKLER CONTRACTOR THAT IS LICENSED TO WORK IN THE STATE. ALL LABOR, MATERIALS, VALVES, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED. LAYOUT DRAWINGS, DESIGN AND EQUIPMENT LISTS MUST BE REVIEWED AND APPROVED BY THE FIRE MARSHALL AND THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. DRAWINGS SHALL SHOW THE BUILDING TO BE COMPLETELY SPRINKLERED THROUGH OUT, ALL CONCEALED AREAS INCLUDING ATTIC AND GARAGES. A FOUR HEAD CALCULATION WILL ALSO BE REQUIRED TO ENGINEER THE SYSTEM.

SHEET INDEX

ARCHITECTURAL

A0 COVER SHEET
 A1 PROPOSED SITE/ ROOF PLAN
 A2 EXISTING MAIN/ LOWER & UPPER FLOOR PLAN
 A3 LOWER & MAIN & UPPER FLOOR DEMOLITION PLAN
 A4 LOWER & MAIN FLOOR, UPPER FLOOR UN-PERMITTED PLAN
 A5 PROPOSED MAIN/ LOWER AND UPPER FLOOR PLAN
 A6 EXISTING & PROPOSED FRONT & REAR ELEVATION
 A7 EXISTING & PROPOSED RIGHT SIDE ELEVATION
 A8 EXISTING & PROPOSED LEFT SIDE ELEVATION
 A9 BUILDING CROSS SECTION
 BMP CONSTRUCTION BEST MANAGEMENT PRACTICE

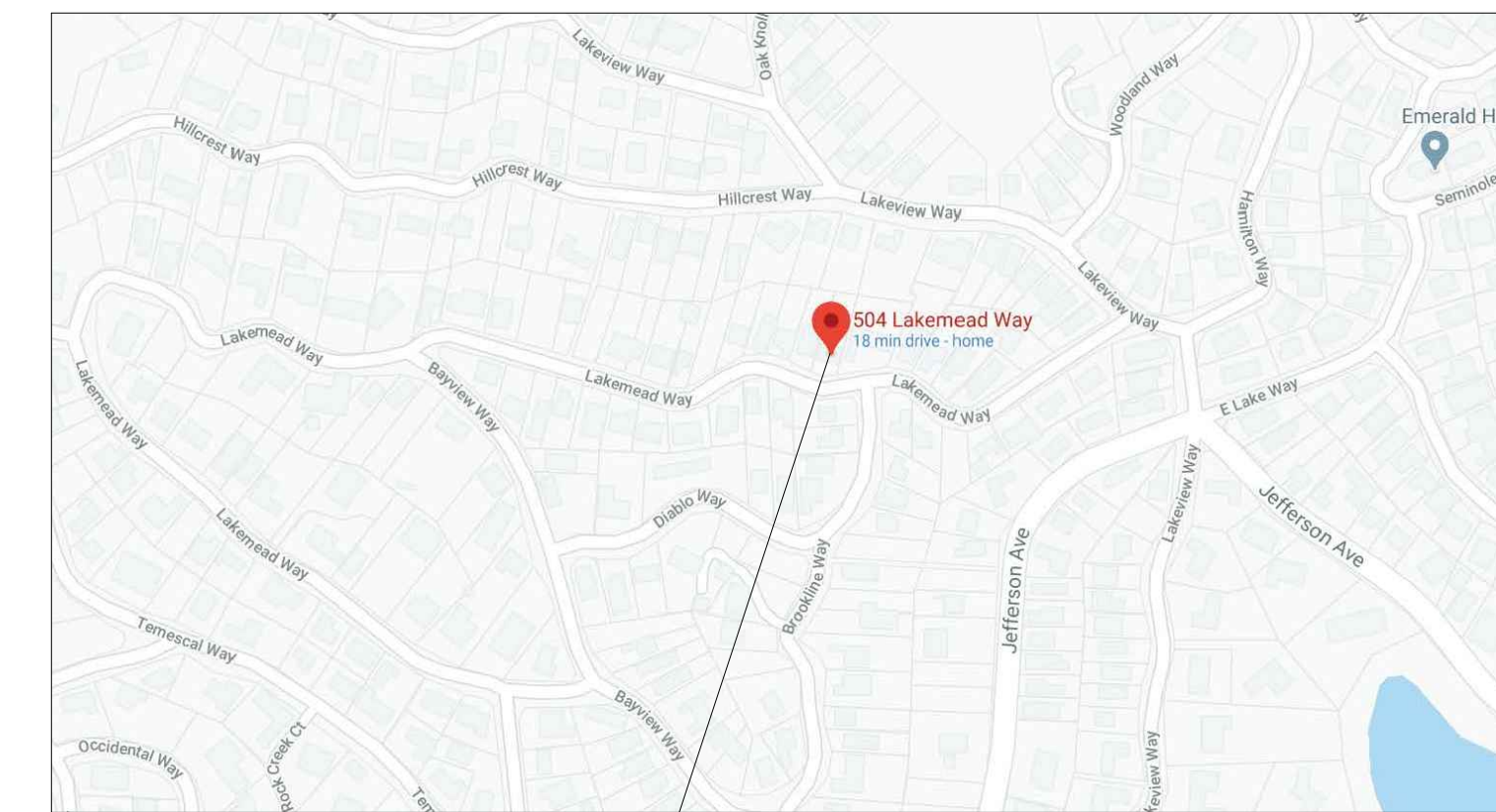
CIVIL

C0 BOUNDARY SURVEY
 C1 GRADING & DRAINAGE PLAN
 C2 CONSTRUCTION BEST MANAGEMENT PRACTICES

LANDSCAPE

L11 LANDSCAPE PLAN & NOTES
 L21 IRRIGATION PLAN & NOTES
 L31 HYDROZONE PLAN & NOTES

LOCATION MAP



PROJECT SITE

HERS FEATURE SUMMARY:
 THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING IN MODELED ENERGY PERFORMANCES FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAILS ID PROVIDED IN THE BUILDING COMPONENTS TABLE BELOW.

- BUILDING -LEVEL VERIFICATIONS: NONE.
- COOLING SYSTEM VERIFICATION: MINIMUM AIRFLOW AND FAN EFFICACY WATTS/ CFM.
- HVAC DISTRIBUTION SYSTEM VERIFICATIONS: DUCT SEALING.
- DOMESTIC HOT WATER SYSTEM VERIFICATION: NONE.

PROJECT DIRECTORY

PROPERTY OWNER:

MR CASEY KORSAK
 2000 ROCK STREET #3
 MOUNTAIN VIEW, CA 94043
 TEL: 650-393-3433

BUILDING DESIGN:

JACK CHU DESIGN GROUP
 210 INDUSTRIAL ROAD STE. 209
 SAN CARLOS, CA 94070
 CELL: (650) 208-8898
 E-MAIL: jackchu2@yahoo.com

STRUCTURAL DESIGN:

FMD Engineering, Inc.
 Mr. Francisco Duarte
 32100 ALVARADO BLVD., #340
 UNION CITY, CA 94587
 TEL: (510) 421-8141
 E-MAIL: fduarte@fmdengr.com

TITLE 24:

NRG Compliance, LLC
 Mr. Rick Rocklewitz
 P.O. BOX #3711
 SANTA ROSA, CA 95402
 TEL: (707) 237-6957

BOUNDARY SURVEY:

SAVIOR P. MICALLEF
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 TEL: 805-709-2423
 TRIAD HOLMES ASSOCIATES, INC.
 1711 WOODSIDE ROAD, STE. 2A
 REDWOOD CITY, CA 94061
 TEL: 650-366-0216

CIVIL:

SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 TEL: 650-728-3590
 FAX: 650-728-3593

LANDSCAPE:

BRUCE A. CHAN
 LANDSCAPE ARCHITECT.
 923 ARGUELLO STREET, SUITE 200
 REDWOOD CITY, CA 94063
 TEL: 650-346-1645
 Email: bacla@sbcglobal.net

SCOPE OF WORK:

- DEMOLISH PARTIAL ROOF FOR THE COFFER CEILING (360.71 SF OR 17.1 % OF ROOF)
- COVER EXISTING BATHROOM IN BETWEEN BEDROOM #2 AND #3 INTO TWO BATHS.
- DEMOLISH INTERIOR NON-BEARING WALL AT DINING ROOM.
- REVERSE THE RUN OF THE STAIR FROM LOWER GARAGE TO MAIN FLOOR.
- DEMOLISH EXISTING OUT-DATED CABINETS AND COUNTER-TOP, REPLACE WITH NEW LOWER AND UPPER CABINETS WITH GRANITE COUNTER-TOP.
- ADD NEW POWDER ROOM AND NEW PANTRY NEXT TO THE STAIRS.
- ADD NEW LAUNDRY ROOM AND NEW BATH #1 NEXT TO EXISTING BEDROOM.
- ADD NEW MASTER SUITE WITH NEW MASTER BATH AND WALK-IN-CLOSET.
- NEW ADDITION WILL BE ON THE PIER AND GRADE BEAM PER SOIL ENGINEER REPORT.
- NEW DOGLEG STAIR (REPLACE EXISTING) WITH 1 HOUR ENCLOSURE AT GARAGE LEVEL. NO OTHER WORK PROPOSED AT GARAGE LEVEL.

CONDITIONS OF APPROVAL:

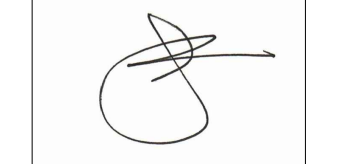
- PROJECT IS APPROVED. EXEMPTION FROM DESIGN REVIEW GRANTED.
- ONLY PLANNING REQUIREMENT IS ADDITION WILL MATCH EXISTING HOME.

Jack Chu DESIGN

PLANNING
 CONSULTING CUSTOM HOMES
 REMODELING ADDITION
 210 Industrial Rd #209
 San Carlos, CA 94070
 O 650-486-0550
 C 650-208-8898
 jackchu21@yahoo.com

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Drawing design by Jack

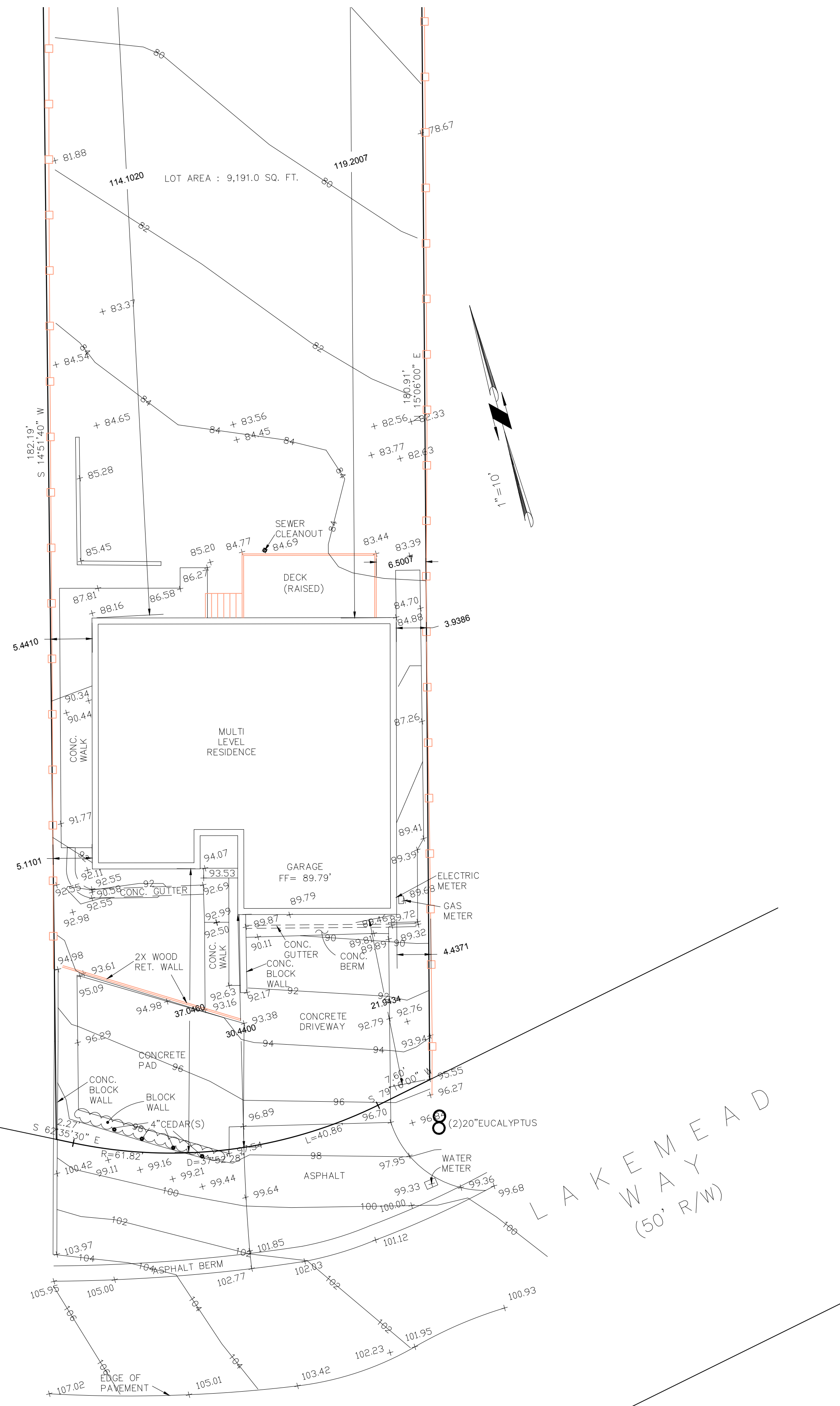


ADDITION & REMODELING
 Owner: Mr. Casey Korsak
 504 Lakemead Way Emerald Hills, CA 94062
 Tel.: 650-393-3433
 Email: casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

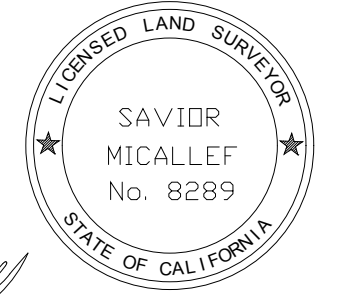
DATE:	JULY 25, 2023
SCALE:	AS NOTED
DRAWN:	Jack Chu
CHK:	C. Korsak
SHEET NO.	

A.0



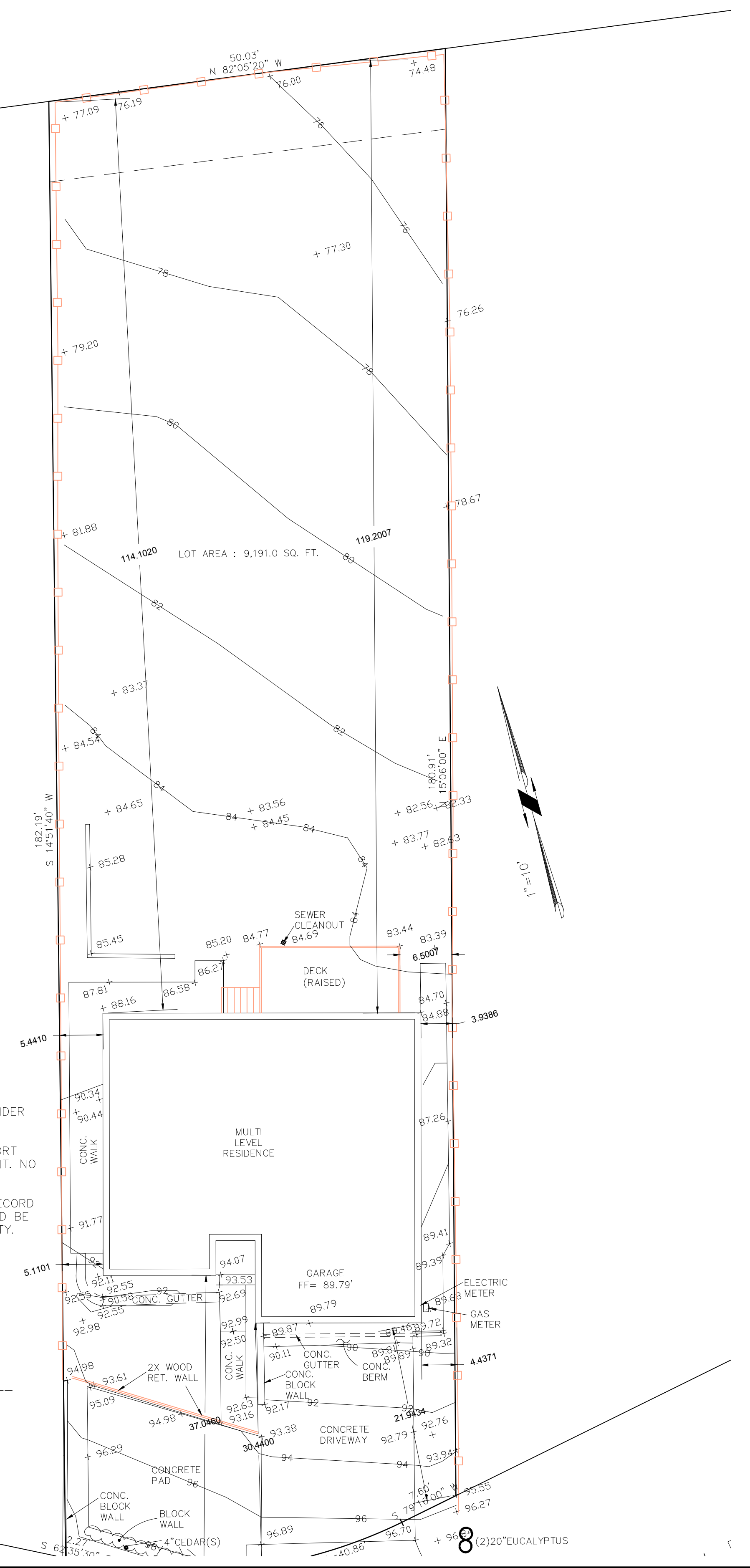
BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE AUGUST 2017. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EASEMENTS SHOWN ARE FROM RECORD MAP ONLY, OTHER EASEMENTS MAY EXIST AND SHOULD BE LISTED IN A TITLE REPORT OF THE SUBJECT PROPERTY.



Saviar P. Micallef
SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

04-11-25
DATE



SAVIOR P. MICALLEF LAND SURVEYING
2410 LINDAVILLE DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

TOPOGRAPHIC SURVEY OF
504 LAKEMEAD WAY, REDWOOD CITY, CA
(APN #057-262-200)
SAN MATEO COUNTY CALIFORNIA

Revisions	No.	Date	Scale	Design	Drawn	SPM	Approved	SPM	Job No.
		04-05-12-2023	1"=10'						

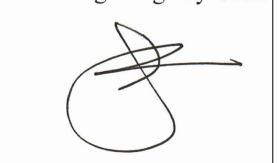
Drawing Number:

Jack Chu DESIGN

PLANNING
CONSULTING CUSTOM
HOMES
870 INDUSTRIAL RD #209
San Carlos, CA 94070
O 650-486-0550
C 650-208-8898
jackchu21@yahoo.com

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Drawing design by Jack



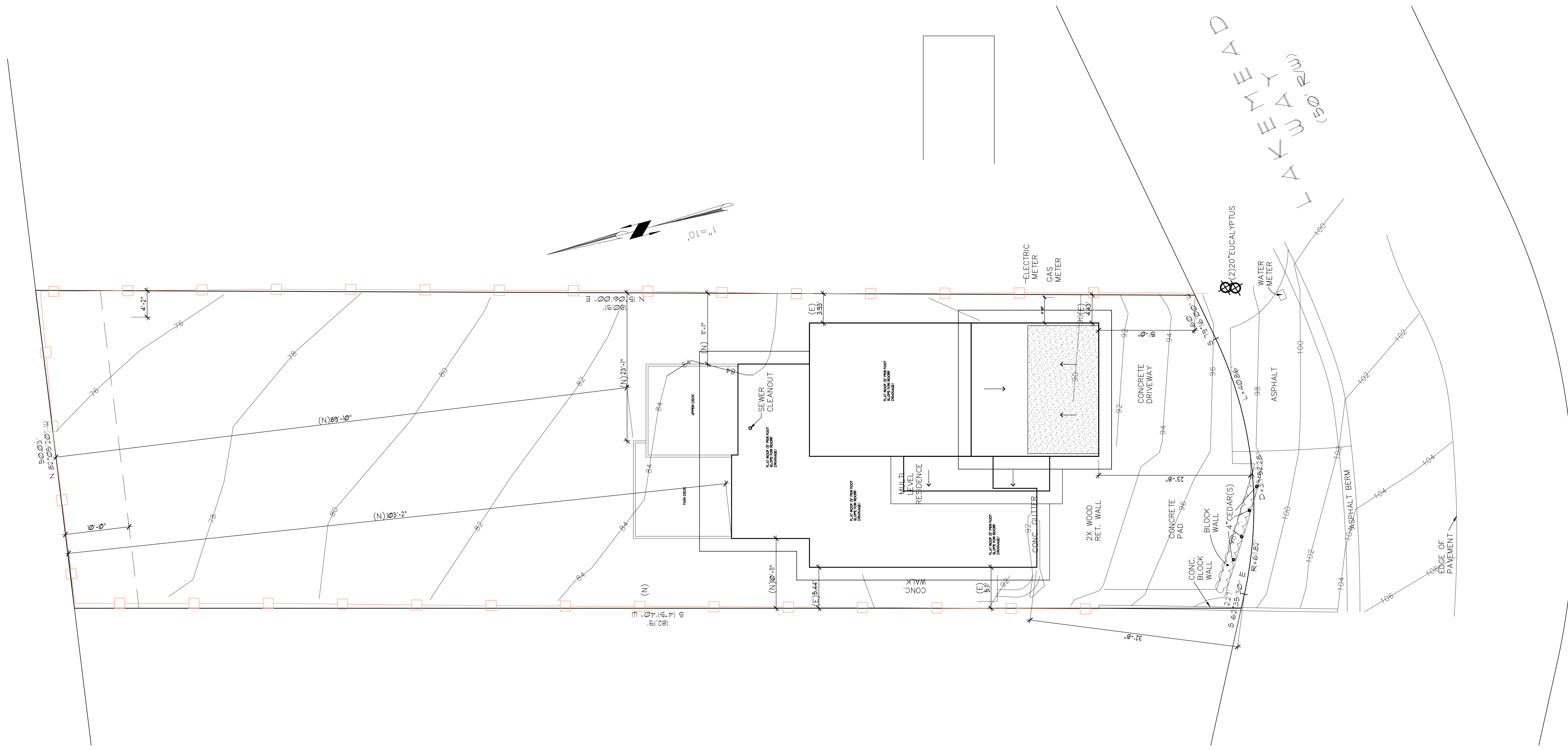
ADDITION & REMODELING
Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

DATE: JUNE 28, 2023
SCALE: AS NOTED
DRAWN: Jack Chu
JOB: C. Korsak
SHEET NO:

A.1

OF SHEETS



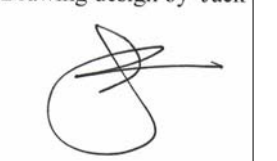
SITE PLAN
SCALE: 1" = 10'-0"

Jack Chu DESIGN

PLANNING
CONSULTING CUSTOM HOMES
REMODELING ADDITION
210 Industrial Rd #209
San Carlos, CA 94070
O 650-486-0550
C 650-208-8898
jackchu21@yahoo.com

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Drawing design by Jack

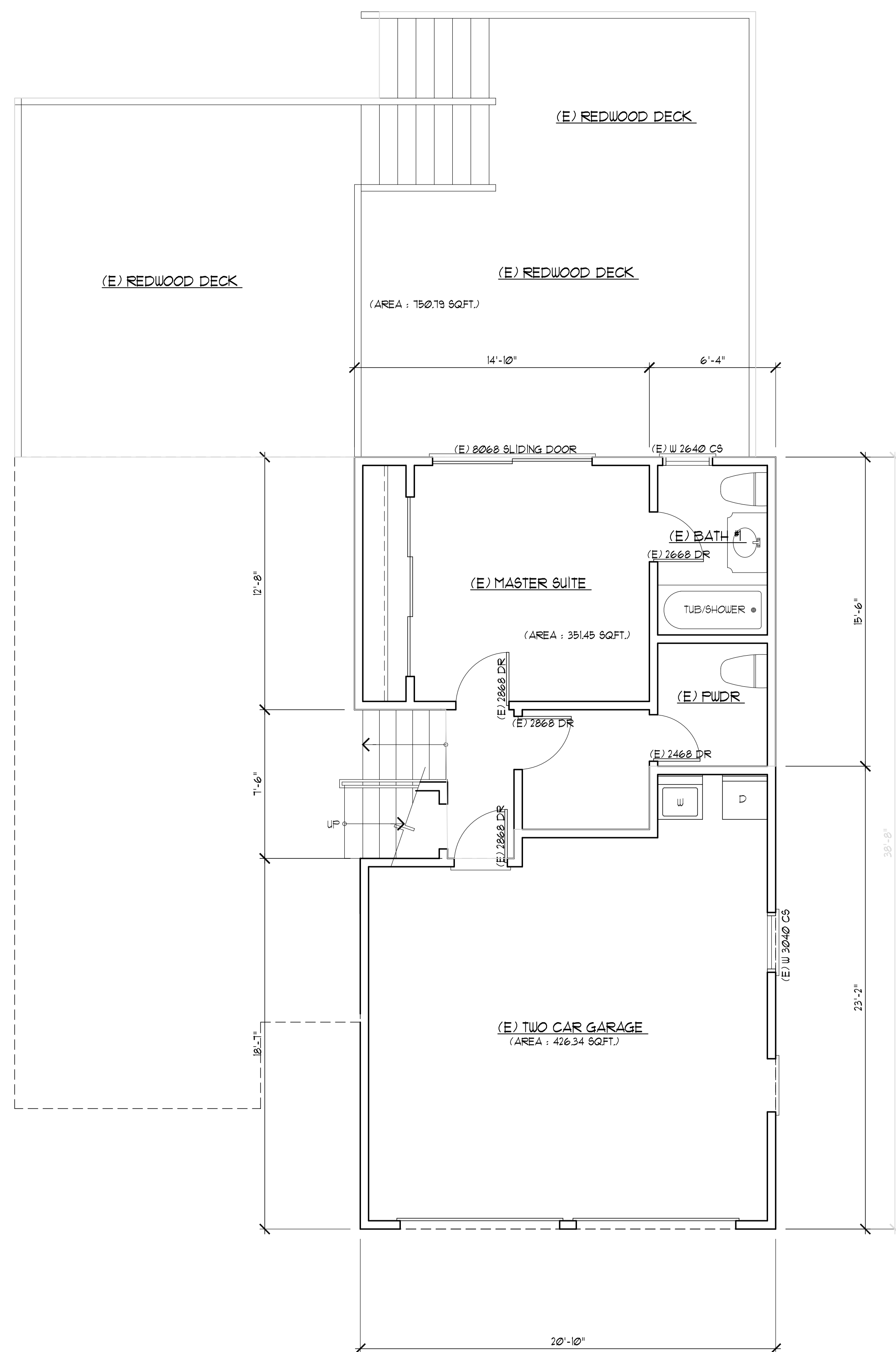


ADDITION & REMODELING
Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

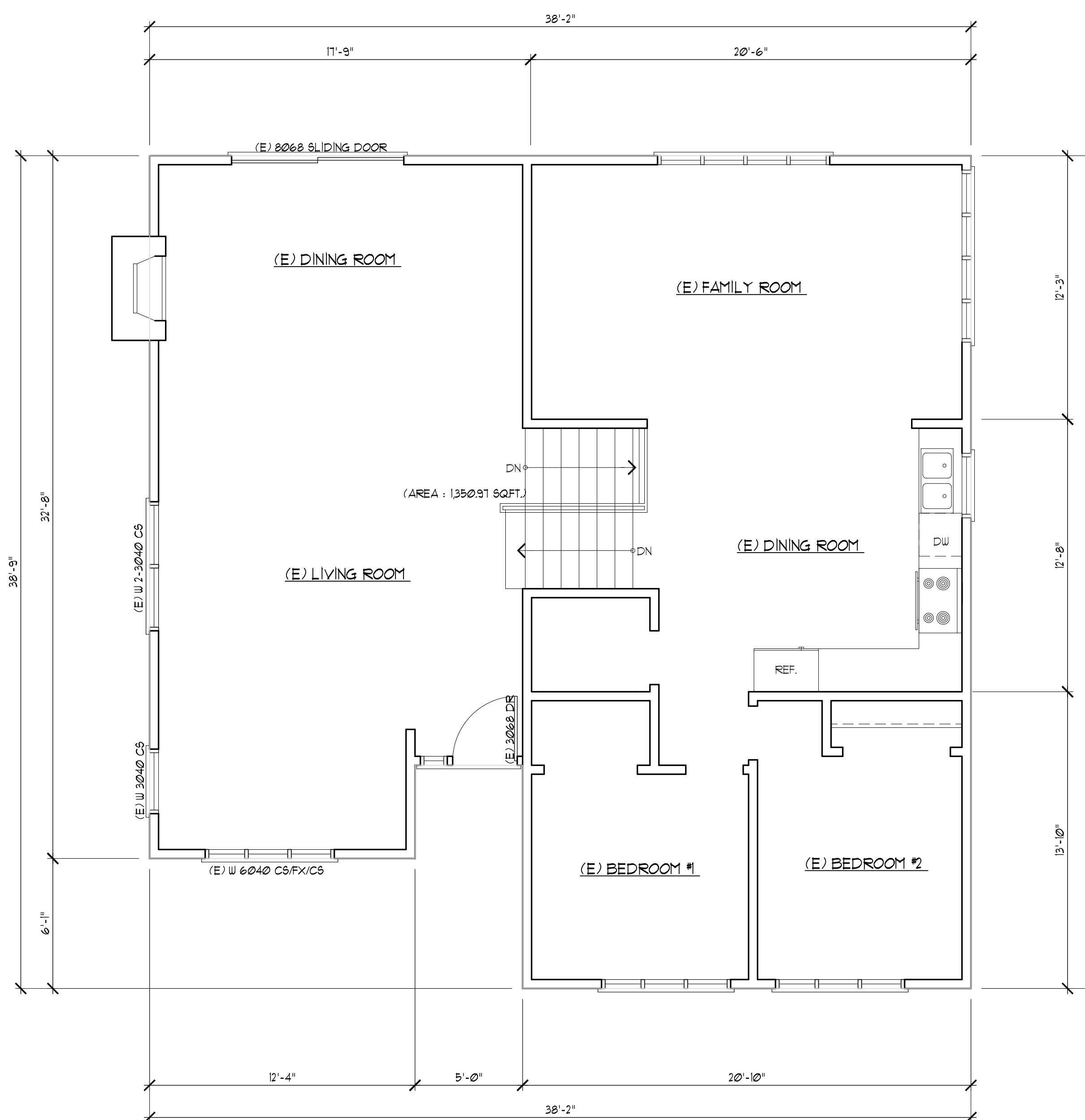
COMMENTS	BY

DATE	Oct. 1, 2022
SCALE	AS NOTED
DRAWN	Jack Chu
CHK	Korsak

SHEET NO. **A.2**



 **EXISTING LOWER FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **EXISTING MAIN & UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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Drawing design by Jack

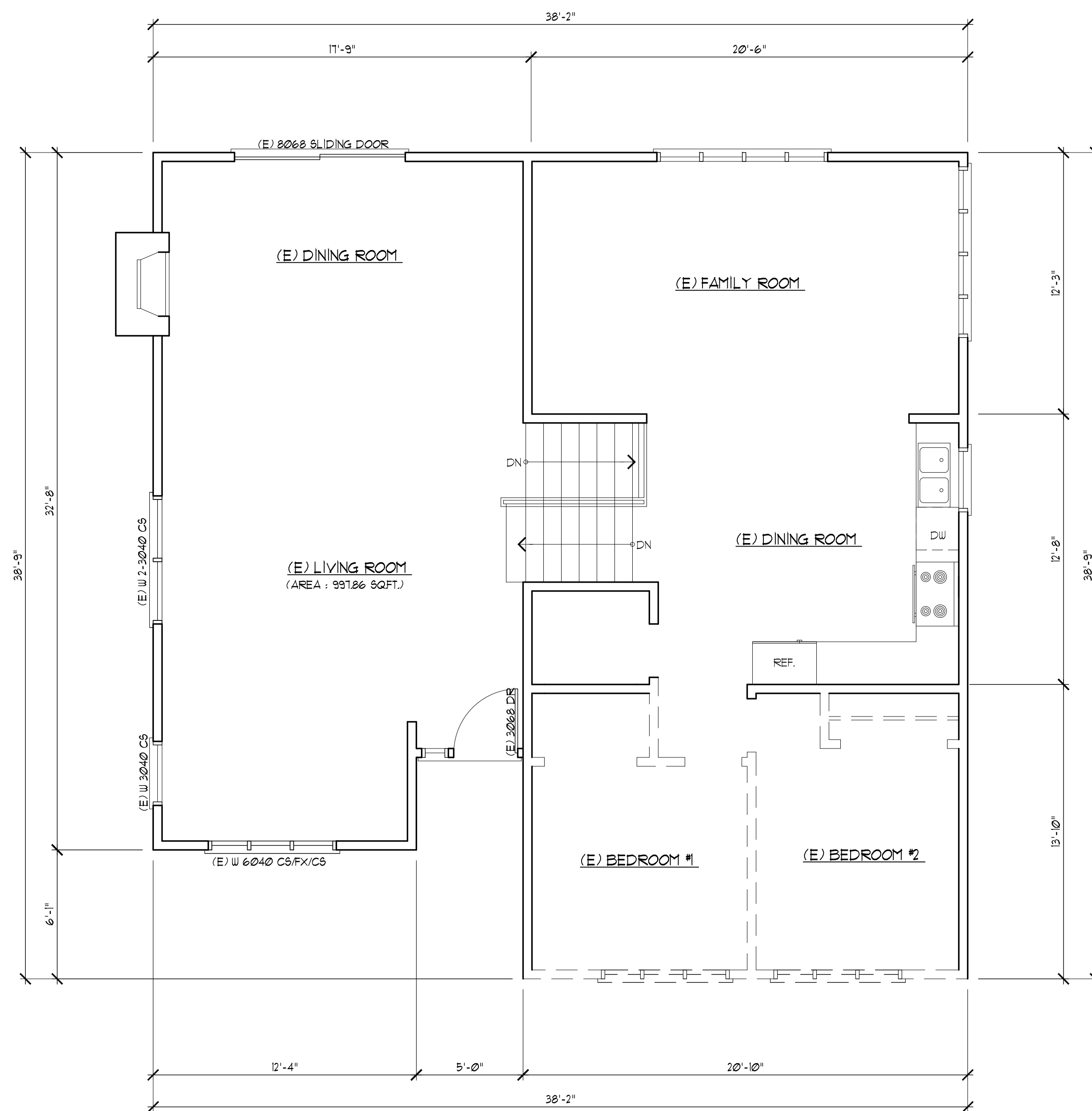
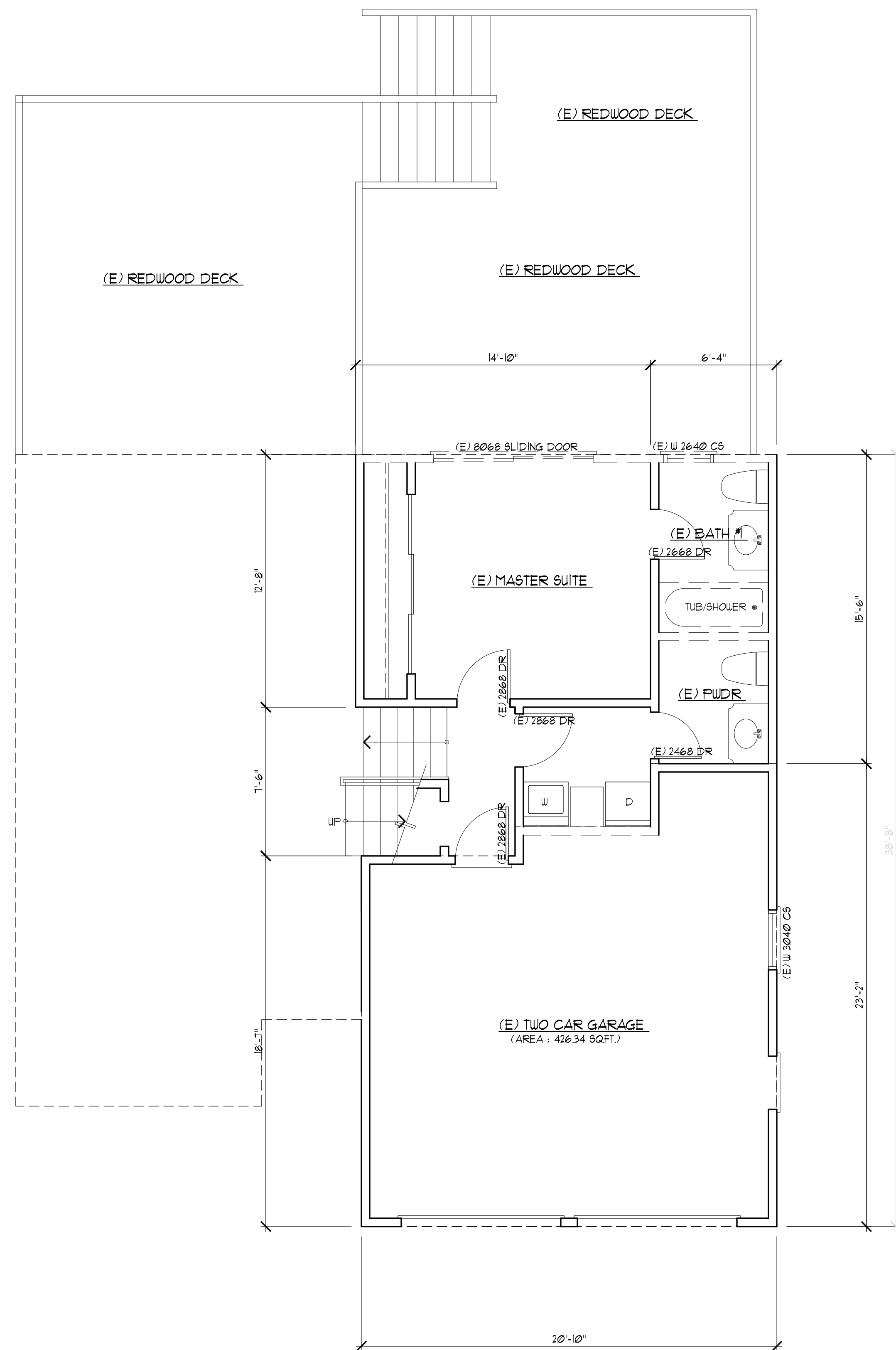


ADDITION & REMODELING

Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

DATE	Oct. 1, 2022
SCALE	AS NOTED
DRAWN	Jack Chu
CHK	Korsak
SHEET NO.	

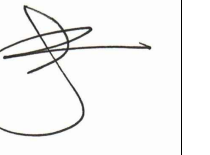


Jack Chu DESIGN

PLANNING
CONSULTING CUSTOM
HOMES
210 INDUSTRIAL RD #209N
San Carlos, CA 94070
O 650-486-0550
C 650-208-8898
jackchu21@yahoo.com

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Drawing design by Jack

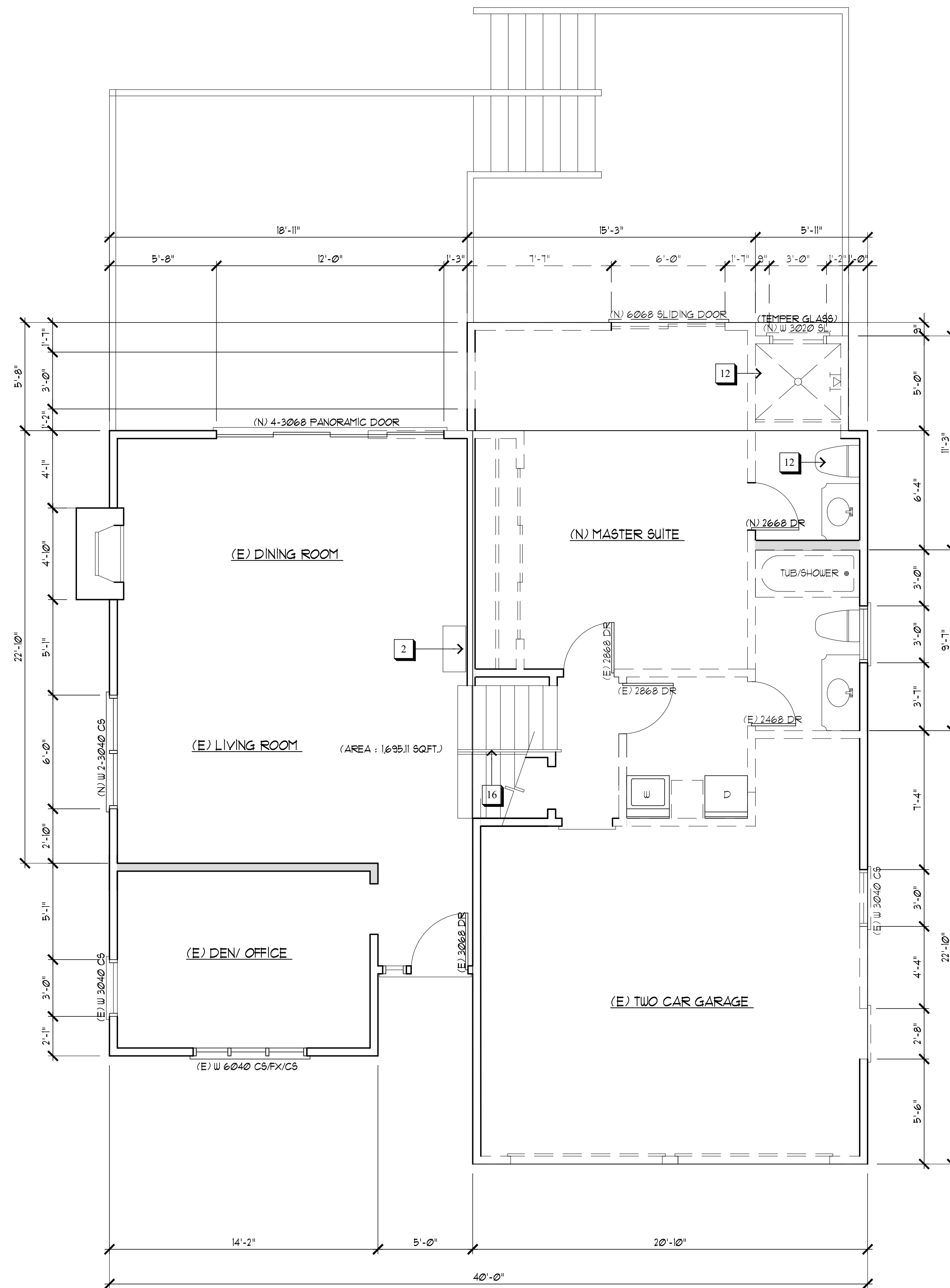


ADDITION & REMODELING
Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

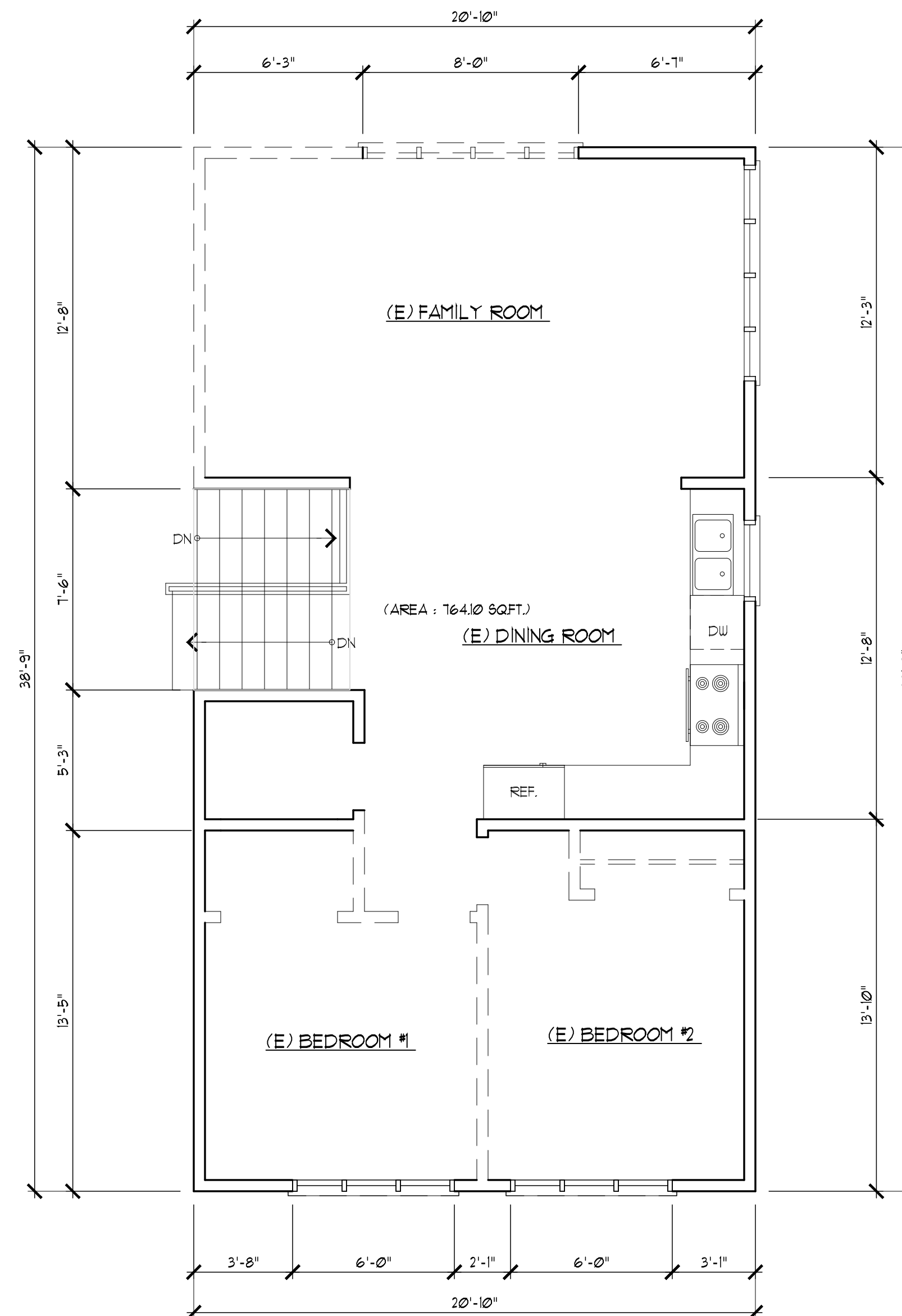
COMMENTS	BY

DATE	JUNE 28, 2023
SCALE	AS NOTED
DRAWN	Jack Chu
CHK	C. Korsak
SHEET NO.	

A.4



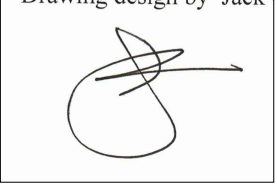
LOWER & MAIN FLOOR UN-PERMITTED PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR UN-PERMITTED PLAN
SCALE: 1/4" = 1'-0"

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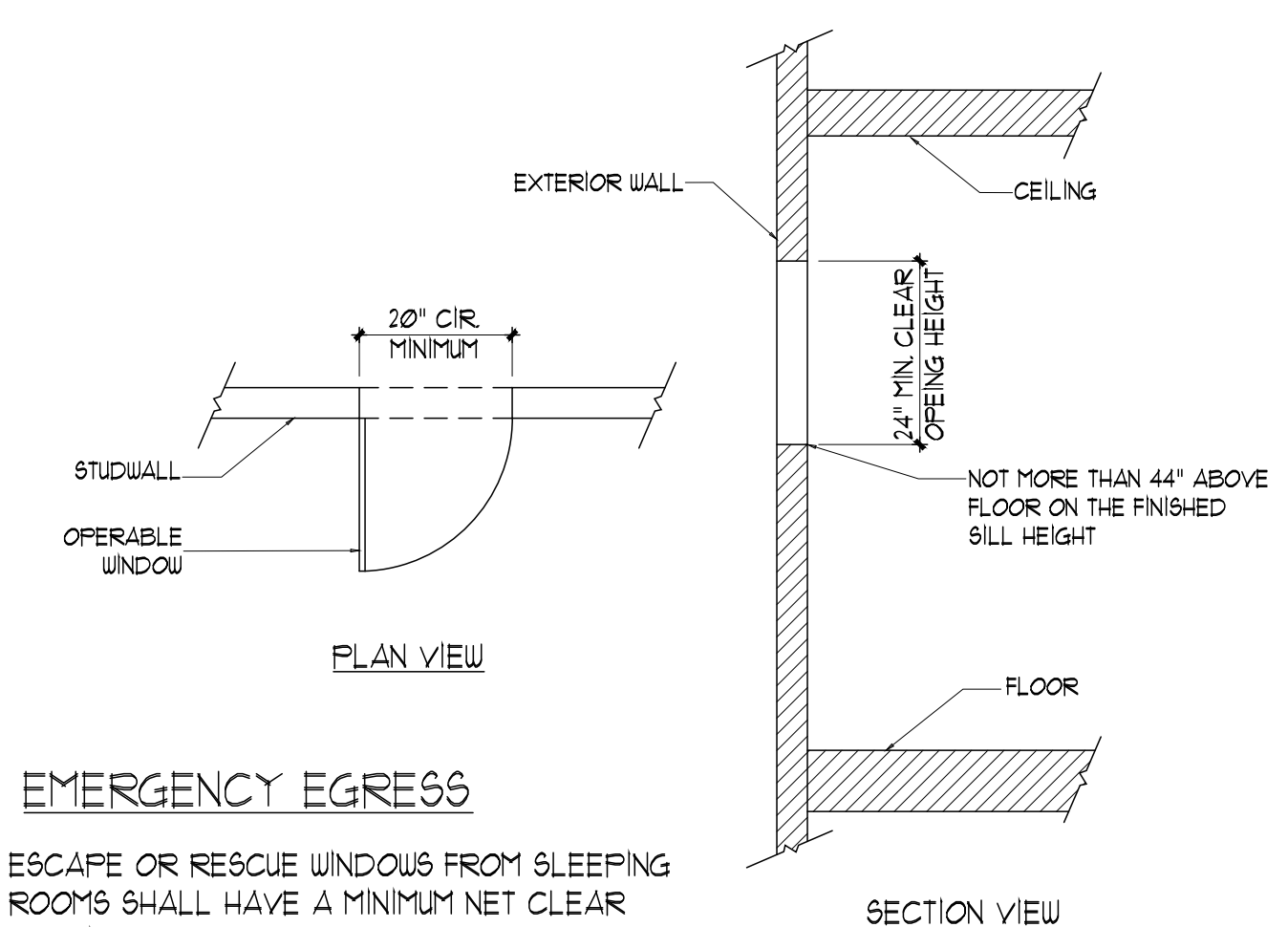
Drawing design by Jack



ADDITION & REMODELING
 Owner : Mr. Casey Korsak
 504 Lakemead Way Emerald Hills, CA 94062
 Tel. : 650-393-3433
 Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

DATE: JUNE 28, 2023
 SCALE: AS NOTED
 DRAWN: Jack Chu
 JOB: C. Korsak
 SHEET NO.



EMERGENCY EGRESS

ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

LOCAL VENTILATION RATE SUMMARY

ENTER THE REQUIRED FAN FLOW RATE (CFM)

BATHROOM FAN FLOW (CFM) = 100 * OF BATHROOM = 3

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE T1

DUCT SIZE (INCHES) = 6"

MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 125

WATER USE WORKSHEET

EXIST + ADDED = SUM	TYPE OF FIXTURE	FIXTURE MULTIPLIER	UNITS
1 + 1 = 2	BATH TUB (WITH OR WITHOUT SHOWER)	x 4	8
+ = 1	CLOTHES WASHER	x 4	4
+ = 1	DISH WASHER	x 15	15
2 + 3 = 5	LAVATORY (BATHROOM SINK)	x 1	2
1 + 1 = 2	STALL SHOWER (COUNT EACH HEAD)	x 2	2
1 + 1 = 2	SINK (KITCHEN SINK OR OTHER SINK)	x 15	30
2 + 2 = 4	TOILET (WATER CLOSET)	x 2.5	10.0
FIXTURE UNIT TOTAL:			35.50

BATHROOM VENT CALCULATION:

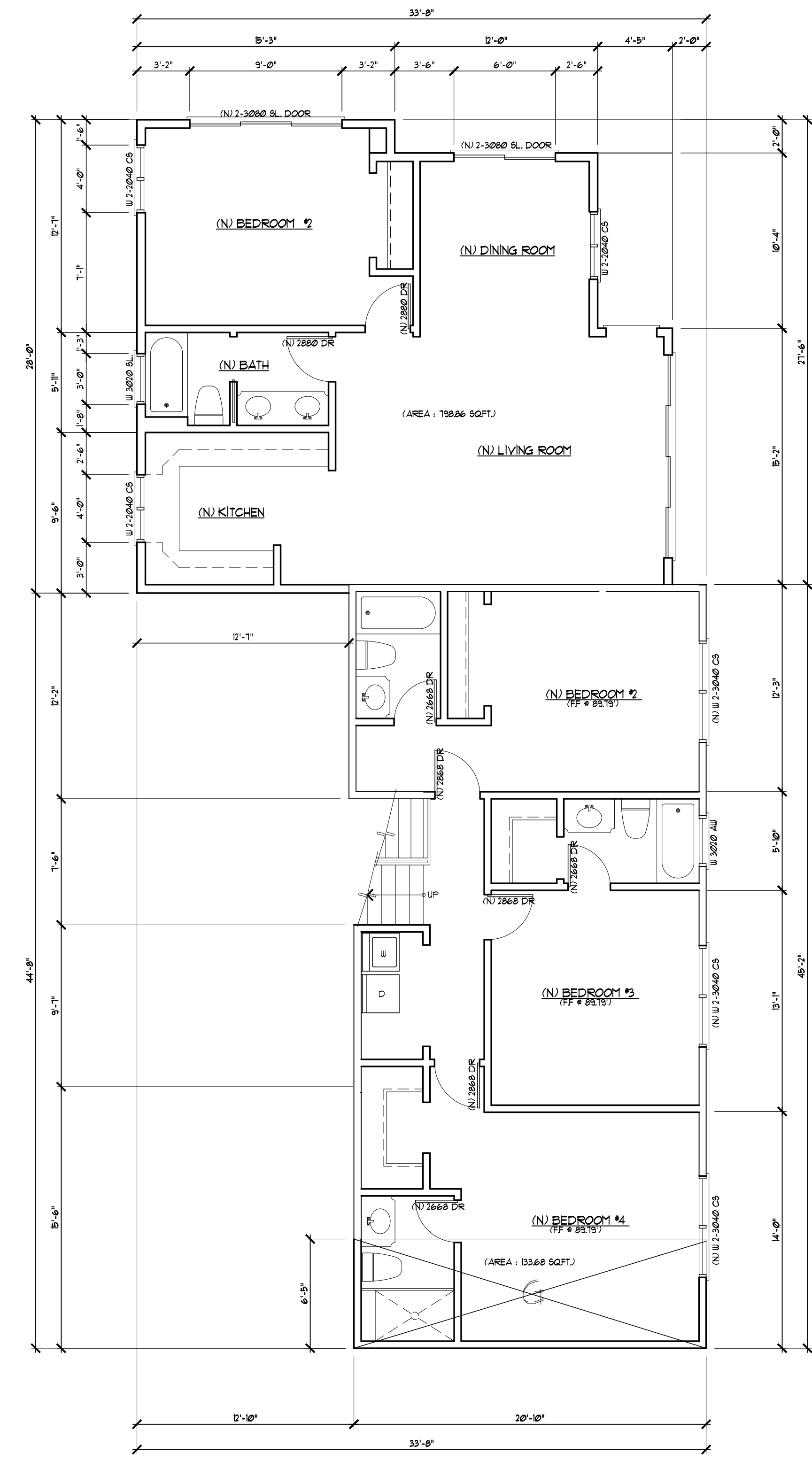
LOCATION	AREA	RATE	TOTAL REQUIRED
BATH #1	25.0 SQFT.	8%	224 SQFT.
BATH #2	63.95 SQFT.	8%	511 SQFT.
BATH #3	63.95 SQFT.	8%	511 SQFT.
MASTER BATH	96.31 SQFT.	8%	771 SQFT.
LAUNDRY	37.67 SQFT.		301 SQFT.

LOCATION	OPENING SIZE / MECH. VENT	QTY.	TOTAL PROVIDED
(E) BATH	2'-0"x2'-0"	1	400 SQFT.
BATH #2	2'-0"x3'-0"	1	600 SQFT.
MASTER BATH	2'-0"x4'-0"	1	800 SQFT.
LAUNDRY	2'-0"x2'-0"	1	400 SQFT.

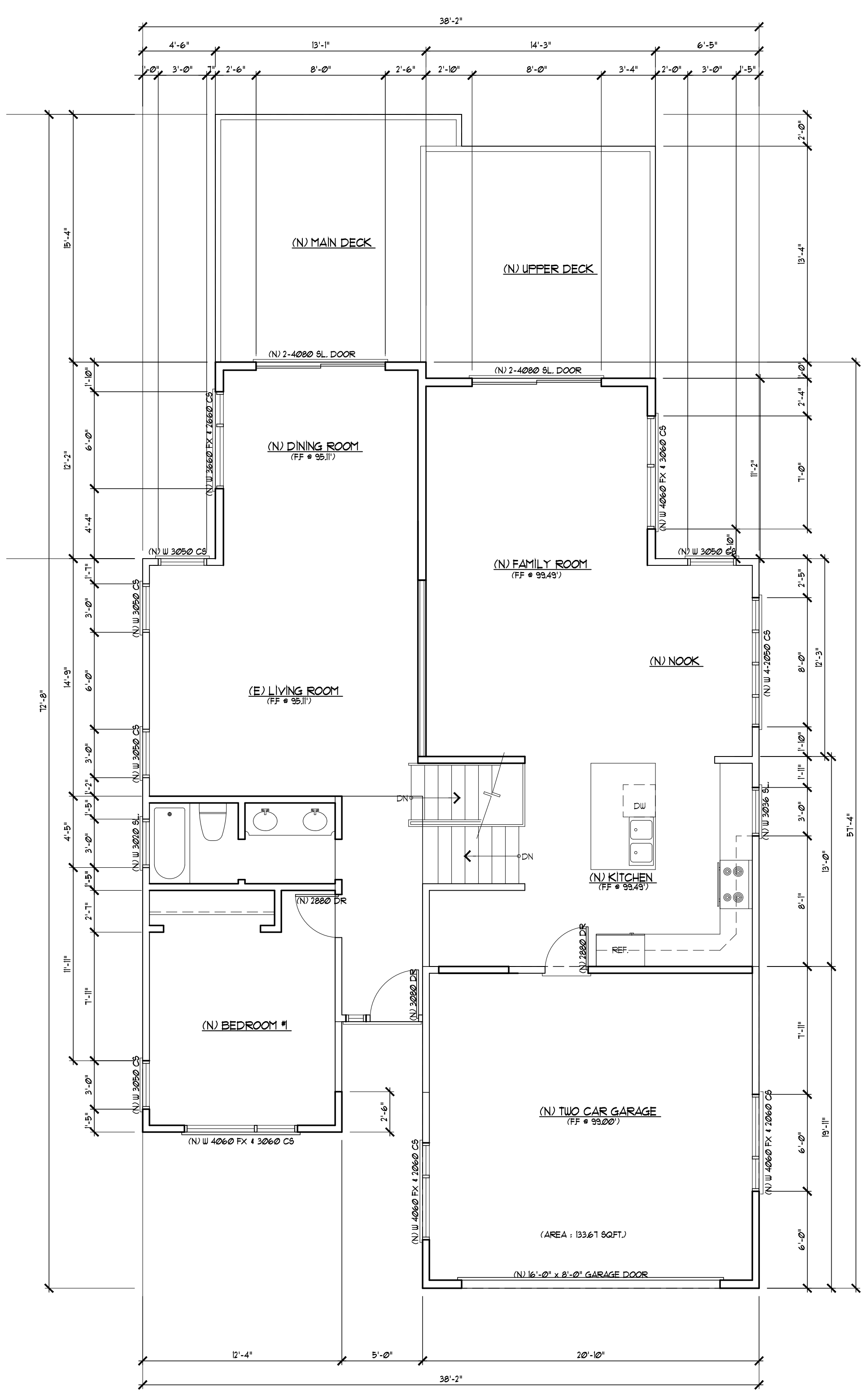
FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 cfm AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 cfm (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR). ASHRAE 62.2-2010, SEC. 4.6.5.

LEGEND:

- ===== (E) PARTITION TO REMAIN
- (E) PARTITION TO BE DEMOLISHED
- ===== (N) PARTITION
- ===== (N) ONE-HOUR FIRE WALL



PROPOSED LOWER FLOOR PLAN
 SCALE: 3/16" = 1'-0"

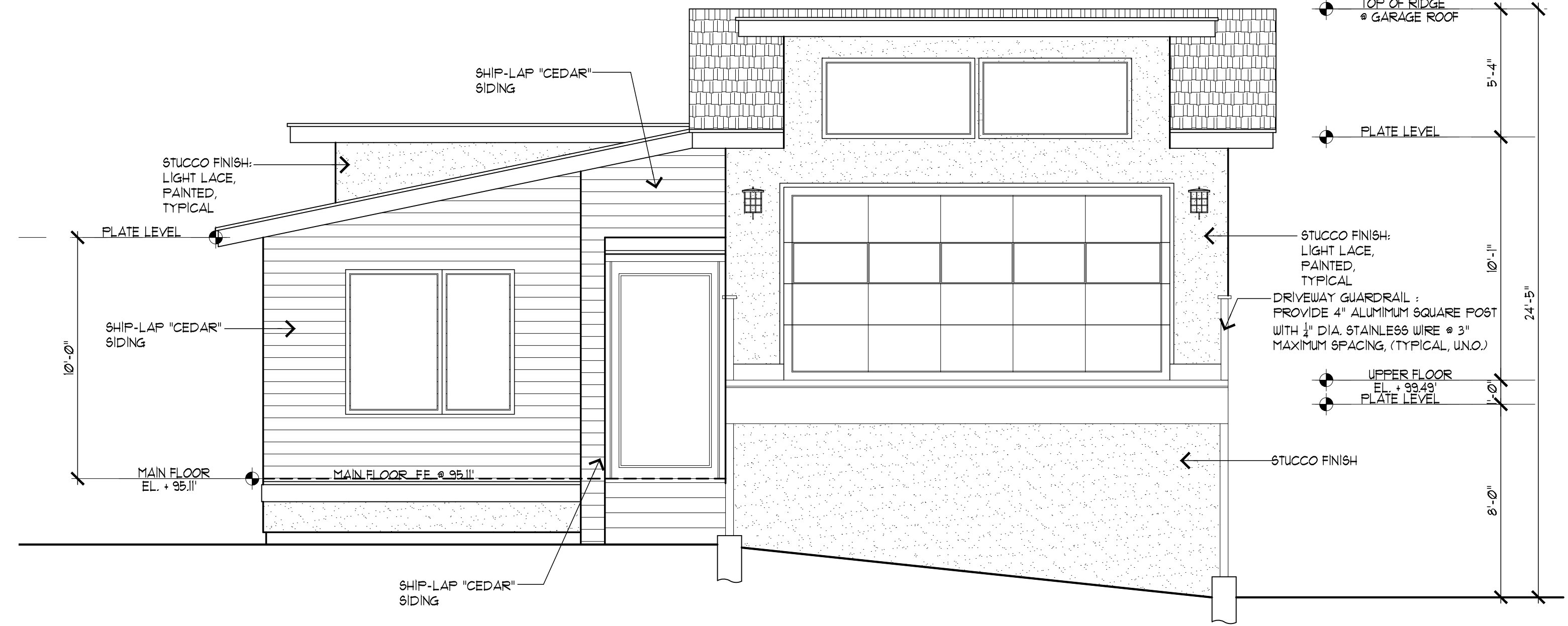


PROPOSED MAIN FLOOR & UPPER FLOOR PLAN
 SCALE: 3/16" = 1'-0"



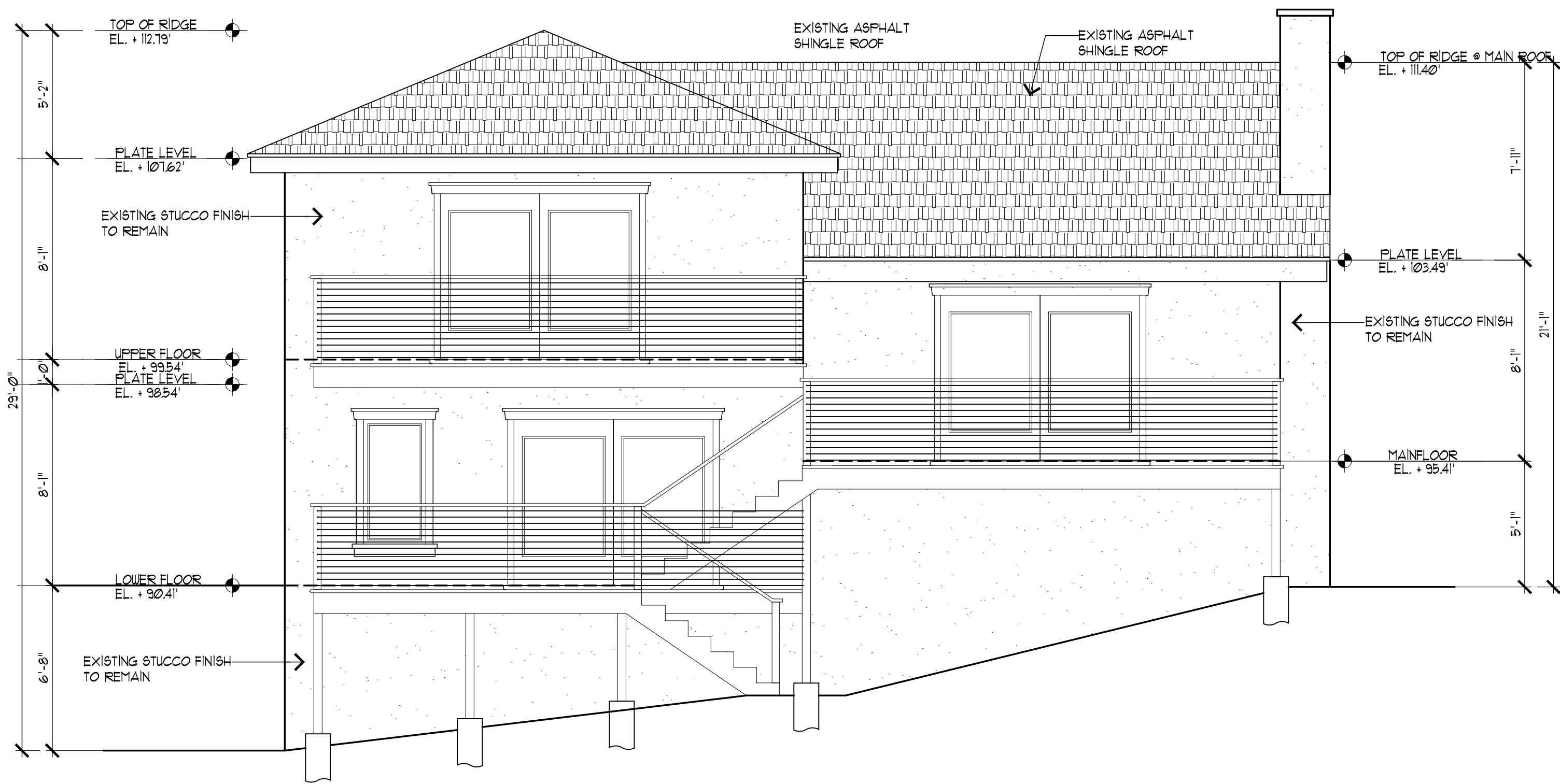
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION

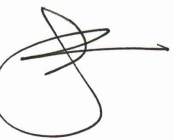
SCALE: 1/4" = 1'-0"

Jack Chu DESIGN

PLANNING CONSULTING CUSTOM HOMES
 210 INDUSTRIAL RD #209
 San Carlos, CA 94070
 O 650-486-0550
 C 650-208-8898
 jackchu21@yahoo.com

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Drawing design by Jack



ADDITION & REMODELING
 Owner : Mr. Casey Korsak
 504 Lakemead Way Emerald Hills, CA 94062
 Tel. : 650-393-3433
 Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

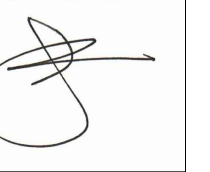
DATE: JUNE 28, 2023
 SCALE: AS NOTED
 DRAWN: Jack Chu
 JOB: C. Korsak
 SHEET NO:

Jack Chu DESIGN

PLANNING CONSULTING CUSTOM HOMES
 210 Industrial Rd #209
 San Carlos, CA 94070
 O 650-486-0550
 C 650-208-8898
 jackchu21@yahoo.com

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Drawing design by Jack

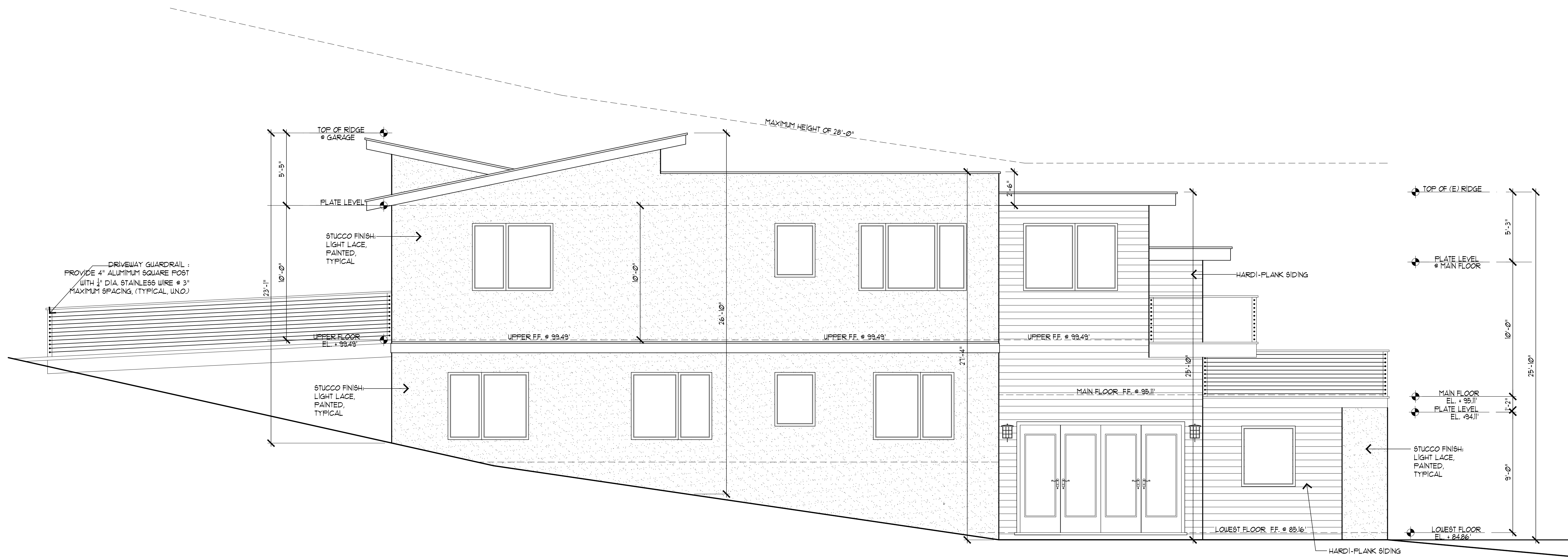


ADDITION & REMODELING
 Owner : Mr. Casey Korsak
 504 Lakemead Way Emerald Hills, CA 94062
 Tel. : 650-393-3433
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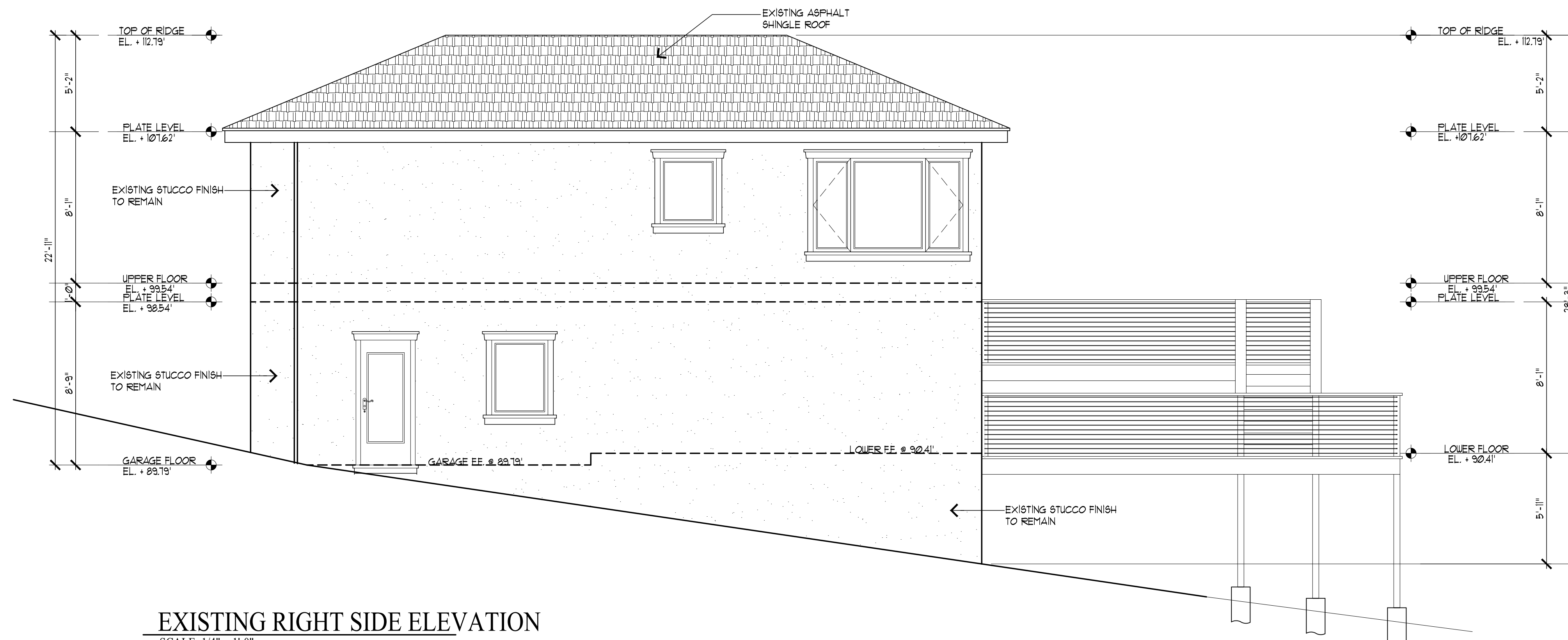
COMMENTS	BY

DATE	JUNE 28, 2023
SCALE	AS NOTED
DRAWN	Jack Chu
CHK	C. Korsak
SHEET NO.	A.7

A.7



PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

Jack Chu DESIGN

PLANNING
CONSULTING CUSTOM
HOMES
210 INDUSTRIAL RD #209
San Carlos, CA 94070
O 650-486-0550
C 650-208-8898
jackchu21@yahoo.com

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Drawing design by Jack

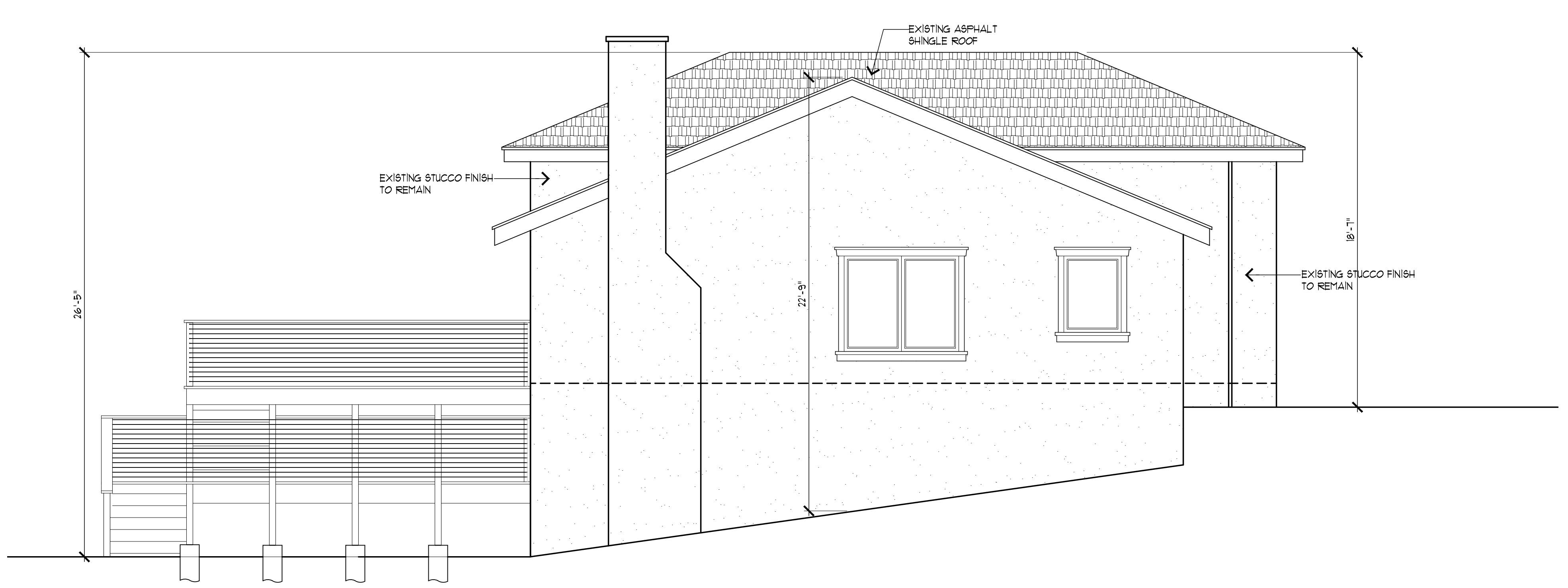
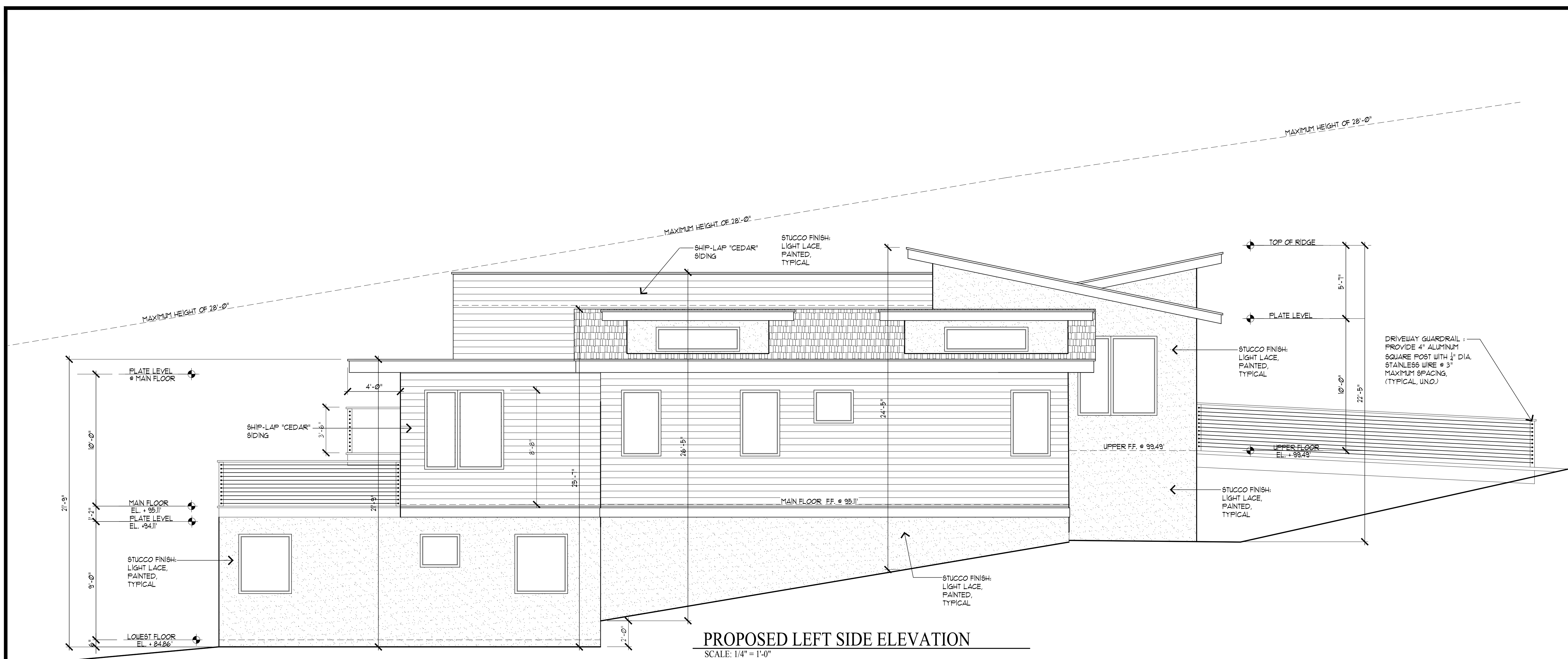


ADDITION & REMODELING
Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

DATE: JUNE 28, 2023
SCALE: AS NOTED
DRAWN: Jack Chu
JOB: C. Korsak
SHEET NO.

A.8

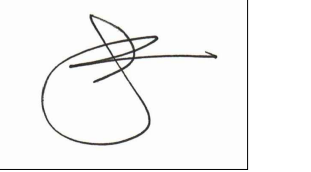


Jack Chu DESIGN

PLANNING
CONSULTING CUSTOM
HOMES
REMODELING APPROX
San Carlos, CA 94070
O 650-486-0550
C 650-208-8898
jackchu21@yahoo.com

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Drawing design by Jack



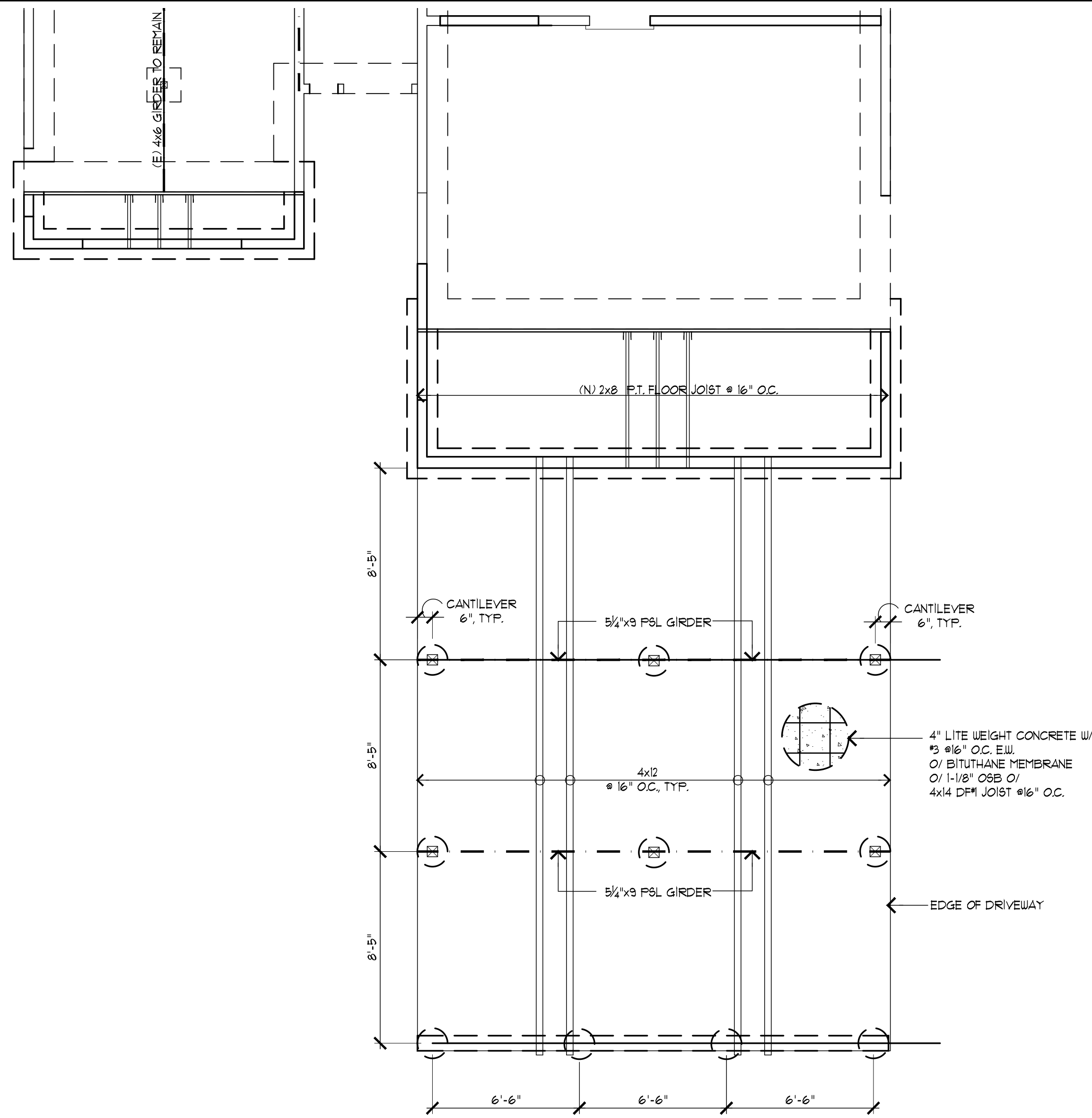
ADDITION & REMODELING
Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

DATE	JUNE 28, 2023
SCALE	AS NOTED
DRAWN	Jack Chu
JOB	C. Korsak
SHEET NO.	

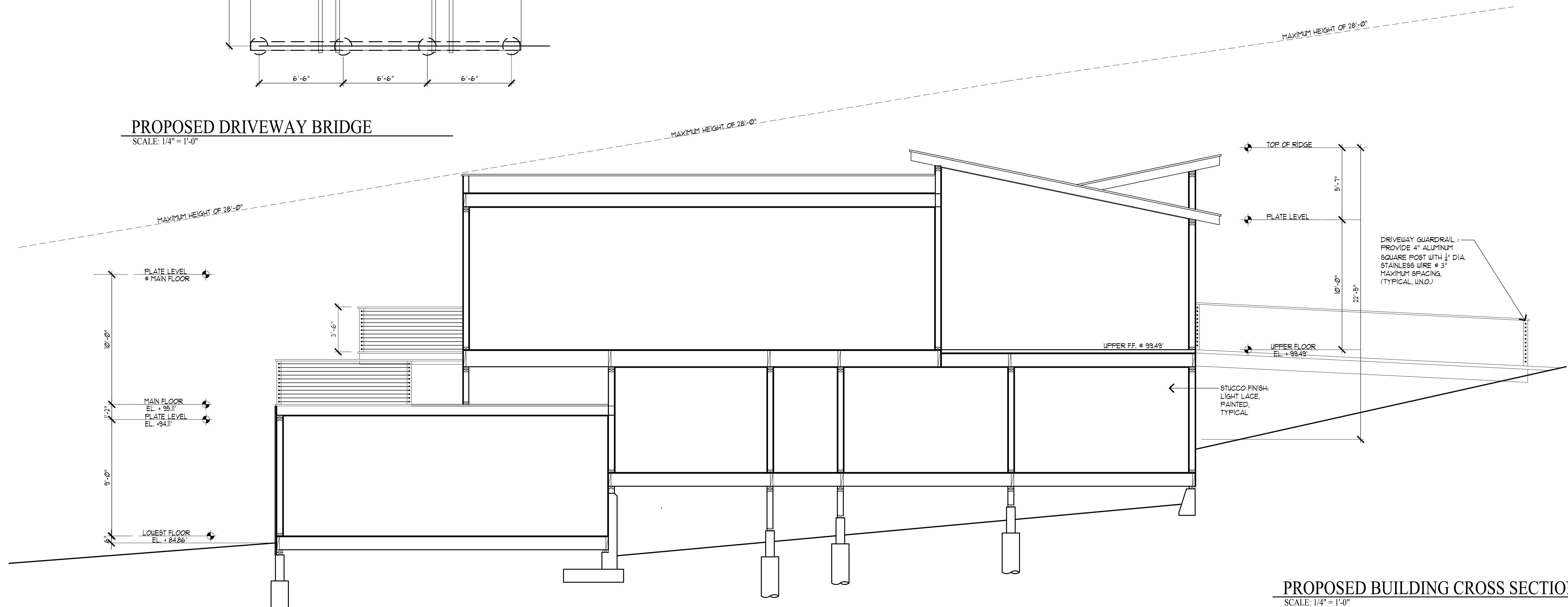
A.9

OF SHEETS



PROPOSED DRIVEWAY BRIDGE

SCALE: 1/4" = 1'-0"



PROPOSED BUILDING CROSS SECTION

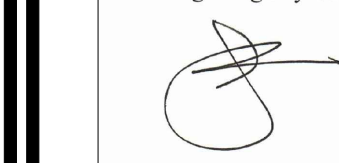
SCALE: 1/4" = 1'-0"

Jack Chu DESIGN

PLANNING
CONSULTING CUSTOM HOMES
REMODELING ADDITION
210 Industrial Rd #209
San Carlos, CA 94070
O 650-486-0550
C 650-208-8898
jackchu21@yahoo.com

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Drawing design by Jack



ADDITION & REMODELING
Owner : Mr. Casey Korsak
504 Lakemead Way Emerald Hills, CA 94062
Tel. : 650-393-3433
Email : casey.korsak@wellsfargoadvisors.com

COMMENTS	BY

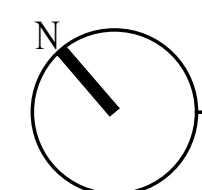
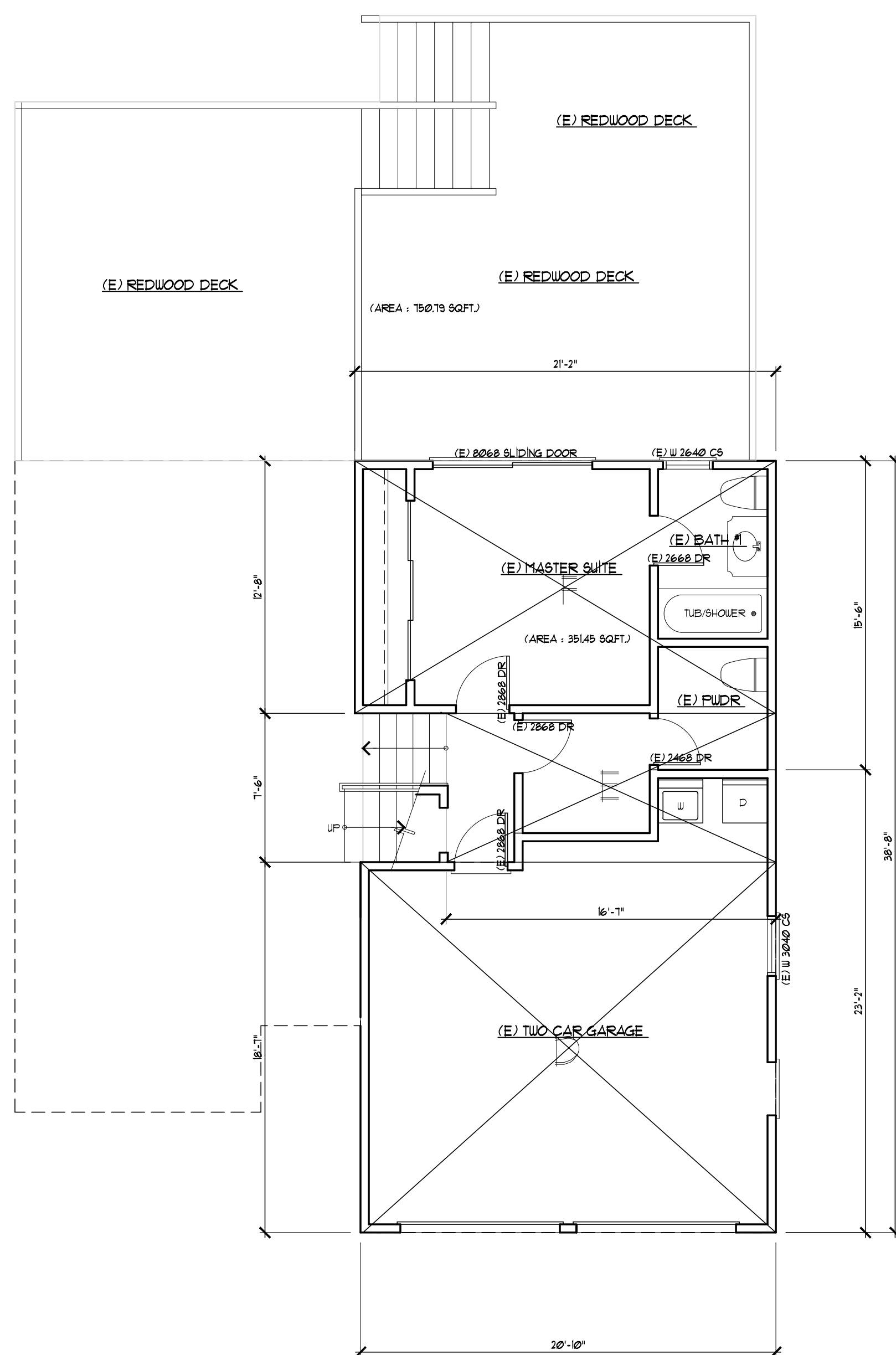
DATE: APRIL 8, 2022
SCALE: AS NOTED
DRAWN: Jack Chu
JOB: Korsak
SHEET NO:

AC.1

EXISTING LOWER FLOOR AREA

D 20'-10" x 18'-7" = 387.15 SF
E 16'-7" x 7'-6" = 123.37 SF
F 21'-2" x 12'-8" = 267.58 SF

TOTAL EXISTING LOWER FLOOR AREA: 778.10 SF

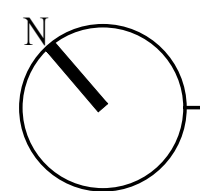
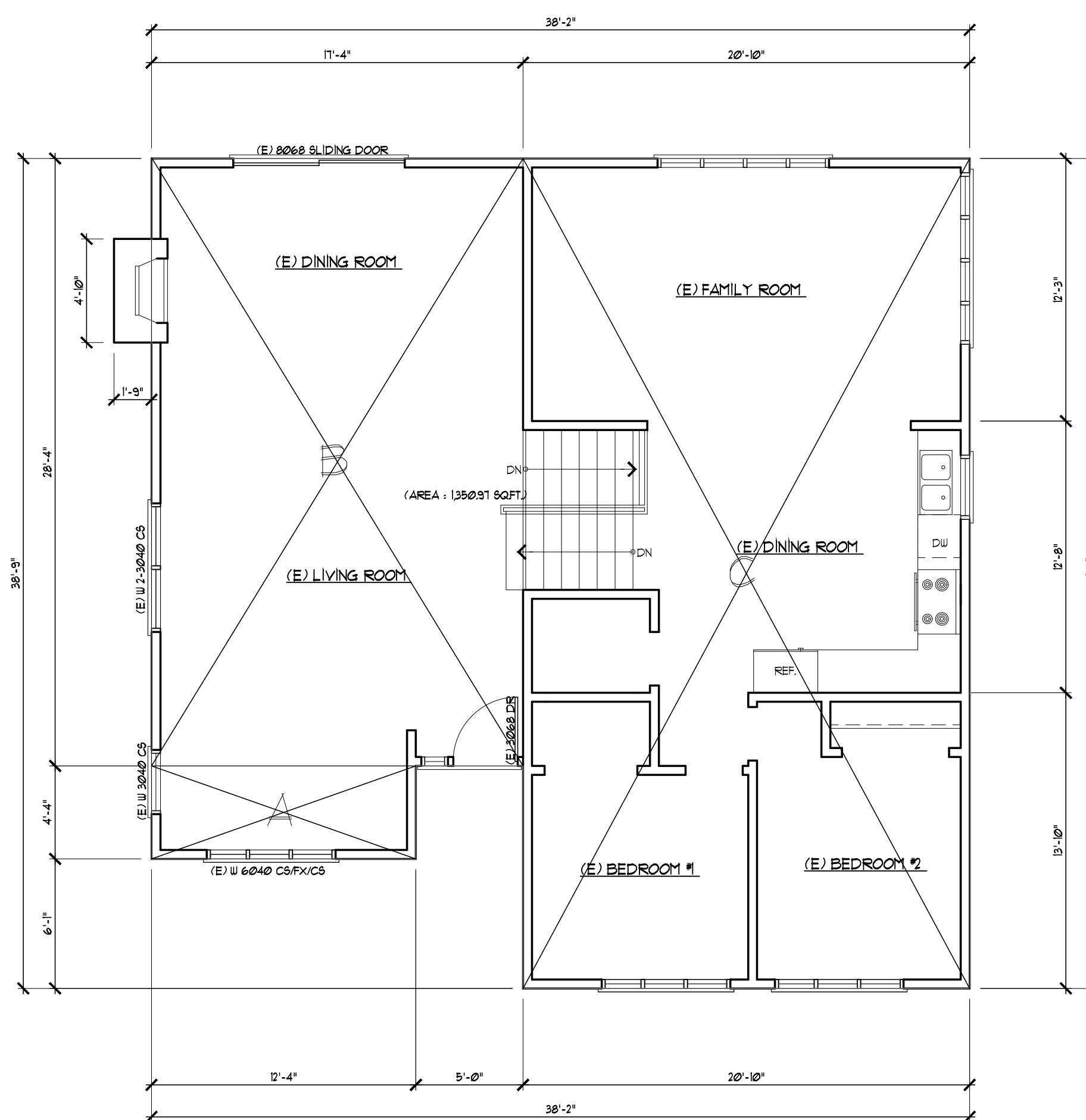


EXISTING LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

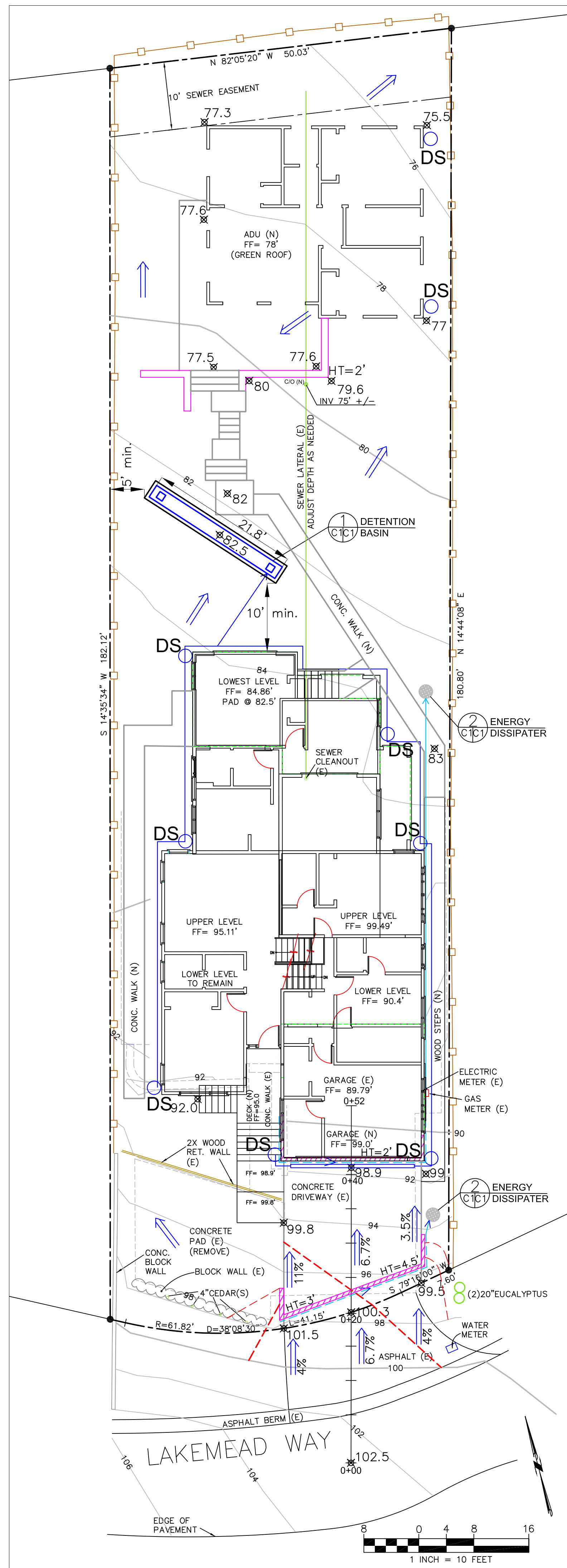
EXISTING MAIN & UPPER FLOOR AREA

A 12'-4" x 4'-4" = 53.44 SF
B 17'-4" x 28'-4" = 491.11 SF
C 20'-10" x 38'-9" = 807.16 SF
FIREPLACE 1'-9" x 4'-10" = 7.92 SF

TOTAL EXISTING MAIN/ UPPER FLOOR AREA: 1,359.63 SF



EXISTING MAIN & UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 2
- DS DOWNSPOUT
- 4" SOLID DRAIN PIPE
- 4" SOLID PERFORATED PIPE
- RETAINING WALL - PROPOSED

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: CASEY KORSAK, OWNER
2. TOPOGRAPHY BY S. MCALLEE, SURVEYED AUGUST 3, 2018.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. THE GEOTECHNICAL REPORT: **GEOTECHNICAL STUDY: KORSAK PROPERTY, 504 LAKEMEAD WAY, EMERALD HILLS, CALIFORNIA.** DATE: MAY 2, 2019, BY SIGMA PRIME INC., PROJECT NO. 18-198 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC., WITH THE CONTACT NUMBER (650)-728-3590 (SIGMAPRM@GMAIL.COM). THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND CALL SIGMA PRIME (650-728-3590) TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

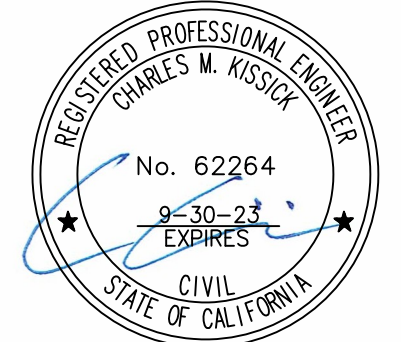
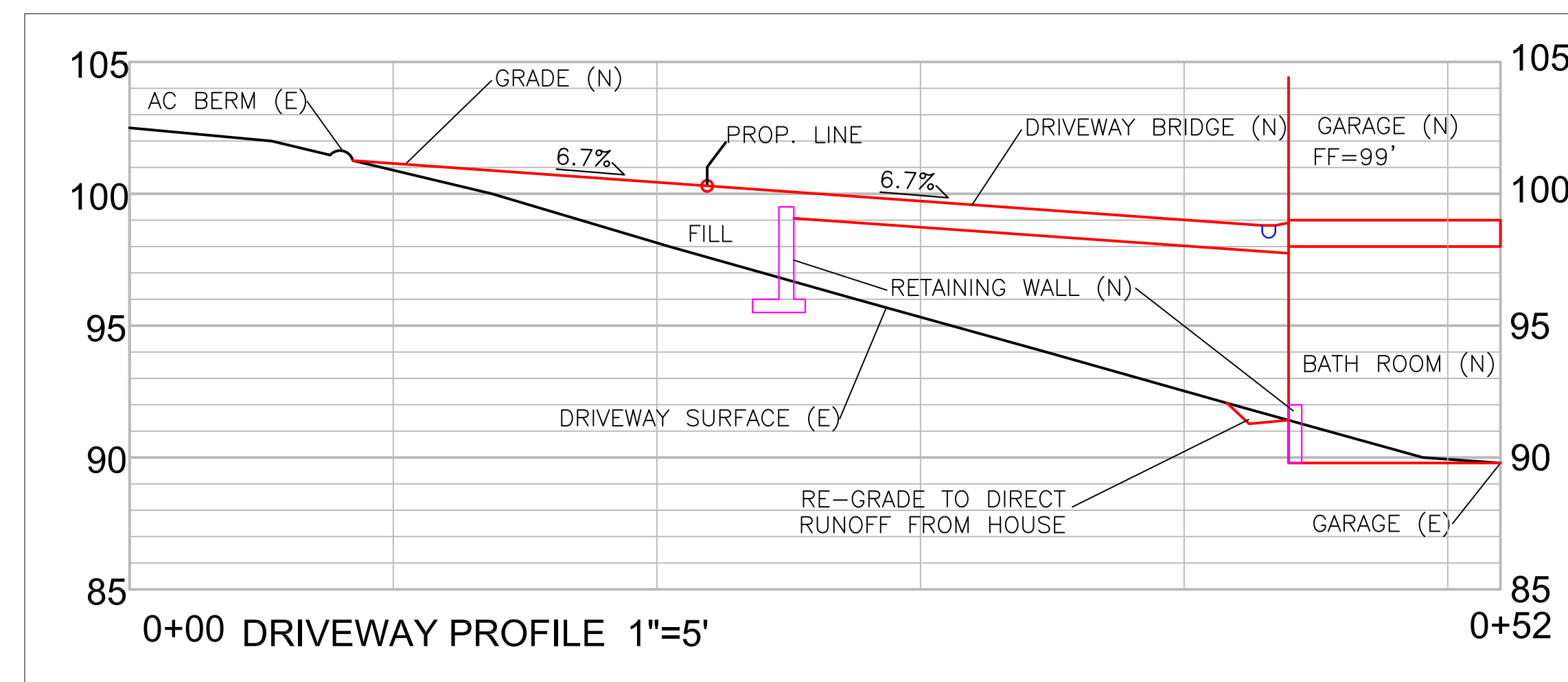
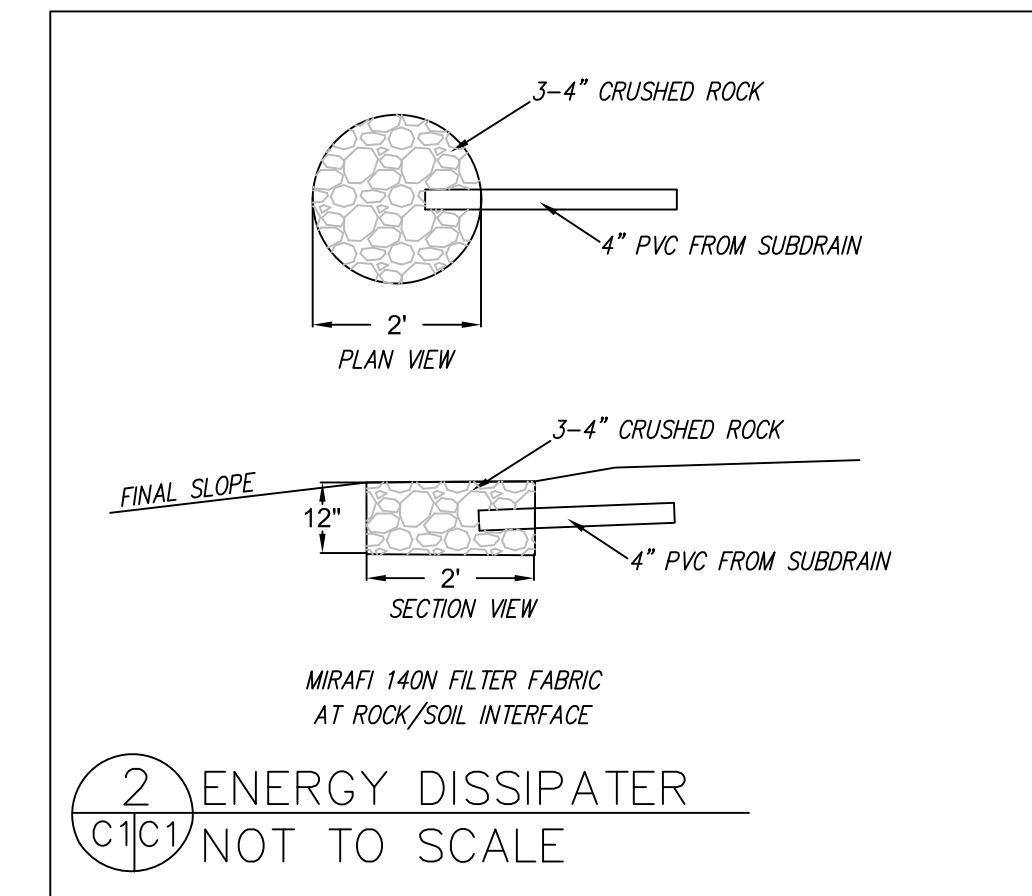
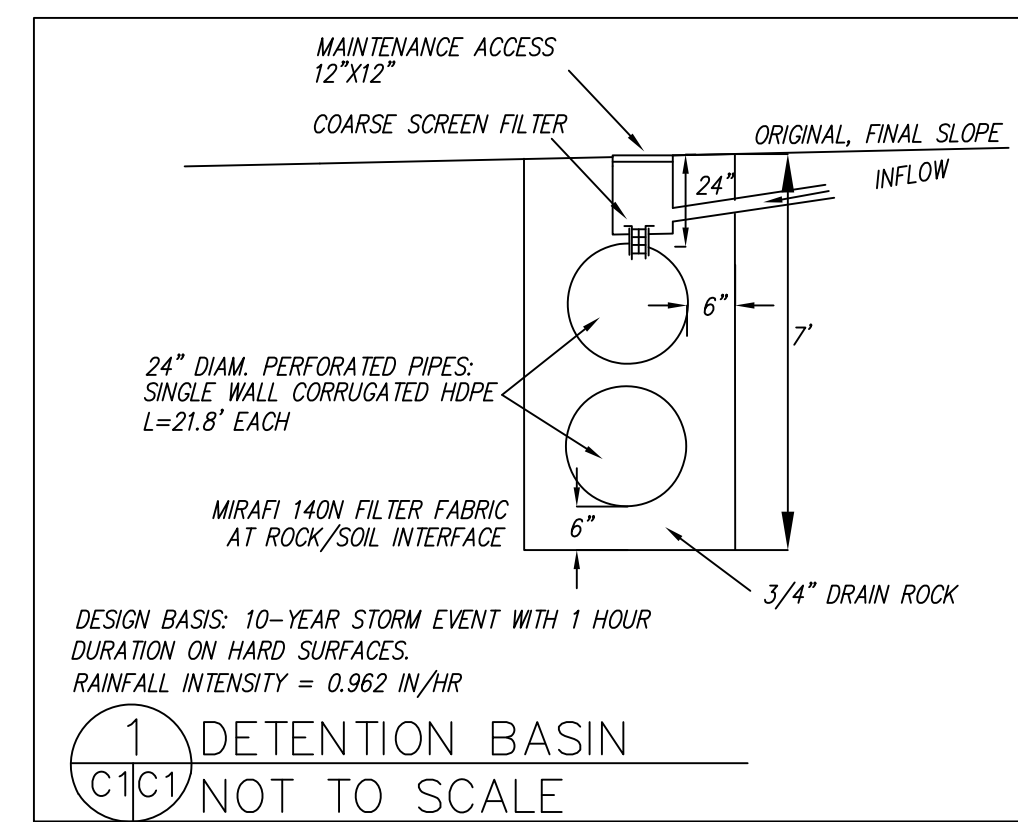
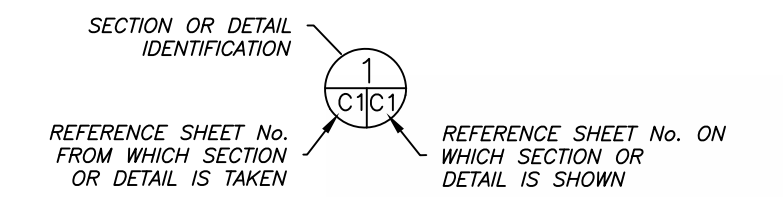
DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. THE ADU WILL HAVE A GREEN ROOF.
3. ALL DOWNSPOUT DRAIN LINES FROM MAIN HOUSE SHALL LEAD TO DETENTION BASIN, AS SHOWN.
4. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
5. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/SUMP PUMP TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

- CUT VOLUME : 70 CY
 FILL VOLUME: 40 CY (30 CY IN R.O.W., FOR DRIVEWAY)
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

SECTION AND DETAIL CONVENTION

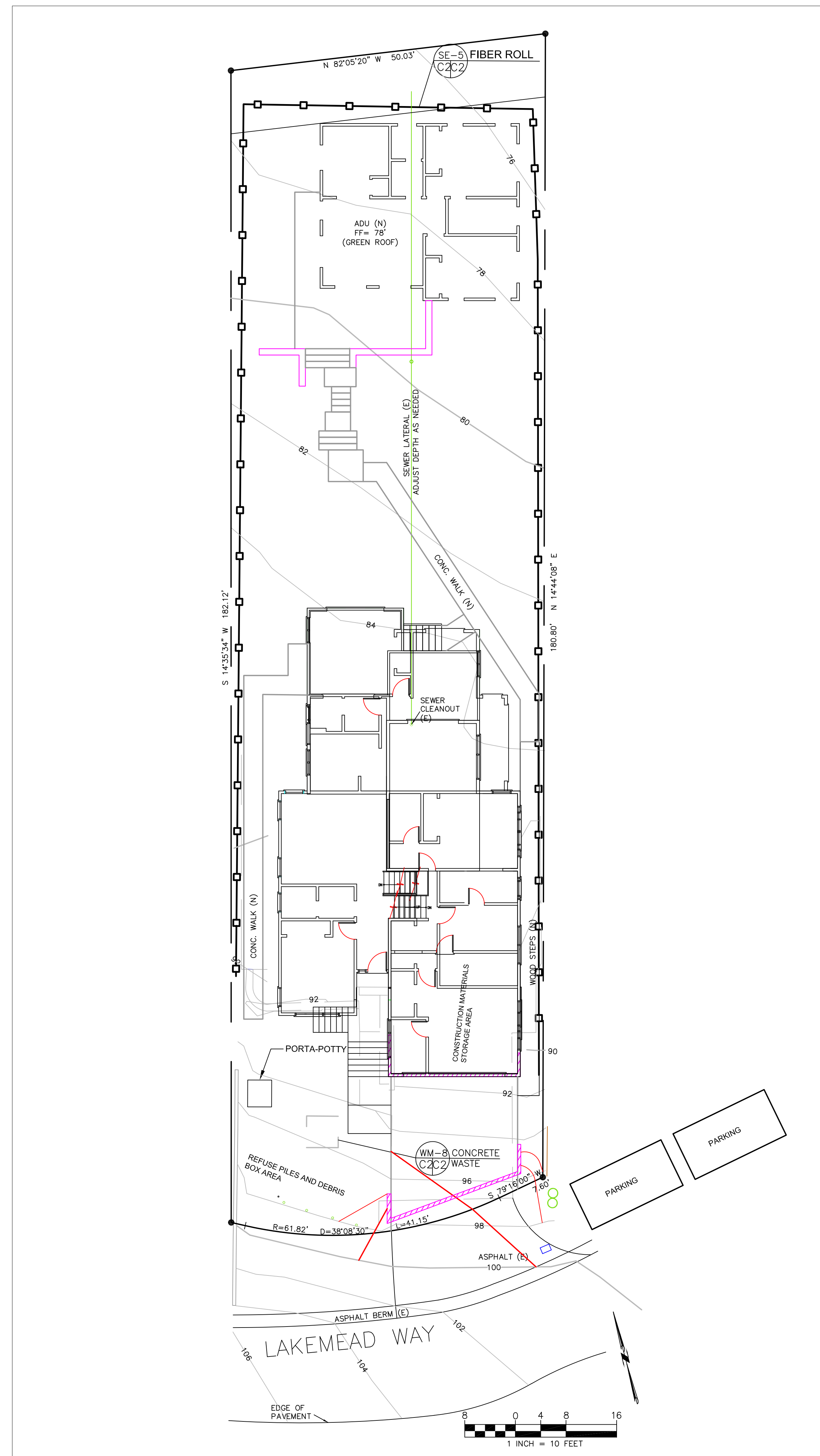


DATE: 4-8-22	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc.					
SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593					

GRADING AND DRAINAGE PLAN
 KORSAK PROPERTY
 504 LAKEMEAD WAY
 EMERALD HILLS
 APN 057-262-200

SHEET

C-1



EROSION CONTROL NOTES

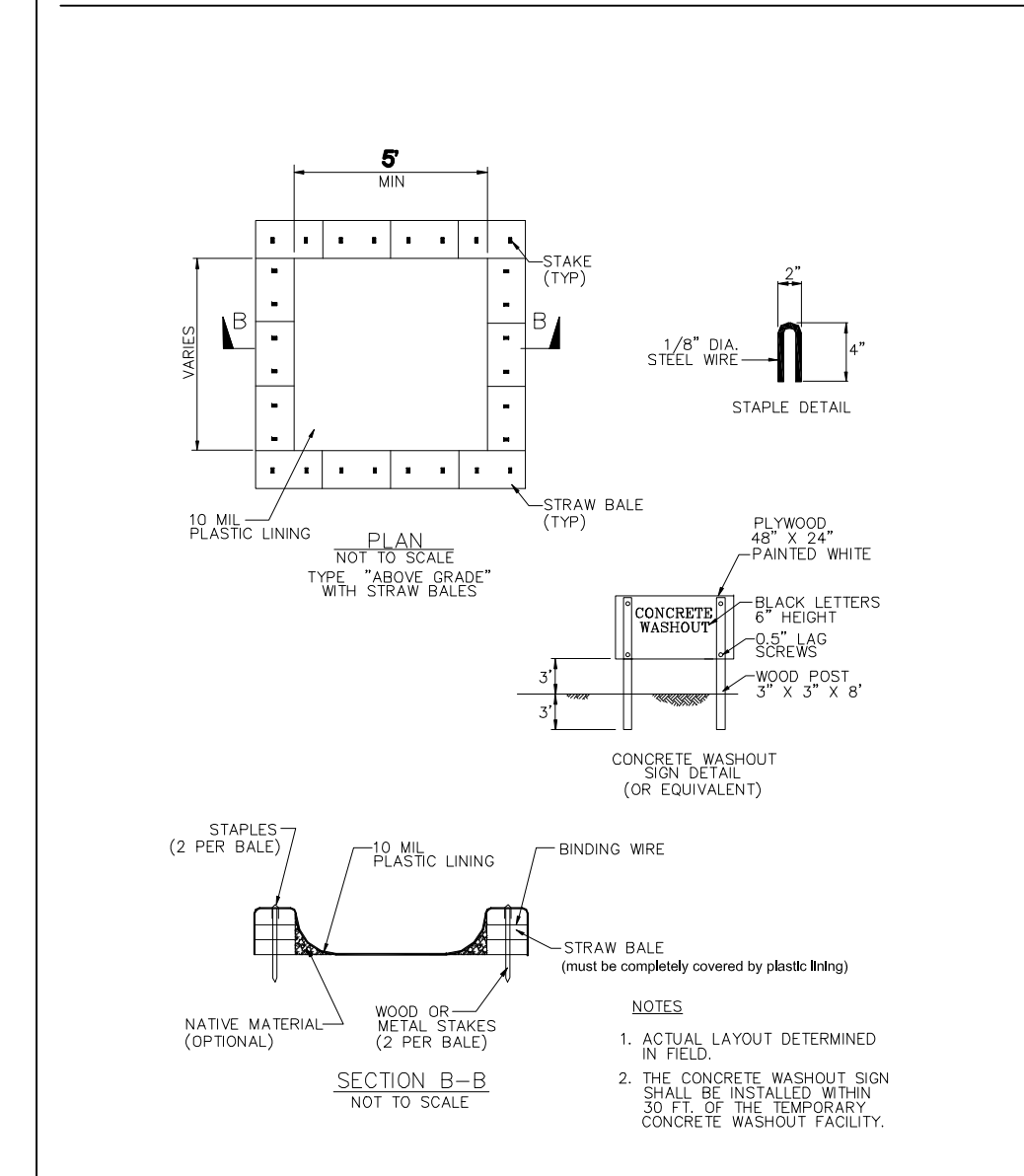
FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE. IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. THERE IS NO ROOM FOR A ROCKED CONSTRUCTION ENTRANCE. THE STEEP NATURE OF THE FRONT OF THE PROPERTY WILL PRECLUDE VEHICULAR TRAFFIC ENTERING AND LEAVING THE SITE, EXCEPT FOR THE EXCAVATOR DOING THE FOUNDATION WORK, WHICH WILL LEAVE THE SITE ONE TIME, AFTER EARTHWORK IS COMPLETED.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

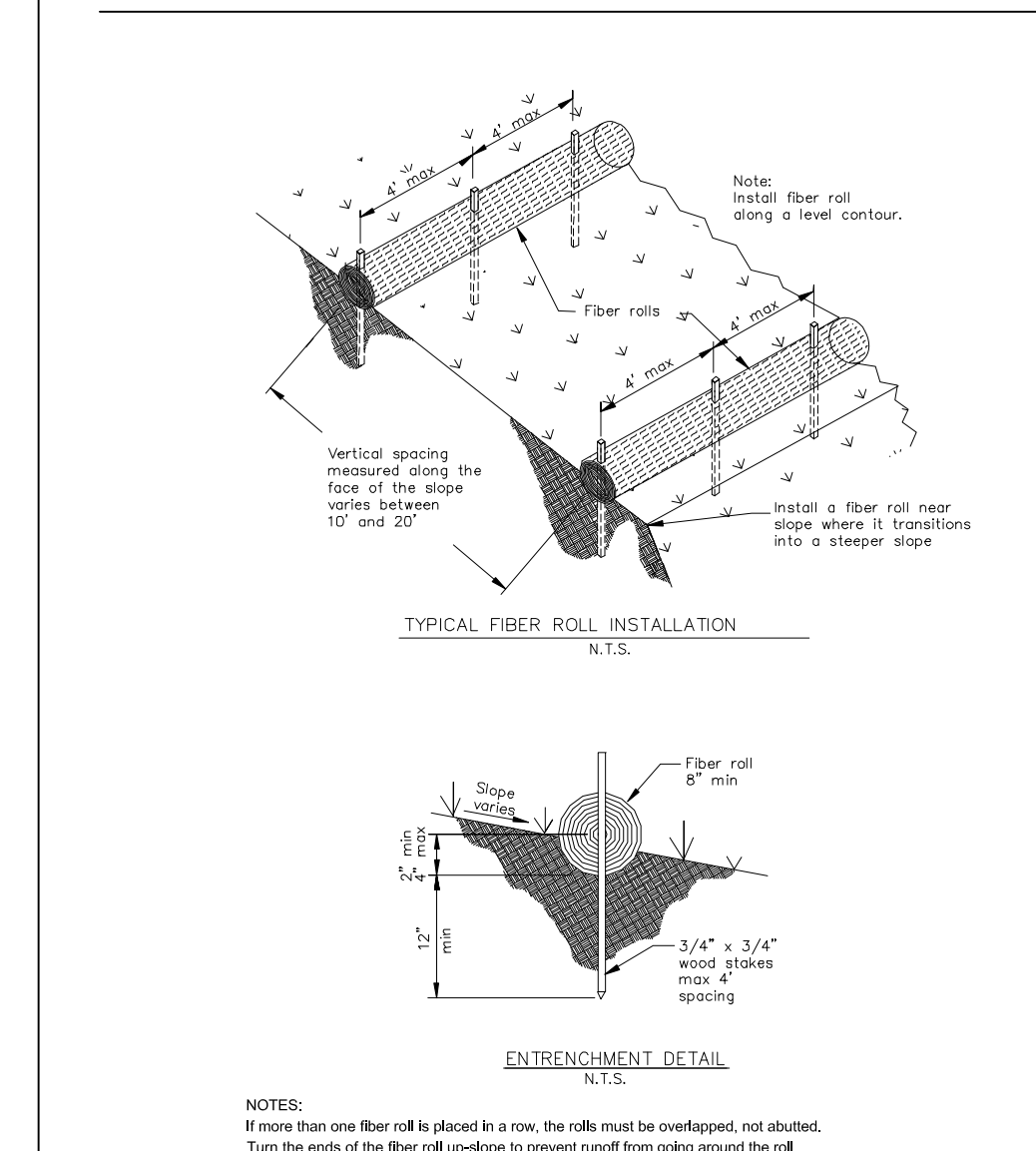
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Avoid cleaning, fueling, or maintaining 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.
- Limit construction access routes to 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 Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

CONCRETE WASTE MANAGEMENT WM-8



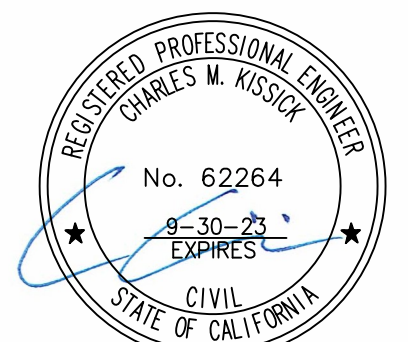
FIBER ROLLS SE-5



EROSION CONTROL POINT OF CONTACT

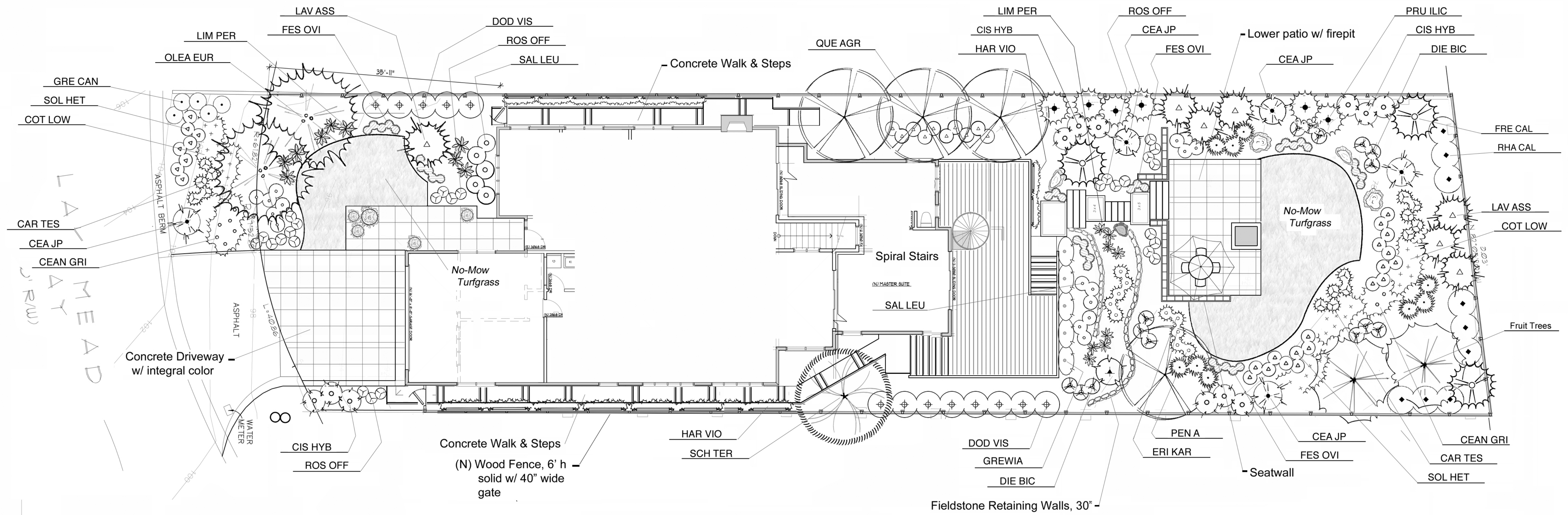
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: CASEY KORSAK
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-393-3433
 PHONE:
 E-MAIL: CASEYK33@YAHOO.COM



DATE: 4-8-22	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE BAY, CA 94019 (650) 728-3650 FAX 728-3653					

EROSION AND SEDIMENT CONTROL PLAN
 KORSAK PROPERTY
 504 LAKEMEAD WAY
 EMERALD HILLS
 APN 057-262-200



Landscape Plan
SCALE 1/8" = 1'0"

PLANTING NOTES

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.**
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY.** A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES
4. **SOIL AMENDMENTS SHALL BE FREE OF DEBRIS** SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
5. **PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER** (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
6. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS** 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 4" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. **PLANTING AREAS SHALL BE COVERED WITH A 3" INCH LAYER OF BARK CHIPS.**
7. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. **RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED** BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. **GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER TO HAVE THE PROJECT ARBORIST PRESENT FOR ALL WORK PERFORMED WITHIN THE DRIP LINE OF PROTECTED TREES.** THE CONTRACTOR SHALL ALSO REFER TO THE ARBORIST REPORT FOR EXISTING TREE IDENTIFICATION AND PROTECTION MEASURES.

Plant List

No.	Botanical Name	Common Name	Qty	Size	WI	Remarks
OLEA EUR	Olea europea 'Swan Hill'	Non-fruiting Olive	2	24" Box	L	Evgn Tree
QUE AGR	Quercus agrifolia	California Live Oak	4	24" Box	L	Evgn Tree
SCH TER	Schinus terebinthifolius	Brazilian Pepper	1	15 Gal.	M	Evgn Tree
ALY HUE	Alyogyne huegelii	Blue Hibiscus		5 Gal	L	Evgn Shrub
CAR TES	Carex testacea	Bronze Sedge		5 Gal	L	Perennial Grass
CEA JP	Ceanothus 'Julia Phelps'	California Lilac		5 Gal	L	Evgn Shrub
CIS HYB	Cistus hybridus	Orchid Rockrose		5 Gal	L	Evgn Shrub
DIE BIC	Dietes bicolor	Fortnight Lily		1 Gal	L	Evgn Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush		5 Gal	L	Evgn Shrub
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy		1 Gal	L	Perennial
FES OVI	Festuca ovina 'Glauca'	Festuca		1 Gal	L	Perennial Grass
FRE CAL	Fremontodendron californicum	California Flannel Bush		5 Gal	L	Evgn Shrub
GRE CAN	Grevillea 'Canberra'	N C N		5 Gal	L	Evgn Shrub
GREWIA	Grewia occidentalis	Lavender Starflower		15 Gal	M	Espalier
HAR VIO	Hardenbergia violacea	Hardenbergia		15 Gal	M	Espalier
LAV ASS	Lavatera assurgentifolia	Tree Mallow		5 Gal	L	Evgn Shrub
LIM PER	Limonium perezii	Sea Lavender		1 Gal	L	Perennial
PEN A	Pennisetum x advena 'Rubrum'	Red Fountain Grass		1 Gal	L	Accent/ Grass
PRU ILIC	Prunus ilicifolia	Hollyleaf Cherry		5 Gal	L	Evgn Shrub
RHA CAL	Rhamnus californica	Coffeeberry		5 Gal	L	Evgn Shrub
ROS OFF	Rosmarinus officinalis	Rosemary		1 Gal	L	Low Evgn Shrub
SAL LEU	Salvia leucantha	Mexican Bush Sage		5 Gal	L	Low Evgn Shrub
SOL HET	Sollya heterophylla	Australian Bluebells		1 Gal	L	Ev Subshrub
HAR VIO	Hardenbergia violacea	Lilac Vine		15 Gal	L	Espalier Vine
CEAN GRI	Ceanothus griseus 'Horizontalis' 'Prostratus'	Carmel Creeper		1 Gal	L	Groundcover
COT LOW	Cotoneaster 'Lowfast'	Cotoneaster		1 Gal.	L	Groundcover

Note: Contractor shall verify quantities

Bruce A. Chan
 Landscape Architect
 CA Lic. # 002324
 923 Arguello Street, Suite 200
 Redwood City, California 94063
 Tel (650) 346-7645
 Fax (650) 367-8139
 Email: bacla@sbglobal.net
 Landscape Architecture
 Environmental Design
 Site Planning



Korsak Residence
 Emerald Hills, California
 504 Lakemead Way

TITLE
Landscape Plan

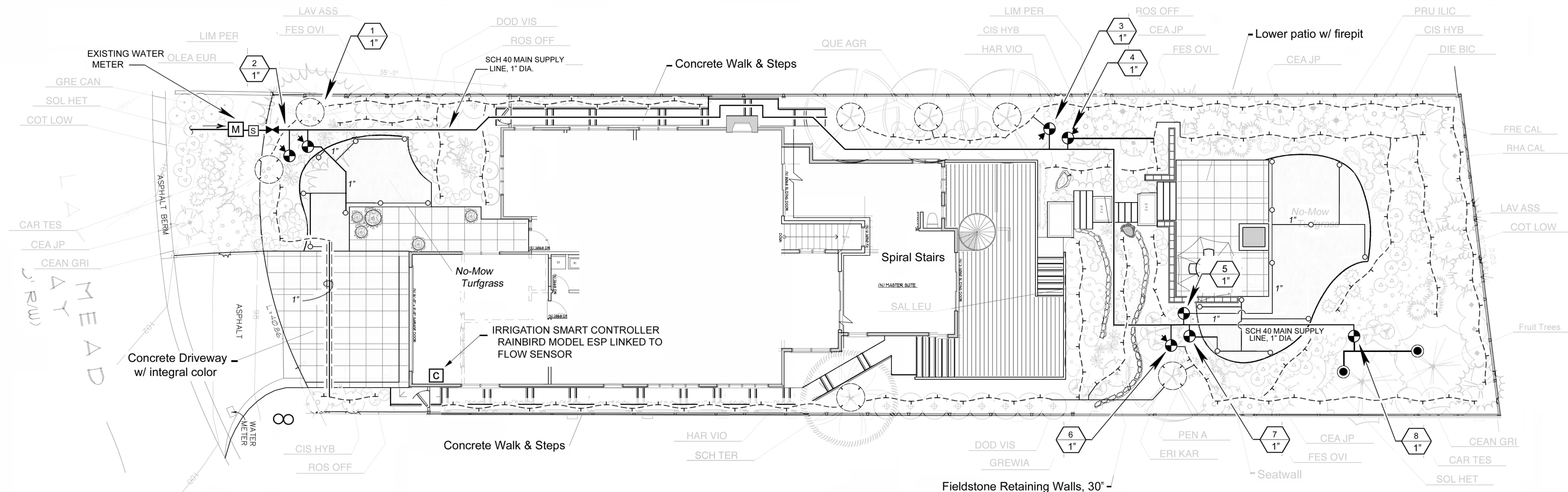
REVISIONS

Date	Notes
8-27-23	Response to Review Comments

PROJECT #:

DATE: 10-28-20

SHEET #:
L 1.1



1 Irrigation Plan
SCALE 1/8" = 1'0"
Fieldstone Retaining Walls, 30"
Seatwall

IRRIGATION DESIGN & INSTALLATION NOTES

- AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO LOCAL ORDINANCES AND BUILDING CODES. THE SYSTEM SHALL CONSIST OF A DUAL PROGRAM CONTROLLER WITH A RAIN SWITCH AND WATER BUDGETING FEATURE.
- AN APPROVED BACKFLOW PREVENTER SHALL BE INSTALLED PER LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. THE BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE DOUBLE CHECK TYPE INSTALLED IN A LOCKABLE ENCLOSURE. THE BACKFLOW DEVICE SHALL BE LOCATED IN THE VICINITY OF THE WATER METER, IF POSSIBLE.
- A MANUAL SHUT OFF VALVE SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR IN EXCESS OF RECOMMENDED OPERATING PRESSURE OF SPECIFIED IRRIGATION DEVICES.
- MAIN SUPPLY LINES SHALL BE PVC SCHEDULE 40, SIZE AS NOTED, BURIED 18" DEEP. LATERAL SUPPLY LINES SHALL BE BURIED 12" DEEP. FLEXIBLE PIPE TUBING SHALL BE BURIED 4" DEEP.
- REMOTE CONTROL VALVES SHALL BE 1" WHEN CONNECTED TO MAIN SUPPLY LINES OF SAME SIZE, AND SUPPLY A TOTAL NUMBER OF HEADS OR EMITTERS NOT TO EXCEED 14 GALLONS PER MINUTE DISCHARGE FOR EACH CIRCUIT. FOR MAIN SUPPLY LINES OF 1-1/2" DIAMETER, THE CONTRACTOR MAY CHOOSE AS AN OPTION INSTALLING A 1-1/2" RCV, WHICH WILL HAVE A CIRCUIT FLOW RATE NOT TO EXCEED 30 GPM. VALVES SHALL BE MANUFACTURED BY TORO OR HUNTER AND INSTALLED UNDERGROUND IN WEATHER-PROOF VALVE BOXES.
- DRIP IRRIGATION CIRCUITS SHALL BE FURNISHED WITH A PRESSURE REGULATING DEVICE IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. AN IN-LINE FILTER SHALL BE INSTALLED ADJACENT TO THE CONTROL VALVE. THE END OF EACH SUPPLY CIRCUIT SHALL BE FURNISHED WITH A BALL VALVE.
- AN INTEGRATED CHECK VALVE SHALL BE INSTALLED INTO THE LOWEST SPRINKLER HEAD ON EACH CIRCUIT. CHECK VALVES OR ANTI-DRAIN VALVE ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- CONTRACTOR SHALL FLUSH ALL PIPES PRIOR TO INSTALLING SPRINKLER HEADS AND PRESSURE TEST THE MAIN SUPPLY LINE. A THOROUGH CHECK FOR ANY LEAKS SHALL BE PERFORMED. THE ENTIRE SYSTEM SHALL BE CHECKED FOR LEAKS PRIOR TO BACKFILLING OF TRENCHES.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE CLOCK WATERING CYCLE AND DURATION TO PREVENT RUN-OFF. HEADS SHALL BE ADJUSTED SO THAT SPRAY DOES NOT HIT EXISTING TREE TRUNKS.

- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LA, DESIGNER, OR THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- AN IRRIGATION AUDIT REPORT, IF REQUIRED BY THE BUILDING OFFICIAL, SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION. THE REPORT SHALL BE SUBMITTED TO THE PERMITTING AGENCY.

WELO Water Budget and Water Use Calculator

INSTRUCTIONS:
1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	10/28/20
Project Name:	504 Lakemead Drive Redwood City (Emerald Hills)
Project Contact:	Bruce Chan - Landscape Architect
Project Contact Email:	bacla@sbcglobal.net

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	42.8	0.55	128	4,396	65,687

MAWA = (ETo) * (0.62) * [(ETAF * LA) + ((1-ETAF) * SLA)]

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	42.8	1,883	128	53,355

ETWU = (ETo) * (0.62) * [(PF * SF) / IE + SLA]

Difference between MAWA and ETWU 12,332 Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Trees & Shrubs	Drip	3,194	0.30	0.81	1,183
	2	No Mow Turf	Spray	744	0.50	0.75	496
	3	Trees & Vines	Drip	330	0.50	0.81	204
	4						
	Landscape area (not including SLA)				4,268		1,883

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	128	1.0	128
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	128		128

Total Landscape Area (including SLA) from ETWU Calculation	4,396
---	--------------

TITLE

Irrigation Plan

REVISIONS

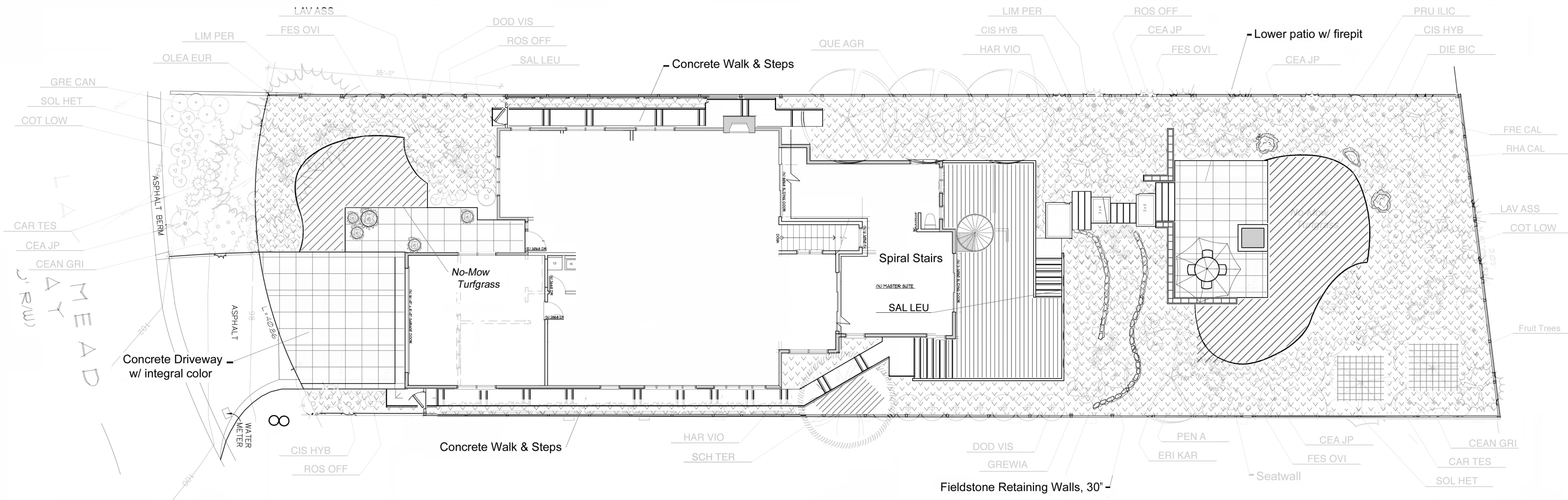
Date	Notes
6-27-23	Add notes per city comments

PROJECT #:

DATE: 10-28-20

SHEET #:

L 2.1



Hydrozone Plan
 SCALE 1/8" = 1'0" N

HYDROZONE LEGEND

PLAN SYMBOL	DESCRIPTION	WATER USE	IRRIGATION METHOD	SQ. FT
	HYDROZONE #1	LOW	DRIPLINE	3524 SF
	HYDROZONE #2	MODERATE	HIGH EFFICIENCY OVERHEAD SPRAY	744 SF
	HYDROZONE #3	SPECIAL LANDSCAPE AREA	POINT SOURCE BUBBLER	128 SF

COUNTY OF SAN MATEO
 LANDSCAPE WATER USE STATEMENT

PROJECT NAME: Korsak Residence
PROJECT ADDRESS: 504 Lakemead Way
 Emerald Hills, California

PREPARED BY: BRUCE A. CHAN CA RLA #2324
 923 ARGUELLO STREET, SUITE 200
 REDWOOD CITY CA 94063
 650-346-7645 650-367-8139 (FAX)
 bacia@sbcglobal.net

"I have complied with the criteria of the ordinance and applied them accordingly for efficient use of water the irrigation design plan."

Signed

Bruce A. Chan
 Landscape Architect
 CA Lic. # 002324
 923 Arguello Street, Suite 200
 Redwood City, California 94063
 Tel (650) 346-7645
 Fax (650) 367-8139
 Email: bacia@sbcglobal.net

Landscape Architecture
 Environmental Design
 Site Planning



Korsak Residence
 Emerald Hills, California
 504 Lakemead Way

TITLE
HYDROZONE PLAN

REVISIONS

Date	Notes
6-27-23	Modify Moderate WUCOLS

PROJECT #:
 DATE: 10-28-20
 SHEET #:
L 3.1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Application for a Zoning Nonconformity Use Permit

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

Applicant's Name : _____

Primary Permit #: _____

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Zoning Nonconformity Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form, and, if applicable, a copy of a building permit or Assessor's records indicating that your nonconforming structure was built legally.

2. Project Information

This application is for:

- Expansion of a legal, nonconforming structure on a standard-sized parcel.
- Expansion of a legal, nonconforming structure on a substandard parcel.
- New nonconforming structure on a substandard parcel.
- New conforming structure on a substandard parcel per Zoning Regulations Section 6133.3(b).

Zoning: _____

Existing nonconformity: _____
(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: _____

Proposed nonconformity: _____

3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

1. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The County must make four additional findings for projects involving substandard parcels:

2. The proposed development is proportioned to the size of the parcel on which it is being built.

3. All opportunities to acquire additional contiguous land have been investigated.

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

5. Use permit approval does not constitute a granting of special privileges.

Write a brief statement in which you present evidence to support the required findings.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Erica Adams

From: Mohamed Mostafa <momostafa@yahoo.com>
Sent: Saturday, April 22, 2023 1:34 PM
To: Erica Adams
Subject: File No: PLN2020-00418, Location 504 Lakemead Way

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Erica,

My name is Mohamed Mostafa and I am the owner of the neighboring Property at 508 Lakemead way. I was out of the country during the time you held a zoom meeting related to the subject property. I have lately realized that this was reviewed and wanted to find out what is the status.

Mr. Korsak had .My House is west of the subject Property and the entrance of my house is facing the subject property shared a version of his plans with me about a year ago, and I had given him feedback expressing my concerns and objections about the size of the 2nd floor expansion since it is going to be almost completely blocking the eastern side of .my house and expose its interior the way it is currently built

I am sending this email to state the fact that I am opposing any non-conforming code violations including side yard setbacks as noted in the plans.

please respond to this email or call my cell on 4082033302

Best regards,
Mohamed