

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

DATE: September 23, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit and Certificate of Compliance (Type B), to construct a new 2,850 sq. ft. single-family residence (2,374 sq. ft. house with an attached 476 sq. ft. garage) on a 7,361 sq. ft. parcel, to be legalized, located at 38 Winding Way, in the unincorporated Devonshire area of San Mateo County. No significant trees are proposed to be removed.

County File Number: PLN 2014-00200 (Grove)

PROPOSAL

The applicant proposes to construct a new single-family residence which requires a Design Review Permit on a 7,361 sq. ft. parcel located in the Devonshire area of San Mateo County. The parcel requires legalization with a Certificate of Compliance (Type B), as it was not conveyed separately from the surrounding parcels until 1974, after July 1945, the effective date of the County's first subdivision ordinance.

RECOMMENDATION

That the Planning Commission approve the Certificate of Compliance (Type B) and the Design Review Permit, County File Number PLN 2014-00200, by making the findings and adopting the conditions of approval as shown on Attachment A.

SUMMARY

The subject parcel is a vacant parcel located on the north side of Winding Way, in a residential community in unincorporated Devonshire. Residential development is currently on all adjacent parcels. The parcel, established in 1926, was not conveyed separately from the surrounding parcels until 1974, after July 1945, the effective date of the County's first subdivision ordinance. The parcel, in its current configuration, conforms to the residential, S-71 Zoning District, where the minimum parcel size is 5,000 sq. ft., and therefore, can be legalized with a Certificate of Compliance (Type B). The improvements typically required when new lots are created will be provided in conjunction with the proposed development and the issuance of building permits.

The property is zoned R-1/S-91/DR. Accordingly, single-family residential development requires a Design Review Permit and determination from the Bayside Design Review Committee (BDRC). The project was heard by the BDRC on August 5, 2015. The BDRC reviewed the project and added conditions to require that (1) the driveway bridge to the garage be shifted away from the 20-inch dbh oak tree in the road right-of-way to ensure that it survives, (2) an arborist report be submitted which will detail tree protection measures for the oak tree during construction, (3) the garage be enlarged to accommodate trash containers and improve the visual quality of the property from the public road, and (4) the wood siding be added to the side of the garage to add articulation to the left side elevation. With these conditions, the BDRC recommended approval of the design review portion of the project to the Planning Commission. The BDRC stated the project, as proposed and conditioned, complies with the Design Review Standards regarding site planning, architectural style, and building materials and colors.

The applicant submitted an arborist report from McClenahan Consulting, LLC, dated August 18, 2015. The report states that due to the steep slope, the tree may be impacted by construction, but it also outlines protection measures designed to preserve the tree. Implementation of these protection measures have been added as conditions of approval for the project.

Section 7134.2.c of the Subdivision Regulations allows for the approval and recordation of a Certificate of Compliance subject to a public hearing, and allows the Planning Director to impose conditions of approval to ensure that development on the parcel complies with public health and safety standards. Sanitary, water and energy infrastructure, needed to support future residential development, exist within or adjacent to the road right-of-way in this area. There are no additional improvements (typical of an urban subdivision) that must be required via conditions at this time. Applicable improvements (i.e., building permits, sewer connection, access upgrades and energy line laterals from the street to a future house) will be triggered and required at the time of receipt of a building permit application.

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

DATE: September 23, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit and Certificate of Compliance (Type B), pursuant to Section 6565.3 of the San Mateo County Zoning Regulations and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to construct a new 2,850 sq. ft. single-family residence (2,374 sq. ft. house with an attached 476 sq. ft. garage) on a 7,361 sq. ft. parcel, to be legalized, located at 38 Winding Way in the unincorporated Devonshire area of San Mateo County. No significant trees are proposed to be removed.

County File Number: PLN 2014-00200 (Grove)

PROPOSAL

The applicant proposes to construct a 2,850 sq. ft. single-family residence with an attached two-car garage in the unincorporated Devonshire area. Construction requires a Design Review approval and a Certificate of Compliance (Type B) to confirm legality of the above-referenced parcel (APN 049-143-040). The project involves construction of two-car garage and three-story residence. The property is steeply sloped with an 80% slope where the house will be located. Two-significant trees are located in the road right-of-way; however, no significant trees are proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Certificate of Compliance (Type B), County File Number PLN 2014-00200, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Erica Adams, Project Planner, Telephone 650/363-1821

Applicant/Owner: Ron Grove/Ron Grove and Finley Construction Company

Location: 38 Winding Way, San Carlos

APN: 049-143-040

Size: Approximately 7,361 sq. ft.

Existing Zoning: R-1/S-71/DR (Single Family-Residential/Design Review)

General Plan Designation: Medium Density Residential

Sphere-of-Influence: San Carlos

Existing Land Use: Vacant

Water Supply: California Water Company

Sewage Disposal: Devonshire County Sanitation District

Flood Zone: Zone X, Panel Number 06081C0282E, Effective Date: October 16, 2012

Environmental Evaluation: This project is categorically exempt pursuant to Section 15303, Class 3 and Section 15305, Class 5, of the California Environmental Quality Act, related to construction of single-family residence in a residential zone and minor alterations in land use which do not result in changes in land use or density.

Setting: The property is undeveloped and located in the unincorporated, residential community of Devonshire. The subject property is located at 38 Winding Way. The property is identified as Lot 13, "Devonshire Properties, Subdivision Number 4," recorded on April 13, 1926, in Book 13 of Maps, at Pages 49, 50, and 51. Access to the parcel is provided directly from Winding Way. The roadway is maintained by the Department of Public Works and has the necessary utilities located within the public right-of-way to support the proposed development. Seven (7) existing single-family residences, built between 1935 and 2001, surround the parcel.

Chronology:

<u>Date</u>	<u>Action</u>
June 10, 2014	- Application submitted.
July 16, 2014	- Bayside Design Review Committee (BDRC) meeting – BDRC recommends approval of the project.
September 24, 2014	- While working on Planning Commission staff report, staff discovered that the proposed daylight planes did not comply with requirements of the S-71 Zoning District and notified the applicant.

- May 5, 2015 - Applicant requests to revise the proposal’s design in addition to adjusting daylight planes.
- August 5, 2015 - At the BDRC meeting – BDRC recommends approval of the revised project.
- September 23, 2015 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

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

2. Conformance with Zoning Regulations

The project is in compliance with the R-1/S-71 Zoning Regulations as shown in the table below.

Development Standards	Zoning Requirements	Proposal
Building Site Area	5,000 sq. ft.	7,361 sq. ft.
Building Site Width	50 ft.	50 ft.

Development Standards	Zoning Requirements	Proposal
Minimum Setbacks		
Front	20 ft. for house 0 ft. for garage (per provision where 14% or greater slope exists over the front half of the property.)	20 ft. in. for house 0 ft. for garage Slope is 80% in front half of property
Rear	20 ft.	61 ft.
Sides	5 ft.	5 ft. 3 in. left 6 ft. 1 in. right
Lot Coverage	50%	2,379 sq. ft. (32.3%)
Building Floor Area	0.21 (building site area – 5,000) + 2,000 sq. ft., and a 400 sq. ft. garage allowance 2,496 sq. ft. + 400 sq. ft.	2,374 sq. ft. proposed for house 476 sq. ft. proposed for garage 2,850 sq. ft. total*
Building Height	30 ft.	30 ft.
Minimum Parking	2 covered spaces	2 covered spaces
<i>* Indicates total square footage of all floors and the garage.</i>		

The parcel, established in 1926, conforms to the current Residential S-71 Zoning District, where the minimum parcel size is 5,000 square feet. As indicated on the table above the proposed development is compliant with the Zoning Regulations.

3. Conformance with Design Review Regulations

Construction of the proposed single-family residence has been found to be consistent with the Design Review Standards, Section 6515.15 Zoning Regulations, by the Bayside Design Review Committee (BDRC) on August 5, 2015. The BDRC reviewed the project and added conditions to require that (1) the driveway bridge to the garage be shifted away from the 20-inch dbh oak tree in the road right-of-way to ensure that it survives, (2) an arborist report be submitted which will detail tree protection measures for the oak tree during construction, (3) the garage be enlarged to accommodate trash containers and improve the visual quality of the property from the public road, and (4) the wood siding be added to the side of the garage to add articulation to the left side elevation. With these conditions, the BDRC recommended approval of the design review portion of the project to the Planning Commission. The BDRC stated the project, as proposed and conditioned, complies with the Design Review Standards regarding site planning, architectural style, and building materials and colors.

The project's compliance with each component of these 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.*

All of the trees on the property are preserved and protected with this proposal. The original proposal included a request to remove a 20-inch oak tree in the right-of-way if it became damaged during construction. The BDRC stated that the driveway support wall could be moved away from the tree to better ensure the tree's survival and did not approve removal of the tree. The attached plans show the driveway support wall approximately 2 feet further (4 feet total from the 20-inch oak tree) than originally proposed.

An arborist report was also required by the BDRC to evaluate the tree's health and recommend protection measures for construction.

The applicant submitted an arborist report on August 27, 2015 from McClenahan Consulting, LLC, dated August 18, 2015 (Attachment F). The report states, "it is somewhat likely that this tree could fail due to the poor and limited root environment. Should the tree be retained, any excavation within Tree Protection Zone of 10 feet must be performed by hand digging. A qualified arborist must supervise any root cutting and provide mitigation for damaged roots inside the Timberland Preserve Zone (TPZ)." Condition No. 5 requires the implementation of the tree protection measures identified in the arborist report. The conditions, when implemented, should allow the tree to have the best opportunity for survival during and after the construction phase.

If the tree does not survive construction, replacement tree(s) shall be required to be planted.

2. *Minimize alteration of the natural topography.*

The project site is located on a down slope. The house will primarily be on or above grade and follow the existing topography down the hillside. No grading permit is necessary for this proposal, since the grading quantities do not exceed 250 cubic yards.

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

Outdoor living areas are oriented to maximize privacy. One outdoor deck is in the center of the property, facing the rear yard, and the second deck is on the lowest floor and is 8 feet away from the property line, approximately 25 feet from the residence on the adjacent property. There are tall, mature trees on adjacent properties which will provide privacy screening between the existing residences and the new residence.

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

The house follows the contour of the existing topography, and all daylight planes are met with this proposal. The project would block minimal sunlight to any neighboring houses.

5. *Minimize alteration of streams and natural drainage channels.*

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

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

There is a wide array of residential styles in the immediate surrounding area, as is prevalent throughout the Devonshire neighborhood. The proposed residence integrates wood and stucco materials, which are appropriate for the wooded setting the property provides. The BDRC required additional application of wood siding to the garage facade. Condition No. 7 has been added to require this modification. The BDRC stated with that change that the architectural style would be compatible with nearby residences, those throughout the Devonshire community, and the natural surroundings.

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

The garage is allowed to be located at the front property line. However, only support beams can be underneath, since no other portion of the residence is allowed to be in the 20-foot front yard setback. The area below the garage would be enclosed to prevent exposure of support beams and prevent the appearance of stilts and of unenclosed spaces.

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

The design of the proposed residence steps down the hillside, and follows the grade. This allows the profile of the residence to conform to the existing topography on the site.

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

The BDRC stated the proposed facades are articulated and proportioned with the exception of a request to change one facade. Condition No. 7 was added to reflect the request for the applicant to apply more wood to the side of the garage as the garage would be the most visible features of the residence.

The presence of the garage at street level is acceptable due to the slope of the parcel. The preservation of the two trees in the right-of-way will partially screen the garage from street level.

- F. Roofs: Requires pitched roofs.

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

- G. Materials and Colors: Requires that varying architectural styles are compatible by using similar materials and colors which blend with the natural setting and the immediate area.

The selected colors are browns and natural wood colors. The selected building materials are natural and include wood and stucco as recommended by the standard.

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

All utilities will be placed underground per Condition No. 19.

- I. Signs: Not Applicable.

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

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

4. Conformance with Subdivision Regulations

A Conditional Certificate of Compliance (CoC) is required to verify parcel legality in compliance with provisions of the County and State Subdivision laws in effect at the parcel's time of creation. This process is required before new development can proceed, which in this case, is a proposal to construct a new single-family residence. The County Subdivision Regulations, Section 7134, allows for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality.

To qualify for a CoC (Type A) (pursuant to Section 7134.1), it must be confirmed that the subject parcel was conveyed separately (e.g., conveyed by deed) from any surrounding and adjacent parcels prior to the County's adoption of its first Subdivision Ordinance in July 1945; otherwise, if such conveyance is determined to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

The subject parcel's legality must be established with a Certificate of Compliance (Type B) because it is an undeveloped parcel of an antiquated subdivision which was not conveyed as a single parcel prior to July 1945. The subject parcel was created as Lot 13, in 1926 by the recordation of the original subdivision as detailed in the "Setting" Section of this report. The submitted chain of title indicates that the first record of conveyance of the singular subject parcel, Lot 13, was in 1974 when it was conveyed separately (apart from any adjacent parcels) for the first time.

Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose "any conditions which would have been applicable (at the time the applicant acquired his or her interest in the property, and which had been established at the time of the Map Act or the County Subdivision Regulations."

Section 7134.2.c of the Subdivision Regulations allows for the approval and recordation of a CoC subject to a public hearing, and allows the Community Development Director to impose conditions of approval to ensure that development on the parcel complies with public health and safety standards. Sanitary, water and energy infrastructure, needed to support future residential development, exist within or adjacent to the road right-of-way in this area. There are no additional improvements (typical of an urban subdivision) that must be required via conditions at this time. Applicable improvements (i.e., building permits, sewer connection, access upgrades and energy line laterals from the street to a future house) will be triggered and required at the time of receipt of a building permit application.

Thus, staff finds, pursuant to Subsection (c) of the above-cited section, that compliance with the conditions of the Conditional Certificate of Compliance is met for this parcel and applicable improvements are not required until a building permit for development of the property is issued by the County.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15305, Class 5, related to minor alterations in land use which do not result in any changes in land use or density, and Section 15303, Class 3, relating the construction of a single-family residence, in a residential zone, within an urbanized area.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Fire
County Counsel

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Assessor's Parcel Map
- C. Project plans (site, floor, and elevations)
- D. Recommendation Letter, dated August 25, 2015
- E. 1926 Devonshire Properties Subdivision No. 4
- F. Arborist Report, dated August 18, 2015

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00200 Hearing Date: September 23, 2015

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

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. First, that the project is categorically exempt under provisions of Class 5, Section 15305 of the California Environmental Quality Act Guidelines which exempts minor alterations in land use that do not result in any change in land use or density. The process and documentation to legalize the subject lot represents such a minor alteration in land use. Secondly, that the project is categorically exempt under provisions of Class 3 Section 15303, relating to the construction of a single-family residence in a residential zone, within an urbanized area.

For the Conditional Certificate of Compliance (Type B), Find:

2. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (Legalization of Parcels; Certificate of Compliance), particularly Sections 7134.2(a), (b), and (c).
3. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et seq., as there are no additional improvements (typical of an urban subdivision) that must be required via conditions at this time. Applicable improvements (i.e., building permits, sewer connection, access upgrades and energy line laterals from the street to a future house) will be triggered and required at the time of receipt of a building permit application.

For the Design Review, Find:

4. That this project has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28 Section 6565.15 of San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Bayside Design Review Committee on August 5, 2015.

The Bayside Design Review Committee (Committee) stated that as conditioned the proposal (1) is designed with minimal tree removal and appropriate attention to tree protection, (2) is well sited and replicates the shape of the existing topography, and (3) uses materials which are compatible to the immediate area and the natural woodland environment.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the approved plans and conditions of approval. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Bayside Design Review Committee public hearing which requires payment of an additional \$1,500 fee.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended one time by one (1) year with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. No trees have been approved for removal. Trees designated to remain shall be protected from damage during construction according to measures outlined in the arborist report, prepared by McClenahan Consulting, LLC, dated August 18, 2015.
4. Any additional tree removal or trimming of tree branches greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal or trimming.
5. The tree protection plan developed by McClenahan Consulting, LLC, dated August 18, 2015, which addresses trimming and protection, particularly for the 20" dbh oak tree in the road right-of-way, shall be implemented during and post construction. Tree protection measures shall appear on the building plans submitted to the Planning and Building Department.
6. If the 20" oak tree or any other significant tree becomes damaged and needs to be removed, or dies within two years from the commencement of construction, the

tree(s) shall be replaced with a non-invasive replacement tree to be approved by the Community Development Director.

7. The wood siding on the proposed residence shall be added to the left side of the garage to improve compliance with the standard requiring the use of natural materials on the proposed residence.
8. The garage width shall be enlarged by 2 feet to accommodate off-street storage of trash and recycle bins to improve appearance of the front facade from the public road.
9. The subject Certificate of Compliance (Type B), which shall represent Lot 13 as one single legal parcel, shall be recorded, by the Project Planner, prior to the issuance of any other permits related to any development on this property.
10. The applicant is advised that prior to recordation of the Certificate of Compliance, the owner/applicant shall provide the Project Planner with a check to cover the fee now charged by the Recorder's Office. The fee is estimated to be \$50.00 if "confirmed" copies are requested by the owner, and \$40.00 without confirmed copies. The Project Planner will confirm the amount prior to recordation.
11. Prior to Planning approval of the building permit application, the applicant shall 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).
12. Prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide, to the Building Inspection Section, a letter from the licensed land surveyor or engineer, certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

If the actual floor height, garage slab or roof height, as constructed, is different from 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.

13. The approved exterior colors and materials shall be verified prior to final approval on the building permit. The applicant shall provide photographs to the Design

Review Officer to verify adherence to this condition prior to a final sign off by the Current Planning Section.

14. The applicant shall include an erosion and sediment control plan that complies with County guidance on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
15. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and Cal-Fire.
16. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued.
17. 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 Winding 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 Winding Way. There shall be no storage of construction vehicles in the public right-of-way.
18. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code, Section 4.88.360).
19. All utilities shall be installed underground.

Cal-Fire

20. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as

measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and the weight it will support.

21. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
22. Any chimney shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
23. Applicant shall remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
24. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Cal-Fire's final approval of the building permit or before combustibles are brought on-site.
25. Certain areas as designated by the San Mateo County Fire Department shall be required to be designated and maintained as fire lanes.
26. Applicant shall maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

27. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
28. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS A fire resistive rating and be installed in accordance with the manufacturer's specifications and the current California Building and Residential Codes.
29. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
30. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.
31. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
32. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
33. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements.

Department of Public Works

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

35. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
36. The property owner shall not construct any structure within the public utilities easements.
37. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
38. 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.

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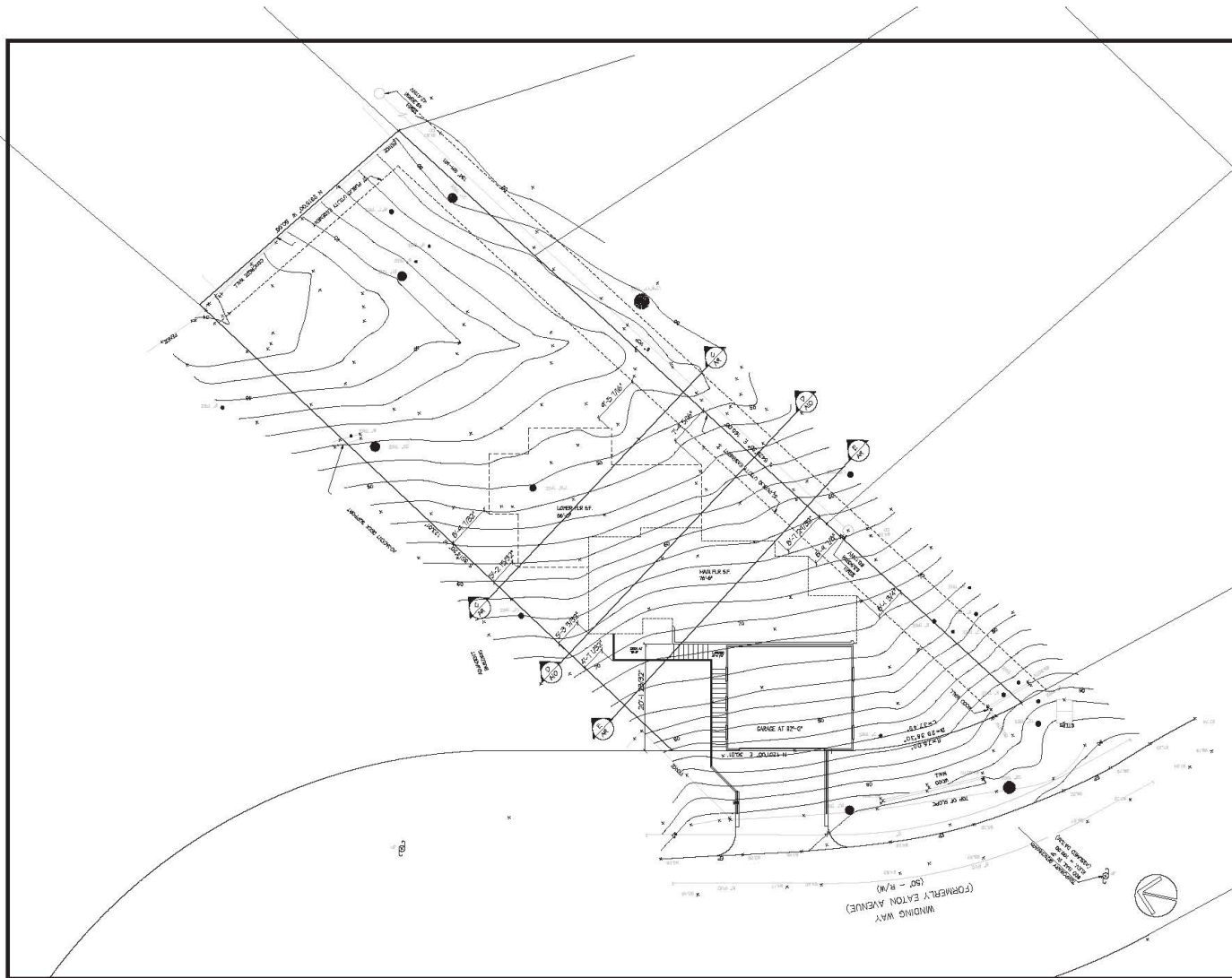


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



Gregg K. Kawahara
 architect
 5622 Denman Circle Livermore, CA 94550
 (925) 469-6182
 gkawahara@comcast.net

38 Winding Way
 San Carlos, CA

LOT AREA	7,360 S.F.
MAX. BUILDING COVERAGE	3,880 S.F.
MAX. FLOOR AREA	2,498 S.F.
UPPER LEVEL AREA	476 S.F.
MAIN FLOOR AREA	673 S.F.
LOWER FLOOR AREA	1,001 S.F.
CARSPACE ALLOWANCE	~400 S.F.
TOTAL FLOOR AREA	2,450 S.F.

REVISIONS		
△	Description	Date

Site Plan

Scale: 1/8"=1'-0"

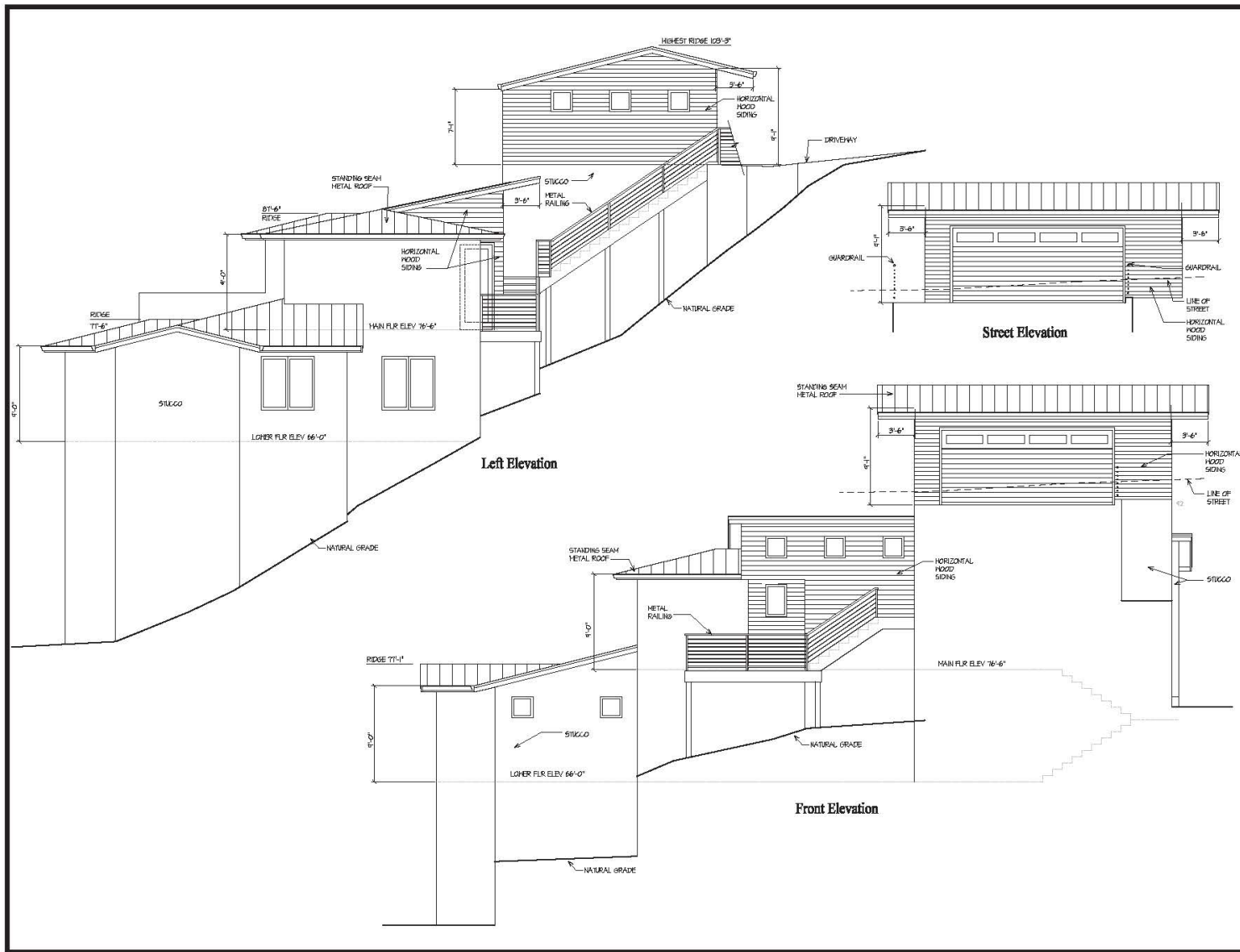
A1
 Date: 8-7-15

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Gregg K. Kawahara
 architect
 5222 Donahue Circle Livermore, CA 94550
 (925) 469-6182
 gkarchitect@comcast.net

38 Winding Way
 San Carlos, CA
 Grove Construction

REVISIONS	
△	Description

Elevations

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

Sheet

A6

Date 8-7-15

San Mateo County Planning Commission Meeting

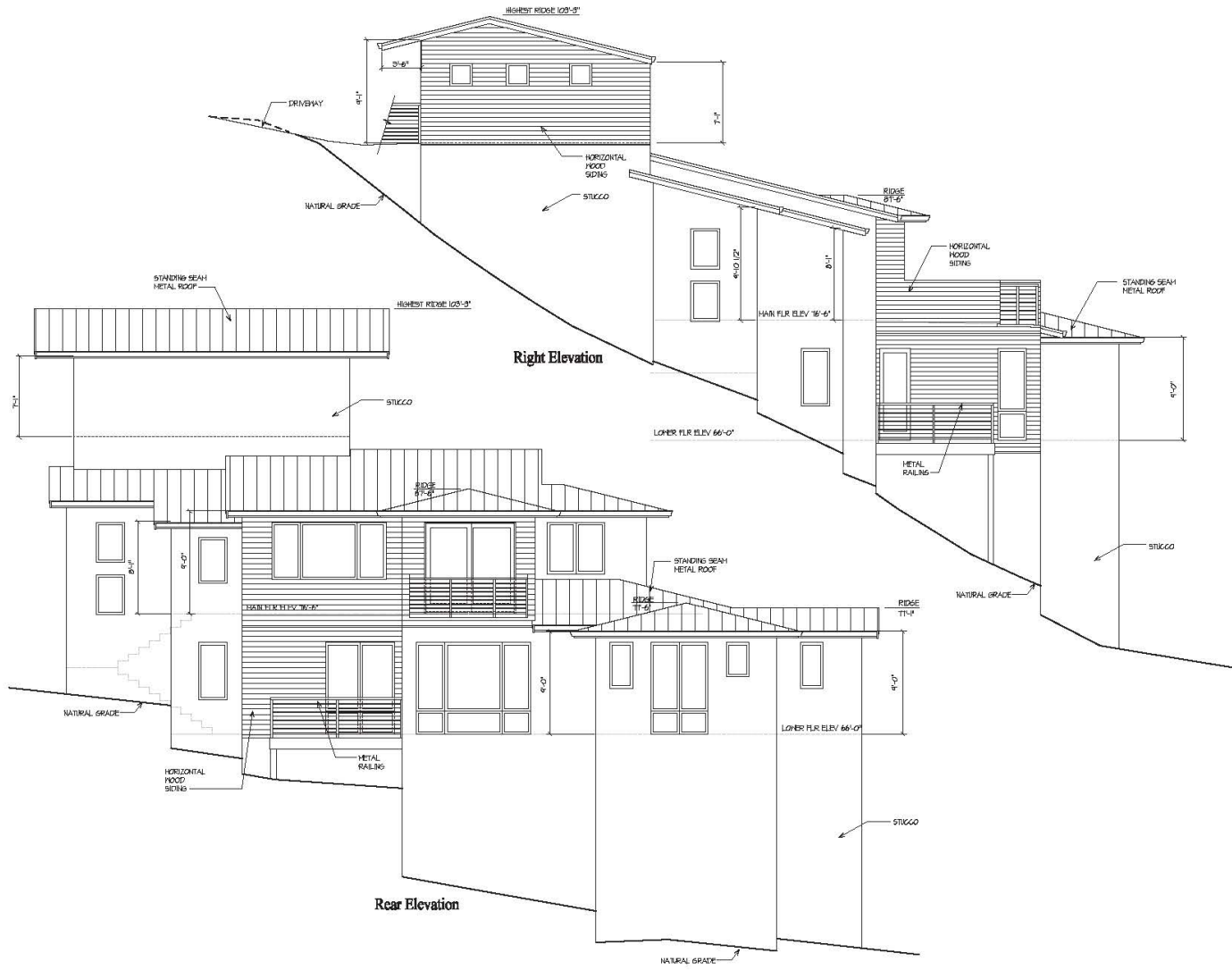
Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Gregg K. Kawahara
 architect
 3622 Drexler Court • Livermore, CA 94550
 (925) 469-8182
 gkarchitect@gmail.com

38 Winding Way
 San Carlos, CA
 Grove Construction



REVISIONS	
△	Description

Elevations
 Scale: 1/4"=1'-0"

Sheet	A7
Date	8-7-15

San Mateo County Planning Commission Meeting

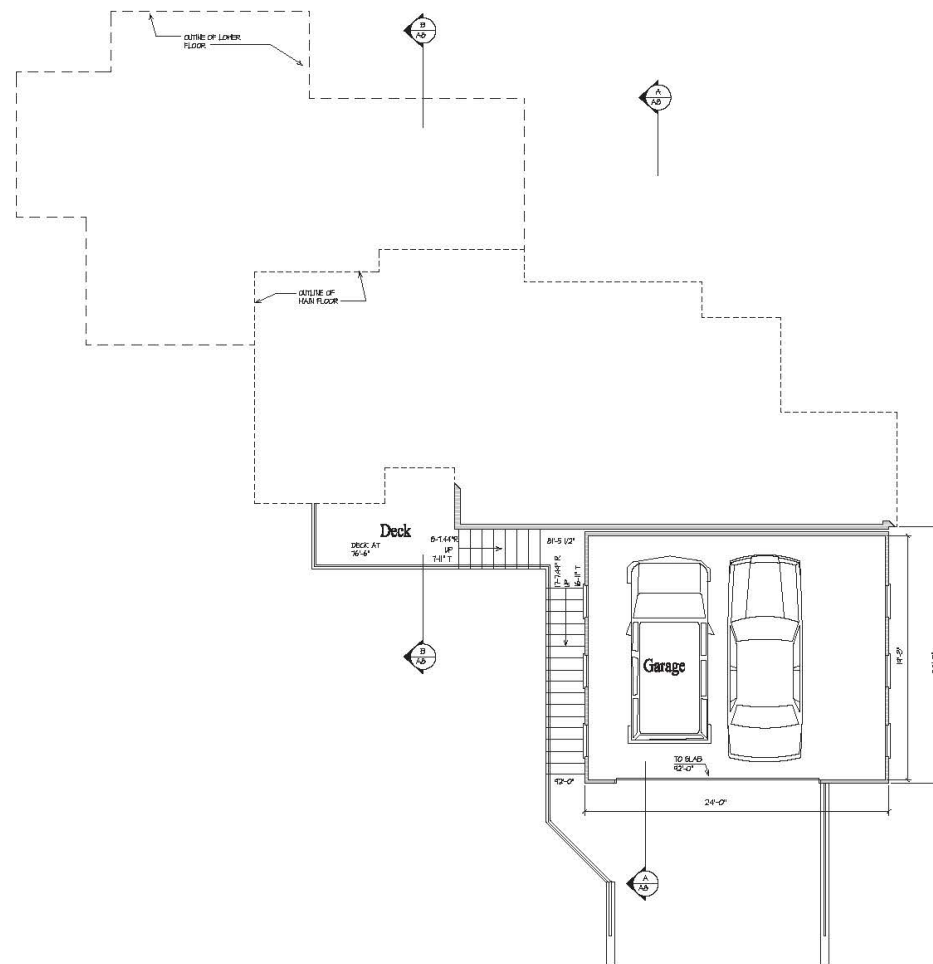
Owner/Applicant:

Attachment:

File Numbers:

Gregg K. Kawahara
 architect
 5822 Dumbier Circle, Livermore, CA 94550
 (925) 449-6182
 gkarchitect@gmail.com

38 Winding Way
 San Carlos, CA
 Grove Construction



REVISIONS

△	Description	Date

Garage Floor Plan
 476 S.F.

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

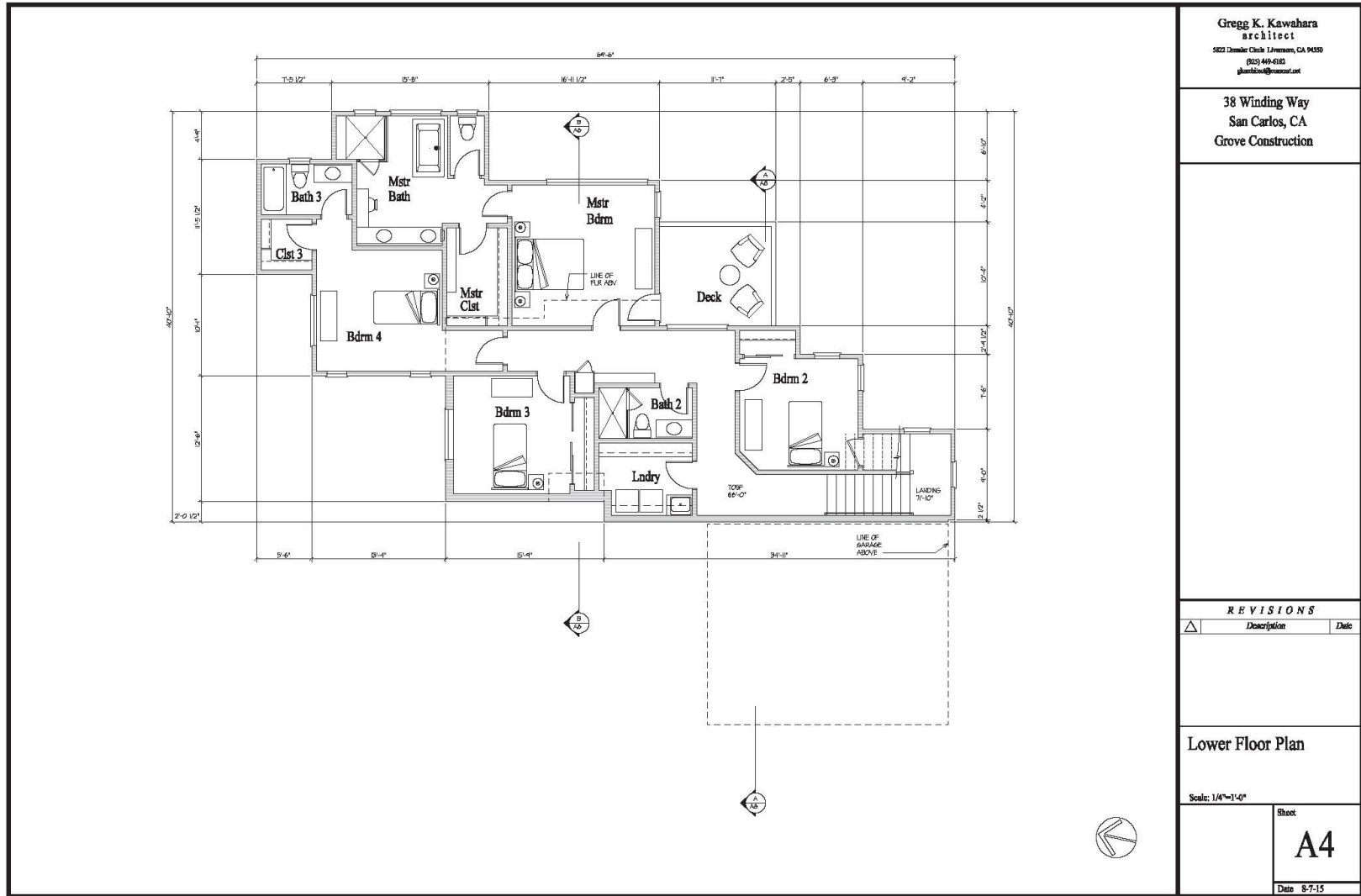
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Date	

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



Gregg K. Kawahara
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gkarch@aol.com

38 Winding Way
San Carlos, CA
Grove Construction

REVISIONS		
△	Description	Date

Lower Floor Plan

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

Sheet	A4
Date	8-7-15

San Mateo County Planning Commission Meeting

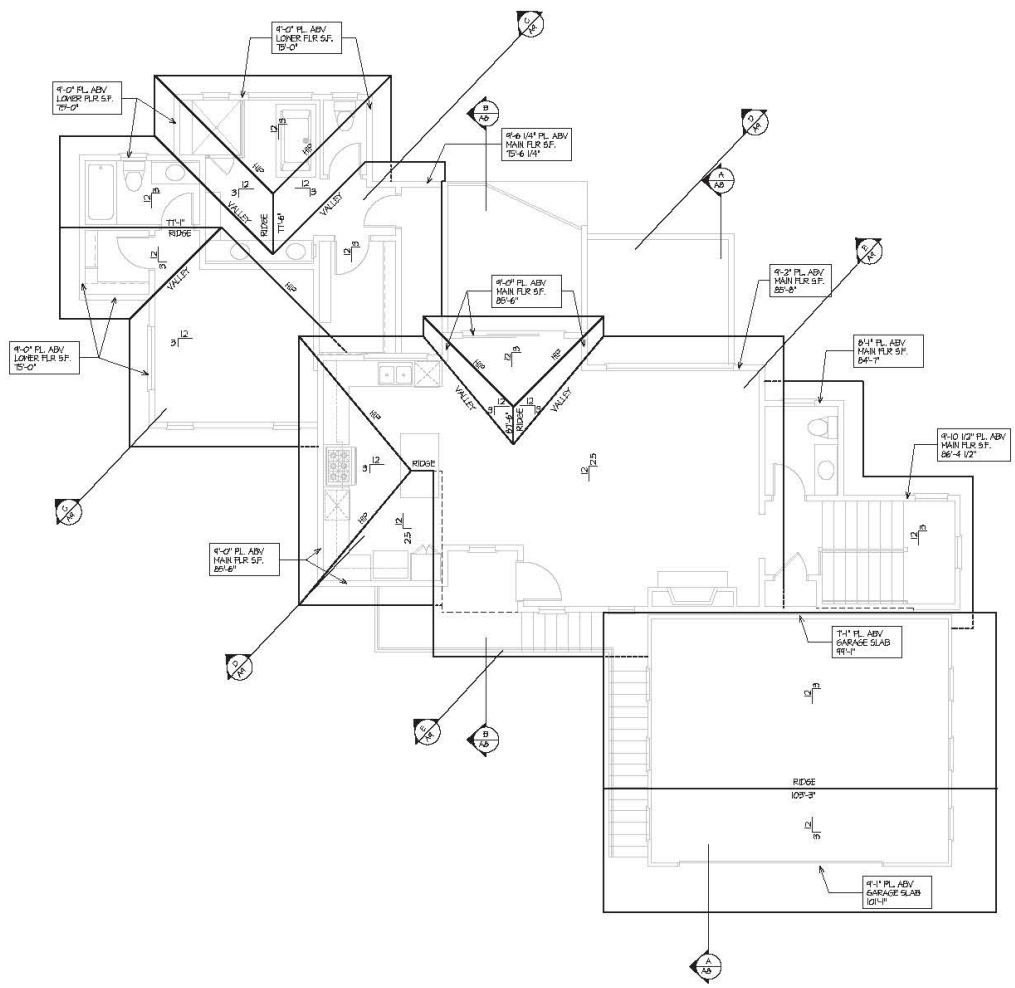
Owner/Applicant:

Attachment:

File Numbers:

Gregg K. Kawahara
 architect
 5822 Dimmock Circle Livermore, CA 94550
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 gkarchitect@comcast.net

38 Winding Way
 San Carlos, CA
 Grove Construction



REVISIONS

△	Description	Date

Roof Plan

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

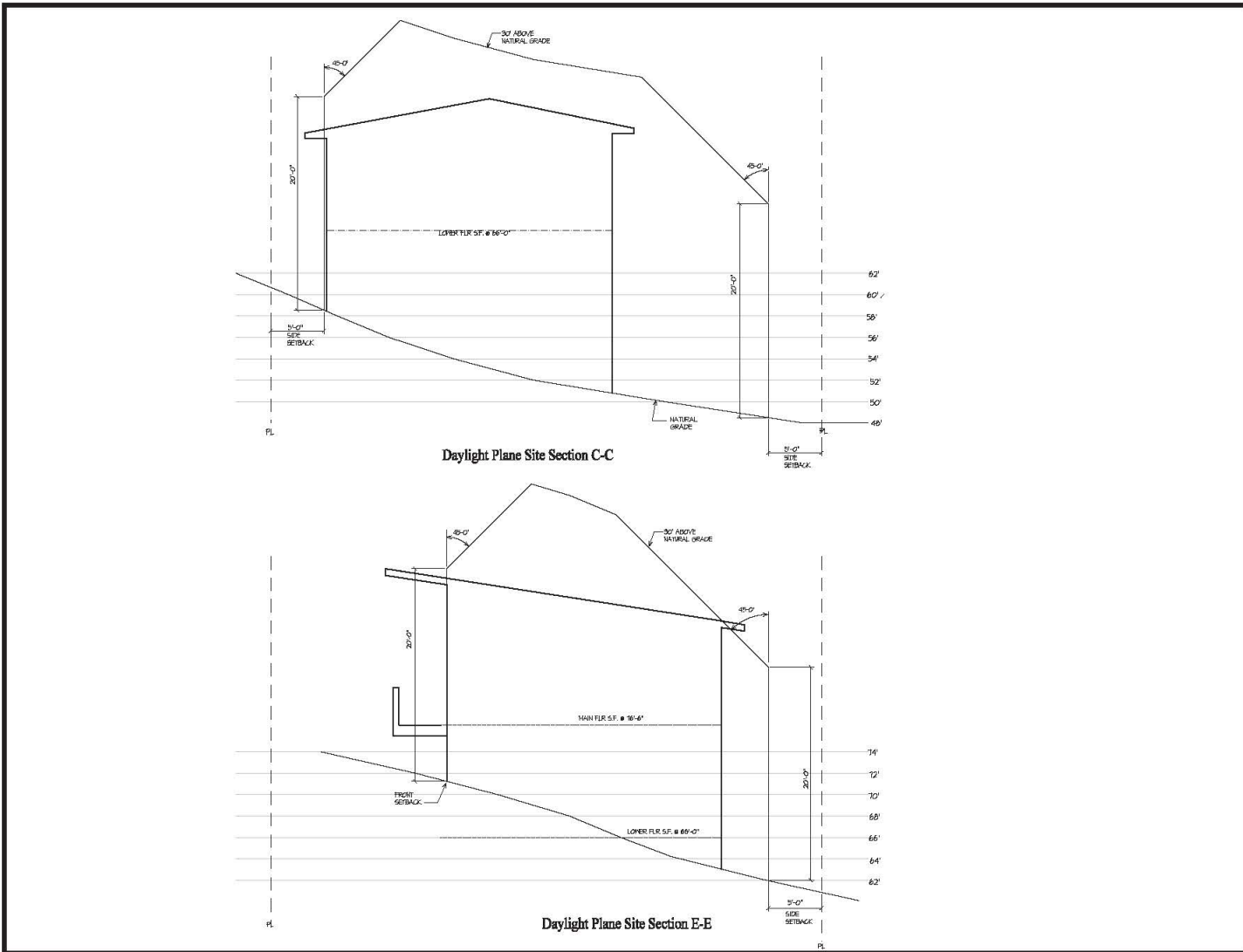
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A5
 Date: 8-7-15

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



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 gkarch@aol.com

38 Winding Way
 San Carlos, CA
 Grove Construction

REVISIONS

△	Description	Date

Daylight Plane Site Sections

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

Sheet

A9

Date 8-7-15

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Planning Commission Meeting

PLN 2014-00200

Case

D

Attachment

**COUNTY OF SAN MATEO
PLANNING AND BUILDING**

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

August 25, 2015

Ron Grove
Aqua Vista LLC
865 Sweeney
Redwood City, CA 94063

Dear Mr. Grove:

SUBJECT: Bayside Design Review Recommendation
38 Winding Way, San Carlos
APN 049-143-040; County File No. PLN 2014-00200

At the meeting of August 5, 2015, the San Mateo County Bayside Design Review Committee (Committee) considered your application for design review to allow construction of 2,894 sq. ft. single-family residence (2,463 sq. ft. with an attached 419 sq. ft. garage) on a 7,361 sq. ft. parcel. One significant tree was proposed for removal. The project also requires a hearing-level Certificate of Compliance (Type B) to legalize the parcel.

All neighbors within 300 feet of the subject property were notified July 25, 2015. No phone calls regarding the project were received by the County. At the hearing, one neighbor expressed concern about tree removal.

The Bayside Design Review Committee stated the project, as proposed and conditioned, complies with the Design Review Standards regarding site planning, architectural style, and building materials and colors. The committee added conditions to require that: (1) the driveway bridge to the garage be shifted away from the 20" dbh oak tree in the road right-of-way to ensure that it survives, (2) an arborist report be submitted which will detail tree protection measures for the oak tree during construction, (3) the garage be enlarged to accommodate trash containers, and (4) the wood siding be added to the side of the garage to add articulation to the left side elevation. The Bayside Design Review Committee recommended approval of the design review portion of your project subject to the following findings and conditions. A final decision on the design review approval and associated Certificate of Compliance will be determined at a future Planning Commission meeting.

FINDINGS

The Bayside Design Review Committee found that:

1. For the Environmental Review

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



2. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28 Section 6565.15 of San Mateo County Zoning Regulations. The proposal was reviewed by the Bayside Design Review Committee on August 5, 2015.

The Committee stated that as conditioned the proposal: (1) is designed with minimal tree removal and appropriate attention to tree protection, (2) is well sited and replicates the shape of the existing topography, and (3) uses materials which are compatible to the immediate area and the natural woodland environment.

RECOMMENDED CONDITIONS OF APPROVAL

Bayside Design Review Committee

1. The project shall be constructed in compliance with the approved plans. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into building plans. Adjustments to the project may be approved by the Design Review Committee if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Committee may refer consideration of the adjustments, if they are deemed to be major, to a new Bayside Design Review public hearing which requires payment of an additional \$1,500 fee.
2. An arborist report for the 20-inch dbh oak tree in the road right-of-way shall be prepared by a certified arborist and submitted to the Design Review Officer. The recommendations for tree protection identified in the report shall be included on the building plans and implemented during construction.
3. A tree protection plan, which addresses trimming and protection, particularly for the 20" dbh oak tree in the road right-of-way, shall be developed by an arborist and implemented during and post-construction. Tree protection measures shall appear on the building plans submitted to the County.
4. No trees have been approved for removal. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit removal.
5. The wood siding on the proposed residence shall be added to the left side of the garage to improve the use of natural materials on the proposed residence.
6. The garage width shall be enlarged by 2 feet to accommodate off-street storage of trash and recycle bins.

Please be aware that the aforementioned conditions are recommended and are subject to change at the final decision stage. Unless modified, these recommendations will be incorporated into the conditions of approval for the final decision letter for the design review permit and Certificate of Compliance. Please contact Erica Adams, Design Review Officer, at 650/363-1828 if you have any questions.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Adams", with a long horizontal line extending to the right.

Erica D. Adams
Design Review Officer

EDA:pac – EDAZ0591_WPN.DOCX

cc: Michael Pare

Planning Commission Meeting

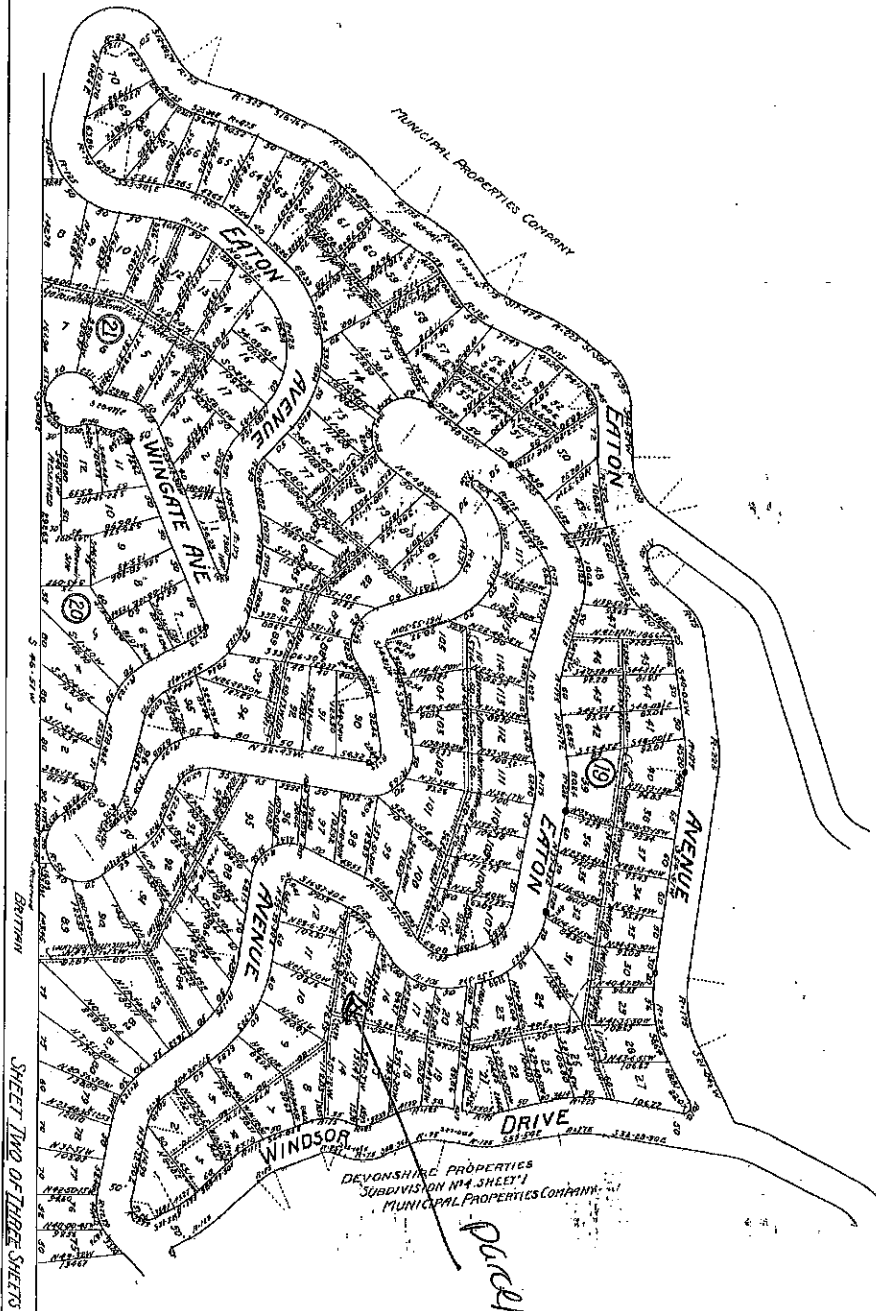
PLN 2014-00419

Case

E

Attachment

DEVONSHIRE PROPERTIES
OF
MUNICIPAL PROPERTIES COMPANY
SUBDIVISION NUMBER FOUR



All dimensions are in feet and decimals
All bearings are true bearings
2-2 stakes at all lot corners
• indicate iron pipe monuments

SHEET TWO OF THREE SHEETS

63

DEVONSHIRE PROPERTIES
SUBDIVISION N4 SHEET 1
MUNICIPAL PROPERTIES COMPANY

D. J. O'Connell

Planning Commission Meeting

PLN 2014-00209

Case

F

Attachment



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

August 18, 2015

Grove Construction

Attention: **Mr. Ron Grove**

865 Sweeney Avenue

Redwood City, CA 94063

RE: **38 Winding Way
San Carlos. CA**

Assignment

As requested, I performed a visual inspection of one coast live oak proposed for removal to determine size and condition.

Summary

This tree is located in or very close to the proposed driveway and is being removed primarily due to conflicts with site development. There is a very steep cliff like drop at the edge of the root crown opposite the street. Therefore, it is somewhat likely that this tree could fail due to the poor and limited root environment. Should the tree be retained, any excavation within *Tree Protection Zone of 10-feet* must be performed by hand digging. A qualified arborist must supervise any root cutting and provide mitigation for damaged roots inside the *TPZ*.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

1: **Coast live oak** (*Quercus agrifolia*)

Diameter: 19.9" at one foot

Height: 22' **Spread:** 36'

Condition: Fair

Location: Adjacent to street

Grove Construction

Attention: **Mr. Ron Grove**

Page 2

Observation: Foliar crown exhibits a minor accumulation of deadwood, with a few old dead stubs. Minor reduction pruning has occurred over the road. The grade elevations drops steeply at the root flare. The street and cliff like drop create a poor root environment. Low branching growth habit creates an inherent structural defect.



TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is **mandatory**.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered.

Barricades continued

These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the ***Site Arborist*** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

Grove Construction
Attention: **Mr. Ron Grove**
Page 4

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC

A handwritten signature in black ink, appearing to read "John H. McClenahan". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: pm



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist:

John H. McClenahan

Date:

August 18, 2015