

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

DATE: September 13, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an appeal of the San Mateo County Community Development Director's approval of an "After-the-Fact" staff-level Coastal Development Permit (CDP), for the unauthorized removal of vegetation (PLN 2016-00264 and VIO 2016-00141) and the Coastside Design Review Permit (PLN 2016-00337), pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new two-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. two-car garage, including a 1,152 sq. ft. second unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (recorded Certificate of Compliance (PLN 2015-00444). The second unit is a ministerial project and is not subject to Planning Commission review. Seventeen (17) existing significant trees are proposed for removal associated with the construction of the new residence, in addition to those already removed. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2016-00337 and PLN 2016-00264 (Peterson)

PROPOSAL

The applicant, Steve Peterson, requests approval for the unauthorized removal of vegetation (PLN 2016-00264 and VIO 2016-00141) and the Coastside Design Review Permit (PLN 2016-00337) to allow construction of a new two-story single-family residence. Vegetation removal consisted of the removal of 16 Eucalyptus trees under 12" diameter at breast height performed in May 2016. The two-story home includes a master bedroom and bath, two bedrooms, a bathroom, a great room, and a laundry room on the lower level, while the upper level accommodates a dining room, breakfast room, kitchen, and bath, three additional bedrooms and two bathrooms, kitchen, study and a two-car garage. The proposed development is located on an undeveloped property at Miramar Drive and Terrace Avenue. The project site is located within an existing residential neighborhood and is not located in the California Coastal Commission's geographic appeals jurisdiction. The CDP is not appealable to the California Coastal Commission.

RECOMMENDATION

That the Planning Commission deny the appeal and uphold the decision of the San Mateo County Community Development Director to approve the project, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site located in a residential neighborhood in the unincorporated Miramar area of San Mateo County, on the corner of Miramar Drive and Terrace Avenue, where Terrace Avenue is designated as a private street, indicated in the Miramar Terrace Subdivision Map included as Attachment G. The site is fairly steep in topography at approximately 38% slope. Miramar Drive is northward, while Terrace Avenue and developed parcels, southward and eastward, bound this parcel.

The Coastside Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings of January 12, 2017 and February 9, 2017, where the CDRC adopted findings to recommend project approval based on compliance with applicable Design Review Standards. The project respects the scale of other larger homes in the neighborhood, while the building dimensions, shape and form, and architectural details are complementary to other homes in the neighborhood. The project achieves a higher quality of design and construction than the current residence, and elevates the character of the neighborhood.

The CDP was approved by the Community Development Director on June 22, 2017 that conforms with applicable policies, specifically those relating to visual resources, sensitive habitats, and design review standards, and subsequently appealed on July 6, 2017.

The basis of the appeal rests on the appellants' contention that the maintenance of Terrace Avenue should be included as part of the project approval based on the current condition of Terrace Avenue that requires maintenance and the perceived impact of the development relative to the road's stability. The road is not designated as a public right-of-way and is therefore not required to be maintained by the County of San Mateo and is therefore outside the purview of this approval. The maintenance of Terrace Avenue remains the responsibility of the property owners that use this road. The applicant is working with neighbors that use Terrace Avenue to prepare a private maintenance agreement to address ongoing maintenance of the road.

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County File Numbers: PLN 2016-00264 and PLN 2016-00337 (Peterson)

PROPOSAL

The applicant, Steve Peterson, requests approval for the unauthorized removal of vegetation (PLN 2016-00264 and VIO 2016-00141) and the Coastside Design Review Permit (PLN 2016-00337) to allow construction of a new two-story single-family residence. Vegetation removal consisted of the removal of 16 Eucalyptus trees under 12" diameter at breast height performed in May 2016. The proposed two-story home would include a master bedroom and bath, two bedrooms, bathroom, great room, and a laundry room on the lower level, while the upper level would accommodate a dining room, breakfast room, kitchen and bath, three additional bedrooms and two bathrooms, kitchen, study, and a two-car garage. The proposed development is located on an undeveloped property at Miramar Drive and Terrace Avenue. The project site is located within an existing residential neighborhood and is not located in the California Coastal Commission's geographic appeals jurisdiction.

RECOMMENDATION

That the Planning Commission deny the appeal and uphold the decision of the San Mateo County Community Development Director to approve the project, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone: 650/363-1867

Owner/Applicant: Steve Peterson

Location: Miramar Drive and Terrace Avenue, Miramar

APN: 048-072-290

Parcel Size: 22,337 sq. ft.

Parcel Legality: Certificate of Compliance recorded on November 23, 2015 (PLN 2015-00444).

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

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

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Single-Family Residential Parcel

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0255E, dated October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in an urban residential zone.

Setting: The project site located in a residential neighborhood in the unincorporated Miramar area of San Mateo County, on the corner of Miramar Drive and Terrace Avenue, where Terrace Avenue is designated as a private street, indicated in the

Miramar Terrace Subdivision Map included as Attachment G. The site is fairly steep in topography at approximately 38% slope. Miramar Drive is northward, while Terrace Avenue and developed parcels, southward and eastward, bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
November 23, 2015	- Certificate of Compliance recorded.
May 2, 2016	- Complaint received by Code Compliance Section regarding unpermitted vegetation removal at the property (VIO 2016-00141).
June 27, 2016	- After-the-fact Coastal Development Permit (CDP) application (PLN 2016-00264) submitted. Applicant explains that the project consisted of the removal of 16 Eucalyptus trees under 12" diameter at breast height.
August 10, 2016	- Design Review application (PLN 2016-00337) submitted.
January 12, 2017	- Coastside Design Review Committee (CDRC) continues review of the proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards.
February 9, 2017	- CDRC considers the project and recommends approval based on its conformance with Design Review District Standards.
June 22, 2017	- Staff-level "After-the-Fact" CDP approved by the San Mateo County Community Development Director.
July 6, 2017	- Appeal filed.
September 13, 2017	- Planning Commission meeting.

DISCUSSION

A. PREVIOUS ACTION REGARDING CURRENT PROPOSAL

The applicant submitted a Design Review application for a new house on August 10, 2016. The Coastside Design Review Committee (CDRC) initially reviewed the project on January 12, 2017. Based on the CDRC's recommendations for redesign, revised plans were submitted, and another meeting was held on February 9, 2017 that resulted in a recommendation for

approval based on the project's compliance with applicable Design Review Standards. The Community Development Director approved the Design Review Permit for the new residence and staff-level After-the-Fact CDP for vegetation removal on June 22, 2017. Findings for approval are included in the letter of decision included as Attachment F.

B. APPELLANTS' POINTS OF APPEAL

On July 6, 2017, the appellant, Tejinder Singh, filed an appeal (see Attachment D). The following discussion includes staff's response to the points of appeal, which are as follows:

1. The Appellant asserts that the project is being built on the very weak edge of Terrace Avenue and the owner is using this weak edge of Terrace Avenue as the only primary access to his property upon project completion. The Appellant asserts that a condition of approval requiring a continuous retaining wall along APN 048-072-290 adjoining Terrace Avenue should be included in the project approval. The Appellant states that the owner already plans to build a retaining wall along a part of Terrace Avenue and his property and that the owner needs to make it continuous and all along his property and Terrace Avenue. The Appellant asserts that the photos (Attachment D) show the fragile condition of Terrace Avenue along the project site.

Staff's Response: The applicant proposes to shore up the front portion of the property along Terrace Avenue with retaining walls as shown on Page C-2.0 of Attachment C. The project has been reviewed by Department of Public Works (DPW) staff. The proposed access improvements, as included in the civil plans included in Attachment C, have been found to be adequate and have been preliminarily approved by DPW Staff. The additional requested improvements are not included in the condition of approvals and are outside of the scope of the project. The applicant is working with neighbors that use Terrace Avenue to prepare a private maintenance agreement to address ongoing maintenance of the road.

2. The Appellant asserts that, as part of the plan check process, the County should ensure that measures are taken to maintain the integrity of the hillside and the roadway and ensure that these are not degraded.

Staff's Response: The applicant has submitted plans for site and access improvements and erosion control prepared by a licensed civil engineer, as well as a soils report. The plans have been reviewed by DPW and Planning staff for compliance with County standards and regulations pertaining to erosion control and have been found to be adequate. The soils report was reviewed and preliminarily approved by the Geotechnical Section.

3. The Appellant asserts that the recent removal of trees and vegetation and the presence of construction trucks has made the edge of Terrace Avenue along the project site worse, and that a fire truck would not be able to service the area.

Staff's Response: The Coastside Fire Protection District (CFPD) has reviewed the project and provided conditions of approval that require a maintained asphalt surface road for ingress and egress of fire apparatus which, in this case, pertains to the private road. The removal of vegetation has been approved and will not impact the stability of the road.

4. The Appellant asserts that the approval granted in the County letter of June 22, 2017 to remove additional trees and vegetation will further deteriorate the condition of Terrace Avenue.

Staff's Response: The removal of trees will not impact the stability of the road. The proposed retaining walls along Terrace Avenue will adequately shore up the portion of this road adjacent to the proposed development.

C. ANALYSIS OF PROJECT COMPLIANCE WITH ALL APPLICABLE POLICIES AND REGULATIONS

The following is a discussion of the project's compliance with all applicable regulations, policies, and standards:

1. Conformance with the Local Coastal Program

Although the parcel is located in a Categorical Exclusion Area pursuant to Section 6328.5(e) of the Coastal Development Permit Regulations (Regulations), where a CDP is not required for the construction of a single-family residence, the removal of major vegetation is considered development requiring a CDP, pursuant to Section 6328.4 of the Regulations. The CDP application (PLN 2016-0024) was submitted in response to VIO 2016-00141 for the unauthorized removal of sixteen (16) eucalyptus trees under 12 inches in diameter at breast height (dbh) in size and one (1) pine tree under 12 inches dbh in size. The project is outside the California Coastal Commission geographic appeals jurisdiction and the CDP is not appealable to the California Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

- a. The project conforms to applicable policies of the San Mateo County Local Coastal Program, such as the Visual Resources and Sensitive Habitat policies, specifically elaborated as follows:

Sensitive Habitats Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitat as any area in which plant or animal life or their habitats are either rare or especially valuable. These areas include habitats supporting rare, endangered, and unique species.

The site is not a mapped sensitive habitat area, but since the undeveloped site consisted of major vegetation that potentially supported such an area, staff required determination of its current environmental condition in order to comply with applicable policies of the San Mateo County Local Coastal Program. The owner/applicant was requested to provide a biological report.

A Biotic Report prepared on February 22, 2017 by Charles Patterson, Plant Ecologist, described that the site is dominated by non-native tree species and supports no native plant species, natural plant communities, riparian vegetation, wetlands, drainage channels, nor sensitive animal species or habitats. The subject site does not contain sensitive habitat. However, Mr. Patterson states that the trees on-site could be used by owls, bats, and other raptors for nesting or roosting. The report recommends that a pre-construction nesting survey be prepared, subject to State or County guidelines or regulations, within 30 days of the start of vegetation removal, grading, or construction activities, or if the work coincides with the spring/summer nesting season (see Condition No. 10). The report also recommends erosion control during project construction and grading (see Condition No. 6).

Visual Resources Policy 8.9 (a) and (g) (*Trees*) require that tree removal is minimized for the location and design of new development, and their removal is allowed if they pose a threat to public health, safety, and welfare. Unauthorized tree removal was undertaken to remove live eucalyptus trees less than 12 inches dbh and a dead pine tree. Mr. Patterson states that eucalyptus trees, in general, constitute a significant hazard due to potential branch and trunk failure. In a letter dated August 17, 2016, he stated that trees were removed for fire safety. A separate proposal for the removal of seventeen (17) trees associated with the new development is included in the Design Review Permit recommended for approval by the CDRC on February 9, 2017. The applicant proposes to maintain several mature trees on-site, which will be protected during grading construction activities (see Condition No. 15).

Visual Resources Policy 8.10 (*Vegetative Cover*) requires the replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological character of the area. The proposed comprehensive

landscape plan recommended for approval at the February 9, 2017 CDRC meeting includes new trees and plants to address both the unauthorized removal of trees and vegetation and the removal of 17 existing significant trees to accommodate the new single-family residence by adding 49 new replacement trees and other plantings on-site.

2. Compliance with the Grading Regulations

The project does not require a Grading Permit, pursuant to Section 8603.1 of the San Mateo County Grading Regulations based on the excavation involved for each proposed structure being less than 250 cubic yards.

3. Compliance with the Design Review (DR) Zoning District

a. Section 6565.7 of the Design Review District Regulations requires Design Review Committee review of residential projects in the Midcoast. This project has been reviewed by the CDRC and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) Section 6565.20 (4) Exterior Materials And Colors: The colors chosen blend well with the environment and the neighborhood and break up the massing of the building.
- (2) Section 6565.20 (C) Site Panning and Structure Placement: The house design would maximize privacy for neighbors and integrate with the natural setting.
- (3) Section 6565.20 (F): The comprehensive landscape plan harmonizes with the existing trees and provides screening to protect the privacy of neighbors.

4. Compliance with the Second Unit Regulations

This project is in compliance with the Second Unit Regulations, Section 6425 of the San Mateo County Zoning Regulations. The floor area of the proposed second dwelling unit is 1,152 sq. ft., which is less than the maximum allowed size of 35% of the floor area of the main unit (1,241 sq. ft.) The requirement of a minimum of one off-street parking space is satisfied, in addition to those parking spaces required for the single-family dwelling.

D. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone.

E. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council and did not receive any comments.

F. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission and has been notified of the Planning Commission's review of this project.

G. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District
Granada Community Sanitary District
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Appeal Submittals
- E. CDRC Decision Letters
- F. Staff-Level "After-the-Fact" CDP Permit Letter
- G. Miramar Terrace Subdivision Map
- H. Site Photos

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incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on September 13, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor 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. Alternatively, the Community Development Director may refer consideration of major revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit (CDP) and the Design Review Permit (DR) shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued for the residence and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The DR approval may be extended by one, 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of this permit on the top pages of the building plans.
4. The applicant shall submit the following items and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Removal of all lights on the north wall.
 - b. At the east elevation, install two (2) downward-directed exterior lighting fixtures (Fixtures) on each side of garage doors and one (1) fixture at the entry door.
 - c. At the west elevation, install one (1) fixture by each door on the lower deck and one (1) fixture on each side of the large door on the upper deck to total 4 fixtures on this elevation.
5. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning 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.
 - d. 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).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. 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 to prevent erosion and sedimentation off-site.
 8. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
 9. 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 Coastside Fire Protection District.
 10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
 11. Prior to any land disturbance, the applicant shall submit a pre-construction survey for staff's review and approval, subject to State or County guidelines or regulations, in the event that the proposed trees for removal have not been removed within 30 days of the start of vegetation removal, grading or construction activities, or if the construction coincides with the spring/summer nesting season.
 12. 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-ways on Miramar Drive and Terrace 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 Miramar Drive and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
13. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
14. 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).
15. Installation of the approved landscape plan is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.
16. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading, or construction activities.
17. A Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading, or construction activities.

Building Inspection Section

18. The applicant shall apply for a building permit.

Granada Community Services District

19. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

21. 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.
22. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
23. 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.
24. 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.

Coastside Fire Protection District

25. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be

placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

26. Add the following note to the plans: 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. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. The Second Unit requires a separate address.
27. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2013-03, and the California Fire Code (CFC) shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2013 CFC, Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
28. Roof Covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
29. Vegetation Management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

- c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
30. Automatic Fire Sprinkler System: As per San Mateo County Building Inspection Section Standards and Coastside Fire District Protection Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
31. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
32. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
33. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
34. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up.
35. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
36. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
37. Occupancy Separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated,

self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.

38. The building is in a High Fire Hazard Severity Zone and will require a Class A roof. Add this to the plans.
39. Add the note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding .5 inches.
40. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
41. Add the note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
42. Add the note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
43. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CalFire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
44. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
45. Provide eave and gutter details that meet R327 include all materials.
 - a. All exterior doors including garage door that must meet R327.
 - b. Carport requires to be WUI compliant.
46. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.

47. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."

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San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

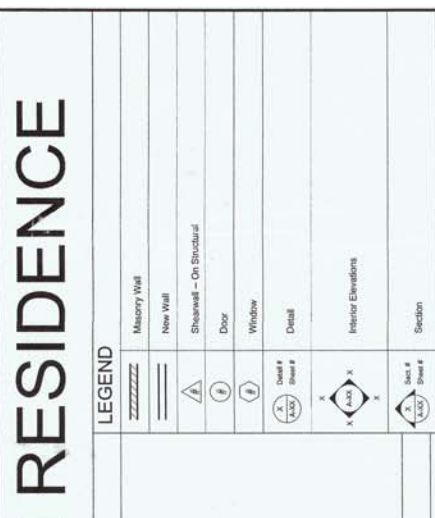
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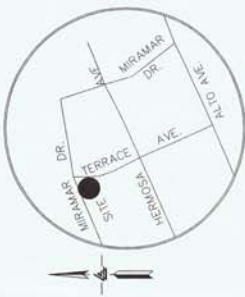
File Numbers: PLN2016-00337 and PLN2016-00264

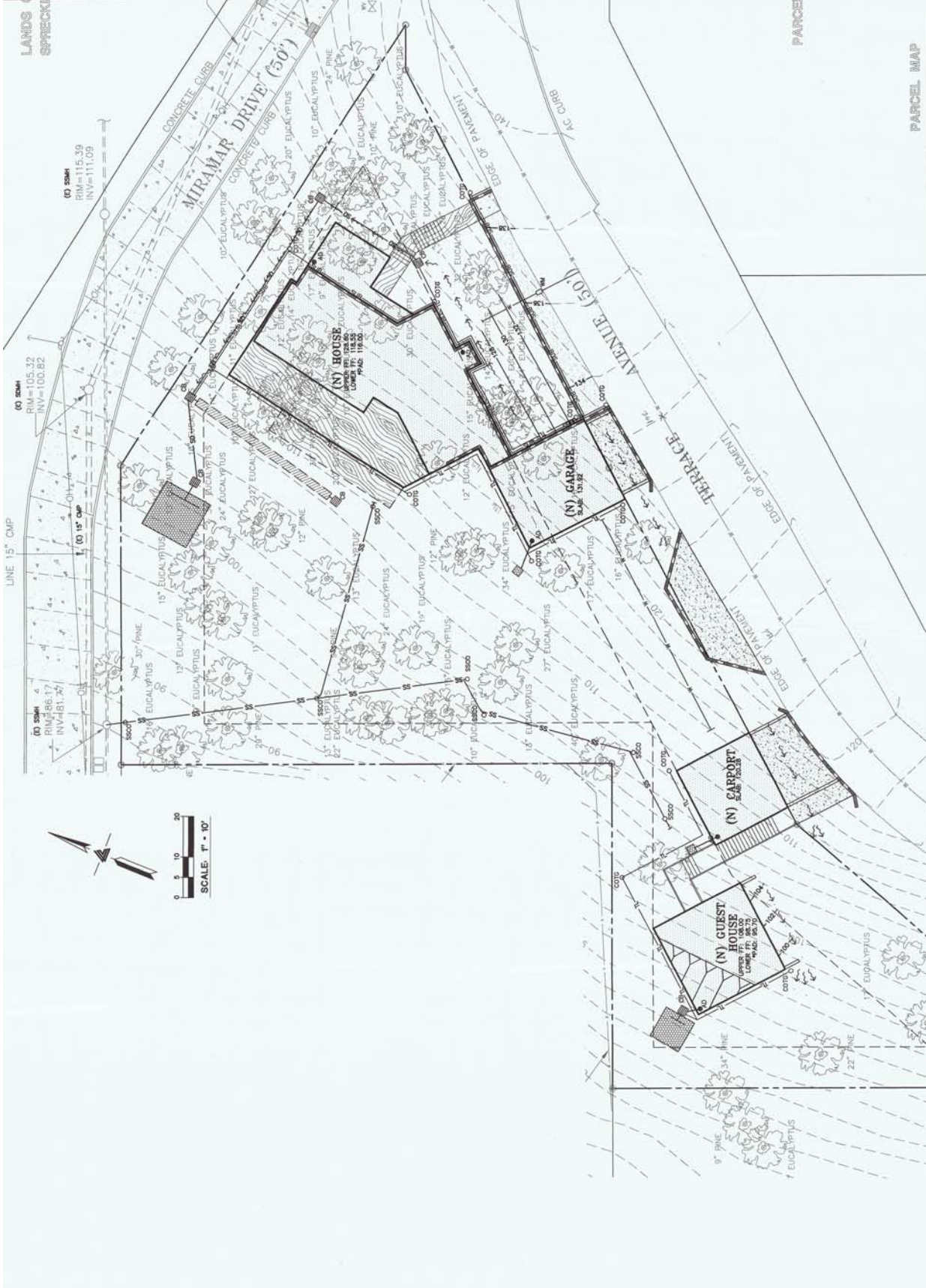
<p>SITE DATA</p> <p>JOB ADDRESS _____ LEGAL DESCRIPTION _____ TYPE OF CONSTRUCTION _____ NUMBER OF STORIES _____ JOB DESCRIPTION _____ APPLICABLE CODES _____ ZONE _____</p>	<p>AREA TABULATION</p> <p>LOT AREA _____ 22,337 SF MAXIMUM ALLOWABLE BUILDING FLOOR AREA _____ 4,200 SF PROPOSED BUILDING FLOOR AREA _____ 4,200 SF MAXIMUM ALLOWABLE PARCEL COVERAGE (22,337 SF X .3) _____ 6,701 SF PROPOSED PARCEL COVERAGE _____ 4,800 SF Accessory Structures 1,082 SF Main House 2,817 SF (Conditioned Area Footprint, Garage, Bridge, and Lower Level Terrace included)</p> <p>MAIN RESIDENCE UPPER LEVEL _____ 1,089 SF LOWER LEVEL _____ 1,020 SF CONDITIONED AREA SUB-TOTAL _____ 447 SF GARAGE _____ 447 SF MECHANICAL _____ 18 SF BUILDING FLOOR AREA SUB-TOTAL _____ 4,200 SF</p> <p>ACCESSORY STRUCTURE (PER SEPARATE PERMIT) PROPOSED UPPER LEVEL _____ 519 SF PROPOSED LOWER LEVEL _____ 519 SF CONDITIONED AREA SUB-TOTAL _____ 1,038 SF PROPOSED CARPORT _____ 652 SF BUILDING FLOOR AREA SUB-TOTAL _____ 1,690 SF TOTAL PROPOSED BUILDING FLOOR AREA _____ 5,890 SF</p>	<p>CONTENTS</p> <p>ARCHITECTURAL A-0.0 Cover Sheet A-0.1 General Notes A-0.2 Title 24 A-0.3 Windows & Door Schedules A-0.6 Site Plan A-1.0 Main House Lower Level Floor Plan A-1.1 Main House Upper Level Floor Plan A-2.0 Main House Lower Level Reflected Ceiling Plan A-2.1 Main House Exterior Elevations A-3.1 Main House Building Sections A-4.0 Main House Building Sections</p>
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HALFMOON BAY MAIN RESIDENCE

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 Planning Division



<p>ABBREVIATIONS</p> <p>ARCH: Architectural BTRN: Bedroom BLDG: Building BLD: Building BM: Beam CABT: Cabinet C.A.: Ceiling C.C.: Ceiling COL: Column CONC: Concrete CONT: Counter D.W.: Dimension DIMS: Dimension ELEV: Elevation EL: Elevation EXT: Exterior F.A.U.: Front Air Unit F.L.: Floor F.F.: Floor Joist F.F.: Floor Joist F.F.: Floor Joist F.F.: Floor Joist G.A.L.V.: Galvalume G.D.: Garage Door G.D.: Garage Door GYP. B.C.: Gypsum Board H.B.R.: Header H.E.: High Elevation HGT: Height</p>	<p>PROJECT CONTACTS</p> <p>OWNER: _____ ARCHITECT: _____ SURVEYOR / CIVIL ENGINEER: _____ STRUCTURAL ENGINEER: _____</p>	<p>LEGEND</p> <p>Masonry Wall New Wall Shearwall - On Structural Door Window Detail # Interior Elevations Section Exterior Elevation Dimension to center line Dimension to face of framing/masonry (unless noted otherwise) Slope Elevation Heights</p>
<p>VICINITY MAP</p> 		

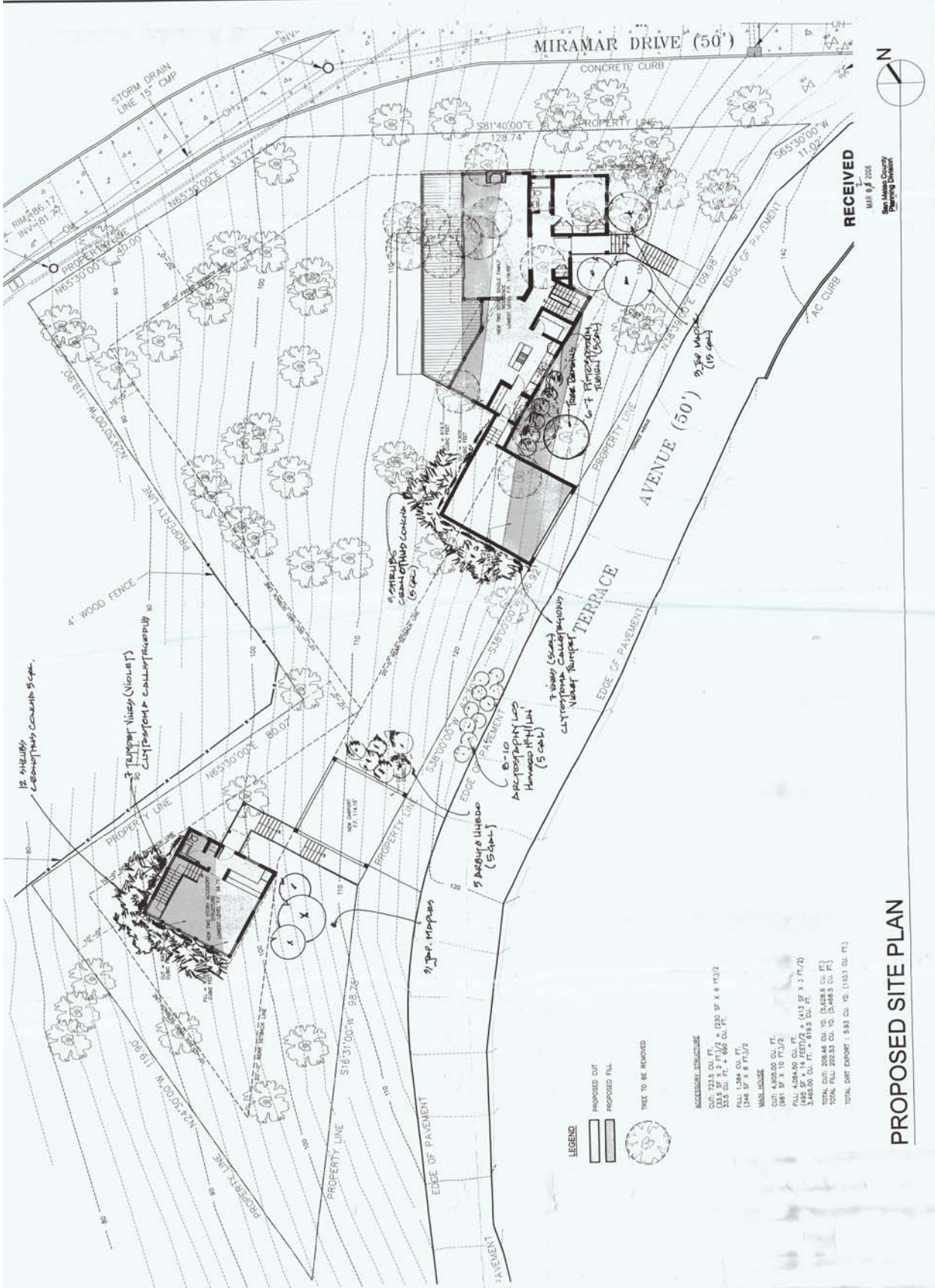


San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

Attachment: C

File Numbers: PLN2016-00337 and PLN2016-00264



San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

File Numbers: PLN2016-00337 and PLN2016-00264

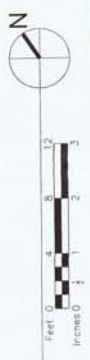
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FLOOR PLAN NOTES

1. GENERAL INFORMATION: ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. FLOOR FINISHES: ALL FLOOR FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. FINISHES SHALL BE APPLIED TO ALL FLOOR SURFACES WITHIN THE FINISH FLOOR LINE UNLESS OTHERWISE NOTED.
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LOWER LEVEL FLOOR PLAN



San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

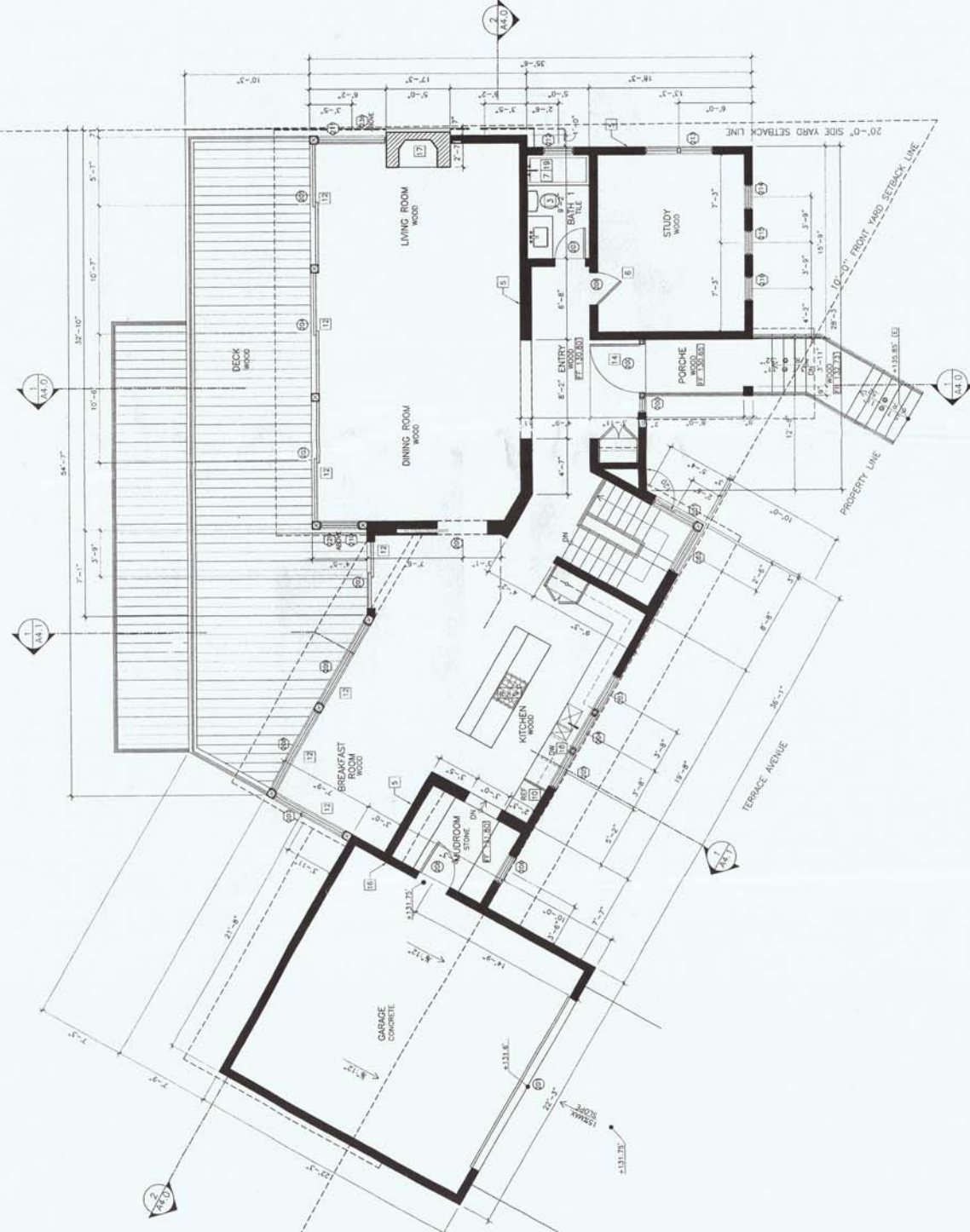
File Numbers: PLN2016-00337 and PLN2016-00264

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FLOOR PLAN NOTES

GENERAL INFORMATION

1. ALL FINISH SYSTEMS SHALL HAVE AN AUTOMATIC FIREWORKS WITH A PROGRAM TO AUTOMATICALLY SET BACK THE FIREWORKS 30" FROM THE POINT OF CONTACT WITH THE FINISH SYSTEM.
2. PROTECTIVE MEASURES SHALL BE TAKEN TO PREVENT DAMAGE TO THE FINISH SYSTEMS FROM THE INSTALLATION OF THE FINISH SYSTEMS.
3. FINISHING MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER AND THE CITY INSPECTOR.
4. FINISHING MATERIALS SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER AND THE CITY INSPECTOR.
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UPPER LEVEL FLOOR PLAN

San Mateo County Planning Commission Meeting

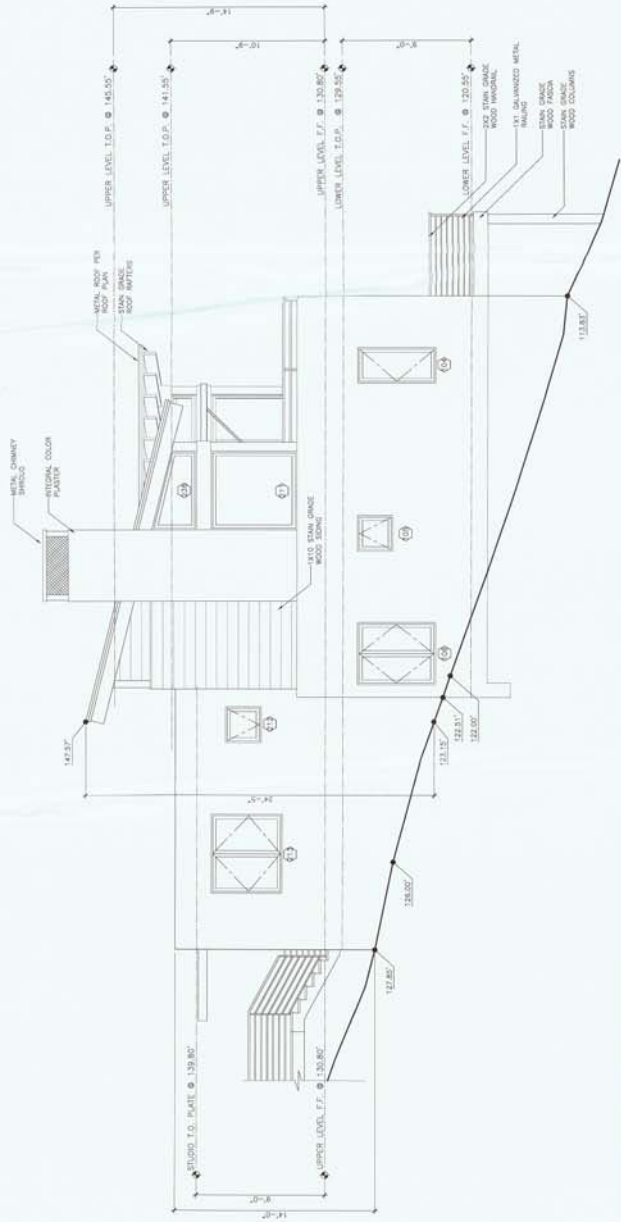
Owner/Applicant: Steve Peterson

File Numbers: PLN2016-00337 and PLN2016-00264

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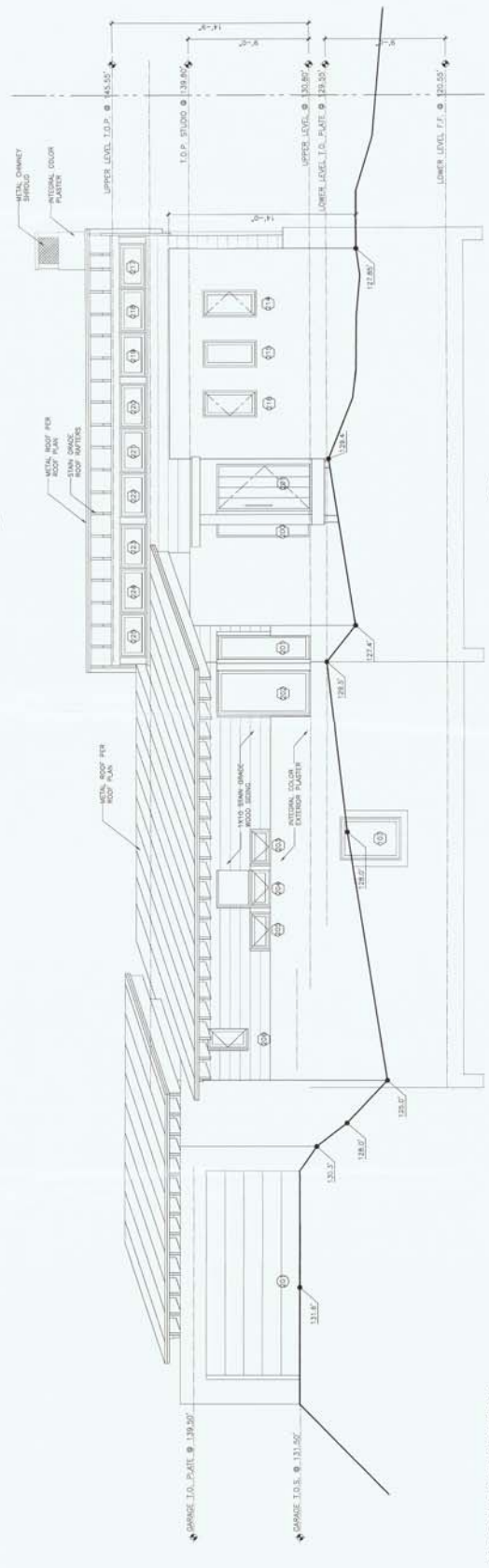
ELEVATION NOTES

- 1) EXTERIOR PLASTER, TEXTURE - SMOOTH HAND TROWEL TO BE DETERMINED. COLOR TO BE DETERMINED. PROVIDE 5'-0" x 5'-0" MOCKUP FOR OWNER APPROVAL.
- 2) 1X10 STAIN GRADE CEDAR SIDING.
- 3) CONTINUOUS GALVANIZED METAL CUTTER.
- 4) CONTINUOUS METAL KEEL SCHEDULE. LOCATE AT LOWEST POINT OF CONCRETE FOOTING AND SILL PLATE JOINTURE.
- 5) STANDING SEAM METAL ROOF: SEE ROOF PLAN FOR SPECIFICATIONS.
- 6) GLASS ON ALL SWINGING DOORS: GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TIGHTENED.
- 7) METAL HANGING FINISH T.B.O.
- 8) STAIN GRADE WOOD FASCIA.
- 9) METAL TRUSS & ANCHORING RODS. FINISH T.B.O.
- 10) 1/8" PAINT GRADE WOOD SLATS.
- 11) PAINTED SHEET METAL FASCIA, ENTRY CANOPY.



NORTH ELEVATION

1



EAST ELEVATION

2

San Mateo County Planning Commission Meeting

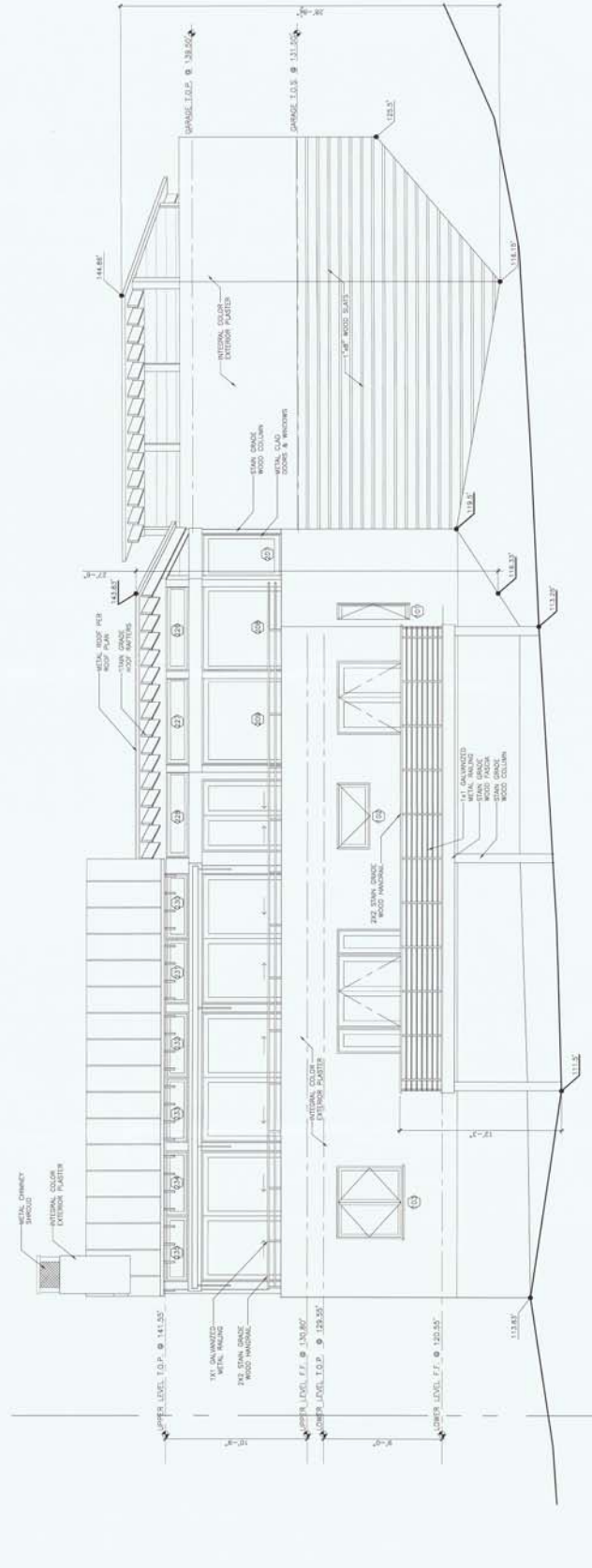
Owner/Applicant: Steve Peterson

File Numbers: PLN2016-00337 and PLN2016-00264

Attachment: C

- ELEVATION NOTES**
- 1 EXTERIOR PLASTER TEXTURE - SMOOTH (AND TROWEL) UNLESS OTHERWISE DETERMINED. INTERIOR COLOR MAY VARY.
 - 2 PROVIDE 5'-0" x 5'-0" MOCKUP FOR OWNER APPROVAL.
 - 3 1/4" STAIN GRADE CEDAR SIDING.
 - 4 CONTINUOUS GALVANIZED METAL GUTTER.
 - 5 CONTINUOUS METAL WEIR SCREENS. LOCATE AT LOWEST POSSIBLE POINT OF CONCRETE, FOOTING AND SILL PLATE ANCHURE.
 - 6 STANDING SEAM METAL ROOF - SEE ROOF PLAN FOR SPECIFICATIONS.
 - 7 GASK ON ALL SWINGING DOORS.
 - 8 METAL TRUSSES & ANCHORING RODS.
 - 9 STAIN GRADE WOOD FASCIA.
 - 10 FINISH TRUSSES.
 - 11 THE PAINT GRADE WOOD SHAKE.
 - 12 PAINTED SHEET METAL FASCIA ENTRY CANOPY.

SOUTHEAST ELEVATION



WEST ELEVATION



San Mateo County Planning Commission Meeting

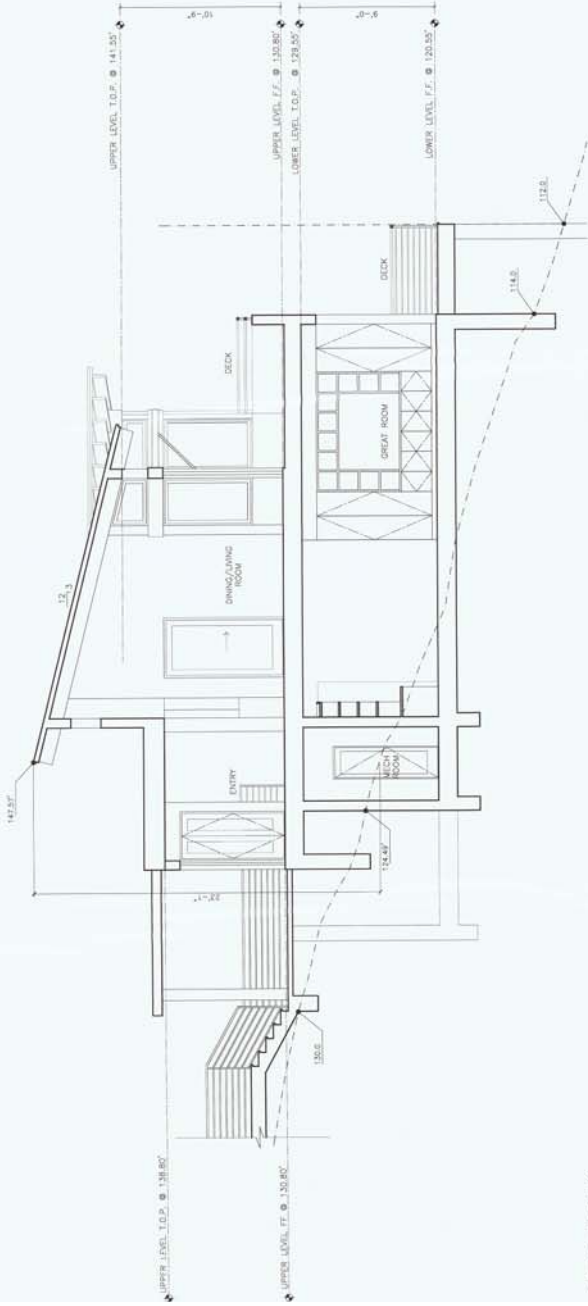
Owner/Applicant: Steve Peterson

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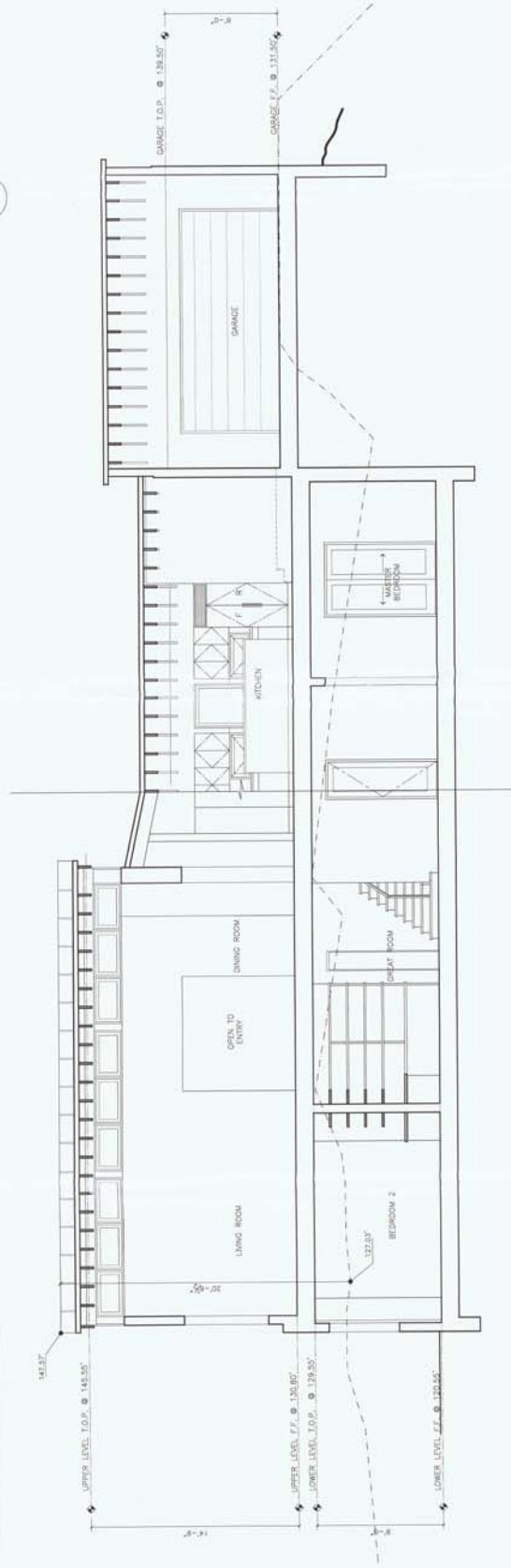
File Numbers: PLN2016-00337 and PLN2016-00264

SECTION NOTES

1. CONCRETE FOUNDATION PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR HOUSE STUDS: 2x4's, SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
3. INTERIOR WALL STUDS: 2x6's (EXCEPT WHERE NOTED OTHERWISE PER STRUCTURAL ENGINEER) SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
4. EXTERIOR AND INTERIOR THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2x6 STUDS. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
5. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, ROOF TRUSSES AND CONCEALED SPACES FORMED BY COMBUSTIBLE CONSTRUCTION.
6. GOLF PARTIES: SEE STRUCTURAL DRAWINGS FOR SEE.
7. CEILING JOISTS: SEE STRUCTURAL DRAWINGS FOR SEE.
8. ROOF SHEATHING: SEE STRUCTURAL DRAWINGS FOR SEE. SPACING AND SPECIFICATIONS. VERIFY WITH ROOF MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. THERMAL INSULATION:
ALL WALLS TO BE THERMAL INSULATED.
WALLS: FACTOR THERMAL RESISTANCE AT ALL 2x4 EXTERIOR WALLS.
R-30 FACTOR THERMAL INSULATION IN ROOF FLOOR JOIST AREAS.
R-13 AT INTERIOR WALLS FOR NOISE REDUCTION.
10. 5/8" PAINTED OPSUM BOARD. SEE INTERIOR ELEVATIONS.
11. EXTERIOR PLASTER OVER STUCCO-RITE 8/8 SELF FLURRING LATH WITH 1/2" GALVANIZED STEEL WIRE AND BUILDING PAPER BACKING. ALL CORNERS BEADED.
12. 1/2" CM-HIGH-DENSITY FIBER CEMENT WATERPROOFING MEMBRANE ASTM D-4716 BY CARUSCLE COATING & WATERPROOFING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE ALSO SOILS REPORT FOR ADDITIONAL BASEMENT WATERPROOFING RECOMMENDATIONS.



SECTION A



SECTION B

San Mateo County Planning Commission Meeting

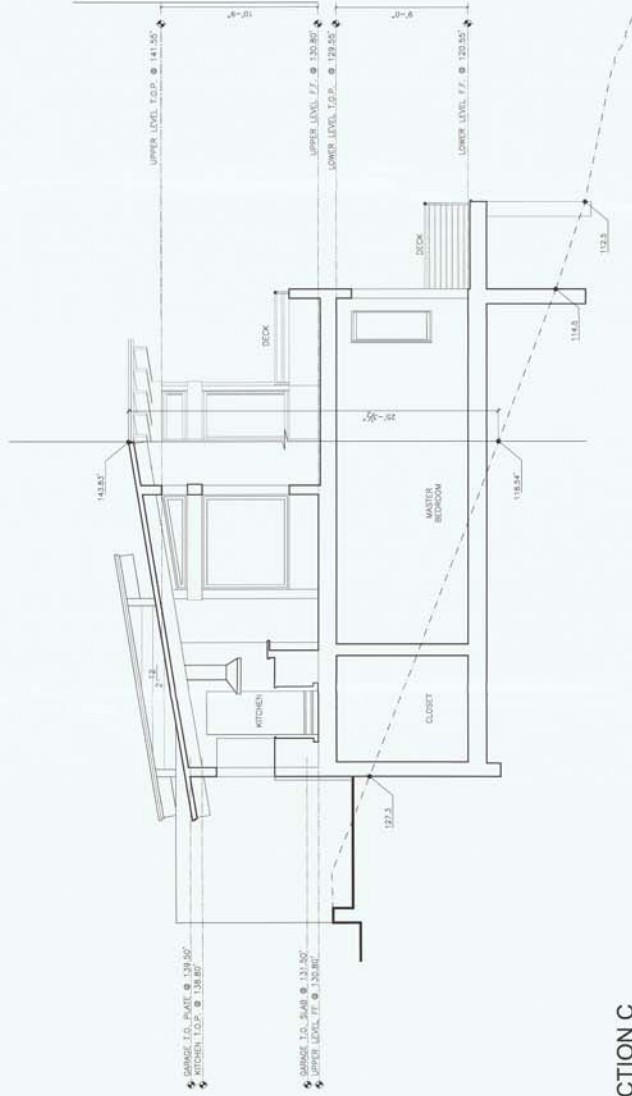
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SECTION NOTES

- 1 CONCRETE FOUNDATION PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- 2 EXTERIOR HOUSE STUDS, 2x6'S, SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. EXTERIOR FINISH SHALL BE AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
- 3 INTERIOR WALL STUDS, 2x6'S (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS), SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
- 4 EXTERIOR AND INTERIOR THICKENED WALLS SHALL BE PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
- 5 DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
- 6 ROOF RAFTERS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
- 7 CEILING JOISTS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
- 8 ROOFING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING AND SPECIFICATIONS. VERIFY WITH ROOF MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 9 THERMAL INSULATION:
ALL WALLS TO BE THERMAL INSULATED
WALLS PRIOR TO THERMAL INSULATION AT ALL 2x6 EXTERIOR WALLS.
R-30 FACTOR THERMAL INSULATION IN ROOF FLOOR JOIST AREAS.
R-13 AT INTERIOR WALLS FOR NOISE REDUCTION.
- 10 5/8" PAINTED GYPSUM BOARD, SEE INTERIOR ELEVATIONS
- 11 INTERIOR FLOORING: SEE INTERIOR ELEVATIONS. ALL CORNERS BEADED.
ALL FLOORS TO BE BUILT UP PER SELF FINISH LATH AND BUILT UP PER BIDDING PAPER BOARD.
- 12 DOWN-DRAWN 6000 SERIES WATERPROOFING MEMBRANE ASTM D-4716 BY CARLISLE COATING & WATERPROOFING. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR ADDITIONAL BASEMENT WATERPROOFING RECOMMENDATIONS.



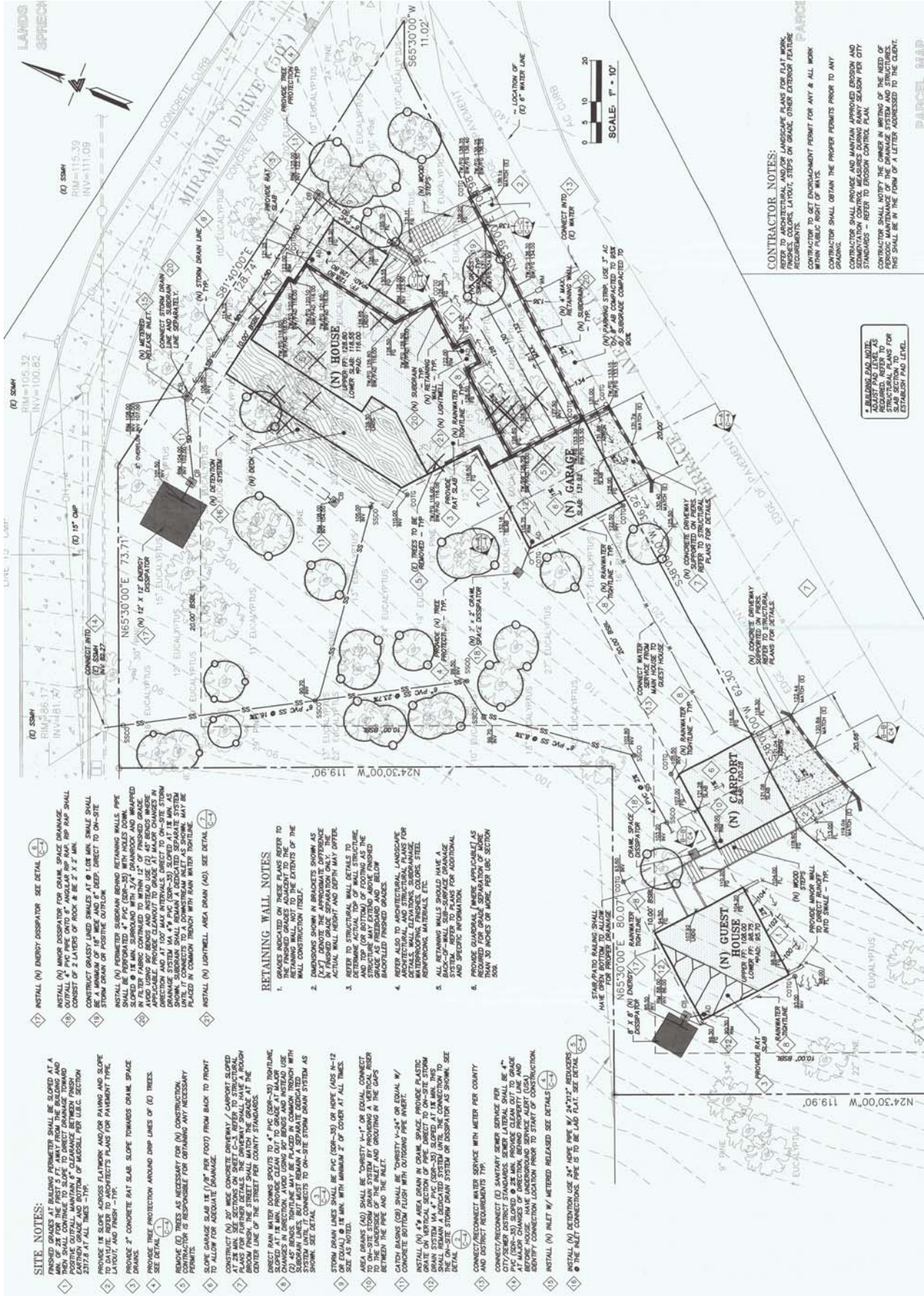
SECTION C

San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

File Numbers: PLN2016-00337 and PLN2016-00264

Attachment: C



- SITE NOTES:**
- 1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT TO DIRECT DRAINAGE TOWARD EXISTING DRAINAGE SYSTEMS. FINISHED GRADES AT EXTERIOR WALLS AND BOTTOM OF WALLS FOR U.S.C. SECTION SHALL BE SLOPED AT ALL TIMES - TYP.
 - 2. PROVIDE 1% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO EXISTING DRAINAGE SYSTEMS. PROVIDE FINISHED GRADES TO MATCH THE GRADE AT THE CURB SIDE OF THE STREET FOR ALL DRIVEWAYS.
 - 3. PROVIDE 2" CONCRETE SLAB. SLOPE TOWARDS DRAIN SPACE.
 - 4. PROVIDE 1% SLOPE TOWARDS DRAIN SPACE.
 - 5. PROVIDE 1% SLOPE TOWARDS DRAIN SPACE.
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 - 49. PROVIDE 1% SLOPE TOWARDS DRAIN SPACE.
 - 50. PROVIDE 1% SLOPE TOWARDS DRAIN SPACE.

RETAINING WALL NOTES

1. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADVANTAGE TO THE WALL CONSTRUCTION ITSELF. THE EXISTING WALL CONSTRUCTION ITSELF SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN IN BRACKETS SHOW AS APPROXIMATE. THE APPROXIMATE DIFFERENCE BETWEEN THE ACTUAL WALL HEIGHT AND DEPTH MAY VARY.
3. REFER TO STRUCTURAL WALL DETAILS TO DETERMINE ACTUAL TOP OF WALL STRUCTURE. STRUCTURE MAY EXTEND ABOVE FINISHED GRADE AS INDICATED AND BELOW.
4. REFER ALSO TO ARCHITECTURAL LANDSCAPE ARCHITECTURAL AND STRUCTURAL PLANS FOR MATERIALS, FINISHES, COLORS, ETC.
5. ALL RETAINING WALLS SHOULD HAVE A REINFORCING SYSTEM. REFER TO PLANS FOR ADDITIONAL AND SPECIFIC INFORMATION.
6. PROVIDE GUARDRAIL WHERE APPLICABLE AS SHOWN. GUARDRAIL SHALL BE AT LEAST 36" HIGH AND 50% SOLID.

CONTRACTOR NOTES:

PROVIDE DETAILED PLANS FOR EACH WORK PACKAGE, COLORS, LAYOUT, STOPS ON SMALL OTHER EXTERIOR FEATURE REQUIREMENTS.

CONTRACTOR TO SET ENVIROMENT PERMIT FOR ANY & ALL WORK WITHIN PUBLIC RIGHT OF WAY.

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY WORK.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED BODDIN AND SEMI-DAILY CONTROL MEASURES DURING RAINY SEASON PER CITY STANDARDS - REFER TO ENVIROMENT CONTROL PLAN.

CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF THE NEED OF ANY CHANGES TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. THIS SHALL BE IN THE FORM OF A LETTER ADDRESSED TO THE CLIENT.

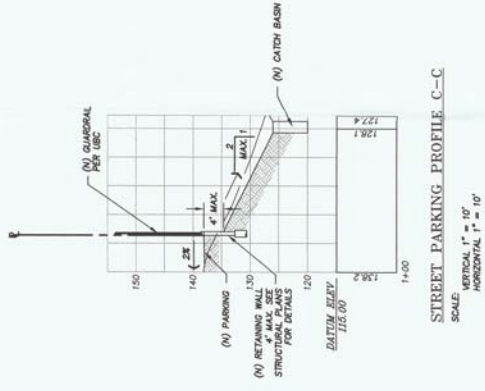
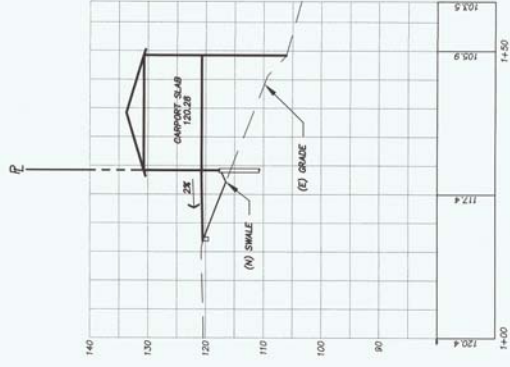
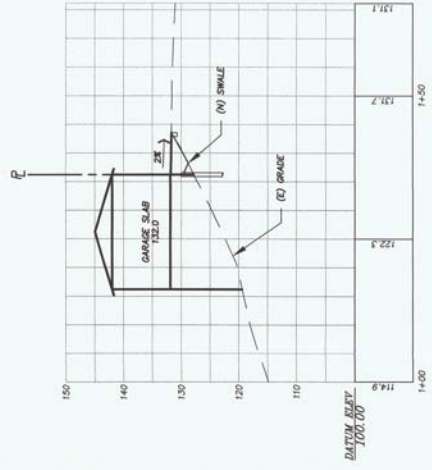
1. BUILDING SHALL BE SLOPED TO EXISTING DRAINAGE SYSTEMS. REFER TO STRUCTURAL WALL SECTION TO ESTABLISH PAD LEVEL.

San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

Attachment: C

File Numbers: PLN2016-00337 and PLN2016-00264

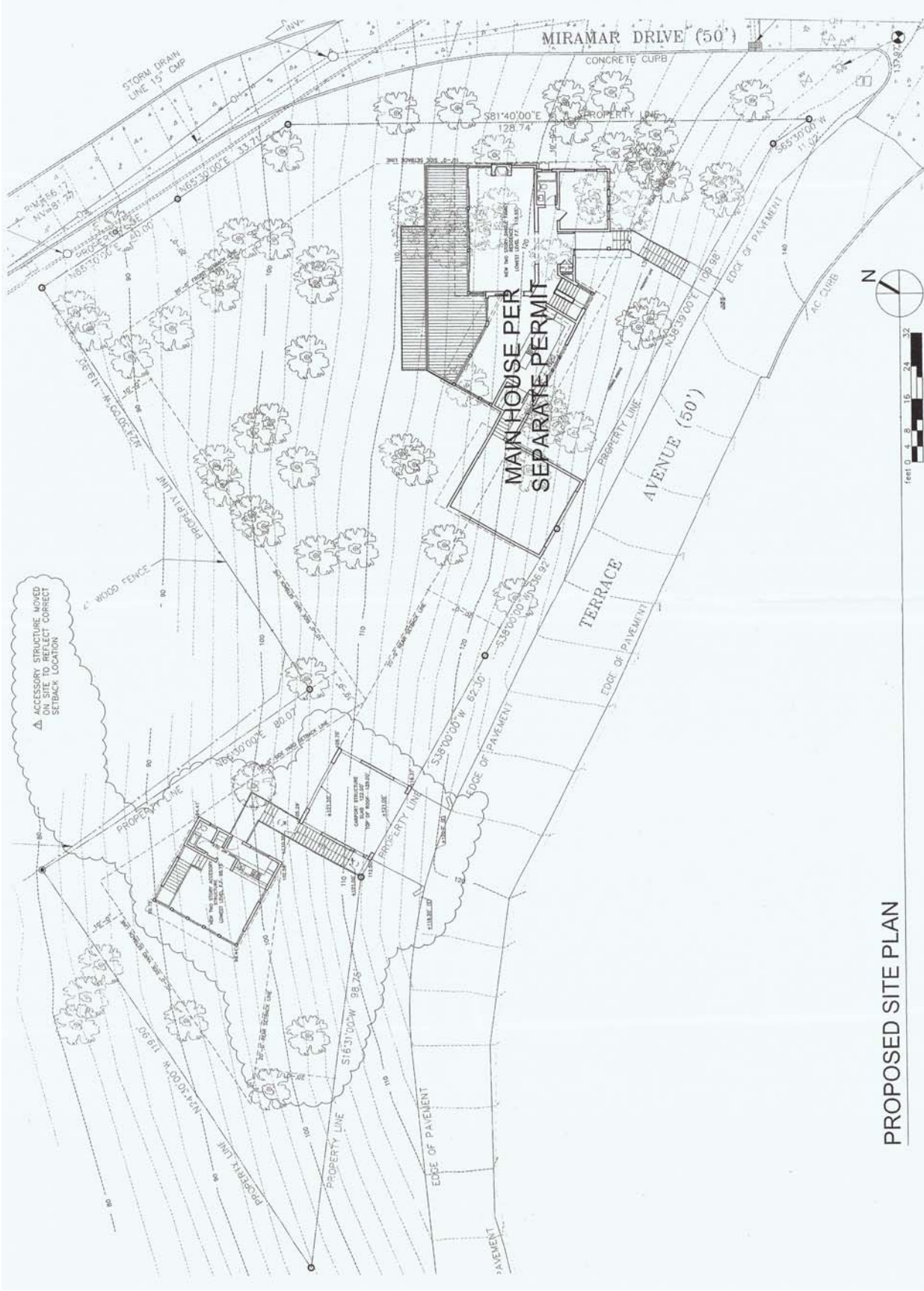


San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

Attachment: C

File Numbers: PLN2016-00337 and PLN2016-00264



PROPOSED SITE PLAN

San Mateo County Planning Commission Meeting

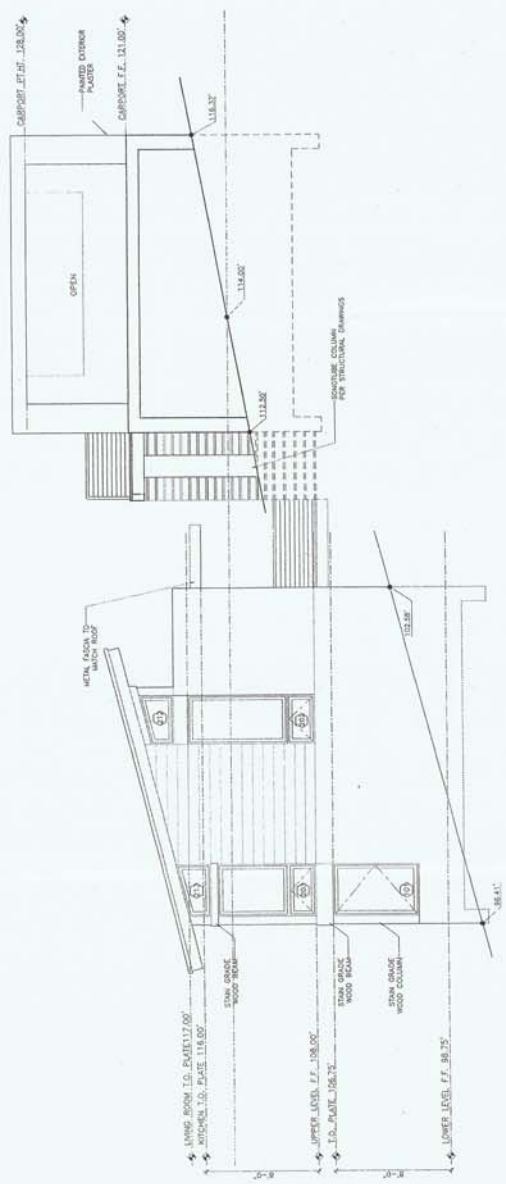
Owner/Applicant: Steve Peterson

File Numbers: PLN2016-00337 and PLN2016-00264

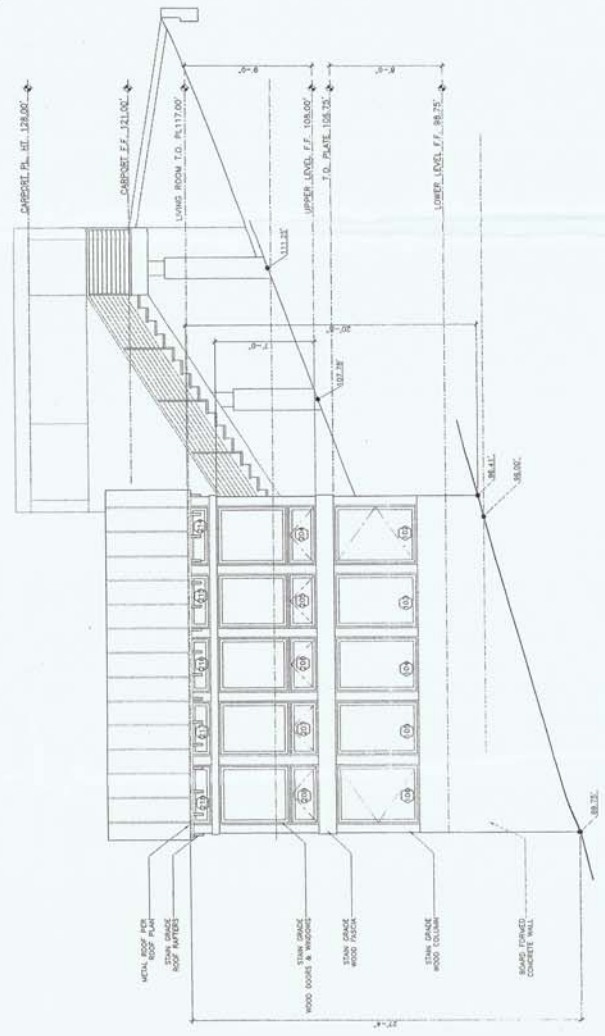
Attachment: C

ELEVATION NOTES

- 1 EXTERIOR PLASTER:
TEXTURE - SMOOTH HAND TROWEL
FINISH - COLORED
INTEGRAL COLOR MIX
PROVIDE 5/8" X 5/8" MESH FOR OWNER
APPROVAL.
- 2 1/8 STAIN GRADE WOOD SING
- 3 CONTINUOUS PAINTED METAL BUTTER
- 4 CONTINUOUS COPPER WEEP SCREED,
LOCATE WEEP FOR EACH WINDOW
AND DOOR. PROVIDE 1/2" TYPING
AND SILL PLATE JUNCTURE.
- 5 STANDING SEAM METAL ROOF: SEE ROOF
PLAN FOR SPECIFICATIONS.
- 6 GLASS ON ALL SWINGING DOORS:
GLASS SHALL BE FULLY
TEMPERED.
FLOOR WALLING SURFACE SHALL BE FULLY
TEMPERED.
- 7 DOWN SPOUTS: SEE EXTERIOR ELEVATIONS
FOR DETAILS. PROVIDE ALL
DOWN SPOUTS TO CONNECT INTO
SURFACE DRAINAGE SYSTEM.
- 8 WOOD RAILING: SEE STRUCTURAL DETAILS
FOR ANCHORING METHOD.
- 9 1/8 STAIN GRADE WOOD FASCIA
- 10 SAND FORMED COLORED CONCRETE PER
STRUCTURAL DRAWINGS



PROPOSED SOUTH ELEVATION



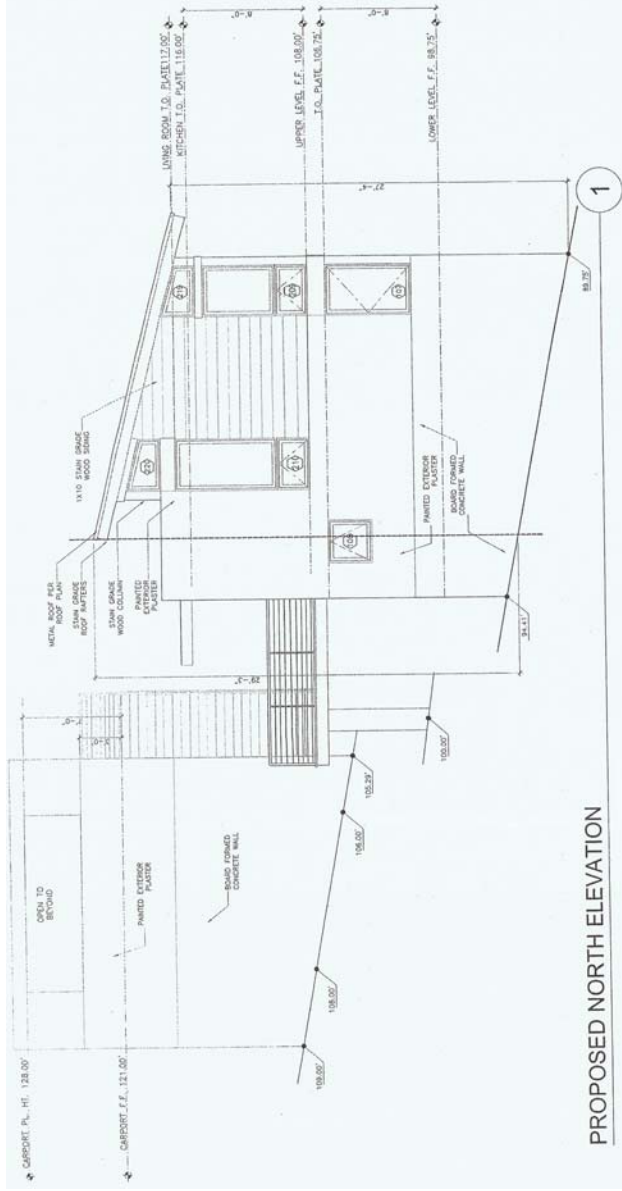
PROPOSED WEST ELEVATION

San Mateo County Planning Commission Meeting

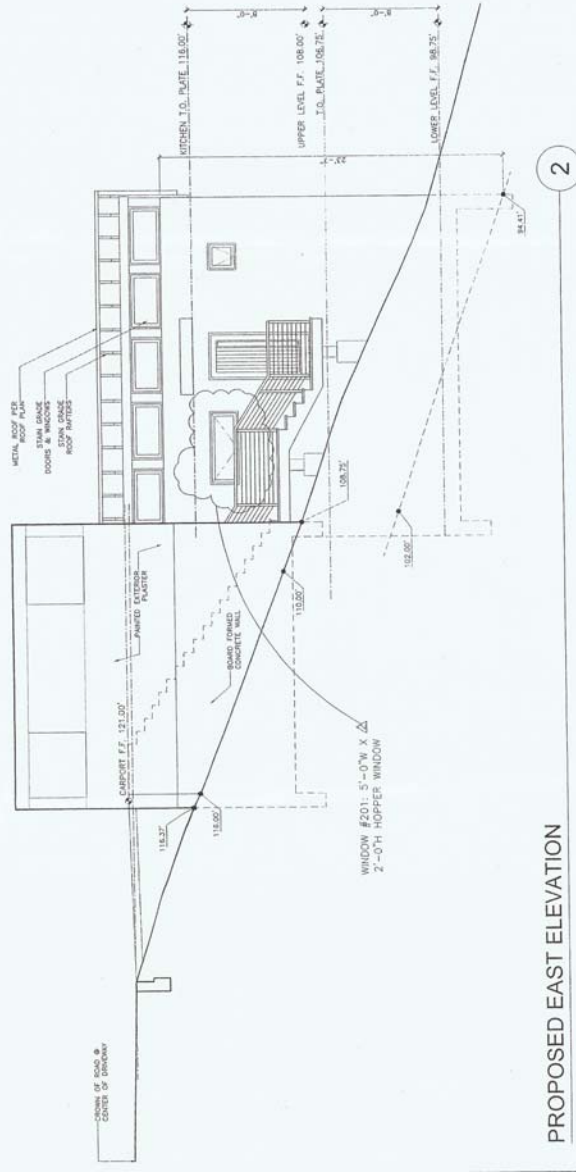
Owner/Applicant: Steve Peterson

File Numbers: PLN2016-00337 and PLN2016-00264

Attachment: C



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

San Mateo County Planning Commission Meeting

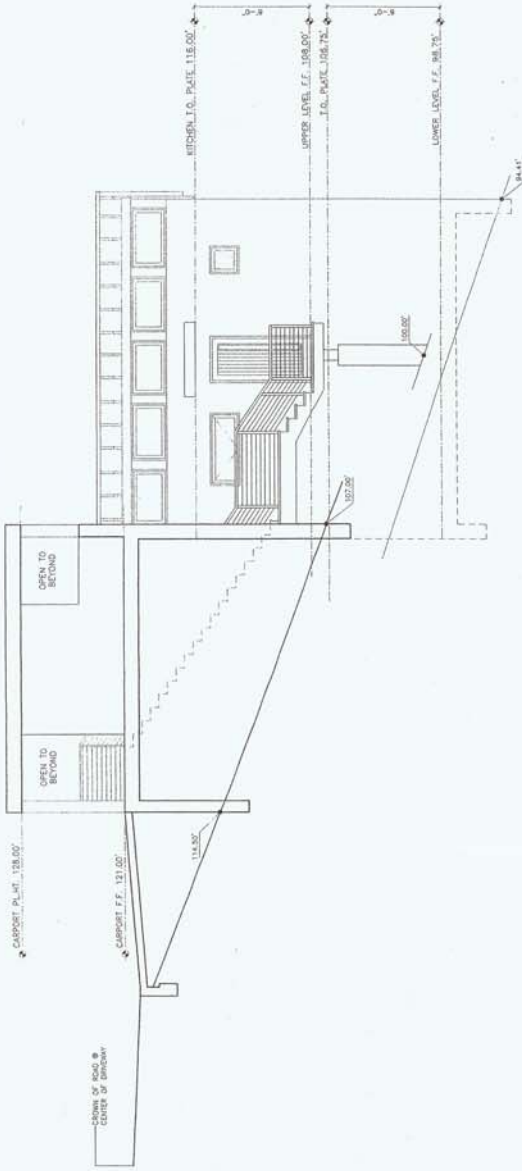
Owner/Applicant: Steve Peterson

Attachment: C

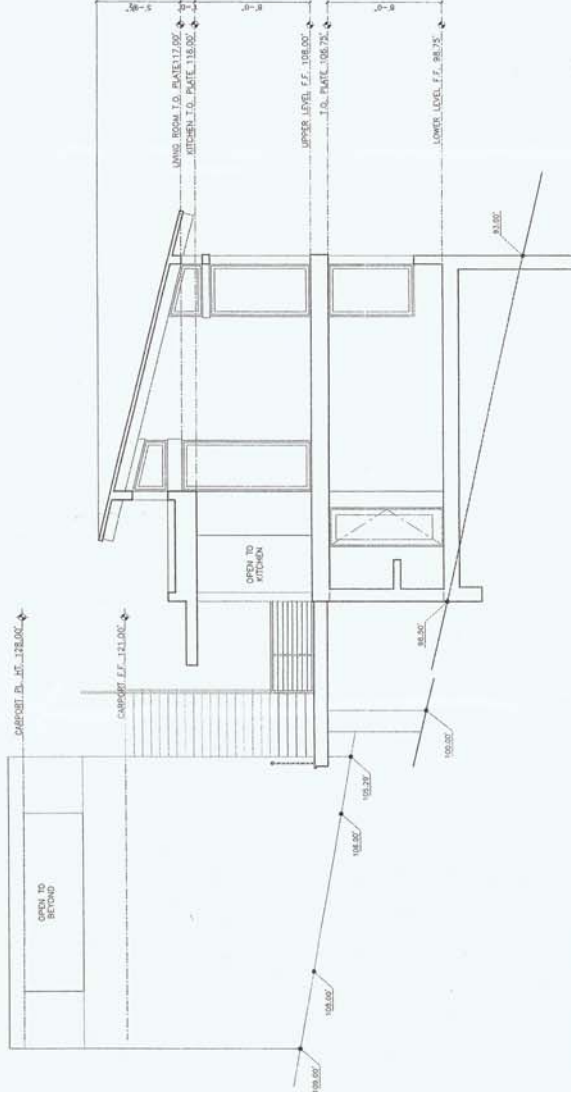
File Numbers: PLN2016-00337 and PLN2016-00264

SECTION NOTES

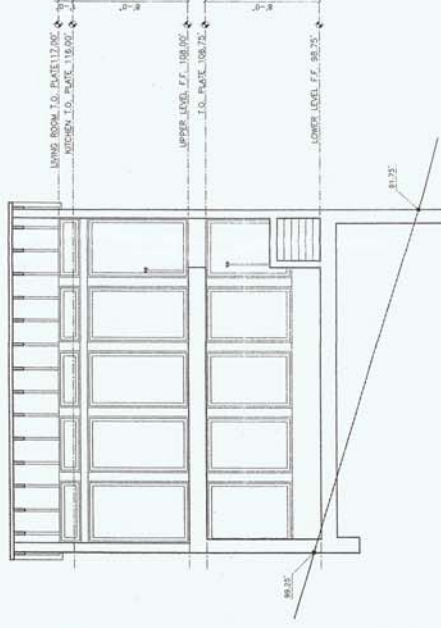
- 1 CONCRETE FOUNDATION PER STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 2 EXTERIOR WOOD STUDS 2x4s. SEE FLOOR PLAN WITH DIMENSIONS. STUDS TO BE SPACED AT 16" O.C. AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
- 3 INTERIOR WALL STUDS 2x4s. EXCEPT WHERE NOTED OTHERWISE, STUDS TO BE SPACED AT 16" O.C. AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
- 4 EXTERIOR AND INTERIOR THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2x8 STUDS. DIMENSIONS AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
- 5 ROOF FLOOR SHALL BE PROTECTED WITH AT LEAST 1/2" GYPSONUM BOARD, 1/2" RIGID INSULATION, 1/2" R-30 FACTOR THERMAL INSULATION IN ROOF. ALL JOINTS SHALL BE SEALED WITH POLYURETHANE SEALANT PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 6 THERMAL INSULATION ALL WALLS TO BE THERMAL INSULATED. R-19 FACTOR THERMAL INSULATION AT ALL 2x4 WALLS. R-30 FACTOR THERMAL INSULATION IN ROOF. ALL JOINTS SHALL BE SEALED WITH POLYURETHANE SEALANT PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 7 5/8" PAINTED GYPSUM BOARD. SEE INTERIOR ELEVATIONS.
- 8 EXTERIOR PLASTER OVER STUCCOITE 5/8" SELF FINISHING PLASTER OVER 1/2" GYPSONUM BOARD. BUILDING PAPER BACKING. ALL CORNERS BEADED. FINISH TO BE DETERMINED.
- 9 COMMERCEMAN 5000 SERIES WATERPROOFING MEMBRANE ASTM D4719 BY CHALKLE COATING & MEMBRANES. SEE INTERIOR ELEVATIONS FOR RECOMMENDATIONS.



CROSS SECTION



CROSS SECTION



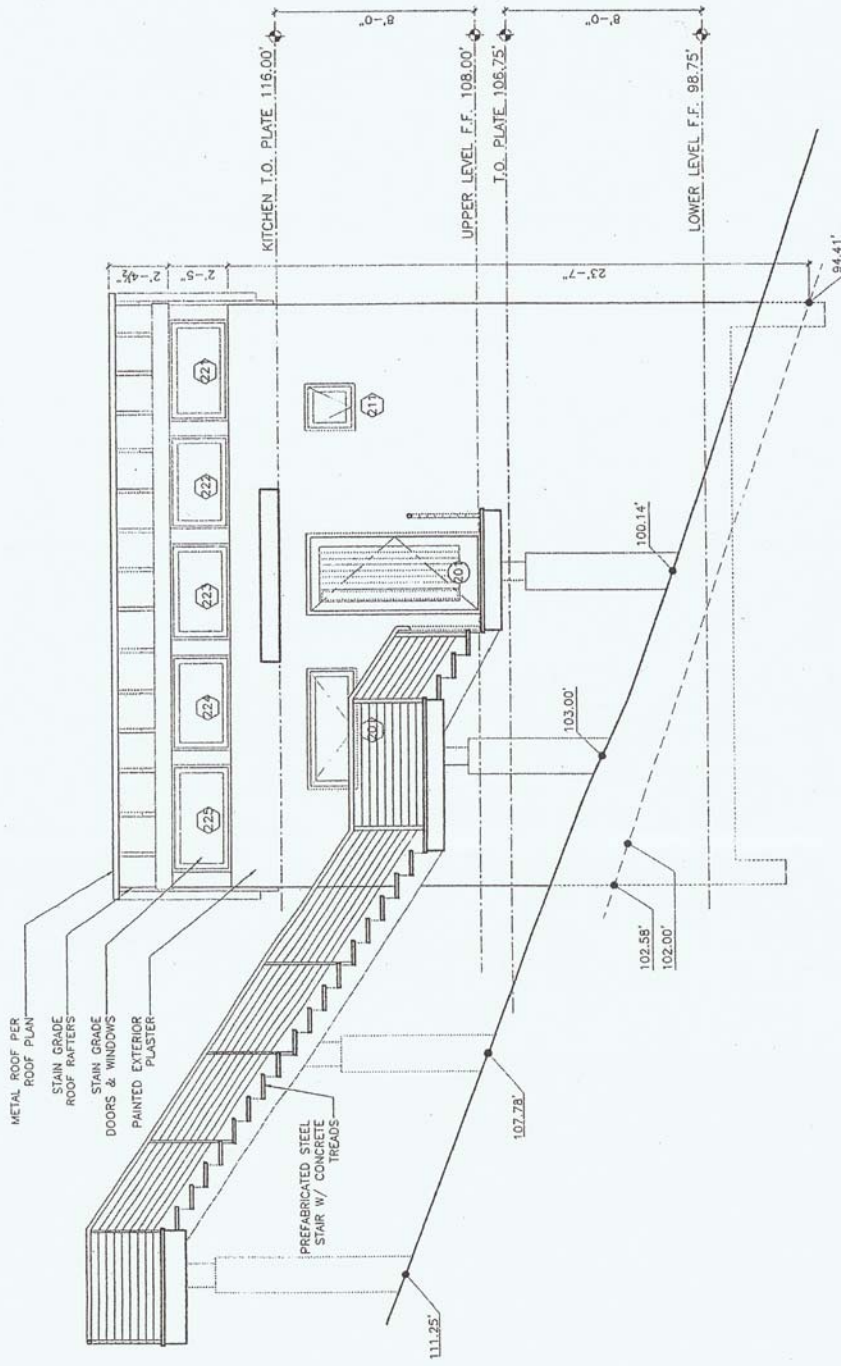
CROSS SECTION

San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

Attachment: C

File Numbers: PLN2016-00337 and PLN2016-00264



4

CROSS SECTION

San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

Attachment: C

File Numbers: PLN2016-00337 and PLN2016-00264

Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

JUL 06 2017

County Government Center • 455 County Center, 2nd Floor
 Redwood City • CA • 94063 • Mail Drop PLN 122
 Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

San Mateo County
 Planning Division

ATTACHMENT D

Name: TEJINDER SINGH

TRIPATINDER CHOWDHRY

Phone: W: 650-274-4653 H:

Address: 18 TERRACE AVE

HALF MOON BAY, CA

Zip: 94019

Permit Numbers involved: APN: 048-072-290

PLN: 2016-00337 U

PLN: 2016-00264

I hereby appeal the decision of the:

- Staff or Community Development Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

made on JUNE 22 2017 to approve/deny the above-listed permit applications.

I have read and understood the attached information regarding appeal process and alternatives.

yes no

Appellant's Signature:

Tejinder Singh
July 6, 2017

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

A CONTINUOUS RETAINING WALL ALONG APN: 048-072-290 ADJOINING TERRACE AVE IS NEEDED TO BE A REQUIREMENT FOR APPROVAL OF PLN: 2016-0337 & PLN: 2016-00264,

AS PART OF THE PLAN CHECK PROCESS, THE COUNTY IS OBLIGED TO ASSURE THAT MEASURES ARE TAKEN TO ASSURE THAT THE HILLSIDE AND THE ROADWAY AS PART OF IT RETAIN THEIR INTEGRITY AND ARE NOT DEGRADED.

① THE ATTACHED EXHIBITS ^{A, B & C} ILLUSTRATE THE FRAGILE NATURE OF TERRACE AVE ALONG APN: 048-072-290.
(PAGE 1 OF 7)
(-continued on page 2-)

REF: APN: 048-072-290

PLN: 2016-00337 & 2016-00264

- ② THE RECENT REMOVAL OF TREES AND VEGETATION AND THE ^{PRESENCE OF} CONSTRUCTION TRUCKS OF APN: 048-072-290 OWNER, AS SHOWN IN EXHIBIT-D, HAS MADE TERRACE AVE EDGE ALONG APN 048-072-290 WORSE. A FIRE TRUCK WOULD NOT BE ABLE TO SERVICE ~~THAT~~ HERE EITHER AS CAN BE SEEN IN EXHIBIT A, B, C.
- ③. THE PERMISSION IN THE COUNTY LETTER OF JUNE 22, 2017 TO REMOVE ADDITIONAL TREES & VEGETATION WILL FURTHER DETERIORATE THE CONDITION OF TERRACE AVE.
- ④ THE OWNER OF APN: 048-072-290 IS ALREADY BUILDING A RETAINING WALL ALONG A PART OF TERRACE AVE & HIS PROPERTY. HE JUST NEEDS TO MAKE IT CONTINUOUS AND ALL ALONG HIS PROPERTY AND TERRACE AVE.
- ⑤ APN: 048-072-290 IS ^{BEING BUILT} ON THE VERY WEAK EDGE OF TERRACE AVE AND THE OWNER OF APN: 048-072-290 IS USING THIS WEAK EDGE OF TERRACE AVE AS THE ONLY & PRIMARY ACCESS TO HIS PROPERTY ON COMPLETION.

EXHIBIT - A1

PAGE
3 of 7



PAGE 4 of 7

EXHIBIT - A



PLACE
(507)

EXHIBIT-B



PAGE
(6 of 7)



EXHIBIT-C

PAGE
4 of 7

EXHIBIT - A



PLACE
(SOFT)

EXHIBIT-B



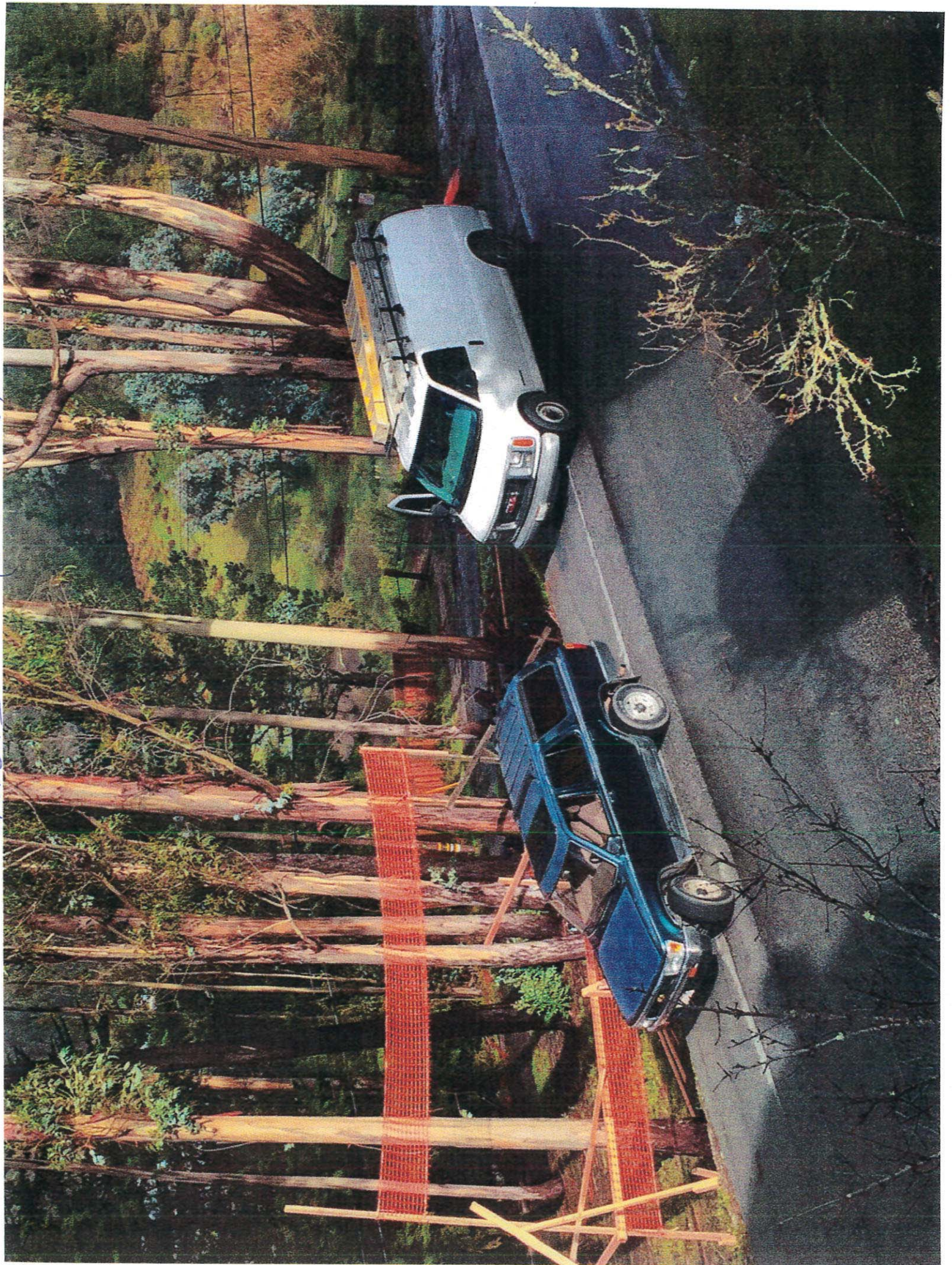
PAGE
(6 of 7)



EXHIBIT-C

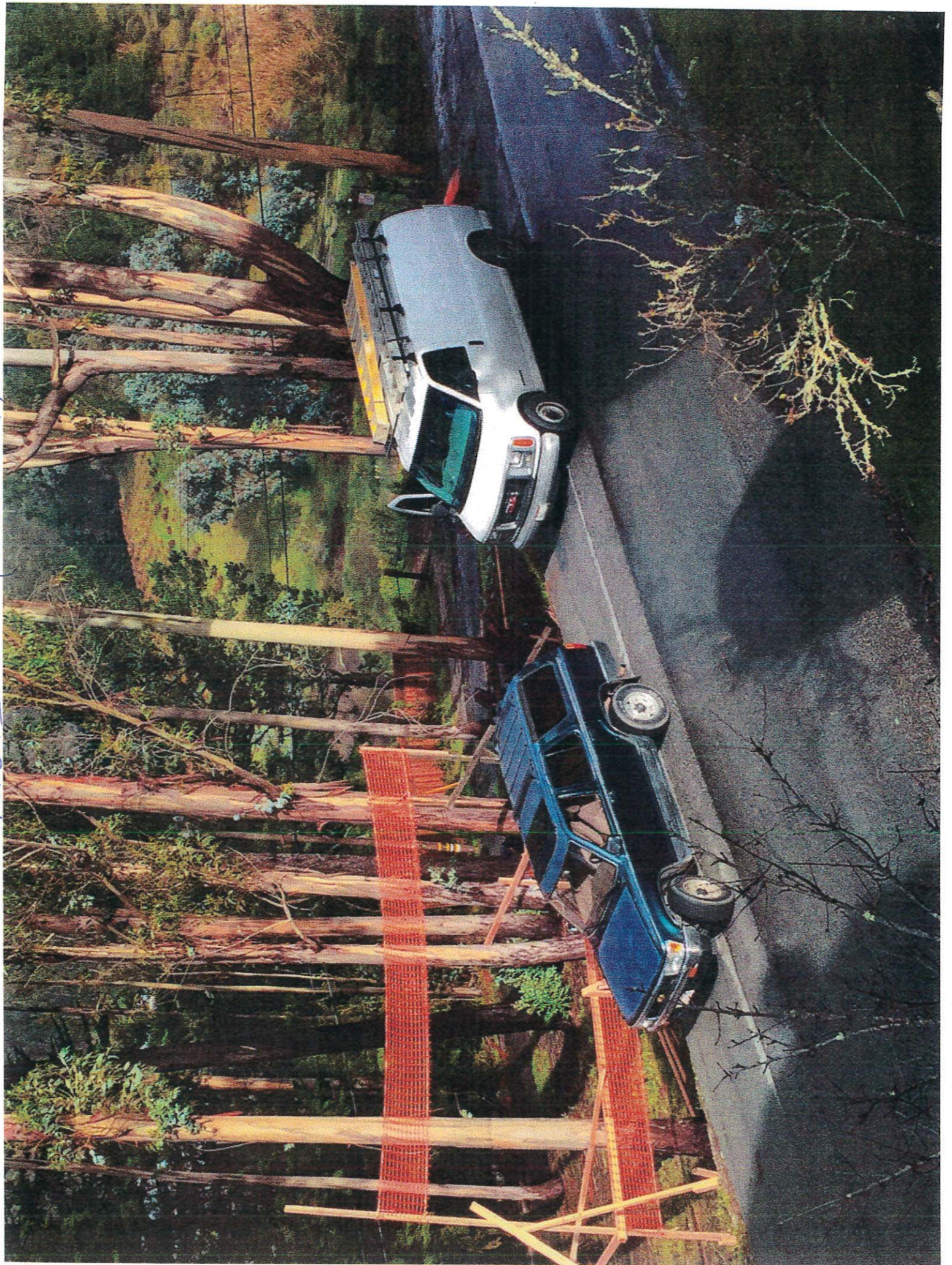
(PAGE 70F7)

EXHIBIT-D



(PAGE 70F7)

EXHIBIT-D



January 20, 2017

Steve Peterson
P.O. Box 1808
Pacifica, CA 94044

Dear Mr. Peterson:

SUBJECT: Coastside Design Review
Miramar Drive and Terrace Avenue, Miramar
APN 036-282-050; County File No. PLN 2016-00337

At its meeting of January 12, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application of a design review recommendation to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. 2nd Unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444), as part of an "After-the-Fact" staff level Coastal Development Permit (CDP) for removal of seventeen (17) trees, in order to resolve VIO2016-00141. The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal. The project is not appealable to the California Coastal Commission.

The CDRC was unable to make the findings for design review approval based on certain design deficiencies and a lack of compliance with the County's story pole policies, specifically relating to the installation of story poles only one (1) day before the meeting. In order to resolve these design deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required, specifically on Section 6565.20(D) and Section 6565.20(F). As such, recommendations and requirements from the CDRC for further project redesign are as follows:

- a. Section 6565.20(F). 4c.Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area, i.e. one light per exterior door. Indicate location of exterior light fixtures on the floor plans.
- b. Section 6565.20(D). 4a3. Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance. Provide samples of cedar stain and color chips.

Another requirement discussed include:

- a. Install story poles no later than 10 days prior to the next CDRC meeting.



Other recommendations discussed include:

- a. Coordinate with neighbors to further clarify/discuss the proposed extent of retaining walls on Terrace Avenue relative to potential design enhancements to the project.
- b. Coordinate construction vehicles on Miramar Drive so as to not disrupt and create a hazard on Miramar Drive.
- c. Minimize Pine Tree removal onsite and/or create a succession plan for the preservation of local wildlife.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, 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,



Dennis P. Aguirre
Design-Review Officer

DPA:aow – DPABB0016_WAN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Cathy Campbell
Trip Chowdry
Steve Wilson
Ed Frymoyer
Anne Martin

May 16, 2017

Steve Peterson
P.O. Box 1808
Pacifica, CA 94044

Dear Mr. Peterson:

SUBJECT: Coastside Design Review Committee
Miramar Drive and Terrace Avenue, Miramar
APN 048-072-290; County File No. PLN 2016-00337

At its meeting of February 9, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application of a design review recommendation to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. 2nd Unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel, as part of an "After-the-Fact" staff level Coastal Development Permit (CDP) for removal of seventeen (17) trees, in order to resolve a violation for clearing of trees (VIO 2016-00141). The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal. The project is not appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and conditions of approval:

FINDINGS

The Coastside Design Review Officer 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(a), relating to the construction of one single-family residence and accessory structures in a residential zone.



The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20 (4) EXTERIOR MATERIALS AND COLORS, the colors chosen blend well with the environment and the neighborhood and break up the massing of the building.
- b. Section 6565.20 (C) Site Panning and Structure Placement: The house would be on the property to maximize privacy for neighbors and integrate with the natural setting.
- c. Section 6565.20 (F) The comprehensive landscape plan harmonizes completely with the existing trees and provides screening to protect the privacy of neighbors.

RECOMMENDED CONDITIONS

Current Planning Section

- 1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on February 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor 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. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
- 2. The applicant shall include a copy of the letter of decision for the CDP on the top pages of the building plans.
- 3. The applicant shall submit the following items and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Removal of all lights on the north wall.
 - b. At the east elevation, install two (2) downward-directed exterior lighting fixtures (Fixtures) on each side of garage doors and one (1) fixture at the entry door.

- c. At the west elevation, install one (1) Fixture by each door on the lower deck and one (1) Fixture on each side of the large door on the upper deck to total 4 Fixtures on this elevation.
4. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
5. 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.
6. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
7. 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 Coastside Fire Protection District.
8. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
9. 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 Miramar Drive and Terrace 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 Miramar Drive and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
10. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 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. Installation of the approved landscape plan is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.

Building Inspection Section

13. The applicant shall apply for a building permit.

Granada Community Services District

14. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection

Coastside County Water District

15. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the 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.

17. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
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19. 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.

Coastside Fire Protection District

20. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
21. Add the following note to the plans: 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. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green

- reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. The 2nd Unit requires a separate address.
22. **Fire Access Roads:** The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastsides Fire District Ordinance 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastsides Fire District specifications. As per the 2013 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
 23. **Roof covering:** As per Coastsides Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
 24. **Vegetation management:** As per the Coastsides Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
 25. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastsides Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
 26. **Automatic Fire Sprinkler System:** As per San Mateo County Building Inspection Section Standards and Coastsides Fire District Protection Ordinance Number 2013-03, the

applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

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28. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
29. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.
30. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up
31. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
32. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
33. Occupancy Separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
34. The building is in a High Fire Hazard Severity Zone and will require a Class A roof. Add this to the plans.

35. Add the note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding .5-inch.
36. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
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38. Add the note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
39. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
40. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
41. Provide Eave & Gutter details that meet R327 include all materials.
 - a. All exterior doors including garage door must meet R327.
 - b. Carport requires to be WUI compliant.
42. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
43. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."

Please note that the decision of the Coastsides Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a staff-level Coastal Development Permit and Parcel Merger. The decision on the staff-level Coastal Development Permit will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or daguirre@smc.gov.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

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- cc: Stuart Grunow, Member Architect
Linda Montalto-Patterson, Miramar Community Representative
Trip Chowdry
Steve Wilson
Ed Frymoyer
Julie Trinkala
Merry Belden

June 22, 2017

Steve Peterson
P.O. Box 620865
Woodside, CA 94062

Dear Mr. Peterson:

SUBJECT: "After-the-Fact" Staff-level Coastal Development Permit and Design Review Permit
Terrace Avenue and Miramar Drive, Miramar
APN 048-072-290; County File No. PLN 2016-00337 and PLN 2016-00264

Staff has reviewed your application for an "After-the-Fact" staff-level Coastal Development Permit (CDP) for the unauthorized removal of vegetation (PLN 2016-00264 and VIO 2016-00141) and Coastside Design Review Permit to allow construction of a new 2-story 3,546 sq. ft. single-family residence plus an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. second unit plus a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444). Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal associated with the construction of the new residence. The project is not appealable to the California Coastal Commission.

The project was referred to the San Mateo County Department of Public Works, Building Inspection Section, Coastside Fire Protection District, and the Midcoast Community Council. Other than the Midcoast Community Council that provided no comments to staff, the rest of the departments/agencies provided preliminary approval of the project and subject to conditions of approval included in this letter.

At the Coastside Design Review Committee (CDRC) meeting of February 9, 2017, the Coastside Design Review Committee reviewed and recommended approval the Design Review permit for your project. Neighborhood notification of your project to homeowners and residents of properties within 300 feet of your property was completed prior to this meeting.

Although your parcel is located in a Categorical Exclusion Area pursuant to Section 6328.5(e) of the Coastal Development Permit Regulations (Regulations), where a CDP is not required for the construction of a single-family residence, the removal of major vegetation is considered development requiring a CDP, pursuant to Section 6328.4 of the Regulations. The CDP application (PLN 2016-0024) was submitted in response to VIO 2016-00141 for the unauthorized removal of sixteen (16) eucalyptus trees under 12 inches diameter at breast height (dbh) in size and one (1) pine tree under 12 inches dbh in size. The project is outside the California Coastal Commission appeals jurisdiction and the CDP is not appealable to the California Coastal Commission.



As discussed in the findings below, the removal of vegetation complies with applicable Local Coastal Program Policies. The proposed residence complies with the R-1/S-17/DR/CD Zoning District Regulations. The Coastal Development Permit and Design Review are hereby **approved**, based on the following findings and subject to the conditions of approval.

FINDINGS

1. For the Environmental Review

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

2. For the Coastal Development Permit:

- a. The project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies related to visual resources pertaining to tree removal and sensitive habitats as the removal of major vegetation does not adversely impact any coastal resources.
- b. The project conforms as they pertain to applicable policies of the San Mateo County Local Coastal Program such as the Visual Resources and Sensitive Habitat policies specifically elaborated as follows:

Sensitive Habitats Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitat as any area in which plant or animal life or their habitats are either rare or especially valuable. These areas include habitats supporting rare, endangered and unique species.

The site is not a mapped sensitive habitat area, but since the undeveloped site consisted of major vegetation that potentially supported such an area, staff required determination of its current environmental condition in order to comply with applicable policies of the San Mateo County Local Coastal Program. The owner/applicant was requested to provide a biological report.

A Biotic Report prepared on February 22, 2017 by Charles Patterson, Plant Ecologist, described that the site is dominated by non-native tree species and supports no native plant species, natural plant communities, riparian vegetation, wetlands, drainage channels, nor sensitive animal species or habitats. The subject site does not contain sensitive habitat. However, Mr. Patterson states the trees on-site could be used by owls, bats and other raptors for nesting or roosting. The report recommends that a pre-construction nesting survey be prepared, subject to State or County guidelines or regulations, within 30 days of the start of

vegetation removal, grading, or construction activities, or if the work coincides with the spring/summer nesting season (see Condition No. 9). The report also recommends erosion control during project construction and grading (see Condition No. 5).

Visual Resources Policy 8.9 (a) and (g) (*Trees*) require that tree removal is minimized for the location and design of new development, and their removal is allowed if they pose a threat to public health, safety and welfare. Unauthorized tree removal was undertaken to remove live eucalyptus trees less than 12 inches dbh and a dead pine tree. Mr. Patterson states that eucalyptus trees, in general, constitute a significant hazard due to potential branch and trunk failure. In a letter dated August 17, 2016, you stated that trees were removed for fire safety. A separate proposal for the removal of seventeen (17) trees associated with the new development is included in the Design Review Permit recommended for approval by the CDRC on February 9, 2017. The applicant proposes to maintain several mature trees onsite, which will be protected during grading construction activities (see Condition No. 14).

Visual Resources Policy 8.10 (*Vegetative Cover*) requires the replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological character of the area. The proposed comprehensive landscape plan recommended for approval at the February 9, 2017 CDRC meeting includes new trees and plants to address both the unauthorized removal of trees and vegetation and the removal of 17 existing significant trees to accommodate the new single-family residence by adding 49 new replacement trees and other plantings onsite.

3. For the Administrative Design Review for a Second Dwelling Unit:

This project is in compliance with the Second Dwelling Unit Regulations, Section 6425 of the San Mateo County Zoning Regulations, with the exception that State Law supersedes standards regarding notification. The floor area of the proposed second dwelling unit is 1,152 sq. ft., which is less than the maximum allowed size of 35% of the floor area of the main unit (1,241 sq. ft.). The requirement of a minimum of one off-street parking space is provided, in addition to those parking spaces required for the single-family dwelling.

4. For the Design Review:

- a. Section 6565.7 of the Design Review District Regulations requires Design Review Committee review of residential projects in the Midcoast. This project has been reviewed by the CDRC and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) Section 6565.20 (4) EXTERIOR MATERIALS AND COLORS: The colors chosen blend well with the environment and the neighborhood and break up the massing of the building.
- (2) Section 6565.20 (C) Site Panning and Structure Placement: The house design would maximize privacy for neighbors and integrate with the natural setting.
- (3) Section 6565.20 (F): The comprehensive landscape plan harmonizes with the existing trees and provides screening to protect the privacy of neighbors.

RECOMMENDED CONDITIONS

Current Planning Section

- 1. The project shall be constructed in compliance with the plans approved by the Community Development Director on June 22, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor 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. Alternatively, the Community Development Director may refer consideration of major revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
- 2. The Coastal Development Permit (CDP) and Design Review Permit (DR) shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued for the residence and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The DR approval may be extended by one, 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
- 3. The applicant shall include a copy of this letter on the top pages of the building plans.
- 4. The applicant shall submit the following items and indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. Removal of all lights on the north wall.
 - b. At the east elevation, install two (2) downward-directed exterior lighting fixtures (Fixtures) on each side of garage doors and one (1) fixture at the entry door.
 - c. At the west elevation, install one (1) Fixture by each door on the lower deck and one (1) Fixture on each side of the large door on the upper deck to total 4 Fixtures on this elevation.

5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. 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.
7. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
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 the Coastside Fire Protection District.
9. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
10. Prior to any land disturbance, the applicant shall submit a pre-construction survey for staff's review and approval, subject to State or County guidelines or regulations, in the event that the proposed trees for removal have not been removed within 30 days of the start of vegetation removal, grading or construction activities, or if the construction coincides with the spring/summer nesting season.

11. 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-ways on Miramar Drive and Terrace 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 Miramar Drive and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. 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).
14. Installation of the approved landscape plan is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.
15. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12.020.4 and 12.020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.
16. A Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.

Building Inspection Section

17. The applicant shall apply for a building permit.
Granada Community Services District
18. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection

Coastside County Water District

19. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

20. 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.
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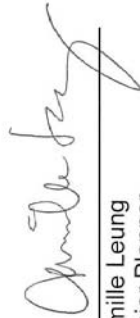
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39. Add the note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding .5 inches.
40. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
41. Add the note to the plans: Trees located within the defensible space shall be pruned or remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
42. Add the note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
43. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
44. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
45. Provide Eave & Gutter details that meet R327 include all materials.
 - a. All exterior doors including garage door must meet R327.
 - b. Carport requires to be WUI compliant.

- 46. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
- 47. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."

This approval may be appealed by the applicant or any aggrieved party on or before **5:00 p.m. on July 7, 2017**, the tenth working day following this action by the Community Development Director. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department and paying the \$616.35 appeal fee. This project is not appealable to the California Coastal Commission. Further information may be obtained by calling Dennis P. Aguirre, Project Planner, at 650/363-1867, or by email at daguirre@smcgov.org.

FOR STEVE MONOWITZ
DIRECTOR OF COMMUNITY DEVELOPMENT, By:



Camille Leung
Senior Planner

CML:DPA:aow – DPABB0343_WAN.DOCX

- cc: Stuart Grunow
Linda Montalto-Patterson, Miramar Alternate Community Representative
Trip Chowdry
Steve Wilson
Ed Frymoyer
Julie Trinkala
Merry Belden



San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Peterson

Attachment: H

File Numbers: PLN2016-00337 and PLN2016-00264



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