



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



## VICINITY MAP

### San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

Attachment: **B**

File Numbers: **PLN2012-00127**



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**



# PERSPECTIVES



E1.1 ELEVATION NORTHEAST



E1.4 ELEVATION NORTHWEST



E1.4 ELEVATION SOUTHEAST



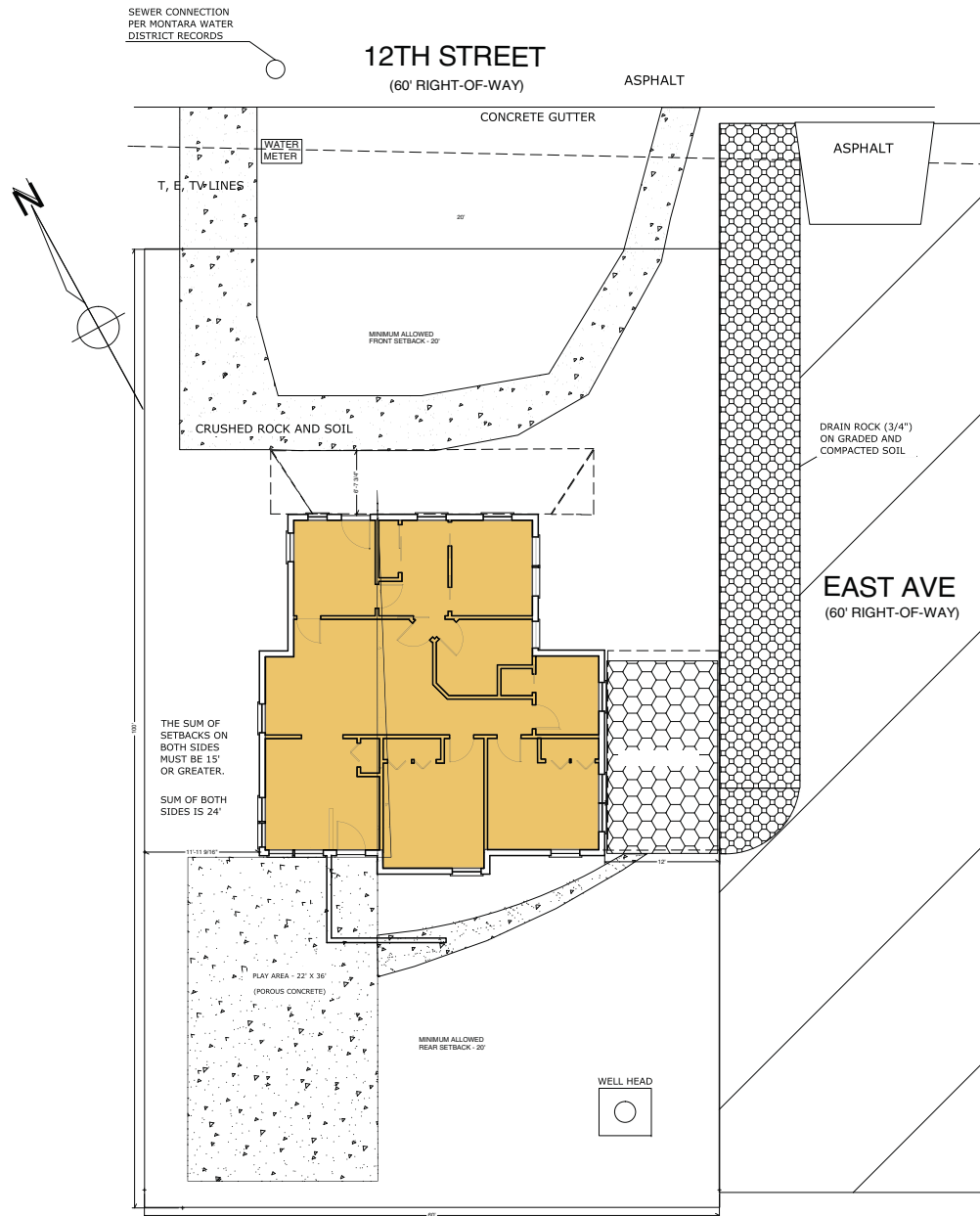
E1.4 ELEVATION SOUTHWEST

## *San Mateo County Board of Supervisors Meeting*

Owner/Applicant: **PRICE**

Attachment: **C**

File Numbers: **PLN2012-00127**



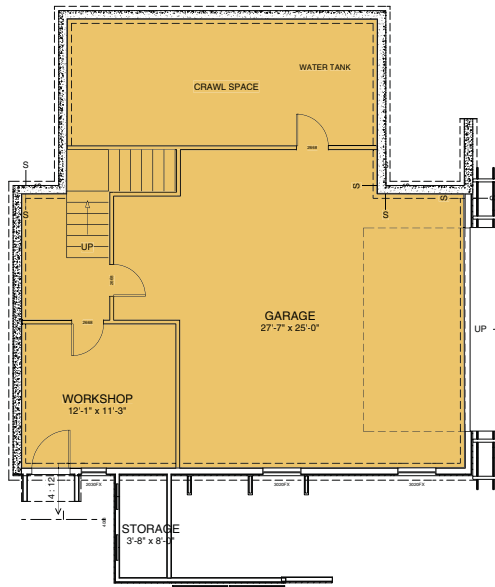
## SITE PLAN

### San Mateo County Board of Supervisors Meeting

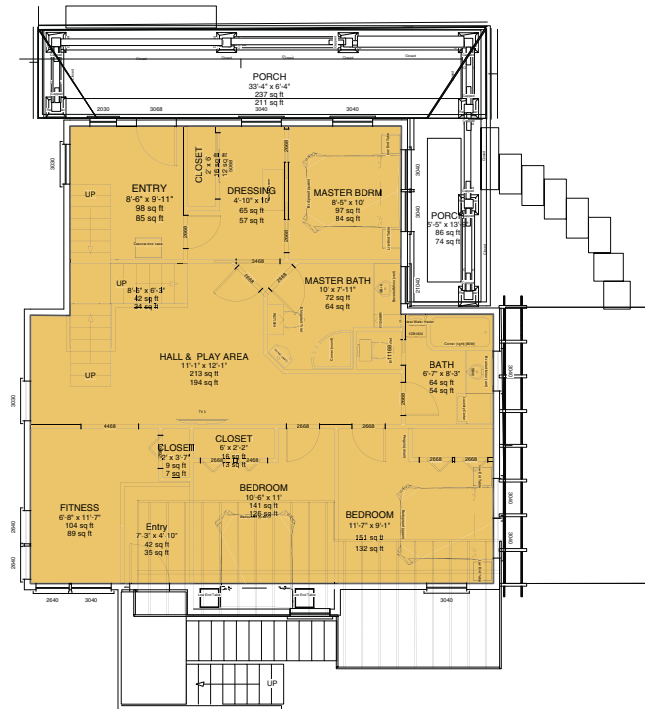
Owner/Applicant: **PRICE**

Attachment: **C**

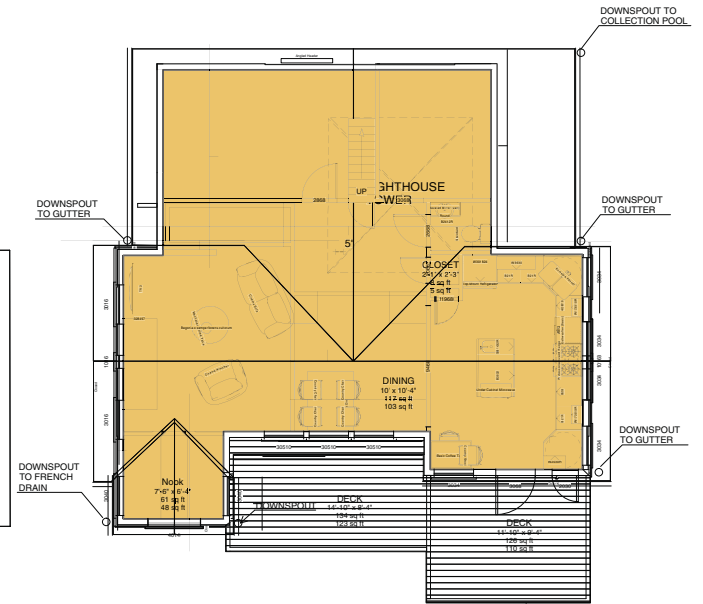
File Numbers: **PLN2012-00127**



**GARAGE/BASEMENT**



**FIRST FLOOR**



**SECOND FLOOR**

# FLOOR PLANS

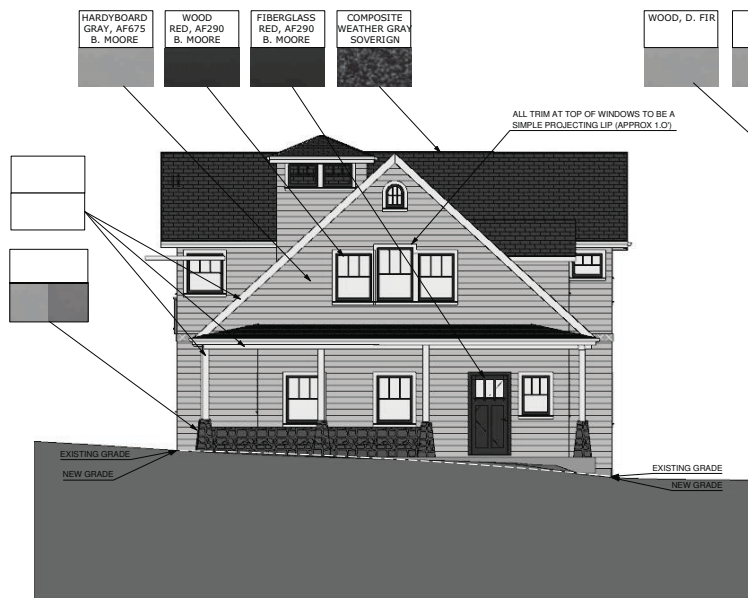
*San Mateo County Board of Supervisors Meeting*

Owner/Applicant: **PRICE**

Attachment: **C**

File Numbers: **PLN2012-00127**

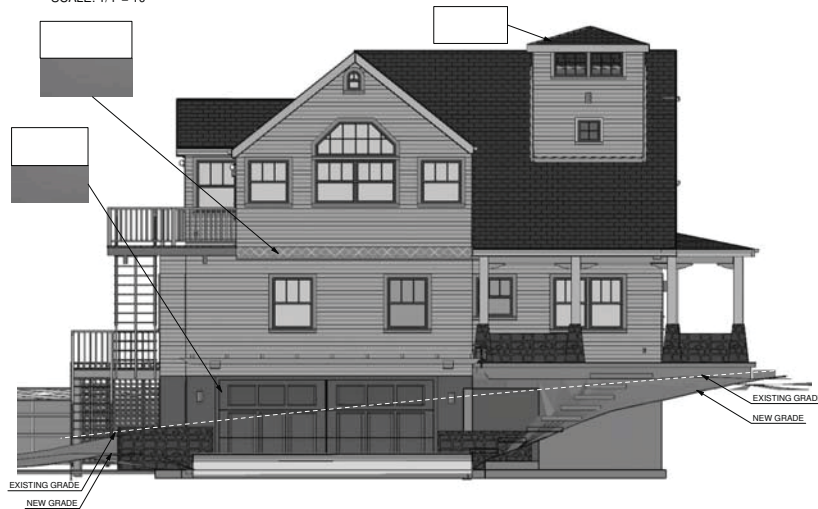




E2.1 ELEVATION NORTH  
SCALE: 1/4" = 10'



E2.2 ELEVATION SOUTH  
SCALE: 1/4" = 10'



E2.3 ELEVATION EAST  
SCALE: 1/4" = 10'



E2.4 ELEVATION WEST  
SCALE: 1/4" = 10'

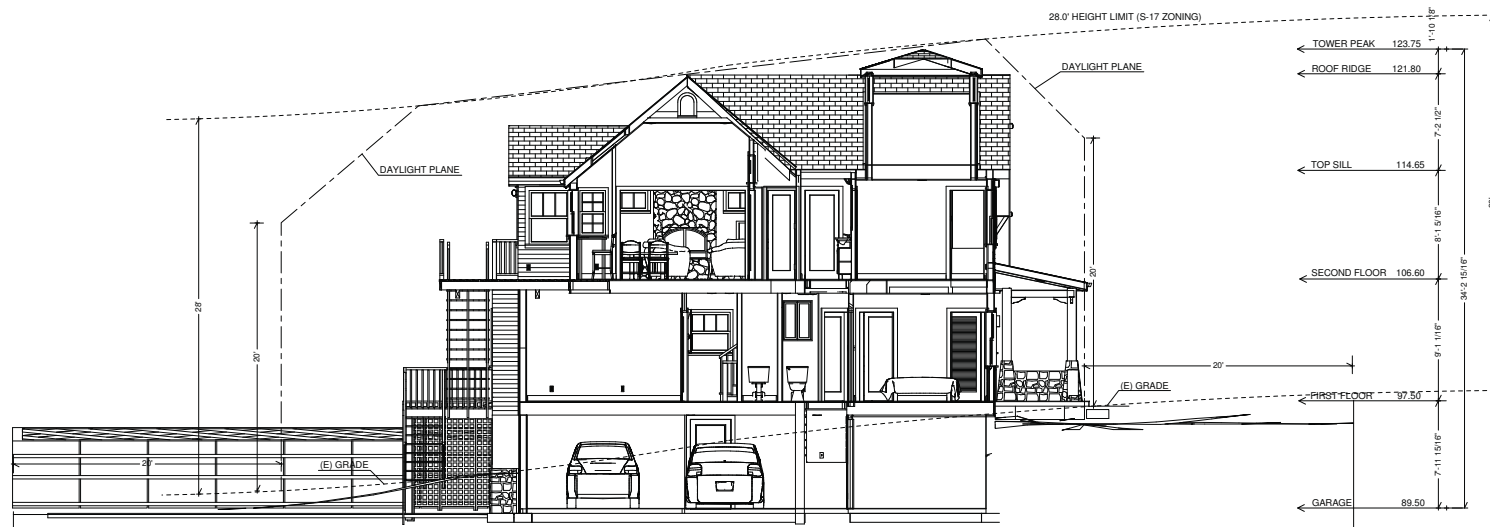
## ELEVATIONS

### San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

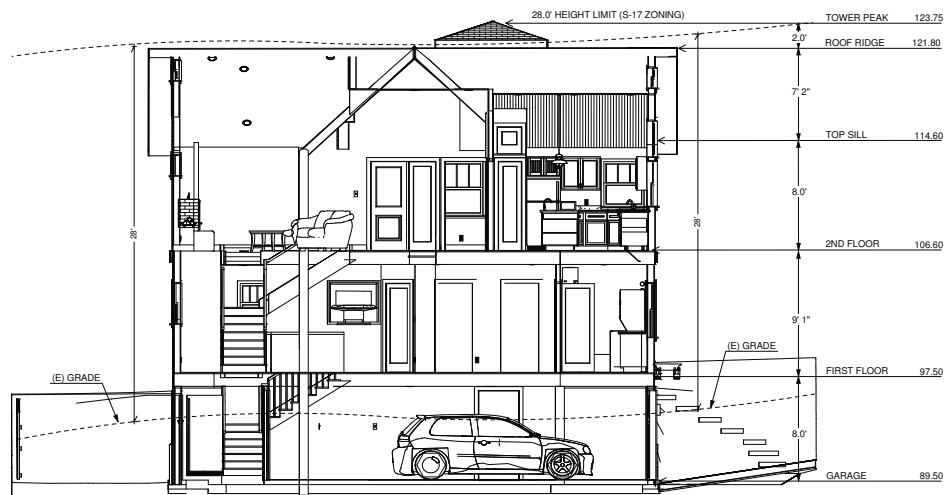
Attachment: **C**

File Numbers: **PLN2012-00127**



E3.1 EAST SECTION ELEVATION

SCALE: 1/4" = 1.0'



E3.2 SOUTH SECTION ELEVATION

SCALE: 1/

## SECTIONS

### San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

Attachment: **C**

File Numbers: **PLN2012-00127**





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

**Application for Appeal****Planning and Building Department**

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

☐ To the Planning Commission

☒ To the Board of Supervisors
**1. Appellant Information**Name: Allen PriceAddress: 2000 Valkmar St.Phone, W: \_\_\_\_\_ H: 650-417-4228Zip: 94038**2. Appeal Information**Permit Numbers involved: 2012-000127

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

☒ yes

☐ no

I hereby appeal the decision of the:

- ☐ Staff or Planning Director  
☐ Zoning Hearing Officer  
☐ Design Review Committee  
☒ Planning Commission

Appellant's Signature: Allen PriceDate: 6 May 13

made on 24 Apr 2013, to approve/deny  
 the above-listed permit applications.

**3. Basis for Appeal**

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

Meets all zoning requirements and neighbor  
hood scale.

**Board of Supervisors Meeting****PLN2012-00127**

Case

**D**

Attachment



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**



# PROJECT FILE



County of San Mateo

## Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@smcgov.org

www.co.sanmateo.ca.us/planning

April 30, 2013

Allen Price  
2000 Vallemar St  
Moss Beach, CA 94038

Dear Mr. Price:

Subject: **FINAL LETTER OF DECISION**  
File Number: PLN2012-00127  
Location: Twelfth Street, in unincorporated Montara  
APN: 037-013-340

### Board of Supervisors Meeting

**PLN2012-00127**

Case

**E**

Attachment

On April 24, 2013, the San Mateo County Planning Commission considered a Design Review Permit pursuant to Section 6565.3 of the San Mateo County Zoning Regulations, to construct a new 2,583 sq. ft., 3-story single-family residence, plus a 584 sq. ft. 2-car attached garage on a 6,000 sq. ft. legal parcel, located on Twelfth Street in the unincorporated Montara area of San Mateo County. This is an appeal of a Coastsides Design Review Committee denial.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal, upholding the Coastsides Design Review Committee's denial of the project. The Planning Commission adopted the Findings for Denial of the Project as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m.** on May 8, 2013.

If you have questions regarding this matter, please contact Dennis Aguirre, Project Planner, at (650)363-1867 or Email: daguirre@smcgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Heather Hardy".

Heather Hardy  
Planning Commission Secretary

Please take a few minutes to complete the online version of our Customer Survey which will help us to enhance our customer service.

County of San Mateo  
Planning and Building Department

**FINDINGS FOR DENIAL OF THE PROJECT**

Permit File Number: PLN 2012-00127

Hearing Date: April 24, 2013

Prepared By: Dennis P. Aguirre, Project Planner

Adopted By: Planning Commission

**FINDINGS**

For Design Review, Found:

1. Absent of any requirements triggered by technical or engineering issues, the proposed grading that expands beyond the footprint of the structure is in direct conflict with one of the standards in Section 6565.20(C)1b, which states that:

“To the extent feasible, site new buildings, additions, and associated infrastructure (wells, septic systems, water tanks, paved areas) on a parcel in locations that limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant.”

2. No effort has been made to minimize the effect on views from neighboring homes, since the proposed home is three full stories with a massive gabled roof. This is in direct conflict with the standard in (Section 6565.20(C)2b), which states that:

“When designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses.”

3. The new structure is out of scale with other homes in the neighborhood resulting from the three-story configuration that requires further mitigation relative to its mass and bulk, in direct conflict with the standards in Section 6565.20(D)1b, which state that:

“(1) New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood, and (2) On relatively level lots, avoid designs that incorporate more than two useable floors, excluding basements, within the maximum height limit, since this contributes to a massive and boxy appearance for the home and makes it more difficult to be in scale with surrounding one- and two-story homes. Multiple stories are allowed on sloping lots where it is necessary to ensure that the home steps up or down with the slope.”

4. The excessive size of outdoor hardscape areas, taken cumulatively, contributes to an increase in runoff and removes more of the site's natural appearance, in direct conflict with the standards in Section 6565.20(F)2, which state that:

“(1) Minimize the hardscape or impervious areas on-site in order to maximize permeable surfaces that have a more natural appearance, reduce the volume and improve the quality of runoff into creeks and storm drains, and (2) Driveways and walkways and parking areas on-site should be as small as possible within allowable standards, and should drain into adjacent on-site landscape areas, where possible.”





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT F**



County of San Mateo

**Planning & Building Department**

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@smcgov.org

www.co.sanmateo.ca.us/planning

January 16, 2013

Mr. Allen Price  
2000 Vallemar Street  
Moss Beach, CA 94038

Dear Mr. Price:

SUBJECT: Coastside Design Review  
390 12th Street  
APN 036-013-340; File No. PLN 2012-00127

**Board of Supervisors Meeting**

**PLN2012-00127**

Case

**F**

Attachment

At its meeting of January 10, 2013, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review to allow construction of a 2,583 sq. ft. new three-story, single-family residence, plus a 584 sq. ft. two-car garage, on an existing 6,000 sq. ft. legal parcel.

Pursuant to the Design Review Standards for a One-Family Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, and based on the plans, application forms and accompanying materials submitted, the CDRC denied your project based on the following findings, specifically elaborated as follows:

- a. Absent of any requirements triggered by technical or engineering issues, the proposed grading that expands beyond the footprint of the structure is in direct conflict with one of the standards in Section 6565.20(C)1b, which states that:

"To the extent feasible, site new buildings, additions, and associated infrastructure (wells, septic systems, water tanks, paved areas) on a parcel in locations that limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant."

- b. No effort has been made to minimize the effect on views from neighboring homes, since the proposed home is three full stories with a massive gabled roof. This is in direct conflict with the standard in (Section 6565.20(C)2b), which states that:

"When designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses."

- c. The new structure is out of scale with other homes in the neighborhood resulting from the three-story configuration that requires further mitigation relative to its mass and bulk, in direct conflict with the standards in Section 6565.20(D)1b, which state that:

"(1) New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood, and (2) On relatively level lots, avoid designs that incorporate more than two useable floors, excluding basements, within the maximum height limit, since this contributes to a massive and boxy appearance for the home and makes it more difficult to be in scale with surrounding one and two story homes. Multiple stories are allowed on sloping lots where it is necessary to ensure that the home steps up or down with the slope."

- d. The excessive size of outdoor hardscape areas, taken cumulatively, contributes to an increase in runoff and removes more of the site's natural appearance, in direct conflict with the standards in Section 6565.20(F)2, which state that:

"(1) Minimize the hardscape or impervious areas on-site in order to maximize permeable surfaces that have a more natural appearance, reduce the volume and improve the quality of runoff into creeks and storm drains, and (2) Driveways and walkways and parking areas on-site should be as small as possible within allowable standards, and should drain into adjacent on-site landscape areas, where possible."

This decision may be appealed by the applicant or any aggrieved party on or before **5:00 p.m. on January 25, 2013**, the first working day following the tenth working day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department and paying the applicable appeal fee.

For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867.

Sincerely,



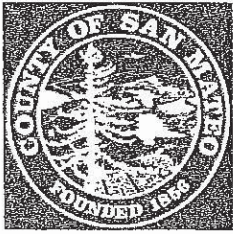
Dennis P. Aguirre  
Design Review Officer

DPA:jlh – DPAX0049\_WJN.DOCX

Enclosure: San Mateo County Survey – An online version of our Customer Survey is also available at: <http://www.co.sanmateo.ca.us/planning/survey>

cc: Jessica Resmini, Architect Member  
Dianne Whitaker, Architect Member  
Christy Usher, Community Representative  
Chris Ridgway  
Ronald Madson  
Christopher Johnson  
John McKeon





County of San Mateo

## Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@smcgov.org

www.co.sanmateo.ca.us/planning

December 21, 2012

Mr. Allen Price  
2000 Vallemar Street  
Moss Beach, CA 94038

Dear Mr. Price:

SUBJECT: Coastside Design Review  
390 – 12th Street, Montara  
APN 036-013-340; File No. PLN 2012-00127

### **Board of Supervisors Meeting**

**PLN2012-00127**

Case

**F**

Attachment

At its meeting of December 13, 2012, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a new 2,406 sq. ft. single-family residence, plus an attached 374 sq. ft. garage on a 6,250 sq. ft. parcel.

The CDRC was unable to determine the findings to recommend approval and is therefore continuing this item. It has been scheduled for the next regularly scheduled CDRC meeting of January 10, 2013, subject to the following requirements to be incorporated into revised plans:

1. Call out existing on-site structures, property lines, proposed retaining walls that include top and bottom wall heights, and scale on the site plan, including clarification of any proposed demolition of these structures.
2. Clarify window trim details for the entire structure to be shown on plans and/or elevations.
3. Clarify layout of the first floor Master Bedroom/Dressing areas.
4. Correct all eave dimensions to show consistency with the rest of the structure.
5. Call out exterior material of the basement area on elevations.
6. Include colors for deck, porch, columns and eaves on elevations.
7. Clarify cross-hatched rendering of belly-band.
8. Call out interior ceiling heights to help determine if overall height can be lowered.

9. Include the following on the materials board: (i) color of eaves, deck and porch columns; (ii) photo samples of proposed stone and turf blocks; (iii) type of stucco finish for the exterior basement area, if proposed.
10. Include garage door specifications sheet.
11. Include window material specifications/manufacturer's sheet.

Also, in order to address the mass and bulk of the current proposal, including its scale relative to the neighborhood homes in the vicinity, re-evaluation of the structure's three-story configuration and the amount of grading proposed is required. A more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required, with emphasis on, but not limited to Sections 6565.20(C)1.b and 6565.20(D). As such, recommendations from the CDRC for further project redesign are as follows:

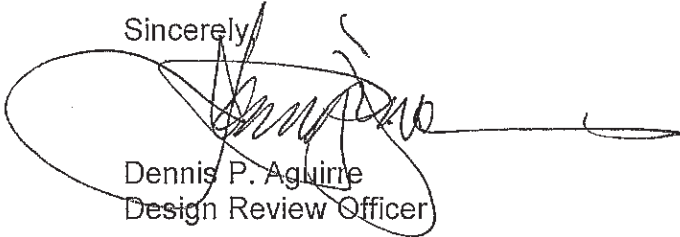
1. Limit the grading to the footprint of the structure.
2. Flare the walls of the lighthouse tower and include shingles for the exterior material. The windows should be placed so that the top window trims are immediately below the roof eaves.
3. Exclude the boat from the front landscaping plan.
4. Provide landscaping in lieu of Parking Areas 1 and 2.
5. Consider a different window style for the octagonal transom windows.
6. Integrate shingles as an exterior material for consistency with the design examples shown on the Sheet A1.O.
7. Apply consistent window trim design details for the entire structure.
8. Continue corbel placements throughout the entire structure for design consistency.
9. Integrate the workshop entry door shed roof with the rest of the structure to avoid a "tacked on" appearance.
10. In order to better integrate the exterior stairs with the entire residence, revise the proposed lattice treatment to stucco.

The CDRC is also reiterating the following elements for consideration and emphasis, as stated in the July 12, 2012 decision letter, and revised at the December 13, 2012 meeting (Numbers 3 and 4), to be incorporated into project redesign:

1. Submit a landscape plan prepared by a landscape architect familiar with the Midcoast area.
2. Use more consistent window style and pattern(s).
3. Provide variety in exterior finish materials.
4. Reduce the amount of hardscape areas in the front setback.
5. Wrap front porch to occupy both sides of the structure.
6. Consider flared/deeper roof eaves.
7. Further integrate the deck with the rest of the residence.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867 or by email at [daguirre@smcgov.org](mailto:daguirre@smcgov.org) if you have any questions.

Sincerely,

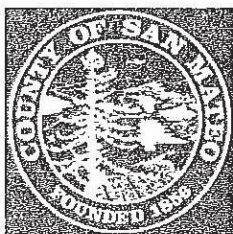
A handwritten signature in black ink, appearing to read 'Dennis P. Aguirre', is written over a large, loopy circular flourish. The signature is positioned above the printed name and title.

Dennis P. Aguirre  
Design Review Officer

DPA:fc – DPAW0893\_WFN.DOCX

cc: Jessica Resmini, CDRC Architect Member  
Dianne Whitaker, CDRC Architect Member  
Christy Usher, Community Representative  
Ron Madson  
Linda Montalto Patterson  
Christopher Johnson  
Gabrielle Peterson  
Chris Woodbridge  
Ruth Stoner Muzzin





County of San Mateo

## Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@smcgov.org

www.co.sanmateo.ca.us/planning

August 22, 2012

Mr. Allen Price  
2000 Vallemar Street  
Moss Beach, CA 94038

Dear Mr. Price:

SUBJECT: Coastside Design Review  
390 12th Street, Montara  
APN 036-013-340; File No. PLN 2012-00127

At its meeting of July 12, 2012, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a new 2,406 sq. ft. two-story single-family residence, plus an attached 374 q. ft. garage on a 6,250 sq. ft. parcel.

The CDRC was unable to determine the findings to recommend approval and is therefore continuing this item to a date uncertain, subject to the following requirements:

1. Reevaluate the driveway layout to ensure compliance with all applicable Department of Public Works driveway elevation requirements and/or standards.
2. Add to the existing story pole configuration to include all building corners. Install netting on grade from one corner to another in order to further identify the building envelope for compliance with the CDRC Story Pole Installation Policy.
3. Correct the following errors on plans: (i) missing door of bathroom (Sheets A1.0 and A2.2); (ii) incorrect exterior deck stairs designation (Sheet A2.3); (iii) incomplete elevation rendering of rear first floor exterior stair landing area as shown on South Elevation Rendering (Sheet A3.1); and (iv) incorrect grade lines as shown on South Elevation Rendering (Sheet A3.1).
4. Submit a detailed sample board to clarify proposed exterior materials for installation.

The CDRC is also recommending consideration of the following elements to be incorporated into project redesign:

1. Submit a landscape plan prepared by a landscape architect familiar with the Midcoast area.

### **Board of Supervisors Meeting**

**PLN2012-00127**

Case

**F**

Attachment



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT G**



## ***San Mateo County Board of Supervisors Meeting***

Owner/Applicant: **PRICE**

Attachment: **G**

File Numbers: **PLN2012-00127**





## ***San Mateo County Board of Supervisors Meeting***

Owner/Applicant: **PRICE**

Attachment: **G**

File Numbers: **PLN2012-00127**



## ***San Mateo County Board of Supervisors Meeting***

Owner/Applicant: **PRICE**

Attachment: **G**

File Numbers: **PLN2012-00127**





## ***San Mateo County Board of Supervisors Meeting***

Owner/Applicant: **PRICE**

Attachment: **G**

File Numbers: **PLN2012-00127**





## ***San Mateo County Board of Supervisors Meeting***

Owner/Applicant: **PRICE**

Attachment: **G**

File Numbers: **PLN2012-00127**



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT H**





E1.1 ELEVATION NORTHEAST



E1.2 ELEVATION NORTHWEST



E1.3 ELEVATION SOUTHEAST



E1.4 ELEVATION SOUTHWEST

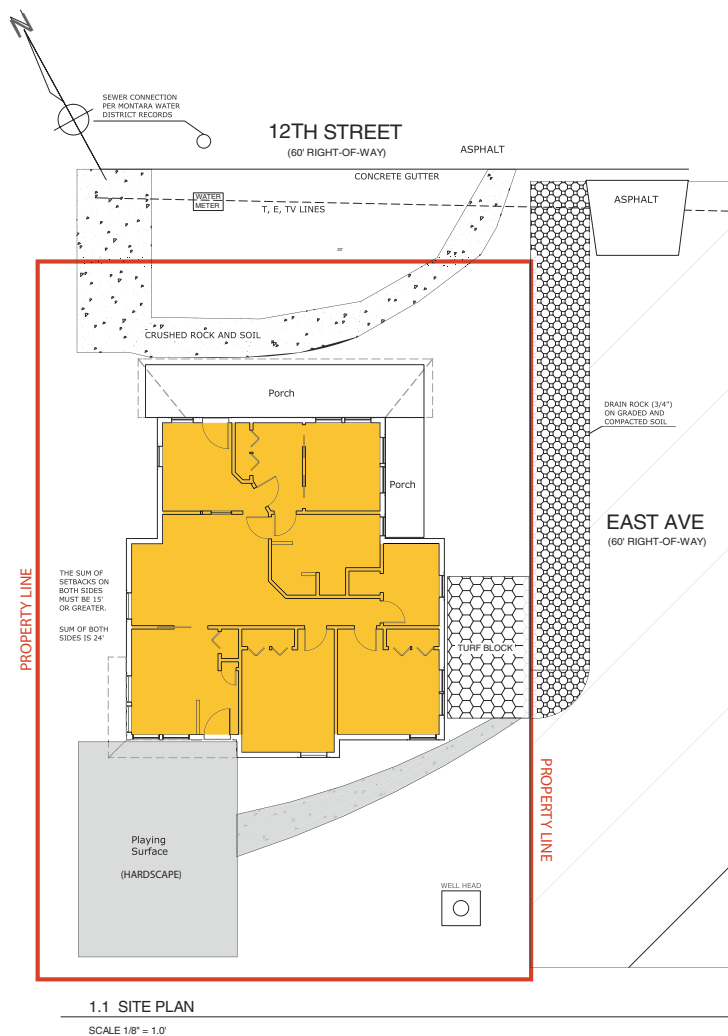
## PERSPECTIVES

### *San Mateo County Board of Supervisors Meeting*

Owner/Applicant: **PRICE**

Attachment: **H**

File Numbers: **PLN2012-00127**



## SITE PLAN

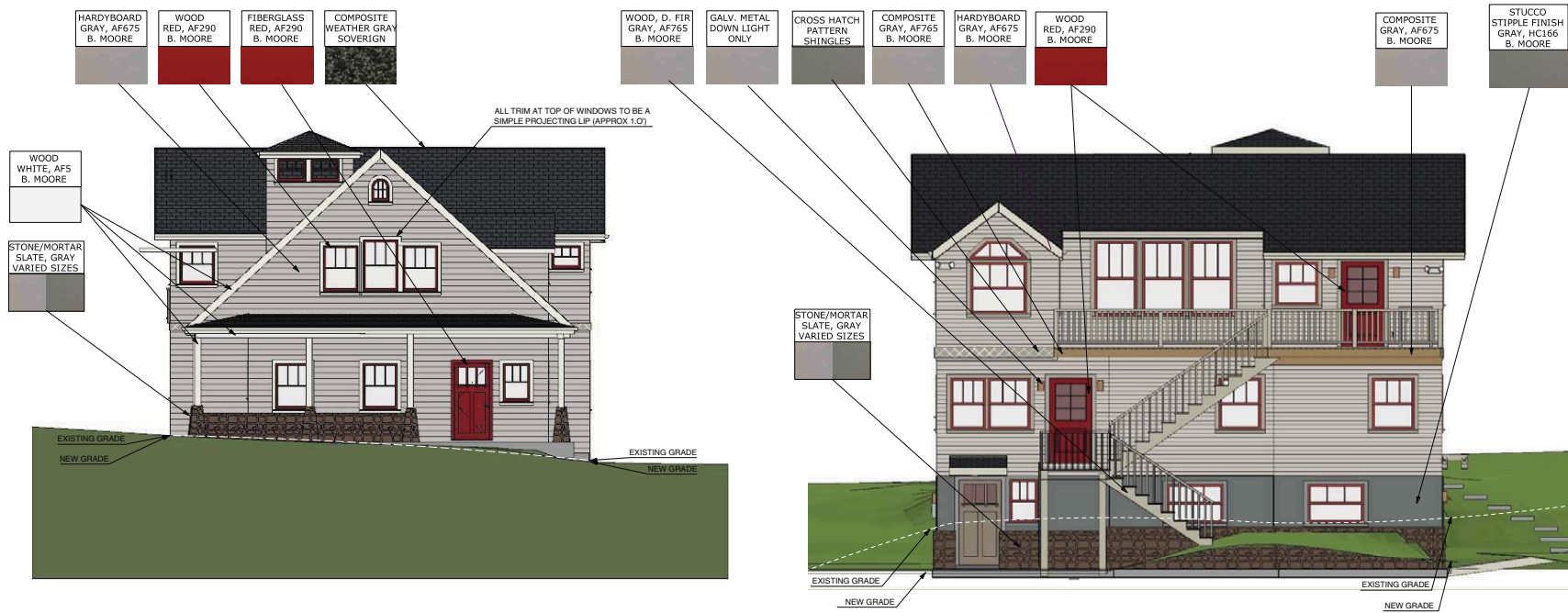
### San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

Attachment: **H**

File Numbers: **PLN2012-00127**





E2.1 ELEVATION NORTH  
SCALE: 1/4" = 10'

E2.2 ELEVATION SOUTH  
SCALE: 1/4" = 10'



E2.3 ELEVATION EAST  
SCALE: 1/4" = 10'



E2.4 ELEVATION WEST  
SCALE: 1/4" = 10'

## ELEVATIONS

### San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

Attachment: **H**

File Numbers: **PLN2012-00127**



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT I**

September 8, 2013

Mr. & Mrs. Thomas Anra  
365 12<sup>th</sup> Street  
Montana, CA 94037

Members of the Board,

It is our pleasure to write to you in support of Mr. and Mrs. Price's 390 12<sup>th</sup> Street building plans being submitted. From the outset, Mr. and Mrs. Price have been transparent with all neighbors about their building plans and very considerate about the impact on the neighborhood. We believe that the building concept is of reasonable quality and that the resulting home will greatly benefit the surrounding community. As homeowners at 365 12<sup>th</sup> Street, it is of utmost importance that plans for new homes on the street originate from attentive and conscientious builders - Mr. and Mrs. Price are those builders that neighbors look for to maintain a level of distinction on their block. In conclusion, we strongly encourage San Mateo County to approve Mr. and Mrs. Price's building permit on the lot at 390 12<sup>th</sup> Street.

Sincerely,



Emilie Anra

From: John Q <q2jazz@sbcglobal.net>  
Subject: 390 12th Street, Montara, CA  
Date: September 6, 2013 4:28:06 PM PDT  
To: Allen Price <alprice@gothotel.com>

Dear Board of Supervisors

This email is to express my full support for Mr. Allen Price's house project at 390 12th Street. I feel that Mr Price has done an outstanding job in creating a residential structure that would be a true asset to the neighborhood.

Having lived in this neighborhood for over 35 years ( 366 12th Street), I applaud Mr Price's sensitivity in his design approach to create a residential structure that not only fits in, but greatly enhances the look and feel of 12th Street.

I hereby request that the board give their full approval for Mr Price's building permit.

Sincerely,

John Quam  
366 12th Street  
Montara, CA. 94037



September 8, 2013

Mr. & Mrs. Thomas Anra  
365 12<sup>th</sup> Street  
Montana, CA 94037

Members of the Board,

It is our pleasure to write to you in support of Mr. and Mrs. Price's 390 12<sup>th</sup> Street building plans being submitted. From the outset, Mr. and Mrs. Price have been transparent with all neighbors about their building plans and very considerate about the impact on the neighborhood. We believe that the building concept is of reasonable quality and that the resulting home will greatly benefit the surrounding community. As homeowners at 365 12<sup>th</sup> Street, it is of utmost importance that plans for new homes on the street originate from attentive and conscientious builders - Mr. and Mrs. Price are those builders that neighbors look for to maintain a level of distinction on their block. In conclusion, we strongly encourage San Mateo County to approve Mr. and Mrs. Price's building permit on the lot at 390 12<sup>th</sup> Street.

Sincerely,



Emilie Anra

August 26, 2013

I have seen the proposed design of the Price's home on 12th Street, Montara and believe it will be a beautiful asset to the neighborhood. I look forward to seeing the house completed and to welcome the Allen's as our new neighbors.

Betti D'Aquino  
381 12th Street  
Montara, Ca 94037

August 26, 13

Dear Members of the Board,

I am a neighbor of Allen Price on 12<sup>th</sup> St. in Montara. I am urging you to approve his house design.

Not only does his project fulfill all the county building requirements, it also is architecturally beautiful.

I feel this house would be an asset to the neighborhood.

Thank you,  
Jeff Olson

377 12<sup>th</sup> St.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT J**



COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit File Number: PLN 2012-00127

Board Meeting Date: October 22, 2013

Prepared By: Dennis P. Aguirre  
Project Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

Regarding the Environmental Review, Find:

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

Regarding the Coastal Development Exemption, Find:

2. That the proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Categorical Exclusion Area.

Regarding the Design Review, Find:

3. That the entire structure exhibits numerous articulated areas that include adequately broken-up wall planes and architectural features such as rear decks, light tower and front entry porch (Section 6565.20(D)1d and e).
4. That the proposed architectural style ("lighthouse keeper" inspired) that incorporates design elements such as gable roofs, front entry porch, rear decks, light tower and a lighter colored "belly band", garage door pergola, basement door roof extension and window addition, complement the predominant style of the neighborhood homes (Section 6565.20(D)2a).
5. That the predominant front gable roof, front porch with stone and column and light tower serve as complementary features that contribute to the overall design character of the front façade (Section 6565.20(D)2c and d).
6. That the proposed materials such as Hardy Board Siding, composition roof shingles, porch stonework and stucco, including earth tone colors chosen as the

project's color scheme, make the project compatible with various architectural styles of the neighborhood (Section 6565.20(D)4a and b).

7. That the proposed landscaping layout that includes native and non-invasive species prevents adverse impacts to the site and surrounding areas while at the same time maintaining the visual integrity of the home (Section 6565.20(F)1).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Board of Supervisors on October 22, 2013. 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 approval 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 its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees 60 days prior to the permits' expiration.
3. The applicant shall include this approval letter on the top pages of the building plans. This would provide the Planning approval date and its contents 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) 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 Community Development Director.
- 5. 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.
  - 6. 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 respective Fire Authority.
  - 7. No site disturbance shall occur, including any grading, until a building permit has been issued. The grading permit and building permit shall be issued at the same time.
  - 8. 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 Twelfth 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 Twelfth Street. There shall be no storage of construction vehicles in the public right-of-way.
9. The exterior colors submitted as part of the submittals for redesign 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.
10. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
11. The owner shall retain the services of a licensed professional consultant (e.g., Landscape Architect) with Coastside planting experience to prepare a revised landscape plan for review and approval by the Current Planning Section at time of application for a building permit. The documents shall also include an automatic irrigation plan submitted for review and approval. The goal of the plan is to soften the appearance of the proposed residence. The plan shall include a minimum of four (4) trees, 15-gallon size. The approved plans shall be installed prior to a final building permit inspection. The owner shall maintain all installed plantings.

#### Building Inspection Section

12. At the time of application for a building permit, the following will be required:
- a. Prior to pouring any concrete for foundations, written verification from a licensed surveyor must be submitted which will confirm that the required setbacks as shown on the approved plans have been maintained.
  - b. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
  - c. If a water main extension, upgrade or hydrant is required, this work must be completed prior to the issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor which will confirm that the work will be completed prior to finalization of the building permit.



- d. A site drainage plan is required. This plan must demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
- e. Sediment and erosion control measures shall be installed prior to beginning any site work and maintained throughout the term of the permit. 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.
- f. This project must comply with the Green Building Ordinance.
- g. All drawings must be drawn to scale and clearly define the whole project and its scope.
- h. Call out the right codes on the code summary: The design and/or drawings shall be done according to the 2010 Editions of the CA Building Standards Code, 2010 CA Plumbing Code, 2010 CA Mechanical Code, and the 2010 CA Electrical Code.

#### Environmental Health Division

- 13. Prior to the building application approval, the applicant needs to obtain certification for the existing well for domestic use. Certification will need chemical testing to meet California Title 22, Primary and Secondary Inorganics and Coliform bacteria.
- 14. Prior to the planning approval, the applicant shall submit health review fees.

#### Department of Public Works

- 15. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
- 16. 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. This includes and is not limited to the driveway, parking areas, and landscape areas. The driveway along East Avenue is an encroachment. Property owner shall agree to enter into a written agreement to maintain, repair, and remove this encroachment at no expense to the County and as directed by the Director of Public Works.

17. "Prior to the issuance of a building permit and a as part of the setback certification, the applicant shall have filed either a Record of Survey or a Corner Record as required by the State of California Business and Professions Code."
18. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
19. 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 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.
20. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
21. 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.
22. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a Plan and Profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site.

#### Coastside Fire Protection District

23. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation shall be installed with a solid-core, 20-minute fire-rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be not more than 44 inches above the finished floor.
24. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.6

25. Under stair protection for new/remodel enclosed accessible areas. Provide note/detail. CRC R302.7
26. Fire Hydrant: As per 2010 CFC, Appendix 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 2010 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. Show location of hydrant and distance to the structure.
27. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance No. 2010-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department 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 or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
28. Roof Covering: As per Coastside Fire District Ordinance 2010-01, 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 Class "B" or higher as defined in the current edition of the California Building Code.
29. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance No. 2010-01, 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.
30. 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 dimensions 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.

31. Address Numbers: As per Coastside Fire District Ordinance No. 2010-01, 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 1/4-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 finished grade. When the building is served by a long driveway or is otherwise obscured, a reflectorized address sign shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
32. Vegetation Management: As per the Coastside Fire District Ordinance No. 2007-01, the 2010 California Fire Code 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. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line.
  - 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.
  - 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.
33. Chimney Present: The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2 inch.
34. Fire apparatus access roads to 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.
35. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up riser. Any soldered fittings must be pressure tested and the trench left open.
36. Exterior bell and interior horn/strobe are required to be hardwired 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.

37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

Granada Sanitary District

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



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT K**

# ORIGINAL DESIGN



E1.1 ELEVATION NORTHEAST



E1.4 ELEVATION NORTHWEST

# REDESIGN



E1.1 ELEVATION NORTHEAST



E1.2 ELEVATION NORTHWEST

## San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

Attachment: **K**

File Numbers: **PLN2012-00127**



# ORIGINAL DESIGN

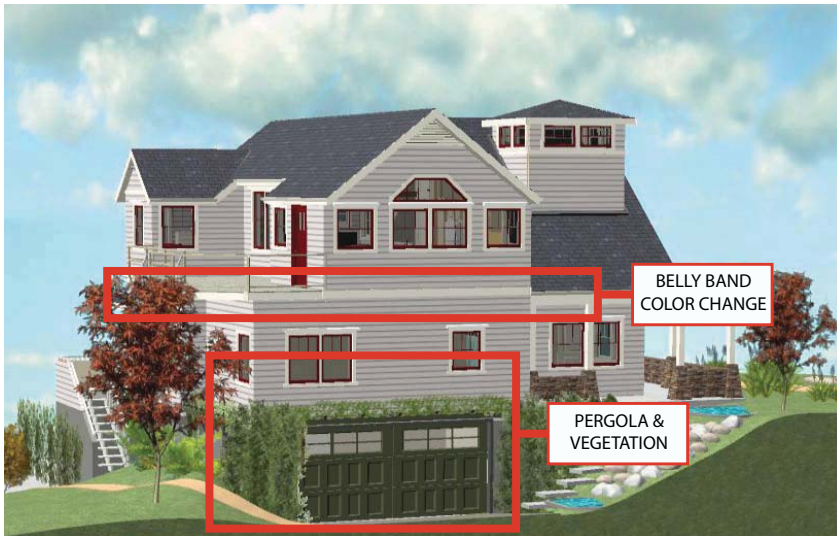


E1.4 ELEVATION SOUTHEAST

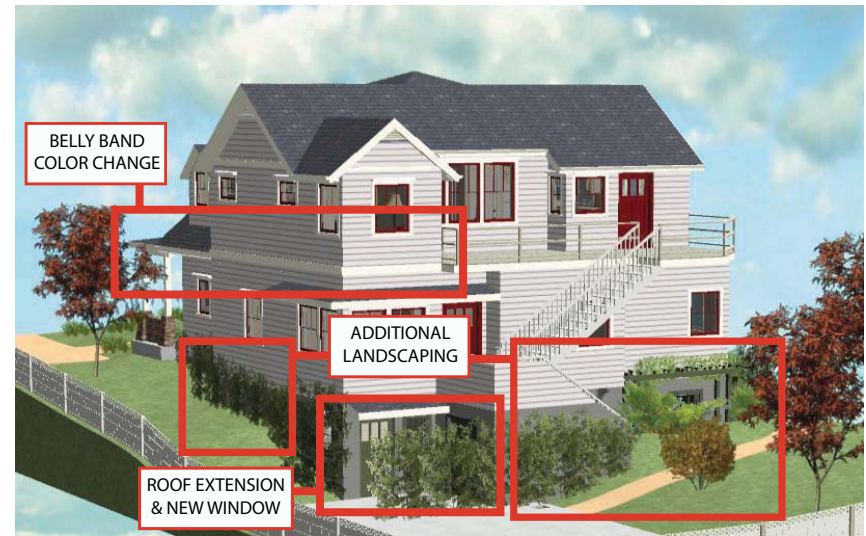


E1.4 ELEVATION SOUTHWEST

# REDESIGN



E1.3 ELEVATION SOUTHEAST



E1.4 ELEVATION SOUTHWEST

## San Mateo County Board of Supervisors Meeting

Owner/Applicant: **PRICE**

Attachment: **K**

File Numbers: **PLN2012-00127**