

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

DATE: December 14, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of Design Review Permit and Non-Conforming Use Permit to allow construction of a major remodel and 554 sq. ft. addition to an existing, non-conforming 924 sq. ft. single-family residence and replacement of a 301 sq. ft. detached garage with a 438 sq. ft., attached garage on a non-conforming 4,189 sq. ft. parcel in the unincorporated Devonshire area. The Non-Conforming Use Permit is required to allow non-conforming setbacks to remain, and for the project to have non-conforming 7-foot, 10-inch front setback for a deck, an 18-foot, 1-inch front setback for the second story addition, and a 3-foot right side setback. No significant trees are proposed to be removed.

County File Number: PLN 2016-00133 (Bisht)

PROPOSAL

The applicant proposes to construct an addition (554 sq. ft.) and major remodel to an existing, non-conforming, 924 sq. ft. single-family residence with a 5-inch, right side setback. The project includes allowing the footprint of the non-conforming portion of the house to remain unmodified, for the addition with front entry staircase and deck to be constructed at 7 feet 10 inches, for the existing detached garage (301 sq. ft.) which is non-conforming in size and location, to be demolished and replaced with an attached garage of conforming size (438 sq. ft.). It would also include a second story addition to be constructed with an 18-foot 1-inch front setback, and a 2-car garage with a 3-foot right side setback. No significant trees would be removed and only minimal grading is proposed.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit, County File Number PLN 2016-00133, based on and subject to the required findings and conditions of approval listed in Attachment A of the staff report.

SUMMARY

The subject parcel is 4,189 sq. ft. and is non-conforming in size, as 5,000 sq. ft. is the minimum of the S-71 Zoning District. The parcel has a 26% slope and a rounded street frontage which creates an irregular building envelope. The residence, constructed on the site in 1946, does not conform to current S-71 Zoning Regulations, as it has a right side setback of 5 inches, left side setback of 4.9 feet, front setback of 12 feet, 1-inch, and the detached garage is a one-car garage which is 1-foot, 2 inches over the front property line and in the right-of-way.

Design Review

The project requires review by the Bayside Design Review Committee (Committee). The Committee reviewed the project on July 6, 2016 and August 10, 2016. The Committee was concerned about the location of the garage and parking, and instructed the applicant to move the garage further into the parcel to allow for guest parking on-site. At the August 10th hearing, the Committee found that the project as proposed and conditioned, complies with the Design Review Standards.

Non-Conforming Use Permit

The proposed addition will require a Non-Conforming Use Permit to allow deviation from the development standards of the S-71 Zoning District. The proposed addition is designed in a manner to prevent significant impacts to the adjacent residence and neighborhood. The front staircase entry and deck proposed at a 7-foot 10-inch front setback will be 27 feet from the paved portion of Windsor Road. This area of paved right-of-way allows the stairs and house to visually appear to comply with the front setback requirement.

At the August 10, 2016 hearing, the Design Review Committee asked the applicant to center the second story over the garage which created a non-conforming 18-foot, 1-inch front setback. As is the case with the front staircase and deck, this non-conformity will be minimally visible due to the shape of the parcel and the additional right of way between the property line and the road.

The proposed garage has a 3-foot, right side setback where 5 feet is the minimum. The existing house's 5-inch right side setback will remain and is closer to the adjacent residence than the proposed construction, and will screen the addition from the street. The proposal minimizes the number of windows on the neighbor's side and includes a transom window. Vegetation screening is provided by two (2) mature oak trees, and an arborist report has been provided by the applicant which states that the trees can survive construction activity.

Based on site and project characteristics, Staff has determined that this proposal will not be detrimental to the public welfare or injurious to property or improvements.

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

DATE: December 14, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of Design Review Permit and Non-Conforming Use Permit, pursuant to Section 6565.3 and 6137 of the San Mateo County Zoning Regulations, respectively, to allow construction of a major remodel and 554 sq. ft. addition to an existing, non-conforming 924 sq. ft. single-family residence and replacement of a 301 sq. ft. detached garage with a 438 sq. ft., attached garage on a non-conforming 4,189 sq. ft. parcel in the unincorporated Devonshire area. The Non-Conforming Use Permit is required to allow a 5 inch right side non-conforming setback to remain, and for the project to encroach into the front setback, providing a 7-foot, 10-inch setback for a deck where 14-foot is the minimum, an 18-foot, 1 inch front setback for the second story addition where a 20-foot setback is required, and a 3-foot right side setback where 5-foot is required. No significant trees are proposed to be removed.

County File Number: PLN 2016-00133 (Bisht)

PROPOSAL

The applicant proposes to construct an addition and major remodel to an existing, non-conforming, 924 sq. ft. single-family residence with a five-inch, right side setback. An existing detached garage (301 sq. ft.) which is non-conforming in size and location, as it crosses the front property line, would be demolished and replaced with an attached garage of conforming size (438 sq. ft.). The remodel includes allowing the footprint of the non-conforming portion of the house to remain unmodified, for the addition to encroach into the front setback with a front staircase entry and deck to be constructed at 7-foot, 10-inches, and for the new, second story addition to be constructed with an 18-foot, 1-inch front setback and a 2 car garage, 3-foot right side setback. The project requires a Design Review Permit and a Non-Conforming Use Permit. No significant trees would be removed and only minimal grading is proposed.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit, County File Number PLN 2016-00133, 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 650/363-1828

Applicant/Owner: Naveen Bisht

Location: 147 Windsor Drive

APN: 049-133-470

Size: 4,189 sq. ft.

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

General Plan Designation: Medium Density Residential/Urban

Sphere-of-Influence: San Carlos

Existing Land Use: Single-Family Residential

Water Supply: California Water Department

Sewage Disposal: Devonshire Sanitation District

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

Environmental Evaluation: This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, related to construction of additions to existing structures which are less 10,000 square feet if: (A) The project is in an area where all public services and facilities are available, and (B) The area in which the project is located is not environmentally sensitive.

Setting: The property is a developed parcel in the unincorporated community of Devonshire. All adjacent parcels are developed with single-family residences. The parcel has an average slope of 27%.

Chronology:

<u>Date</u>	<u>Action</u>
April 4, 2016	- Application submitted and application deemed incomplete
April 5, 2016	- Application deemed incomplete
June 22, 2016	- Application deemed complete for Design Review
July 6, 2016	- Bayside Design Review Committee Hearing- project was continued to address recommended design changes
August 5, 2016	- Plans are further modified, address parking concerns
August 10, 2016	- Bayside Design Review Committee Hearing with a recommendation for approval with modifications
August 30, 2016	- Plans incorporating recommended Design Review Committee modifications are submitted to the County
December 14, 2016	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 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 Zoning District, Section 6565, of the San Mateo County Zoning Regulations is the mechanism which fulfills this directive. A project that complies with the Devonshire 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 be in compliance with Design Review Standards for Devonshire. A detailed discussion of how the project complies is provided in Section A.3 of this report.

2. Conformance with Zoning Regulations

A summary of project compliance with the current requirements of the R-1/S-71 Zoning District is provided in the table below. The Use Permit is required to address nonconformities in the front and right side setbacks (as indicated by an asterisk *).

Development Standards	Zoning Requirements	Existing	Proposed
Minimum Building Site Area	5,000 sq. ft.	4,189 sq. ft.	No changes
Minimum Building Site Width	50 ft. average	Average of 54.14 ft.	No changes
Front	20 ft.	21. 92 ft.	18 feet 1 inch *
Rear	20	23. 5 ft.	No changes
Sides	5 ft. right	.42 ft. right for house (existing)	.42 ft. right for house (existing to remain) * 3 foot (new addition)*
	4.9 ft. left	4.9 ft. (existing)	4.9 ft. (existing to remain)
Garage - Detached	0-foot front setback when 14% or greater slope in front half of parcel 16% slope in front half	18.87 front setback 1.21 ft. over property line	To be removed and replaced by attached garage
Garage – Attached	0 foot front setback when 14% or greater slope in front half of parcel 16% slope in front half	N/A	13 ft. 2 inch front setback
Staircase Entry	5-foot side setback 14-foot from front property line	13-foot front setback	3 ft. right side * 7 ft. 10 inches *
Maximum Lot Coverage	50%	37.4%	35.8%
Maximum Building Floor	2,000 ft. and 400 sq. ft.	924 sq. ft.	1,543 sq. ft.

Development Standards	Zoning Requirements	Existing	Proposed
Area	garage allowance	301 sq. ft. garage	438 sq. ft. garage
Maximum Building Height	30 ft.	23 ft.	No changes
Minimum Parking	2 covered spaces	1 covered space	2 covered spaces
Daylight planes	20 feet at setback line and 45 angle	Non-conforming right side	Existing non-conformity remains
* = Non-conformity will be addressed by Use Permit Application.			

As shown above, the project complies with the floor area, lot coverage and height requirements of the R-1/S-71 Zoning District. The project does not comply with the minimum 14-foot setback allowed for a stairway, and front yard setback of 20-foot and the right side setback of 5-foot, for the residence, requires a Non-Conforming Use Permit. The areas of noncompliance are discussed in further detail in Section A.4. of this report.

3. Conformance with Design Review Regulations

The project, was reviewed by the Bayside Design Review Committee (Committee) on July 6, 2016 and again on August 10, 2016. During the initial review, members of the public and the Committee raised concerns about the placement of the garage and parking. In the initial submission, the garage was 4 feet, 6 inches from the property line and guest parking was in the right of way. The project was revised, and the garage moved to 13 feet, 2 inches from the property line to address recommended for approval by the Committee on August 10, 2016 with a recommendation to center the second floor window over the garage. Based on the discussion below, the project has been found to be consistent with the Design Review Standards, Section 6515.15, of the Zoning Regulations, by the Committee.

The project's compliance with each component of the 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 significant trees (trees 6 inches in diameter or larger) are proposed to be removed with this project. A 4-inch Crepe Myrtle is in the footprint of the addition, and would be removed. A 22.5-inch Coast Live Oak is located 3 feet, 9 inches away from the

right side footprint of the new garage and will need to be trimmed to accommodate construction.

An arborist report from Kielty Arborist Service LLC, dated, June 21, 2016, was submitted which indicates that the 22.5 inch oak tree should survive construction activities with appropriate precautions. These precautions include that “trimming will be carried out by a licensed tree care provider and inspected by the site arborist.” All protection and trimming measures prescribed by Kielty Arborist Service have been made conditions of approval for the project. (Conditions 3 and 4).

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

The site is currently developed with a single-family residence and a detached garage. The new addition, garage, and existing house has a footprint of approximately 800 square feet and will be located within the footprint created by the existing house. There will be virtually no change to the existing topography.

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

The proposal does not alter the right side portion of the house which has a 5-inch setback. The addition, specifically the right side of the new garage, is proposed at 3 feet where 5 feet is required. Two new bedrooms and a bathroom are located above the garage. The proposed setback of the new second story setback is conforming, and is five feet or greater. The bathroom window is a high, transom window which provides privacy to residents of the subject parcel and the adjacent residence. One bedroom window which is required for egress, faces the adjacent residence. There is mature vegetation, including a 20-inch Coast Live Oak tree between the two residences which increases privacy. This tree was evaluated by Kielty Arborist Services and protection and trimming guidelines have been specified to ensure that the tree survives construction.

There are no outdoor living areas on adjacent parcels which would be impacted by this development. Based on the foregoing, the proposal respects the privacy of neighboring houses and outdoor living areas.

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

The existing structure does not comply with the daylight plane requirements. The addition will comply with the daylight plane requirements and will ensure there is no new blockage of sunlight on outdoor living areas.

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

There are no streams or drainage channels that would 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 are a wide array of residential styles in the immediate surrounding area, including the bungalow influences found in this proposal. The proposed residence will continue to utilize wood siding, appropriate to Devonshire's wooded setting. The Committee found that the architectural style of the revised project to 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.

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 existing building is two stories. The roofline of the proposed second story addition will not extend beyond the existing roof height, and the structure will maintain the existing overall height. The proposed addition is in the front portion of the parcel which has been modified for the existing development. The proposed addition and garage construction requires only minimal ground disturbance. Therefore, due to project design and location the project would not significantly increase the bulk of the residence and the project does not significantly alter the existing topography of the site.

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

The Bayside Design Review Committee (Committee) reviewed the project on July 6, 2016 and August 10, 2016 at design review meetings. At the first meeting, the Committee was concerned about the location of the garage and parking. The Committee instructed the applicant to move the garage deeper into the parcel to allow for guest parking on-site. At the August 10th hearing, the Committee was satisfied with the modifications which were made to address parking concerns, but recommended that the second floor window be centered over the garage. The Committee illustrated the change on plans and then directed the applicant to modify plans to address this concern. The second story, when centered over the garage, encroaches 1-foot, 10 inches into the front setback and is being requested as part of the Non-Conforming Use Permit. Revised plans were submitted to the Planning and Building Department on August 30, 2016 and are contained in this staff report for review and approval.

- f. Roofs: Requires pitched roofs.

The roof plan of the house includes pitched roofs and complies with this 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 proposed addition and remodel will use Hardie Board which resembles wood siding. The exterior siding will be brown and accents will be tan, colors that are compliant with the Design Review Standards.

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

All utilities will be placed underground per Condition No. 5.

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

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

4. Conformance with Use Permit Regulations

The subject parcel is 4,189 sq. ft., and is non-conforming, as the S-71 Zoning District requires a minimum of 5,000 sq. ft. The parcel has a rounded street frontage which creates an irregular building envelope. A residence was constructed on the site in 1946, and does not conform to current S-71 Zoning Regulations. The existing residence has a right side setback of 5 inches, left side setback of 4.9 feet, front setback of 12 feet 1-inch, and the detached garage is a one-car garage which is 1-foot, 2 inches over the front property line and in the right-of-way. The front setback and side setback non-conformity is created primarily by the irregular shape of the parcel, and secondly by the substandard size of the parcel.

The applicant proposes a major remodel which will include: 1) a demolition of the detached, one-car garage and replacement with a two-car, attached garage, with a 13-foot, 2-inch front setback, (0-foot minimum), 2) a new addition with an 18-foot, 1 inch front setback (20-foot minimum), and a 3-foot right side setback (5-foot minimum), and 3) a new staircase entry proposed at a 7-foot, 10-inch front setback, (14-foot minimum).

The proposed addition will require a Non-Conforming Use Permit to allow deviation from the Zoning Regulations. Section 6134.5.a. of the Zoning Regulations regarding non-conforming structures states: Major repair, remodel or upgrade of a non-conforming structure, where each nonconformity violates the required zoning standard by less than 50%, is permitted. If any non-conforming portion of the structure is proposed to be removed, replacement shall conform to the Zoning Regulations currently in-effect.

The proposed addition exceeds 50% valuation and is considered a major repair. Per the Zoning Regulations, a major repair, remodel or upgrade of a non-conforming structure, where any nonconformity violates the required zoning standard by 50% or more, shall result in the entire structure conforming with the Zoning Regulations currently in effect. The 5-inch right side setback is less than 50% of the required five-foot setback. The use permit is necessary to allow the non-conformity to remain.

Findings for a Non-Conforming Use Permit by the Planning Commission must include that the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The front staircase entry is proposed at a 7-foot, 10-inch front setback. Per Section 6404.c. of the Zoning Regulations, uncovered stairways at entry level are allowed to encroach up to 6 feet into the front yard, or provide a 14-foot setback. The front property line of the subject parcel is not parallel to the paved road way and the curved frontage creates an irregular front yard envelope. There is between 4 and 22 feet of undeveloped right-of-way between the property line of the subject parcel and the paved portion of Windsor Road. The stairs will be 27 feet from the paved portion of Windsor Road. This undeveloped right-of-way allows the stairs and house to visually appear to comply with the front setback requirement of the S-71 Zoning Regulations. The entrance staircase is adequately set back from the roadway to achieve visual harmony with nearby residences.

At the July 6, 2016 Bayside Design Review Committee meeting, two neighbors and the Committee raised safety concerns about the exceptions being requested. The Committee asked the applicant to redesign the project to better address the parking and safety concerns raised at the hearing. The project was revised and presented to the Committee on August 10, 2016. The new garage will be setback further from the public right of way and provide a better line of sight for vehicles. The Committee supported the new location of the garage, but asked for a front façade modification; the centering of the second story over the garage. This revision causes the second story to encroach into the front setback, and have an 18-foot, 1-inch front setback.

The 1-foot, 10-inch encroachment is necessary to comply with the Committee's recommendation and requires approval under the Use Permit. As discussed earlier with the staircase entry encroachment, the irregular shape of the parcel created by the curved road frontage and the additional undeveloped road right of way between the property line make the visual impact of the non-conforming setback negligible.

The original submitted plan proposed the new garage at a 4-foot, six-inch front setback and did not allow space for guest parking on the subject property. The current proposal includes a garage with a front setback of 13-feet, 2-inches and a side setback of 3 feet and two on-site, guest parking spaces. The 3-foot, right side setback will be further away from the neighboring structure than the existing portions of the residence. The existing 5-inch, right side setback and non-compliant daylight plane, will remain with no exterior changes to the footprint. The non-conformities have existed since 1946, before the 1996 construction of the house to the right, and were likely taken into account when designing the house.

The proposal being considered has addressed privacy between the two properties by minimizing the number of new windows and including a transom window. In addition, tree protection is required to ensure the preservation of the mature vegetation between residences.

The proposal improves onsite parking by conforming to the required number of spaces and providing additional on-site parking. The demolition of the existing garage on the front property line would significantly improve a driver's line of sight.

As discussed above, the project as proposed, would not be detrimental to public welfare or injurious to property in the neighborhood, due to its design and distance from other residences.

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 will not be detrimental to the public welfare or injurious to property or improvements.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, related to construction of additions to existing structures which are less 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow and (B) The area in which the project is located is not environmentally sensitive.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Fire/County Fire Authority

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Assessor's Parcel Map
- C. Existing House and Site Plan
- D. Existing Floor Plans
- E. Project Site Plan – Version 1
- F. Project Site Plan – Final Version
- G. Project Elevations
- H. Project Floor Plan
- I. Kielty Arborist Report, Dated June 21, 2016

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2016-00133

Hearing Date: December 14, 2016

Prepared By: Erica Adams
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, related to construction of additions to existing structures which are less 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow and (B) The area in which the project is located is not environmentally sensitive.

For the Design Review, Find:

2. 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 the San Mateo County Zoning Regulations. The proposal was reviewed and approved by the Bayside Design Review Committee (Committee) on August 10, 2016.
3. After consideration of public testimony, the Committee found that the project, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) is architecturally compatible with the neighborhood, (b) has a building shape that will allow for privacy and will not create blockage of sunlight, (c) has a well-articulated facade and other elevations, and (d) uses colors and materials which comply with the Design Review Standards.

For the Use Permit find:

4. The establishment, maintenance, and/or conducting of the addition and major remodel, as conditioned, will not be detrimental to the public welfare or injurious to property or proposed improvements in said neighborhood. The addition will be sited on the subject property such that privacy would be protected for the right side neighbor. In addition, due to the irregular shape of the parcel created by the curved road frontage, the project adheres to Devonshire Design Review

Standards and the resulting residence will not appear to be disharmonious with the surrounding residences or the Devonshire community.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed according to the approved 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 an 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 Public Hearing which requires payment of an additional fee of \$1,500.
2. No significant trees are approved for removal. Any tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
3. Prior to any grading or construction activity on the project site, the property owner shall protect trees designated to remain by implementing the following tree protection plan outlined by Kielty Arborist Services, in the arborist report, dated June 21, 2016. A separate tree protection plan based on the arborist report shall be included in building plans submitted for a building permit.
4. All tree trimming shall follow the procedures outlined by Kielty Arborist Services, in the arborist report, dated June 21, 2016. Applicant shall submit evidence of compliance to the Project Planner within 24-hours of any trimming procedure.
5. All new utilities shall be installed underground. If the location of an existing utility is modified from its current location, the new or re-installation shall comply with current regulations regarding location of utilities.
6. 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 a final building permit sign-off by the Current Planning Section.
7. 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).

8. 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.
9. No site disturbance, including any grading or vegetation removal, 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 Windsor Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Windsor Drive. 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 Ordinance Code Section 4.88.360).
12. 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.

The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

Separate Erosion Control plans shall be submitted for the demolition of the existing house and the construction of the new house.

Cal-Fire

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

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

14. 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.
15. A fire flow of 1,500 GPM for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on the site.
16. The required fire flow shall be available from a County Standard 6-Inch Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2 inches outlet and one each 2 1/2 inches outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
17. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.
18. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or the existing water system is capable of meeting the project conditions, is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

19. 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 Inspection Section for review and approval by the San Mateo County Fire Department.
20. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
21. An interior and exterior audible alarm active 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.

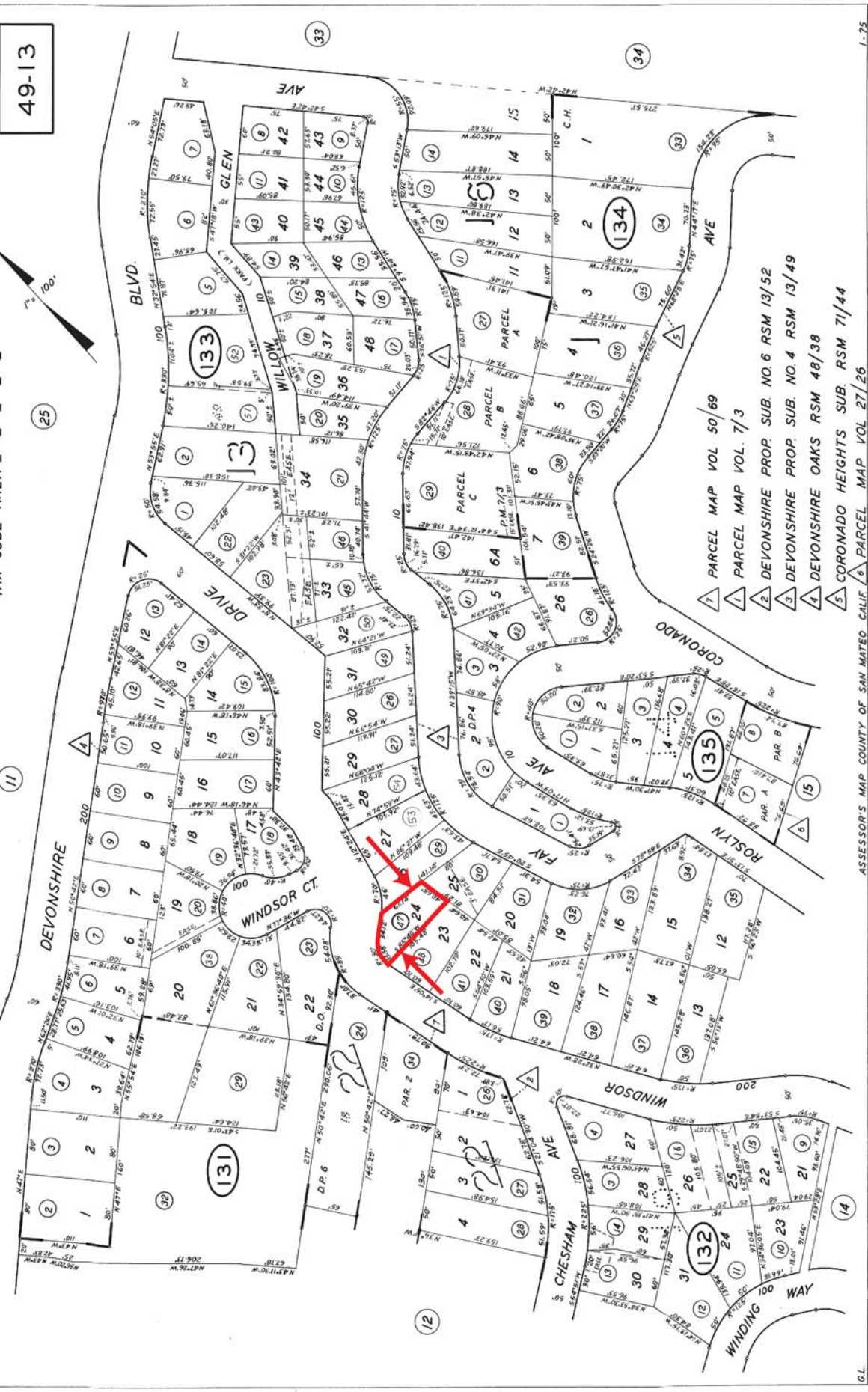
Department of Public Works

22. The applicant shall submit to the Department of Public Works, for review, documentation of existing easements on the proposed site plan. Applicant shall remove all encroachments and as directed by the County Inspector.
23. 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 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.
24. 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.
25. 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.

EDA:aow – EDAAA0655_WAU.DOCX

49-13

TAX CODE AREA



- ▲ PARCEL MAP VOL 50/69
- ▲ PARCEL MAP VOL. 7/3
- ▲ DEVONSHIRE PROP. SUB. NO. 6 RSM 13/52
- ▲ DEVONSHIRE PROP. SUB. NO. 4 RSM 13/49
- ▲ DEVONSHIRE OAKS RSM 48/38
- ▲ CORONADO HEIGHTS SUB. RSM 71/44
- ▲ PARCEL MAP VOL 27/26

San Mateo County Planning Commission Meeting

Owner/Applicant: Naveen Bisht

File Numbers: PLN2016-00133

Attachment: B



San Mateo County Planning Commission Meeting

Owner/Applicant: Naveen Bisht

Attachment: C

File Numbers: PLN2016-00133



Residence West Side of Property



Residence South Side of Property



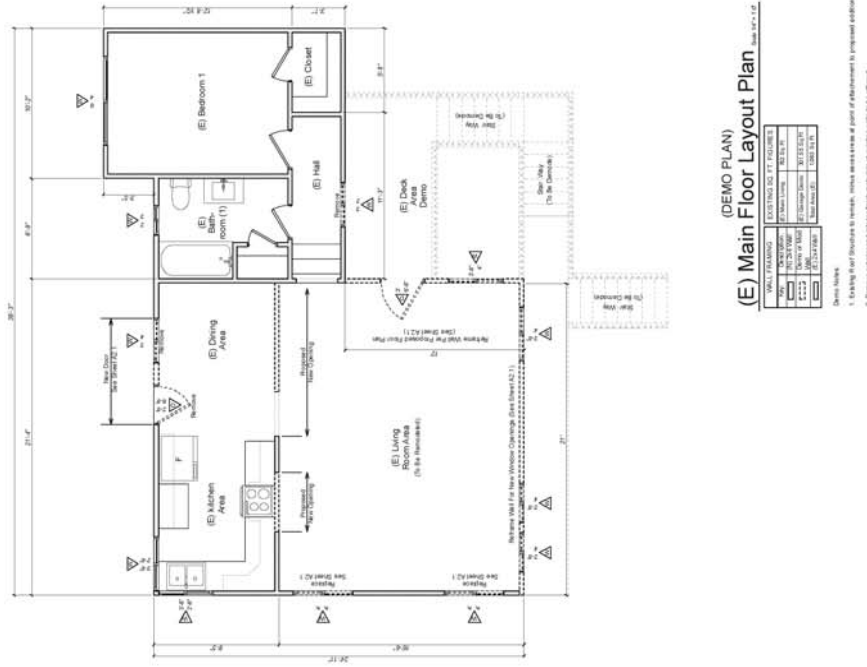
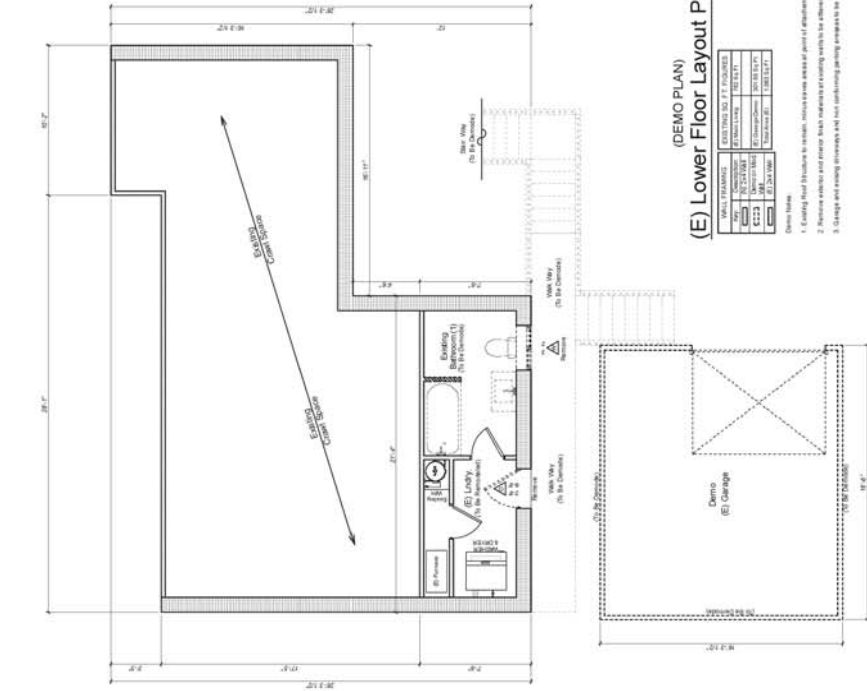
(E) Left Rear View



(E) Front Left Street View

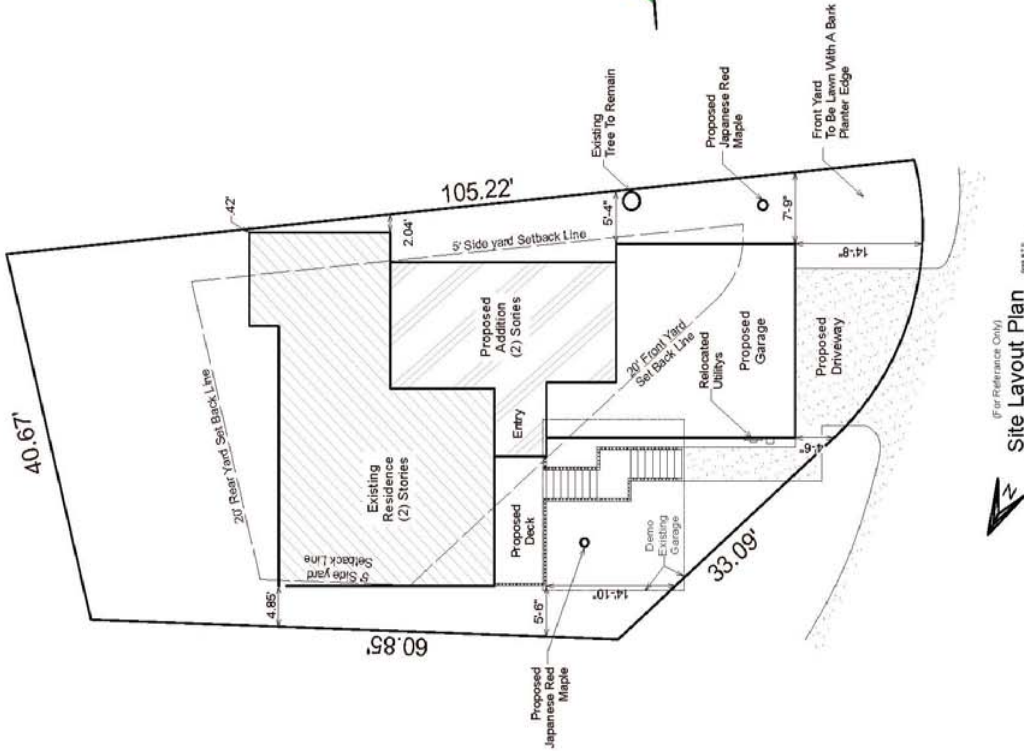


(E) Front Right Street View



Design Development Set Not For Construction

l:\design\homes.com



Design Development Set Not For Construction



Material Finish & Colors:

- Handmade Log Siding
Woodstock Brown
- Handmade Board & Batten Siding
Navajo Beige
- Outdoor Trim, Shutters, Exterior Doors
Daisy White
- Hardwood Deck Siding
Navy Moore Plank
- Timberland Core Roofing
Mission Brown

Planning Data and Figures:

LOT COVERAGE FIGURES:
 LOT AREA: 10,352.50 SQ. FT.
 Max Lot Coverage: 50%
 1,768 sq ft Total Structure
 Max Allowed: 2,034.77 sq ft.

FAB FIGURES:
 Min/FAB: 2,000 sq ft
 Max/FAB: 3,500 sq ft

Zoning: S-71

Project Information:

Project Designer: [Redacted]
 Address: [Redacted]
 City: [Redacted]
 State: [Redacted]
 Zip: [Redacted]

Number of Stories: 2
 Fire Sprinkler: No
 Occupancy Class: Residential
 Construction Code: 2013 C.F.C. Title C-5
 Adoption Code: 2013 C.F.C. Title C-5
 2013 California Energy Code

Construction Type: V-B

San Mateo County Planning Commission Meeting

Owner/Applicant: Naveen Bisht

File Numbers: PLN2016-00133

Attachment: E

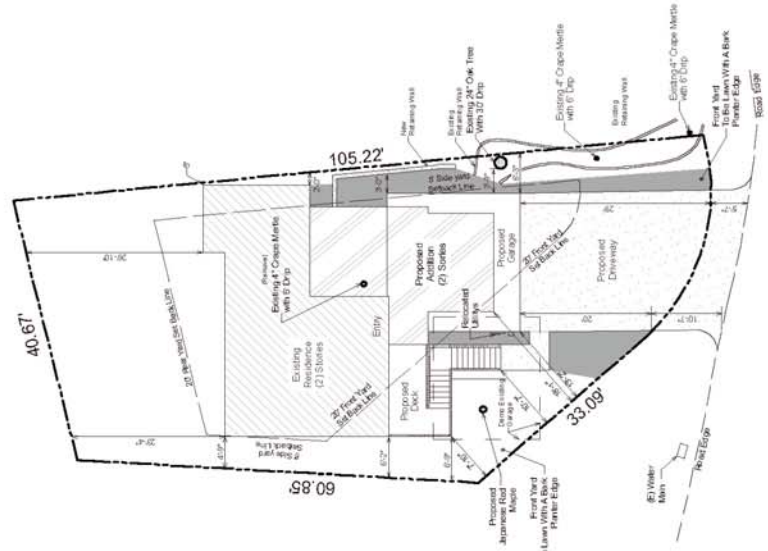
Planning Data and Figures:	
LOT COVERAGE FIGURES:	
Lot Size: 4,189.54 sq. ft.	Max Lot Coverage: 50%
Lot Coverage: 35.8%	Max Allowed 2,064.77 sq ft.
FAR FIGURES:	
Max FAR: 2,000 sq ft.	
1,582 in sq ft Total	
Zoning: S-71	

Project Information:	
Project Description:	
Proposed project is to remove existing garage structure. An addition to be constructed on the existing garage footprint. A new Main Floor (MF) and new attached Garage at Lower Floor. A new Main Floor (MF) and new attached Garage at Lower Floor. A new Main Floor (MF) and new attached Garage at Lower Floor. A new Main Floor (MF) and new attached Garage at Lower Floor.	
Number of stories:	(2)
Fire Significance:	N/A
Occupancy Class:	R-3U
Building Use:	Residence
Code Authority:	2015 C.F.C. See C.S.
Applicable Codes:	2015 C.F.C. 2013 California Energy Code
Construction Type:	1-4-B

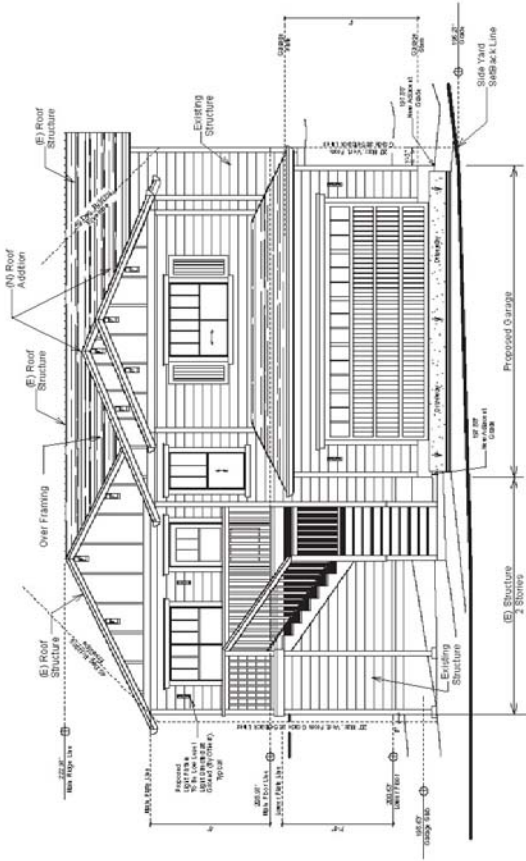
Material Finish & Colors:	
	Handicraft Siding Woodstock Brown
	Hanging Board & Navajo Beige
	Color: Daisy White Daisy White REYNOLDS PANEL
	Color: Mission Brown Mission Brown REYNOLDS PANEL



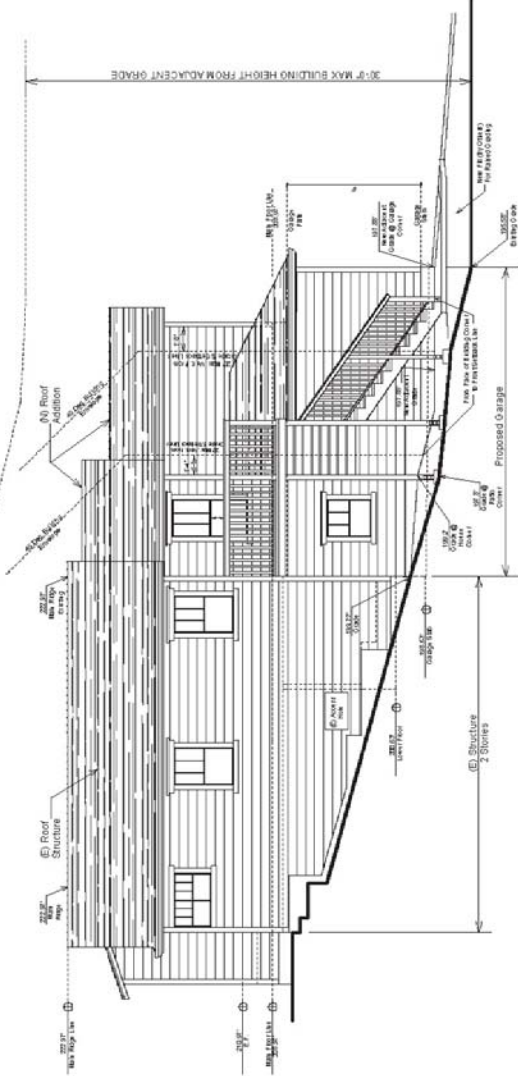
147 Windsor Drive



Site Layout Plan Scale 1" = 10'-0"
 1. Note: See Site and Survey Plan for further information (B) Others.
 2. See all other forms for surface and grading information (B) Others.
 Area of Grading outside of building structure.
 Grading to be removed and added.
 For Grading removed and added.



Proposed Addition & Remodel
Front Elevation Plan
Scale: 1/4" = 1'-0"



Proposed Addition & Remodel
Left Elevation Plan
Scale: 1/4" = 1'-0"

San Mateo County Planning Commission Meeting

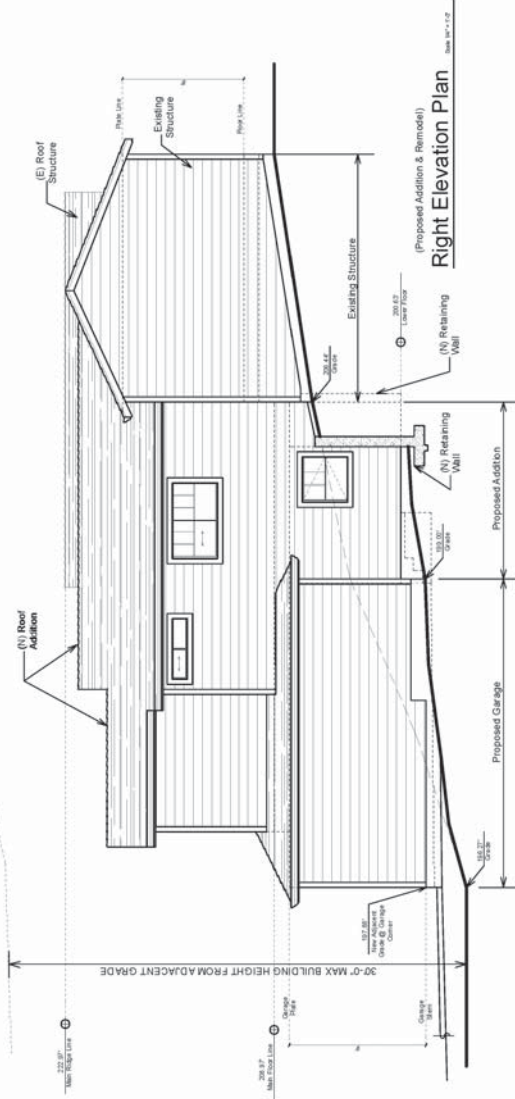
Owner/Applicant: Naveen Bisht

File Numbers: PLN2016-00133

Attachment: G



(Remodel)
(E) Rear Elevation Plan Scale 1/4" = 1'-0"



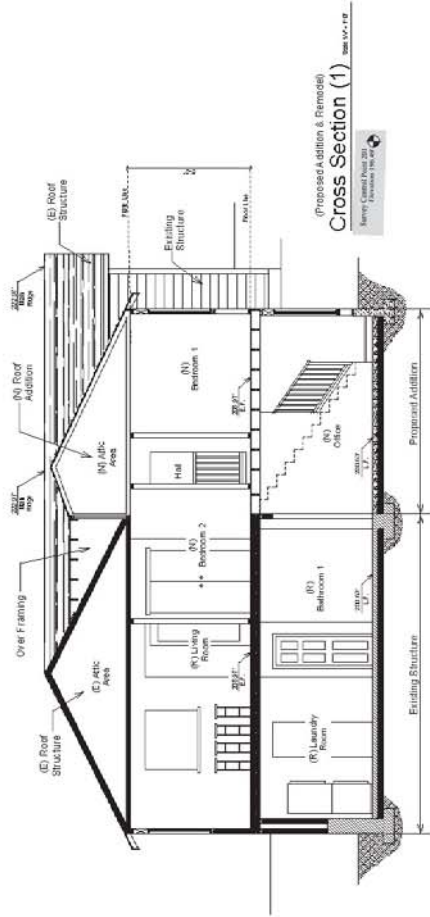
(Proposed Addition & Remodel)
Right Elevation Plan Scale 1/4" = 1'-0"

San Mateo County Planning Commission Meeting

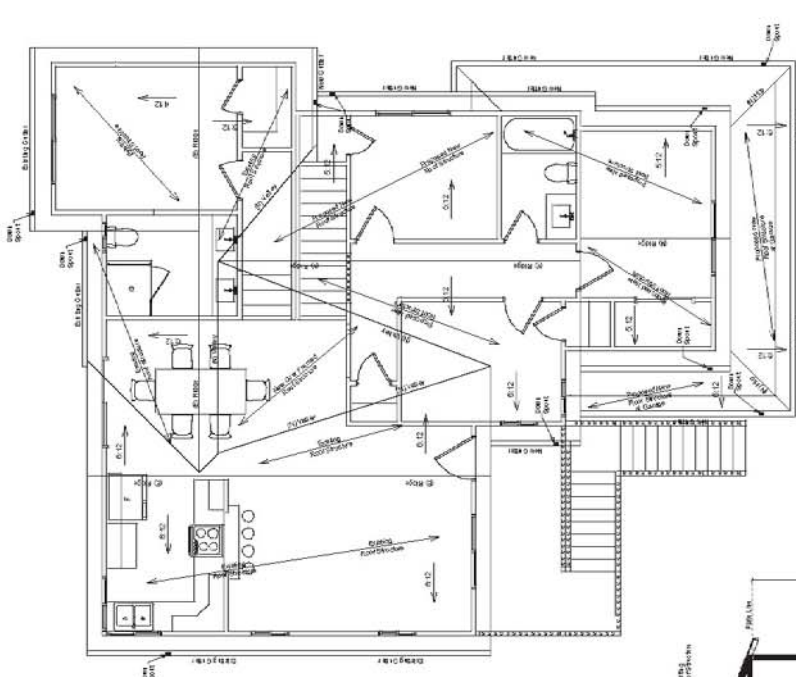
Owner/Applicant: Naveen Bisht

Attachment: G

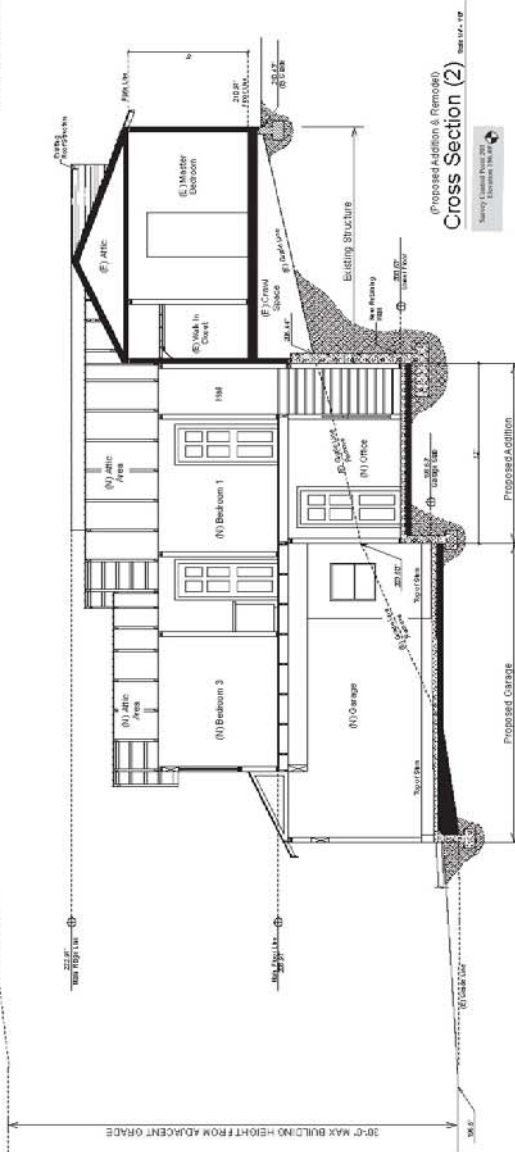
File Numbers: PLN2016-00133



(Proposed Addition & Remodel)
Cross Section (1) 1000 11.14.17



(Proposed Addition & Remodel)
Roof Layout Plan 1000 11.14.17



(Proposed Addition & Remodel)
Cross Section (2) 1000 11.14.17

San Mateo County Planning Commission Meeting

Owner/Applicant: Naveen Bisht

File Numbers: PLN2016-00133

Attachment: H

Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515- 9783

June 21, 2016

Mr. Navneen Bisht
147 Windsor Drive
San Carlos, CA 94070

Site: 147 Windsor Drive, San Carlos, CA

Dear Mr. Bisht,

As requested on Tuesday, June 21, 2016, I visited the above site for the purpose of inspecting and commenting on the trees. A new home addition including a new garage is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 69 Fair
- 70 - 89 Good
- 90 - 100 Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Coast live oak (<i>Quercus agrifolia</i>)	22.5	45	30/40	Good vigor, poor form, trunk bends south over neighbor's.
2*	Coast live oak (<i>Quercus agrifolia</i>)	20est	65	35/35	Fair vigor, fair form, codominant at 3 feet, near property line.

*indicates neighbor's tree

RECEIVED

JUN 22 2016

San Mateo County
Planning Division

Observations:

Tree #1 is a coast live oak (*Quercus agrifolia*) with a diameter at breast height of 22.5 inches. The tree is located near the existing driveway in a terraced area between the driveway and the neighbor's house. The estimated height of the oak is 30 feet with a total crown spread of 40 feet. The vigor of the oak is good with normal shoot growth for the species. The form of the oak is poor with a heavy lean to the south over the neighbor's parking area.

Tree #2 is a coast live oak (*Quercus agrifolia*) with an estimated diameter at breast height of 20 inches. The tree is located on the neighbor's property near the property line. The estimated height of the oak is 35 feet with a total crown spread of 35 feet. The vigor of the oak is fair with normal shoot growth for the species. The form of the oak is fair with codominant leaders at 4 feet.

Summary:

The two oaks that will be impacted by the planned addition and garage are both located on the southeastern property line. Both of the trees will have construction that will encroach within their root zones.

Oak #1 will have the garage very close to its trunk and the grade will have to be lowered to facilitate the garage. Oak #2 will have the foundation of the addition near its trunk. Root loss for tree #1 is expected to be minor to significant with no long term impacts expected. Tree #2 is expected to have minor impacts with no long term impacts expected. The following tree protection plan will help to lessen impacts.

Tree Protection Plan:**Tree Protection Fencing**

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 4 foot tall orange plastic supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips.

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Root Cutting

All roots to be severed should be cut clean with a saw or a loppers. Large roots (over 2" diameter) or large masses of roots will be inspected by the site arborist. Root cutting will be mitigated by irrigation or fertilization.

Tree Trimming

Trimming of the trees to be retained will be minor with no significant impacts expected. All trimming will be carried out by a licensed tree care provider and inspected by the site arborist. Tree #1 should be lightened using end weight reductions. The purpose of the end weight reductions will relieve pressure off the trunk and root zone. Tree #2 will have the fringe raised to facilitate the construction.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The native trees will require irrigation when the root zone is traumatized. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. The native trees will require warm season irrigation if there root zones are traumatized. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

Inspections

The trees should be inspected by the site arborist during the excavation process. Mitigating measures will be provided at that point. Other inspections will be on an as needed basis.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

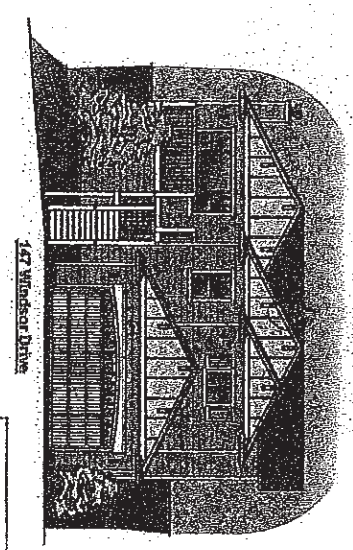
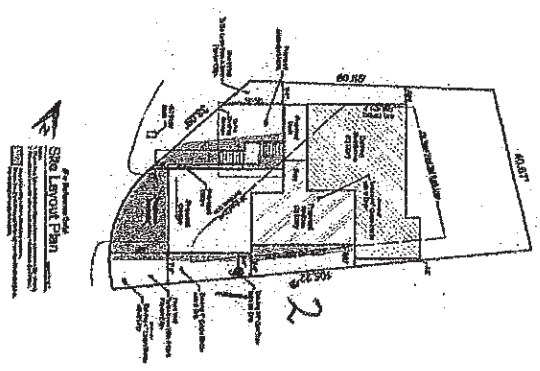
Sincerely,



Kevin R. Kiely
Certified Arborist WE#0476A



01/20/2004 01/20/2004



Material Finish & Colors

Exterior Siding	White
Exterior Trim	White
Interior Walls	White
Interior Ceiling	White
Interior Floor	Hardwood
Interior Stairs	Hardwood
Interior Doors	White
Interior Windows	White
Interior Cabinets	White
Interior Countertops	White
Interior Sinks	White
Interior Toilets	White
Interior Vanes	White
Interior Light Fixtures	White
Interior Switch Plates	White
Interior Outlet Plates	White
Interior Handrails	White
Interior Grab Bars	White
Interior Shower Pan	White
Interior Shower Walls	White
Interior Shower Floor	White
Interior Shower Doors	White
Interior Shower Seats	White
Interior Shower Niche	White
Interior Shower Bench	White
Interior Shower Pan	White
Interior Shower Walls	White
Interior Shower Floor	White
Interior Shower Doors	White
Interior Shower Seats	White
Interior Shower Niche	White
Interior Shower Bench	White

Project Information

Project Name: 147 Windsor Drive
 Project Address: 147 Windsor Drive, San Carlos, CA 94070
 Project Number: 147 Windsor Drive
 Project Date: 01/20/2004
 Project Status: In Progress
 Project Manager: [Name]
 Project Engineer: [Name]
 Project Designer: [Name]
 Project Architect: [Name]