COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: September 8, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXCECUTIVE SUMMARY: Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception to allow construction of a new 1,438 sq. ft., three-story, single-family residence with an attached 197 square foot, one-car garage on a 3,408 square foot legal, developed parcel (COC95-0001), at 2006 Vallemar Street in the County unincorporated area of Moss Beach. Due to the non-conforming size and triangular shape of the parcel, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is required, and a front setback of 17 feet where 20 feet is required. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00450 (Parsey)

PROPOSAL

The applicant proposes to construct a new residence and attached one-car garage on a legal, non-conforming, 3,408 square foot developed parcel. Due to the substandard size and triangular shape of the lot, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are the minimum required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where 20 feet is the minimum required. The lot has an average downslope of approximately 19 percent. The project involves minor grading and no tree removal. The property is located in the Cabrillo Highway County Scenic Corridor in an area designated for single-family residential use, with residences located to the north and southwest.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, County File Number PLN 2020-00450, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Compliance with Local Coastal Program (LCP): The site is developed with an existing house and is located in the Cabrillo Highway County Scenic Corridor. The project would be more visible from Cabrillo Highway than the existing residence, as it will both be taller by one story and wider in footprint. However, the project would be partially screened by existing trees and includes exterior materials (synthetic wood siding) that would blend in with surrounding vegetation. Additionally, the smaller footprint of the 3rd story, overall smaller size (1,438 sq. ft.) of the residence, along with the earth-toned color palette of the residence, would minimize its visibility from Cabrillo Highway.

Conformance with Zoning Regulations: The project complies with standards regulating proportionality of development to the parcel size, such as maximum floor area ratio and lot coverage requirements. However, the project provides a 12-foot combined side yard setback where a minimum 15 feet is required, as well as a front setback of 17 feet where a minimum of 20 feet is required.

Section 6133 establishes findings that must be made in order to approve a use permit for the project, including “that all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.” The subject parcel is bordered by a residence on a non-conforming parcel at 2000 Vallemar Street to the north and an undeveloped, conforming size property to the south. In a letter dated June 22, 2021 (Attachment E of the staff report), the applicant explains that he considered acquisition of the north parcel and acquisition of a portion south parcel, but that both options were infeasible due to the high price of the north parcel and the lack of interest from the owner of the south parcel in selling the property.

Regarding project compliance with County parking regulations, the applicant requests a reduction of one covered parking space (where the County Parking Regulations require two covered parking spaces). The off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 of the Zoning Regulations as are reasonably possible. Due to the triangular and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of two coverage parking spaces could not be achieved. The applicant proposes an attached 9-foot-wide one-car garage and an uncovered 9.5-foot-wide parking space. This allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the

design review standards. Staff has added Condition No. 17 to require a porous surface for the uncovered parking space.

Conformance with Design Review District Guidelines: On July 8, 2021, the Coastside Design Review Committee (CDRC) reviewed and recommended approval of the project, finding the project, as proposed and conditioned, to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast. Condition No. 5 has been included in Attachment A of the staff report to require compliance with CDRC conditions of approval, including minor changes to design and exterior lighting.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: September 8, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, pursuant to Sections 6565.3, 6328.4, 6133.3, and 6120 of the County Zoning Regulations, to allow construction of a new 1,438 sq. ft., three-story, single-family residence with an attached 197 square foot, one-car garage on a 3,408 square foot legal, developed parcel (COC95-0001), at 2006 Vallemar Street in the County unincorporated area of Moss Beach. Due to the non-conforming size and triangular shape of the parcel, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is required, and a front setback of 17 feet where 20 feet is required. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00450 (Parsey)

PROPOSAL

The applicant proposes to construct a new residence and attached one-car garage on a legal, non-conforming, 3,408 square foot developed parcel, where 5,000 sq. ft. is required by the S-17 Zoning District. Due to the substandard size and triangular shape of the lot, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are the minimum required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where 20 feet is the minimum required. The lot has an average downslope of approximately 19 percent. The project involves minor grading and no tree removal. The property is located in the Cabrillo Highway County Scenic Corridor in an area designated for single-family residential use, with residences located to the north and southwest.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, County File Number PLN 2020-00450, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Owner/Applicant: Tim Parsey

Location: 2006 Vallemar Street, Moss Beach

APN: 037-085-020

Size: 3,408 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: 480 sq. ft. Single-Family Residence

Water Supply/Sewage Disposal: Montara Water and Sanitary District (MWSD)

Flood Zone: Zone X (Areas of Minimal Flood Hazard), FEMA Panel 06081C0117F, Effective Date: August 2, 2017

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

Setting: The property is located in an area designated for single-family residential use, with residences located to the north and southwest.

Chronology:

Date		Action
1942	-	Current single-family residence is constructed.
1995	-	Certificate of Compliance Type A (COC95-0001) was recorded.
July 8, 2021	-	The Coastside Design Review Committee (CDRC) reviews the project and recommends approval.
September 8, 2021	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The subject parcel is designated by the General Plan for Medium Density Residential use, at a density of 6.1 to 8.7 dwelling units per acre. The subject parcel is a substandard parcel of 3,408 sq. ft., which, as developed with a single residence, would result in a density of approximately 12 dwelling units per acre. However, the parcel is a legal parcel and may be developed in a manner consistent with applicable zoning regulations. As the proposed house replaces the existing house, there is no change in the density.

2. Conformance with Design Review District Guidelines

On July 8, 2021, the Coastside Design Review Committee reviewed and recommended approval of the project. The project, as proposed and conditioned, was 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(D.1) Elements of Design, 1. Building mass, shape and scale d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

Condition No. 5 has been included in Attachment A to require compliance with CDRC conditions of approval, requiring minor changes to design and exterior lighting.

3. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development outside of the Single-Family Residence Categorical Exclusion Area. The site is located within the Coastal Commission Appeals Jurisdiction of the Coastal Development Zoning District. If granted by the County, the CDP is appealable to the Coastal Commission. The site is located in the Cabrillo Highway County Scenic Corridor; the site does not contain sensitive habitat. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Medium Density Residential use, at a density of 6.1 to 8.7 dwelling units per acre. The site is served by Montara Water and Sanitary District (MWSD) for water and sewer service. Therefore, the project is considered an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2021 calendar year.

b. Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) applies the regulations of the Design Review (DR) Zoning Ordinance. The property is located in the Cabrillo Highway County Scenic Corridor in an area designated for single-family residential use, with residences located to the north and southwest. As shown in Attachment F, the existing residence is minimally visible from Cabrillo Highway, with intervening mature Monterey Cypress trees and the declining slope towards the ocean providing screening of the existing white house. The project would be more visible from Cabrillo Highway than the existing residence, as it will both be taller by one story and wider in

footprint. However, the project would be partially screened by existing trees and includes exterior materials (synthetic wood siding) that would blend in with surrounding vegetation. Additionally, the smaller footprint of the 3rd story, overall smaller size of the residence, along with the earth-toned color palette of the residence, would minimize its visibility from Cabrillo Highway.

c. Chapter 3 (Public Access) of the Coastal Act of 1976

That the project is located between the nearest through public road and the sea and is subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Section 30212 requires new development projects to provide public access from the nearest public roadway to the shoreline and along the coast except where: (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) Adequate access exists nearby, or, (3) Agriculture would be adversely affected. Adequate access to the shoreline is provided nearby via Niagara Avenue, located 150 feet south of the project site.

4. Conformance with Zoning Regulations

a. Compliance with S-17 Zoning District Regulations

The project site is a legal, non-conforming 3,408 square foot triangular-shaped parcel, with an approximate 36-foot average width, where minimum lot size is 5,000 sq. ft. and minimum average lot width is 50 feet, respectively, in the R-1/S-17/DR/CD zoning district. As shown in the table below, the project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project provides a 12-foot combined side setback where a minimum of 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet. Also, Section 6133.3.b.2 states that "Proposed development on an improved non-conforming parcel, that does not conform with the zoning regulations currently in effect, shall require the issuance of a use permit." As the project does not comply with the S-17 Regulations, as described above, the project requires a Non-Conforming Use Permit.

Table 1 Compliance with the R-1/S-17/DR/CD Zoning District			
	Required	*Proposed*	*Complies?*
Min. Side Yard Setback	5 ft.	Right – 5 ft. (Note: Rear deck is allowed to encroach into rear setback per Section 6406.c) Left – 7 ft.	Right – Yes Left – Yes
Min. Combined Side Yard Setback for structures over 16 ft. in height	15 ft.	12 ft.**	No.**
Min. Front Setback	20 ft.	17 ft.** (Note: Garage is allowed to encroach into front setback per Section 6411.a)	No.**
Min. Rear Setback	20 ft.	26 ft.	Yes
Max. Building Height	28 ft.	28 ft.	Yes
Max. Floor Area Ratio	48%	48% (1,635 sq. ft.)	Yes
Max. Building Site Coverage	35%	34.8% (1,186 sq. ft.)	Yes
Min. Average Lot Width	50 ft.	Approx. 36 ft.*	No*
Min. Lot Size	5,000 sq. ft.	3,408 sq. ft.*	No*
* Legal, Non-conforming. ** Requested non-conformity requiring a use permit.			

As shown in Table 1, the project complies with the maximum floor area ratio and lot coverage of the zoning district, however, the project includes a combined side yard setback of 12 feet, where 15 feet is the minimum required. The development of the non-conforming parcel requires a Non-Conforming Use Permit, which allows for the consideration of project features which do not conform to the development standards. Please see Section 5, below, for a discussion of project compliance with required findings for a Non-Conforming Use Permit.

Project compliance with County parking regulations is discussed in Section A.4.b., below, of this report.

b. Parking Regulations

The applicant requests a reduction of one covered parking space (where the County Parking Regulations require two covered parking spaces). Instead, the project proposes to provide one covered and one uncovered on-site parking space.

Section 6120 of the County Zoning Regulations requires the Planning Commission to find that "the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible" In order to grant an Off-Street Parking Exception. Due to the triangular shape and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of 2 covered parking spaces could not be achieved. The applicant proposes an attached 9-foot wide one-car garage and an uncovered 9.5-foot- wide parking space. Staff has added Condition No. 17 to require a porous surface for the uncovered parking space. The proposal allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the design review standards. Based on the foregoing, staff finds that off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible.

5. Conformance with Non-Conforming Use Permit Findings

The project site is a legal, non-conforming 3,408 square foot parcel with a 36-feet average width, where minimum lot size is 5,000 sq. ft. and minimum average lot width is 50 feet. As stated in Section A.4.a. of this report above, the project would result in a 12-foot combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet. Section 6133.3.b.2 of Zoning Non-Conformities Chapter of the Zoning Regulations allows proposed development on an improved non-conforming parcel that does not conform to the zoning regulations currently in effect, with the issuance of a use permit. Per Section 6133, the following findings must be made in order to approve a use permit for the project:

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

The applicant proposes a new 1,438 sq. ft., three-story residence on a 3,408 square foot parcel. The project complies with requirements relating to proportionality, including floor area, lot coverage, and height

requirements of the R-1/S-17/DR/CD Zoning District. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.

b. **All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**

The subject parcel is bordered by a residence on a non-conforming parcel at 2000 Vallemar Street to the north and an undeveloped, conforming size property to the south. The Montara Water and Sanitary District (MWSD) owns a large parcel in the RM-CZ/DR/CD zoning district to the rear and west of the subject parcel; acquisition of a portion of this property would not increase the usable building area of the subject parcel. In a letter dated June 22, 2021 (Attachment E), the applicant explains that he considered acquisition of the north parcel and acquisition of a portion of the south parcel, but that both options were infeasible due to the high price of the north parcel and the lack of interest from the owner of the south parcel in selling the property.

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

The proposed non-conforming combined side yard setback (12 feet) and front setback (17 feet) is necessary to accommodate a 3-foot-6-inch wide wrap-around deck that connects the front of the house to the main deck at the rear of the ground floor level of the house. While the design is in compliance with the setback requirements, where Section 6406 allows on the entrance floor of the building up to a 3-foot encroachment of an uncovered porch into the side setback, the project does not meet the combined 15-foot side setback requirement. The 17-foot front setback allows for the same porch and a 23 square foot attached trellis to minimally encroach into the front yard setback. Based on the reasonable and proportional size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. These features also help to improve the design and accessibility of the development.

d. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

As discussed in Section A.3 of this report, the project would be more visible from Cabrillo Highway than the existing residence, but would be partially screened by existing trees and includes exterior materials that would blend in with surrounding vegetation. The project design complies with applicable design review standards, is proportional and complimentary to other homes in the neighborhood, and allows for the preservation of the 56-inch diameter at breast height Monterey Cypress tree in the front yard. The subject site does not contain sensitive habitat. Therefore, the project, as proposed and conditioned, would not result in significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

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

This project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC). The MCC did not have any comments on this project.

C. ENVIRONMENTAL REVIEW

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

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Midcoast Community Council
Geotechnical Section
Coastside Fire Protection District
Montara Water and Sanitary District
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Proposed Site Plan, Floor Plans, and Elevations, dated June 3, 2021
D. Letter of Recommendation by Coastside Design Review Officer, dated July 28, 2021
E. Letter from Applicant regarding attempts to acquire contiguous land, dated June 22, 2021.
F. Site Photos

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00450 Hearing Date: September 8, 2021

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

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

Regarding the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast.

3. That the project is located between the nearest through public road and the sea and is subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Adequate access to the shoreline is provided nearby via Niagara Avenue, located 150 feet south of the project site.

4. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2021 calendar year.

5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as listed in Section A.3 of this staff report.

Regarding the Design Review, Find:

6. That the project, as proposed and conditioned, 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(D.1) Elements of Design, 1. Building mass, shape and scale d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

Regarding the Off-Street Parking Exception, Find:

7. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible. Due to the triangular shape and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of two coverage parking spaces could not be achieved. The applicant proposes an attached 9-foot wide one-car garage and an uncovered 9.5-foot wide parking space. The proposal allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the design review standards.

Regarding the Non-Conforming Use Permit, Find:

8. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-17/DR/CD Zoning District.

9. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible, because the parcels that are contiguous to the subject property were, at the time of project design, either not financially feasible for purchase or not available for purchase.

10. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

11. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The subject site does not contain sensitive habitat. The Coastside Design Review Committee has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.

12. That use permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

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 8, 2021 and as reviewed by the Coastside Design Review Committee on July 8, 2021. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design 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 Coastal Development Permit, Non-Conforming Use Permit, Off-Street Parking Exception, and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits 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 the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.

4. 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.

5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. Clarify light fixture numbers. Use downward-directed light, or puck light under door covers, and eliminate reference to up-down light.

b. Clarify color palette using Gargoyle 1546 as the grey body color and Norway Spruce 452 as the green body color.

c. Add fascia expression at garage roof or drop plate height 1-foot and change exposed hip roof at garage to flat roof.

d. For each eyebrow roof, introduce one downward-directed light or puck light.

e. Remove two lights (Type 2) at the ground floor deck canopy.

f. The following are recommendations by the CDRC (compliance is optional):

1) Add landscape light outside garage.
2) Add house numbers on the Vallemar Street side of the garage.

6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. 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.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

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 prevent erosion and sedimentation off-site.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

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 vegetation, tree removal, or grading, until a building permit has been issued.

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-way on Vallemar Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Vallemar Street. There shall be no storage of construction vehicles in the public right-of-way.

12. Color and materials 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 County Ordinance Code Section 4.88.360).

14. Installation of the approved landscape plan is required prior to final inspection.

15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water.

    c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    d. Turf: Total turf area shall not exceed 25 percent of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 percent and is not used in parkways less than 10

feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

16. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines of on-site or off-site trees, including the following:

a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;

b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 by 4 boards in concentric layers to a height of eight feet; and

g. Prior to issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

17. The uncovered parking space shall be constructed with a porous surface.

Building Inspection Section

18. A building permit is required for this project.

Geotechnical Section

19. A Geotechnical Report shall be submitted at building permit application stage, the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at time of building permit application.

Drainage Section

20. The project is required to submit a final grading and drainage plan at the building permit stage that complies with County Drainage Policy and has been determined by the project arborist to not negatively impact adjacent trees and to be confirmed by the County Arborist. In the event that a prescriptive-based drainage plan similar to the Planning-level drainage plan is determined to have a significant negative impact on the tree(s), as determined by the County Arborist, a drainage plan prepared by a Civil Engineer will be required.

Montara Water and Sanitary District (MWSD)

21. Property is currently developed and receiving water and sewer services. Applicant shall submit a MWSD application for existing connections. Applicant shall obtain Sewer Permits prior to issuance of building permit. To allow credit for existing fixtures, a fixture unit count by MWSD staff before demolition of the existing structure is required. Proper abandonment and cover of existing sewer later in accordance with MWSD standards is required before demolition of existing house. Sewer lateral TV inspection is required. Sewer lateral required to adhere to current MWSD standards. Possible lateral replacement required.

22. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Existing water meter needs to be exchanged to MWSD-owned construction meter with backflow prevention before demolition of existing structure and protection from damage during construction. Water meter size upgrade may be required. Existing water service line needs to be brought to current MWSD standards and may need to be replaced. Water service line needs to tie into existing 6-inch water main in Vallemar Street.

23. Connection to the MWSD's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to MWSD for permits and not their contractor.

Coastside Fire Protection District (Fire District)

All fire conditions and requirements must be incorporated into the building plans, (see attached conditions) prior to building permit issuance. It is the applicant's responsibility to notify your contractor, architect and engineer of these requirements.

24. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal-approved and -listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

25. Escape or rescue windows shall have a minimum net clear openable area of 5. 7 sq. ft., 5 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 (CFC 1030).

26. As per Coastside Fire District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six 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 shall be placed at the entrance from the nearest public roadway.

27. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six 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 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

28. As per Coastside Fire Protection District Ordinance 2019-03, 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 (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. 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. This is neither a requirement nor an authorization for the removal of living trees.

    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.

    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.

30. As per 2019 CFC, Appendix B and C, a Fire District-approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for two hours. Contact the local water purveyor for water flow details.

31. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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 Division or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

32. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

33. 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.

34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. Coastside Fire Protection District Ordinance 2019-03 and the 2019 California Fire Code shall set road standards. As per the 2019 California Fire Code, dead-end roads exceeding 150 feet shall be provided with an approved turnaround. As per the 2019 CFC Section Appendix D, road width shall not be less than 20 feet. and no street parking.

35. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 (CFC Section 605.11).

Department of Public Works

36. On building plans submitted for the Building Permit Application for the new residence, please remove the proposed swing gate shown on Page A-2. Gates cannot swing out into the public right-of-way. A sliding gate on private property may be used.

37. 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 percent) 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.

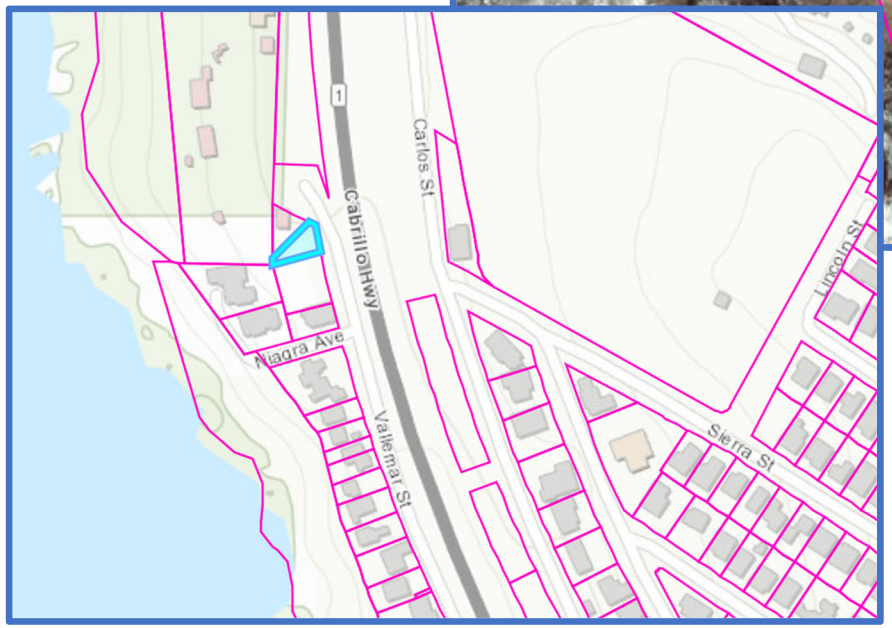
38. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

39. 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.

CML:cmc – CMLFF0790_WCU.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

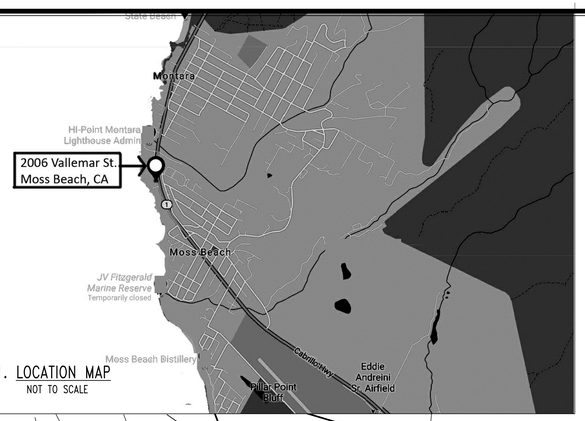
ATTACHMENT B



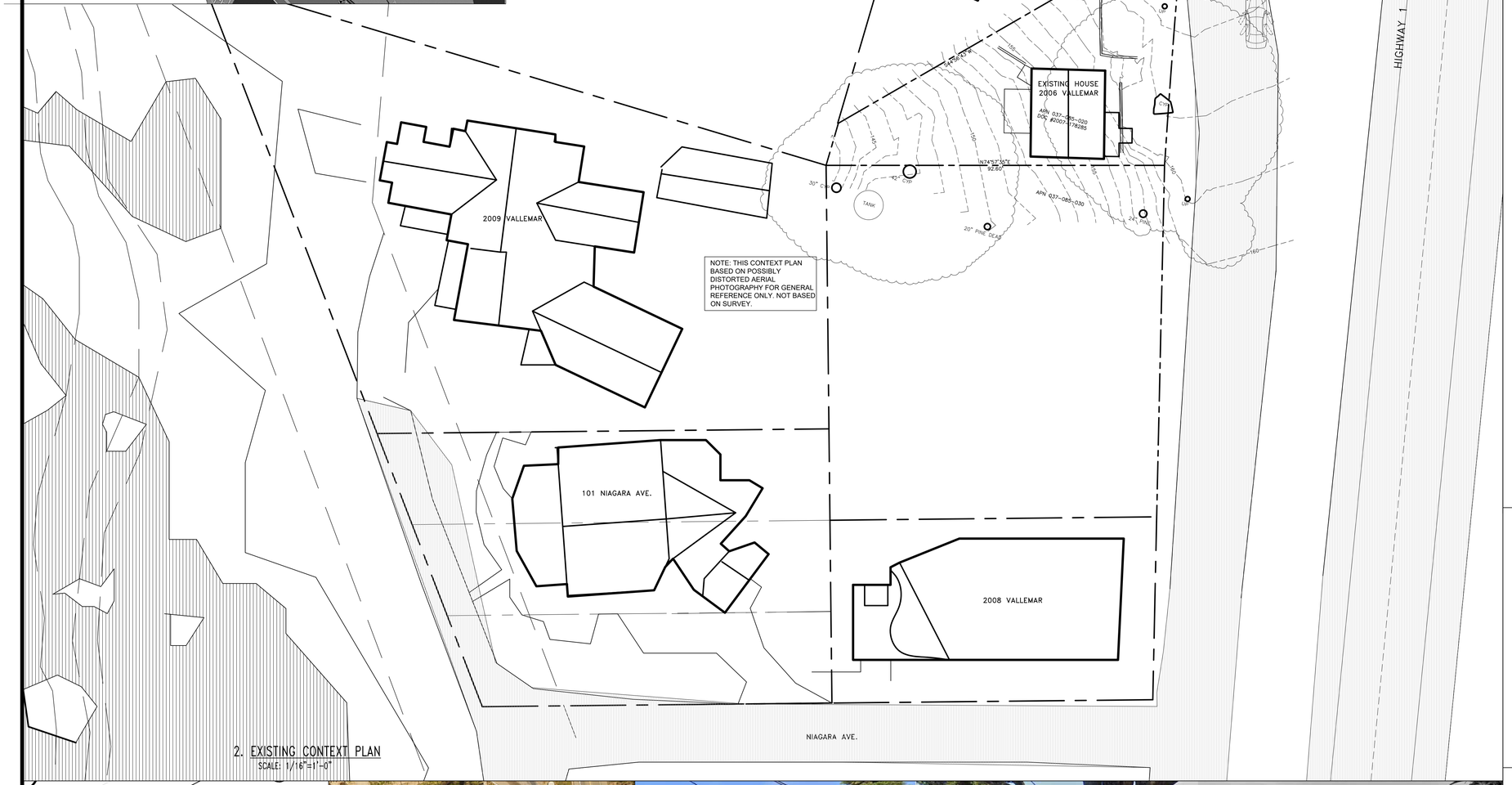
Vicinity Map - ATTACHMENT B

County of San Mateo - Planning and Building Department

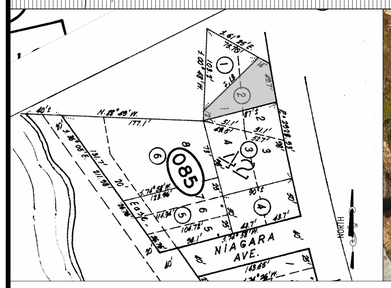
ATTACHMENT C



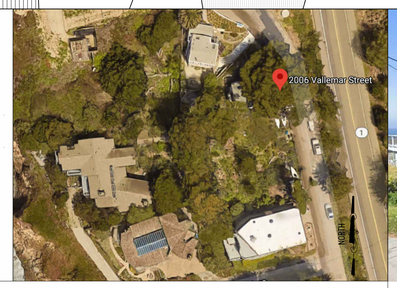
1. LOCATION MAP
NOT TO SCALE



2. EXISTING CONTEXT PLAN
SCALE: 1/16"=1'-0"



3. PARCEL MAP
SCALE: NOT TO SCALE



4. AERIAL VIEW
SCALE: NOT TO SCALE

5. 2008 VALLEMAR ST.

6. 2006 VALLEMAR ST.

7. 2000 VALLEMAR ST.

ZONING: R-1/S-17/DR CD
PARCEL SIZE: 3,408 sf (0.0782 Acres) AS PER WILSON SURVEYOR
EXISTING HOUSE AREA = 480 sf
PROPOSED HOUSE AREA = 1,635 sf (3,408x.48=1,635.84 MAX)
(SEE SHEET A-4 FOR CALCS)
PROPOSED PARCEL COVERAGE = 1,186 sf (3,408x.35=1,192.8 MAX)
(SEE SHEET A-4 FOR CALCS)
PROPOSED TOTAL IMPERVIOUS COVERAGE
(Proposed and Replaced) = 1,265 sf (SEE SHEET A-4 FOR CALCS)

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB

EARTHWORK QUANTITIES (C.U. CUBIC YARDS):	
TOTAL SOIL CUT:	82 C.Y.
TOTAL SOIL FILLED: +	87 C.Y.
TOTAL SOIL MOVED	169 C.Y.

9. PROJECT DATA

This project is for a new 1,635s.f. house to replace an existing 480s.f. house. The lot is non-conforming at 3,408 s.f. The design has a parcel coverage of 1,186, and total impervious coverage of 1,216 s.f.

The design utilizes a 10' setback on the south property line and a corresponding 5' setback on the north. An uncovered porch on the south (at the same level as the main floor) extends into the south setback line by 36". This same porch extends into the front yard 42". A connected deck on the north extends a corner 24" into the setback (also at the same level as the main floor). A trellis (architectural feature) extends 24" into the front yard. Roof overhangs extend no more than 24" into setbacks.

The natural slope of the front half of the lot is just steeper than 1:7 (see site section 1/A5); therefore, we are positioning a single car garage and second parking space within the front yard.

We are requesting that the design committee consider our proposed height limit plane which is 28' at the easternmost edge of the house and 33' at the westernmost edge of the house (excluding the front yard garage). We have composed our exterior facades according to the proscribed "facade articulation" method rather than adherence to daylights planes.

We have attempted to respect local architectural design precedents despite the contemporary leanings of the design. The 2:12 roof slope, for example is, the same as the existing home and the house to the North. Horizontal wood siding boards are a common feature in the neighborhood. There is consideration in the design for privacy for our northern neighbor through the strategic setback of a roof deck. There will be no trees removed as part of this project.

10. PROJECT DESCRIPTION

ARCHITECTURAL

11. LIST OF DRAWINGS

CRC	CALIFORNIA RESIDENTIAL CODE	IRC	INTERNATIONAL RESIDENTIAL CODE
NTS(n.t.s.)	NOT TO SCALE	CALCS	CALCULATIONS
EQ	EQUAL	CY	CUBIC YARDS
DET.	DETAIL	L.F.	L.F.
SF (sf)	SQUARE FEET	MEP	MECHANICAL, ELECTRICAL, PLUMBING
C.F. (cf)	CUBIC FEET	N	NEW
E (exist)	EXISTING	REV.	REVISIONS
GB	GREEN BUILDING	TYP.	TYPICAL
MAX	MAXIMUM	SIM.	SIMILAR
CLR	CLEAR	UON	UNLESS OTHERWISE NOTED
W	WINDOW/WASHING MACHINE		
D	DOOR		
P	PROPOSED		
DW	DISHWASHER		
MV	MICROWAVE		
REF.	REFRIGERATOR		
CLO.	CLOSET		
PAN.	PANTRY		

12. ABBREVIATIONS

Project:
PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE:
(PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
Tim and Joss Parsey
3810 Pagemill Road
Los Altos Hills, CA 94022
TP: (310)977-3378
JP: (310) 279-7472
timparsey@me.com
joss.parsey@gmail.com

Architect:
Stephen Atkinson
Atkinson Architecture
546 Guinda St.
Palo Alto, CA 94301
(650) 704-0530
sa@studioatkinson.com

Structural Engineer:
Daniel Espino
DRE Structural Design
160 Birch Street, Suite B
Redwood City, CA 94062
(t) 650-269-8864
(e) daniel@drestructural.com

General Contractor:
Michael Harrington
e: zoedesign99@att.net
p: (650) 868-9320

Property Survey:
Ken Wilson
Wilson Land Surveyors
261 Carlton Ct.
Los Gatos, CA 95032
(408) 427-2279
kenw@wilsonlandsurveys.com

Arborist:
James Goodrum
Consulting Arborist, RCA #654
(415) 490-7316
www.goodrumfortrees.com

Passive Fire Protection
Aegis Fire Systems
500 Boulder Ct. - A
Pleasantton, CA
(925) 417-5550

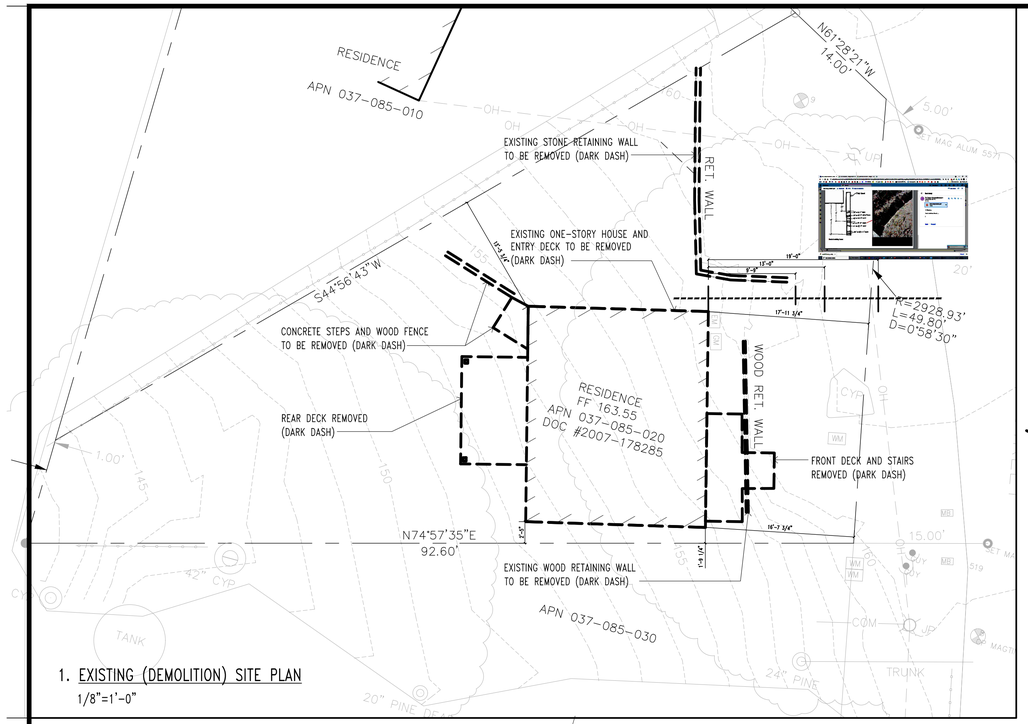
X	No change this drawing	
△	Change this drawing	
X	COMMENTS (arborist)	6-3-21
X	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:
COVER SHEET
LIST OF
DRAWINGS
LOCATION PLAN

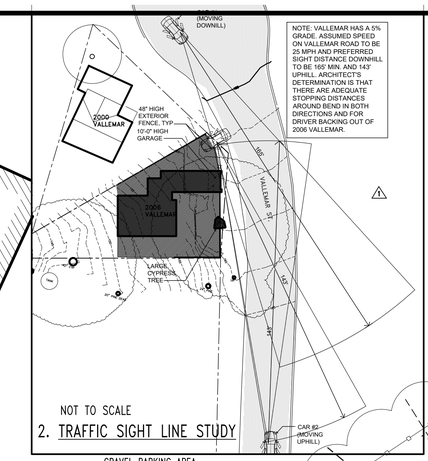
Scale: AS SHOWN
Drawn By: SAA
Project No: 1402

Sheet No.
A-1



1. EXISTING (DEMOLITION) SITE PLAN

1/8"=1'-0"

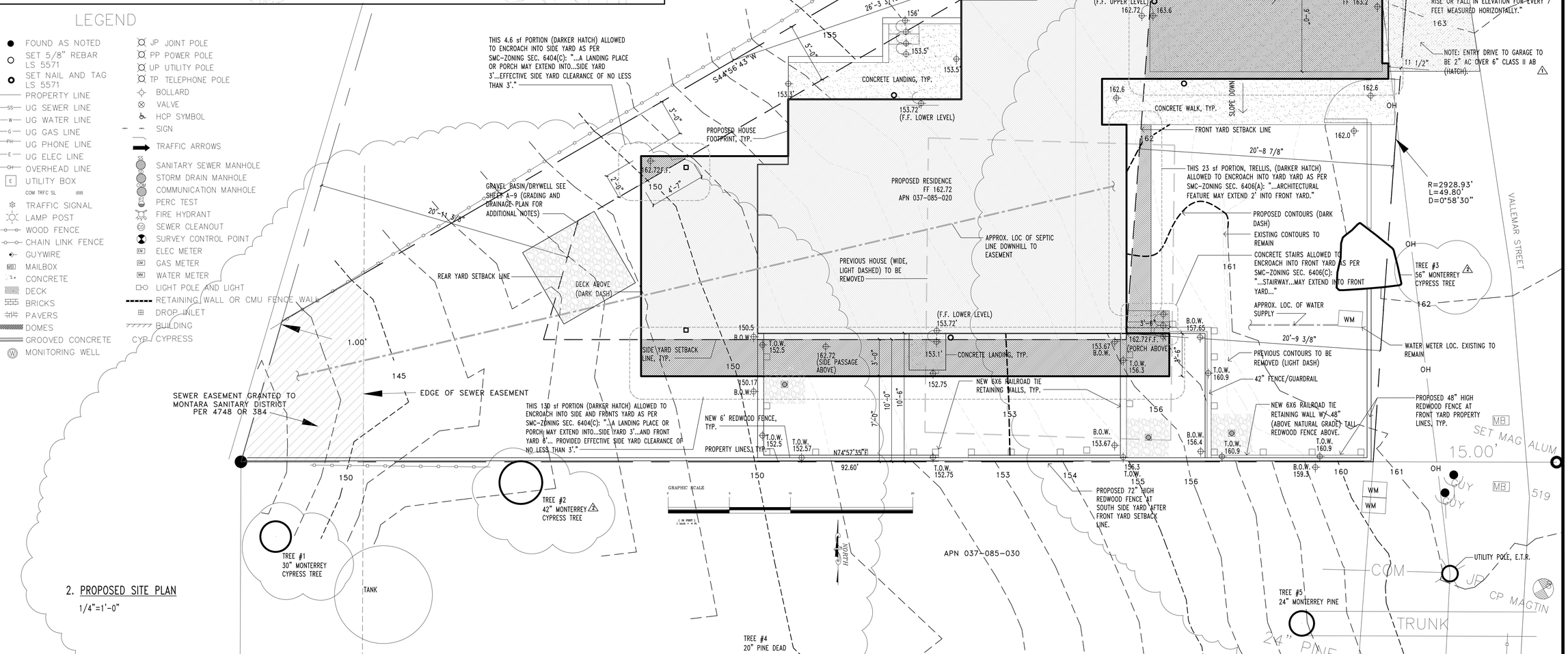


2. TRAFFIC SIGHT LINE STUDY

NOT TO SCALE

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- SET NAIL AND TAG LS 5571
- PROPERTY LINE
- SS UG SEWER LINE
- W UG WATER LINE
- G UG GAS LINE
- PH UG PHONE LINE
- E UG ELEC LINE
- OH OVERHEAD LINE
- E UTILITY BOX (COM TRFC SL IRR)
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MB MAILBOX
- CONCRETE
- DECK
- BRICKS
- PAVERS
- DOMES
- GROOVED CONCRETE
- MONITORING WELL
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- PERC TEST
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELEC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- RETAINING WALL OR CMU FENCE WALL
- DROP INLET
- BUILDING
- CYP CYPRESS



2. PROPOSED SITE PLAN

1/4"=1'-0"

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

Owners:

(mail delivered by Los Altos Hills Post Office to below address)

Tim and Joss Parsey
3810 Pagemill Road
Los Altos Hills, CA 94022
TP: (310)977-3378
JP: (310) 279-7472
timparsey@me.com
joss.parsey@gmail.com

Architect:

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Atkinson Architecture
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Palo Alto, CA 94301
(650) 704-0530
sa@studioatkinson.com

Structural Engineer:

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DRE Structural Design
160 Birch Street, Suite B
Redwood City, CA 94062
(t) 650-269-8864
(e) daniel@drestructural.com

General Contractor:

Michael Harrington
e: zoedesign99@att.net
p: (650) 868-9320

Property Survey:

Ken Wilson
Wilson Land Surveyors
261 Carlton Ct.
Los Gatos, CA 95032
(408) 427-2279
kenw@wilsonlandsurveys.com

Arborist:

James Goodrum
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Passive Fire Protection

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Pleasantton, CA
(925) 417-5550

✕	No change this drawing	
△	Change this drawing	
2	COMMENTS (arborist)	6-3-21
1	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:

PROPOSED SITE PLAN

Scale: AS SHOWN
Drawn By: SAA
Project No: 1402

Sheet No.

A-2

JAMES GOODRUM CONSULTING ARBORIST 29 January 2021

TREE PROTECTION PLAN

I recommend the following Tree Protection Plan and best management practices in order to ensure that the requirements of Significant Tree Ordinance of San Mateo County (Part Three of Division VIII), Section 12, 020.5 are met.

Trunk Protection: *Trees 002 & 003:*

Wrap the lower 6 feet of the trunk using either of the following methods:

(1) A minimum of 4 layers of orange plastic snow fencing, then a layer of 2x4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic snow fencing OR;

(2) Straw wattles, orange fence and 2x4 boards in concentric layers at a height of eight feet.

Root Buffer Zone: *Trees 002 & 003*

In addition to the trunk protection for the trees, the following should be installed, prior to construction on any exposed soil, under the drip line:

- Protect the soil with a temporary layer of material to protect the soil texture and roots, or root buffer.
- The buffer shall consist of a base course of tree chips (use chips from Tree D) spread over the root area to a minimum of 6-inch depth, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top.
- The root buffer shall be installed and removed without wheeled equipment touching exposed soil. This may mean some or all of the work is done by hand.
- Existing pavement also works as a root buffer (i.e., the existing driveway).

Tree Protection Fencing: *Tree 001:*

Install fencing in the form of 5-foot tall, orange plastic fencing supported by poles pounded into the ground at the edge of the dripline.

NOTE: THE CLIENT HAS ENGAGED AND MET ONSITE WITH A TREE PRUNER (MCGUIRE TREE CARE) TO PRUNE THE THREE TREES AS PER THE ARBORIST REPORT. SEE "TREE PRUNER PLAN" BELOW. IN ADDITION TO THE REMOVAL OF BROKEN/DAMAGED BRANCHES, AND GENERAL PRUNING TO MITIGATE THE EFFECTS OF STUB CUTS AND BREAKAGES AS PER THE BELOW ARBORIST RECOMMENDATIONS, THE PRUNER WILL SPECIFICALLY REMOVE TWO "OVER-EXTENDED" BRANCES ON TREES #1 AND #2. AND THESE TWO BRANCHES ARE SHOWN IN THE PHOTO BELOW.

Pruning: *Tree 002 & Tree 003*

The following measures should be applied to the trees before construction work:

- Any pruning of the canopy for access should be performed by an ISA Certified Arborist.
- Follow ANSI A300 (American National Standards for Tree Care Operations: Tree Shrub, and Other Woody Planting Maintenance: Pruning).
- Tree B: beyond clearance for access, remove broken and damaged branches. There was some visible hanging partially broken branches located in the canopy.

Tree 002 - a single trunk that at around 30 feet above ground forms a **codominant** "Y"-shaped crotch, containing a further two branches that grow vertically, competing for dominance. Most likely the result of a historical, large **heading** cut. There are numerous **over-extended** branches that overhang the lot and existing house, and the tree has been subjected to 'lion's tailing' which has resulted in a low LCR of approximately 25%.

Tree 003 - a huge two-stem specimen directly in front of the existing house. There is brown cubical rot in a old branch removal cavity facing the house (west side). The tree has numerous **stub cut** branches and breakages throughout, and would benefit from some pruning to mitigate these defects.

RESIDENCE
APN 037-085-010

PROPOSED RESIDENCE
FF 162.72
APN 037-085-020

LOCATION OF TREE ROOTS FOUND IN THIS TRENCH. ARBORIST HAS BEEN SENT RESULTS AND IS IN THE PROCESS OF ADVISING ARCHITECT AND CLIENT

19'-0"
13'-0"
9'-9"

APPROXIMATE LOCATION OF ROOT TRENCH EXCAVATION

ROOT BUFFER ZONE, TYP. (HATCH)

HOUSE OVERHANG

DRYWELL LOCATION

APPROXIMATE LOCATIONS OF 24" DEEP ROOT TRENCH EXPLORATORY EXCAVATION AND IN WHICH THERE WERE NO TREE ROOTS FOUND

HOUSE FOOTPRINT

TREE CANOPIES, TYP.

ROOT BUFFER ZONE, TYP. (HATCH)

TREE PROTECTION FENCHING, TYP. (5' TALL ORANGE PLASTIC FENCING SUPPORTED WITH POLES POUNDED INTO THE GROUND AT THE TREE DRIPLINE.

TRUNK PROTECTION (AS PER TREE PROTECTION PLAN ABOVE)

TREE #3
56" MONTERREY
CYPRESS TREE

TRUNK PROTECTION (AS PER TREE PROTECTION PLAN ABOVE)

TREE #2
42" MONTERREY
CYPRESS TREE

ADDITIONAL OFF-PROPERTY TREE FENCING DEPENDENT ON OWNER/NEIGHBOR PERMISSIONS

TREE #1
30" MONTERREY
CYPRESS TREE

TREE DESIG.	SPECIES	TRUNK DIAM. @ D.B.H.	NOTES
TREE #1	MONTERREY CYPRESS (Cupressus macrocarpa)	30"	
TREE #2	MONTERREY CYPRESS (Cupressus macrocarpa)	42"	100' TALL
TREE #3	MONTERREY CYPRESS (Cupressus macrocarpa)	56"	100' TALL

20" PINE DEAD

OVEREXTENDED BRANCH TO BE REMOVED FROM TREE #3

OVEREXTENDED BRANCH TO BE REMOVED FROM TREE #2

24" MONTERREY PINE

24" PINE

Maguire Tree Care, Inc.
PO Box 608
Moss Beach, CA 94038 US
info@maguiretreecare.com
http://www.maguiretreecare.com

Maguire TREE CARE, INC.

Estimate

ADDRESS
Tim Parsey
3810 Page Mill Rd.
Palo Alto, CA

ESTIMATE # 3938
DATE 05/14/2021

ACTIVITY	AMOUNT
Tree Care For work located at 2006 Vallemar St., Moss Beach: Prune large cypress tree in front of house. Work on this tree will involve removal of cracked/broken, dead and problem crossing limbs (as able, if removal will not create to much new movement) and heavy end weight on overloaded limbs. Also: remove large old prune stubs down low. Low limb going over house to be removed. In back yard, remove the one full limb from neighbors Cypress tree coming out over roof. Prune other side of this tree haning into yard to stabelize, mainly removing some end weight.	5,720.00
Chip disposal fee Chip disposal fee	165.00

PRUNING PLAN

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- SET NAIL AND TAG LS 5571
- PROPERTY LINE
- UG SEWER LINE
- UG WATER LINE
- UG GAS LINE
- UG PHONE LINE
- UG ELEC LINE
- OVERHEAD LINE
- UTILITY BOX
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MAILBOX
- CONCRETE
- DECK
- BRICKS
- PAVERS
- DOMES
- GROOVED CONCRETE
- MONITORING WELL
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- PERC TEST
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELEC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- RETAINING WALL OR CMU FENCE WALL
- DROP INLET
- BUILDING
- CYP CYPRESS

N61°28'21"W 14.00'

6" AC DIKE

FF 163.2

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
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Passive Fire Protection
Aegis Fire Systems
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Pleasantton, CA
(925) 417-5550

✕ No change this drawing
△ Change this drawing

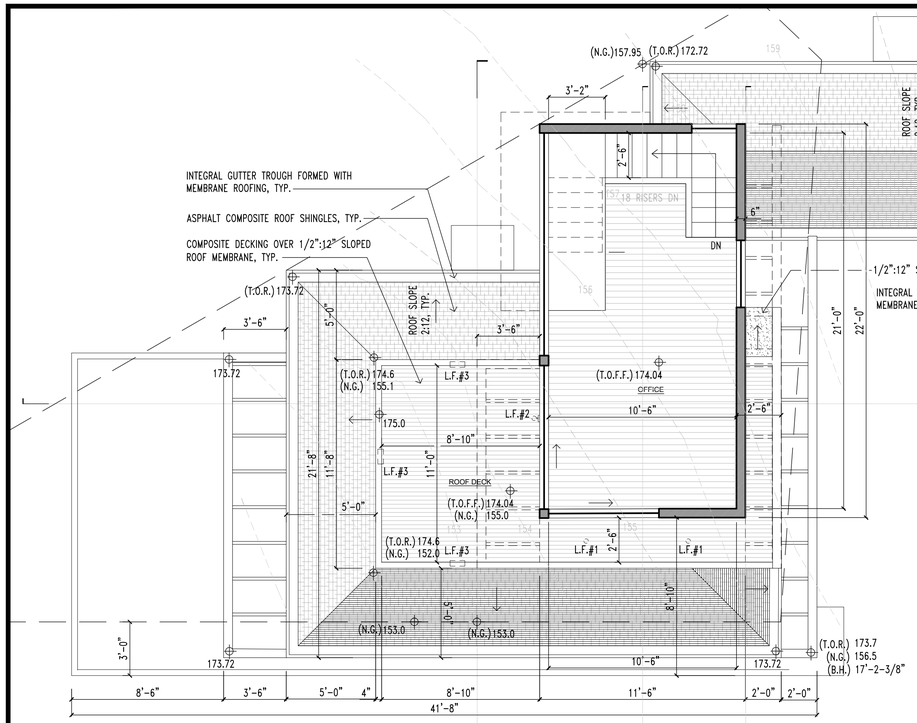
2	COMMENTS (arborist)	6-3-21
1	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

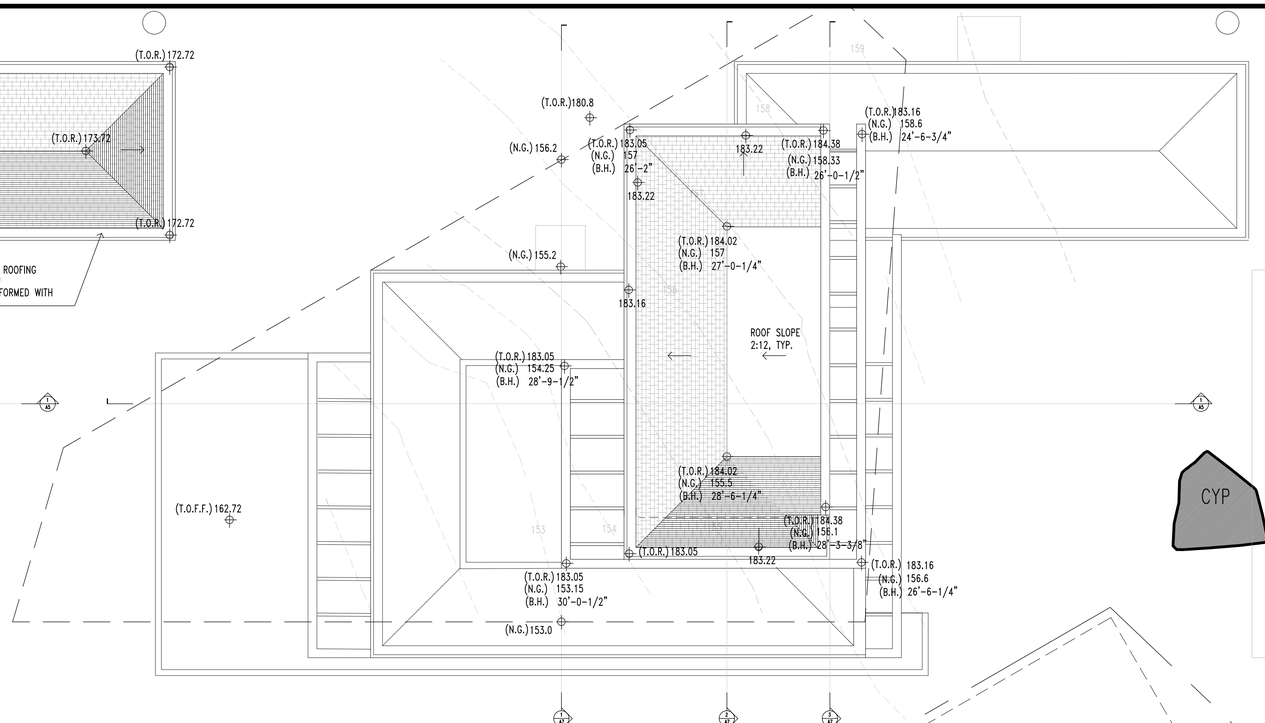
Sheet Title:
EXISTING TREE PLAN

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

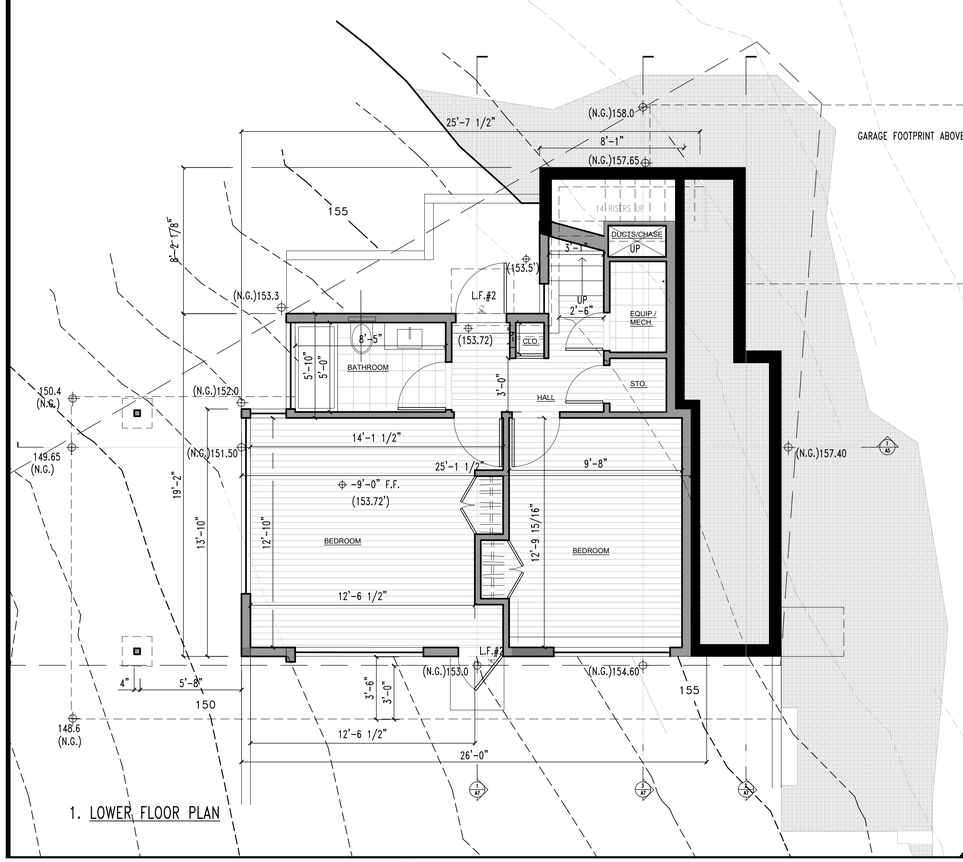
Sheet No.
A-2.5



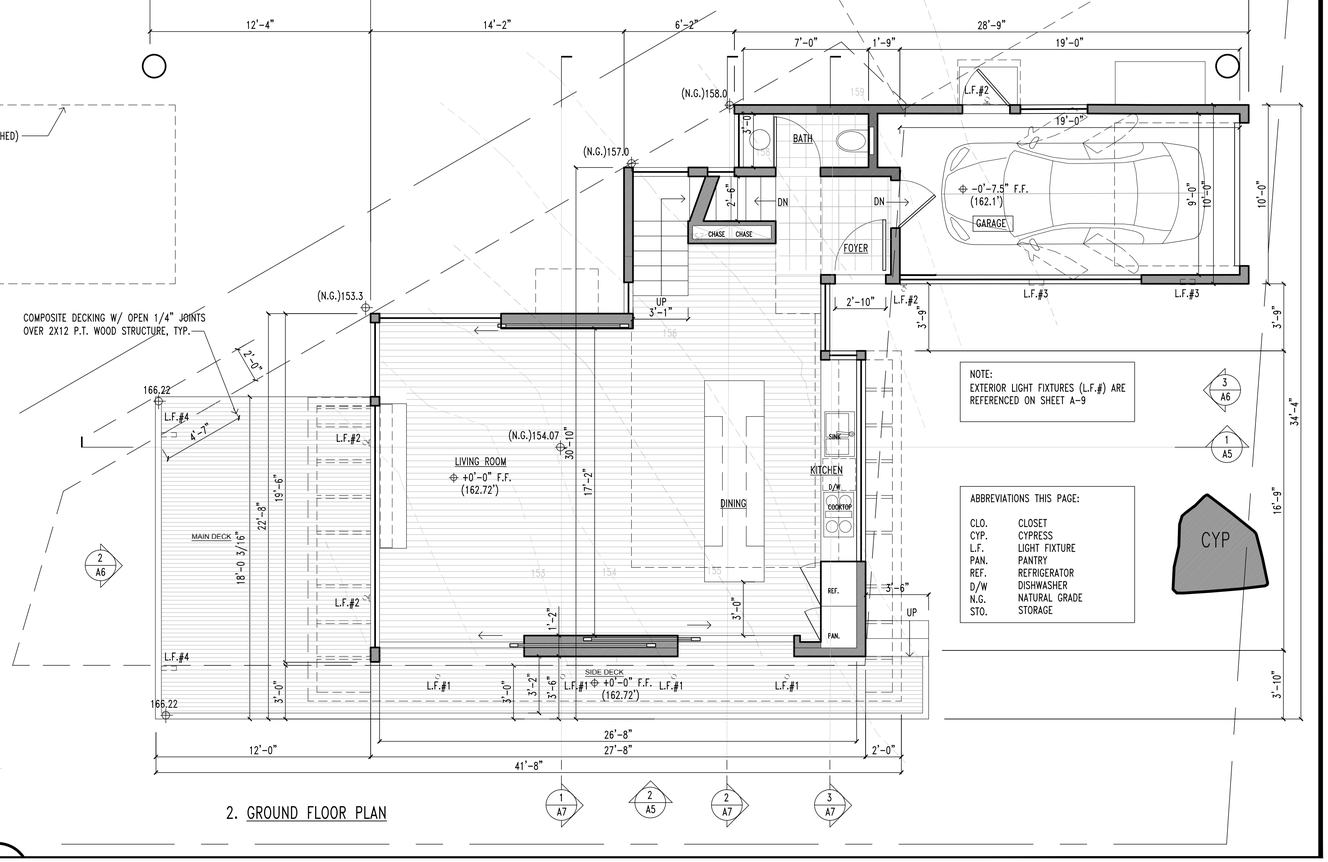
3. SECOND FLOOR PLAN



4. ROOF PLAN



1. LOWER FLOOR PLAN



2. GROUND FLOOR PLAN

NOTE:
EXTERIOR LIGHT FIXTURES (L.F.#) ARE REFERENCED ON SHEET A-9

ABBREVIATIONS THIS PAGE:

CLO.	CLOSET
CYP.	CYPRESS
L.F.	LIGHT FIXTURE
PAN.	PANTRY
REF.	REFRIGERATOR
D/W	DISHWASHER
N.G.	NATURAL GRADE
STO.	STORAGE

CYP

Project:

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Moss Beach, CA 94308
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X	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

NORTH

Sheet Title:

FLOOR PLANS

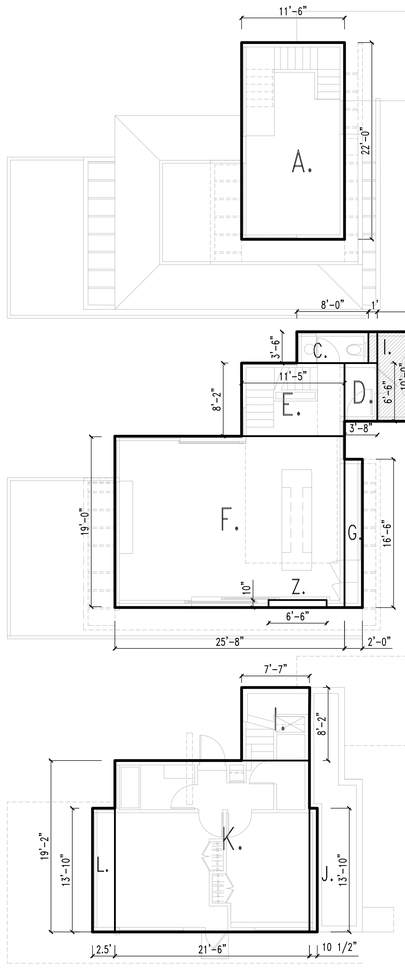
Scale: 1/4"=1'-0"

Drawn By: SAA

Project No: 1402

Sheet No.

A-3



NOTE: HATCH DENOTES NON-CONDITIONED FLOOR AREAS

A= 253

UPPER FLOOR CONDITIONED FLOOR AREA = 253 sf

B= 197
H= (4)
I= 4

GROUND FLOOR NON-CONDITIONED FLOOR AREA= 197 sf (GARAGE)

C= 28
D= 24
E= 93
F= 489
Z= (5)
G= 33

GROUND FLOOR CONDITIONED FLOOR AREA = 662 sf

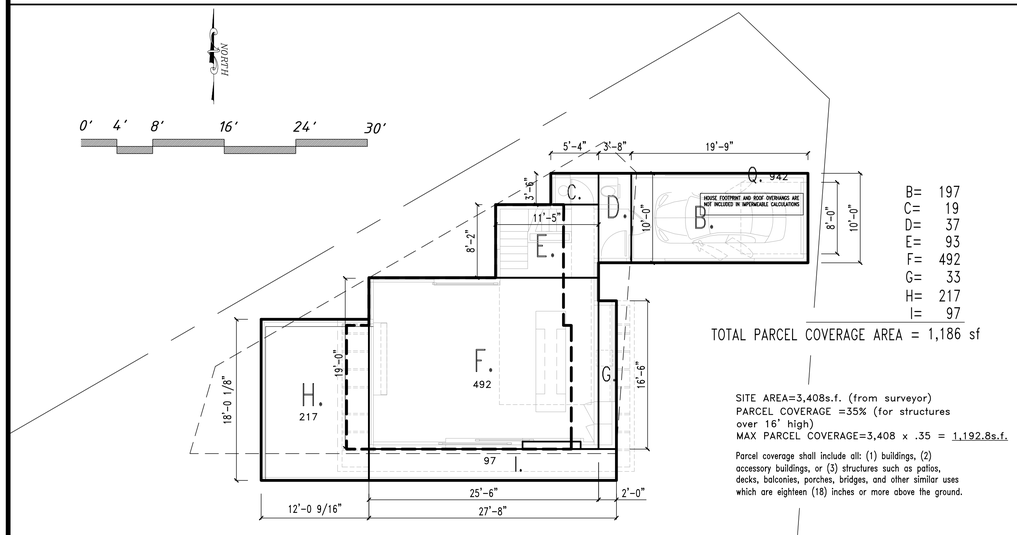
I= 62
J= 12
K= 414
L= 35

LOWER FLOOR CONDITIONED FLOOR AREA = 523 sf

UPPER FLOOR CONDITIONED FLOOR AREA = 253 sf
GROUND FLOOR NON-CONDITIONED FLOOR AREA= 197 sf
GROUND FLOOR CONDITIONED FLOOR AREA = 662 sf
LOWER FLOOR CONDITIONED FLOOR AREA = 523 sf
TOTAL PROPOSED FLOOR AREA = 1,635 sf

SITE AREA=3,408s.f. (from Wilson surveyor)
MAX F.A.R.=.48x3,408sf=1,635.8s.f.

1. PROPOSED FLOOR AREA CALCULATIONS



B= 197
C= 19
D= 37
E= 93
F= 492
G= 33
H= 217
I= 97

TOTAL PARCEL COVERAGE AREA = 1,186 sf

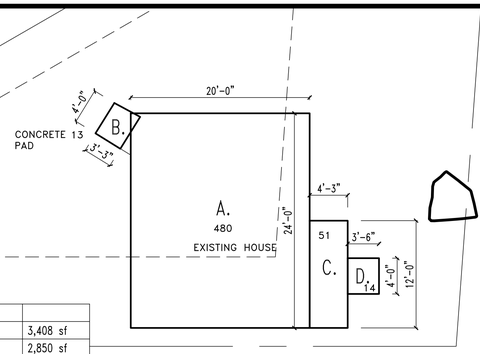
SITE AREA=3,408s.f. (from surveyor)
PARCEL COVERAGE =35% (for structures over 16' high)
MAX PARCEL COVERAGE=3,408 x .35 = 1,192.8s.f.

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

2. PARCEL COVERAGE AREA CALCULATIONS

HOUSE — A= 480
MISC. — B= 13
C= 51
D= 14

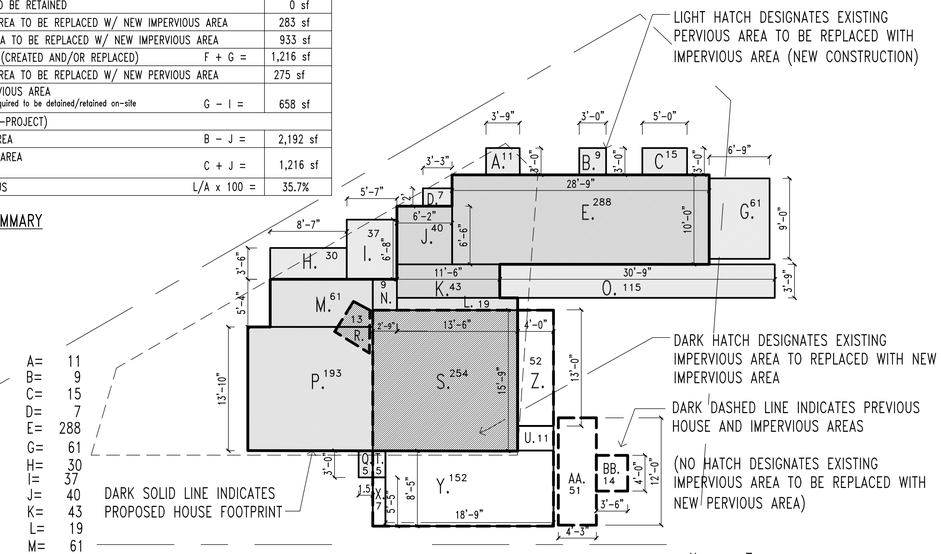
TOTAL EXISTING IMPERVIOUS AREA =558 sf



IMPERVIOUS AREA SUMMARY

EXISTING CONDITIONS (PRE-PROJECT)			
A.	TOTAL AREA OF PARCEL		3,408 sf
B.	EXISTING PERVIOUS AREA		2,850 sf
C.	EXISTING IMPERVIOUS AREA		558 sf
D.	EXISTING % IMPERVIOUS AREA	(C/A) x 100 =	16.4%
PROPOSED CHANGES			
E.	EXISTING IMPERVIOUS TO BE RETAINED		0 sf
F.	EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA		283 sf
G.	EXISTING PERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA		933 sf
H.	NEW IMPERVIOUS AREA (CREATED AND/OR REPLACED)	F + G =	1,216 sf
I.	EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW PERVIOUS AREA		275 sf
J.	NEW CHANGE IN IMPERVIOUS AREA *Drainage from this area is required to be detained/retained on-site	G - I =	658 sf
PROPOSED CONDITIONS (POST-PROJECT)			
K.	PROPOSED PERVIOUS AREA	B - J =	2,192 sf
L.	PROPOSED IMPERVIOUS AREA *Verify the K + L = A	C + J =	1,216 sf
M.	PROPOSED % IMPERVIOUS	L/A x 100 =	35.7%

3. IMPERVIOUS AREA SUMMARY



A= 11
B= 9
C= 15
D= 7
E= 288
G= 61
H= 30
I= 37
J= 40
K= 43
L= 19
M= 61
N= 9
O= 115
P= 193
Q= 5
R= (13)

TOTAL EXISTING PERVIOUS AREA REPLACED BY IMPERVIOUS AREA = 933 sf

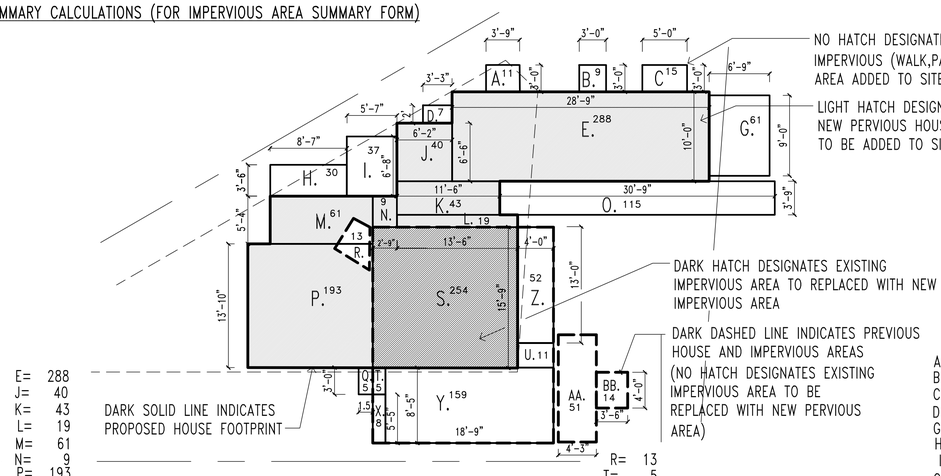
R= 13
S= 254
T= 5
U= 11

TOTAL EXISTING IMPERVIOUS AREA REPLACED WITH NEW IMPERVIOUS AREA =283 sf

X= 7
Y= 152
Z= 52
AA= 51
BB= 14

TOTAL EXISTING IMPERVIOUS AREA REPLACED BY NEW PERVIOUS AREA = 275 sf

4. IMPERVIOUS AREA SUMMARY CALCULATIONS (FOR IMPERVIOUS AREA SUMMARY FORM)



E= 288
J= 40
K= 43
L= 19
M= 61
N= 9
P= 193
R= (13)

NEW IMPERVIOUS HOUSE AREA = 640 sf

S= 254

TOTAL EXISTING IMPERVIOUS HOUSE AREA REPLACED WITH NEW IMPERVIOUS HOUSE AREA = 254 sf

R= 13
T= 5
U= 11

TOTAL EXISTING IMPERVIOUS AREA (SIDEWALK, PATHS) REPLACED = 29 sf

A= 11
B= 9
C= 15
D= 7
G= 61
H= 30
I= 37
O= 115
Q= 5

TOTAL NEW IMPERVIOUS AREA (SIDEWALKS, PATHS) ADDED TO PROJECT = 293 sf

5. ALTERNATE IMPERVIOUS AREA CALCULATIONS (FOR C3-C6 FORMS)

Project:

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Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

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Structural Engineer:
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DRE Structural Design
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△	Change this drawing	
X	COMMENTS (arborist)	6-3-21
X	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

NORTH

Sheet Title:
AREA CALCULATIONS

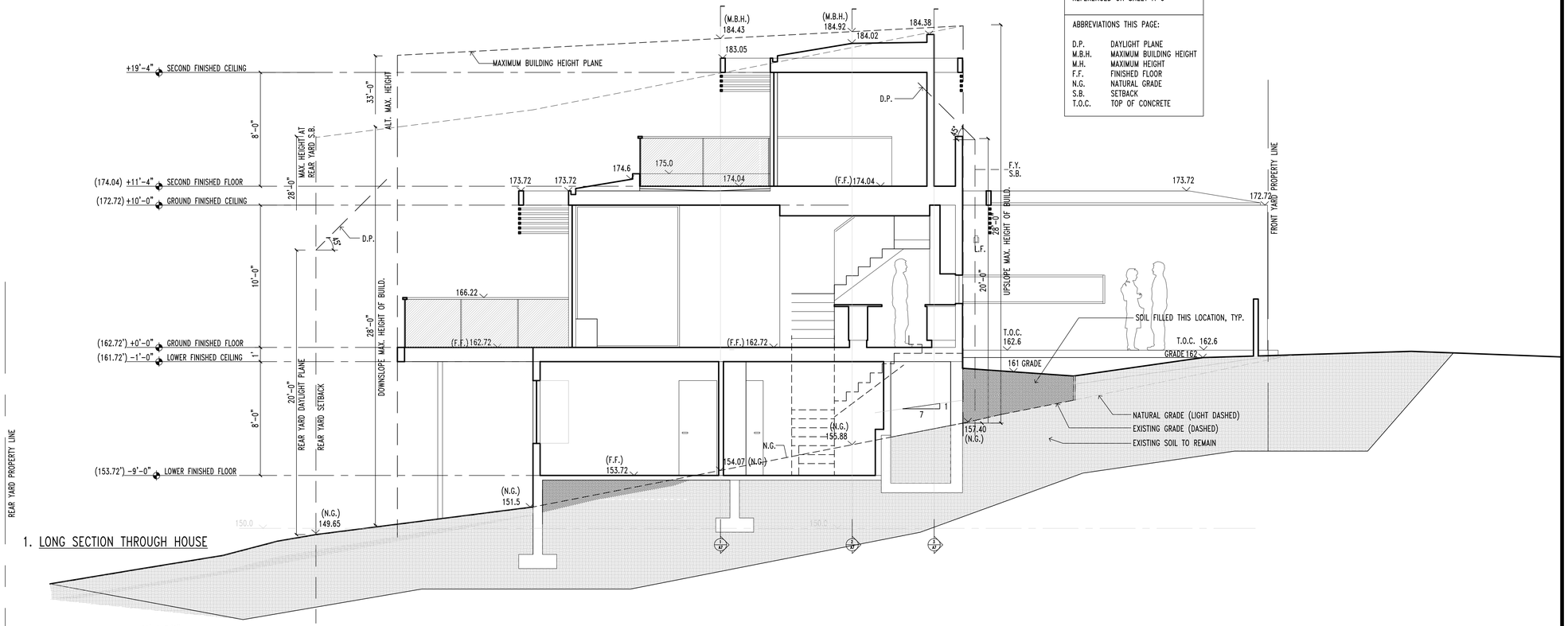
Scale: 1/8"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
A-4

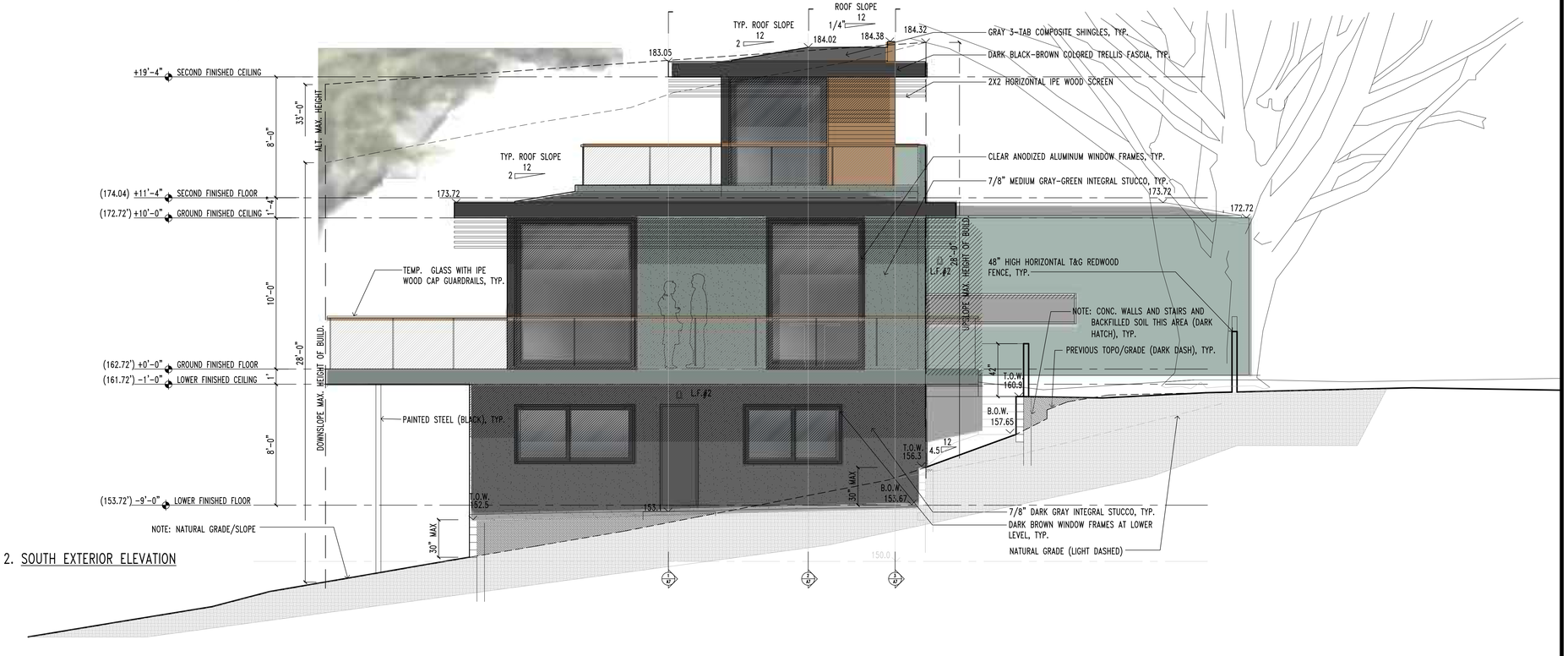
NOTE:
EXTERIOR LIGHT FIXTURES (L.F.#) ARE REFERENCED ON SHEET A-9

ABBREVIATIONS THIS PAGE:

D.P.	DAYLIGHT PLANE
M.B.H.	MAXIMUM BUILDING HEIGHT
M.H.	MAXIMUM HEIGHT
F.F.	FINISHED FLOOR
N.G.	NATURAL GRADE
S.B.	SETBACK
T.O.C.	TOP OF CONCRETE



1. LONG SECTION THROUGH HOUSE



2. SOUTH EXTERIOR ELEVATION

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

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X	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

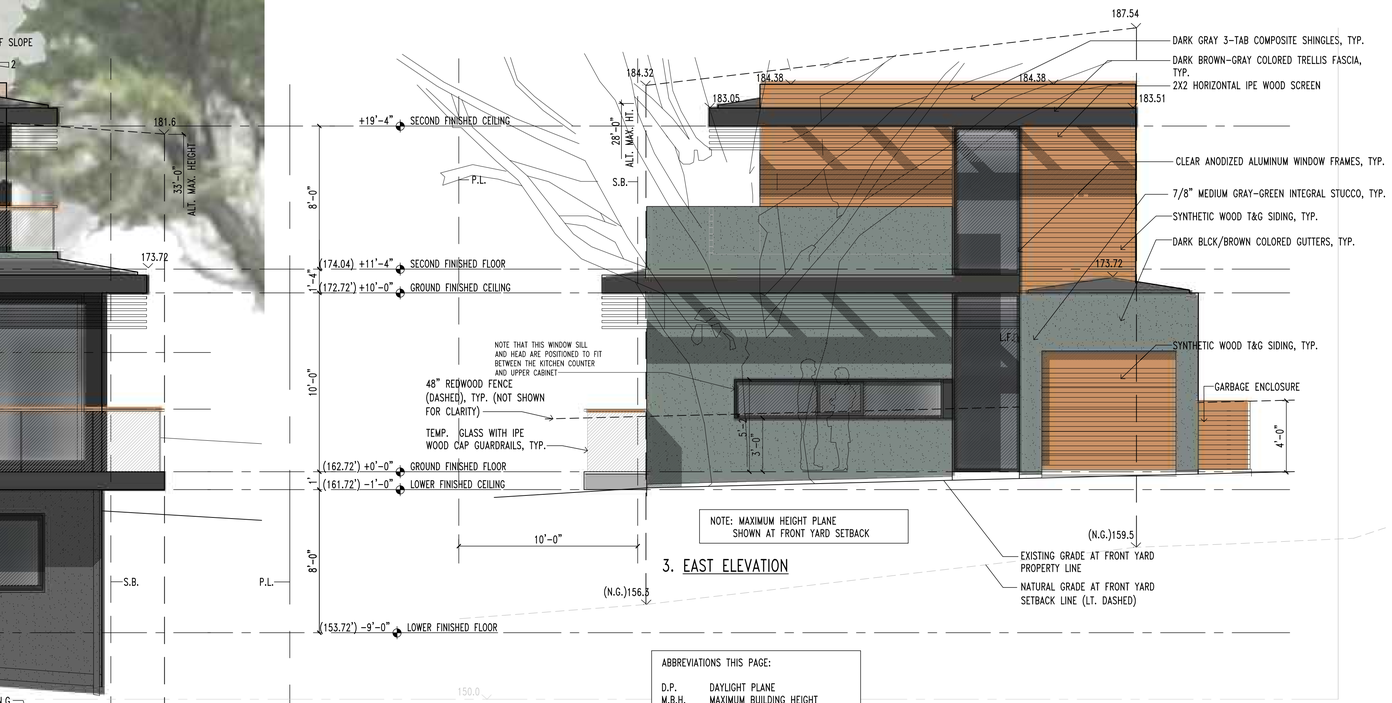
Sheet Title:
ELEVATION/ SECTION

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
A-5

1. NORTH ELEVATION

2. WEST ELEVATION



3. EAST ELEVATION

ABBREVIATIONS THIS PAGE:

D.P.	DAYLIGHT PLANE
M.B.H.	MAXIMUM BUILDING HEIGHT
M.H.	MAXIMUM HEIGHT
F.F.	FINISHED FLOOR
HT.	HEIGHT
N.G.	NATURAL GRADE
P.L.	P.L.
S.B.	SETBACK
T.O.C.	TOP OF CONCRETE

NOTE:
EXTERIOR LIGHT FIXTURES (L.F.#) ARE REFERENCED ON SHEET A-9

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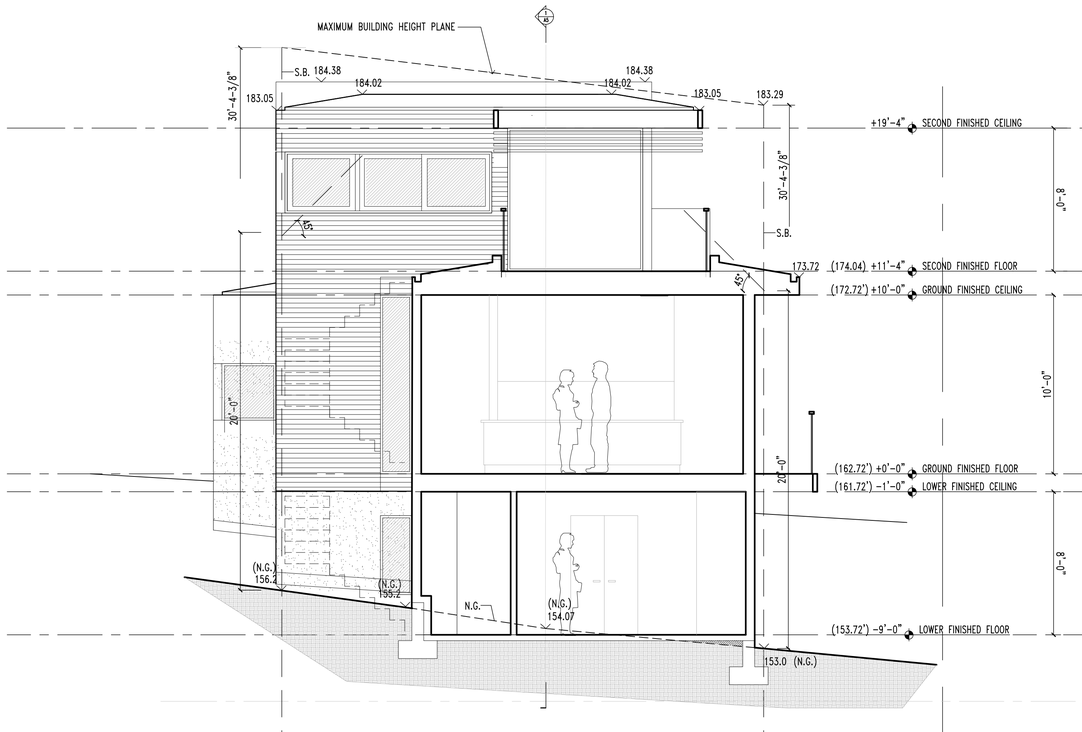
STATE OF CALIFORNIA

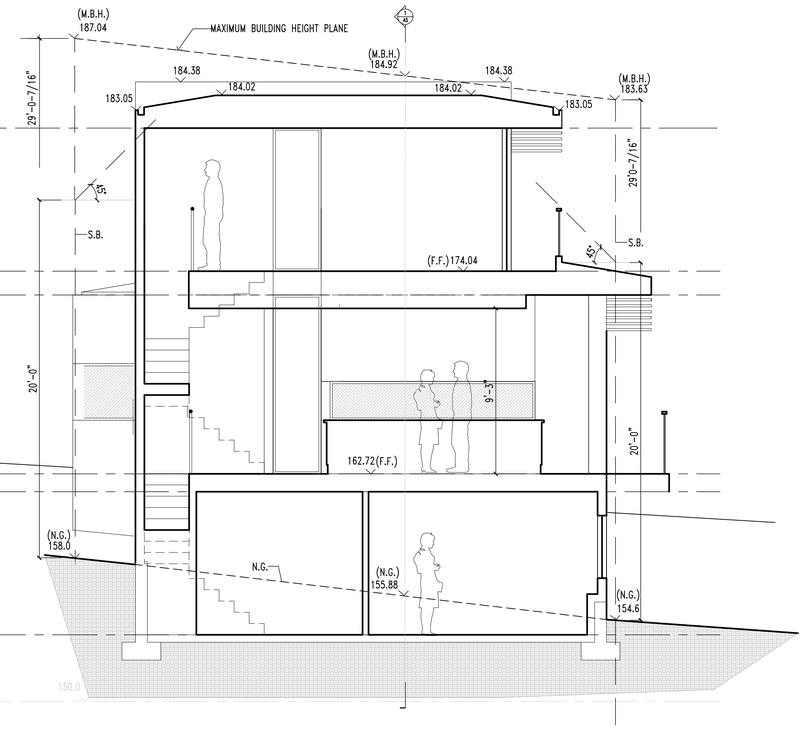
Sheet Title:
ELEVATIONS

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
A-6



1. CROSS SECTION @ CRITICAL ROOF HEIGHT



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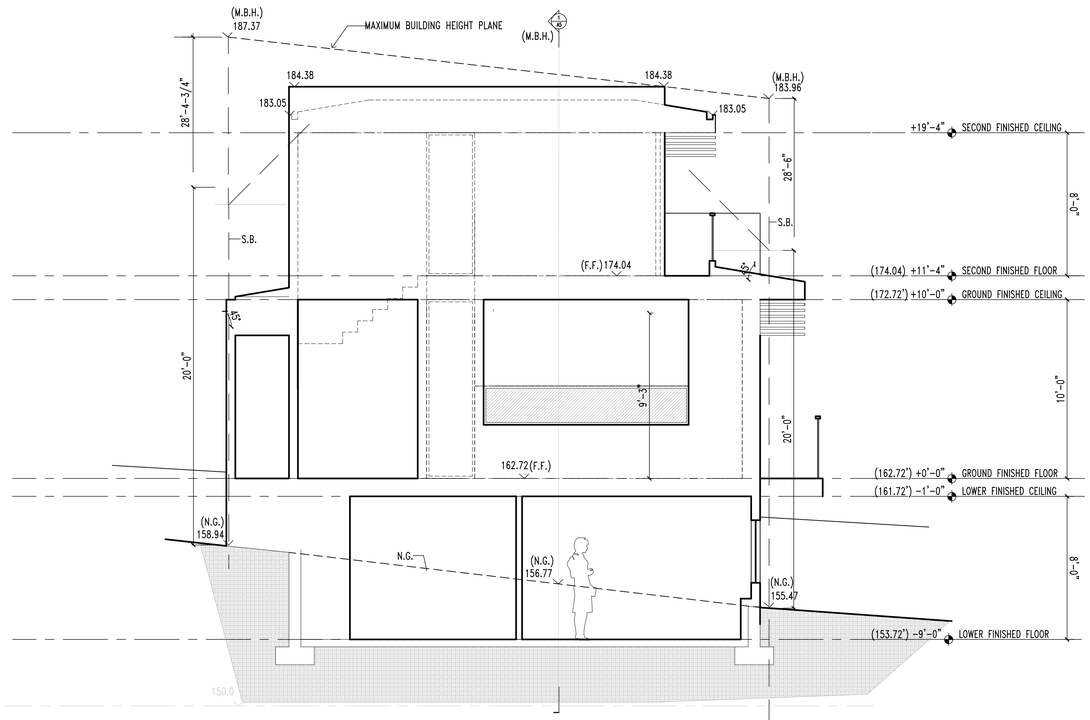

3. CROSS SECTION @ OFFICE ROOF PARAPET

ABBREVIATIONS THIS PAGE:

D.P.	DAYLIGHT PLANE
M.B.H.	MAXIMUM BUILDING HEIGHT
M.H.	MAXIMUM HEIGHT
F.F.	FINISHED FLOOR
N.G.	NATURAL GRADE
S.B.	SETBACK
T.O.C.	TOP OF CONCRETE

NOTE:
EXTERIOR LIGHT FIXTURES (L.F.#) ARE REFERENCED ON SHEET A-9

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE:
(PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
Tim and Joss Parsey
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Los Altos Hills, CA 94022
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JP: (310) 279-7472
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joss.parsey@gmail.com

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Atkinson Architecture
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sa@studioatkinson.com

Structural Engineer:
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DRE Structural Design
160 Birch Street, Suite B
Redwood City, CA 94062
(t) 650-269-8864
(e) daniel@drestructural.com

General Contractor:
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p: (650) 868-9320

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Wilson Land Surveyors
261 Carlton Ct.
Los Gatos, CA 95032
(408) 427-2279
kenw@wilsonlandsurveys.com

Arborist:
James Goodrum
Consulting Arborist, RCA #654
(415) 490-7316
www.goodrumfortrees.com

Passive Fire Protection
Aegis Fire Systems
500 Boulder Ct. - A
Pleasantton, CA
(925) 417-5550

X	No change this drawing	
△	Change this drawing	
X	COMMENTS (arborist)	6-3-21
X	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:
SECTIONS

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
A-7

NORA | NSPEC®
ILLUMINATING THE FUTURE...SINCE 1989

Type
Project
Catalog No.
Lamp/Wattage

NC-431, NC-436, NC-438
4" SAPPHIRE LED High-Lumen Downlight

TRIMS

PRODUCT DESCRIPTION
The Sapphire Series is an architectural grade LED high lumen downlight. The Sapphire Series features deep cone reflectors and dimmable LEDs. Cree LEDs and Cree LED Drivers make for a solid, complete, fully tested package. The reflectors have been designed for the high efficiency (LPW) while providing low aperture brightness. The Commercial and Architectural Sapphire Series is proudly assembled in the USA.

Construction
Deep cone self flanged reflector spun from 0.050 high grade aluminum provides even illumination and visual comfort. The deep cone reflectors provide 55+ degree cut-off. NC-638 includes 3 stud mounted in flange for attaching decorative glass. Decorative glass will reduce the amount of usable light by 10 to 30% depending on the selected glass.

Reflector Assembly
The reflector assembly includes the LED optical package and heat sink mounted on top. Reflector assembly easily wires to dedicated frame with locking trim connector.

Source
CREE LED Module

Compatible Housings
Reflector is only compatible with respective Sapphire Series frame manufactured by Nora Lighting - NCH-430 Series, NAH-430 Series, NCHR-430 Series.

Optics
- Cree True White® Technology
- Flat frosted shatterproof acrylic composite lens
- 90+ CRI
- 85 LPW LEDs producing high efficiency fixture performance
- LM-80 data
- Dimmable

Wattage:
- 850 Lumen - 11 Watts - 1250 Lumen - 16 Watts - 2000 Lumen - 25 Watts

Heat Sink
LMH2-4X2

Dimming:
Click Here or refer to www.NoraLighting.com for complete updated dimmer list in the "Compatibility" page under the "Resource" tab.

Comfort Dim
ComfortDim color tunes the temperature from a bright 2700K, to a romantic and comfortable 1800K on a gradual, even curve.
ComfortDim is available in 4 different lumen levels:
- 850 and 1250 Lumens for lower ceiling heights in commercial and residential applications. (Sapphire and Marquise Series)
- 2000 Lumens for lights commercial and residential high ceiling applications. (Sapphire and Marquise Series)
- 3000 Lumens for commercial applications (Sapphire Series)

Listings & Warranty
cULus Listed for Wet & Damp Location when used with compatible housing
10-Year Warranty
RoHS-Compliant
Energy Star

850-2000LM TRIMS:

NC-431 Reflector

NC-436 Wall Wash

NC-438 Deco Glass
Specify glass separately

4" SAPPHIRE TRIMS				
LED Sapphire Series	Lumens	Color Temp.	Reflector	Flange
☐ NC-431 = Open Reflector ☐ NC-436 = Wall Wash ☐ NC-438 = Deco Glass*	☐ 85 = 850LM ☐ 12 = 1250LM ☐ 20 = 2000LM	☐ 27 = 2700K ☐ 30 = 3000K ☐ 35 = 3500K ☐ 40 = 4000K ☐ CD = Comfort Dim	☐ B = Black ☐ S = Clear Diffused ☐ WZ = Haze ☐ W = White	☐ SF = Self Flange ☐ SFWF = White Flange

*Deco Glass Options	
☐ NTG-43PH-CF	Tempered Clear Glass with Frosted Center
☐ NTG-43PH-FC	Tempered Clear Glass with Clear Center
☐ NTG-43PH-HC	Tempered Clear Glass with Frosted Center and 0.125" Open Center

** ComfortDim requires ELV dimming on 850 & 1250LM, 2000LM & 3000LM. Note 2000 & 3000 require 4000LM Drivers

Housing & Trim Order Sample: NCH430/20LE1 / NC-431L2040BSF

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Type
Project
Catalog No.
Lamp/Wattage

NCH-4300, NAH-430, NCHR-430
4" SAPPHIRE LED High-Lumen Downlight

HOUSINGS

PRODUCT DESCRIPTION
Architectural grade LED High Lumen Downlights featuring deep cone reflectors. Dimmable with Cree® LEDs and Cree® LED drivers for reliable performance. Comfort Dimming (2700K to 1800K) temperature. 97 Lumens per Watt and 70% Efficacy. High color rendition 90+ CRI. The Sapphire series is specifiable in 120V or 277V for commercial jobs of all sizes and offers dedicated EM housing back-ups for new construction and remodel applications.

CONSTRUCTION
Plaster Frame
Architectural quality 0.050 galvanized steel ring riveted to 0.064 steel junction box and driver tray.

Clearance
850 to 4000 lumens frames require a minimum of 3" from thermal insulation and 1/2" from adjacent building component.

Mounting: Commercial Frame
Two adjustable bar hangers with captive nails, alignment foot and T-Bar slot are included on frame. Bar hangers are parallel to junction box, but can be repositioned 90° perpendicular to junction box if desired. L-shaped bar hanger foot aligns to bottom of construction joist. A T-Bar notch allows for easy installation in a suspended ceiling.

Mounting: Architectural Frame
Vertically adjustable universal mounting brackets accept flat bar hangers, conduit or C-channel. The reflector assembly is held in with 4 "Turn-fix" spring clips. Reflector easy quickly attaches with lockable quick connect. Hanger bars ordered seperately.

Mounting: Remodel Frame
Designed for installation in existing ceilings. Three high-tension tempered steel spring clips secure remodel housing. The remodel frame easily wires to reflector assembly with lockable quick connect.

ELECTRICAL
Junction Box
Plaster frame integrated 29 cubic inch 0.094" thick galvanized steel, with seven 1/2" knockouts, four pryouts, and snap on cover. Electrical connections are made through a single junction box door. Green wire provided for installations with ground wire fed through PVC pipe conduit.

Thermal Protector
External thermal device is located on the junction box wrap.

Driver
- 850 Lumen - 11 Watts - 1250 Lumen - 16 Watts - 2000 Lumen - 25 Watts

The driver is an isolated driver, the isolation separates the primary side from the secondary side.
Note: Some drivers are available in Triac/0-10V. Consult Factory.

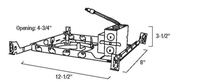
Bodine Emergency Lighting Equipment: BSL17-C2/BSL17C-C2 (for 850lm and 1250lm), BSL17C-C2F (for 2000lm and 3000lm)
- Up to 7 Volt emergency illumination with LEDs.
- Illumination Time: 90min
- Voltage: 120/277 VAC, 60Hz (as specified)
- Output Voltage: 15.0-50.0 VDC

Compatible Trims
NC-431, NC-436, NC-438

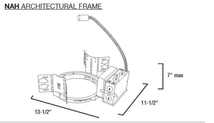
Warranty
10 Year Limited Warranty

Labels and Listings
cULus Listed for Wet & Damp Location when used with compatible trim

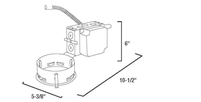
NCH COMMERCIAL FRAME



NAH ARCHITECTURAL FRAME



NCHR REMODEL FRAME



4" SAPPHIRE COMMERCIAL HOUSINGS					
Sapphire Series	Series	Lumen	Driver	Voltage	Emergency
☐ NCH - Commercial ☐ NAH - Architectural ☐ NCHR - Remodel	☐ N30 - New Construction ☐ N34 - Remodel	☐ 85 = 850LM ☐ 12 = 1250LM ☐ 20 = 2000LM	☐ (blank) - Standard ☐ - Comfort Dim*	☐ 21 = 120V ☐ LE2 = 277V ☐ LE3 = 120V ☐ LE4 = 120V	☐ EM - Emergency Pack w/ Test Switch

*ComfortDim requires ELV dimming on 850 & 1250LM, 2000LM & 3000LM. Note 2000 & 3000 require 4000LM Drivers
LE1 120V 850 / 1250LM Triac/ELV Dim; 2000LM 0-10V Dim
LE2 277V 0-10V Dim
LE3 120V Triac/ELV Dim
LE4 120V 0-10V Dim for 850Lm and 1250Lm

Housing & Trim Order Sample: NCH430/20LE1 / NC-431L2040BSF

1. LIGHT FIXTURE #1
QUANTITY: 6

STW
Wet Location **LED** Step Light

Project
Catalog
Type
Date

Product Description
NICOR's Wet Location LED Step Lights are a great compliment for your residential and commercial projects. Increases the safety of walkways, stairways, patios, and balconies. This step light not only provides safety, but it offers a warm, natural glow making it a perfect accent for any project. Created with Anti-microbial powder coat paint to hinder most bacteria. Available for indoor or outdoor use.

Construction
- Aluminum die-cast housing routes heat away from electrical components
- Vertical model designed for use in metallic and non-metallic 2" x 4" J-Boxes
- Horizontal model designed for use in non-metallic 2" x 4" J-Boxes
- Designed to have no visible hardware, and install flush to the surface

Optical System
- Diffuser creates uniform light distribution that reduces glare while maximizing lumen output

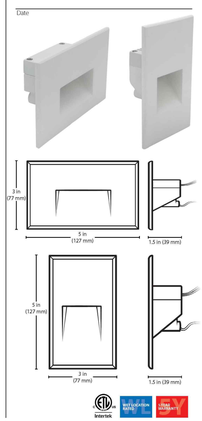
Electrical
- Custom slim driver minimizes installation width
- Input voltage of 120VAC, 60Hz
- Operating temperature of -4°F to 113°F (-20°C to 45°C)
- Horizontal model input power of 5.4W
- Vertical model input power of 3W

LED
- Available in 3000K CCT
- Life rated hours >50,000
- Utilizes high performing LEDs with 80 CRI
- Vertical model luminous flux of 35 lumens
- Horizontal model luminous flux of 75 lumens

Finish
- Powder coat finish available in white, black, or bronze
- Matte finish

Mounting and Installation
- Easy installation, no mounting bracket included with fixture
- Wet location approved for indoor and outdoor use. Gasket pre-installed on fixture.
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

Warranty
- 5-year limited system warranty standard
- Warranty does not cover product failure due to an over-voltage event (power surge)



Ordering Information
Example: STW112030KWH

Series	Version	Voltage	CCT's	Orientation	Trim Color
STW	1	120 (120VAC)	30K (3000 K)	☐ H (Horizontal)	☐ BK (Black)
				☐ V (Vertical)	☐ BZ (Bronze)
					☐ WH (White)

NICOR, Inc. 2200 Midtown Place NE, Albuquerque, NM 87107 P: 800.821.6283 F: 800.892.8393
www.nicorlighting.com January 22, 2020 9:18 AM

NICOR LED

4. LIGHT FIXTURE #3
QUANTITY: 5

Energy Efficient!

Light your outdoor space in bold style with this Led Wall Mount Cylinder Light Distinguished by its cylindrical luxury modern design with COB technology providing prismatic reflector and frosted lens; and IP65 weatherproof rated to ensure high reliability weather-tight seal and longevity outdoors.

Specifications
- Housing Die-cast aluminum
- Outdoor Wall Cylinders
- Finish: Bronze & Brushed Nickel
- LED: COB technology with prismatic reflector and frozen lens
- Input voltage: 120V
- Wattage: 15W (Down light);
- 20W(Up/Down light, 10W per end)
- Beam angle: 40 for each side
- CRI: >90
- Ultra slim at 18mm
- IP65, providing a reliable weather-tight seal

LED Cylinder Lights, 120V
Quick Search Code: 517998

Product No	Description
WMC-DL-15W-30K-BR	15W 1144LM 3000K 4" Dia. x 8" H, Downlight
WMC-DL-15W-50K-BR	15W 1144LM 5000K 4" Dia. x 8" H, Downlight
WMC-UDL-20W-30K-BR	20W 1667LM 3000K 4" Dia. x 12" H, Up/Down
WMC-UDL-20W-50K-BR	20W 1667LM 5000K 4" Dia. x 12" H, Up/Down
WMC-DL-15W-30K-BN	15W 1144LM 3000K 4" Dia. x 8" H, Downlight
WMC-DL-15W-50K-BN	15W 1144LM 5000K 4" Dia. x 8" H, Downlight
WMC-UDL-20W-30K-BN	20W 1667LM 3000K 4" Dia. x 12" H, Up/Down
WMC-UDL-20W-50K-BN	20W 1667LM 5000K 4" Dia. x 12" H, Up/Down

Superior Lighting | 3530 NW 53rd St Fort Lauderdale, FL 33309 | 1-800-545-7778

2. LIGHT FIXTURE #3
QUANTITY: 4

ATLANTIS
1518SK-LL
ATLANTIS LARGE LED PATH LIGHT

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6.5"
HEIGHT:	22"
DEPTH:	1.4"
WEIGHT:	2 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	EA-LMW-1.5W
WATTAGE:	1-1.5ow Mini Wedge LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1-25w
DIMMABLE:	Yes, 12v on MLV dimmer only, 120v on ELV dimmer only.

MOUNTING	
LEAD WIRE:	1' X 36"

SHIPPING	
CARTON LENGTH:	8.5"
CARTON WIDTH:	24.5"
CARTON HEIGHT:	4.3"
CARTON WEIGHT:	3 lbs.

PRODUCT DETAILS:
- A wiring kit and ground spike is supplied.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Lamps carry a 3-year limited warranty
- Striking black finish enhances design
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

4. LIGHT FIXTURE #4
QUANTITY: 2

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE:
(PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
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Los Altos Hills, CA 94022
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JP: (310) 279-7472
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joss.parsey@gmail.com

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DRE Structural Design
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(t) 650-269-8864
(e) daniel@drestructural.com

General Contractor:
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☒ No change this drawing △ Change this drawing		
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☒	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:
PROPOSED EXTERIOR LIGHT FIXTURES

Scale: NOT TO SCALE
Drawn By: SAA
Project No: 1402

Sheet No.
A-8

Prescriptive Design Measure Fact Sheet — Dry Well

Dry Well systems present an easy to install and sustainable solution for stormwater control.

Is a Dry Well Feasible at My Project?

Dry wells are appropriate where the following site characteristics are present:

- ► Roof areas with downspouts or other impervious areas can be connected to the dry well.
- ► Dry wells should be installed at least 5 feet from property lines, 10 feet from building foundations, and 25 feet from septic tanks and dispersal fields.
- ► Overflow from the dry well can be directed to a pervious area or storm drain system such that excess water will not flow towards any nearby foundations or neighboring properties.

How large does my dry well need to be?

► A dry well should be sized to capture the runoff produced from the design storm over the connected impervious area, with account taken for any gravel or fill material that is used. This will ensure the capture and infiltration of the design storm volume. The following table should be used as minimum sizing guidance for dry wells.

Dry Well Sizing Table

Contributing Area (sq. ft.)	Dry Well Volume Without Fill (cubic ft)	Dry Well with Gravel Fill (cubic ft)
<500	35	100
500 - 1,000	70	200
1,001 - 1,500	105	300
1,501 - 2,000*	140	400

* Projects adding roof or impervious areas in excess of 2,000 sq ft shall add 35 cubic ft of dry well volume (without fill) or 100 cubic ft of dry well volume (with gravel fill) per every 500 sq ft of additional area.

Drywell Section Example Detail for direct connection to storm drain pipes

Drywell Section Example Detail for indirect / overland storm-water flow

San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-4161 www.planning.smcgov.org
Content adapted from Long Beach Development Services

December 2019

PRESCRIPTIVE DRAINAGE REQUIREMENTS

Prescriptive Design Measure Fact Sheet — Dry Well

Design Checklist

► When installing a dry well, the following design criteria shall be considered:

- ☒ Dry well is located at least 5 feet from property lines, 10 feet from building foundations, and 25 feet from septic tanks and dispersal fields.
- ☒ In areas where information about the depth to groundwater is unknown, the maximum depth of the dry well shall be 5'.
- ☒ Dry well is installed to intercept and collect runoff via a downspout from a roof or adjacent impervious area.
- ☒ Utilities have been located before digging by calling USA North 811 at (800) 642-2444 or www.usanorth811.org at least two days before digging.
- ☒ The soil under the dry well has been over-excavated to at least one foot in depth. The soil has been re placed uniformly without compaction, or amended with 15-30% of coarse sand and replaced without compaction.
- ☒ Dry well is appropriately sized in accordance with the sizing table shown.
- ☒ For dry wells with gravel fill use 2" diameter or greater stone.
- ☒ A sedimentation basin or debris box has been installed, and a fine mesh screen has been installed on the inlet to prevent sediment and debris from entering the dry well.
- ☒ An overflow has been incorporated in the dry well such that excess water will flow into the storm drain system or another pervious area and away from any nearby foundations or neighboring properties. Optional: An observation well consisting of a slotted or perforated pipe (typically PVC), 4 – 6 inches in diameter, capped with an above-ground, sealable lid has been incorporated into the dry well.

► In the following table, fill in the contributing area that will be draining to the dry well and the volume of the dry well you are proposing to install at your property.

Project Information

Project Contributing Area (sq. ft.)	Dry Well Type (with or without fill)	Dry Well Volume (cubic ft)
1,250 s.f.	direction connection w/ gravel fill	300 c.f.

Owner Certification

As the owner of the project property, I hereby acknowledge that the above information is true, accurate and complete, to the best of my knowledge.

Signature: Tim Parsey 3/30/21 Date

Operations & Maintenance

► Once a dry well is installed, the following maintenance criteria shall be followed in order to allow the measure to function properly:

- ☒ Water level, drawdown time, and evidence of clogging will be monitored monthly during the rainy season.
- ☒ Standing water will not remain above the dry well for more than 4 days. Extended periods of flooding may result in the breeding of mosquitoes or other vectors.
- ☒ If roof downspouts are connected to the dry well, rain gutters and downspouts will be inspected and cleaned at least twice annually.
- ☒ If the dry well ever becomes plugged and overflows on a continual basis, the dry well will be repaired or replaced as necessary, and gravel media fill will be cleaned or replaced to enhance the infiltration capacity.

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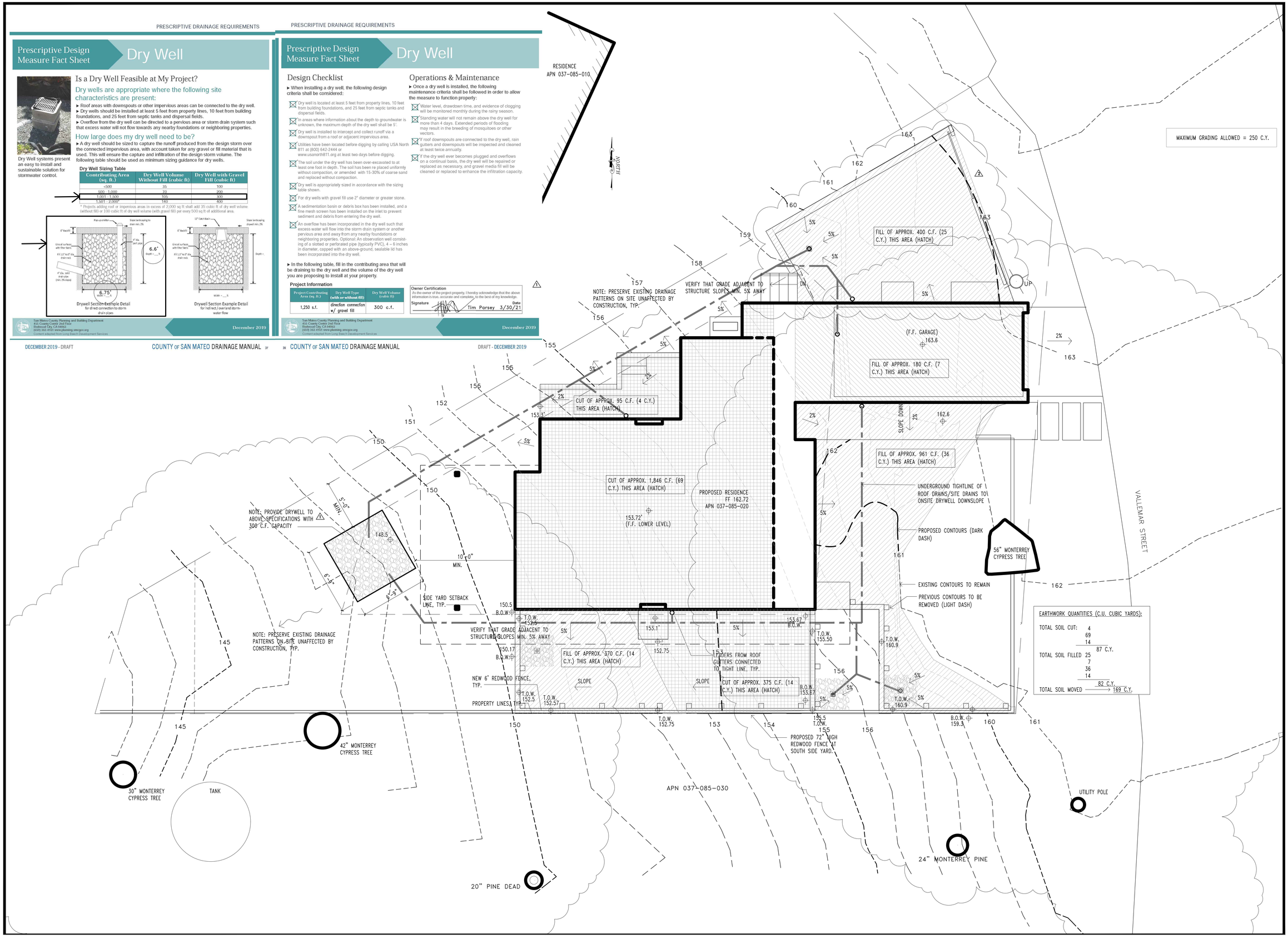
Redwood City, CA 94063
(650) 363-4161 www.planning.smcgov.org
Content adapted from Long Beach Development Services

December 2019



EARTHWORK QUANTITIES (C.U. CUBIC YARDS):

TOTAL SOIL CUT:	4	
	69	
	14	
	87 C.Y.	
TOTAL SOIL FILLED	25	
	7	
	36	
	14	
	82 C.Y.	
TOTAL SOIL MOVED	→ 169 C.Y.	

Project:

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2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

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Los Altos Hills, CA 94022
TP: (310)977-3378
JP: (310) 279-7472
timparsey@me.com
joss.parsey@gmail.com

Architect:
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Atkinson Architecture
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Palo Alto, CA 94301
(650) 704-0530
sa@studioatkinson.com

Structural Engineer:
Daniel Espino
DRE Structural Design
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Passive Fire Protection
Aegis Fire Systems
500 Boulder Ct. – A
Pleasantton, CA
(925) 417-5550

X	No change this drawing	
△	Change this drawing	
1 △	COMMENTS (arborist)	6-3-21
2 △	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:
GRADING AND DRAINAGE PLAN

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
A-9

(1) Dymondia Margaretae

Dymondia margaretae (silver carpet), perennial, dense, tight mat 1-3 inches tall and slowly spreading to 2-3 feet wide, with small, narrow, dark gray-green leaves, silvery white beneath, and small, bright yellow, daisy flowers in summer. Native to coastal Western Cape Province, South Africa. Sun along the coast, light shade inland, well-drained soils. Best near the coast. Sunset: 15-24

Water needs: Low 10-30 ET

Qty: as required for area

Area:

Method: Seeding

(2) Ceanothus Dark Star

Ceanothus 'Dark Star' (Dark Star ceanothus), evergreen shrub, 4-8 feet tall and 8-10 feet wide, with small, glossy, rough-textured, dark green leaves on arching branches and dark blue flowers from magenta buds in spring. Similar to 'Julia Phelps' but not as wide spreading. Hybrid of garden origin believed to be between C. impressus and C. papillosus var. roweanus. Best near the coast. Sun, most well-drained soils. May be short lived. Sunset: 5-9,14-24

Water needs: Low 10-30 ET

Qty: 2 five salon plants

Area:

Method: planting

(3) Arctostaphylos 'Pacific Mist'

Arctostaphylos 'Pacific Mist' (Pacific Mist manzanita), fast growing to 2-3 feet tall and 6-12 feet wide, with gray-green, narrowly oval to lance-shaped leaves, pink-tinged new growth, purplish brown stems upturned at the ends, and a few urn-shaped, white flowers. Hybrid of garden origin, believed to involve A. silvicola, a gray-leaved plant from the mountains of coastal central California. Sun to light shade, good drainage. Good for dryish shade.

Water needs: Low 10-30 ET

Qty: 7 one gal plants

Area:

Method: planting

(4) Aloe Dorotheae

Aloe species (aloe), succulents with rosettes of broadly or narrowly lance-shaped, sword-shaped, or roughly triangular leaves, often with soft or sharp marginal teeth, and red, orange, or yellow tubular or bell-shaped flowers on leafless stalks, usually in winter or early spring. Native to many habitats in southern and eastern Africa and the Arabian Peninsula. Hundreds of cultivars. Sun to light shade or afternoon shade, excellent drainage. Plant on an angle to allow water to drain rapidly away. Sunset: zones vary

Water needs: Low 10-30 ET

Qty: 5 one gal plants

Area:

Method: planting

NOTES

Prescriptive MWELO approach followed

All plants to be hand watered

A minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces of planting area except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.

Unless contradicted by a soils test, compost at a rate of a minimum four cubic yards per 1000 square feet of permeable area shall be incorporated to a depth of six inches into the soil

I agree to comply with the requirements of the prescriptive MWELO approach, with hand watering vs. irrigation.

TIM PARSEY (OWNER)

RESIDENCE
APN 037-085-010

NORTH

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- SET NAIL AND TAG LS 5571
- PROPERTY LINE
- UG SEWER LINE
- UG WATER LINE
- UG GAS LINE
- UG PHONE LINE
- UG ELEC LINE
- OVERHEAD LINE
- UTILITY BOX
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MAILBOX
- CONCRETE
- DECK
- BRICKS
- PAVERS
- DOMES
- GROOVED CONCRETE
- MONITORING WELL
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- PERC TEST
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELEC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- RETAINING WALL OR CMU FENCE WALL
- DROP INLET
- BUILDING
- CYP CYPRESS

TREE DESIG.	SPECIES	TRUNK DIAM. @ D.B.H.	NOTES
TREE #1	MONTERREY CYPRESS (Cupressus macrocarpa)	30"	100' TALL
TREE #2	MONTERREY CYPRESS (Cupressus macrocarpa)	42"	100' TALL
TREE #3	MONTERREY CYPRESS (Cupressus macrocarpa)	56"	100' TALL

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
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Los Altos Hills, CA 94022
TP: (310)977-3378
JP: (310) 279-7472
timparsey@me.com
joss.parsey@gmail.com

Architect:
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Atkinson Architecture
546 Guinda St.
Palo Alto, CA 94301
(650) 704-0530
sa@studioatkinson.com

Structural Engineer:
Daniel Espino
DRE Structural Design
160 Birch Street, Suite B
Redwood City, CA 94062
(t) 650-269-8864
(e) daniel@drestructural.com

General Contractor:
Michael Harrington
e: zoedesign99@att.net
p: (650) 868-9320

Property Survey:
Ken Wilson
Wilson Land Surveyors
261 Carlton Ct.
Los Gatos, CA 95032
(408) 427-2279
kenw@wilsonlandsurveys.com

Arborist:
James Goodrum
Consulting Arborist, RCA #654
(415) 490-7316
www.goodrumfortrees.com

Passive Fire Protection
Aegis Fire Systems
500 Boulder Ct. - A
Pleasantton, CA
(925) 417-5550

X	No change this drawing	
△	Change this drawing	
2	COMMENTS (arborist)	6-3-21
1	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:

LANDSCAPE PLAN

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.

A-10

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.

2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).

3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNATED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).

4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

1. DISPOSAL OF AND RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.

2. SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.

3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.

4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.

5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATERS SHALL BE PREVENTED.

6. STOCKPILED WASTE MATERIALS SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND

9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.

2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.

3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

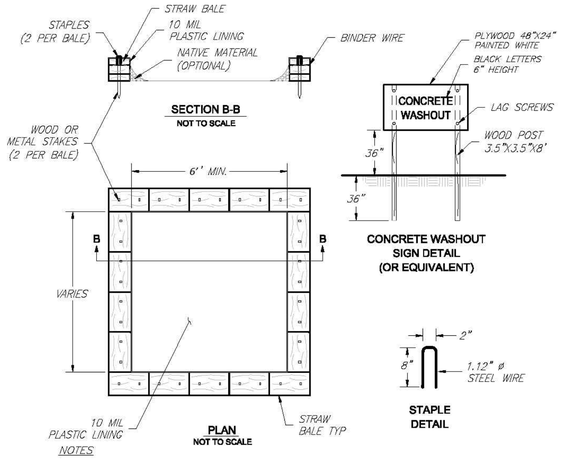
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.

2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.

3. DISCONTINUE THE APPLICATION OF AND ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTER RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

4. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

5. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.

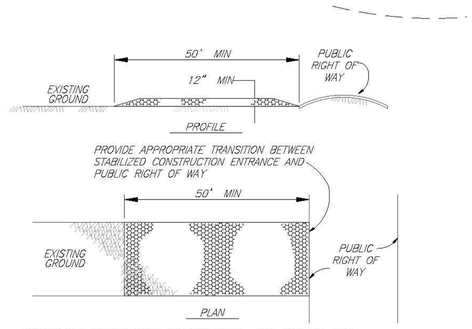
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.

4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

4 CONCRETE WASHOUT

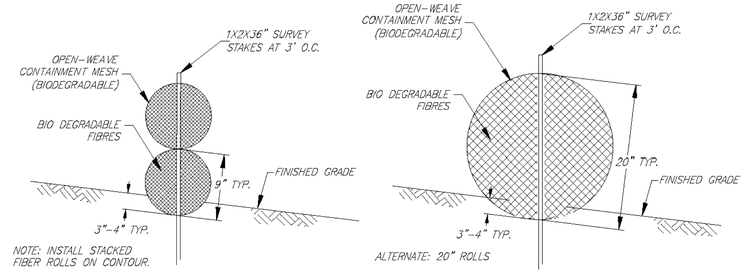
ONSITE WASHOUT SHALL BE USED AS A LAST RESOURCE ONLY. INSTRUCT TRUCKS TO RETURN TO PLANT W/ SPOILS — NTS



DESIGN AND CONSTRUCTION SPECIFICATIONS: THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

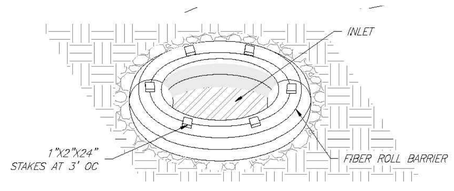
3 STABILIZED CONSTRUCTION ENTRANCE

NTS



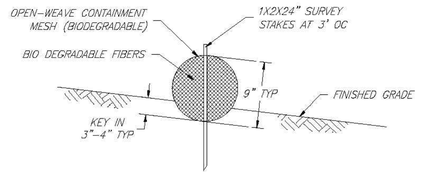
5 FIBER ROLL BARRIER ON SLOPES

N.T.S



1 STORM DRAIN INLET SEDIMENT BARRIER

NTS



2 FIBER ROLL BARRIER

NOTE: INSTALL FIBER ROLL ON CONTOUR. — NTS

EROSION CONTROL NOTES

1. BETWEEN OCTOBER **1**, AND APRIL **30**, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.

2. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.

3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.

4. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED WITH GRASS.

5. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

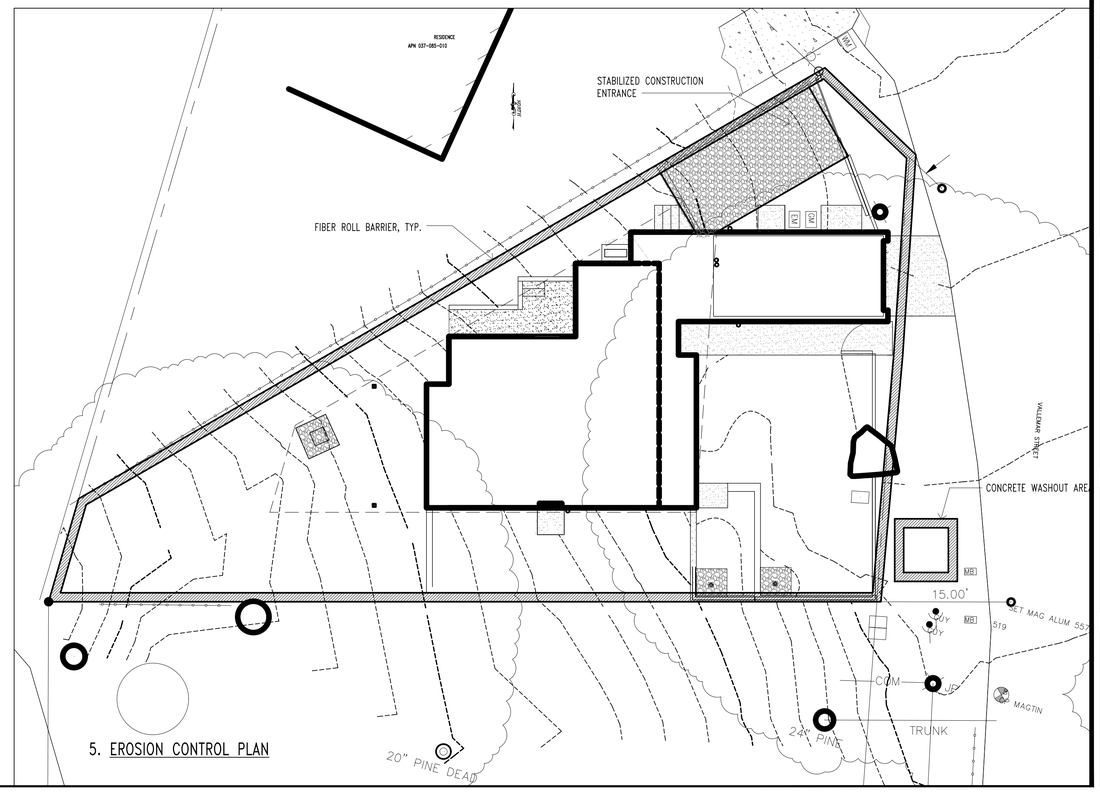
6. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.

7. CONTRACTOR SHALL NOTIFY THE COUNTY OF **SAN MATEO** AT LEAST 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.

8. ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE COUNTY OF **SAN MATEO**. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER **1** AND APRIL **30** UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER **1**.

9. CONTRACTOR SHALL INSTALL UNDERGROUND STORM DRAIN SYSTEM AND STRAW BALE DIKE BARRIERS PRIOR TO OCTOBER **1**.

10. BARE SOIL SHALL BE COVERED WITH SEED AND STRAW MULCH AT AN APPLICATION RATE OF 5 LB./1000 S.F. AND COVERED WITH A LAYER OF STRAW AT AN APPLICATION RATE OF 2-3 BALES/1000 S.F.



5. EROSION CONTROL PLAN

C.3 and C.6 Development Review Checklist

Worksheet A

C6 – Construction Stormwater BMPs

Include the following Construction BMPs on the Erosion Control Plan:
(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP) Notes
☐		Erosion Control Point of Contact. *(Provide an Erosion Control Point of Contact including name, title/qualification, email, and phone number. The EC Point of Contact will be the County's main point of contact if Erosion Control or Tree Protection corrections are required).*
☐		Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
☐		Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
☐		Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
☐		Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
☐		Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
☐		Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
☐		Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
☐		Limit construction access routes to stabilized, designated access points.
☐		Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
☐		Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
☐		Placement of erosion materials at these locations are required on weekends and during rain events: *(List locations)*
☐		The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
☐		Construction sites are required to have erosion control materials on-site during the "off-season."
☐		Dust control is required year-round.
☐		Erosion control materials shall be stored on-site.
☐		Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
☐		Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.

EROSION CONTROL CONTACT PERSON:
TIM PARSEY (310) 977-3378
timparsey@me.com

Project:

PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE: (PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
Tim and Joss Parsey
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Los Altos Hills, CA 94022
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JP: (310) 279-7472
timparsey@me.com
joss.parsey@gmail.com

Architect:
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Atkinson Architecture
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Palo Alto, CA 94301
(650) 704-0530
sa@studioatkinson.com

Structural Engineer:
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DRE Structural Design
160 Birch Street, Suite B
Redwood City, CA 94062
(t) 650-269-8864
(e) daniel@drestructural.com

General Contractor:
Michael Harrington
e: zoedesign99@att.net
p: (650) 868-9320

Property Survey:
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Wilson Land Surveyors
261 Carlton Ct.
Los Gatos, CA 95032
(408) 427-2279
kenw@wilsonlandsurveys.com

Arborist:
James Goodrum
Consulting Arborist, RCA #654
(415) 490-7316
www.goodrumfortrees.com

Passive Fire Protection
Aegis Fire Systems
500 Boulder Ct. – A
Pleasantton, CA
(925) 417-5550

☒	No change this drawing	
△	Change this drawing	
☒	COMMENTS (arborist)	6-3-21
☒	COMMENTS (fire, arborist, public works)	4-2-21
N/A	DESIGN REVIEW	2-15-21
rev.	submission	date

LICENSED ARCHITECT
STEPHEN ANDREW ATKINSON
No. C-29930
6/30/21
STATE OF CALIFORNIA

Sheet Title:
EROSION CONTROL PLAN, DETAILS, & NOTES

Scale: 1/8"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
A-11

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

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

July 28, 2021

Timothy Parsey
3810 Page Mill Road
Los Altos, CA 94022

Dear Mr. Parsey:

SUBJECT: Coastside Design Review Recommendation
2006 Vallemar Street, Moss Beach
APN 037-085-020; County File No. PLN 2020-00450

At its meeting of July 8, 2021, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,438 sq. ft., 3-story, single family residence with an attached 197 sq. ft., 1-car garage on a 3,408 sq. ft. legal, developed parcel (COC95-0001), associated with a hearing-level Non-Conforming Use Permit, Off-Street Parking Exception, and Coastal Development Permit. A Non-Conforming Use Permit is required to allow a 10 feet combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet, due to the non-conforming size and triangular shape of the parcel. No tree removal and minor grading is proposed. The project is 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 recommended conditions:

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 in an urban, residential zone.

ATTACHMENT E

The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, 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(D.1) Elements of Design, 1. Building mass, shape and scale d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

RECOMMENDATIONS

1. Add landscape light outside garage.

2. Add house numbers on the Vallemar Street side of the garage.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Community Development Director and as reviewed by the Coastside Design Review Committee on July 8, 2021. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design 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 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.

3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a Clarify light fixture numbers. Use downward-directed light, or puck light under door covers, and eliminate reference to up-down light.

b. Clarify color palette using Gargoyle 1546 as the grey body color and Norway Spruce 452 as the green body color

c. Add fascia expression at garage roof or drop plate height 1-foot and change exposed hip roof at garage to flat roof.

d. For each eyebrow roof, introduce one downward-directed light or puck light.

e. Remove 2 lights (Type 2) at the ground floor deck canopy.

4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

   a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

   b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

   c. Performing clearing and earth-moving activities only during dry weather.

   d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

   e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

   f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

   g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

   h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

   i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

   j. Limiting construction access routes and stabilization of designated access points.

   k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

   l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. 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.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

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 main dwelling and/or any other structure 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 vegetation, tree removal, or grading, 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 Vallemar Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Vallemar Street. There shall be no storage of construction vehicles in the public right-of-way.

10. Color and materials 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.

13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water.

    c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    d. Turf: Total turf area shall not exceed 25 percent of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 percent and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

14. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:

a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;

b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and

g. Prior to issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

15. A building permit is required for this project.

Geotechnical Section

16. A Geotechnical Report shall be submitted at building permit application stage, the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at time of building permit application.

Drainage Section

17. The project be required to submit a final grading and drainage plan at the building permit stage that complies with County Drainage Policy and has been determined by the project arborist to not negatively impact adjacent trees and to be confirmed by the County Arborist. In the event that a prescriptive-based drainage plan similar to the Planning-level drainage plan is determined to have too many negative impacts on the trees, a drainage plan prepared by a Civil Engineer will be required.

18. 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.

Montara Water and Sanitary District (MWSD)

19. Property is currently developed and receiving water and sewer services. Applicant shall submit a MWSD application for existing connections. Applicant shall obtain Sewer Permits prior to issuance of building permit. To allow credit for existing fixtures, a fixture unit count by MWSD staff before demolition of the existing structure is required. Proper abandonment and cover of existing sewer later in accordance with MWSD standards is required before demolition of existing house. Sewer lateral TV inspection is required. Sewer lateral required to adhere to current MWSD standards. Possible lateral replacement required.

20. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Existing water meter needs to be exchanged to MWSD-owned construction meter with backflow prevention before demolition of existing structure and

protection from damage during construction. Water meter size upgrade may be required. Existing water service line needs to be brought to current MWSD standards and may need to be replaced. Water service line needs to tie into existing 6-inch water main in Vallemar Street.

21. Connection to the District's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to MWSD for permits and not their contractor.

Coastside Fire Protection District

See Conditions in Attachment 1

Department of Public Works

22. On building plans submitted for the Building Permit Application for the new residence, please remove the proposed swing gate shown on Page A-2. Gates cannot swing out into the public right-of-way. A sliding gate on private property may be used.

23. 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 percent) 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.

24. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

25. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Please note that the decision of the Coastside 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 hearing-level Non-Conforming Use Permit, Off-Street Parking Exception, and Coastal Development Permit. The public hearing on these permits will take place at a later date. For more information, please contact Camille Leung, Senior Planner, at cleung@smcgov.org, 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,

Ruemel Panglao, Design Review Officer

RSP:CML:mda – CMLFF0745_WMN.DOCX

Attachment 1: Letter from Coastside Fire Protection District, dated March 2, 2021

cc: Stephen Atkinson, Project Architect
Rebecca Katkin, Member Architect
Katie Kostiuk, Member Architect

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Tim and Joss Parsey
2006 Vallemar St
Moss Beach, CA 94038

June 22nd 2021

Ref: PLN2020-00450 attempts to acquire contiguous land

To whom it may concern,

We investigated acquiring contiguous land to our lot in order to achieve conformity with the going regulations, between January and March 2021.

Two options were explored:
1. Acquiring land from the lot to the south from the owner Mr. Christoper Tyler.
2. Purchasing the lot to the north from the then owner Mr. Alan Price

(The land to the west belongs to the Montara Water and Sanitation Department, and would not make the lot conform to regulations)

In conversations, Mr. Tyler was not interested in selling any part of his double lot to us as he is planning to build a house for this children to live in on that lot.

Mr Price listed his property at $1.8Mn, although it was finally purchased last month for a marginally lower sum. We were and are not in a position financially to purchase Mr. Price's lot at those prices.

Kind regards,

Tim and Joss Parsey

ATTACHMENT E

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Figure 1 - View of Project Site from Vallemar Street

Figure 2 - View from Cabrillo Highway (Southbound)