

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

November 8, 2022

Maurits de Gans, Architect
M Designs Architects
4131 W. El Camino Real Suite 200
Palo Alto, CA 94306

Dear Mr. De Gans:

SUBJECT: Bayside Design Review Recommendation of Approval
634 Palomar Drive, Redwood City
APN 051-022-380; PLN2020-00251

At its October 26, 2022 meeting, Bayside Design Review Committee (Committee) considered your design review recommendation to allow the construction of a new 3-story, 4,282 sq. ft. single-family residence, 315 sq. ft. covered terrace, a 155 sq. ft. deck, and a 554 sq. ft. attached garage, on a 18,122 sq. ft. legal parcel (Lot Line Adjustment recorded on April 26, 1983). The property would be accessed from an improved existing gravel driveway located on 636 Palomar Drive and APN 051-022-250. The project is associated with a Grading Permit involving 880 cubic yards (c.y.) of cut and 90 c.y. of fill; the project involves the removal of 7 significant trees. An Initial Study/ Mitigated Negative Declaration (IS/MND) is available at <https://www.smcgov.org/planning/project-ceqa-documents>.

The BDRC's review of the project was continued from the August 3, 2022 meeting. During its review, the BDRC stated that the project complies with the design standards, with respect to colors and materials per Section 6565.16.G (Materials and Colors). The proposed colors and materials are consistent with those recommended in the standards and privacy for neighboring parcels is maintained.

All property owners within 300 feet of the subject property were notified a minimum of 10 days before the hearing date. Many emails of correspondence were received and many members of the public spoke at the public hearing. Concerns expressed by the members of the public focused on project design compatibility with existing houses in the neighborhood, privacy impacts, glare from windows, tree removal relative to slope stability, geological/hydrological concerns, and concerns regarding potential stormwater pollution from the proposed septic system. Staff clarified that the BDRC's review is



limited to project compliance with design standards and that other issues are discussed in the IS/MND which will be reviewed by the Planning Commission.

Based on the plans, application forms, and accompanying materials submitted, the BDRC recommended approval of the Design Review Permit, based on the findings and conditions as listed below.

FINDINGS

For the Design Review, Find:

1. After consideration of project plans and public testimony, the Bayside Design Review Committee found that the project, as proposed and conditioned on October 26, 2022, is in compliance with the Design Review Standards based on the site planning and colors and materials which provide compatibility with surrounding residences.
 - A. Section 6565.16 G. Materials and Colors - Make varying architectural styles compatible by using similar materials and colors which blend with the natural setting and the immediate area. Avoid the use of building materials and colors which are highly reflective and contrasting by requiring them to blend and harmonize with the natural woodland environment and vegetation of the area. The proposed colors and materials comply with this standard. Reduce the amount glass windows on eastern and northern facades (dining and living room), by eliminating the middle window and replacing it with a wall segment.
 - B. Section 6565.16 F. Roofs - Design buildings using primarily pitched roofs. Design buildings with roofs that reflect the predominant architectural styles of the immediate area. Replace low-slope hip roof design with low-slope shed roof. Apply roof changes to all roof elements, including 3rd level roof, and 2nd level roof, all sides as appropriate, for consistent applications around the home. Include overhangs on the uphill side, back side, and upper deck areas with overhangs not to exceed 4 feet.
 - C. Section 6565.16 J. Lighting – All overhangs to have soffits with a minimal number of lights.
 - D. Section 6565.16 A. Site Planning – Minimize alteration of the natural topography; respect the privacy of neighboring houses and outdoor living areas; and minimize tree removal. Site planning is compliant with this standard and the elevation of building has been kept low to protect views. Please work with your septic system engineer to see if proposed septic system can be modified to save existing trees.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. If and when the project is approved by the Planning Commission, the project shall be constructed in compliance with the plans reviewed by the Bayside Design Review Committee (BDRC) on October 26, 2022. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new BDRC public hearing which requires payment of an additional fee of \$1,500.
2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Bayside Design Review Committee:
 - a. Reduce the amount glass windows on eastern and northern facades (dining and living room), by eliminating the middle window and replacing it with a wall segment.
 - b. Replace low-slope hip roof design with low-slope shed roof. Apply roof changes to all roof elements, including 3rd level roof, and 2nd level roof, all sides as appropriate, for consistent applications around the home. Include overhangs on the uphill side, back side, and upper deck areas with overhangs not to exceed 4 feet.
 - c. All overhangs to have soffits with a minimal number of lights.
 - d. Minimize tree removal. Please work with your septic system engineer to see if the proposed septic system can be modified to save existing trees.
 - e. Suggestion: Prepare a 3D model of the project showing neighboring buildings for the Planning Commission meeting.
3. At the time of building permit application, 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 topers. 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. Prior to Issuance of a building 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.
4. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit approval by the Current Planning Section.
 5. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 6. 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.

7. 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.
8. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and San Mateo County Fire.
9. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Palomar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Palomar Drive. There shall be no storage of construction vehicles in the public right-of-way.
11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
12. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO), including requirements for final inspection.

County Arborist

13. At the time of Building permit application, please submit an updated construction entrance detail to include use of Tensar geogrid (or equivalent), per Project Arborist recommendations.

Building Inspection Section

14. A building permit is required.

Drainage Section

15. At the time of the building permit submittal, the project shall be required to comply with the County's "prescriptive" drainage review requirements and provide the following:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer depicting a storage and metering stormwater retention system and subdrain system(s) consistent with the requirements in the County's current Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.

Geotechnical Section

16. In plans submitted for the building permit application, the project design team shall demonstrate close coordination with the Project Geotechnical Consultant in the design of proposed foundations, retaining walls, and drainage improvements.
17. An updated geotechnical report with supplemental recommendations, design criteria, and supporting data, as appropriate, should be submitted at the time of building permit application for final peer review along with project plans.
18. In plans submitted for the building permit application, project design and final plans should incorporate anticipated geotechnical recommendations and design criteria to mitigate site constraints as identified by the Project Geotechnical Consultant.

San Mateo County Fire

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

19. Add Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public

way fronting the building. 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. 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).

20. Vegetation Management (LRA) – Add note to plans: 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' 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' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
21. Add Note to plans: The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
22. Add Note to plans: Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. As per the California Building Code, and State Fire Marshal regulations, 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. Smoke alarms to be installed per manufactures instruction and NFPA 72.
23. Add Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).

24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
25. A plan and profile of the driveway/ roadway will be needed. Add to the plans.
26. Add Note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code appendix D.
27. Add Note to plans: Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 ft. in length with a minimum of 500 ft. between the next section. For roads approved less than 20 ft., 20 ft. wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.
28. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please cfpdfiremarshal@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650-726-5213.
29. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.
30. Add Note to plans: Fire Hydrant: Due to the size of the structure (over 3600 square feet), as per 2019 CFC, Appendix B and C, an approved fire hydrant (Clow 960) shall be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access with a minimum fire flow of 875 per minute at 20 pounds per square inch. Contact the local purveyor for water flow details.
31. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 875 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
32. Add Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). 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 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire District for review.

33. 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 the San Mateo County Fire Marshal's office to schedule an inspection.
34. Exterior bell: is required to be wired into the required flow switch on your fire sprinkler system.
35. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

Department of Public Works

36. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
37. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
38. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

39. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of planning permit.

County Environmental Health Services

40. At the building permit application stage, the applicant shall submit plans consistent with the On-site Wastewater Treatment System (OWTS) design that has been reviewed and preliminarily approved by Environmental Health Services.

Please note that the decision of the Bayside 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 Grading Permit. A hearing before the Planning Commission on the Initial Study/ Mitigated Negative Declaration, Design Review Permit, and Grading Permit will take place at a later date. The revised project plans, including the septic plans showing saving the tree(s) to the extent feasible, shall be submitted to Planning Staff. The revised septic plans will be reviewed by Environmental Health Services and subject to Environmental Health Services approval, prior to Planning Commission meeting. Staff will set a Planning Commission hearing date once the plans are preliminarily approved by Environmental Health Services.

For more information, please contact Camille Leung, Senior Planner, at cleung@smcgov.org or 650/363-1826, if you have any questions.

Sincerely,



Erica D, Adams
Bayside Design Review Officer

cc: Anusha Thalapaneni and David E. Jackson, Property Owners
Interested Members of the Public
Bayside Design Review Committee

Envelope:
/end