

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

DATE: May 7, 2015

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Non-Conforming Use Permit, pursuant to Sections 6133 and 6137 of the County Zoning Regulations, to (1) allow for a second story addition to a single-family home to encroach into the left side yard resulting in a 4.75-foot setback where 5 feet is required; (2) to allow the proposed second story addition to encroach into the required daylight plane; and (3) to allow the single- car carport to be enclosed as a garage and for the height to be increased to accommodate a car lift for tandem parking where there is a 6-foot setback where 20 feet is required on a legal non-conforming sized parcel. The property is located at 2000 Camino A Los Cerros, in the unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN 2014-00466 (Hendersen)

PROPOSAL

The applicant proposes a remodel to the first floor which includes the demolition of the existing entryway at the right side of the house, and reconfiguration of 148 sq. ft. at the front of the house to create a new entry way. The first floor will continue the current non-conforming 4.9-foot setback where 5 feet is required on the left side and 4.96 feet where 10 feet is required on the right side. The project also proposes to modify the existing one-car carport into a garage which is located 6 feet from the rear property line where 20 feet is required. This modification includes raising the height of the roof in order to install a car lift, thereby making the garage capable of accommodating the two required spaces albeit nonconforming as they would be tandem. In addition, the applicant is proposing to construct a new 698 sq. ft. second floor which will continue the left side yard 3-inch encroachment and daylight plane encroachment. The project will not involve the removal of any trees and will not involve any significant grading. Per Chapter 4, Section 6133.3.b(2) of the Zoning Regulations, a use permit is required when any proposed development on an improved non-conforming parcel does not conform with the zoning regulations currently in effect.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit, County File Number PLN 2014-00466, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Owner/Applicant: Brian Henderson and Barbara Hefferon/Graham Architects

Location: 2000 Camino A Los Cerros, West Menlo Park

APN: 074-021-010

Parcel Size: 4,100 sq. ft.

Existing Zoning: R-1/S-72 (Single-Family Residential/5,000 sq. ft. minimum parcel size)

General Plan Designation: Medium Density Residential (2.4-6.0 dwelling units/acre)

Existing Land Use: Single-Family Residential

Water Supply: California Water Service Company

Sewage Disposal: West Bay Sanitary

Parcel Legality: Lot 1 Block 14 Menlo Heights RSM 2/32 (recorded June 1891) and the existing house was constructed with the benefit of a building permit in 1947 via Building Permit Number 14763.

Flood Zone: Zone X (areas of minimal flooding), FEMA Panel Nos. 06081-C0312E and 06081-C0304E, Effective Date: October 16, 2012.

Environmental Evaluation: Exempt; CEQA Section 15301, Class 1 (minor alteration of/to existing structures).

Setting: There is an existing single story 1,705 sq. ft. residence with an attached 337 sq. ft. single-car carport. The property is a corner lot and is relatively flat. The subject parcel is bordered by single-family residential development on two sides (left and rear) and by the intersection of Barney Avenue and Camino A Los Cerros (right and front sides respectively).

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project for conformance with the visual quality policies contained in the General Plan and has determined that the project is in conformance. The policies applicable to this project include the following:

Policy 4.35 (*Urban Area Design Concept*) calls for the maintenance and improvement of the appearance and visual character of development in urban areas, and that proposed development contributes to the orderly and harmonious nature of the locality. Given that the subject parcel is already developed, the applicant has chosen to continue the materials and design aesthetic of the existing house in order to maintain consistency with the appearance and visual character of the property. While there is not a dominate design aesthetic in the overall neighborhood, the continuation of the existing design also contributes to the orderly and harmonious nature of the locality. The requested exceptions to the zoning regulations continue an existing non-conforming situation on the parcel and allow for the orderly development of the site.

Policy 4.25 and 4.28 (*Earthwork Operations/Trees and Vegetation*) calls for the minimization of grading or earth-moving operations and to preserve trees and natural vegetation. The proposed project site is relatively flat and the proposed development will not result in significant grading or the removal of any trees or significant vegetation.

2. Conformance with Zoning Regulations

a. R-1/S-72 Zoning District Regulations

As shown in the table below, the proposed addition does not comply with the S-72 Zoning Regulations with regard to the minimum lot size, maximum building site coverage, minimum covered parking spaces, and setbacks (left, right, and rear first story yard). However, the existing residence and proposed addition/remodel complies with all other aspects of the zoning regulations.

	S-72 Combining District Standards	Existing	Proposed	Degree of Non- Conformance**
Min. Lot Size	5,000 sq. ft.	4,100 sq. ft.*	No Change	900 sq. ft.
Max. Building Site Coverage	50% or 2,050 sq. ft.	51.7% or 2,120 sq. ft.*	50.7% or 2,082 sq. ft.	32 sq. ft.
Max. Floor Area Ratio	2,800 sq. ft.	2,120 sq. ft.	2,780 sq. ft.	N/A
Min. Front Setback	20 ft.	25.08 ft.	No Change	N/A
Min. Side Setback	5 ft. (Left) 10 ft. (Right)	Varies between: 4.75 ft. - 6.42 ft. (Left)* 3.71 FT. - 6.08 ft. (Right)*	No Change	Varies between: 3" (Left) 3.92 ft. - 6.29 ft. (Right)

	S-72 Combining District Standards	Existing	Proposed	Degree of Non- Conformance**
Min. Rear Setback	20 ft. (First Floor) 40 ft. (Second Floor)	6 feet (First Floor)*	No Change 48.67 ft. (2nd Floor)	14 ft.
Max. Building Height	28 feet	13.29 ft.	27.71 ft.	N/A
Covered Parking	2	1*	2	Tandem
* Indicates aspects of existing residence that are legal non-conforming.				
** Degree of non-conformance calculates extent of project non-conformance with zoning district regulations, for which a use permit is requested.				

b. Zoning Non-Conformities Regulations

Section 6137 of the County Zoning Regulations allows exceptions to the provisions of the Non-Conformities Chapter which would restrict the enlargement of a non-conforming structure on a non-conforming parcel with the issuance of a use permit. See chart above for details on the non-conforming aspects of the proposed project and the Use Permit findings below in Section 3.

3. As previously stated, Section 6137 of the County Zoning Regulations allows the proposed enlargement of a non-conforming structure which does not conform with the zoning regulations currently in effect with the issuance of a use permit. The existing residence is considered legal non-conforming as it exceeds the maximum allowed building site coverage, does not have the required minimum two car off street parking spaces, does not provide the minimum required setbacks (right, left, and rear yards), and does not meet the daylight plane due to the setback encroachment. The parcel is also considered non-conforming as it is only 4,100 sq. ft. in size where 5,000 sq. ft. is the minimum for the zoning district. A use permit is also required because the proposed project constitutes a major remodel on an improved non-conforming parcel where the project seeks to continue and enlarge non-conformities.

The following findings, as required by Sections 6133 and 6137, must be made in order to approve a use permit for the proposed project:

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

The existing structure currently exceeds the maximum allowable lot coverage by approximately 70 sq. ft., and while this overage will continue, it will be reduced to 32 sq. ft. overage. However, while non-conforming, the amount which exceeds the allowable lot coverage

is relatively minor and the resulting square footage is comparable to existing development in the surrounding community. The proposed project does not include any new lot coverage. However, the project does include a new second floor which does contribute to building floor area. The new second floor will add approximately 698 sq. ft. to the residence. While this will bring the residence up to the maximum allowable floor area, it will not exceed the allowable 2,800 square feet. Therefore, the proposed project is found to be proportional to the size of the parcel on which it is being built given that it does not seek to add any additional lot coverage, the amount that does exceed the maximum allowed lot coverage is minor, and the proposed project conforms to the maximum building floor area.

- 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.**

The contiguous parcels located adjacent to the subject property are separately owned, are already developed, and/or are not available for purchase. The acquisition of one or any part of these parcels is infeasible.

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

While the project constitutes a major remodel, the majority of the first floor is to remain in its current configuration with the exception of the entryway which currently fronts on the Barney Street side (right side yard) to be relocated to front on Camino A Los Cerros (front yard). This relocation will largely provide for a 5-foot right side yard setback where currently only 3.67 feet is provided (area in front of carport will remain at current setback). While most of the R-1/S-72 Zoning District requires a 5-foot side yard setback, this particular parcel requires a 10-foot right side yard, given that it is a corner lot. While the revised right side yard setback will continue to be non-conforming, it does bring the property into greater conformity.

The proposed second floor will provide the required 10-foot setback on the right, and seeks to continue the non-conforming 4.75-foot setback where 5 feet is required on the left. The second floor on the right side will follow the wall line of the floor below and will not extend further into the setback than the existing structure. Further, while the second floor will continue the existing non-conforming left side yard setback, this encroachment is minor as it equates to 7 sq. ft. in total.

The conversion of the existing carport into a garage utilizes the same footprint and maintains the non-conforming setback of 6 feet where 20 feet is required. An exception is required in order to continue the

6-foot rear yard setback given that the project is considered a major remodel, the non-conformity violates the standard by more than 50%, and the conversion from a carport to a garage and the additional height proposed to accommodate the car lift constitutes an intensification of the non-conformity. However, given the layout of the existing residence, additional setbacks required on corner lots and non-conforming lot size, there is no feasible way to re-locate the parking to a conforming location. While the car lift and additional height of the garage would provide an additional covered off-street parking space, an exception would still be required as the additional space is a tandem space. Per Section 6120 of the Zoning Regulations, an exception is allowable as long as “the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance as is reasonably possible.” Given the limitations described previously, the proposed project would bring the site into greater compliance by providing an additional off-street parking space.

The S-72 Zoning District defines the daylight plane as “a three dimensional volume of space in which a building may be constructed.” This includes a vertical measurement, which at a defined point measures inward at a specified angle until the maximum height allowed by the zoning district is reached. The existing residence does not meet the vertical daylight plane requirements given the setback encroachments, and the proposed project will continue these encroachments. However, as discussed previously, the addition results in only minor encroachments into the setback, and therefore the daylight plane. The proposed project does otherwise comply with the daylight plane as it adheres to the inward 45 degree angle measurement and its final total height is below the maximum.

- 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 said neighborhood.**

The proposed addition and remodel will be contained entirely on the subject property and does not pose a detriment to public welfare or neighboring properties. The surrounding neighborhood consists of a mixture of both single-story and two-story residential development. The properties immediately adjacent to the subject property are two-story structures which are similar in finished height to the proposed project. The project will have no impact on coastal resources, as the property is not located in the Coastal Zone. Given the proximity of the house to both Barney Avenue and Camino A Los Cerros, staff has added conditions to prevent the discharge of any soils or construction materials into the right of way and to minimize any erosion and runoff

impacts resulting from the project. The project, as conditioned, will not create any significant visual or erosion impacts and is compatible with development in the neighborhood.

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

The approval of this project does not constitute a granting of special privileges as the existing building was built legally prior to the adoption of the zoning regulations that are currently in effect. To adhere to the zoning regulations that are applicable to the property at this time is infeasible due to the constraints associated with the size of the parcel and the way in which the existing house is located on the parcel.

B. ENVIRONMENTAL REVIEW

This project is exempt under Section 15301, Class 1 (minor addition/alteration of existing structures) of the California Environmental Quality Act (CEQA).

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Menlo Park Fire Protection District
Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Site Plan
- D. Existing Floor Plan
- E. Existing Elevations
- F. Proposed Floor Plans
- G. Proposed Elevations

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00466

Hearing Date: May 7, 2015

Prepared By: Angela Chavez
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating minor addition/alteration of existing structures.

Regarding the Use Permit, Find:

2. That the proposed development is proportioned to the size of the parcel on which it is located, as the project does not seek to add any additional lot coverage, the amount that does exceed the maximum allowed lot coverage is minor, and the proposed project conforms to the maximum building floor area.
3. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible as the contiguous parcels are separately owned, are already developed, and/or are not available for purchase.
4. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonable possible. While normally a project of this scope would require complete compliance with the zoning regulations currently in effect, this is not an option for this project due to the size of the parcel and orientation of the existing house. The applicant has utilized thoughtful architecture and site planning despite the current non-conformities of both the parcel and structure to ensure that the project is as nearly in conformance with current zoning regulations as is reasonably possible.
5. That 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 said the neighborhood. As proposed and conditioned, the proposed addition to the existing home will be contained entirely

on the subject property and does not pose a detriment to public welfare or neighboring properties. The project will have no impact on coastal resources, as the property is not located within the Coastal Zone. The applicant has utilized a design and site planning which continue the existing design aesthetic of the property and minimizes impacts to adjoining properties.

6. That approval of the Use Permit does not constitute a granting of special privileges as the existing building was built legally and prior to the adoption of the zoning regulations that are currently in effect. To adhere to the zoning regulations currently in effect is infeasible due to parcel size, location, and orientation of the existing house.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on May 7, 2015. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are consistent with the intent of and in substantial conformance with this approval.
2. This Use Permit is valid for one (1) year, in which time; a building permit shall be issued. An extension may be granted upon written request at least sixty (60) days prior to expiration and payment of applicable extension fees.
3. 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 the respective Fire Authority.
4. No trees are permitted for removal as part of this permit. If any trees are required to be removed, a separate tree removal permit and process are required and then only those trees approved for removal shall be removed.
5. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles shall impede through traffic along the right-of-way on Camino A Los Cerros and Barney

Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations, which do not impede safe access on Camino A Los Cerros and Barney Avenue. There shall be no storage of construction vehicles in the public right-of-way.

6. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations are prohibited on Sunday and any national holiday.
7. During construction the project, where applicable, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

- j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
8. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

Building Inspection Section

9. The applicant shall comply with all requirements of the Building Inspection Section at the building permit stage of the project.

Menlo Park Fire Protection District

10. The project shall comply with the 2013 California Building and Fire Codes and all applicable local amendments.
11. Access to the public fire hydrant is located at the corner of Camino A Los Cerros and Barney Lane (100'), and therefore meets the provisions listed in CFC Section 507 for Fire Hydrant access.
12. Install a NFPA 13-d fire sprinkler system under a separate fire permit for a remodel-alteration-renovation that exceeds 50% of the existing floor area. The fire sprinkler system shall comply with Menlo Park Fire Protection District Standards.
- a. Provide a scalable design showing existing building area, the entire area to be renovated, and the entire area of the addition.
 - b. If the entire area to be added plus the entire area to be altered meet or exceed the base floor area of the home, then fire sprinklers will be required.

Menlo Park Fire Protection District Ordinance No. 36-2013 adopted by the following jurisdictions: City of East Palo Alto, Town of Atherton, and County of San Mateo:

903.6.1.1 *Where Required.* All existing buildings and structures, regardless of type of occupancy or area, shall be provided with an automatic fire sprinkler system when any of the following conditions occur:

- i. *Alterations or additions that exceed 50% of the existing gross floor area of the building. Alterations or additions shall accrue over any 10-year time period, - Exception: Buildings or structures less than 1,000 square feet.*
 - ii. *When a change in occupancy classification, as defined within the Building Code, results in an increased fire hazard or risk due to business operations and/or number of occupants permitted in a building.*
 - iii. *When an existing occupancy constructs a basement that is 250 sq. ft. or larger, a fire sprinkler system shall be provided throughout the basement and the rest of the building or structure.*
- a. **SUBSTANTIAL ALTERATION.** *The renovation of any structure, which combined with any additions to the structure, affects a gross floor area which exceeds seventy five percent of the existing floor area of the structure. This may include but is not limited to:*
- i. *Removal of electricity to the building or structure.*
 - ii. *Removal of water supply and/or sanitation to the building or structure.*
 - iii. *Removal of exterior walls and/or roof assembly.*

When any structural changes are made to the building, such as walls, columns, beams or girders, floor or ceiling joists and covering, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by the changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.

- 13. Residential fire sprinklers shall have an interior alarm, activated by the flow switch that is audible in all sleeping areas.
- 14. Fire flow data to be provided at time of deferred submittal for the fire suppression system.
- 15. Install smoke detectors in each sleeping area, the area outside sleeping areas, and at each floor stair landing. Install carbon monoxide detectors outside the sleeping areas and on each level of the house. Smoke and carbon monoxide detectors shall be hardwired and interconnected for alarm.

16. The applicant shall provide at least 4-inch tall with 1/2-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained.
17. Approved plans and approval letter must be on-site at the time of inspection.
18. Final acceptance of this project is subject to field inspection.
19. Upon completion of work and prior to closing ceiling, contact Fire Inspector, Bob Blach, of the Menlo Park Fire Protection District at 650/688-8430 to schedule a final inspection. Please note that a 48-hour notice is required for all inspections.

Department of Public Works

20. This project does not propose any modifications to the existing landscaping. Therefore, if the project proposes to make any additional impervious area, then prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), 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.
21. 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.

California Water Service Company

22. An upgrade to the water meter will be required at the building permit stage.

West Bay Sanitary District

23. A conforming property line cleanout within 5 feet of the property line on Camino A Los Cerros will be required. A Class 1A permit will be required for any work done from the property line to the main sewer connection including the installation of a property line cleanout.
24. If the existing lateral is to be re-used, then the existing lateral must be televised and the tape submitted to the West Bay Sanitary District for review and approval prior to any re-use. A Class 1A permit will be required for the installation of the cleanout and review of the television tape.

25. The lateral must be a minimum of 4-inches in diameter and must maintain a minimum 2% slope from the conforming cleanout to the sewer main.
26. No pool drains, roof gutters, surface drainage, and/or groundwater sump pumps are allowed to connect to the sanitary sewer.
27. The developer/contractor must comply with all current West Bay Sanitary District regulations and standards.

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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.

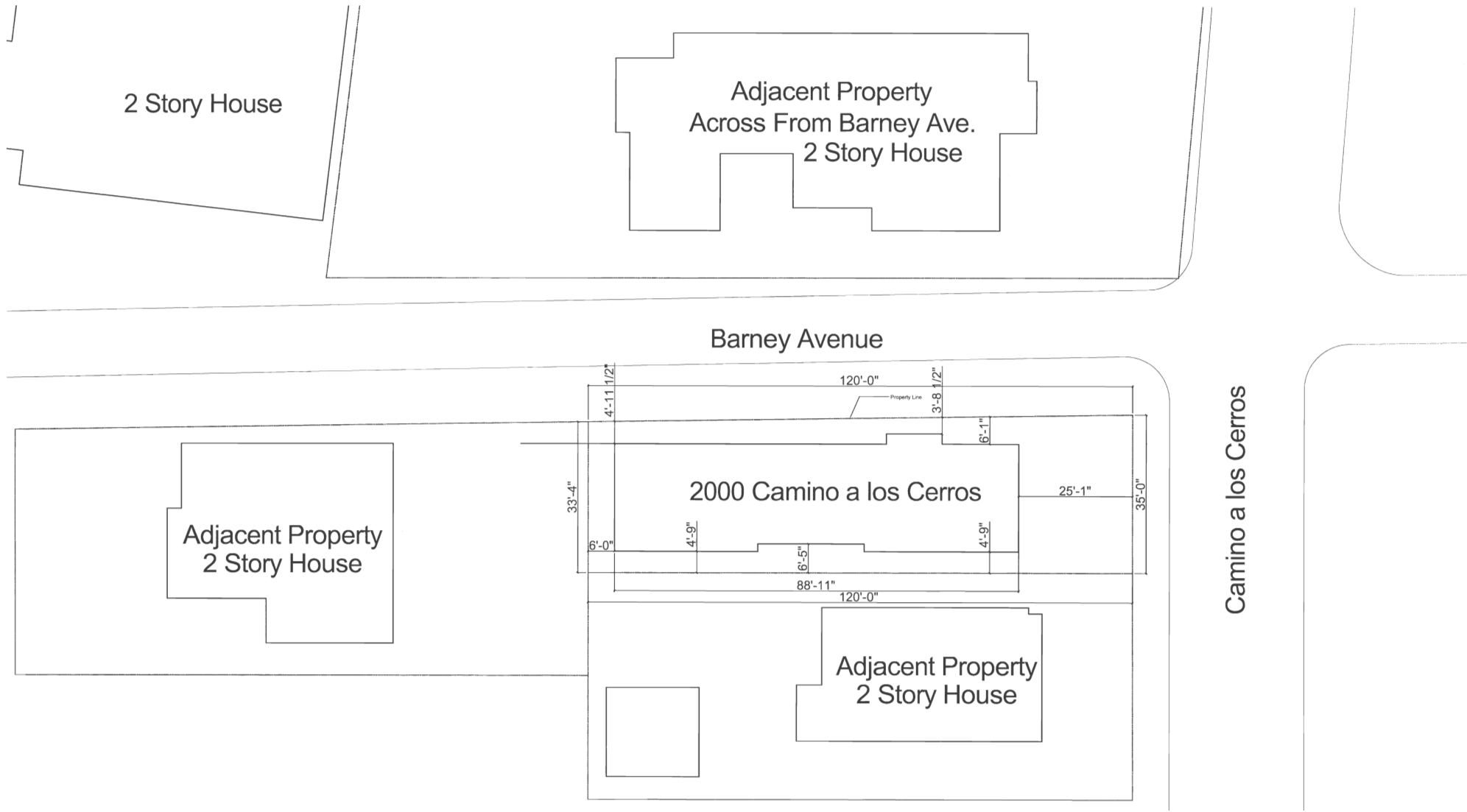
THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **Henderson/Graham**

Attachment: **B**

File Numbers: **PLN2014-00466**

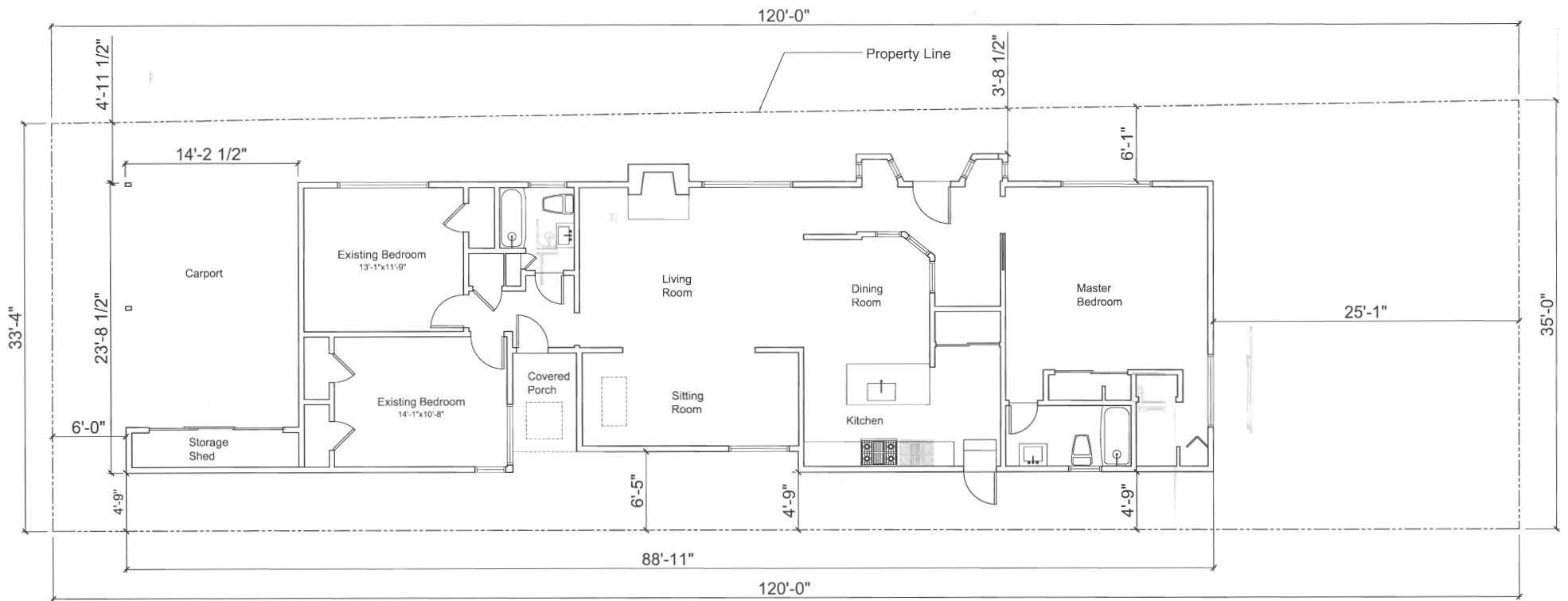


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: *A*

File Numbers:



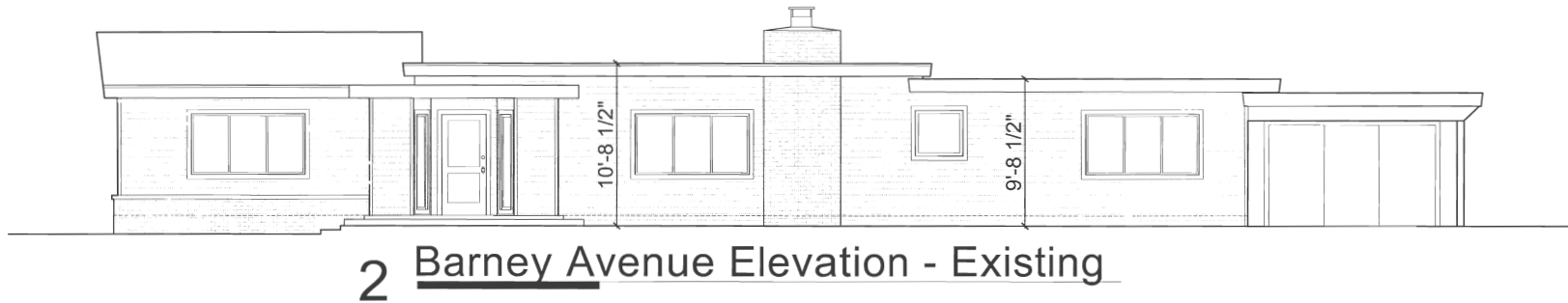
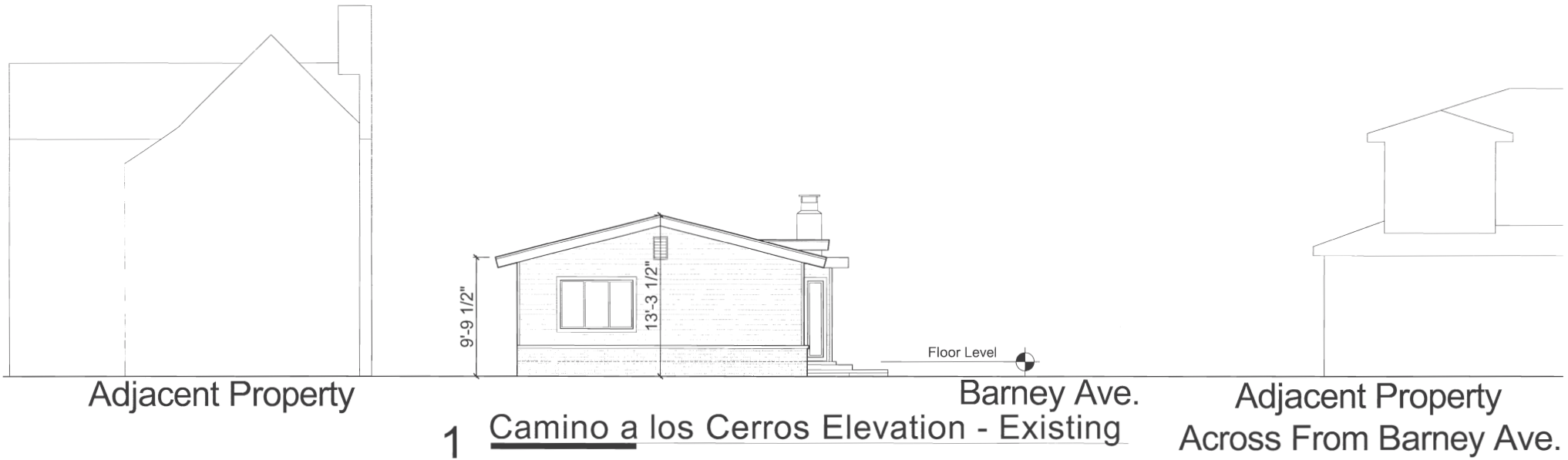
1 Existing Floor Plan

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

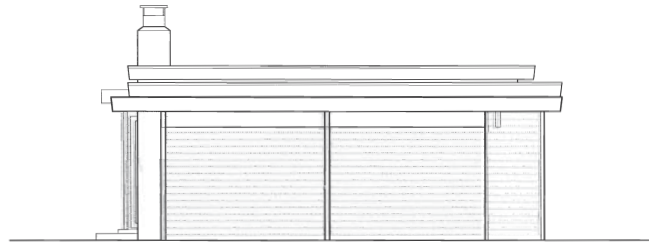


San Mateo County Zoning Hearing Officer Meeting

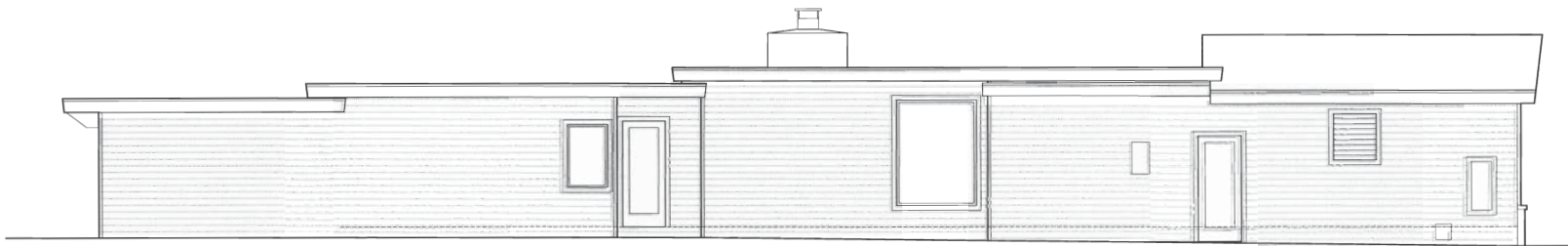
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1 North East Elevation - Existing



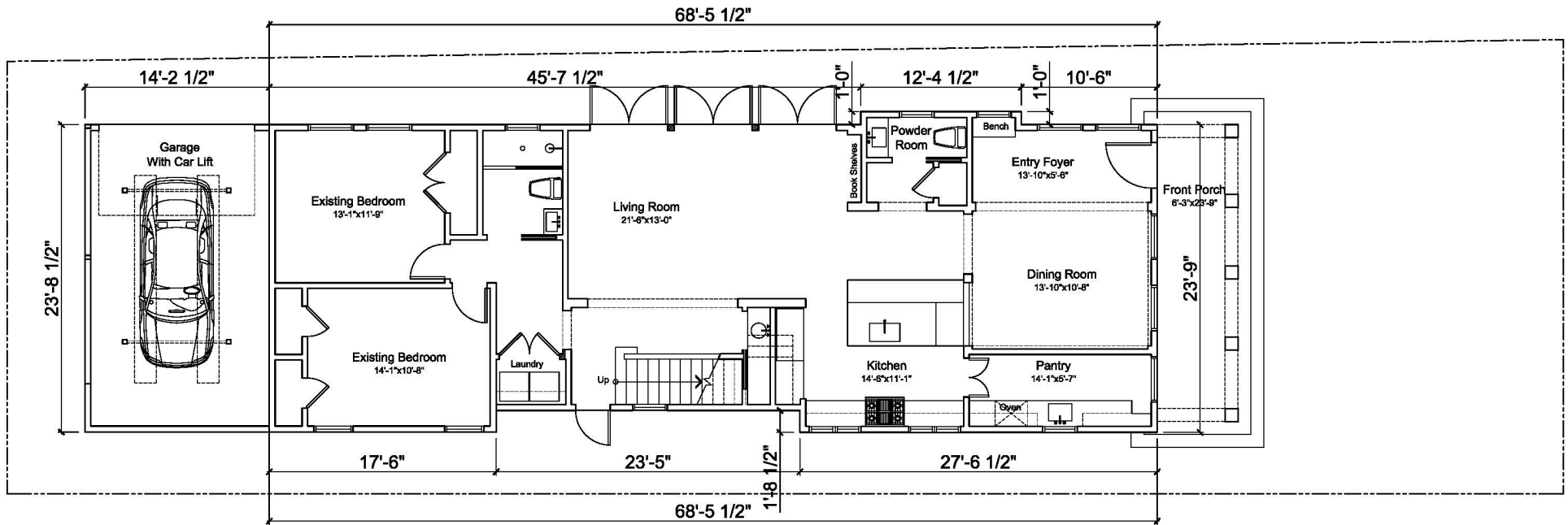
2 South West Elevation - Existing

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1597 s.f.

1 Proposed Lower Level Floor Plan

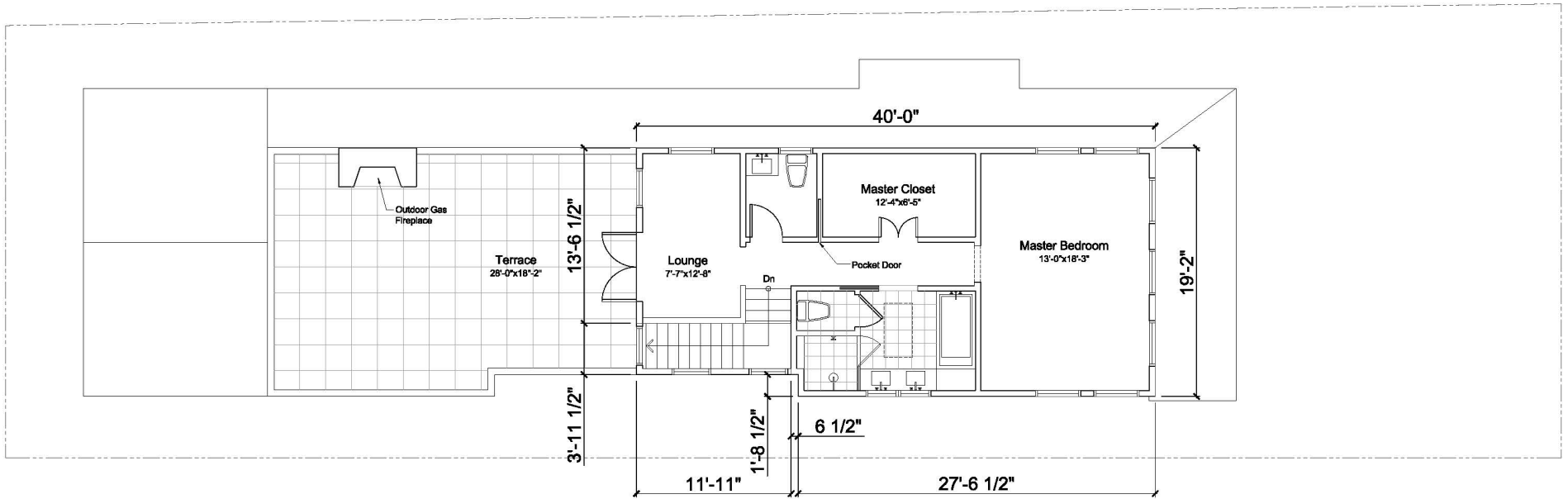
Lower Level	1934 s.f.
Upper Level	745 s.f.
Total	2679 s.f.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1 Proposed Upper Level Floor Plan

698 s.f.

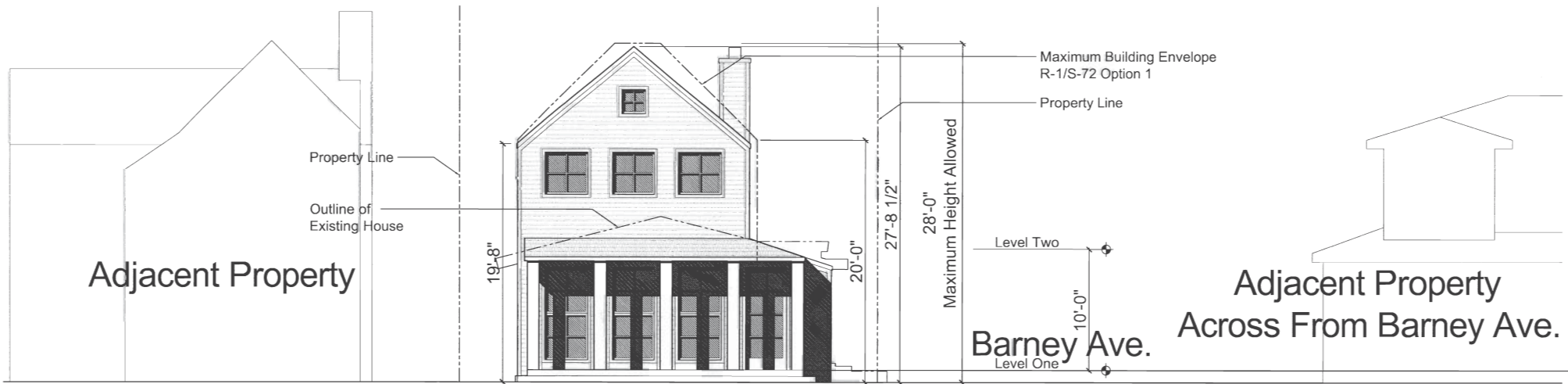
Lower Level	2082 s.f.
Upper Level	698 s.f.
Total	2,780 s.f.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1 Camino a los Cerros Elevation - Proposed



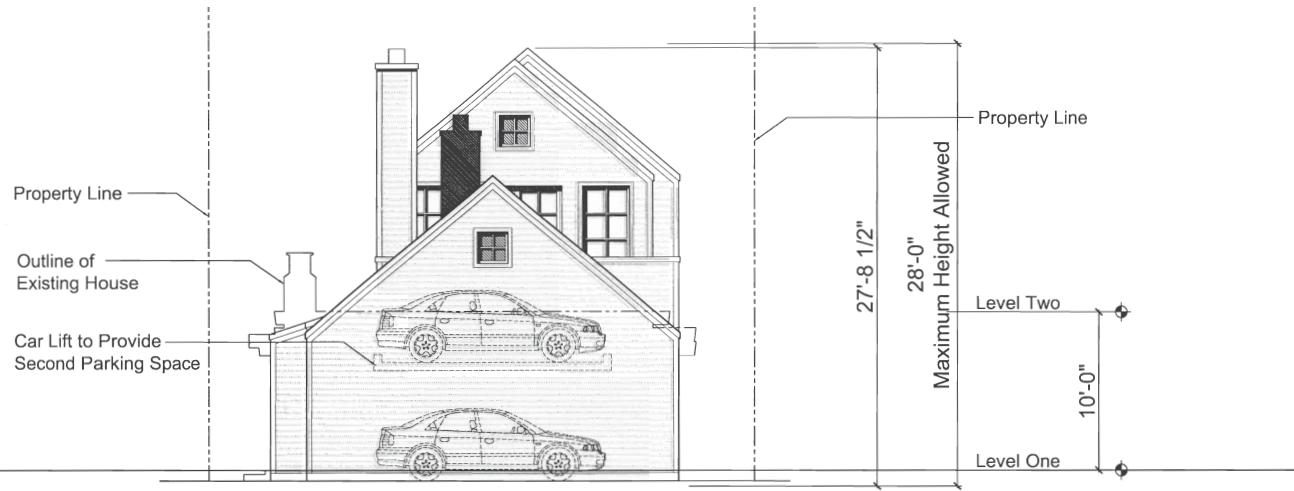
2 Barney Avenue Elevation - Proposed

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1 North East Elevation - Proposed



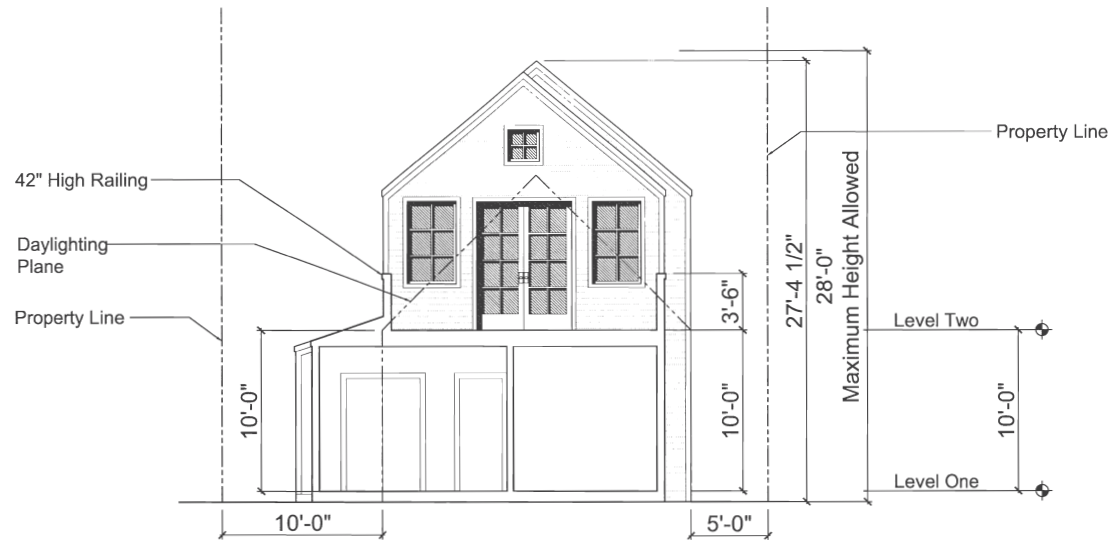
2 South West Elevation - Proposed

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:



1 Section at Terrace

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers: