



County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00397

Hearing Date: May 19, 2020

Prepared By: Dennis 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) Guidelines, related to new construction of small structures, including single-family residences in a residential zone, and utility extensions, including street improvements, necessary to serve such construction.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, visual resources and compliance with design review standards and findings.
3. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitation established by LCP Policy 1.23.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meetings of April 11; 2019; May 9, 2019; and June 13, 2019, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the design, style and character of the neighborhood homes. The project's two-story proposal is well articulated, uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

Regarding the Use Permit, Find:

5. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:
 - a. That the lot coverage and floor areas remain compliant with the S-94 Zoning District development standards. The lot coverage and floor areas are compliant with the S 94 Zoning District development standards. The total lot coverage of 28% (1,242 sq. ft.) is below the maximum allowed. The total floor area proposed complies with the maximum allowed of 48% (2,112 sq. ft.). The potential mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior facades. The design of the project is proportional and complimentary to other homes in the neighborhood.
 - b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and found to be infeasible. An effort was undertaken by the owner to explore the possibility of a merger with adjacent properties but the owner received no responses to the offer letters dated October 5, 2017 (Attachment F). As a result, mitigation of the parcel size non-conformity via a parcel merger strategy has been found to be infeasible.
 - c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of the substandard parcel, as discussed in Section 4 above. Specifically, the project complies with all maximum allowed floor area, lot coverage, height, and parking requirements.
 - d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed height of 25 feet - 3 inches for the two-story residence, the well-articulated facades, and well-proportioned roof mass bring the structure into scale with the established neighborhood context. The project would not result in significant impacts to visual resources or coastal access. Adequate infrastructure is available to serve the project.
 - e. That the use permit approval does not constitute a granting of special privileges. While the applicant is required to obtain a use permit for development of the substantially undersized parcel, the parcel is legal and the project conforms with the existing zoning regulations.

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 May 19, 2020. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Use Permit, Coastal Development Permit, and Design Review final approvals 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 Use Permit, Coastal Development Permit, and Design Review approval may be extended by one 1-year increments 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 the approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall indicate the following on plans submitted for a building permit.
 - a. Combined setback of 15 feet, with a minimum left side setback of 10 feet.
 - b. Reduce roof fascia from 18 inches to 12 inches.
 - c. Provide steps down from sliding glass door on east side of house.
 - d. Substitute solid parapet for cable rail at front of roof deck.
 - e. Use lighter shade of stain (lighter than "Early American" Varathane Wood Stain) on all wood surfaces. Please provide a sample of the revised stain color to staff at the building permit stage.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures, as per County guidelines, to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District (CFPD).
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 shall impede through traffic along the right-of-way on Cortez 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 Cortez Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the Coastside Design Review Committee (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.
12. 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).
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

Building Inspection Section

14. The project requires a building permit.
15. The proposed project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section 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 Building Inspection Section for review and approval.
17. A Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.
18. The applicant shall submit a final Grading and Drainage Plan prepared and stamped by a registered civil engineer.

19. The applicant shall provide an updated C3 C6 Checklist (if applicable).

Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
21. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Granada Community Services District (GCSD)

22. The approved sewer permit variance for this project is subject to the issuance of a sewer permit in order to connect to the GCSD wastewater facilities.

Department of Public Works

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

Geotechnical Section

25. A Geotechnical Report shall be required at the building permit stage.

Coastside Fire Protection District

26. Smoke Detectors which are hardwired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, 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 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.

27. ADD Note to plans: Smoke alarm detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
28. 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.
29. ADD Note to plans: As per Coastside Fire Protection District Standard C/-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letter/numerals shall be internally illuminated and facing the direction of access. 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 shall be placed at the nearest from the nearest public roadway.
30. ADD Note to plans – Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, 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 of Class "B" or higher as defined in the current edition of the California Building Code.
31. ADD Note to plans – Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 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.
32. ADD Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. 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 of the automatic fire sprinkler systems.

33. ADD Note to plans - 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 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
34. Installation of underground sprinkler pipe shall be flushed and visually inspected by CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
35. ADD Note to plans: Identify rescue windows in each bedroom and verify that they meet all requirements.
36. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 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 Protection 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.
37. ADD Note to plans: Fire apparatus roads to be a minimum of 20-foot wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
38. 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.

39. "No Parking- Fire Lane" signs shall be provided on both sides of roads 20 feet to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6
40. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650/726-5213.
41. ADD Note to plans - Vegetation management (LRA): The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.
 - 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.



County of San Mateo - Planning and Building Department

ATTACHMENT B

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

DATE: October 23, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel where the S-94 Combining District requires a minimum parcel size of 10,000 square feet. The project includes extension of Cortez Avenue by approximately 60 feet for project access and a new firetruck turnaround. The Non-Conforming Use Permit is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 7 feet each, where 10 feet is the minimum allowed for each side. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2018-00397 (Irfan)

PROPOSAL

The subject property is a vacant 4,400 sq. ft. legal non-conforming parcel, where the S-94 Combining District requires a minimum parcel size of 10,000 square feet. The lot is 40 feet wide, where the minimum required width is 50 feet. The front elevation of the proposed two-story residence consists of a two-car garage and an entryway. The first floor consists of the garage, master bedroom and bath, laundry room and a one-half bathroom. A living room, dining room, kitchen, master bedroom and a bathroom, study, and spiral stairs to access the roof deck complete the living areas on the upper floor. The parcel is located west of Cabrillo Highway (Hwy. 1) and is located within the Hwy. 1 County Scenic Corridor. The site is generally flat, with no trees located on the property. The project site is located at the end of a gravel-surfaced section of Cortez Avenue that would be extended by approximately 60 feet for project access and a new firetruck turnaround. The road extension is required to facilitate the development of the project.

RECOMMENDATION

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00397, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The parcel is located west of Cabrillo Highway in an area of primarily two-story single-family structures. Within the immediate neighborhood are developed residential parcels which are also non-conforming in size relative to the minimum required 10,000 sq. ft. parcel size in the S-94 Zoning District. The project area is generally flat in topography. The parcel is within the Hwy. 1 County Scenic Corridor and is bounded by the Pacific Ocean westward and Cabrillo Highway eastward. West of this residential area is the CCR (Coastside Commercial Recreation) Zoning District along Mirada Road that spans along the Coastside. Several business establishments that cater to the local community are also located here.

Regarding the General Plan, the project complies with applicable policies, specifically those relating to water and wastewater supply.

Regarding the Local Coastal Program (LCP), the project complies with policies regarding sensitive habitats, visual resources and infill development, and that require compliance with design review standards. Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. This policy also requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per five (5) acres, and/or served by sewer and water. The project involves the construction of a new single-family residence where public facilities, services and utilities are available. Policy 7.3(a) (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and (b) development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats or diminish their biological productivity. There are no sensitive habitats located on or adjacent to the parcel on which the residence will be constructed or where Cortez Avenue will be extended.

The Coastside Design Review Committee (CDRC) considered the project at the April 11, May 9, and June 13, 2019 meetings where the CDRC determined that the project complies with applicable Design Review Standards and recommended project approval. The scale of the residence is proportional and complimentary to other residences in the neighborhood and the landscaping has been carefully planned, using drought-tolerant plants. The project complies with the height and other development standards of the R-1/S-94 Zoning District. The project’s design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 28% (1,242 sq. ft.) of total lot size, where 30% (1,320 sq. ft.) is the maximum allowed. Additionally, the proposed floor area is within the maximum allowed 48% (2,112 sq. ft.) of total lot size.

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

DATE: October 23, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel where the S-94 Combining District requires a minimum parcel size of 10,000 square feet. The project includes extension of Cortez Avenue by approximately 60 feet for project access and a new firetruck turnaround. The Non-Conforming Use Permit is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 7 feet each, where 10 feet is the minimum allowed for each side. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2018-00397 (Irfan)

PROPOSAL

The subject property is a vacant 4,400 sq. ft. legal non-conforming parcel, where the S-94 Combining District requires a minimum parcel size of 10,000 sq. ft. The lot is 40 feet wide, where the minimum required width is 50 feet. The front elevation of the proposed two-story residence consists of a two-car garage and an entryway. The first floor consists of the garage, master bedroom and bath, laundry room and a one-half bathroom. A living room, dining room, kitchen, master bedroom and a bathroom, study, and spiral stairs to access the roof deck complete the living areas on the upper floor. The parcel is located west of Cabrillo Highway (Hwy. 1) and is located within the Hwy. 1 County Scenic Corridor. The site is generally flat, with no trees located on the property. The project site is located at the end of a gravel-surfaced section of Cortez Avenue that would be extended by approximately 60 feet for project access and a new firetruck turnaround. The road extension is required to facilitate the development of the project.

RECOMMENDATION

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2018-00397, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Owner/Applicant: Zafar Irfan

Location: Cortez Avenue, Miramar

APN: 048-032-070

Parcel Size: 4,400 sq. ft.

Parcel Legality: Certificate of Compliance Type A (PLN 2014-00116), recorded on June 4, 2014

Existing Zoning: R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District with 10,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: Medium-Low Density Residential (2.4-6.0 dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Supply: Coastsides County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0252F, dated August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone, and utility extensions, including street improvements, necessary to serve such construction.

Setting: The parcel is located west of Hwy. 1 in an area of primarily two-story single-family structures. Within the immediate neighborhood are developed

residential parcels which are also non-conforming in size relative to the minimum required 10,000 sq. ft. parcel size in the S-94 Zoning District. The project area is generally flat in topography. The parcel is within the Hwy. 1 County Scenic Corridor and is bounded by the Pacific Ocean westward and Cabrillo Highway eastward. West of this residential area is the CCR (Coastside Commercial Recreation) Zoning District along Mirada Road that spans along the Coastside. Several business establishments that cater to the local community are also located here.

Chronology:

<u>Date</u>	<u>Action</u>
June 4, 2014	- Certificate of Compliance Type A (PLN 2014-00116) recorded.
October 9, 2018	- Application submitted.
April 11, 2019 and May 9, 2019	- Coastside Design Review Committee (CDRC) reviews the proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbors' concerns.
June 13, 2019	- Coastside Design Review Committee recommends approval of the revised design.
October 23, 2019	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The subject parcel is designated by the General Plan for Medium-Low Density Residential use, at a density of 2.4 to 6.0 dwelling units per acre. Upon review of the provisions of the General Plan, staff has determined that the project complies with all applicable General Plan policies, including the following:

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District (CCWD), as the service provider for this urban area, has approved the applicant's request for a transfer of one (1) 5/8 – inch non-priority water service connection from APN 115-520-170, and in a letter dated November 8, 2007, confirmed that a

5/8th-inch (20 gallons per minute) water service connection is available from the Crystal Springs Water Supply Project for the project site (Attachment E).

Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of wastewater management in urban areas. The Granada Community Services District (GCSD), as the service provider for this urban area, has confirmed that a sewer permit variance was approved for this project, subject to the issuance of a sewer permit in order to connect to the GCSD wastewater facilities.

General Plan policies regarding scenic corridors (Policy 4.46) also apply to this project, and are similar to Local Coastal Program policy relevant to this issue area. The project's compliance with this policy is discussed in Section 2, below.

2. Conformance with the Local Coastal Program

Staff has determined that the project, as conditioned, is in compliance with applicable Local Coastal Program (LCP) policies, including the relevant components discussed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Medium-Low Density Residential use, at a density of 2.4 to 6.0 dwelling units per acre. Therefore, the project is considered an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2019 calendar year.

b. Sensitive Habitats Component

Policy 7.3(a) (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and (b) development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats.

The project site does not contain and is not located adjacent to sensitive habitats. The extension of Cortez Avenue by approximately 60 feet for project access and a new firetruck turnaround will also not disturb or impact any sensitive habitat area.

c. Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Miramar. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. The Coastsides Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meetings of April 11, May 9, and June 13, 2019 and determined it is in compliance with applicable Design Review Standards, and recommended project approval.

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements and best preserves the visual and open space qualities of the parcel overall. The project site is located approximately 200 feet southwest of Cabrillo Highway and is buffered visually from view based on its substantial distance from this scenic road and proposed landscaping. The proposed design, style and character of the residence complement the neighborhood and would help the structure to blend with existing views from the highway. The project site is located within a neighborhood area comprised of two-story residences of similar height. The residential area is also minimally visible from public viewing locations along the western shoreline due to intervening development including existing residences and structures located in the Coastsides Commercial Recreation Zoning District. The proposed landscaping provides adequate visual screening of the project from neighbor viewpoints and from along Hwy. 1. Also, the mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior facades.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines in the following ways:

- (1) On-site grading is not extensive and only limited to earth movement associated with standard construction activity.
- (2) The proposed residence uses materials with a natural appearance such as vinyl siding, stucco and composition roof shingles.
- (3) The proposed residence uses shed roofs for the project, utilizing non-reflective metal as the primary roof material.
- (4) The well-proportioned roof mass and enhanced facade articulation help to make the proposed structure complementary with the scale of the homes in the neighborhood.
- (5) The landscape plan uses drought resistant, non-invasive species.

c. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is not located within this specific area and therefore is not subject to this policy. However, the shoreline is available via Cortez Avenue westward to provide unobstructed scenic vistas to the Pacific Ocean.

3. Conformance with the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP)

Upon review of the provisions of the HAF ALUCP for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project site is located outside Zone 7 - Airport Influence Area (AIA) where the airport accident risk level is considered low, and also outside of the aircraft noise exposure contours.

4. Conformance with Zoning Regulations

Development Standards

The following table summarizes the project's compliance/non-compliance with the development standards of the R-1/S-94 Zoning District.

S-94 Development Standards	Required	Proposed
Building Site Area	5,000 sq. ft. min.	4,400 sq. ft.* (See Section 6, Use Permit discussion below)
Building Site Width	50 ft. min.	40 ft.* (See Section 6, Use Permit discussion below)
Lot Coverage	30% max. (1,320 sq. ft.)	28% (1,242 sq. ft.)
Floor Area	48% max. (2,112 sq. ft.)	48% (2,112 sq. ft.)
Maximum Height of Structure	28 ft. max.	25 ft. – 3 in.
Minimum Front Yard Setback	20 ft. min.	20 ft.
Minimum Right Side Setback	10 ft. min.	7 ft.*
Minimum Left Side Setback	10 ft. min.	7 ft.*
Minimum Rear Yard Setback	20 ft. min.	36 ft. - 8 in.
Parking	Two covered spaces	Two covered spaces
Facade Articulation	Finding by CDRC	Complies

The proposed total lot coverage is 28% (1,242 sq. ft.), where the maximum allowed is 30% (1,320 sq. ft.). The total floor area proposed complies with the maximum allowed 48% (2,112 sq. ft.). Potential impacts related to the appearance of mass and bulk are mitigated by adequate articulation of exterior facades. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastsides Design Review Committee's recommendation of approval (see Section 5). The proposed project meets the zoning district height standards, and includes a design, scale, and size complementary to other houses located in the vicinity.

5. Conformance with Design Review District Guidelines

The Coastsides Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings on April 11, May 9, and June 13, 2019 and adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential

Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale: The house's scale is proportional and complimentary to other homes in the neighborhood; 4. Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood.
- b. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: The landscaping has been sensitively designed, using drought- tolerant plants.

6. Conformance with Use Permit Findings

The project requires a Non-Conforming Use Permit due to the subject site being 40 feet in width where 50 feet is the minimum width, less than 5,000 sq. ft. where 10,000 sq. ft. is the minimum size, and the proposed 7-foot right and left side setbacks in the R-1/S-94 Zoning District.

Staff's recommendation to approve the project is based on its determination that the findings required pursuant to Sections 6133.3.b and 6503 of the San Mateo County Zoning Regulations can be made, elaborated as follows:

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

The lot coverage and floor areas are compliant with the S-94 Zoning District development standards. The total lot coverage of 28% (1,242 sq. ft.) is below the maximum allowed. The total floor area proposed complies with the maximum allowed of 48% (2,112 sq. ft.). The potential mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior facades. The design of the project is proportional and complimentary to other homes in the neighborhood.

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

An effort was undertaken by the owner to explore the possibility of a merger with adjacent properties but the owner received no responses to the offer letters dated October 5, 2017 (Attachment F). As a result, mitigation of the parcel size non-conformity via a parcel merger strategy has been found to be infeasible.

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

The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of the substandard parcel, as discussed in Section 4 above. Specifically, the project complies with all maximum allowed floor area, lot coverage, height, and parking requirements.

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

The proposed height of 25 feet - 3 inches for the two-story residence, the well-articulated facades, and well-proportioned roof mass bring the structure into scale with the established neighborhood context. The project would not result in significant impacts to visual resources or coastal access. Adequate infrastructure is available to serve the project.

- e. **The use permit approval does not constitute a granting of special privileges.**

While the applicant is required to obtain a use permit for development of the substantially undersized parcel, the parcel is legal and the project conforms with the existing zoning regulations.

B. ENVIRONMENTAL REVIEW

Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone, and utility extensions, including street improvements, necessary to serve such construction.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not provide comments to staff's referral for this project. The MCC has been notified of the Planning Commission's review of this project.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) did not forward a response to staff's referral for this project. The CCC has been notified of the Planning Commission's review of this project.

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District
Granada Community Services District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letters, dated April 11, May 9, and June 13, 2019
- E. CCWD Approval Letter for Transfer of Water Service
- F. Offer Letters
- G. Site Photos

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County of San Mateo - Planning and Building Department

ATTACHMENT C

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00397

Hearing Date: October 23, 2019

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

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) Guidelines, related to new construction of small structures, including single-family residences in a residential zone, and utility extensions, including street improvements, necessary to serve such construction.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, visual resources and compliance with design review standards and findings.
3. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitation established by LCP Policy 1.23.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastsides Design Review Committee at its meetings of April 11, 2019; May 9, 2019; and June 13, 2019, the project is in compliance with the Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the design, style and character of the neighborhood homes. The project's two-story proposal is well articulated, uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

Regarding the Use Permit, Find:

5. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:
- a. That the lot coverage and floor areas remain compliant with the S-94 Zoning District development standards. The lot coverage and floor areas are compliant with the S 94 Zoning District development standards. The total lot coverage of 28% (1,242 sq. ft.) is below the maximum allowed. The total floor area proposed complies with the maximum allowed of 48% (2,112 sq. ft.). The potential mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior facades. The design of the project is proportional and complimentary to other homes in the neighborhood.
 - b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and found to be infeasible. An effort was undertaken by the owner to explore the possibility of a merger with adjacent properties but the owner received no responses to the offer letters dated October 5, 2017 (Attachment F). As a result, mitigation of the parcel size non-conformity via a parcel merger strategy has been found to be infeasible.
 - c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of the substandard parcel, as discussed in Section 4 above. Specifically, the project complies with all maximum allowed floor area, lot coverage, height, and parking requirements.
 - d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed height of 25 feet - 3 inches for the two-story residence, the well-articulated facades, and well-proportioned roof mass bring the structure into scale with the established neighborhood context. The project would not result in significant impacts to visual resources or coastal access. Adequate infrastructure is available to serve the project.
 - e. That the use permit approval does not constitute a granting of special privileges. While the applicant is required to obtain a use permit for development of the substantially undersized parcel, the parcel is legal and the project conforms with the existing zoning regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on October 23, 2019. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review prior to implementation. Minor adjustments to the project may be approved by the Community Development Director 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 Use Permit, Coastal Development Permit, and Design Review final approvals 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 Use Permit, Coastal Development Permit, and Design Review approval may be extended by one 1-year increments 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 the approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee.
 - a. Reduce roof fascia from 18 inches to 12 inches.
 - b. Provide steps down from sliding glass door on east side of house.
 - c. Substitute solid parapet for cable rail at front of roof deck.
 - d. Use lighter shade of stain (lighter than "Early American" Varathane Wood Stain) on all wood surfaces. Please provide a sample of the revised stain color to staff at the building permit stage.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures, as per County guidelines, to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District (CFPD).
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 shall impede through traffic along the right-of-way on Cortez 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 Cortez Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. 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.
12. 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).
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

Building Inspection Section

14. The project requires a building permit.
15. The proposed project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section 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 Building Inspection Section for review and approval.
17. A Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.
18. The applicant shall submit a final Grading and Drainage Plan prepared and stamped by a registered civil engineer.
19. The applicant shall provide an updated C3 C6 Checklist (if applicable).

Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
21. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Granada Community Services District (GCSD)

22. The approved sewer permit variance for this project is subject to the issuance of a sewer permit in order to connect to the GCSD wastewater facilities.

Department of Public Works

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

Geotechnical Section

25. A Geotechnical Report shall be required at the Building Permit stage.

Coastside Fire Protection District

26. Smoke Detectors which are hardwired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, 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 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.

27. ADD Note to plans: Smoke alarm detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
28. 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.
29. ADD Note to plans: As per Coastside Fire Protection District Standard C/-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letter/numerals shall be internally illuminated and facing the direction of access. 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 shall be placed at the nearest from the nearest public roadway.
30. ADD Note to plans – Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, 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 of Class "B" or higher as defined in the current edition of the California Building Code.
31. ADD Note to plans – Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 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.
32. ADD Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. 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 of the automatic fire sprinkler systems.

33. ADD Note to plans - 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 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
34. Installation of underground sprinkler pipe shall be flushed and visually inspected by CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
35. ADD Note to plans: Identify rescue windows in each bedroom and verify that they meet all requirements.
36. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 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 Protection 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.
37. ADD Note to plans: Fire apparatus roads to be a minimum of 20-foot wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
38. 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.
39. "No Parking- Fire Lane" signs shall be provided on both sides of roads 20 feet to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6

40. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650/726-5213.
41. ADD Note to plans - Vegetation management (LRA): The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.
- 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.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



0.06 0 0.03 0.06 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,852



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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County of San Mateo - Planning and Building Department

ATTACHMENT C

Revision 1 , Feb 22, 2019

- 1) Decrease lot coverage from 1546 sqft to 1258 sqft. Allowed 1320 sqft
2) Decrease total square feet to 2112 sqft, allowed 2112 Sqft.

Revision 2, March 26, 2019

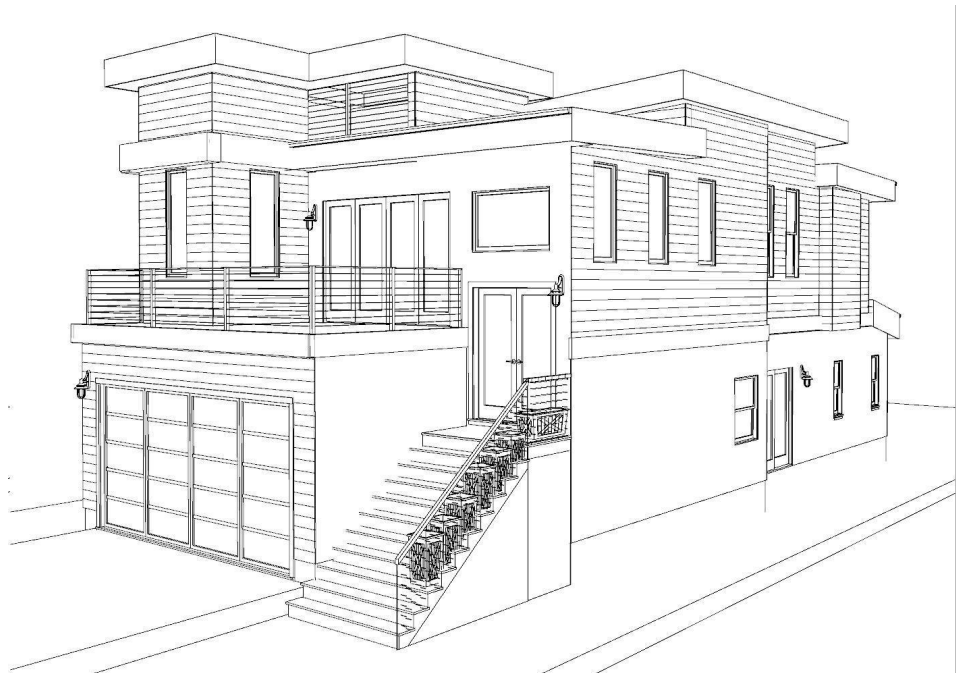
- 1) Fix Garage Square footage.
2) Removed rear court.
3) Revised Drainage plan
4) Revised Road Plan
5) Revised Landscaping Plan.

Revision 3 April 25th 2019 (After Design Review Meeting)

- 1) Roof redesigned
2) Roof deck completely hidden from public eye
3) Roof deck now integrated into roof.
4) Roof deck Privacy concerns met with roof on the edges
5) Shorten the front Patio for neighbor privacy concerns.
6) Added Patio privacy for neighbor by creating hidden spiral stair case on Patio.
7) Windows on the west side are now minimum
8) Colors are now softer, removed black trim.
9) Roof deck and Patio and stair case glass panel removed.
10) Landscape completely redone
11) Vertical windows are now shorten from 10ft to 6ft.
12) Black stucco trim around windows removed.
13) Use of cable rails on Patio and Front stairs.
14) Verticalness of walls and windows are now removed.
15) House now fully articulated.
16) Use of Mahogany color wood and Vinyl siding has been introduce to soften stucco look.
17) Reduce size of roof fascia board from 2ft to 18 inches.
18) Removed vertical Mullions from windows.
19) Windows sils have been removed.
20) Removed all exterior lights except just one light per entry.

Revision 4 April 23rd 2019 (After Second Design review meeting feedback)

- 1) Made the roof deck more smaller, pulled it to the front to mitigate privacy concerns.
2) Roof redesign at the front and Right side per Design review feedback.
3) Roof height above front door is now at the lowest level. (Matching the ceiling)
4) Roof articulation at the right and front with multiple eves per Design review feedback.
5) Broke roof into multiple eves at the front.
6) Replace roof deck Parapet wall with exposed deck railing to decrease mass at the front.
7) Garage Step have been added.
8) Color pallet is now decreased from 4 to 3 using softer colors and wood stain.
9) Fixed setback of second story , closet and bookshelf in now under 7 ft setback.
10) Changes wood siding stain to light brown.
11) Added couple of windows to garage and on the right side to break long walls.
12) Spiral stair case now in code compliance measurements.



Layout Page Table			
Label	Title	Description	Comments
A0		COVER PAGE	
1		Survey	
2		SITE PLAN	1/4" = 1'0"
3		Drainage Plan	
4		LANDSCAPING Plan	
5		FLOOR PLANS	1/4" = 1'0"
6		Elevations	
7		ROOF and Roof Deck Plan	
8		CROSS SECTIONAL ELEVATIONS	
10		Exterior LIGHTENING PLaN	
11		Road Plan	
12		Road Plan	

Second Design Review Feedback

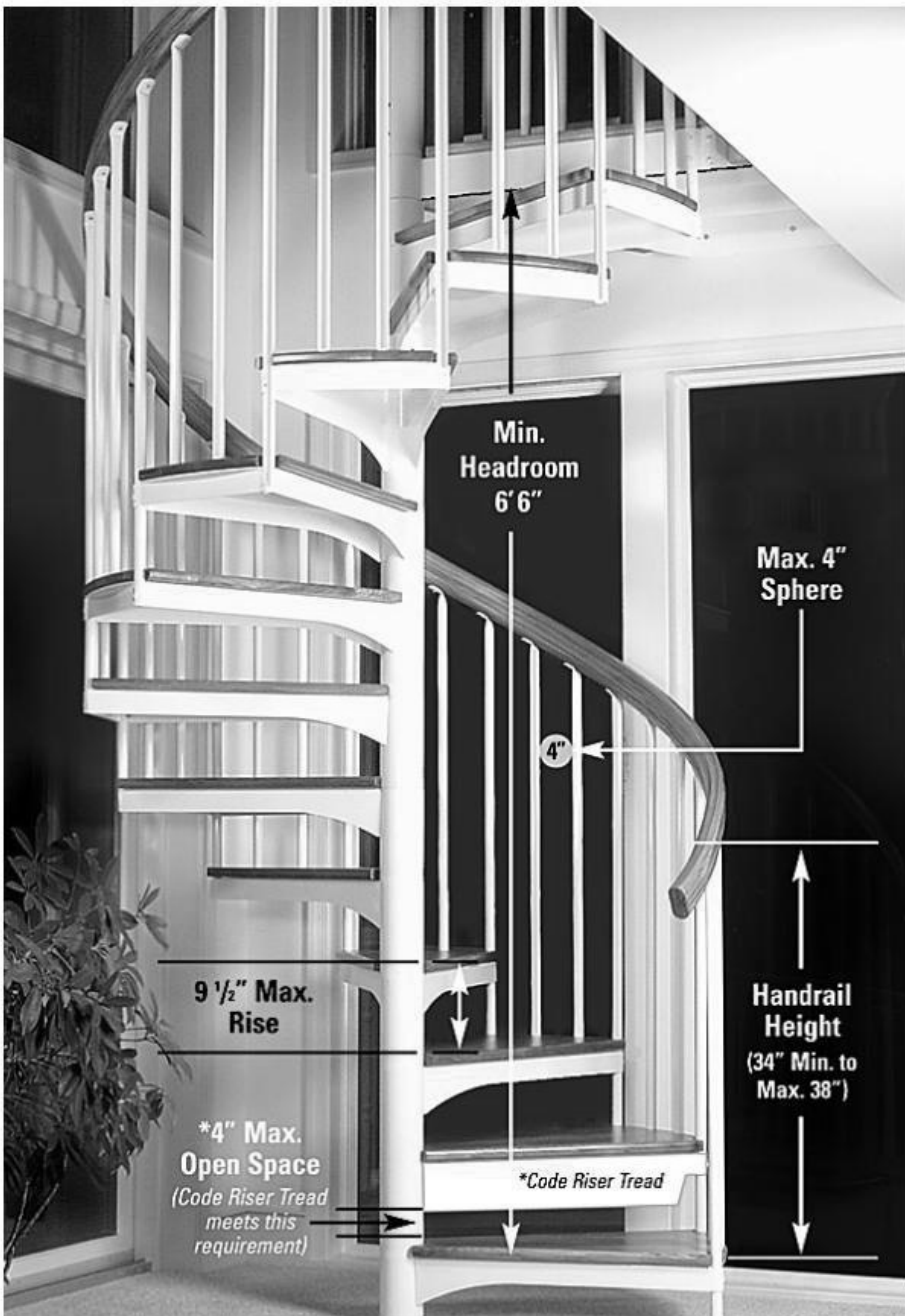
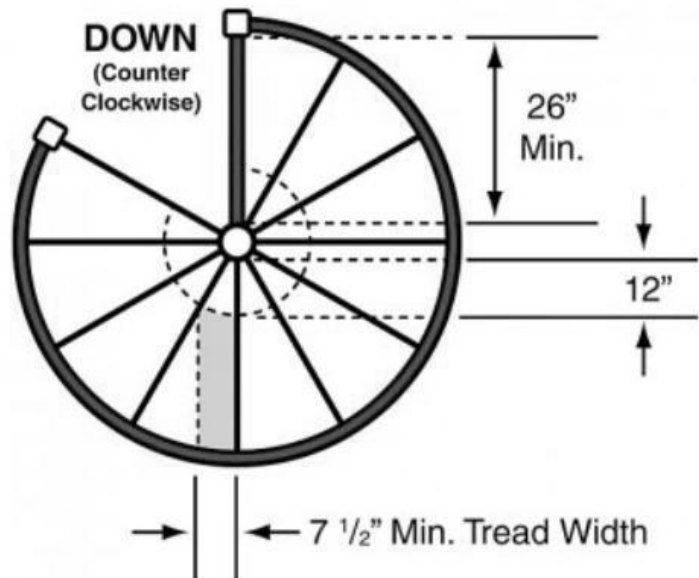
Recommendations:

1. Add a step up from garage into house.
2. If contemporary massing is intended, select a color palette more compatible with the predominantly pastel/earth-tone palette in the neighborhood. Consider overall composition for the color and materials. The current proposed palette is very busy with too many colors and materials in locations that do not create cohesive design.
3. Reduce the height of vertical wall sections to modulate the roof form to add roof articulation.
4. Provide greater roof and wall articulation to mitigate the boxy form of the residence per Section 6565.20(D) Elements of Design 1.c, Second Stories.
5. Reduce second floor roof height at front of house and reduce visual mass by providing varying eave heights. Consider using a roof form that combines sloping sections in order to reflect other houses in the area.
6. Remove or reduce closet pop-out on 2nd floor, east side so that it is not in the setback. Ensure all exterior walls on all floors are represented with setback dimensions on the site plan.
7. Provide tread and riser dimensions for the spiral stair access to the upper roof deck that is compliant with applicable San Mateo County Building Code Regulations.
8. Consider eliminating the roof deck to ensure neighbor's privacy.
9. Vertical proportions on the right side of the residence need to be addressed along with the ones on the front facade.

2nd DESIGN REVIEW FEEDBACK April 2019

IRC Stair Building Code and IBC Stair Code

Stair Building Code Requirement Highlights



Stair Building Code Requirement Highlights

- Minimum clear walking path of 26 inches. A 5-foot diameter or larger stair will provide this standard stair width
- Stair tread codes states that each tread will have a minimum of 7 1/2 inch tread depth at 12 inches from the narrow edge
- All treads will be identical
- The tread rise shall not be more than 9 1/2 inches high
- Minimum headroom of 6 foot 6 inches shall be provided, measuring plumb from the edge of the platform down to the tread below
- Landing width shall not be less than the required staircase width. Minimum spiral stair tread width is 26 inches – Salter's code platforms start at 31 inches wide
- Stair balusters shall be spaced so a 4-inch object cannot pass between. The IRC Stair Code permits a 4 3/8 inch space
- Balcony/Well Enclosure guardrail balusters shall be spaced so a 4-inch object cannot pass
- Balcony/Well Enclosure guardrail height shall not be less than 36 inches – If your state or municipality requires 42-inch tall guardrails, the sales order must reflect this detail
- The stairway shall be equipped with one handrail on the wide edge of the tread according to stair codes
- Stair railing height code, measured vertically from the tread nosing, shall be not less than 34 inches and not more than 38 inches
- Handrail grip size
- Type I-Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches – Salter's standard circular handrail is 1 1/2 inch diameter. This will address the UBC minimum cross section of 1 1/2 inch diameter. If the handrail is not circular, it shall have a perimeter dimension not greater than 6 1/4 inches
- Type II-Handrails, with a perimeter greater than 6 1/4 inches, shall provide a graspable finger recess area on both sides of the profile. For further information on our Type II options, please contact our sales department
- Verify what handrail size and shape your inspector will require. Handrail size and shape are a very controversial area within stair code. We recommend that you use our standard 1 1/2" round handrails or our 1 3/4" x 1 3/4" solid wood handrail to comply with the proper circumference
- A 300 lb. concentrated load is required. On request, our sales department can provide structural calculations for your job specifications

Design review committee feedback March 2019

1. Outdoor lighting reduced to one light feature near door only.
Redesign: Remove all lightening. Total exterior light now reduced to 5. 2 for front patio and then 1 each exterior door.
2. Reduce number of windows and amount of glass due to reflectivity and privacy concerns for neighbors.
Redesign: Remove all unnecessary windows. Move the windows to rear for privacy neighbor privacy concerns. Remove Garage windows.
3. Coordinate window headrail heights to be consistent.
Redesign: Exterior sils have been removed. Heights of all windows are now consistent.
4. **Revise the proportions of vertical windows on South and East side of entry stair to reduce the vertical expression at the front door for better overall proportions.**
Redesign: Remove 2 window on the south side and made it one square window to reduce the verticalness. East Side windows length shorten from 10 ft to 6 ft.
5. **Eliminate mullions/muntins in windows. Simulated horizontal divided lite on picture windows would be acceptable to coordinate with single hung windows.**
Redesign: Remove the Vertical mullions from windows. Add horizontal lite to shorten the verticalness of the windows.
6. **Use exterior colors closer in tonality, soften colors, no black trim, and roof.**
Redesign: Remove black color completely. Soften color now chosen for the house and trim. Black roof has been replace with Dove Grey color.
7. **Consider using cable rail and parapet wall sections on roof deck.**
Redesign: Roof deck now complete hidden. Nggg part of the roof. Patio glass panel is now replaced with cable railing with black galvanized posts.

DESIGN REVIEW FEEDBACK March 2019

-

8. **Reduce vertical wall sections, use of both glass and stucco should be lessened to modulate the roof form so that it does not have a single slab appearance.**
Redesign: Sood, patio and front now completely redesigned. Use of 2606060602 color 1280 wood siding softened the stucco front appearance. South side 1280 vertical windows now replaced with square window with horizontal lite.
 9. **Reduce height of roof fascia. Ensure fascia height is consistent for all rooflines.**
Redesign: Roof fascia reduced from 2ft to 18 inches. Soft is now board.
 10. **Lower roof height to reduce vertical height at front door.**
Redesign: Roof now complete redesign. Vertical height at the front door has been replaced with one single roof that covers the front door and roof deck. This reduce the force verticalness at the front door.
 11. **Spiral stair access to upper roof deck needs to be internal, and size shown accurately.**
Redesign: Spiral stair case now completely hidden. Spiral stair case is accessible now from inside and spiral stair case is now part of the roof design. Size now correctly shown.
 12. **Garage parking does not provide minimum clear dimensions (18' wide by 19' long).**
Redesign: Correct this to ensure it does not affect the exterior design in the permit drawings.
Redesign: Garage now meeting the minimum clear dimension. Actually little bigger then what is required. 18x20.
 13. **Upper lever deck should be aesthetically subordinate to overall architectural style.**
Redesign: Roof deck now competed hidden, part of roof, cannot be seen from any side. Only from top. Patio is now smaller because of hidden spiral stair case. This solve deck privacy concern, aesthetics and make roof/Patio and roof deck proportional.
 14. **Group plantings for a more natural effect.**
Redesign: Landscape is now redone by a Landscape architect. We went over and make it really nice landscaping design. Groups of plants now introduce in the plan.
 15. **Incorporate a tree/plant species, plants that grow to a more substantial height and have longevity in a coastal zone, in the landscape plan. Roses are not recommended.**
Redesign: Landscape design is now done by landscape Architect. Adding tens of new plants to the plan by Landscape architect. Roses removed.
 16. **Replace and reduce concrete paving throughout the project. Replace with pervious material.**
Redesign: No concrete anywhere... all Permeable pavers now.
 17. **Reduce grass area significantly.**
Redesign: Grass removed from the plans. Landscape design is now redone by a Landscape architect.
- Recommendations (optional):**
1. **Consider pulling guardrails for roof decks away from the edge of roof to reduce the visual impact and improve privacy for neighboring property.**
Redesign: Roof deck now complete hidden. Cannot be seen from anywhere. For privacy concerns roof has been added to the sides so even if someone is standing on the roof deck they cannot directly see below.
 2. **Consider adding stucco planters at edge of stair treads.**
Redesign: Architecture software won't let be add the stucco planter. I request that small planters in nice pots will be added on both sides of the stairs to soften the stair look and adding nice small plants with colors.

COVER PAGE

Owner: **Zafar Irfan & Bina Moin**

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

5/23/2019

Rev 4

SHEET:

A0

PROJECT STATISTICS

LOT NUMBER: 048-032-070

LOT SIZE: 4,400 SF (0.10 ACRE)

Total Living area : 2112 SQFT , Allowed 2112 SQFT.

Lot coverage: Building 1165 SQFT + Exterior stairs 77 SQFT= 1242, Allowed 1320

MAIN FLOOR: 1165 SQFT

SECOND: 947 SQFT

DRIVEWAY : 400 SQFT

ZONING : S-94

LOT COVERAGE

Building + Exterior Stairs

1165 SQFT + 77 SQFT =
1242 SQFT

1320 SQFT)

(Allowed

LOT 9, BLOCK 8 , SHORE ACRES, 3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

CORTEZ AVE: S45°40'W PER SOUTH BALBOA TRACT VOLUME: 5 PAGE 6

BEING SUBMITTED 03/2019

FD. 1 1/2" IP NO TAG (NO REF.) AT FENCE COR.
ATTACHED TAG PLS 6997
(ELEV. = 33.50') DATUM ASSUMED

SET $\frac{5}{8}$ " REBAR W/CAP PLS 6997

- FD. REBAR W/CAP PLS 3820
(NO REF.)

36.3
FD. 1 1/2" IP NO TAG (NO REF.)
AT FENCE COR. ATTACHED TAG
PLS 6997

SET $\frac{5}{8}$ " REBAR W/CAP PLS 6997

GRAVEL

3520 CEDAR SPRINGS LN., MEADOW VISTA, CA
530-878-6732, CELL:916-838-0185
EMAIL: donsswift@swiftengineering.net

(IN FEET)
1 inch = 10 ft.

37.9(TYP.) SPOT ELEVATION

NORTH

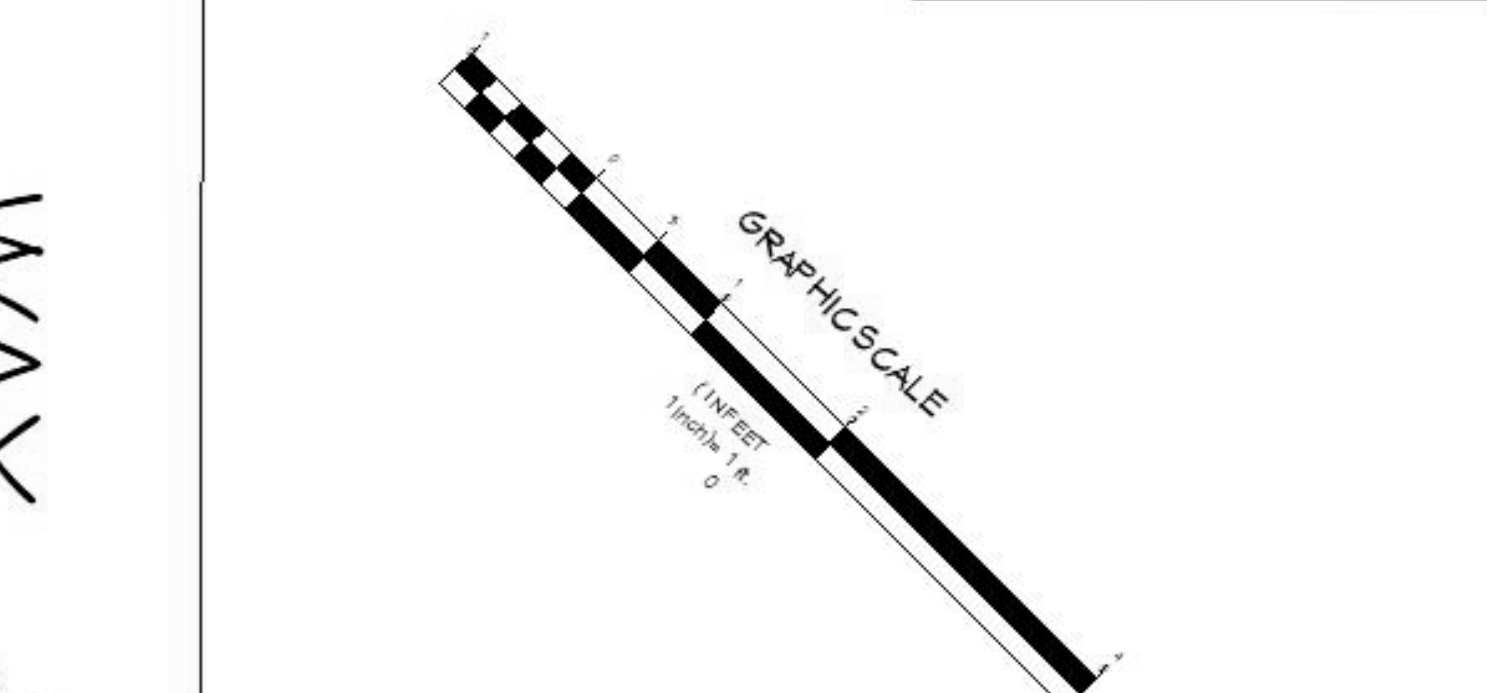
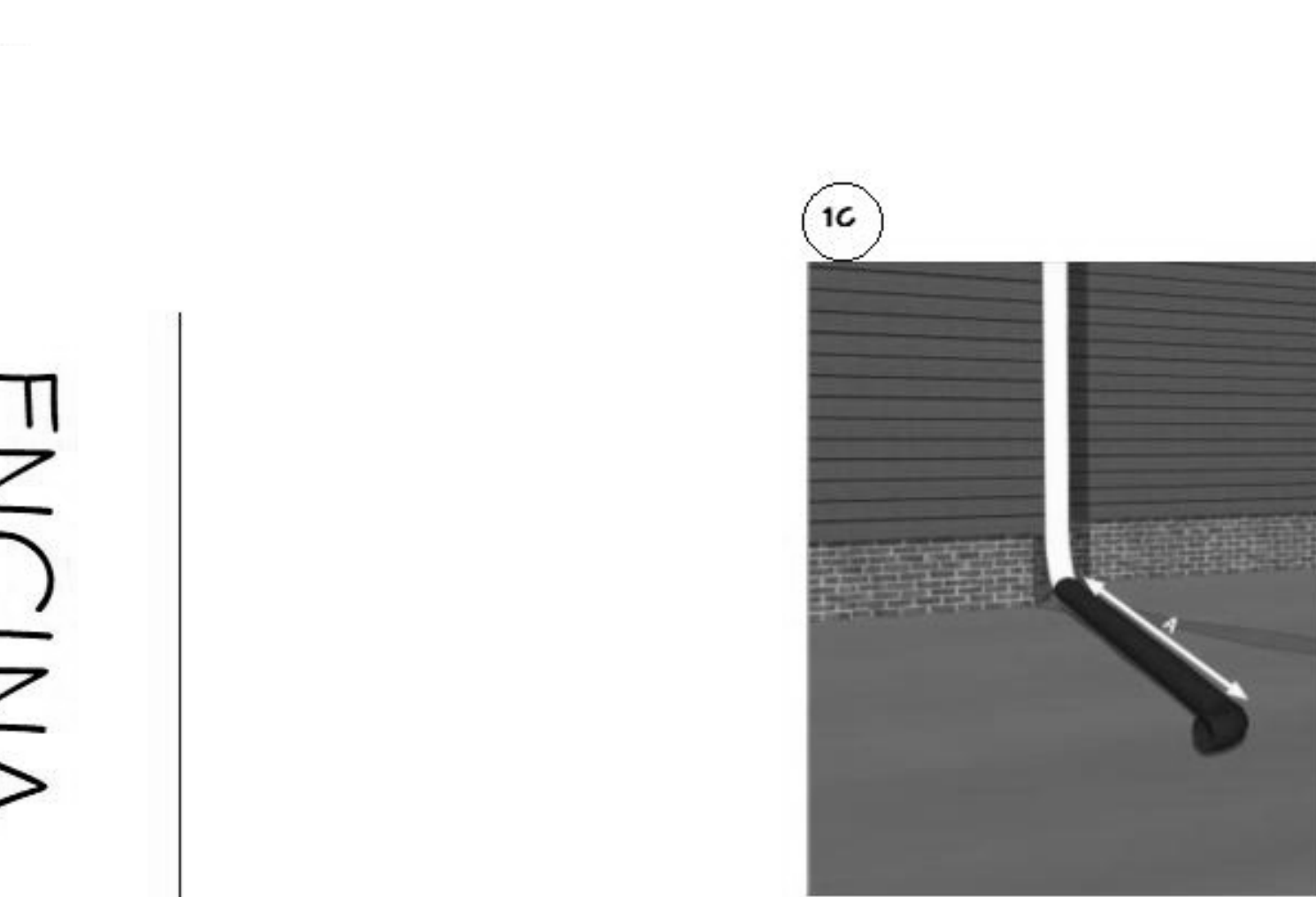
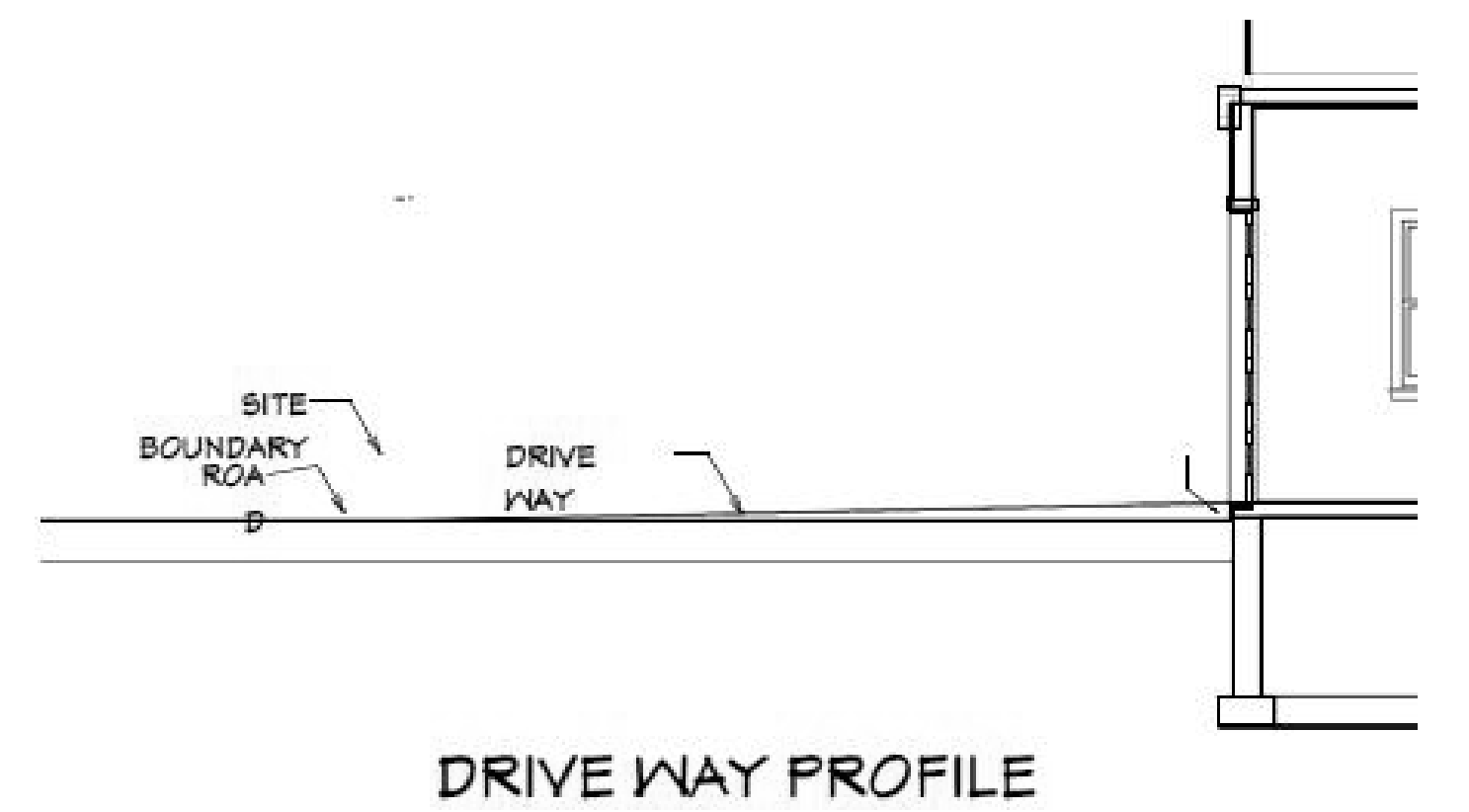
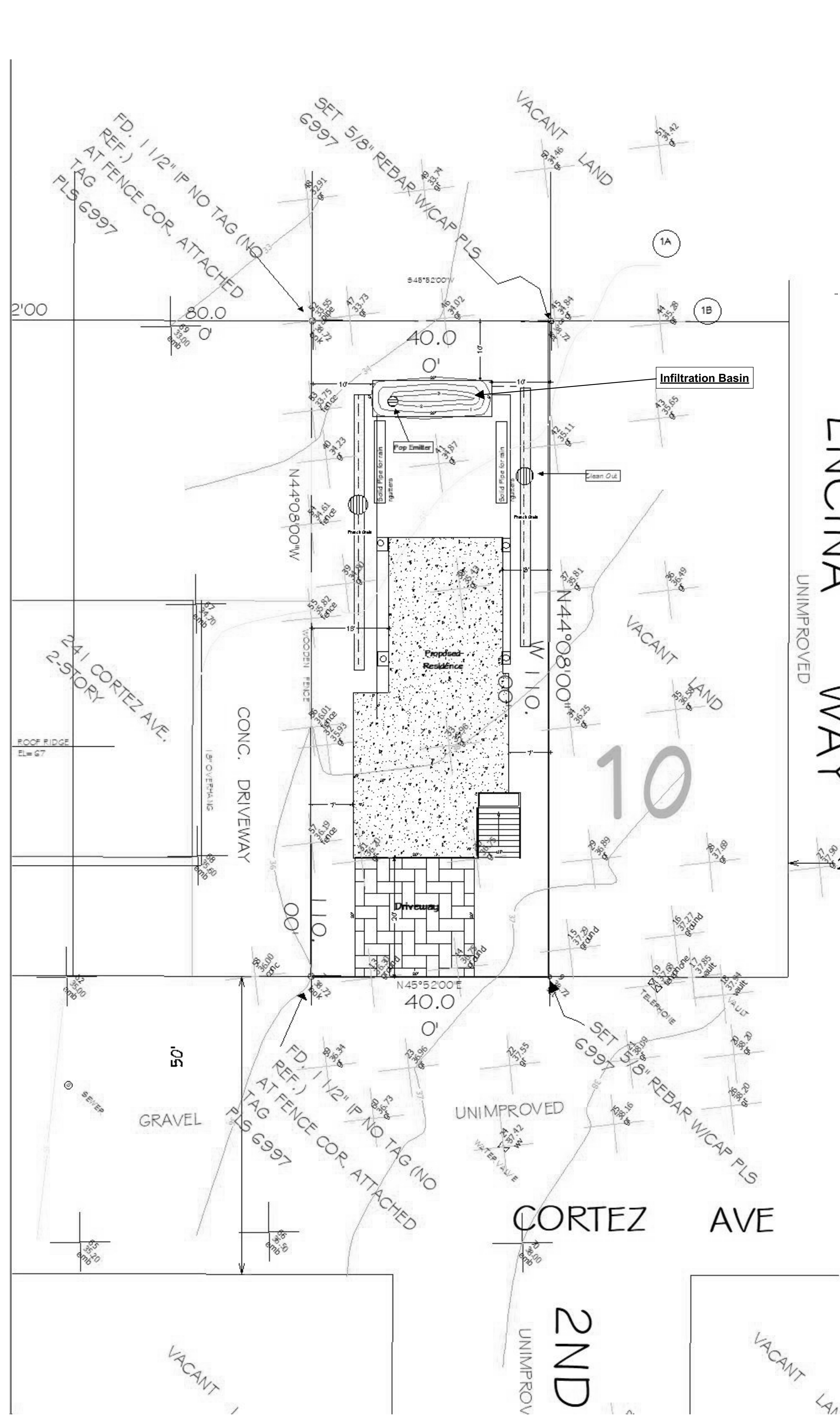
Owner: Zatar Irtan & Bina Moin

LOT 9, BLOCK 8, SHORE ACRES,
 3-RSM-PG095
 COUNTY OF SAN MATEO, CA
 APN 048-032-070

5/23/2019

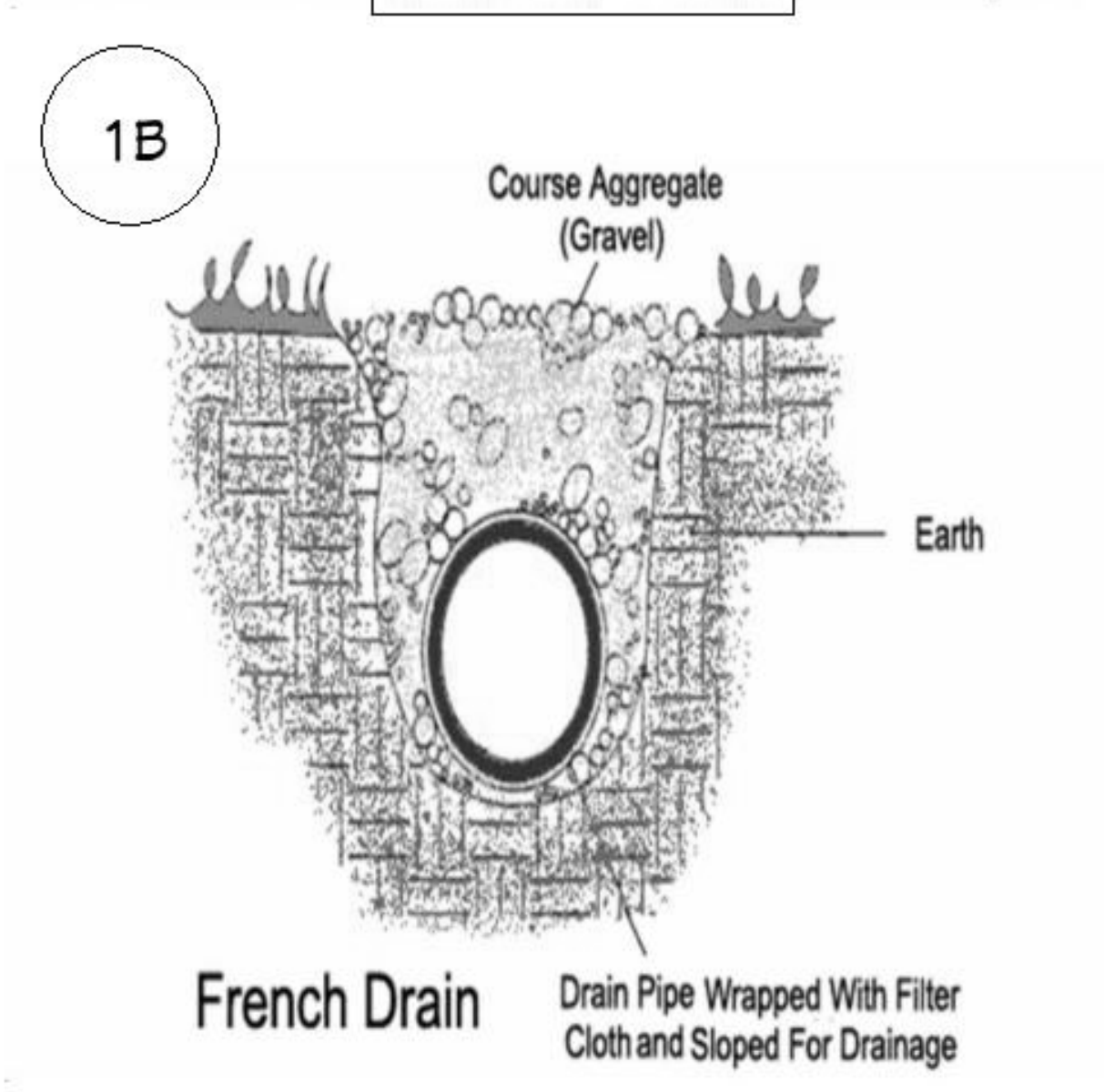
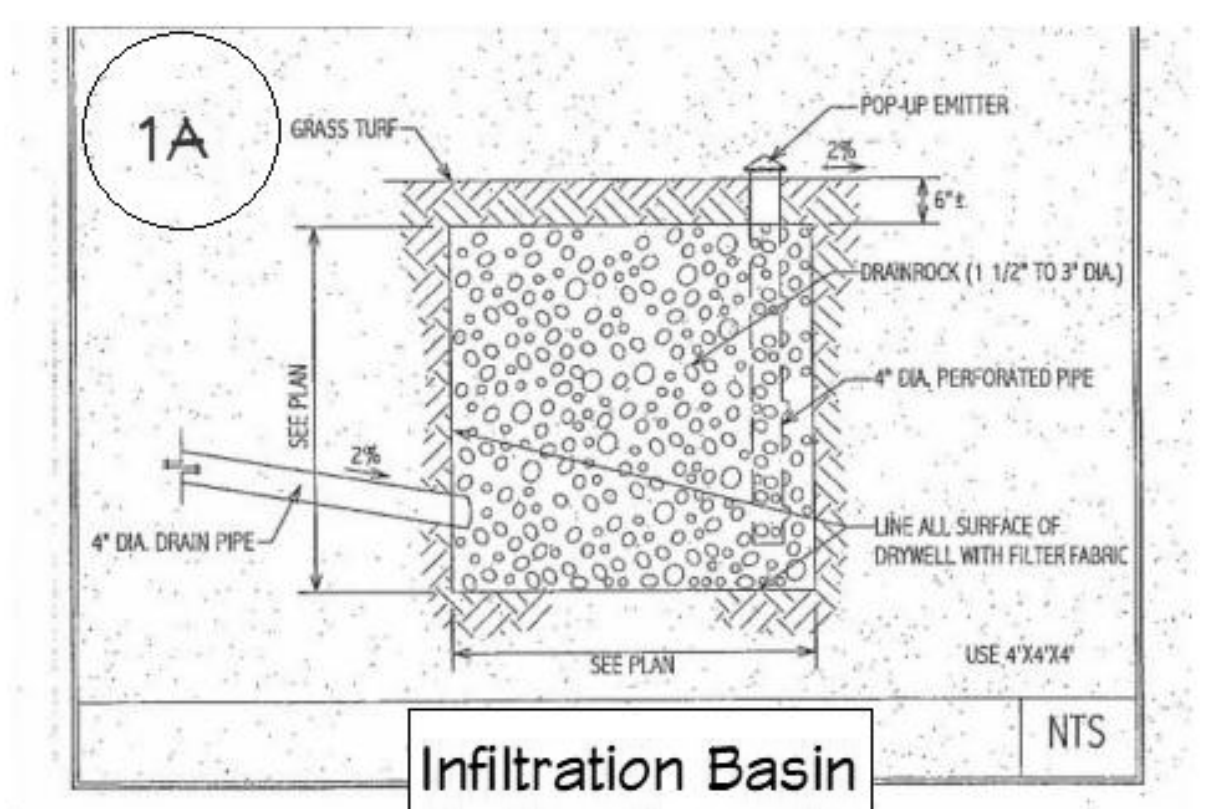
SHEET: 11

1



Drainage SYMBOLS	
Cleanout	
Pop up	
Rain Gutters	

- Notes
- 1) Rain gutters should be connected to solid pipes which slope towards infiltration basin.
 - 2) French drain should slope towards infiltration basin.
 - 3) Grade around the infiltration basin should slope towards basin.
 - 4) One cleanout on each french basin



- GRADING NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
 5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

3D Views are Not to Scale and May Not Reflect The Actual Conditions

Drainage Plan

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8, SHORE ACRES, 3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

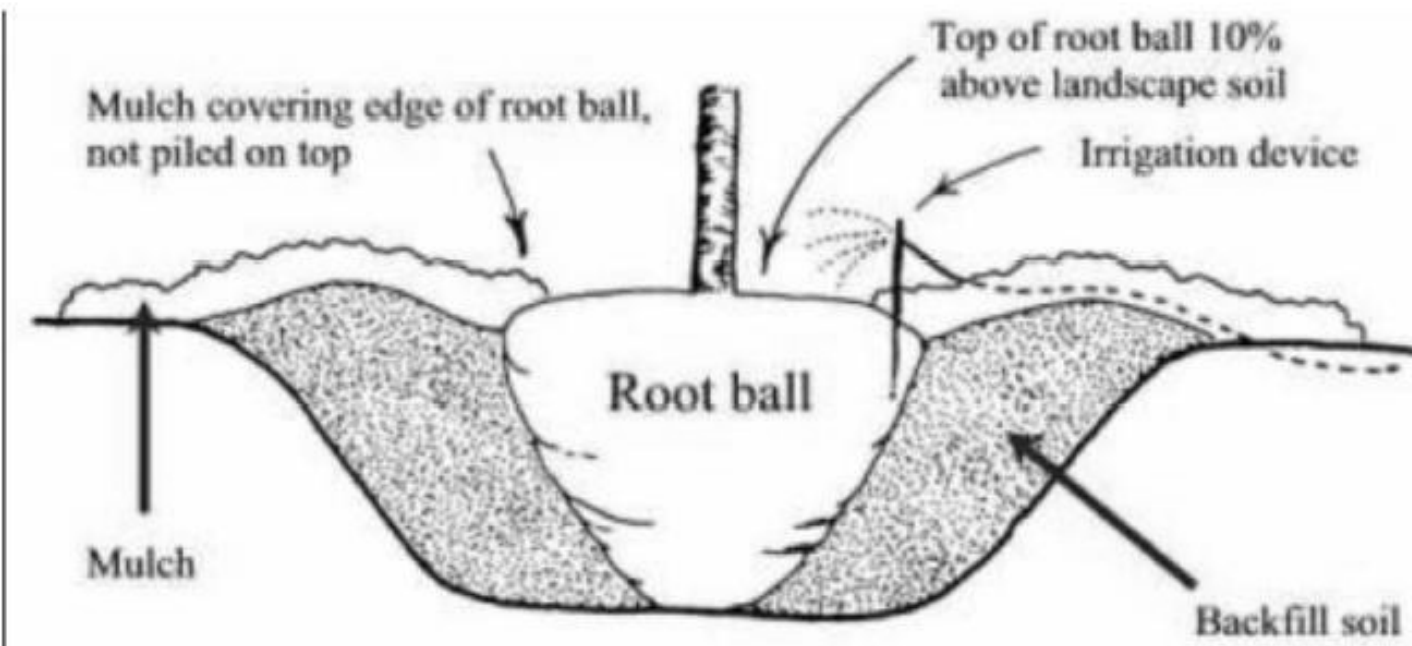
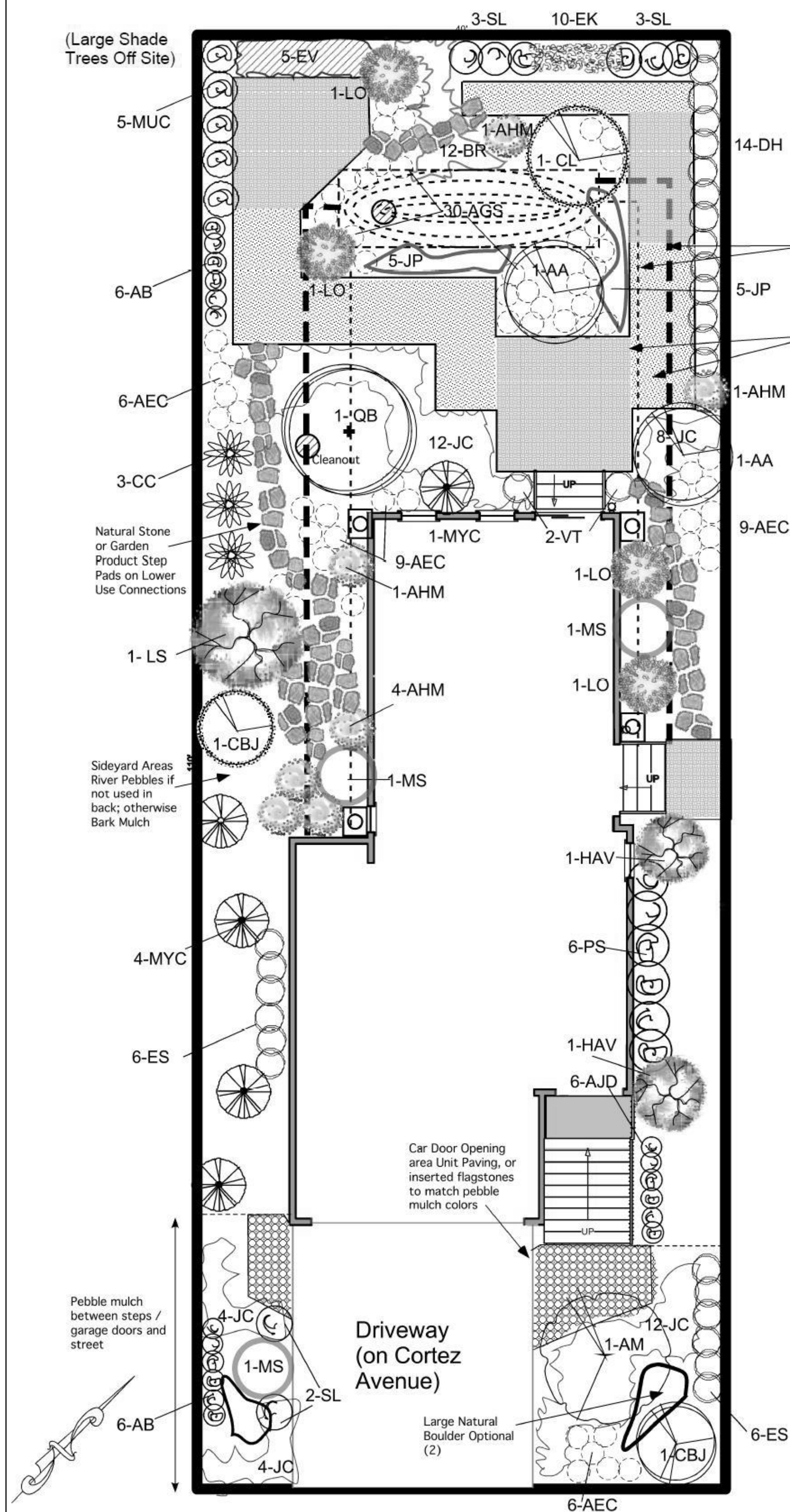
DATE:

5/23/2019

Rev 4

SHEET:

3



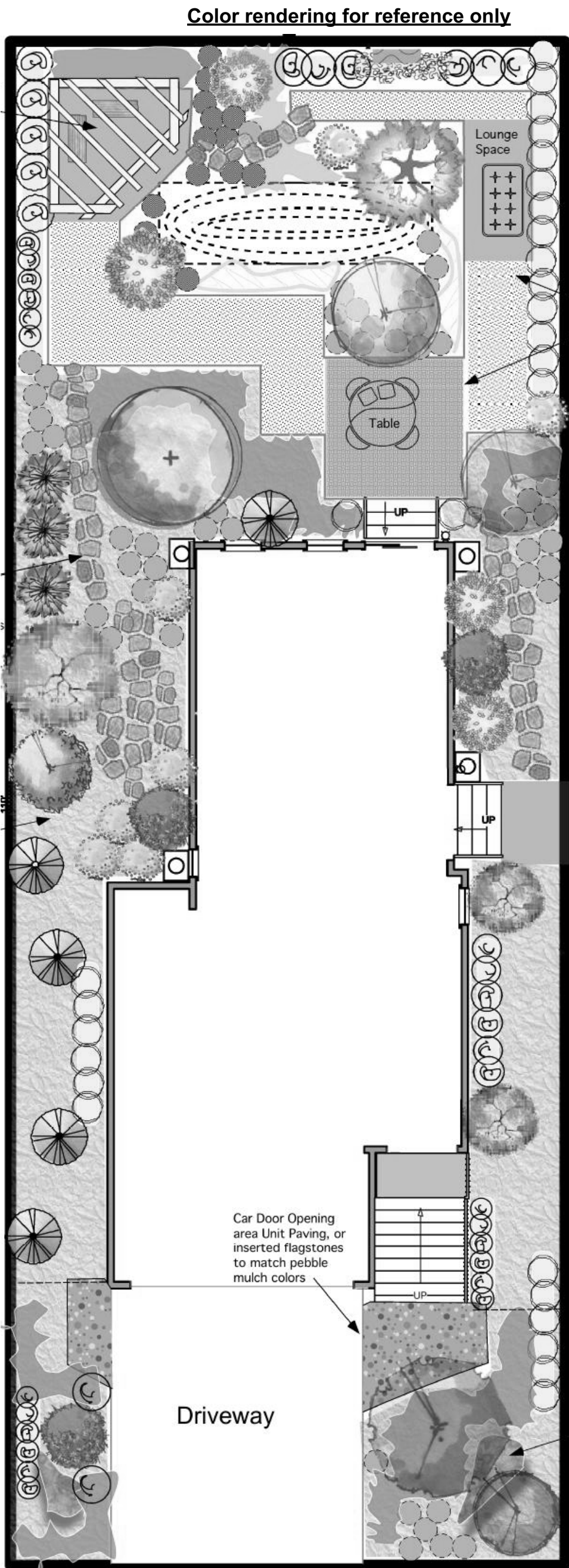
NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.
8. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
9. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of creeping or rooting groundcovers.

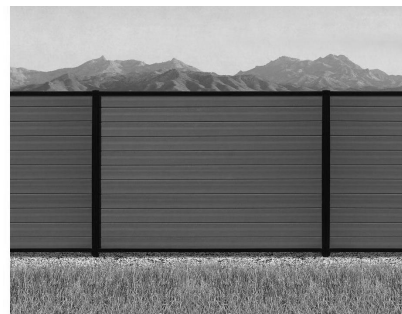
Plant List

KEY	Quant	Name(s)	Habit	WELO Value
AA *	2	Amelanchier alnifolia /Western Service Berry	Medium Shrub	Medium
AB	12	Abelia floribunda /Mexican Abelia	Low Ev Shrub	Medium
AEC	30	Arctostaphylos 'Emerald Carpet	Low Ev Shrub	Medium
AGS	30	Arctostaphylos uva-ursi /Kinnikinnick (add clumps of Iris optional)	Ground Cover	Low
AHM	7	Arctostaphylos densiflora 'Howard McMinn'	Large Shrub	Low
AJD	6	Arctostaphylos 'John Dourley' or "Pacific Mist"	Low Ev Shrub	Low
AM*	1	Arctostaphylos 'Dr Hurd' or "St. Helena" Manzanita	Small Tree	Low
BR	12	Berberis aquifolium repens /Creeping Barberry	Low Shade Shrub	Low
CC	3	Callistemon citrinus /Lemon Bottlebrush	Med Shrub	Low
CBJ	2	Ceanothus concha /Wild Lilac	Med Shrub	Low
CL*	1	Chilopsis linearis /Desert Willow	Small Tree	Very Low
DH	14	Dendromecon harfordii /Island Bush Poppy	Lg Ev Shrub	Low
EK	10	Engeron karvinskianus /Santa Barbara Daisy	Perennial	Unknown
ES	12	Eragrostis spectabilis /Purple Love Grass	Ornamental grass	Unknown
EV	5	Euonymus japonicus, silver variegated - trim as hedge	Med Ev Shrub	Low
HAV	2	Hydrangea aspera villosa /Lacecap	Med Shrub	Medium
JC	40	Juniperus chinensis 'Gold Coast'	Low Ev. Shrub	Low
JP	10	Juniperus procumbens /Dwarf Japanese Garden Juniper	Ev GrdCover	Low
LO*	4	Ligustrum ovalifolium /California Privet, pruned as specimen	Large Shrub	Low
LS*	1	Leptospermum "Dark Shadows" /Tea Bush	Large Shrub	Low
MYC*	5	Myrica cerifera or Myrica californica /Waxmyrtle	Ev hedge shrub	Medium
MS	3	Miscanthus sinensis 'Morning Light' /Maiden Grass	Ornamental grass	Medium
MUC	5	Muhlenbergia capillaris /Pink Muhly Grass	Ornamental grass	Low
PS	6	Podocarpus macrophyllus trimmed to wall hedge	Ev Shrub/Tree	Medium
QB*	1	Quercus berberidifolia /Scrub Oak, treat as specimen	Small Ev Tree	Very Low
SL	8	Salvia leucophylla /Purple Sage	Med Ev Shrub	Low
VT	2	Viburnum odoratissimum /Sweet Viburnum	Med Shrub	

Size:s min 2-3 gal. unless otherwise noted with *
plant 3 -5 gal. evergreens and 4-5 ft. trees as available;
Natives: Source Yerba Buena Nursery



1/4"=1'-0" Planting Layout (See Rendering Sheet for Reference Measurements)



6 ft Horizontal fence Redwood on the north and east side

LANDSCAPING Plan

Owner: Zafar Irfan & Bina Mojin

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1/4" = 1'0"

SHEET:

4

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.

2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:

A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.

B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT
LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

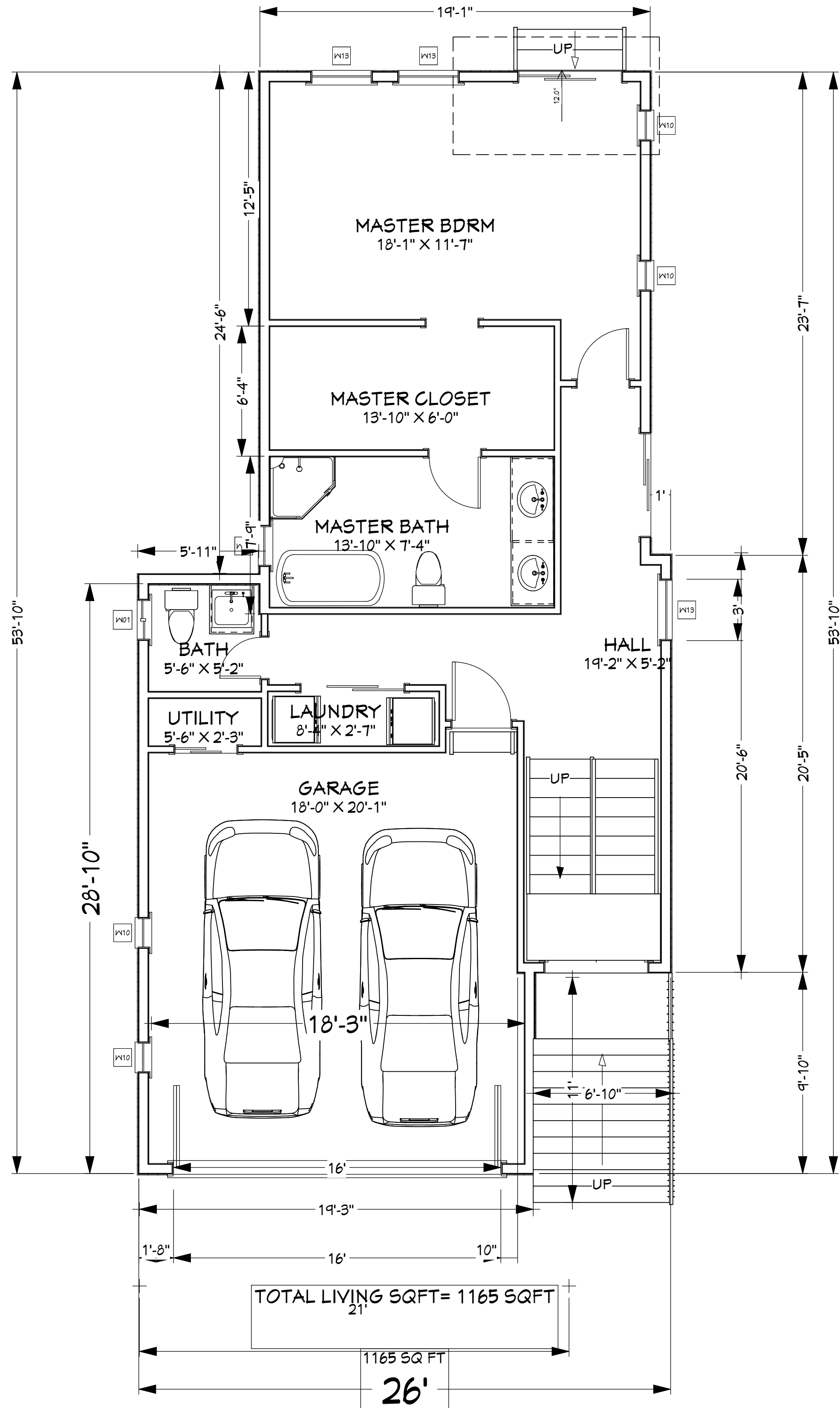
D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS
SUBMITTED BY THE
SPECIAL INSPECTOR.

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

$$1165 \text{ SQFT} + 77 \text{ SQFT} = 1242 \text{ SQFT}$$

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	2010LS	1	1	2010LS	24 "	12 "	25"X13"		LEFT SLIDING	2X6X28" (2)
W02	2010LS	1	2	2010LS	24 "	12 "	25"X13"		LEFT SLIDING	2X6X28" (2)
W03	2040SH	1	2	2040SH	24 "	48 "	25"X44"		SINGLE HUNG	2X6X28" (2)
W04	2040SH	1	1	2040SH	24 "	48 "	25"X44"		SINGLE HUNG	2X6X28" (2)
W05	2060FX	3	2	2060FX	24 "	72 "	25"X73"		FIXED GLASS	2X6X28" (2)
W06	5031FX	1	2	5031FX	60 "	37 "	61"X38"		FIXED GLASS	2X6X64" (2)
W08	2060SH	4	2	2060SH	24 "	72 "	25"X73"		SINGLE HUNG	2X6X28" (2)
W09	20411SH	3	2	20411SH	24 "	59 "	25"X60"		SINGLE HUNG	2X6X28" (2)
W10	1640SH	4	1	1640SH	18 "	48 "	19"X44"		SINGLE HUNG	2X6X22" (2)
W11	3040SH	4	2	3040SH	36 "	48 "	37"X44"		SINGLE HUNG	2X6X40" (2)
W13	3040SH	3	1	3040SH	36 "	48 "	37"X44"		SINGLE HUNG	2X6X40" (2)

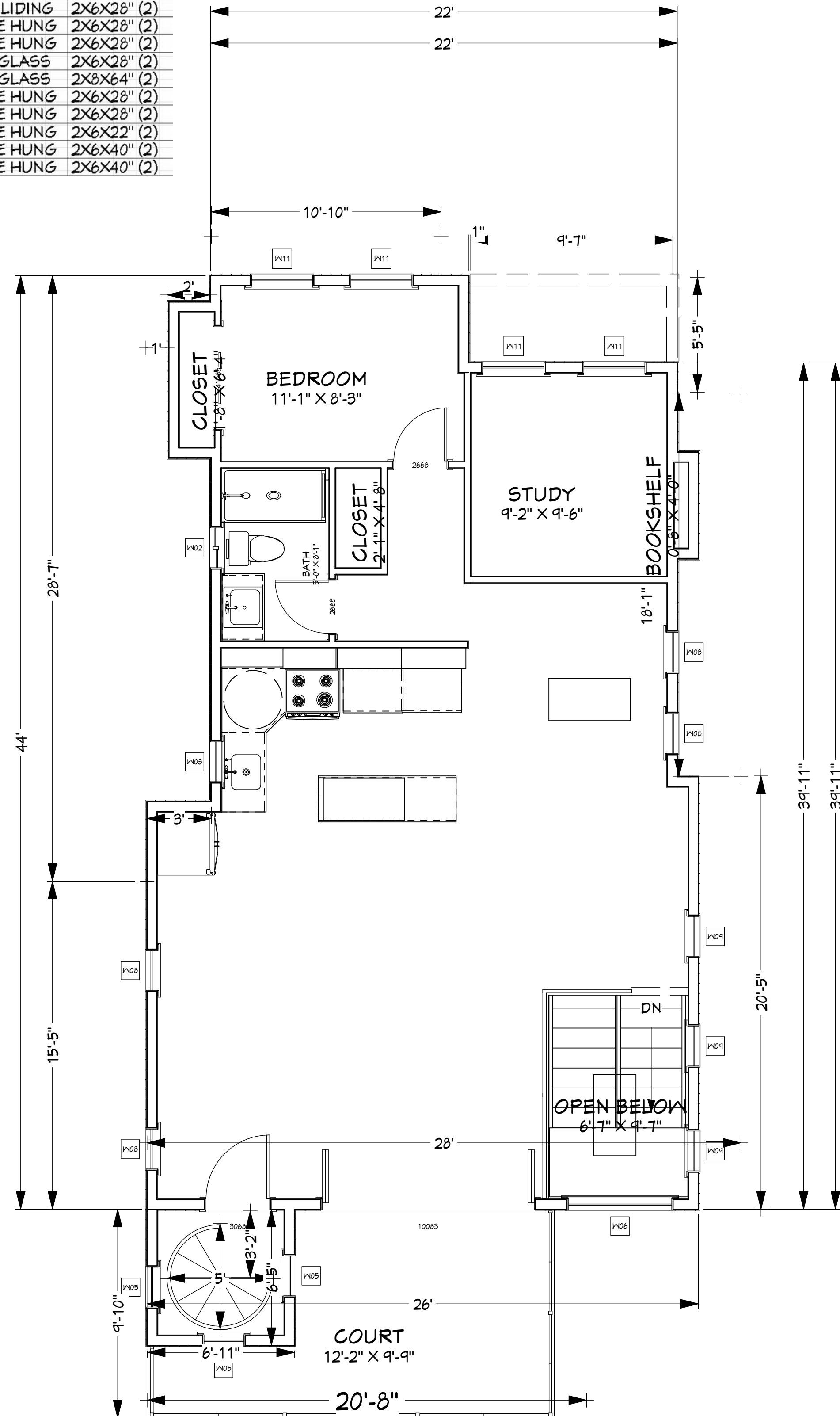


1st Floor

First floor living area = 1165 sqft

Second floor living area= 947sqft

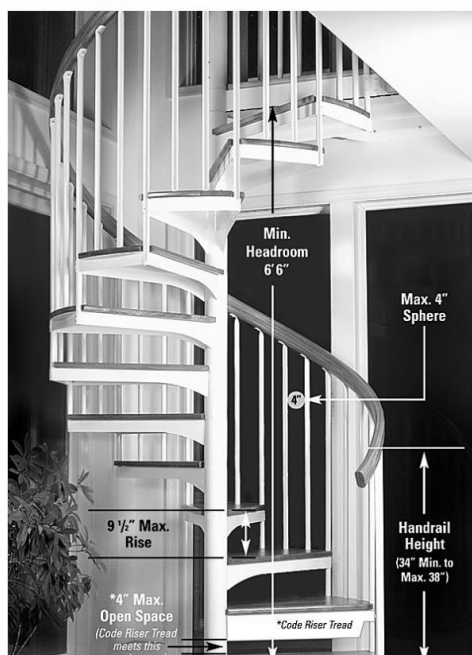
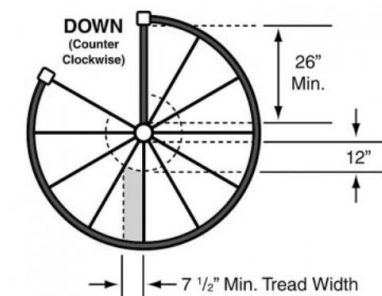
Total Square footage = 1165 + 947 = 2112 SQFT, Allowed 2112 SQFT



LIVING AREA
947 SQ FT

2nd Floor

Stair Building Code Requirement Highlights



- [illegible]

FLOOR PLANS

Owner: Zafar Irfan & Bina Moin

**LOT 9.BLOCK 8,SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070**

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$$1/4'' = 1'0''$$

SHEET:

5

STUCCO
Weathered White , Behr Model #HDC-NT-21

Early American Stain
266196 -

ROOF FACIA BOARDS
Flannel Gray Model # N520-3

Wood Stain
Varathane Penetrating Stain
Red Oak

STUCCO
Weathered White , Behr Model #HDC-NT-21

Opaque window

Garage door = Aluminium and Glass

FRONT ELEVATION

Wood Stain
Varathane Early American Stain
266196 -

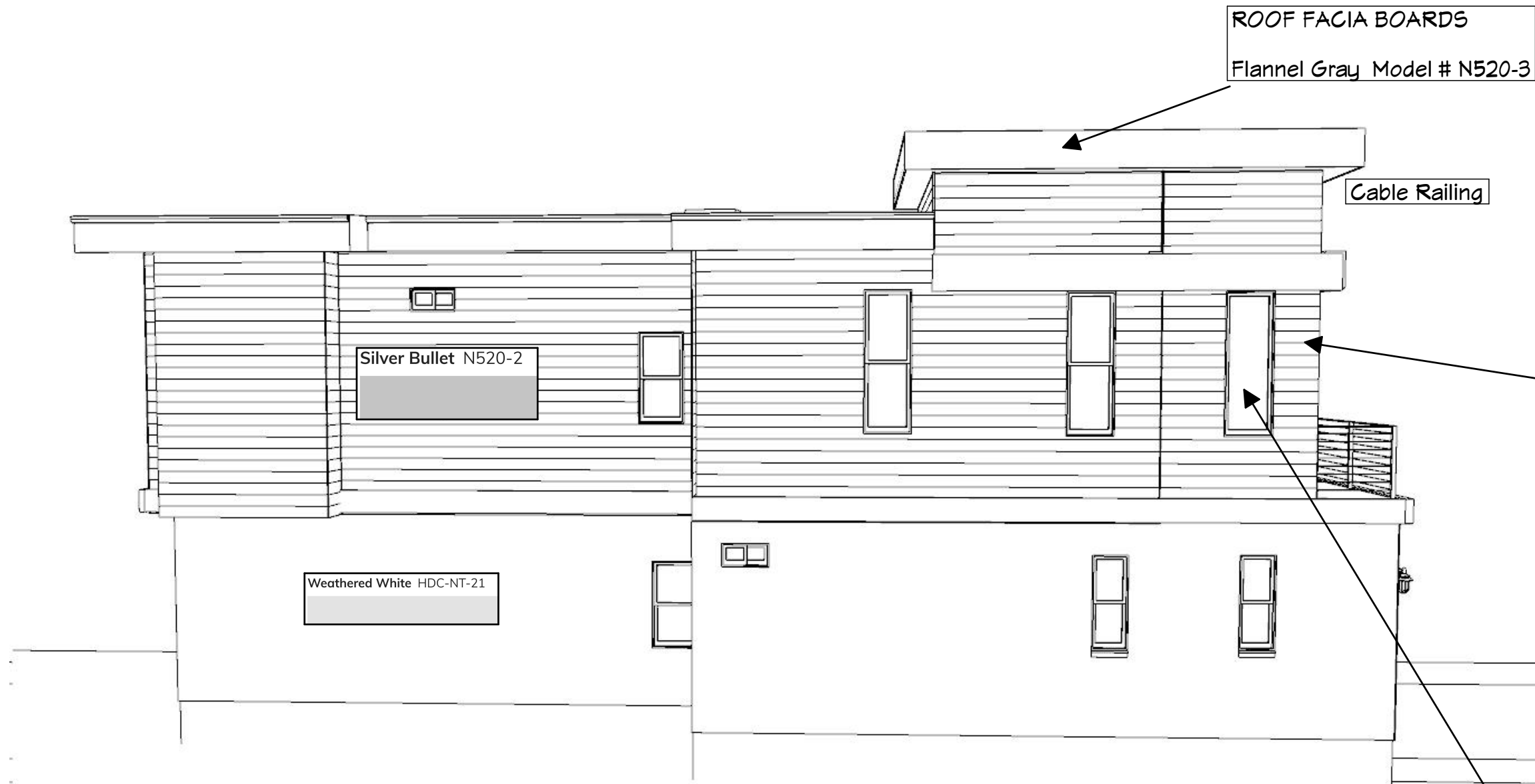
All Windows= Black Aluminium

ROOF FACIA BOARDS
Flannel Gray Model # N520-3

Vinyl Siding
Color Behr Silver Bullet N520-2 (tc-34)

STUCCO
Weathered White , Behr Model #HDC-NT-21

REAR SIDE ELEVATION



Left SIDE ELEVATION

Opaque window

Wood Stain
Varathane Early American Stain
266196 -

Early American
266196 - Half Pint

All Windows= Black Aluminium

Vinyl Siding
Color Behr Pencil Sketch N500-4 (TC-33)

Soft color Pallet

Flannel Gray N520-3

Behr
Roof Trim

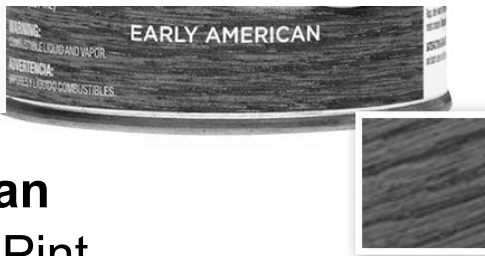
Silver Bullet N520-2

Behr
Second Story

Weathered White HDC-NT-21

Behr
Ground Floor

Varathane
WOOD STAIN



Early American
266196 - Half Pint

Early American
266196 - Half Pint

Cable Railing

Opaque windows

ROOF FACIA BOARDS
Flannel Gray Model # N520-3

Vinyl Siding
Color Behr Silver Bullet N520-2 (tc-34)

STUCCO
Weathered White , Behr Model #HDC-NT-21

All Windows= Black Aluminium

Right SIDE ELEVATION

ELEVATIONS

3D Views are Not
to Scale and May
Not Reflect The
Actual Conditions

Elevations

Owner: Zafar Irfan & Bina
Moin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

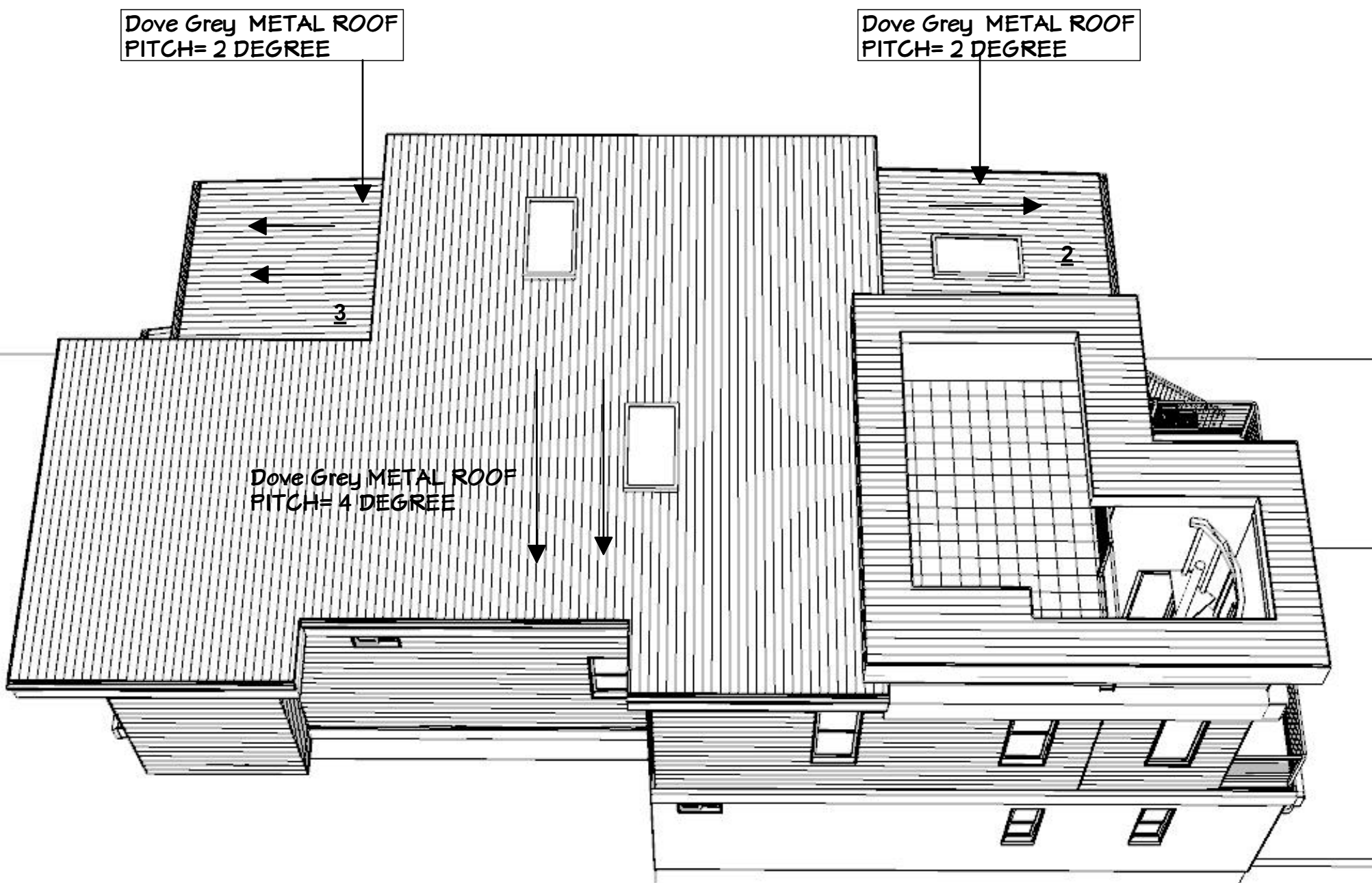
DATE:

5/23/2019

Rev 4

SHEET:

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RMS-Snap Lock Series

- Lok Seam metal roofing system
- Galvanized, Galvalume, Aluminum, and Copper
- Available 12", 16" and 20"
- UL90 rated
- Kynar 500 Finish with a twenty year warranty
- Continuous length panels
- Optional stiffening ribs and striations (to minimize oil canning)
- 100 mph Wind Driven Rain Infiltration Resistance Tested

Steel Roof Panel Details

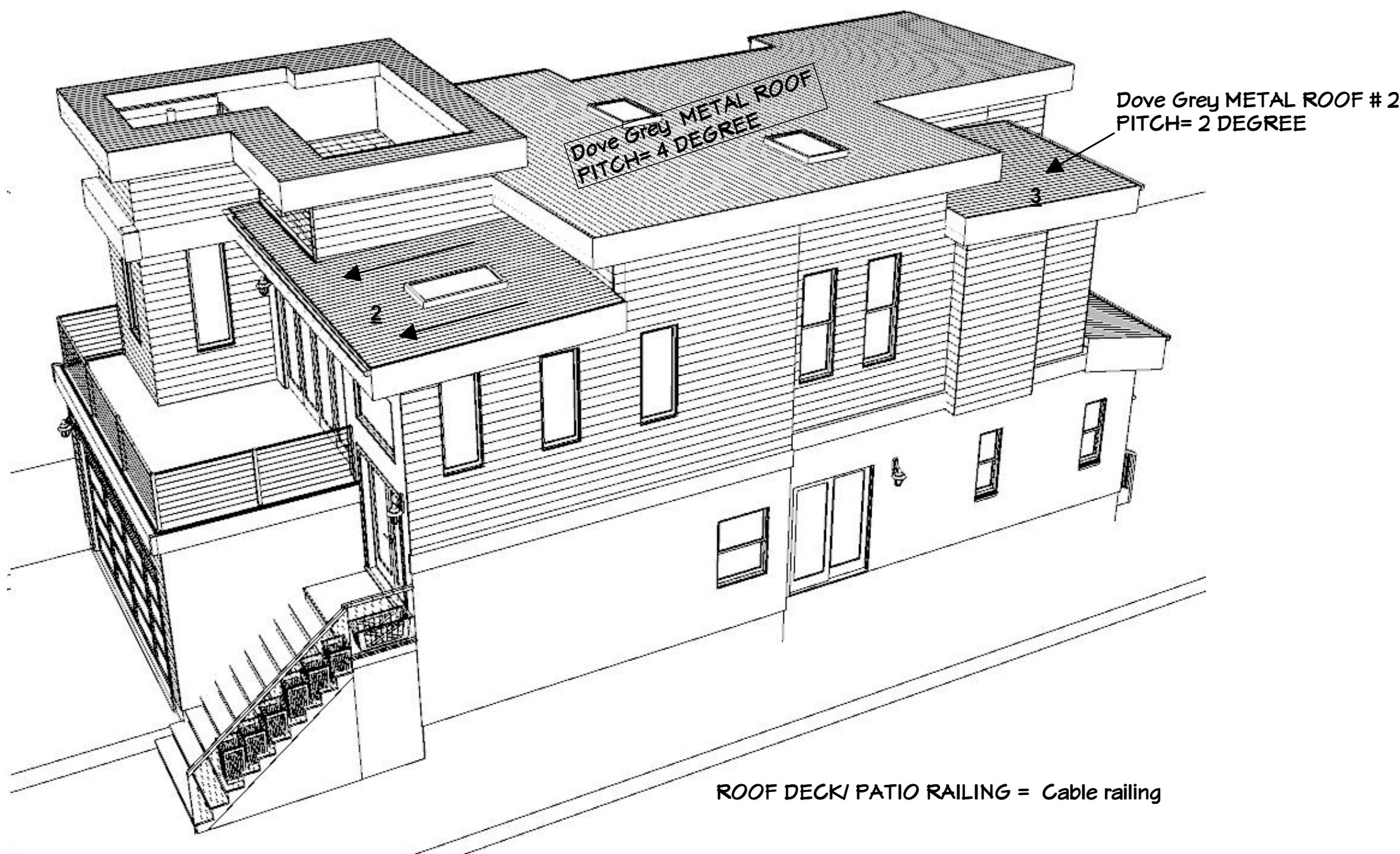
Color = Dove Grey

RMS STEEL ROOFING ,SAN JOSE

Hidden & Integrated Roof Deck (Close up)

3D Views are Not to Scale and May Not Reflect The Actual Conditions

ROOF FACIA BOARD WIDTH = 18 inches (Box Soffit)



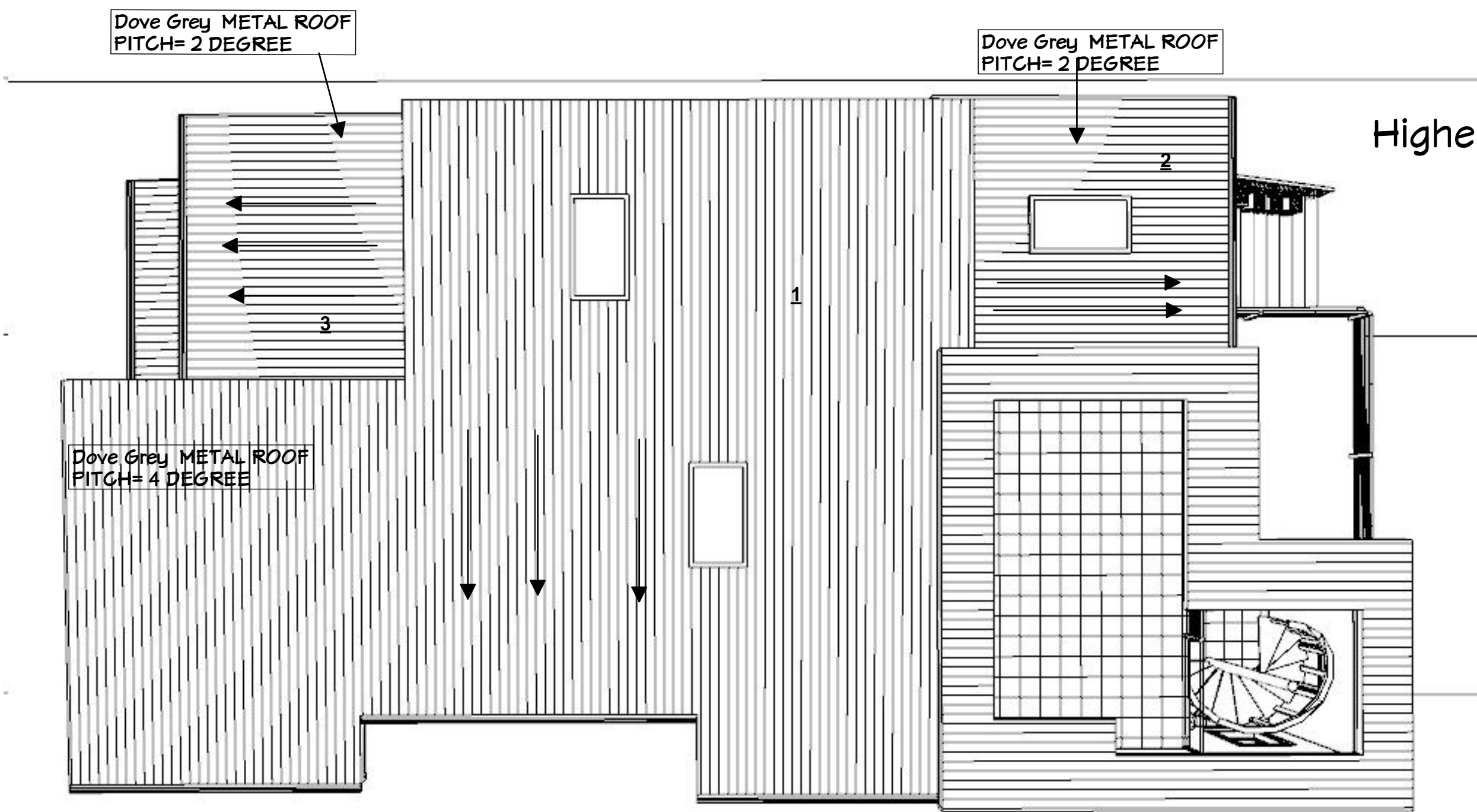
ROOF and Roof Deck Plan

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8,SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:
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Roof Deck completely hidden , integrated into the roof design



Highest Roof Ridge line 27'

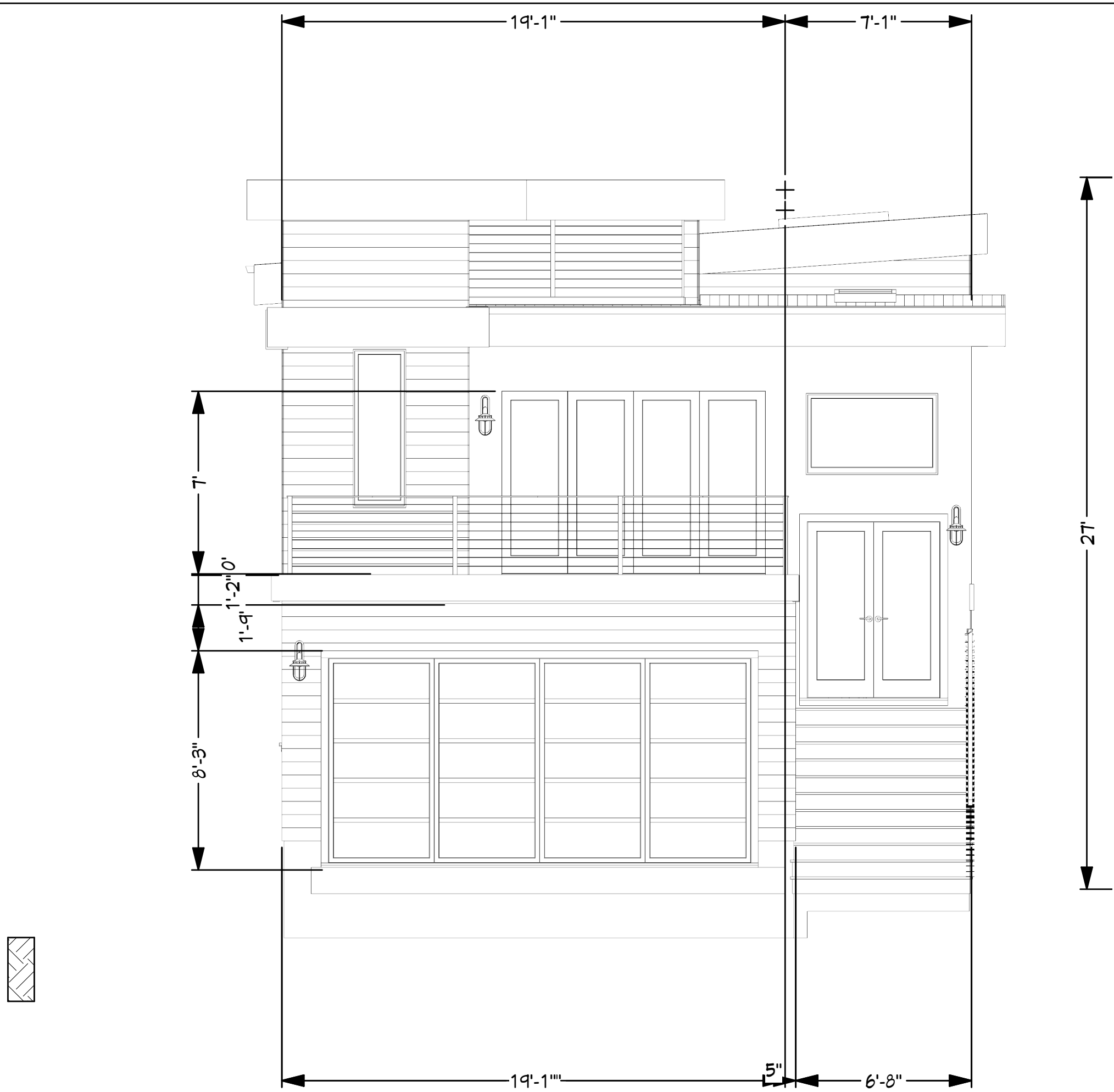
ROOF / DECK PLAN

- ROOF # 1 AREA = 794 SQFT
- ROOF # 2 AREA = 148 SQFT
- Roof # 3 Areas = 128 SQFT
- ROOF DECK AREA = 120 Sft now (Rev 3= 194 SQFT) (Rev 2 = 300 SQFT)

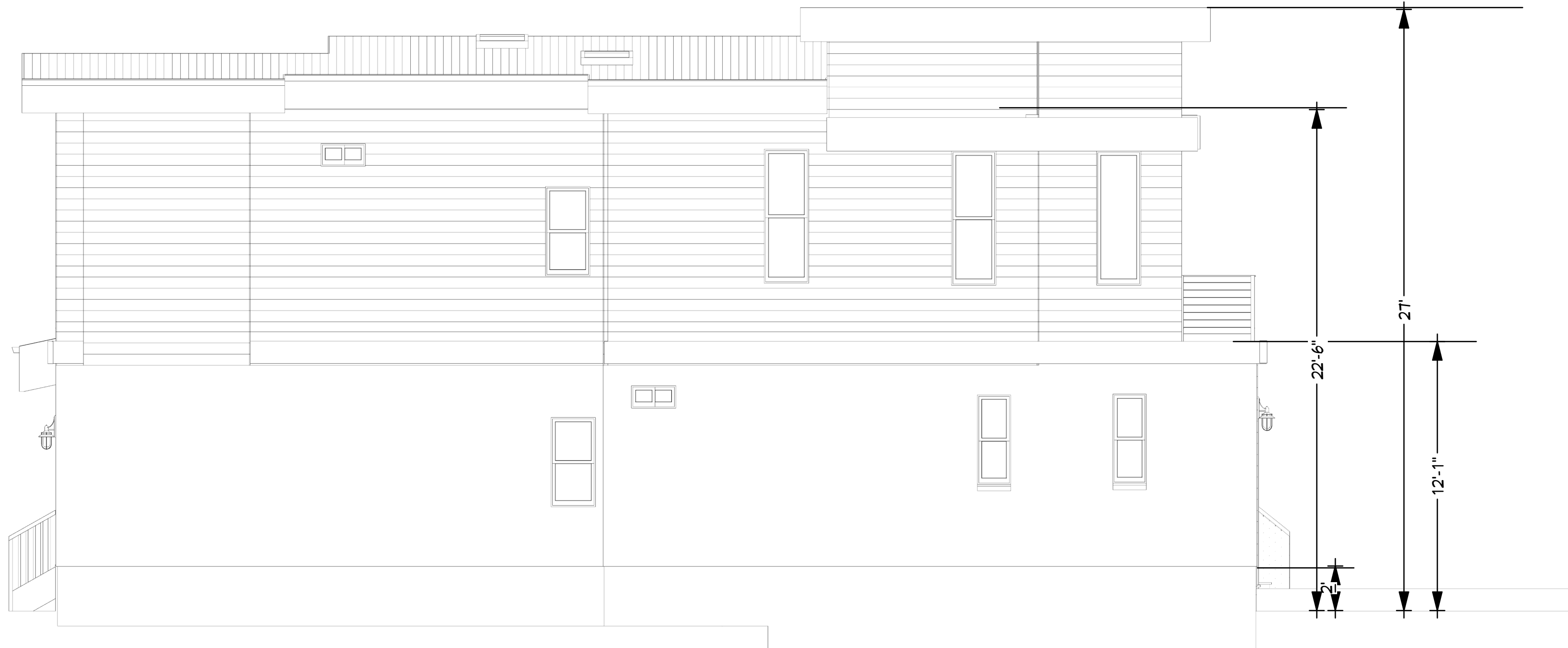
Roof Deck Parapet wall Height

Stair Building Code Requirement

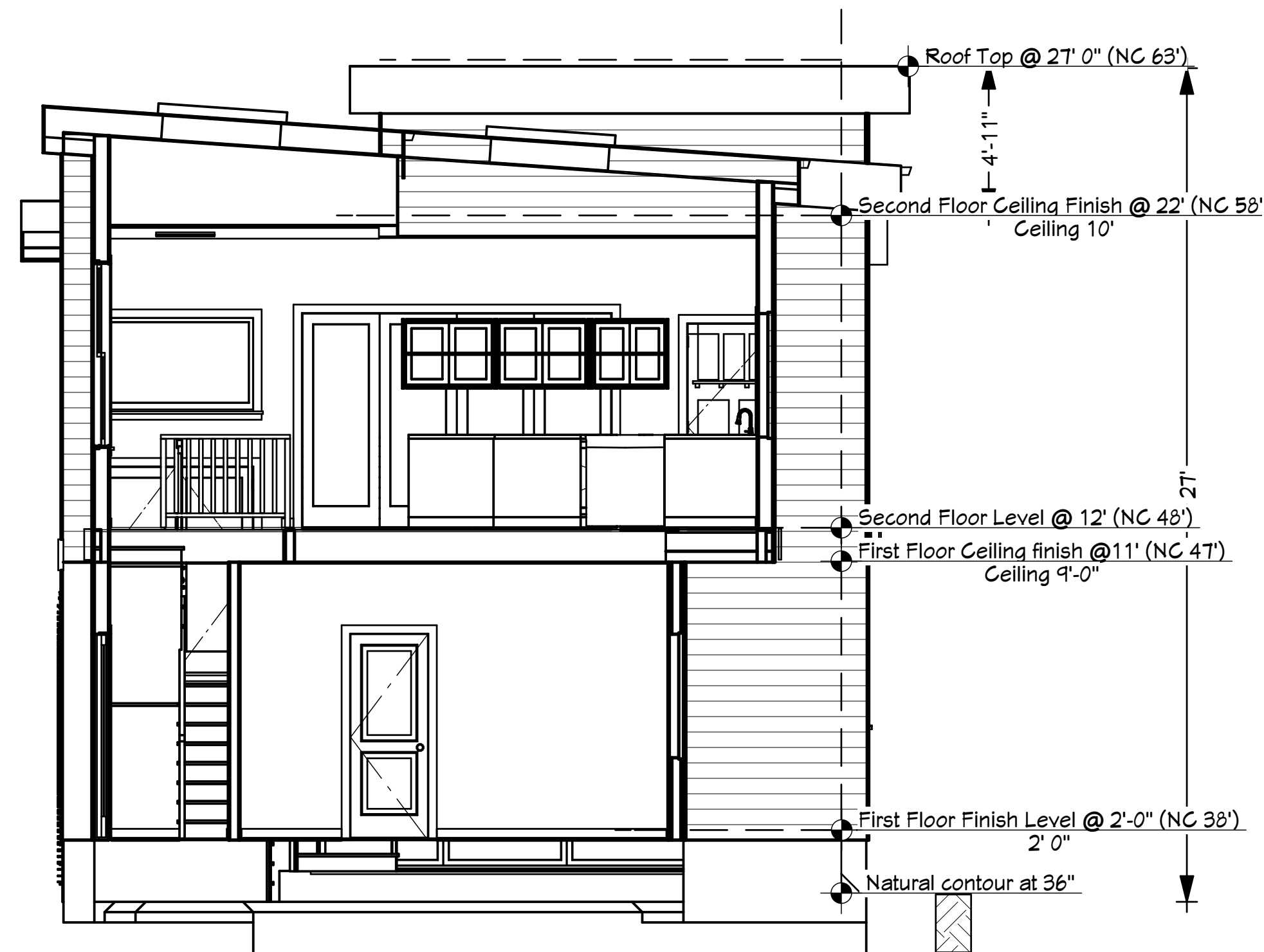
Stairs not visible from any side, roof deck only visible from front



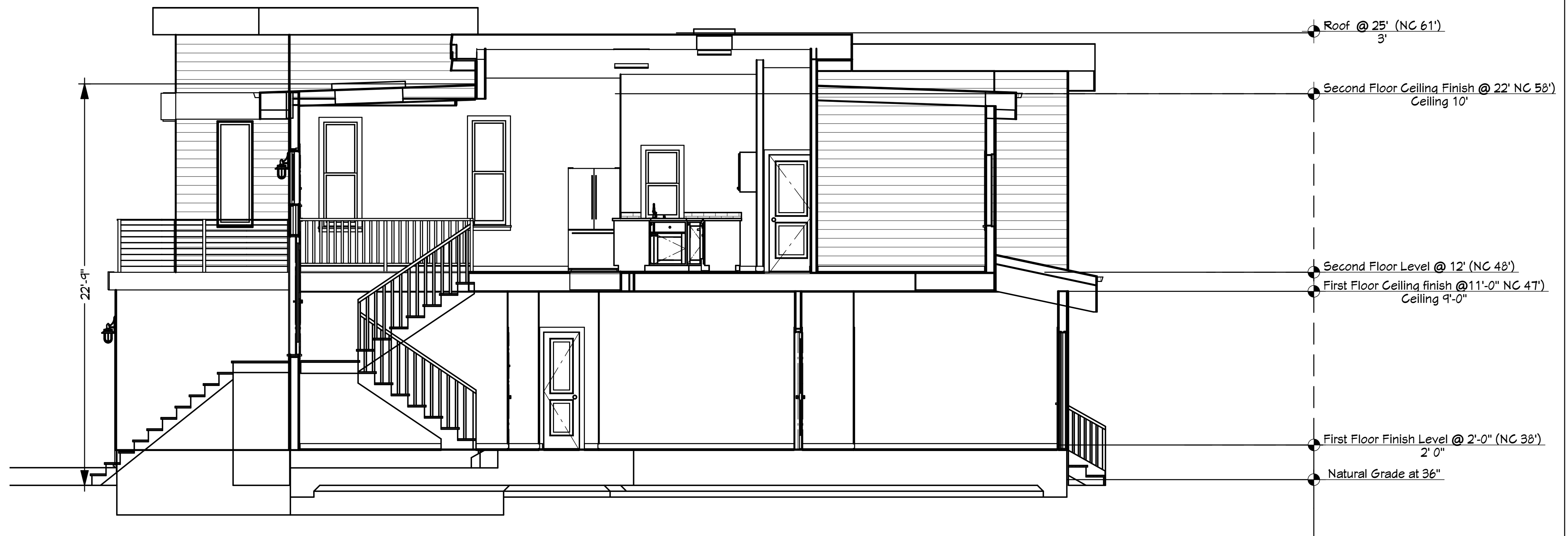
FRONT CROSS SECTION



LEFT SIDE CROSS SECTION



REAR CROSS SECTION



RIGHT SIDE CROSS SECTION

SCALE

1/4" = 1'

3D Views are Not
to Scale and May
Not Reflect The
Actual Conditions

CROSS SECTIONAL ELEVATIONS

Owner: Zafar Irfan & Bina
Moin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

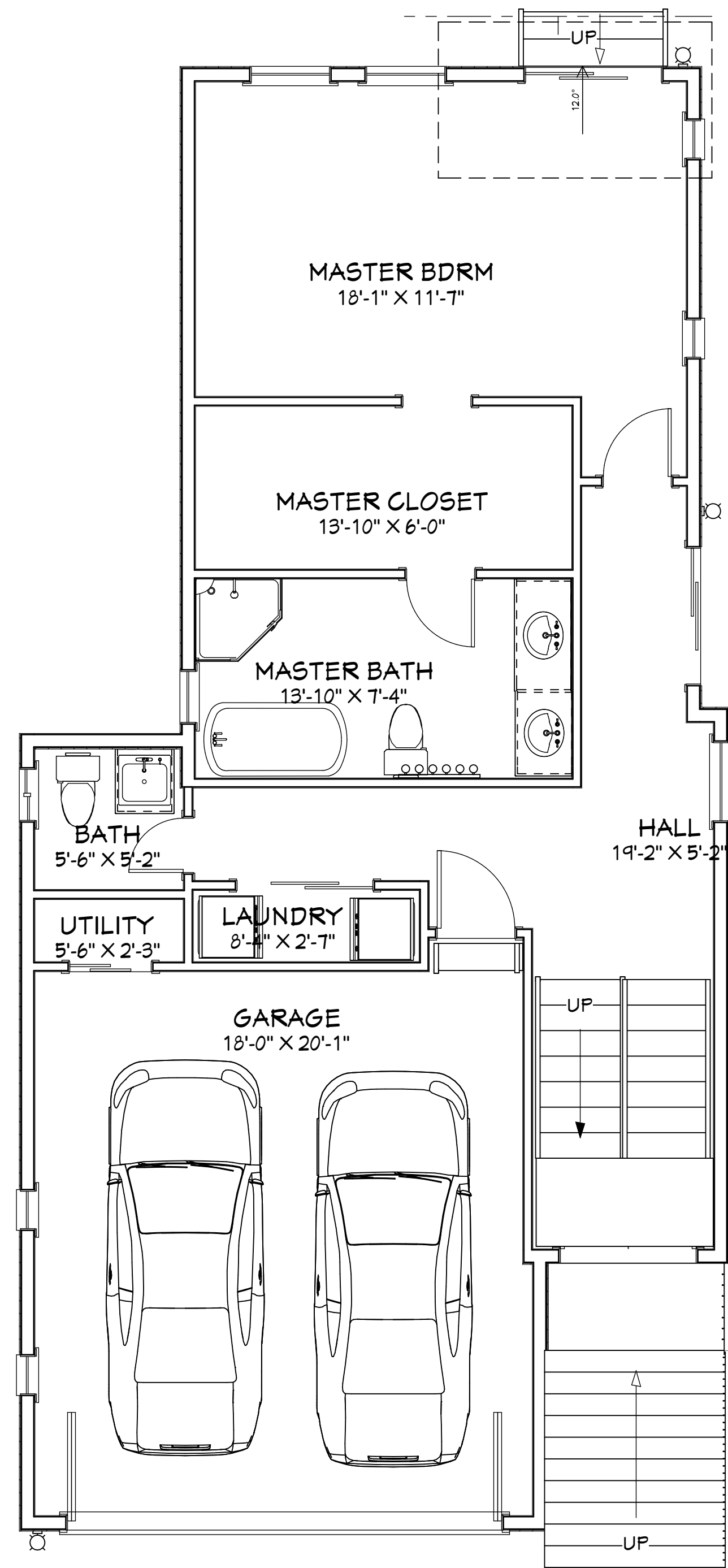
5/23/2019

Rev 4

1/4" = 1'0"

SHEET:

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TOTAL LIVING SQFT= 1165 SQFT

1165 SQ FT

1st Floor

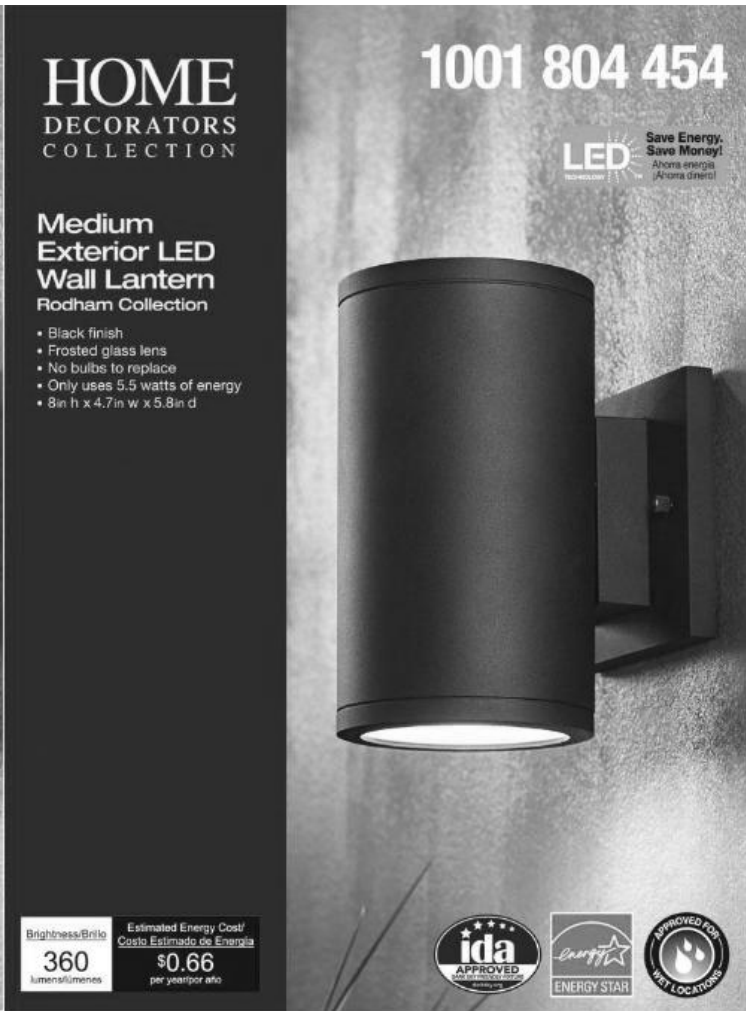
EXTERIOR LIGHTENING PLAN

DARK SKY CERTIFIED LIGHT



EXTERIOR WALL LIGHTS:

Model # IZC1691L-2
Black LED Outdoor Wall Lantern with Frosted Glass



Home Decorators Collection

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)

360

Watts

5.5

Lumens per Watt (Efficacy)

65.45

Color Accuracy

Color Rendering Index (CRI)

80

Light Color

Correlated Color Temperature (CCT)

3000 (Bright White)

Warm White

Bright White

Daylight

2700K

3000K

4500K

6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

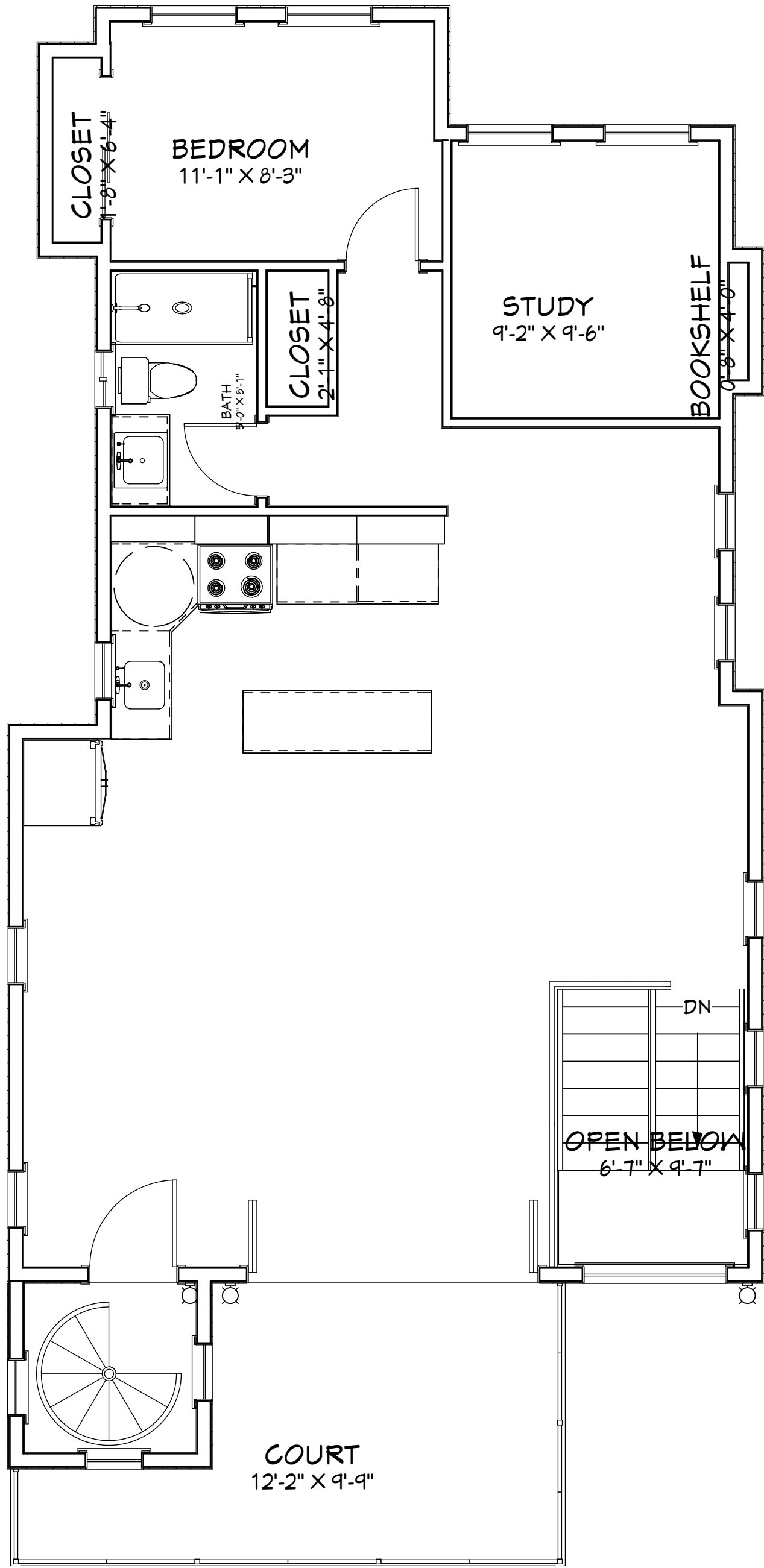
Visit www.lightingfacts.com for the **Label Reference Guide**.

Registration Number: 5CTH-HRNOHS (3/2/2016)

Model Number: IZC1691L-2

Type: Luminaire - Directional

Re



LIVING AREA
947 SQ FT

2nd Floor

Reduced Ligtening only 5 exteiror lights total

3D Views are Not
to Scale and May
Not Reflect The
Actual Conditions

Exterior LIGHTENING Plan

Owner: Zafar Irfan & Bina
Moin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

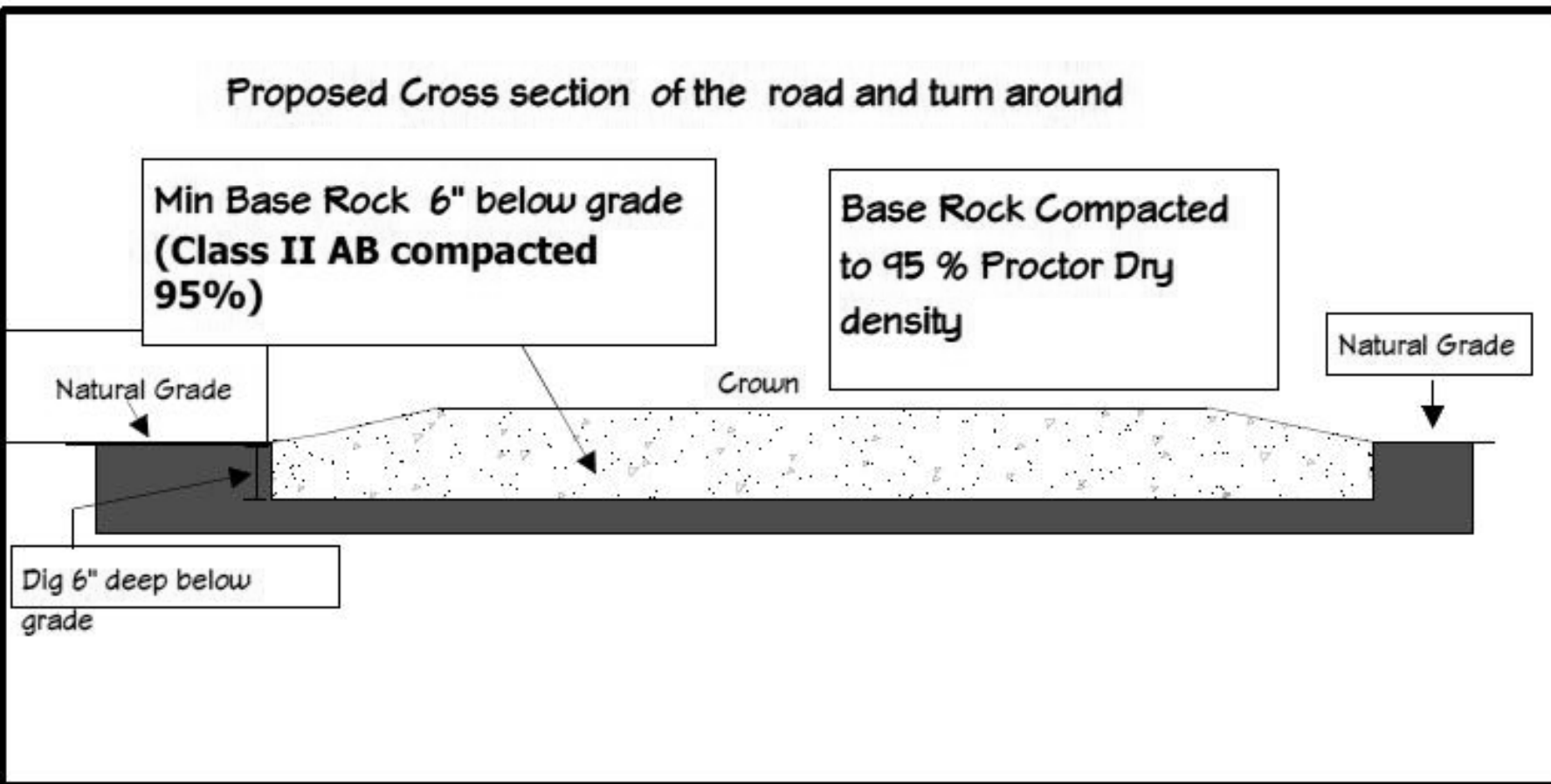
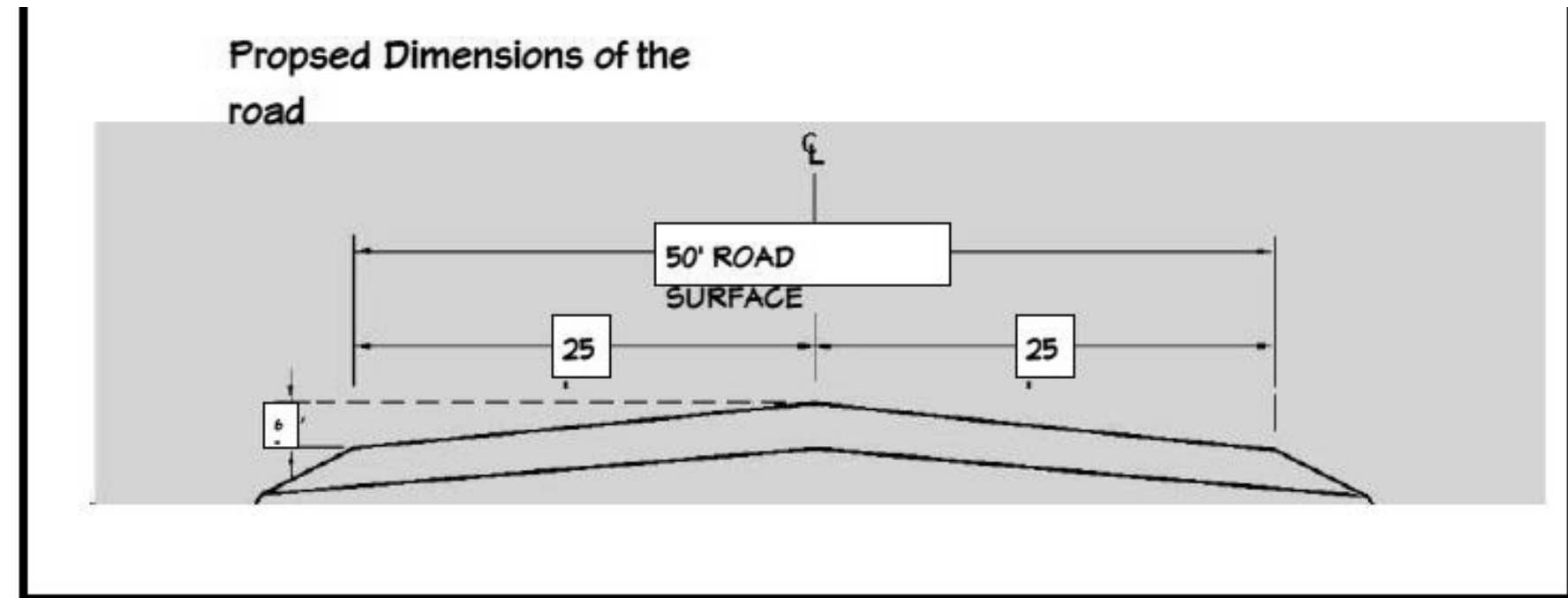
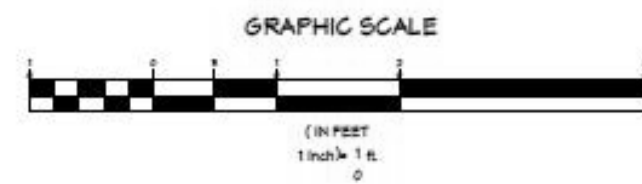
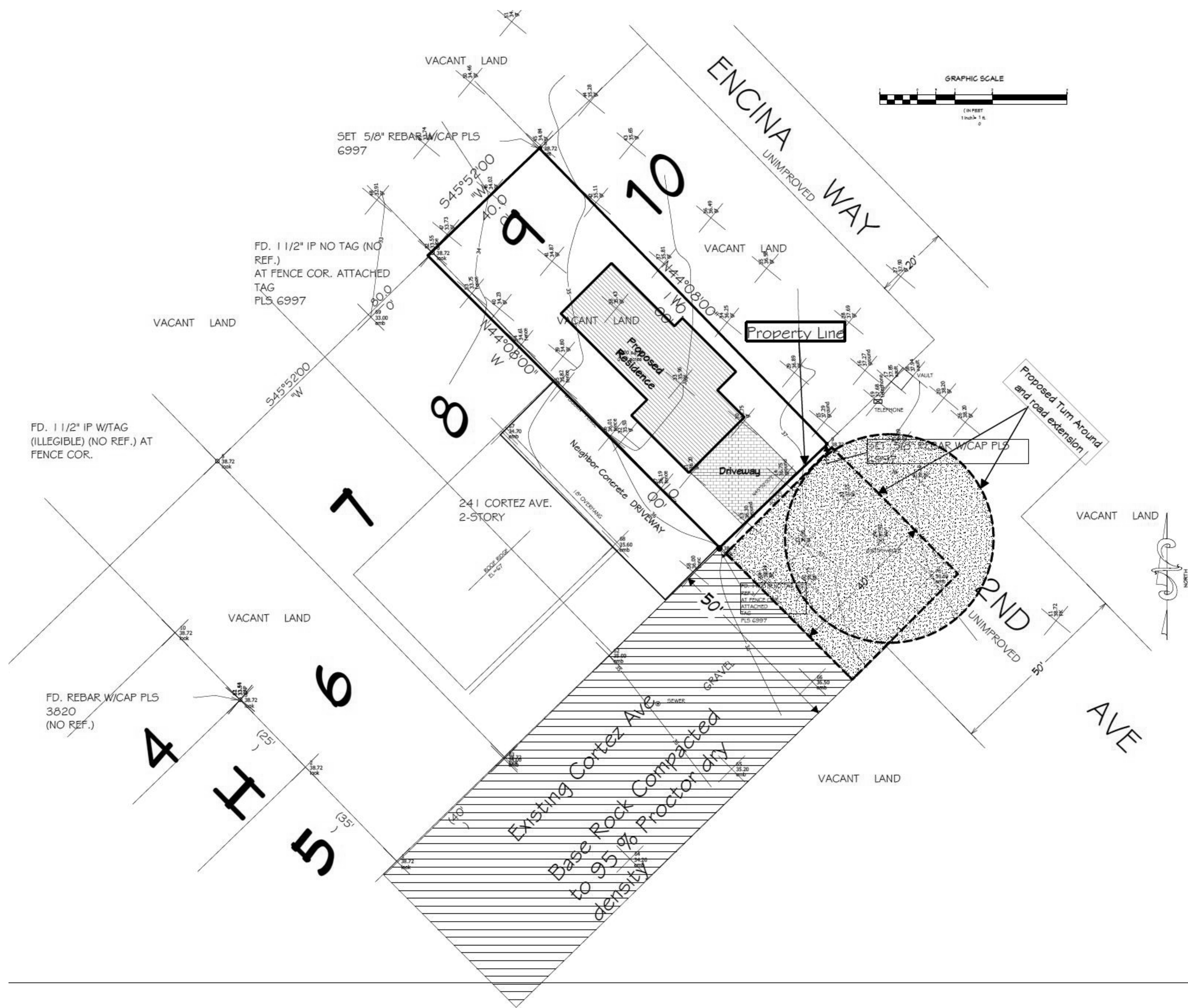
DATE:

5/23/2019

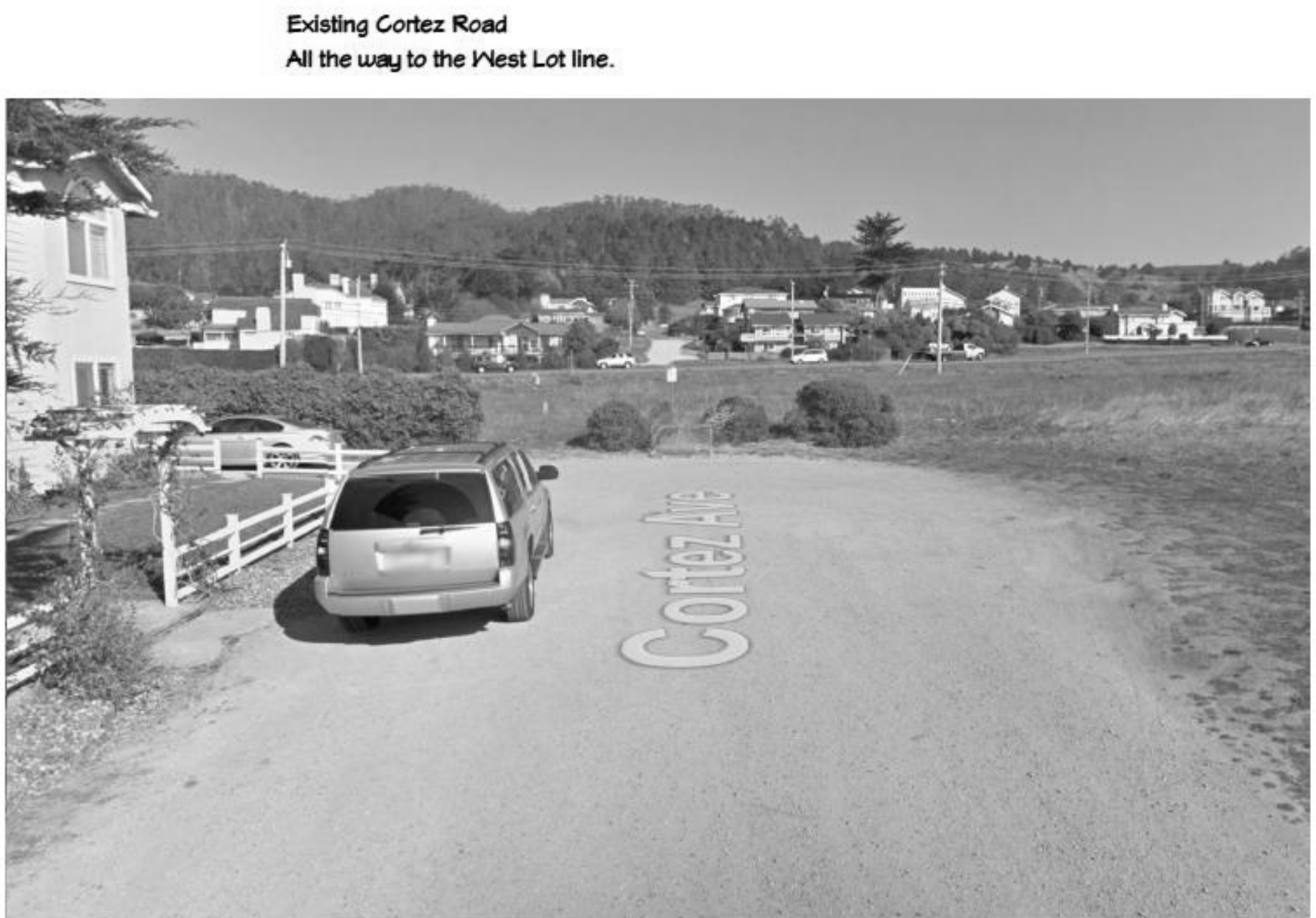
Rev 4

SHEET:

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- Notes:**
- 1) Level the road area, remove any vegetation.
 - 2) Remove 6" inch of sand from grade level.
 - 3) Use 6" Base Rock ONLY (NO GRAVEL)
 - 4) Compact Base rock to 95% Proctor Dry Density
 - 5) Make a crown on top of the road as shown on the plans



Extending Cortez Ave, 40ft and turn around for fire Truck

No tree needs to be removed.

Leveled area.

Road Plan

Owner: Zafar Irfan & Bina Moir

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

5/23/2019

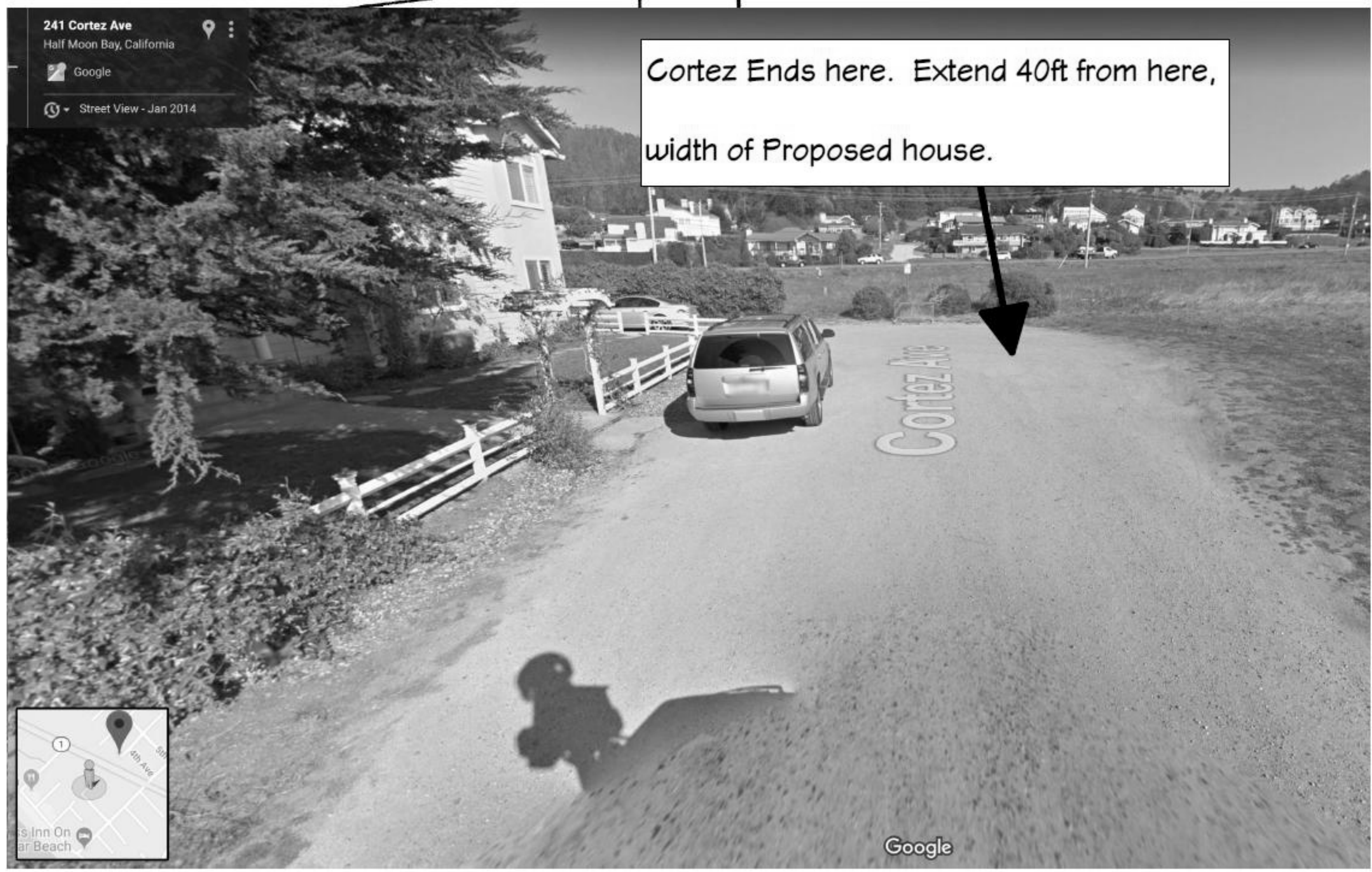
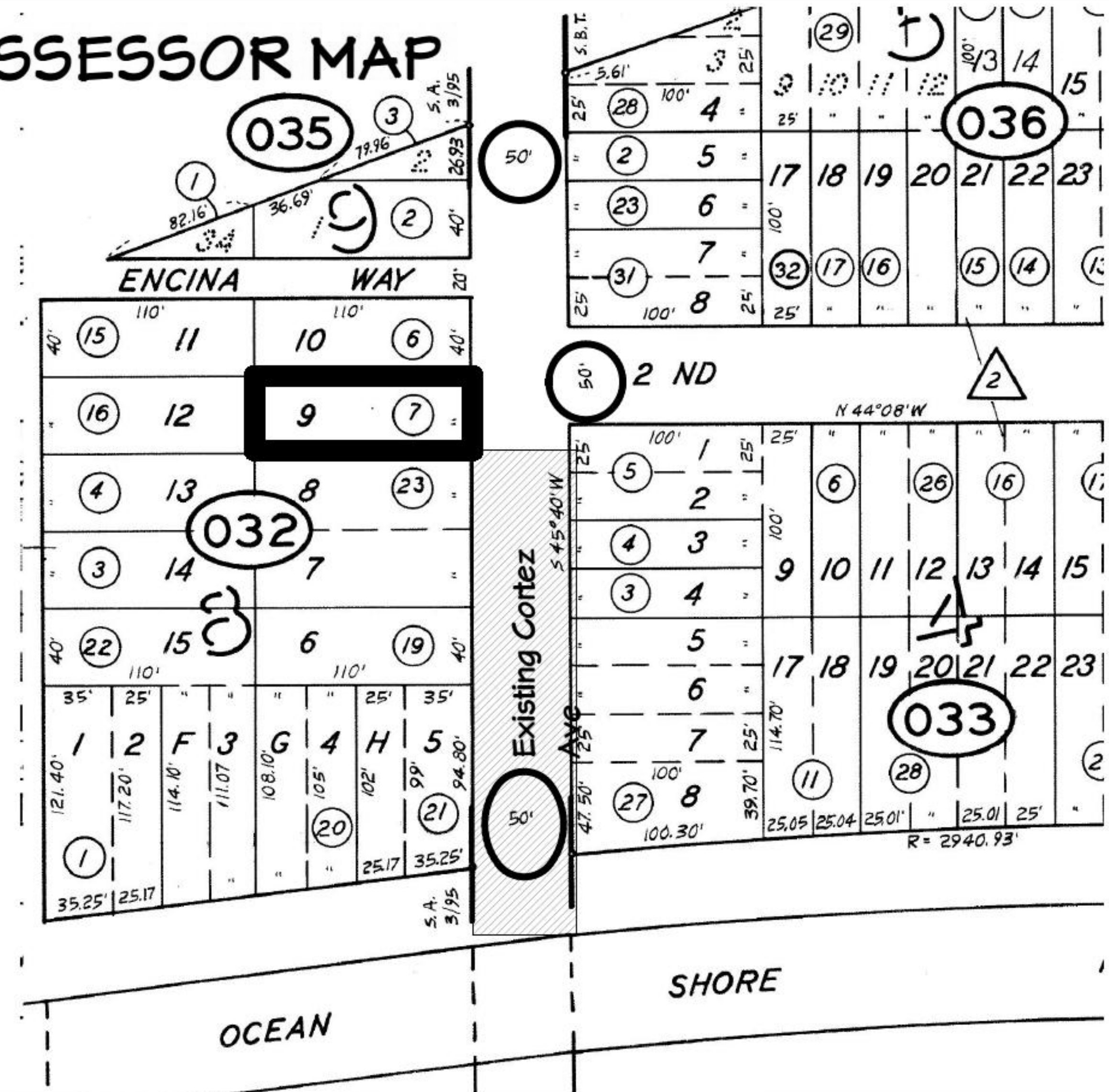
Rev 4

SHEET:

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SAN MATEO ASSESSOR MAP



3D Views are Not to Scale and May Not Reflect The Actual Conditions

Road Plan

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

5/23/2019

Rev 4

SHEET:

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April 24, 2019

Zafar Irfan
299 East Warren Avenue
Fremont, CA 94539

Dear Mr. Irfan:

SUBJECT: Coastside Design Review Recommendation
Cortez Avenue, Miramar
APN 048-032-070; County File No. PLN 2018-00397

At its meeting of April 11, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2014-00116), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The Use Permit is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 5 feet. and 7 feet., respectively, where 10 feet. is the minimum allowed for each side. No trees are proposed for removal. The Coastside Design Review Committee was unable to determine the findings for design review approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required, with emphasis on Section 6565.20(C)2. Complement Other Structure in the Neighborhood; Section 6565.20(D)1. Building Mass and Shape, 4. Exterior Materials and Colors and Section 6565.20(F) Landscaping, Paved Area, Fences, Lighting and Noise.

As such, recommendations from the CDRC for further project redesign are as follows:

Recommendations:

1. Outdoor lighting reduced to one light fixture near doors only.
2. Reduce number of windows and amount of glass due to reflectivity and privacy concerns for neighbors.
3. Coordinate window head/sill heights to be consistent.



4. Revise the proportions of vertical windows on South and East side of entry stair to reduce the vertical expression at the front door for better overall proportions.
5. Eliminate mullions/muntins in windows. Simulated horizontal divided lite on picture windows would be acceptable to coordinate with single hung windows.
6. Use exterior colors closer in tonality, soften colors, no black trim, and roof.
7. Consider using cable rail and parapet wall sections on roof deck.
8. Reduce vertical wall sections, use of both glass and stucco should be lessened to modulate the roof form so that it does not have a single slab appearance.
9. Reduce height of roof fascia. Ensure fascia height is consistent for all rooflines.
10. Lower roof height to reduce vertical height at front door.
11. Spiral stair access to upper roof deck needs to be internal, and size shown accurately.
12. Garage parking does not provide minimum clear dimensions (18' wide by 19' long). Correct this to ensure it does not affect the exterior design in the permit drawings.
13. Upper level deck should be aesthetically subordinate to overall architectural style.
14. Group plantings for a more natural effect.
15. Incorporate a tree/plant species, plants that grow to a more substantial height and have longevity in a coastal zone, in the landscape plan. Roses are not recommended.
16. Replace and reduce concrete paving throughout the project. Replace with pervious material.
17. Reduce grass area significantly.

Recommendations (optional):

1. Consider pulling guardrails for roof decks away from the edge of roof to reduce the visual impact and improve privacy for neighboring property.
2. Consider adding stucco planters at edge of stair treads.

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

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:ann – DPADD0192_WNN.DOCX

cc: Bruce Chan, Member Architect
Katie Kostiuk, Member Architect
Linda Montalto-Patterson, Miramar Community Representative
V. Winnie Tungpagasit, Interested member of the public
Joe and Karyn Roark, Interested members of the public

May 20, 2019

Zafar Irfan
299 East Warren Avenue
Fremont, CA 94539

Dear Mr. Irfan:

SUBJECT: Coastside Design Review Continuation
Cortez Avenue, Miramar
APN 048-032-070; County File No. PLN 2018-00397

At its meeting of May 9, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your design review application to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2014-00116), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow development on a non-conforming parcel with proposed right and left side setbacks of seven (7) feet each, where ten (10) feet is the minimum allowed for each side. No trees are proposed for removal. The CDRC was unable to make the findings for design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required, with emphasis on Section 6565.20(C)2. Complement Other Structure in the Neighborhood and Section 6565.20(D)1. Building Mass and Shape, 4. Exterior Materials and Colors

As such, recommendations from the CDRC for further project redesign are as follows:

Recommendations:

1. Add a step up from garage into house.
2. If contemporary massing is intended, select a color palette more compatible with the predominantly pastel/earth-tone palette in the neighborhood. Consider overall composition for the color and materials. The current proposed palette is very busy with too many colors and materials in locations that do not create cohesive design.



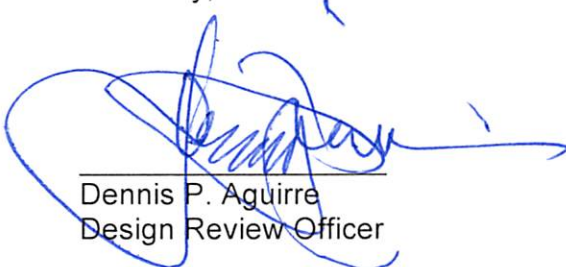
3. Reduce the height of vertical wall sections to modulate the roof form to add roof articulation.
4. Provide greater roof and wall articulation to mitigate the boxy form of the residence per Section 6565.20(D) Elements of Design 1.c, Second Stories.
5. Reduce second floor roof height at front of house and reduce visual mass by providing varying eave heights. Consider using a roof form that combines sloping sections in order to reflect other houses in the area.
6. Remove or reduce closet pop-out on 2nd floor, east side so that it is not in the setback. Ensure all exterior walls on all floors are represented with setback dimensions on the site plan.
7. Provide tread and riser dimensions for the spiral stair access to the upper roof deck that is compliant with applicable San Mateo County Building Code Regulations.
8. Consider eliminating the roof deck to ensure neighbor's privacy.
9. Vertical proportions on the right side of the residence need to be addressed along with the ones on the front facade.

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

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA: ann – DPADD0236_WNN.DOCX

cc: Bruce Chan, Member Architect
Katie Kostiuk, Member Architect
Linda Montalto-Patterson, Miramar Community Representative
V. Winnie Tungpagasit, Interested member of the public – 1528 S. El Camino Real,
Suite 306, San Mateo CA 94402
Joe and Karyn Roark - Interested members of the public – 265 Alameda Avenue, Half
Moon Bay CA 94019

August 14, 2019

Zafar Irfan
299 East Warren Avenue
Fremont, CA 94539

Dear Mr. Irfan:

SUBJECT: Coastside Design Review Recommendation of Approval
Cortez Avenue, Miramar
APN 048-032-070; County File No. PLN 2018-00397

At its meeting of June 13, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN 2014-00116), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 7 feet each, where 10 feet is the minimum allowed for each side. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

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

RECOMMENDED FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review



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

- a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale: The house's scale is proportional and complimentary to other homes in the neighborhood; 4. Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood.
- b. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: The landscaping has been sensitively thought out, using drought- tolerant plants.

RECOMMENDED CONDITIONS

Current Planning Section

- 1. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Reduce roof fascia from 18 inches to 12 inches.
 - b. Provide steps down from sliding glass door on east side of house.
 - c. Substitute solid parapet for cable rail at front of roof deck.
 - d. Use lighter shade of stain (lighter than "Early American" Varathane Wood Stain) on all wood surfaces. Please provide a sample of the revised stain color.
- 2. 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.
3. 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.
4. 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.

5. 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.
6. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
7. 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.
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 Cortez 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 Cortez Avenue. There shall be no storage of construction vehicles in the public right-of-way.
9. 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.
10. 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).
11. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A

prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

Building Inspection Section

12. The project requires a building permit.
13. The proposed project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
14. 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 Building Inspection Section 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 Building Inspection Section for review and approval.
15. A Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.
16. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer.
17. Please provide an updated C3 C6 Checklist (if applicable).

Coastside County Water District

18. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
19. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Department of Public Works

20. 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.

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 No. 3277.

Geotechnical Section

22. A Geotechnical Report shall be required at the Building Permit stage.

Coastside Fire Protection District

23. Smoke Detectors which are hardwired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, 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 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.
24. ADD Note to plans: Smoke alarm detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
25. 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.
26. ADD Note to plans: As per Coastside Fire Protection District Standard C/-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letter/numerals shall be internally illuminated and facing the direction of access. 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 shall be placed at the nearest from the nearest public roadway.

27. ADD Note to plans – Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, 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 of Class “B” or higher as defined in the current edition of the California Building Code.
28. ADD Note to plans – Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 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.
29. ADD Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. 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 of the automatic fire sprinkler systems.
30. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
31. Installation of underground sprinkler pipe shall be flushed and visually inspected by CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

32. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
33. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 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 Protection 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.
34. ADD Note to plans: Fire apparatus roads to be a minimum of 20-foot wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
35. 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.
36. 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
37. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650/726-5213.
38. Vegetation management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.
 - 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.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level CDP and UP. The decisions on the CDP and UP will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or daquirre@smcgov.org.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA;cmc – DPADD0396_WCN.DOCX

cc: Bruce Chan, Member Architect
Katie Kostiuik, Member Architect
Linda Montalto-Patterson, Miramar Community Representative
V. Winnie Tungpagasit, Interested member of the public
Joe and Karyn Roark - Interested members of the public

Envelopes:

V. Winnie Tungpagasit
1528 S. El Camino Real Suite 306
San Mateo, CA 94402

Joe and Karyn Roark
265 Alameda Avenue
Half Moon, Bay CA 94019



County of San Mateo - Planning and Building Department

ATTACHMENT E

November 8, 2017

Charles Keenan, Trustee
c/o Joyce Yamigiwa
700 Emerson Street
Palo Alto, CA 94301

and

Zafar Irfan & Bina Moin
299 East Warren Ave.
Fremont, CA 94539



RE: Approval - Request for Transfer of Water Service Connection Capacity

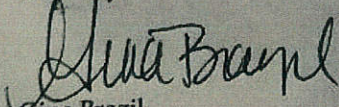
Dear Property Owners:

This is official confirmation that the Coastside County Water District has approved your request to transfer one - 5/8" non-priority water service connections. The result of this transfer is as follows:

- APN 115-520-170 continues to have the rights to thirty-four (34) -- 5/8" (20 gpm) non-priority water service connections from the Coastside County Water District; and
- APN 048-032-070 now has one (1) -- 5/8" (20 gpm) uninstalled non-priority water service connection assigned to it from the Crystal Springs Project.

Please be advised that the City Council of the City of Half Moon Bay has taken the position that the transfer of a water service connection meets the definition of "development" so as to require a coastal development permit from the City. Applicants are advised to investigate this issue further with the City of Half Moon Bay Planning Department if applicable. The Coastside County Water District, in approving this application, does not make any representations or warranties with respect to further permits or approvals required by other governmental agencies, including the City of Half Moon Bay.

Sincerely,


Gina Brazil
Office Manager

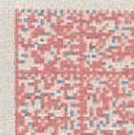
cc: David Dickson, General Manager

Coastside County Water District • 766 Main Street • Half Moon Bay, CA 94019 • Tel 650.726.4405
www.coastsidewater.org



766 MAIN STREET
HALF MOON BAY, CALIFORNIA 94019

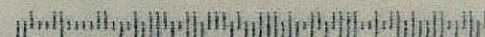
SAN FRANCISCO
CA 940
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MAILED FROM ZIP CODE 94019

Zafar Irfan & Bina Moin
299 East Warren Ave.
Fremont, CA 94539

94539-791699





County of San Mateo - Planning and Building Department

ATTACHMENT F

To SAN Mateo Land Exchange

Parcel : Lot # 12: 048-032-160

Re: Purchasing 600 Sqft part of your parcel.

Hi SAN Mateo Land Exchange,

I writing this letter to you to see If you are interested in selling 600 SQFT along your rear side of your parcel.

I'm trying to develop my lot and adding 600 sqft will make my lot conforming.

I can offer you fair value of the land for 600 sqft.

If you are interested, then please send me letter to address below within 7 business days.

Thanks

Zafar Irfan

My parcel: 048-032-070

Address: 299 EAST WARREN AVE, FREMONT, CA, 94539

22/5/17

10/5/17

ZAFAR IRFAN
299 EAST WARREN AVE, FREMONT, CA 94539

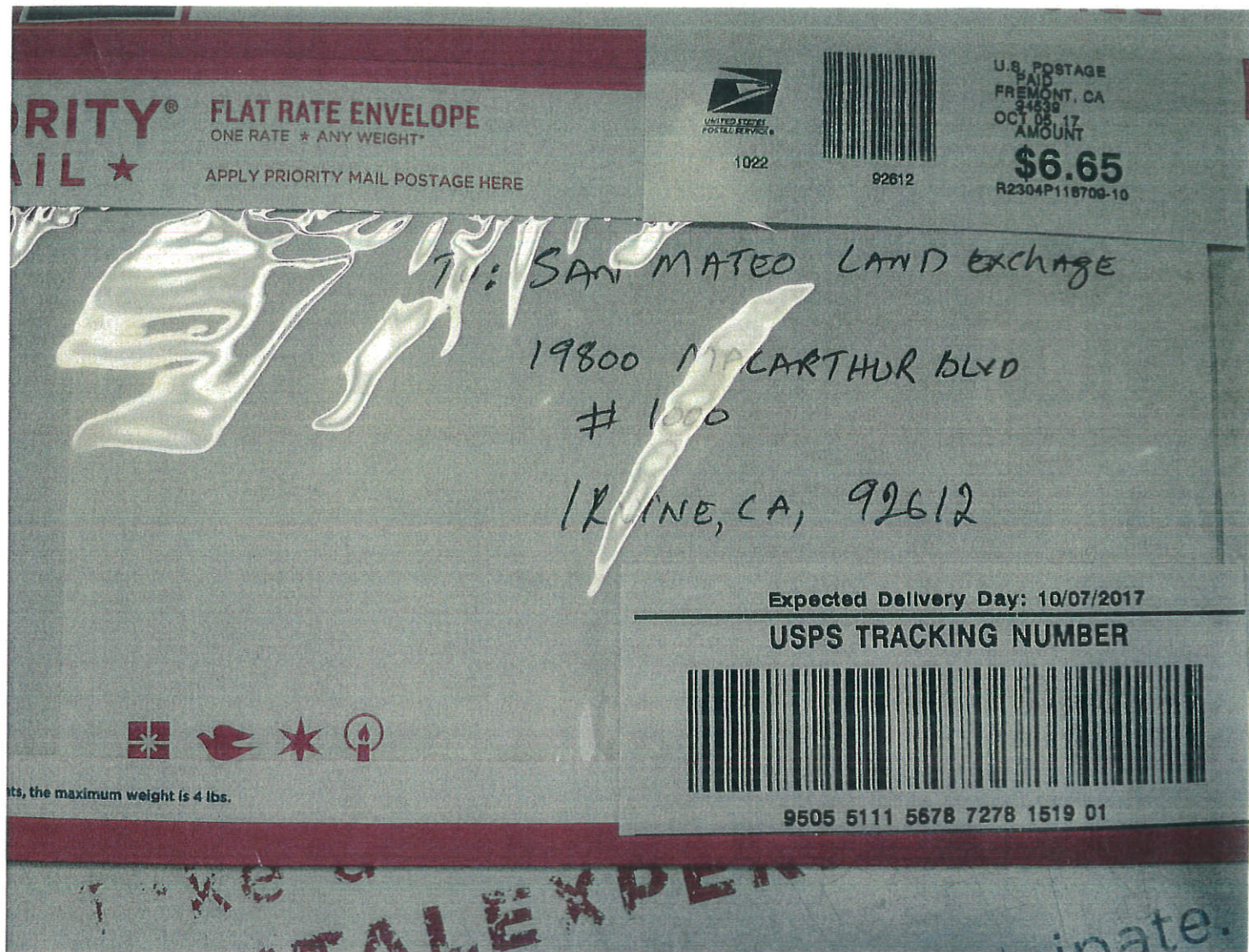


TO: SAN MATEO LAND EXCHANGE

19800 MACARTHUR BLVD

1000

IRVINE, CA, 92612



To Helen Carey

Parcel : Lot # 10 : 048-032-060

Re: Purchasing 600 Sqft part of your parcel.

Hi Helen,

I writing this letter to you to see If you are interested in selling 600 SQFT along your western side of your parcel.

I'm trying to develop my lot and adding 600 sqft will make my lot conforming.

I can offer you fair value of the land for 600 sqft.

If you are interested, then please send me a letter to address below within 7 business days.

Thanks

Zafar Irfan

My parcel: 048-032-070

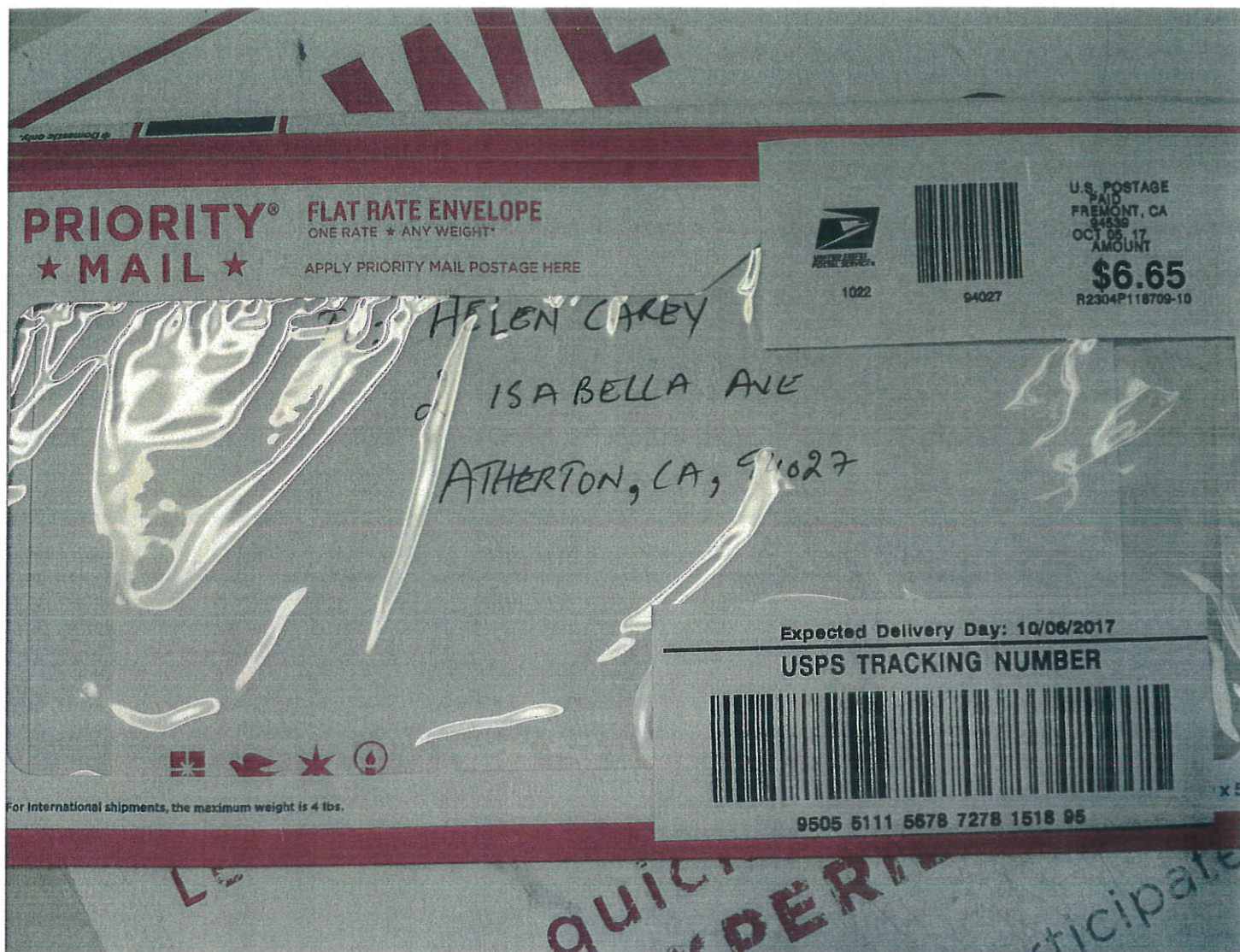
Address: 299 EAST WARREN AVE, FREMONT, CA, 94539

22/10/17

ZAFAR IRFAN
299 EAST WARREN AVE, FREMONT, CA, 94539



TO: HELEN CAREY
2 ISABELLA AVE
ATHERTON, CA, 94027





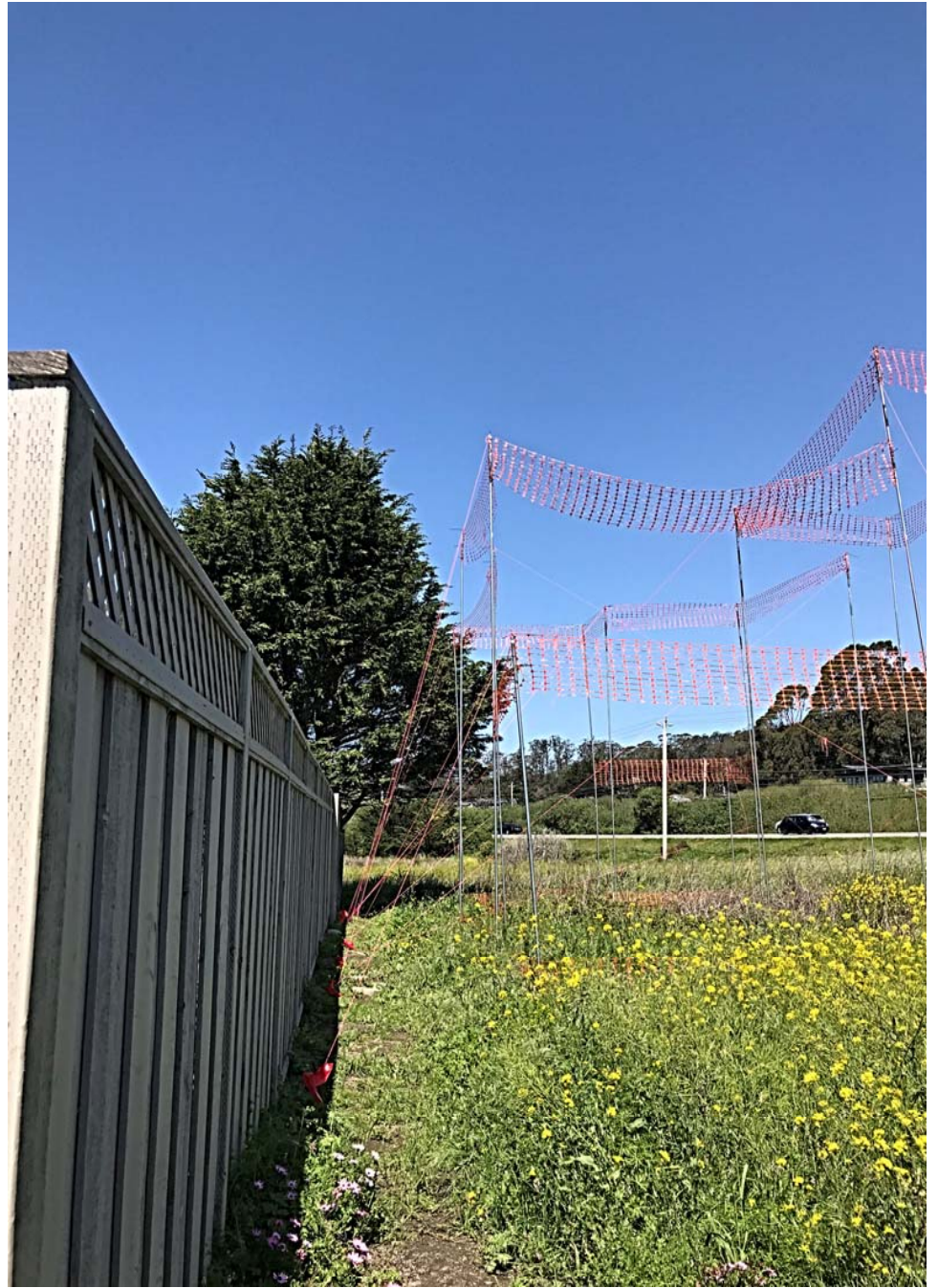
County of San Mateo - Planning and Building Department

ATTACHMENT G











October 29, 2019

Zafar Ifran
299 East Warren Avenue
Fremont, CA 94539

Subject: **LETTER OF DECISION**
File Number: PLN2018-00397
Location: Cortez Avenue, Miramar
APN: 048-032-070

On October 23, 2019 the San Mateo County Planning Commission considered a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel where the S-94 Combining District requires a minimum parcel size of 10,000 square feet. The project includes extension of Cortez Avenue by approximately 60 feet for project access and a new firetruck turnaround. The Non-Conforming Use Permit is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 7 feet each, where 10 feet is the minimum allowed for each side. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2018-00397, based on and subject to the required findings and conditions of approval listed 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 **October 7, 2019**.

The approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

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

Sincerely,



Janneth Lujan
Planning Commission Secretary



County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00397

Hearing Date: October 23, 2019

Prepared By: Dennis P. Aguirre
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

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

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, visual resources and compliance with design review standards and findings.
3. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitation established by LCP Policy 1.23.

Regarding the Design Review, Found:

4. That, with the conditions of approval recommended by the Coastsides Design Review Committee at its meetings of April 11, 2019; May 9, 2019; and June 13, 2019, the project is in compliance with the Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the design, style and character of the neighborhood homes. The project's two-story proposal is well articulated, uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

Regarding the Use Permit, Found:

5. Pursuant to Section 6133.3.b (3) of the San Mateo County Zoning Regulations:
 - a. That the lot coverage and floor areas remain compliant with the S-94 Zoning District development standards. The lot coverage and floor areas are compliant with the S 94 Zoning District development standards. The total lot coverage of 28% (1,242 sq. ft.) is below the maximum allowed. The total floor area proposed complies with the maximum allowed of 48% (2,112 sq. ft.). The potential mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior facades. The design of the project is proportional and complimentary to other homes in the neighborhood.

- b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and found to be infeasible. An effort was undertaken by the owner to explore the possibility of a merger with adjacent properties but the owner received no responses to the offer letters dated October 5, 2017 (Attachment F). As a result, mitigation of the parcel size non-conformity via a parcel merger strategy has been found to be infeasible.
- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of the substandard parcel, as discussed in Section 4 above. Specifically, the project complies with all maximum allowed floor area, lot coverage, height, and parking requirements.
- d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed height of 25 feet - 3 inches for the two-story residence, the well-articulated facades, and well-proportioned roof mass bring the structure into scale with the established neighborhood context. The project would not result in significant impacts to visual resources or coastal access. Adequate infrastructure is available to serve the project.
- e. That the use permit approval does not constitute a granting of special privileges. While the applicant is required to obtain a use permit for development of the substantially undersized parcel, the parcel is legal and the project conforms with the existing zoning regulations.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on October 23, 2019. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review prior to implementation. Minor adjustments to the project may be approved by the Community Development Director 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 Use Permit, Coastal Development Permit, and Design Review final approvals 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 Use Permit, Coastal Development Permit, and Design Review approval may be extended by one 1-year increments 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 the approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall indicate the following on plans submitted for a building permit;
 - a. Combined side setbacks of 15 feet comprising of 7 ½ feet at each setback.
 - b. Reduce roof fascia from 18 inches to 12 inches.

- c. Provide steps down from sliding glass door on east side of house.
 - d. Substitute solid parapet for cable rail at front of roof deck.
 - e. Use lighter shade of stain (lighter than "Early American" Varathane Wood Stain) on all wood surfaces. Please provide a sample of the revised stain color to staff at the building permit stage.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures, as per County guidelines, to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District (CFPD).
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 shall impede through traffic along the right-of-way on Cortez 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 Cortez Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. 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.
12. 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).
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a

compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

Building Inspection Section

14. The project requires a building permit.
15. The proposed project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section 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 Building Inspection Section for review and approval.
17. A Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.
18. The applicant shall submit a final Grading and Drainage Plan prepared and stamped by a registered civil engineer.
19. The applicant shall provide an updated C3 C6 Checklist (if applicable).

Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
21. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Granada Community Services District (GCSD)

22. The approved sewer permit variance for this project is subject to the issuance of a sewer permit in order to connect to the GCSD wastewater facilities.

Department of Public Works

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

Geotechnical Section

25. A Geotechnical Report shall be required at the Building Permit stage.

Coastside Fire Protection District

26. Smoke Detectors which are hardwired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, 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 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.

27. ADD Note to plans: Smoke alarm detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
28. 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.
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31. ADD Note to plans – Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 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.
32. ADD Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. 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 of the automatic fire sprinkler systems.
33. ADD Note to plans - 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 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot

road) and on-street parking is desired, an additional improved area shall be developed for that use.

34. Installation of underground sprinkler pipe shall be flushed and visually inspected by CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
35. ADD Note to plans: Identify rescue windows in each bedroom and verify that they meet all requirements.
36. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 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 Protection 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.
37. ADD Note to plans: Fire apparatus roads to be a minimum of 20-foot wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
38. 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.
39. "No Parking- Fire Lane" signs shall be provided on both sides of roads 20 feet to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6
40. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650/726-5213.
41. ADD Note to plans - Vegetation management (LRA): The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.
 - 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.



County of San Mateo - Planning and Building Department

ATTACHMENT D

Application for Appeal

- ☐ To the Planning Commission
☒ To the Board of Supervisors

San Mateo County
 Planning Division

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

1. Appellant Information

Name: Linda Scholpp ("Susie")

Address: 241 Cortez Avenue, Half Moon Bay

California

Phone, W: H:602-2286530

Zip: 94019

2. Appeal Information

Permit Numbers involved:

PLN 2018-00397

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:

Linda Scholpp

Date: November 3, 2019

made on October 23 2019, 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?

My name is Linda Scholpp ("Susie"), the owner of 241 Cortez Avenue, Half Moon Bay, CA, APN 048-032-230. My property is immediately adjacent to the proposed project File No. PLN 2018-00397 by Zafar Irfan & Bina Moin and I am writing to appeal the Planning Commissioners' decision at the Oct. 23, 2019 hearing approving the project with the conditions that the side setbacks are to be combined 15 feet total instead of the required 10 feet setback on each side. The project's applicants purchased a substandard lot and knew of the restrictions when it was purchased. 241 Cortez Avenue is my retirement dream home and the approval of the project with less than the required 10 feet setback on each side impedes on my privacy and safety concerns. I am incorporating all the reasons for the appeal in my attorney's letter attached. I wish to have the decision approving the project reversed or minimally, approve with revised condition that there is a minimum of 10 feet for each side setback.

FINKELSTEIN & FUJII LLP

DAVID G. FINKELSTEIN*±
IRENE Y. FUJII
V. WINNIE TUNGPAGASIT***
JONATHAN D. WEINBERG

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OF COUNSEL
BRUCE M. LUBARSKY**
THOMAS J. BARGER

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JOHN F. FARBSTAIN

* ALSO ADMITTED IN NEW YORK
** ALSO ADMITTED IN THE DISTRICT OF COLUMBIA
*** CERTIFIED SPECIALIST IN ESTATE PLANNING, TRUST & PROBATE WITH THE STATE BAR OF CALIFORNIA
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LEGAL ASSISTANTS
MICHELE JAUREGUI
GISSELLE GODOY

November 4, 2019

VIA HAND DELIVERY AND E-MAIL

Board of Supervisors
Dave Pine, dpine@smcgov.org
Carole Groom, cgroom@smcgov.org
Don Horsley, dhorsley@smcgov.org
Warren Slocum, wslocum@smcgov.org
David J. Canepa, dcanepa@smcgov.org
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: *Objections to Design at APN 048-032-070*
File No. PLN2018-00397

Dear Gentilepersons:

Our office represents Linda Scholpp ("Susie"), the owner of 241 Cortez Avenue, APN 048-032-230, which is immediately adjacent to the proposed project at APN 048-032-070 by Zafar Irfan & Bina Moin (collectively referred to as "Applicants"). This letter is being incorporated by Susie's application for appeal of the Planning Commissioners' decision at the October 23, 2019 hearing approving the proposed project File No. PLN 2018-00397 by Applicants.

A copy of our prior objection sent to the Planning Commissioners dated October 22, 2019 is attached as **Exhibit A**. That letter also included a copy of our prior objection sent to the Coastside Design Review Committee. Although Susie still believes that the design and colors of the project is inconsistent to the neighborhood character and the upper deck impedes on her privacy, her appeal focus on the approval of the project and the issuance of a Nonconformity Use Permit allowing the side setbacks to have a combined 15 feet side setbacks instead of the required 10 feet on each side. The 10 feet side setback is required for all projects in the particular zone that the project is located. Susie and the project applicants purchased their respective lots in a zone that requires the 10 feet side setbacks. Although a combined 15 feet side setbacks are allowed in other zoning areas, each area is zoned differently with different requirements. Susie purchased her property with an expectation that her neighbors will adhere to the zoning requirements.

The reduced setbacks in the proposed design is not necessary to develop the property and should not be granted. Although the Zoning Regulations allow for an issues of a Nonconformity Use Permit, pursuant to the County of San Mateo's May 2019 Zoning Regulations issued by the Planning and Building Department under Chapter 4. Zoning Nonconformities, Section 6133, paragraph 3.b.(3)(c) Use Permit Findings, "[a]s required by Section 6503, a use permit for development of a non-conforming parcel **may only be issued** upon making the following findings: . . . (c) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible," Emphasis made to "may only be issued" added. A copy of Section 6133 and 6503 are attached as **Exhibit 2** to the letter to the Planning Commissioners.

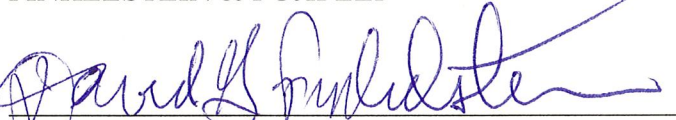
Here, the use permit for the development of the Applicant's non-conforming parcel should not be issued because the proposed development is not as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The Applicants could have easily designed a similar size two-story project to fit their lot **and** comply with the required 10 feet side setbacks. There is sufficient space on Applicant's lot since the proposed design has over 36 ft setback in the rear yard when only 20 ft is required. The design without the reduced setbacks was never explored and neither the applicant nor the staff report has indicated a reason why the reduced setback is necessary for the project. A copy of the Staff report submitted for the Planning Commissioners hearing on October 23, 2019 is attached as **Exhibit B**. Accordingly, the Planning Commissioners issued the Nonconformity Use Permit allowing only a combined 15 feet side setbacks in error.

Allowing the combined 15 feet side setbacks here would create a precedent in this neighborhood. Since there are several undeveloped non-conforming parcels in the area, this precedent would drastically change the feel of the neighborhood and reduce the privacy of existing owners in the neighborhood that adhered to the zoning requirements.

We request that the Board of Supervisors reverse the Planning Commissioners' decision approving the proposed project File No. PLN 2018-00397, specifically the conditions allowing the combined 15 feet side setbacks and instead require conditions that the Applicants adhere to the required 10 feet side setback on each side.

Respectfully Submitted,
FINKELSTEIN & FUJII LLP

By:



David G. Finkelstein

Attorney for Linda (Susie) Scholpp

Cc: Dennis Aguirre, Project Planner, daguirre@smcgov.org

Exhibit A

FINKELSTEIN & FUJII LLP

DAVID G. FINKELSTEIN*‡
IRENE Y. FUJII
V. WINNIE TUNGPAGASIT***
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October 22, 2019

VIA E-MAIL ONLY

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Planning_commission@smcgov.org
jlujan@smcgov.org

Re: *Objections to Design at APN 048-032-070*
File No. PLN2018-00397

Dear Gentilepersons:

Our office represents Linda Scholpp (“Susie”), the owner of 241 Cortez Avenue, APN 048-032-230, which is immediately adjacent to the proposed project at APN 048-032-070 by Zafar Irfan & Bina Moin. We apologize for the late submittal of this objection but our office only received notice of tomorrow’s October 23, 2019 hearing today. Although we had sent numerous emails and numerous calls to the Project Planner since the June 13, 2019 hearing requesting that our office be informed of the next hearing date for this matter, with our last inquiry on September 30, 2019, we finally got a response today informing us of the hearing tomorrow and providing us with a copy of the staff report.

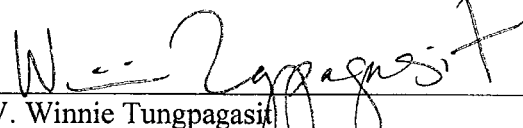
A copy of our prior objection sent to the Coastsides Design Review Committee (“CDRC”) is attached as **Exhibit 1**. Although Susie still believes that the design and colors of the project is inconsistent to the neighborhood character and the upper deck impedes on her privacy, her main objection at this time is the issuance of a Nonconformity Use Permit allowing the side setbacks to be less than the required 10 feet on each side. The 10 feet side setback is required for all projects to preserve the privacy between neighbors among other reasons. The reduced setbacks in the proposed design is not necessary and should not be granted.

Pursuant to the County of San Mateo’s May 2019 Zoning Regulations issued by the Planning and Building Department under Chapter 4. Zoning Nonconformities, Section 6133, paragraph 3.b.(3)(c) Use Permit Findings, “[a]s required by Section 6503, a use permit for development of a non-conforming parcel may only be issued upon making the following findings: . . . (c) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible,” Emphasis is part of the zoning regulations. A copy of Section 6133 and 6503 are attached as **Exhibit 2**.

Lot APN 048-032-070 has sufficient space to build a similar sized two-story construction without the requested reduced setbacks. As indicated in the staff report, the proposed design has over 36 ft setback in the rear yard when only 20 ft is required. It seems like a design without the reduced setbacks was never explored and neither the applicant nor the staff report has indicated a reason why the reduced setback is necessary for the project. The proposed development could easily comply with the conformance with the zoning regulations in regards to the 10 foot side setbacks. Accordingly, pursuant to section 6133 of the zoning regulations, the Nonconformity Use Permit should not be issued.

We request that the Planning Commission do not approve this project as designed because it is inconsistent with the characteristics of the neighborhood, substantially affect Susie's privacy, and most importantly, requesting a Use Permit for an exception to the 10ft side setback unnecessarily.

Respectfully Submitted,
FINKELSTEIN & FUJII LLP

By: 
V. Winnie Tungpagasit
Attorney for Linda (Susie) Scholpp

Cc: Dennis Aguirre, Project Planner, daguirre@smcgov.org

Exhibit 1

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DAVID G. FINKELSTEIN, A
PROFESSIONAL CORPORATION

June 11, 2019

VIA E-MAIL ONLY

Coastside Design Review Committee ("CDRC")
c/o Dennis Aguirre, Design Review Officer
Camille Leung, Senior Planner
daguirre@smcgov.org
cleung@smcgov.org

Re: Objections to Design at APN 048-032-070
File No. PLN2018-00397

Dear Gentilepersons:

Our office represents Linda Scholpp ("Susie"), the owner of 241 Cortez Avenue, APN 048-032-230, which is immediately adjacent to the proposed project at APN 048-032-070 by Zafar Irfan & Bina Moin. We recently obtained and reviewed the latest revised drawings for the proposed project and below are Susie's continued objections and concerns:

1. Objection to the dark and bold colors of the design which is still inconsistent to the neighborhood character.

- Although the applicant revised the design from May 9, 2019, the revised design continues to not comply with requirements as outlined in the Standards for Design for One-Family and Two-family Residential Development in the Midcoast ("Standards"), specifically Section 6565.20(C)2. Complement Other Structure in the Neighborhood; Section 6565.20(D)1. Building mass and Shape and 4. Exterior Materials and Colors. **"Exterior materials and colors should complement the style of the house and that of the neighborhood, and blend with surrounding natural features when viewed from a distance. . . Standards: a. Compatibility . . . (2) Consider the exterior materials and colors used on neighboring houses; strive for complementary materials and colors on new and remodeled homes; . . ."** Page 23 of the Standards. Emphasis added. We are reattaching a picture of 241 Cortez Avenue owned by Susie and four other pictures of the area surrounding the proposed project within 300ft showing the neighborhood character are attached as **Exhibit 1**. The proposed re-design is still inconsistent to the neighborhood character and still does not complement other structures in the neighborhood. Additionally, unlike previously submitted drawings, the revised drawings are not in color and renderings shows no shading. The roof facia boards surrounding the buildings are shown as white on the

renderings which are deceiving. The flat roof design along with the relatively dark wood stain along with the cool grays are out of context in this beach neighborhood.

2. Objection to the Zoning Nonconformity Use Permit allowing the side setbacks to be less than the required 10 feet on each side.

- The proposed sqft exception is about 17% of the entire proposed lot coverage. Per the drawings, the current project is still requesting an exception to the 10 feet side setbacks requirement on both sides. The design is requesting a 7 feet side setback for approximately 29 feet on one side and requesting a 7 feet side setback for approximately 20.5 feet and a 8 feet side setback for approximately 23.5 feet on the other side. By allowing this exception, this project has a footprint that is approximately 195.5 sqft larger than what is allowed. 195.5 sqft is approximately 17% of the proposed 1165 sqft lot coverage.
- The reduced setback increases the proximity of the proposed structure to the neighboring structures which reduces privacy and noise abatement, especially since the garage, portion of the front deck and the living space is currently designed within the 10 feet side setback adjacent to Susie's property.

3. Concerns/objection to the top roof deck if it allows occupants to peer down into Susie's back yard.

- Although the roof deck is not visible from any side, there is no floor plan for the 3rd floor and no cross section drawing of the roof deck showing the floor level in relation to the surrounding roof enclosing the deck. The roof deck is directly across from Susie's master bath window and a sight line drawing would be helpful to determine if it peers right into that window. "Decks and balconies . . . must be carefully designed to avoid substantially affecting neighbors' privacy. . . ." Page 9 of the Standards.

We request that the CDRC do not approve this project as re-designed because it is still requesting an exception to the 10ft set back on each side, it inconsistent with the neighborhood, and substantially affect Susie's privacy.

Respectfully Submitted,
FINKELSTEIN & FUJII LLP

By: _____

V. Winnie Tungpagasit

Attorney for Linda (Susie) Scholpp

4/11/2019

241 Cortez Ave - Google Maps

Google Maps 241 Cortez Ave

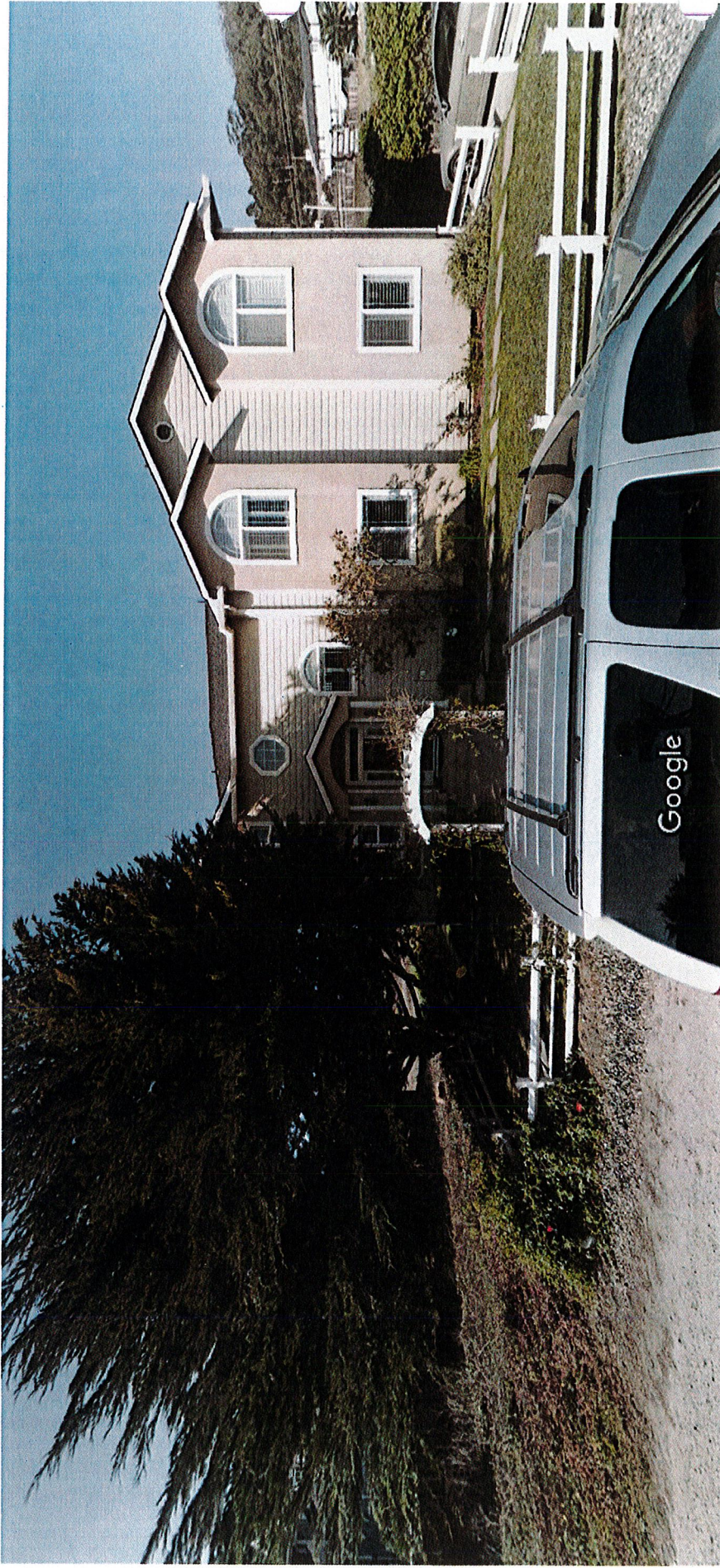


Image capture: Jan 2014 © 2019 Google

Half Moon Bay, California



Street View - Jan 2014

ida
Santiago Ave

<https://www.google.com/maps/@37.4960713,-122.4599202,3a,75y,308.46h,90.08t/data=!3m6!1e1!3m4!1s8atkNr8ZKSRSTCmT0i3SAI2e0!7i13312!8i6656>

Google Maps Half Moon Bay, California

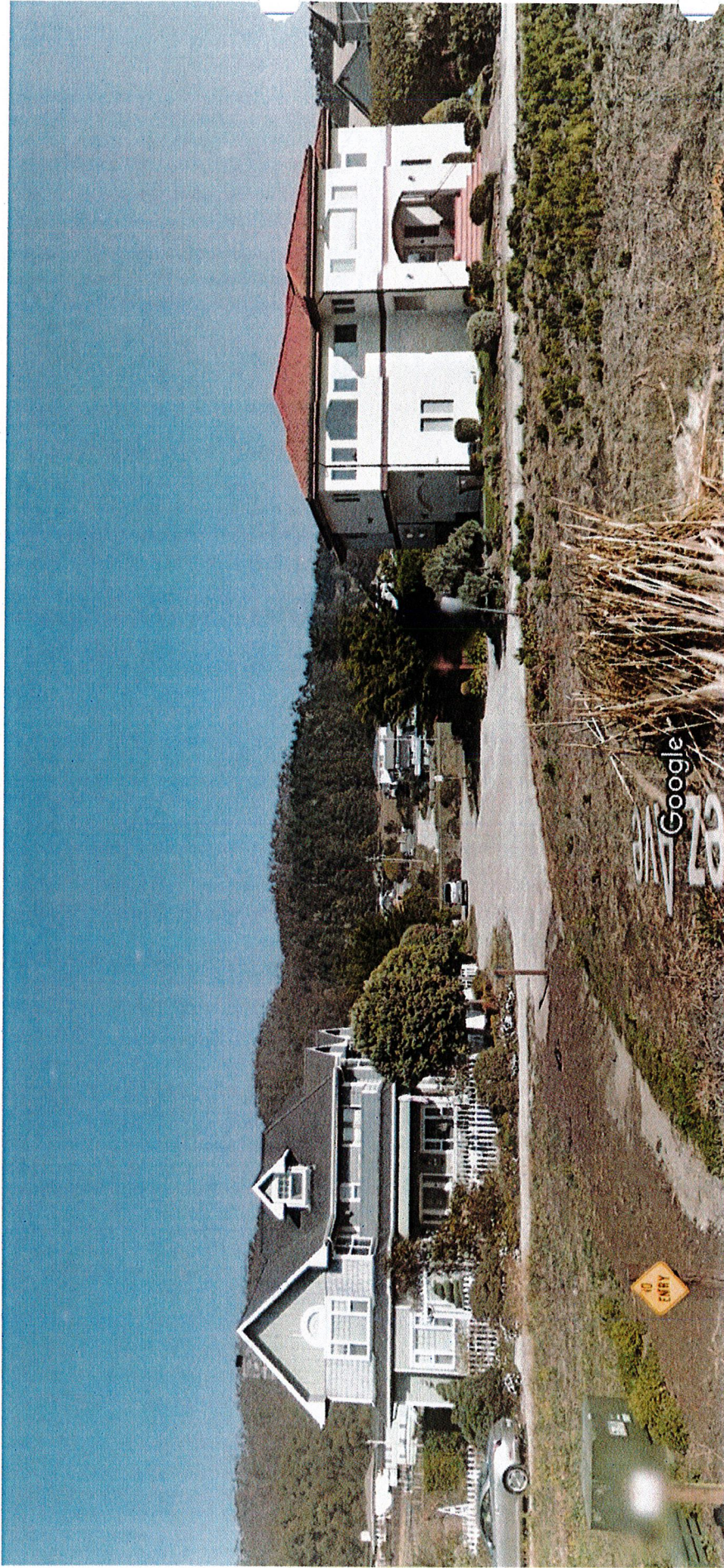


Image capture: Jan 2014 © 2019 Google



Street View - Jan 2014



Google Maps 241 Cortez Ave

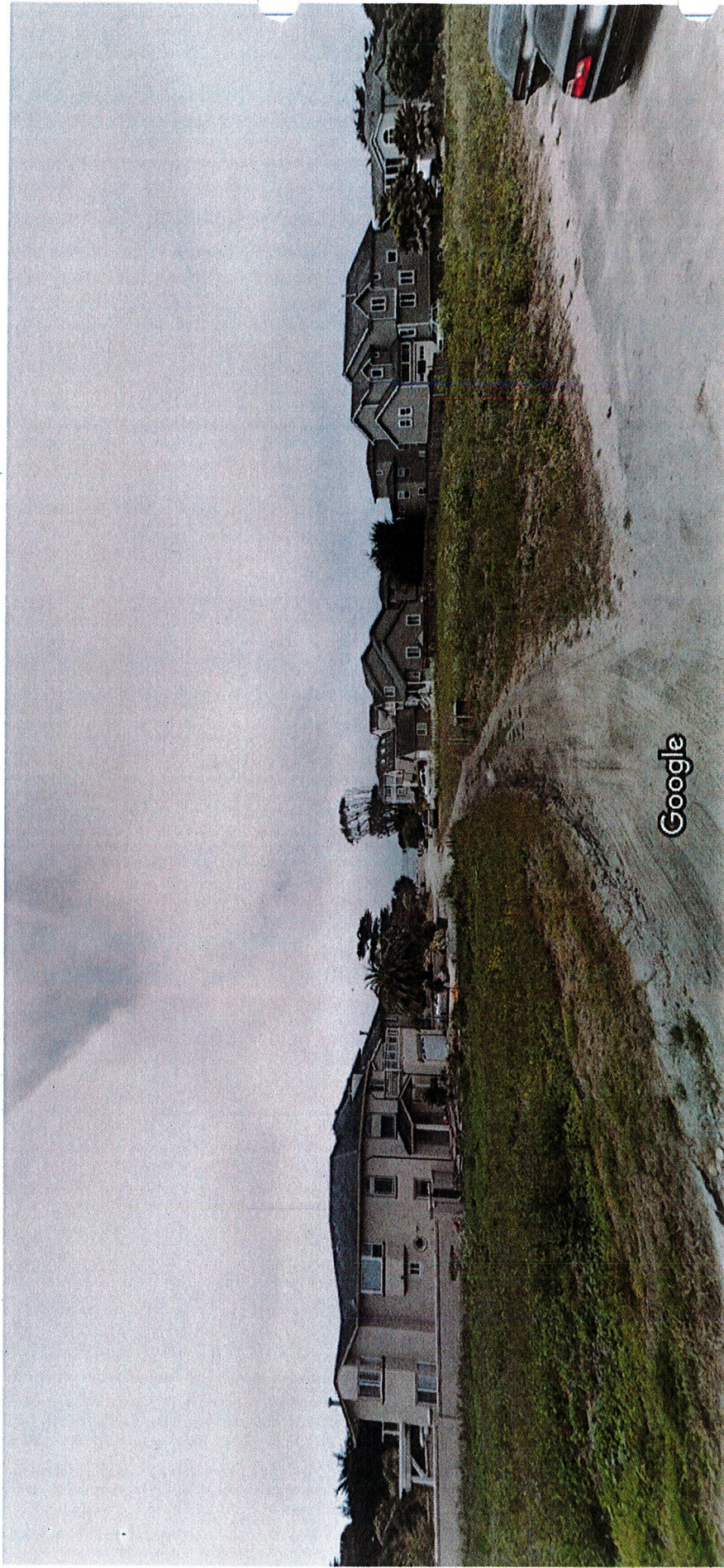


Image capture: Jun 2017 © 2019 Google

Half Moon Bay, California



Street View - Jun 2017

Google Maps Half Moon Bay, California



Image capture: Jan 2014 © 2019 Google



Street View - Jan 2014

9 Ave
Santiago Ave

Google Maps Half Moon Bay, California



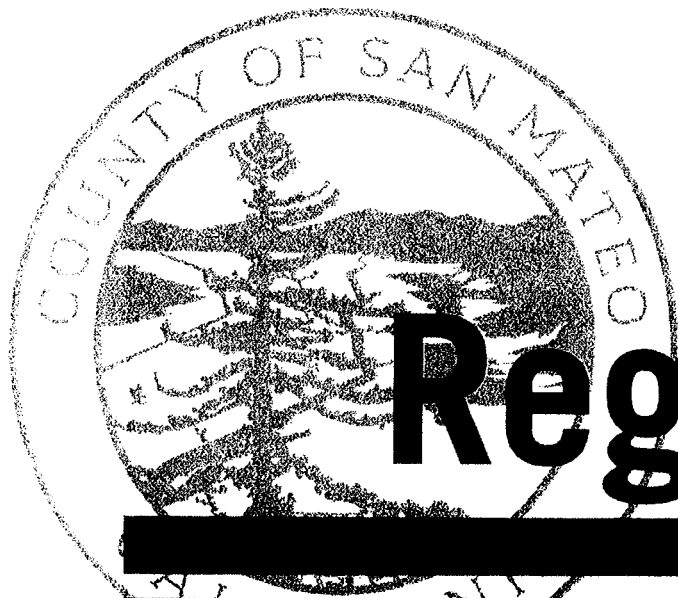
Image capture: Jan 2014 © 2019 Google



Street View - Jan 2014

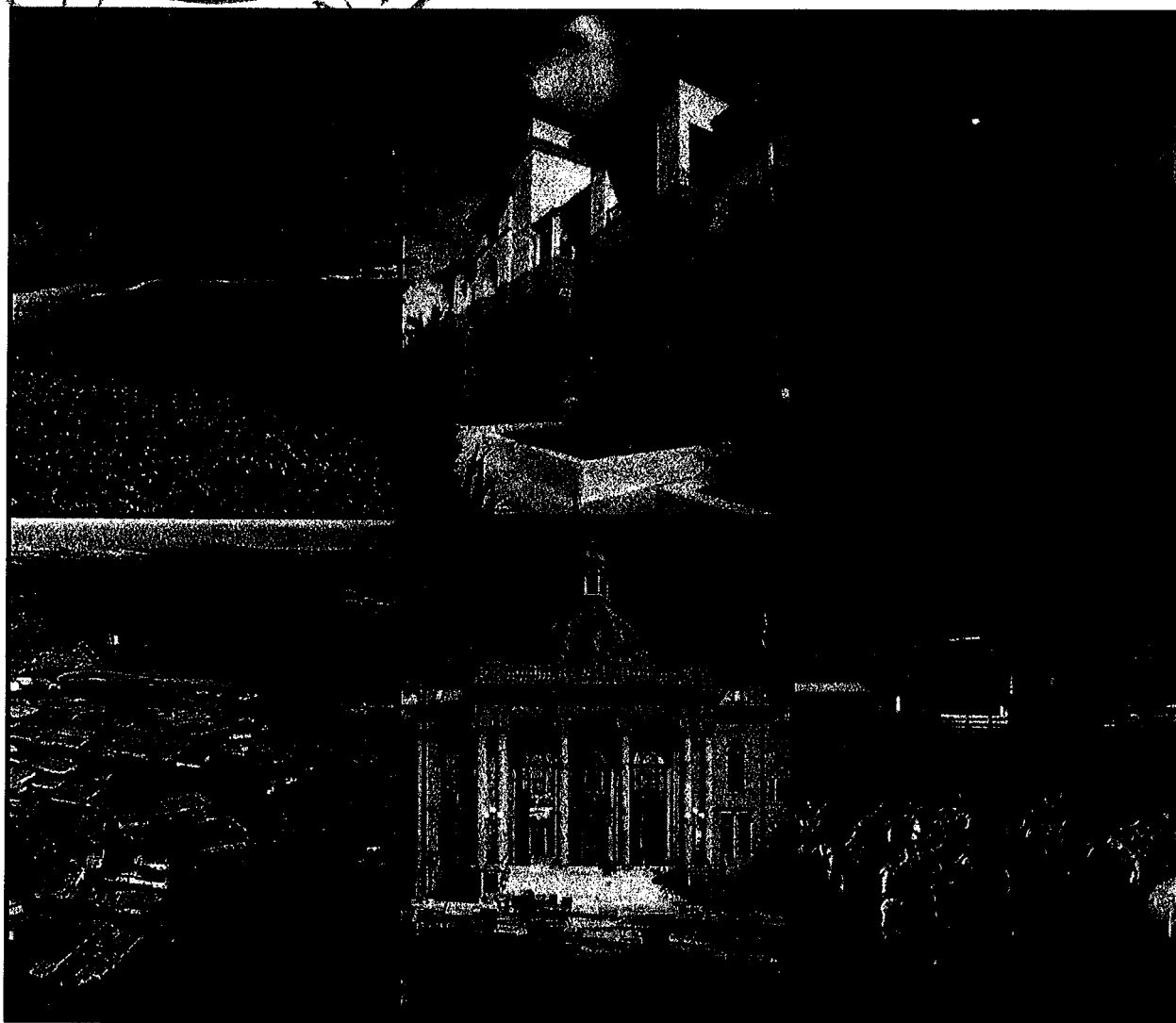


Exhibit 2



Zoning Regulations

May 2019



Planning and Building Department

County of San Mateo • California

SMC_Zoning_Regulations.pdf (Last Update: 5/18/2018)

12. Non-Conforming Structure. Any legal building or structure that does not conform with the development standards required by the zoning regulations currently in effect including, but not limited to, density (number of dwelling units per parcel area), setback, height, floor area, daylight plane, and lot coverage requirements.
13. Non-Conforming Use. Any legal land use that does not conform with the uses permitted by the zoning regulations currently in effect. A non-conforming use includes the area devoted to the use, the structure(s) housing the use, and all use related activities.
14. Non-Conforming Situation. Any zoning nonconformity that is not a non-conforming parcel, non-conforming use or non-conforming structure. Examples include non-conforming parking, landscaping, or signs.
15. Principal Use. The primary or predominant use of any parcel.
16. Residential Use. One-family dwellings, two-family dwellings, multiple-family dwellings, second dwelling units, and residential accessory uses, buildings or structures.
17. Unimproved Parcel. Any parcel that is not developed with a building or structure to serve the principal use of the parcel, e.g., a parcel in a residential district not developed with a dwelling unit.
18. Zoning Nonconformity. Any legal parcel, use, building, structure, or other situation that does not conform with the zoning regulations currently in effect.
19. Zoning or Building Code Regulations Currently in Effect. Those regulations in effect at the time when final approval is given to an entitlement under this Chapter. Final approval does not occur until all administrative appeals are exhausted.

SECTION 6133. NON-CONFORMING PARCELS.

1. Continuation of Non-Conforming Parcels. A non-conforming parcel may continue as a separate legal parcel, subject to the merger provisions of the County Subdivision Regulations, and compliance with all other provisions of this Chapter.
2. Enlargement of Non-Conforming Parcels. A non-conforming parcel may be enlarged through the addition of contiguous land by lot line adjustment, lot consolidation, merger, or resubdivision, provided that the enlargement does not create nonconformities on adjoining property.

3. Development of Non-Conforming Parcels

a. Development Not Requiring Use Permit

- (1) Unimproved Non-Conforming Parcel. Development of an unimproved non-conforming parcel may occur without the issuance of a use permit when any of the following circumstances ((a), (b), (c), or (d) below) exist:

Required Minimum Parcel Size	Actual Non-Conforming Parcel Size
(a) 5,000 sq. ft. (area)	≥3,500 sq. ft. (area)
(b) 50 ft. (width)	≥35 ft. (width)
(c) >5,000 sq. ft. (area)	≥5,000 sq. ft. (area)
(d) ≥50 ft. (width)	≥50 ft. (width)

Proposed development on the unimproved non-conforming parcel shall conform with the zoning and building code regulations currently in effect.

- (2) Improved Non-Conforming Parcel. Development of an improved non-conforming parcel may occur without requiring the issuance of a use permit provided that the proposed development conforms with the zoning and building code regulations currently in effect.

b. Development Requiring a Use Permit

Notwithstanding the provisions of this subsection b, no use permit may be granted to exceed maximum floor area, height, and parcel coverage for parcels located in the Midcoast.

(1) Unimproved Non-Conforming Parcel

- (a) Development of an unimproved non-conforming parcel shall require the issuance of a use permit when any of the following circumstances ((a), (b), (c), or (d)) exist:

Required Minimum Parcel Size	Actual Non-Conforming Parcel Size
(a) 5,000 sq. ft. (area)	<3,500 sq. ft. (area)
(b) 50 ft. (width)	<35 ft. (width)
(c) >5,000 sq. ft. (area)	<5,000 sq. ft. (area)
(d) ≥50 ft. (width)	<50 ft. (width)

- (b) Proposed development on any unimproved non-conforming parcel that does not conform with the zoning regulations in effect shall require the issuance of a use permit.
- (2) Improved Non-Conforming Parcel. Proposed development on an improved non-conforming parcel, that does not conform with the zoning regulations currently in effect, shall require the issuance of a use permit.
- (3) Use Permit Findings. As required by Section 6503, a use permit for development of a non-conforming parcel may only be issued upon making the following findings:
 - (a) The proposed development is proportioned to the size of the parcel on which it is being built,
 - (b) All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible,
 - (c) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible,
 - (d) The establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood, and
 - (e) Use permit approval does not constitute a granting of special privileges.

SECTION 6134. NON-CONFORMING USES.

1. Continuation of Non-Conforming Uses. A non-conforming use may continue to exist providing all other provisions of this Chapter are met, and the use is not a confined animal use shown to degrade water quality or sensitive habitats. A non-conforming confined animal use shown to degrade water quality and sensitive habitats shall be abated in accordance with the procedure established by the Confined Animal Regulations (San Mateo County Ordinance Code, Division 6, Part 4, Chapter 1).

The Board of Supervisors, upon recommendation by the Planning Commission at a public hearing, can require that any non-conforming use (except residential) be removed or converted to a permitted use within a prescribed period of time, as allowed by law, and upon findings that (1) the non-conforming use is detrimental

(d) Drainage of Premises

The finished excavation shall, in all cases, be graded in such a manner as to prevent the accumulation of stormwaters or natural seepage.

(e) Maintenance and Operation

1. The premises of the topsoil site shall be maintained at all times in a neat and orderly manner.
2. The operation of the topsoil site shall be conducted in such a manner as to obviate excessive dust and noise. The operator shall maintain haulage roads in a dust-free condition providing such surfacing or other treatment deemed necessary by the Planning Commission.

SECTION 6503. PROCEDURE. Applications for any use permit permissible under the provisions of this Chapter, except as otherwise provided for quarry and topsoil sites, shall be made in writing to the Planning Commission on forms provided by said Commission. Applications shall be signed and verified by the owner of the land involved or by his authorized agent and shall be accompanied by a plan of the proposed development. If application is made by a person other than the owner, written authorization to act on behalf of the owner shall be submitted with such application. Applications may also be made on behalf of one who is or will be plaintiff in an action in eminent domain to acquire the premises involved.

Upon receipt of any such application, the Planning Commission may hold a public hearing or public hearings thereon, if it deems such hearings necessary. If a hearing or hearings are held, notice shall be given by:

- (a) One (1) publication in a newspaper of general circulation in the County, within ten (10) days next preceding the date of said hearing; and
- (b) Posting notices in the same manner as set forth in Chapter 27 for a proposed amendment; or
- (c) Mailing a postal card notice not less than ten (10) days prior to the date of the hearing to the owners of property, as shown on the last equalized assessment roll, within three hundred (300) feet of the exterior limits of the property or properties which is the subject of the application for the use permit.

At such hearings, the applicant may present testimony and other evidence in support of his application, and other interested persons may be heard and/or present evidence on the matter.

In order to grant the use permit as applied for or conditioned, the findings of the Planning Commission must include that the establishment, maintenance and/or

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

In order to grant a use permit for development of a non-conforming parcel (as defined in Section 6132.10), the following findings must also be made:

- (a) The proposed development is proportioned to the size of the parcel on which it is being built,
- (b) All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible,
- (c) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, and
- (d) Use permit approval does not constitute a granting of special privileges.

Notwithstanding the provisions of this Section 6503, no use permit may be granted to exceed maximum floor area, height, and parcel coverage for parcels located in the Midcoast.

In approving the granting of any use permit, the Planning Commission shall designate such conditions in connection therewith, as will, in its opinion, secure substantially the objectives of this Part as to light, air, and the public health, safety, morals, convenience and general welfare. Such Commission shall require such evidence and guarantees, including bonds, as it may deem to be necessary to obtain compliance with the conditions designated in connection therewith.

In any case where a bond to secure the faithful performance of conditions designated by the Planning Commission has been posted, and the Commission has reasonable grounds for believing that the conditions of said bond have not been complied with, the Commission may hold a hearing to determine whether there has been a non-compliance with the conditions or any part of them. Notice of the time and place of such hearing shall be served upon the person posting said bond by registered mail or by personal service at least ten (10) days prior to the date set for said hearing. If at said hearing the Commission finds that the conditions of the bond or any part of them have not been complied with, it may declare all or part of said bond forfeited. In the event the determination is to declare all or part of said bond forfeited, the person posting said bond may appeal said decision to the Board of Supervisors in the same manner as provided for appeals taken on the application or revocation of use permits. When such forfeiture has been declared and the determination has become final by failure to file an appeal within the time prescribed or otherwise, the Planning Commission may request that the County Counsel take the steps necessary to make such forfeiture effective.