

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00011 Hearing Date: December 13, 2016

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For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

The Coastsides Design Review Officer found that:

1. For the Environmental Review, Found that:

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 a residential zone.

2. For the Coastal Development Exemption, Found that:

The proposed residence and parcel conform to Section 6328.5(e) of the County Zoning Regulations and are located within the area designated as a Single-Family Residence Categorical Exclusion Area.

3. For the Design Review, Found that:

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

- a. The project contributes to the eclectic character of the neighborhood and adds to the context of craftsman style homes in the near vicinity (Section 6565.20(B)2).
- b. The project complies with all applicable development standards in the R-1/S-17 Zoning District (Section 6565.20(A)).
- c. The proposed earthwork respects and conforms to the site's topography (Section 6565.20(C)1b).

- d. The window placement and size of the second floor windows mitigate privacy impacts to the adjacent neighbor by putting the window at a 45-degree angle westward. The size of the living room window has been reduced and the dining room window has been downsized and offset from the initial proposal (Section 6565.20(D)2).
- e. As proposed and conditioned, the downward-directed lighting fixtures integrate well with the overall design of the residence. Condition No. 4.a requires the removal of the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry (Section 6565.20(F)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Board of Supervisors on December 13, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of 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 its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of this letter on the top pages of the building plans.
4. The applicant shall include the following revision on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. Remove the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry.
5. While 6 feet is typically the maximum height for a fence along a side property line, Section 6412.1 of the County's Zoning Regulations allows for a higher fence "whenever there exists an abrupt shift in the height of the land at the boundary line between two different property owners," specifically, saying that the "*lower owner* may erect a fence, wall, or hedge on the boundary to a height limit set out in

Section 6412, and in no event more than twelve (12) feet high.” In this instance, the high property owner (the Applicants) may not erect a wall, fence, hedge, or combination thereof higher than 6 feet at the shared property line, as measured from the lower grade, unless the written authorization of the lower owner (the Appellant) is granted and provided to the County. Therefore, without such authorization, the Applicants would be limited by a 6-foot height limit for any wall, fence, hedge, or combination thereof, located along the left side property line (with the exception of the area of the front setback which is limited by a 4-foot height limit).

6. 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.

7. The site is located in the watershed of the Fitzgerald Area of Special Biological Significance. Dry season runoff and other pollution from the site are prohibited. Development shall minimize erosion, treat stormwater from impervious surfaces, and prevent pollution (e.g., car washing in driveway or street, pesticide application on lawn).
8. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
9. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
10. 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.
11. 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.

12. 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.
13. No site disturbance shall occur, including any grading, until a building permit has been issued.
14. 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 Farallone Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Farallone Avenue. There shall be no storage of construction vehicles in the public right-of-way.
15. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
16. 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).
17. Prior to the issuance of a building permit, the applicant shall submit landscape plans including irrigation plans (if required) for review and approval that are consistent with the approved landscape plans and that demonstrate compliance with the Water Efficiency Landscape Ordinance (WELO). Installation of the approved landscape plans is required prior to final inspection of the building permit for the residence.

Building Inspection Section

18. The applicant shall apply for a building permit.

Montara Water and Sewer District

19. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

20. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
21. 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.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. 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.
24. The applicant shall install, to the satisfaction of the Department of Public Works, sidewalk facilities that meet or exceed the County's minimum standards for a "standard sidewalk," and including provisions for existing and proposed drainage and drainage facilities.

Coastside Fire Protection District

25. Smoke Detectors Which Are Hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
26. Add Note to Plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
27. Add Note to Plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
28. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
29. Address Numbers: As per CFPD Ordinance No. 2013-03, 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 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, 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. See Fire Ordinance for standard sign.
30. Add the Following Note to the Plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote

signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

31. Roof Covering: As per CFPD Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
32. Chimney Present: The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gauge woven or welded wire screening having openings not exceeding 1/2-inch.
33. Vegetation Management: As per CFPD Ordinance No. 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
35. Fire apparatus roads to be a minimum of 20 feet wide with a minimum of 35 feet centerline radius and a vertical clearance of 15 feet, CFC 503, D103, T-14 1273.

36. Fire apparatus access roads shall be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20% (plan and profile required), CFC 503.
37. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide, CFC D103.6.
38. Fire Hydrant: As per 2013 CFC, Appendices B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.
39. Show Location Of Fire Hydrant On A Site Plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is no hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
40. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception are small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
41. 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.
42. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

43. All fire conditions and requirements must be incorporated into the building plans, prior to building permit issuance. The applicant/owner shall notify their contractor, architect, and engineer of these requirements.