

January 20, 2017

Manuel F. Silveira  
360 Belleville Boulevard  
Half Moon Bay, CA 94019

Dear Mr. Silveira:

SUBJECT: Coastside Design Review  
Avenue Alhambra, El Granada  
APN 047-043-240; County File No. PLN 2016-00085

At its meeting of January 12, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a new 3,067 sq. ft. two-story single-family residence (including a 587 sq. ft. attached two-car garage) on a 6,485 sq. ft. legal parcel (Certificate of Compliance recorded on November 12, 2015). The project involves minor grading and no tree removal.

The CDRC was unable to make the findings for a 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. As such, requirements from the CDRC for further project redesign are as follows:

- a. Address the lack of an overall design theme. Reference the Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20(D). ELEMENTS OF DESIGN; 2. Architectural Styles and Features, Sections a - d; as well as Section 6565.20(D). ELEMENTS OF DESIGN; 3. Roof Design, Sections a and b; and Section 6565.20(D). ELEMENTS OF DESIGN; 4. Exterior Materials and Colors.
- b. The CDRC recommends that the applicant consult a design professional for a second opinion/different perspective on the requirements and recommendations in this letter.

Comments from the CDRC meeting of December 8, 2016 (previously provided in the letter dated December 22, 2016) are as follows:

- a. Section 6565.20(D). ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; e. Wall Articulation. Standard (2). Provide projecting or recessing architectural details and changes in building materials or colors to visually break up building walls in the Rear/East and Side/South elevations. This standard also needs to be applied to the enclosed decks in the project design to reduce their apparent mass.



- b. Section 6565.20(D). ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings. Standard (1). Select windows for the Front elevation that are compatible with the other windows and features of the house (See the picture on page 15 of "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual).
- c. Section 6565.20(D). ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries. Standards (1) and (2). Design the front entry to be on a scale compatible with other features of the house (1) and so that it is similar in size and proportion to other homes in the neighborhood (2) (See the picture on page 16 of "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual).
- d. Section 6565.20(F). LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standards (b) and (f). Further develop the landscape plan to provide for additional landscaping throughout the property to enhance the design of the house and complement the vegetation in the surrounding neighborhood (b); and use only drought-tolerant and either native or non-invasive plant species (f). Specifically, remove the Mexican Feather Grass from the landscape plan, and specify the size of the plantings indicated in the landscape plan.
- e. Section 6565.20(F). LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 2. Paved Areas; Standards (a) and (c). Minimize and revise the hardscape areas to provide a more natural appearance and to reduce the volume and improve the quality of runoff into creeks and storm drains (a); and redesign driveways, walkways, and parking areas on-site to be as small as possible within allowable standards.

Other recommendations discussed include:

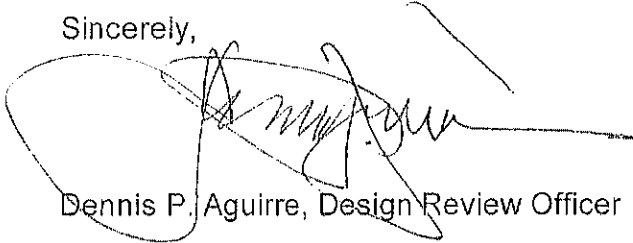
- a. Either remove the storage container from the design plans or provide a design plan for the storage container that employs design standards for the Midcoast for ancillary structures [Section 6565.20(G)].
- b. Replace the proposed garage door with a carriage-door style. Please submit manufacturer's specifications.

As such, 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 Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

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

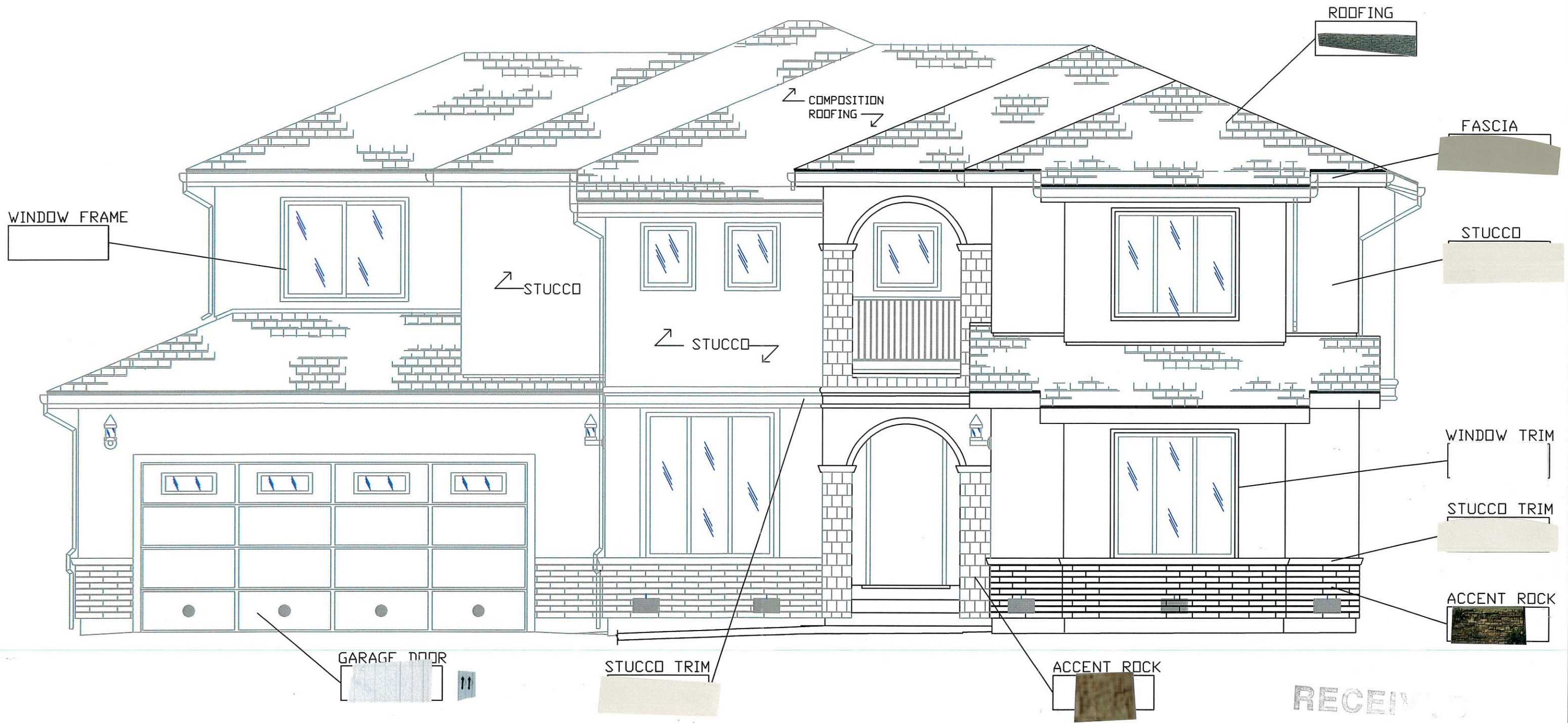
Sincerely,

A handwritten signature in black ink, appearing to read "Dennis P. Aguirre", is written over a large, light-colored scribble or stamp. The signature is fluid and cursive.

Dennis P. Aguirre, Design Review Officer

CML:jlh – CMLBB0011\_WJN.DOCX

cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Chris Johnson, El Granada Community Representative  
Linda Montalto Patterson, Interested Member of the Public  
Dan Haggerty, Interested Member of the Public




FRONT ELEVATION - PROPOSED COLOR SCHEME

1/4"=1'-0"

RECEIVED

MAY 26 2017

San Mateo County  
Planning Division

MFS-EG-CS SHEET NO.	 OWNER / BUILDER CELL. #: (510) 266-2127	APN # : 047-043-240 PROJECT ADDRESS : 0 ALHAMBRA AVENUE EL GRANADA, CA. 94018 CROSS STREET : MADRID	PROPOSED RESIDENCE FOR: MR AND MRS MANUEL F. SILVEIRA 360 BELLEVILLE BLVD, HALF MOON BAY, CALIFORNIA 94019 TELE: (650) 619-8676 PROJECT MANAGER DAN SILVEIRA PROJECT ADDRESS: CORNER OF ALHAMBRA AND MADRID, EL GRANADA	REVISION ▲ SUBMITTED FOR ARCHITECTURAL REVIEW 2/13/16 ▲ REVISED PER DESIGN REVIEW COMMENTS 12/11/16 ▲ REVISED PER DESIGN REVIEW COMMENTS 4/21/17	DATE 2/13/16 12/11/16 4/21/17	JOB NO: EG-01 DRAWN BY: MFS DATE: 11/17/15 SCALE: AS NOTED FILE #:
		BUILDING PROPOSED COLOR SCHEME				

PLN2016-00085



# Amarr® Coastal C03000 *white with 12 lites Arched* Rust-resistant Vinyl Garage Doors

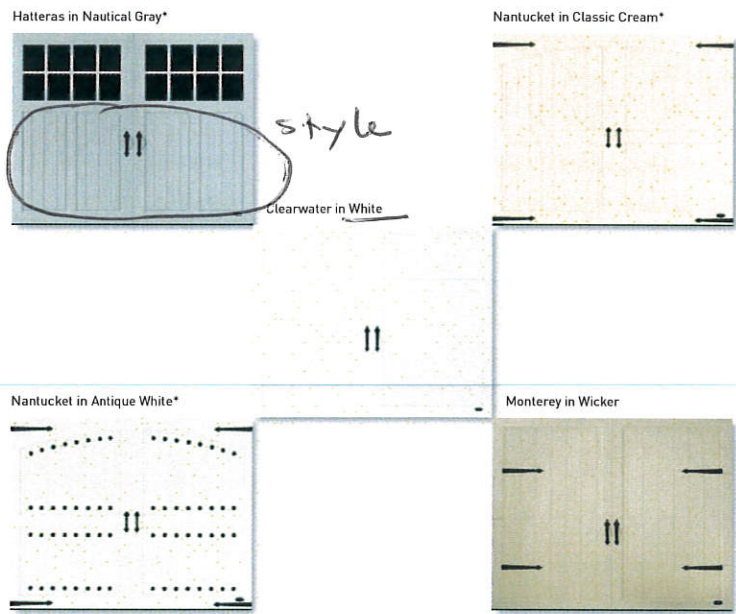


Nantucket design in White with Versailles handles, hinges and custom clavos placement

**Timeless beauty in its element.** No matter where you live, the Amarr Coastal C03000, made with resilient vinyl, seals out the elements and resists dents and rust. No warping, rotting, splitting or cracking. Classic carriage house and traditional designs deliver years of maintenance-free performance. It's a beautiful thing.

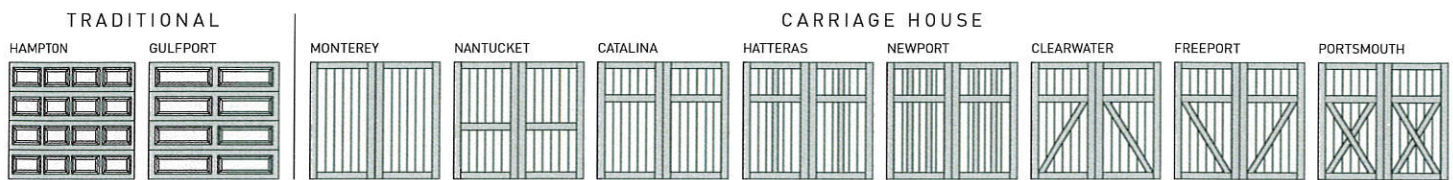


Hatteras design in Dove Gray with 16 Lites Square windows and Blue Ridge handles



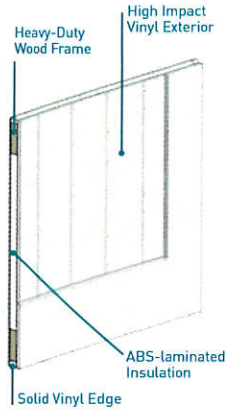
\*New color available Summer 2017

## PANEL DESIGNS





## Construction



## VINYL CO3000

Vinyl + Insulation + ABS

From harsh environments to the neighborhood kids, these resilient, rust-resistant vinyl doors are ready for anything.

- Solid Vinyl Face for Rust- and Dent-Resistance
- Solid Vinyl Edges to Seal Out Weather
- Machine-Carved V-Grooves for Precise Design Detail
- High performance, molecularly-bonded coating used for colors other than white
- Environmentally Safe Polystyrene Insulation with Laminated ABS Thermoplastic Backing
- Energy Efficient R-value of 8.16

## Specifications

	AMARR COASTAL CO3000
<b>DESIGNS</b>	
Traditional	2 Designs
Carriage House	8 Designs
<b>CONSTRUCTION</b>	
Vinyl + Insulation + ABS	•
<b>DOOR THICKNESS</b>	1-7/16"
<b>POLYSTYRENE INSULATION</b>	•
<b>R-VALUE</b>	8.16
<b>BOTTOM WEATHERSEAL</b>	•
<b>WINDOW OPTIONS</b>	•
<b>GLASS OPTIONS</b>	
1/8" Clear DSB	Standard
Clear Tempered	•
Insulated Tempered	•
Obscure	•
Insulated Obscure	•
Insulated	•
<b>WIND LOAD<sup>1</sup> AVAILABLE</b>	•
<b>WIDTHS AVAILABLE<sup>2</sup></b>	8", 9", 10", 16", 18"
<b>HEIGHTS AVAILABLE<sup>2</sup></b>	6'6", 7", 7'6", 8"
<b>SECTION HEIGHTS</b>	
Traditional (4-section tall doors)	18", 21", 24"
Carriage House (3-section tall doors)	26", 32"
<b>DOOR WARRANTY<sup>3</sup></b>	1 Year
<b>SECTION WARRANTY<sup>3</sup></b>	Lifetime
<b>HARDWARE WARRANTY<sup>3</sup></b>	3 Years

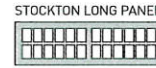
<sup>1</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>2</sup> Custom widths and heights available. Upcharge applies.

<sup>3</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

## Top Sections

TRADITIONAL Available for HAMPTON, GULFPORT



SUNRAY (for doors greater than 10' wide)



SUNRAY (for doors equal to or less than 10' wide)



CARRIAGE HOUSE

Available for CATALINA, HATTERAS, NEWPORT, CLEARWATER, FREEPORT, PORTSMOUTH

Available for MONTEREY, NANTUCKET

SOLID SQUARE



12 LITES SQUARE



16 LITES SQUARE



SOLID SQUARE



SOLID ARCH\*



12 LITES ARCHED\*



16 LITES ARCHED\*



SOLID ARCH\*



\* For carriage house doors greater than 10' wide, double arch is standard. Price upcharge applies for a single arch on doors greater than 10' wide.

## Decorative Hardware

### ALUMINUM



VERSAILLES



Aluminum hinges with clavos not recommended for arched openings.



CANTERBURY



### STAMPED STEEL



BLUE RIDGE



ALPINE

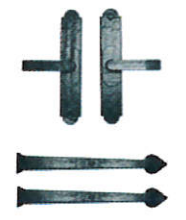


### MAGNETIC ABS VINYL

CASTLE ROCK<sup>†</sup>



MAPLE CREEK<sup>†</sup>



<sup>†</sup> 2-sided adhesive disks must be purchased separately.

## ENTREMATI<sup>C</sup>

Entrematic  
165 Carriage Court  
Winston-Salem, NC 27105  
800.503.DOOR  
[www.amarr.com](http://www.amarr.com)



YOUR LOCAL AMARR DEALER:

## Colors

Actual colors may vary from samples shown.



\*Available Summer 2017. Not recommended where ambient temperatures reach 115° or greater.

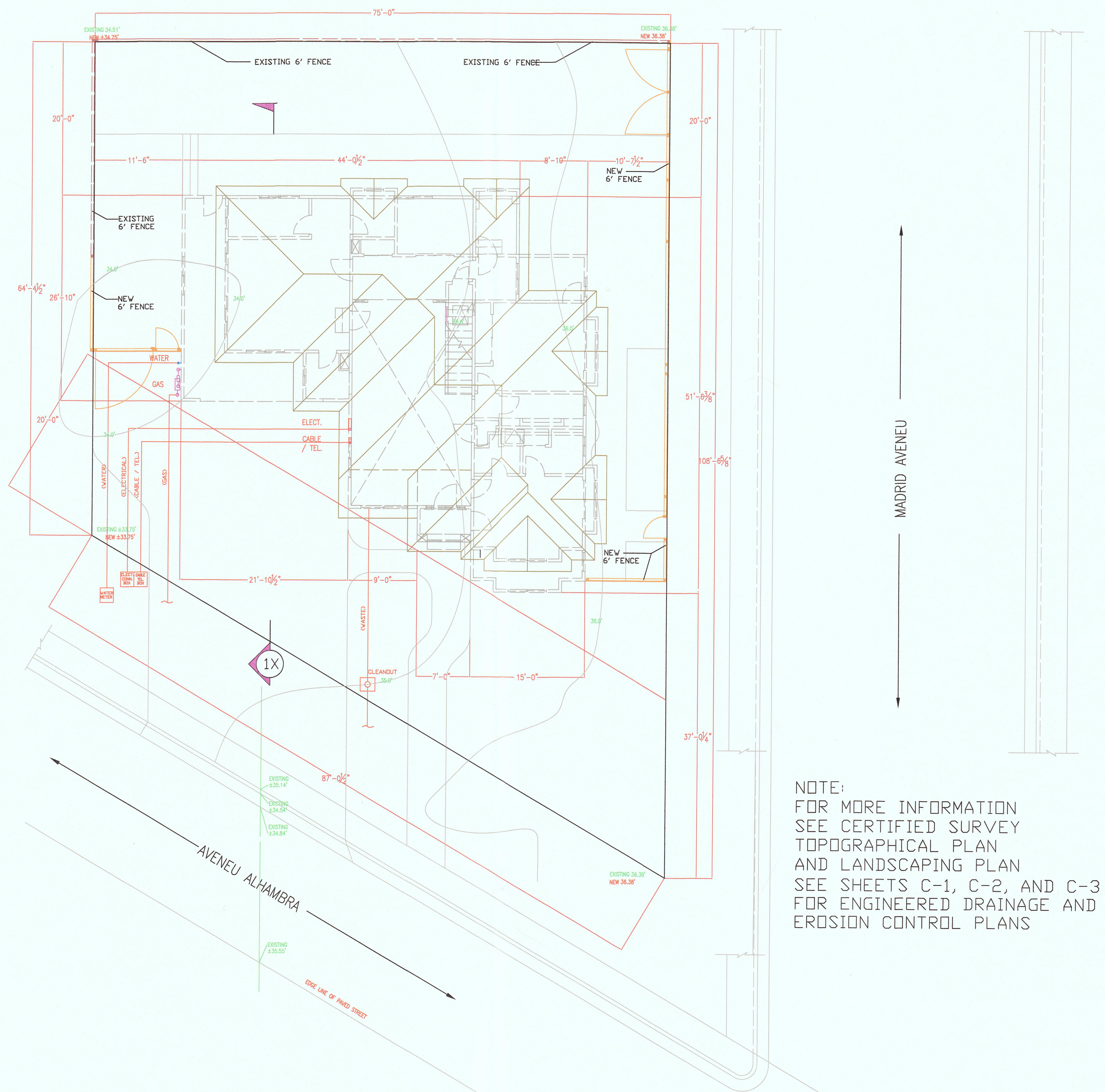
Door specifications and technical data subject to change without notice.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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NOTE:  
FOR MORE INFORMATION  
SEE CERTIFIED SURVEY  
TOPOGRAPHICAL PLAN  
AND LANDSCAPING PLAN  
SEE SHEETS C-1, C-2, AND C-3  
FOR ENGINEERED DRAINAGE AND  
EROSION CONTROL PLANS

**1X**  
**PLOT PLAN**  
1/8"=1'-0"

**SYMBOL LEGEND**

- 110 VOLT OUTLET
- 220 VOLT OUTLET
- LIGHT JUNCTION BOX
- CAN LIGHT
- FAN W/ FLUOR. LIGHT
- FLUORESCENT LIGHT
- TELEPHONE OUTLET
- CABLE TV OUTLET
- MEDIA / COMPUTER
- HOT / COLD WATER
- COLD WATER
- LIGHT SWITCH (1 WAY)
- LIGHT SWITCH (2 WAY)
- LIGHT SWITCH (3 WAY)
- WASHER
- GAS/ELECT. DRYER
- GAS FURNACE / AIR CONDITIONER
- DISPOSER
- WATER HEATER
- DISH WASHER
- DISH WASHER
- SMOKE DETECTOR
- GAS CONNECTION
- FIRE RATED

**GENERAL NOTES**

- 1) All electrical work shall be done in accordance with National Electrical & local building codes.
- 3) All plumbing work shall be done in accordance with Uniform Plumbing & local building codes.
- 4) All 110-volt electrical outlets in bathrooms and / or exterior shall be wired with ground fault interrupters (GFI).
- 5) All fixtures, appliances, floor coverings, finishes, colors, & models to be selected by owner.
- 5) All glass shall conform with human impact code section 2406.
- 6) All work shall conform to Title 24 Energy Code.
- 7) Provide all security devices required by local ordinances.
- 8) Smoke alarm / detector are to be hardwired, interconnected, or with battery back-up. Smoke alarm to be installed per manufacturers' instructions and NFPA72.
- 9) Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24". The net clear openable width dimension shall be 20". Finished sill height shall be not more than 44" above the finished floor.
- 10) This building will be protected by an automatic fire sprinkler system.
- 11) New attached garage shall meet occupancy separation requirements. Per CRC R302.5/R302.6.
- 11) New residential building shall have internally illuminated address numbers contrasting with background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway / roadway entrance leading to the building and / or on each individual building shall be required by the Coastside Fire District. The remote signage shall consist of a 6' by 8' green reflective metal sign with 3" reflective numbers / letters similar to Hy-Ko 911 or equivalent.

**PROJECT INFORMATION**

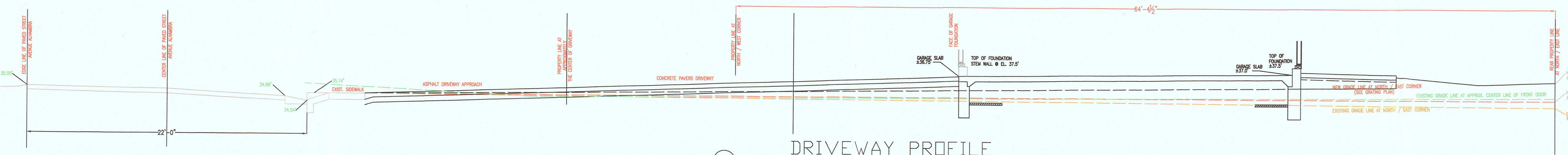
DESCRIPTION:	2 STORIES SINGLE FAMILY RESIDENCE ON VACANT OVERSIZED STANDARD LOT. (S-17' DISTRICT)
LOT SIZE:	75'-W x 108'-6 5/8"-D (64'-4 1/2"-D OTHER SIDE) 6486 SQ FT
LOT COVERAGE:	
ALLOWED:	35 % 2270
EXISTING:	0 % 0 SQ FT
PROPOSED:	30.3 % 1967

**CONSTRUCTION DATA**

BUILDING SIZE:	
TOTAL ALLOWED FLOOR AREA:	53 % 3437.5 SQ FT
MAIN RESIDENCE LIVING FLOOR AREA (1ST & 2ND FLOORS):	2418 SQ FT
GARAGE FLOOR AREA:	587 SQ FT
1ST FLOOR AREA:	1302 SQ FT
2ND LEVEL FLOOR AREA:	1116 SQ FT
2ND LEVEL DECK FLOOR AREA:	57
TOTAL PROPOSED FLOOR AREA:	47.2 % 3062 (107 SQ FT - 50SQ FT EXCLUSION)

**SETBACKS**

PROPOSED:	MINIMUM ALLOWED:
FRONT: 20' 0"	FRONT: 20' 0"
REAR: 20' 0"	REAR: 20' 0"
SIDES: 11' 6" & 10' 7 1/2" FOR TOTAL OF 22' 1 1/2"	SIDES: 5' 0" AND 10' 0" (15' 0" BOTH SIDES) (CORNER LOT)



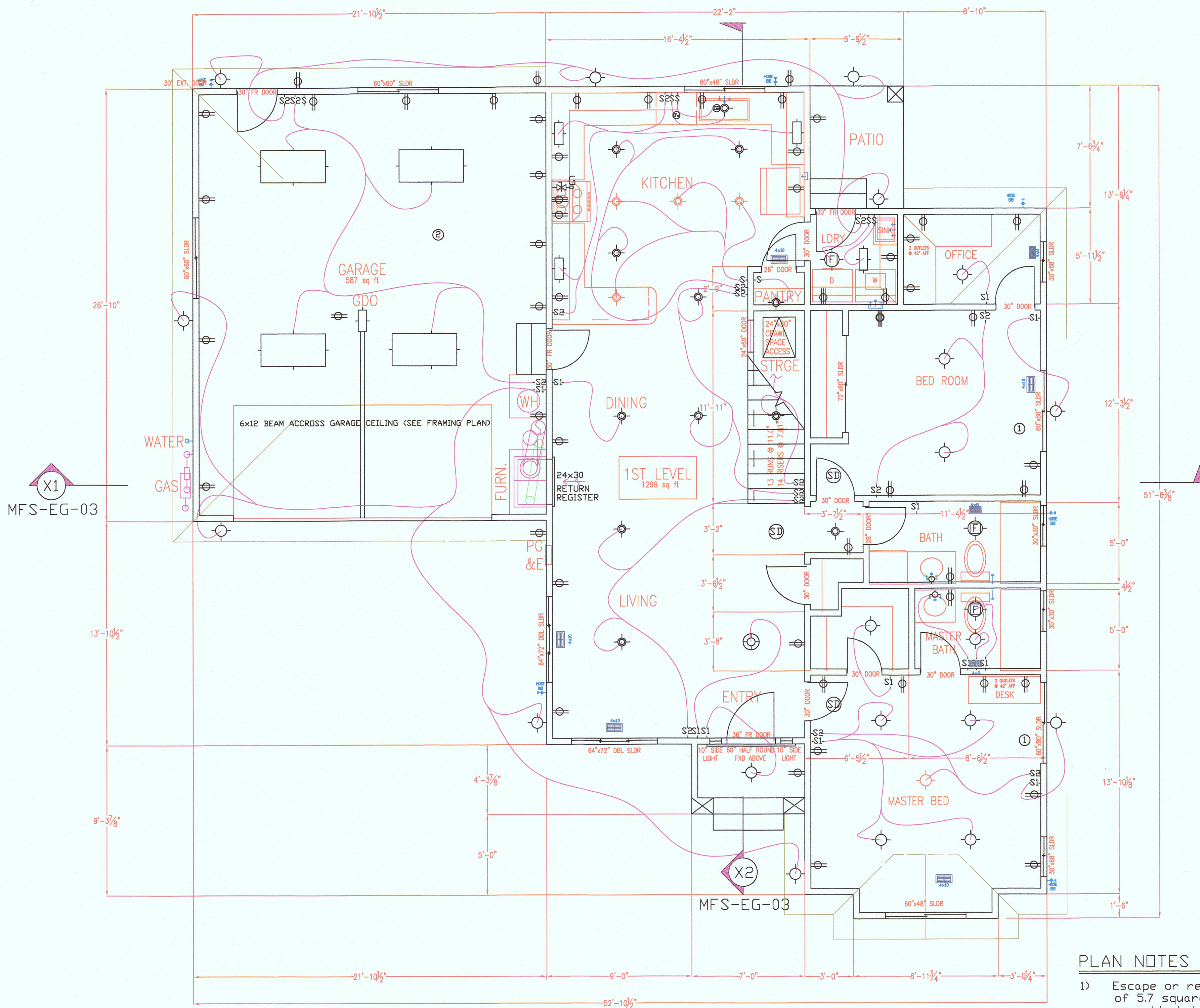
**1X**  
**DRIVEWAY PROFILE**  
1/4"=1'-0"  
(SEE DRAWING C-1)

**RECEIVED**  
MAY 04 2017  
San Mateo County  
Planning and Building Department

PLAN 2016-00085

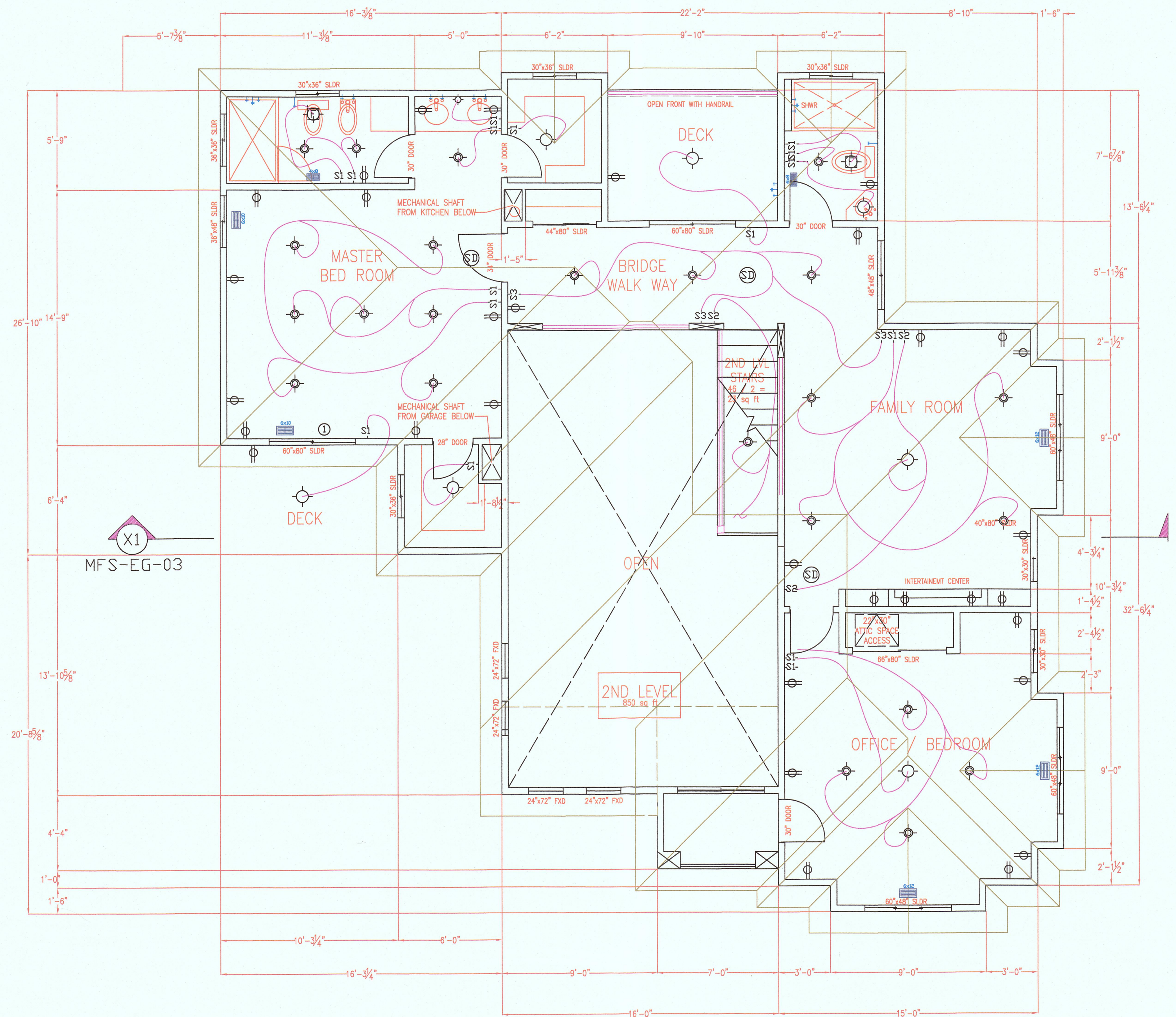
JOB NO: EG-01  
 DRAWN BY: MFS  
 DATE: 2/12/16  
 REVISION: REVIEW  
 SUBMITTED FOR ARCHITECTURAL REVIEW: 2/12/16  
 PROJECT ADDRESS: 360 BELLEVILLE BLVD, HALF MOON BAY, CALIFORNIA 94019  
 PROJECT MANAGER: DAN SILVEIRA  
 APN #: 047-043-240  
 ZONING: MIDCOAST S-17  
 MFS DESIGN  
 MFS-EG-01





1ST FLOOR PLAN

1/4"=1'-0"

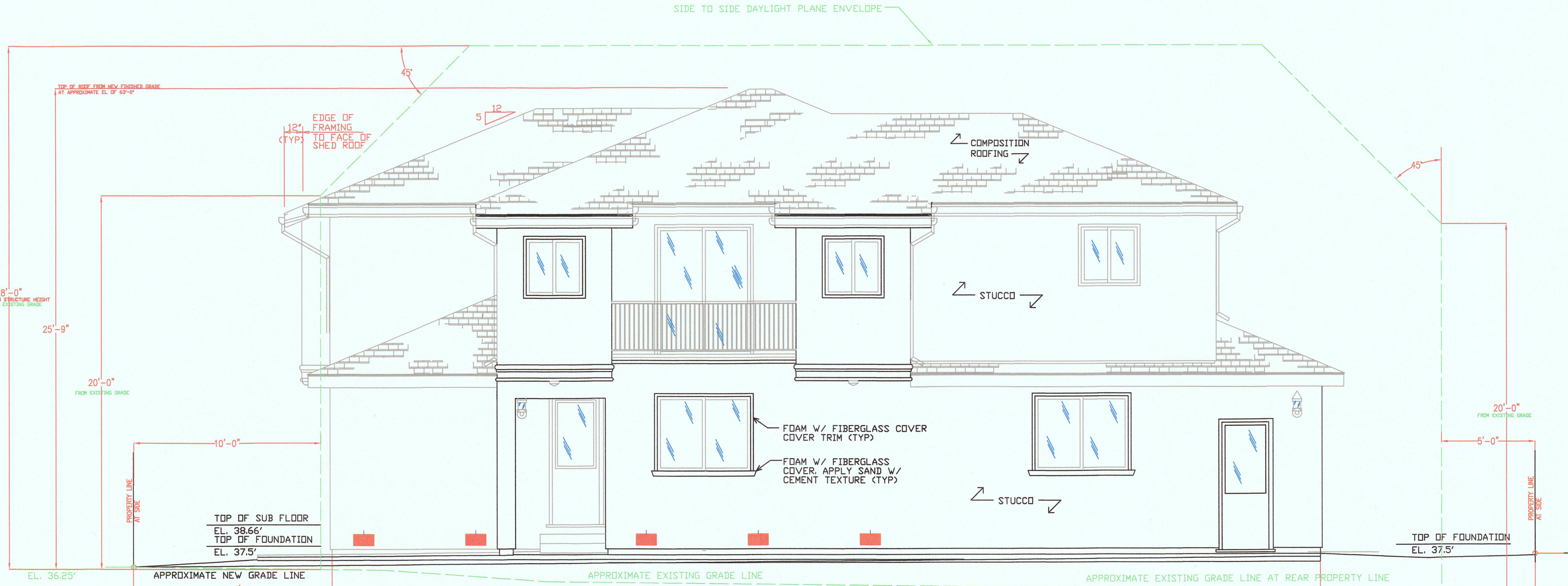
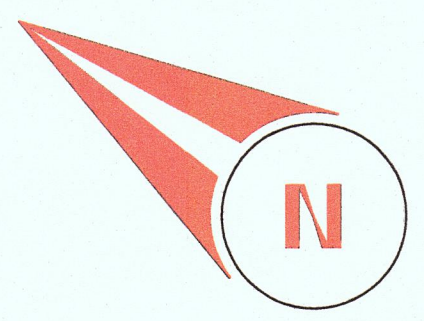


2ND FLOOR PLAN

1/4"=1'-0"

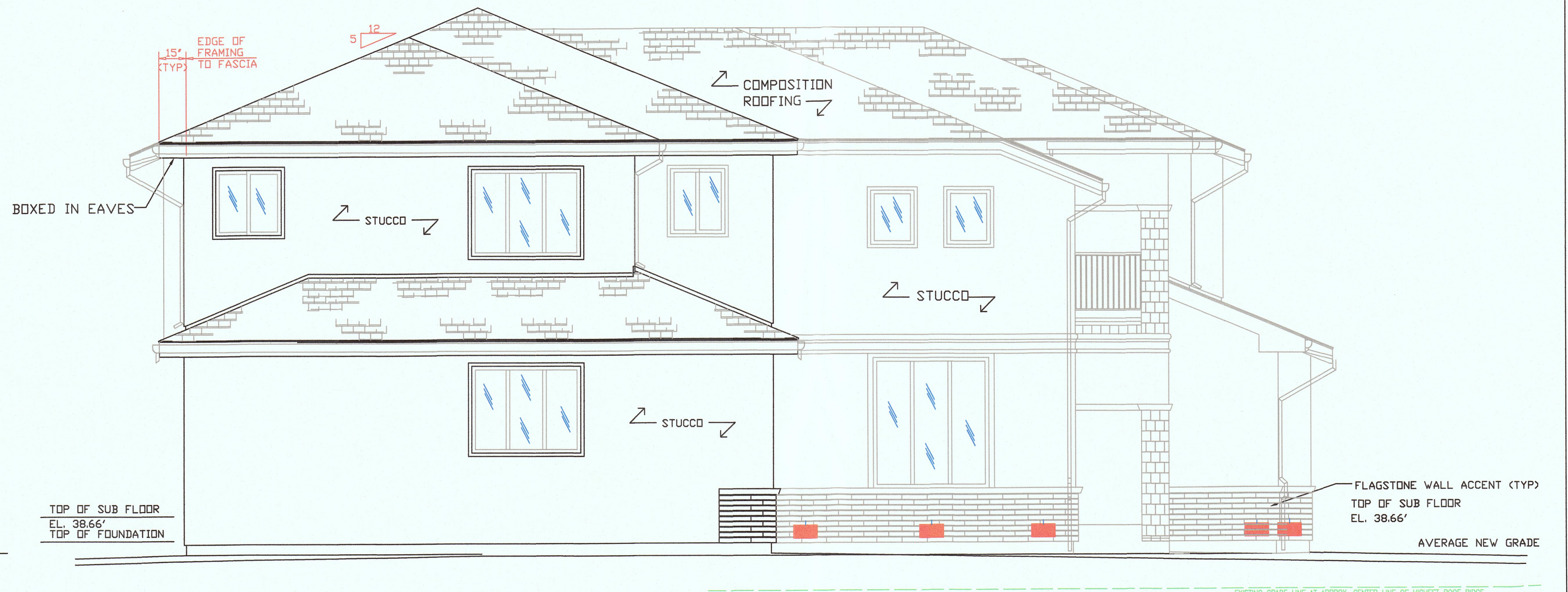
PLAN NOTES

- 1) Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24". The net clear openable width dimension shall be 20". Finished sill height shall be not more than 44" above the finished floor. Note that all bedrooms have a sliding glass door for fire escape / exit.
- 2) New attached garage shall meet occupancy separation requirements. Per CRC R302.5/R302.6.



REAR ELEVATION VIEW-EAST LOOKING WEST

1/4"=1'-0"

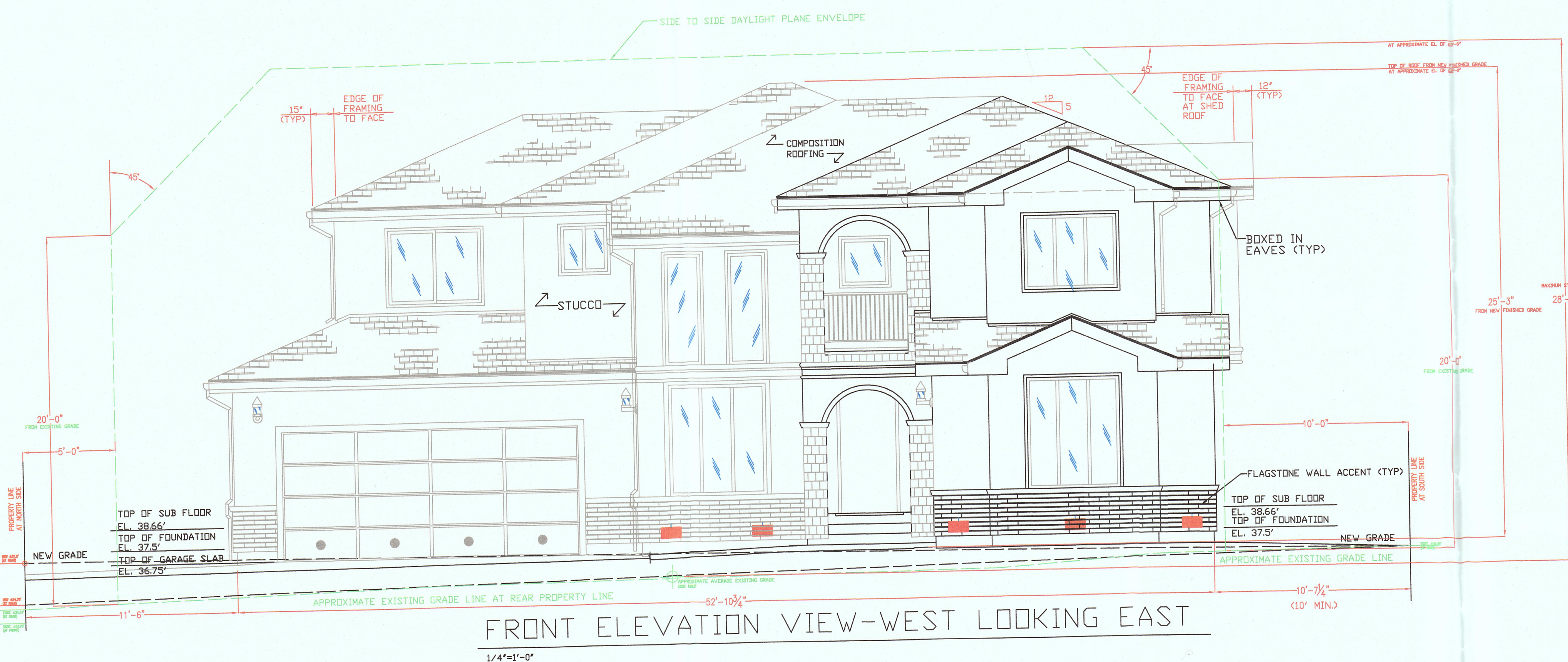


SIDE ELEVATION VIEW-NORTH LOOKING SOUTH

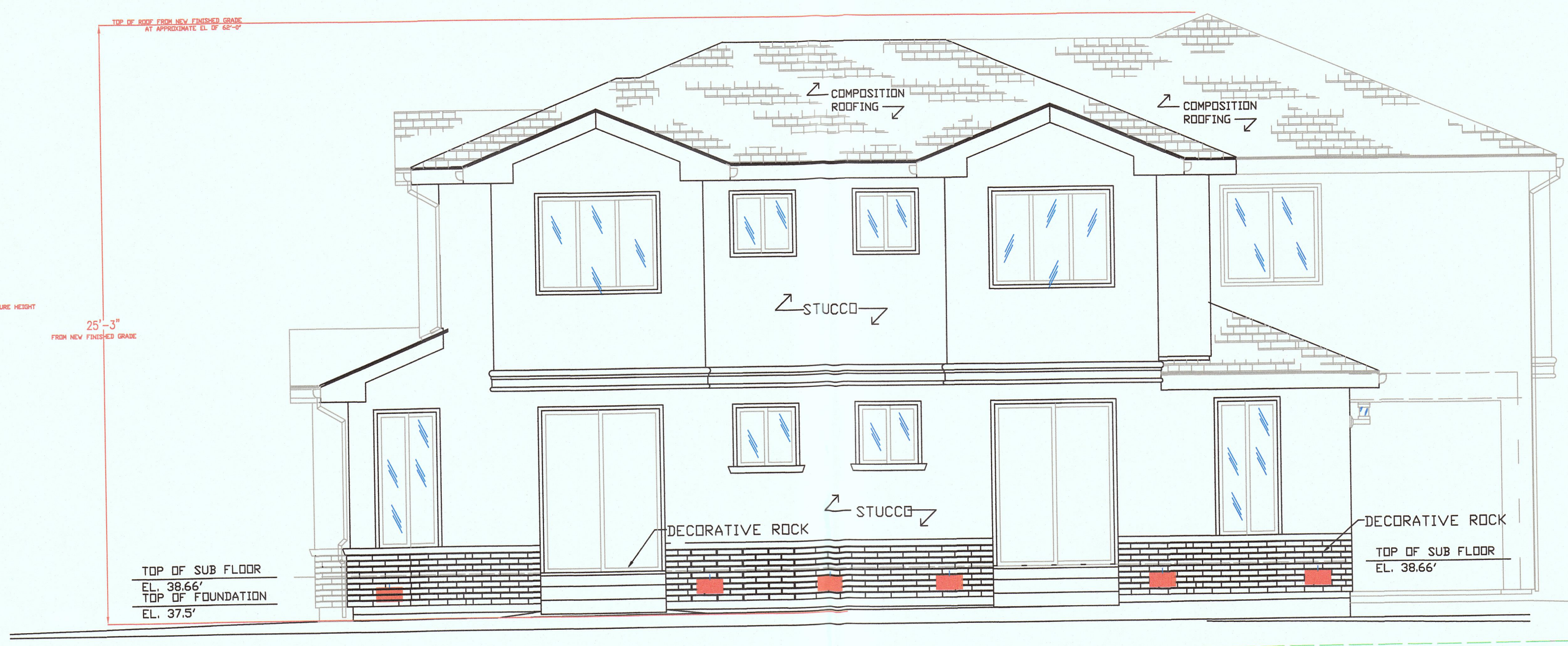
1/4"=1'-0"

EG-01  
JOB NO:  
DRAWN BY: MFS  
DATE  
REVISION  
SUBMITTED FOR ARCHITECTURAL REVIEW  
PROPOSED RESIDENCE FOR: MR AND MRS MANUEL F. SILVEIRA  
360 BELLEVILLE BLVD., HALF MOON BAY, CALIFORNIA 94019  
APN #: 047-043-240  
ADDRESS  
ZONING: MIDDCAST S-17  
MFS

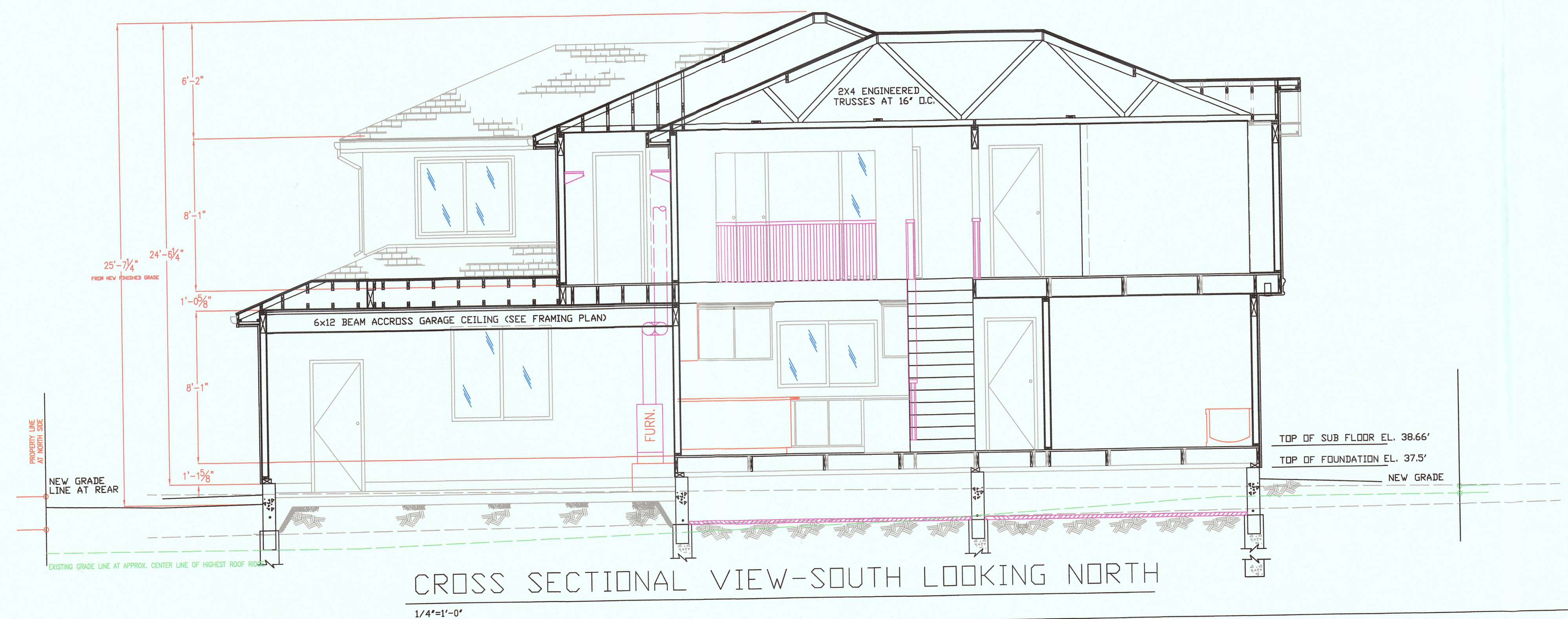




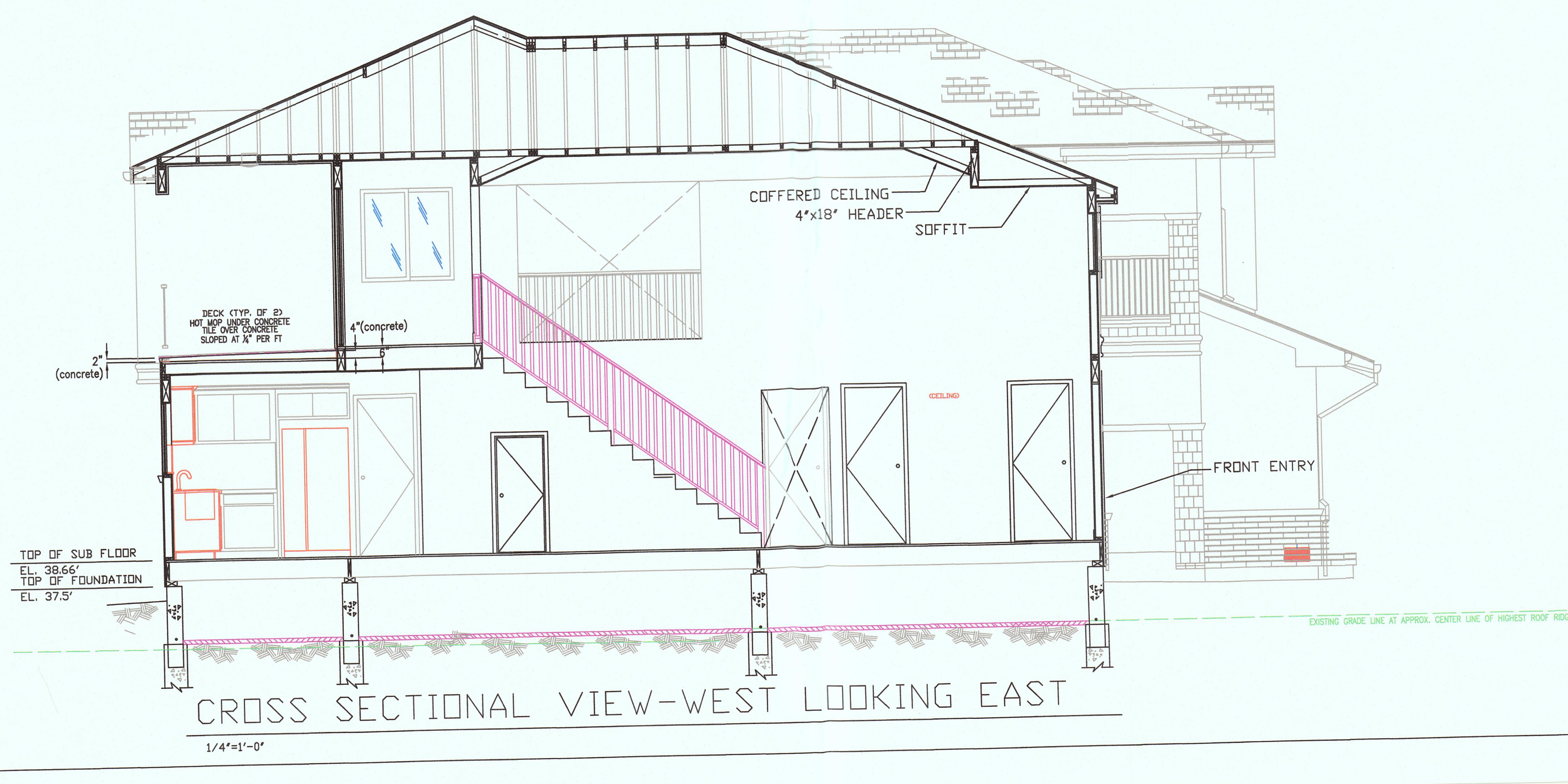
FRONT ELEVATION VIEW-WEST LOOKING EAST  
1/4"=1'-0"



SIDE ELEVATION VIEW-SOUTH LOOKING NORTH  
1/4"=1'-0"



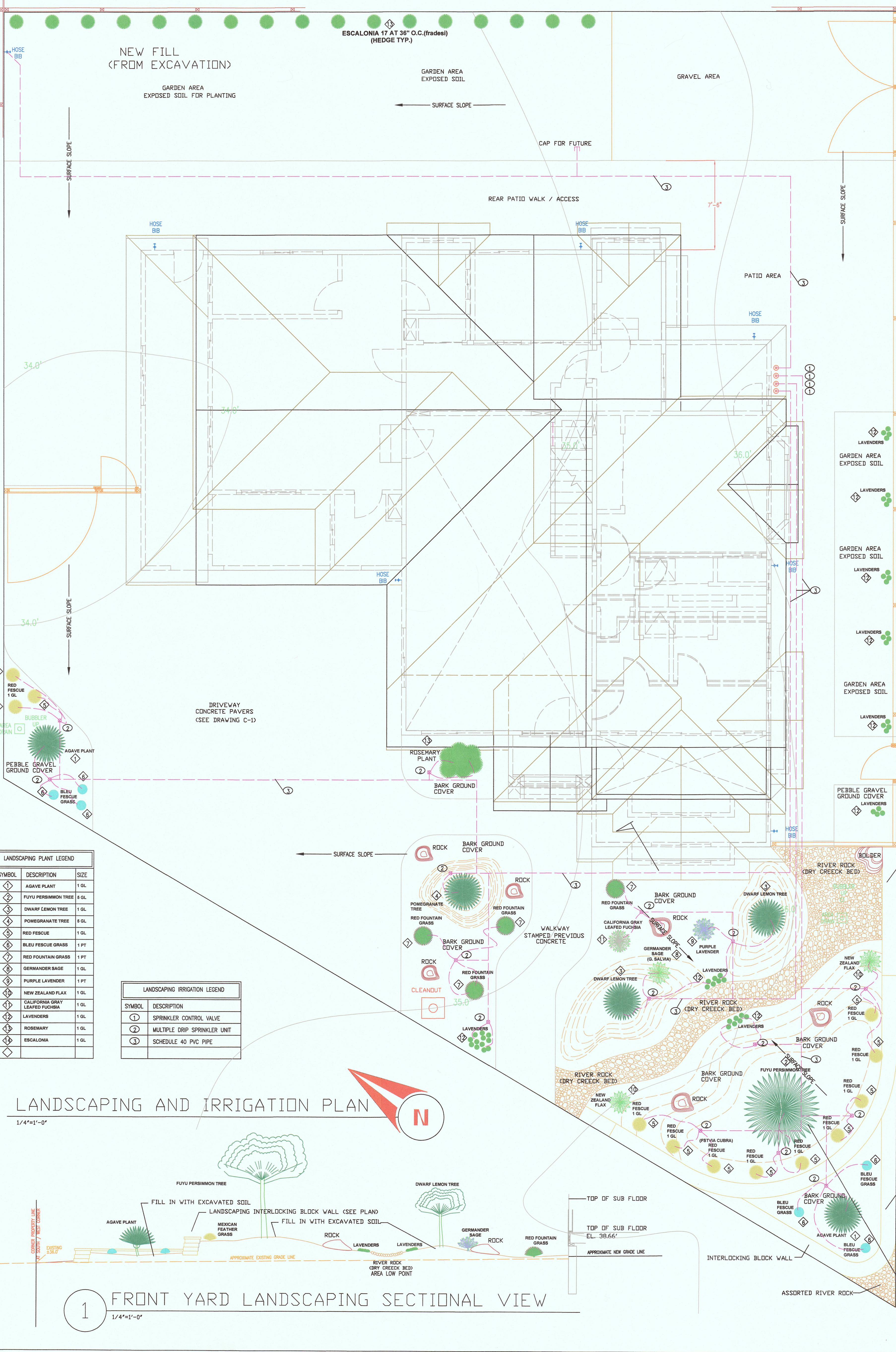
CROSS SECTIONAL VIEW-SOUTH LOOKING NORTH  
1/4"=1'-0"



CROSS SECTIONAL VIEW-WEST LOOKING EAST  
1/4"=1'-0"

EG-01  
JOB NO:  
DRAWN BY: M.F.S.  
DATE:  
REVISION:  
PROPOSED RESIDENCE FOR: MR AND MRS. MANUEL F. SILVEIRA  
10000 BLYDEN BLVD. MISSION BAY, CALIFORNIA 94019  
APN #: 047-043-240  
ZONING: MIDC1A1 S-17



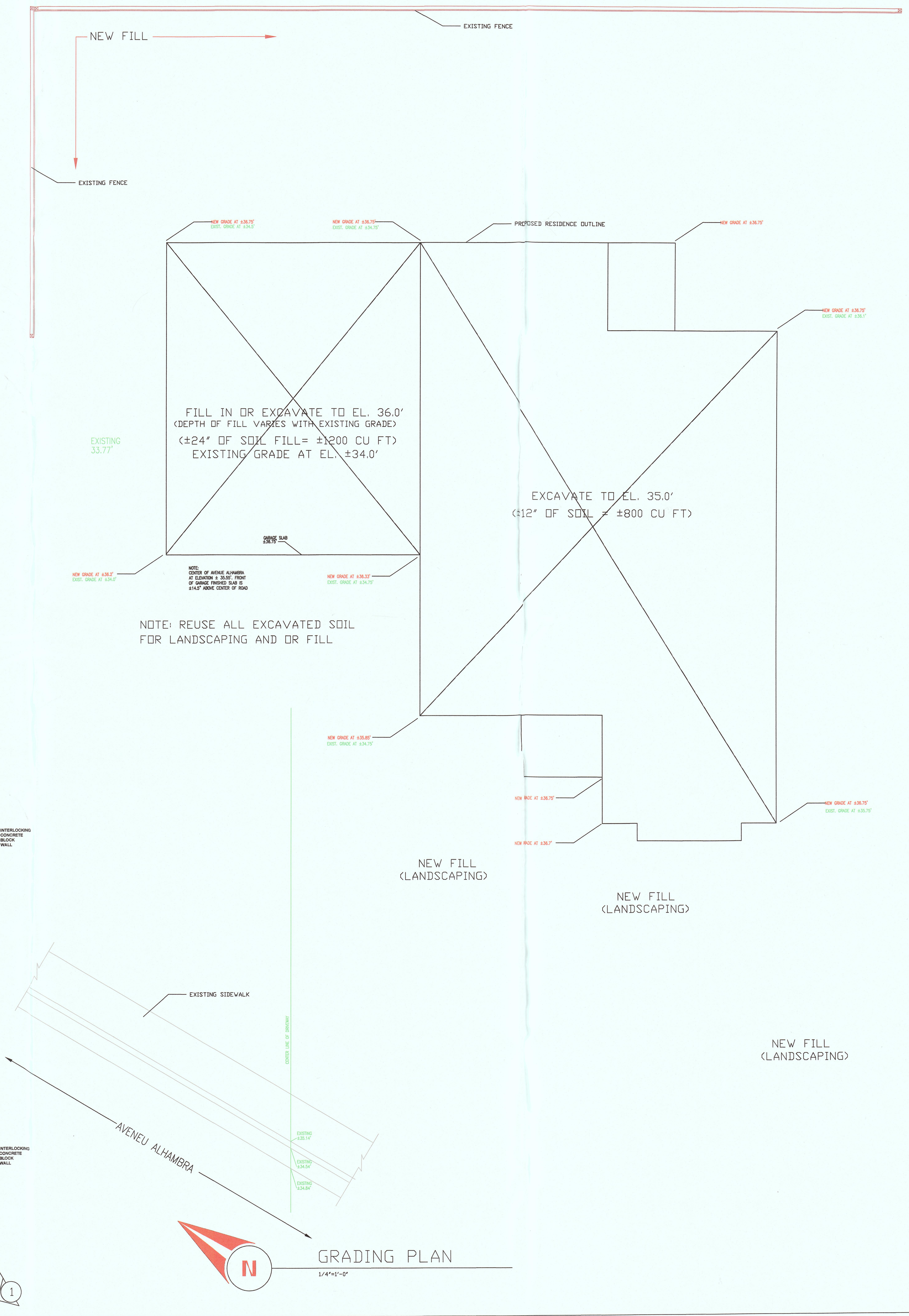
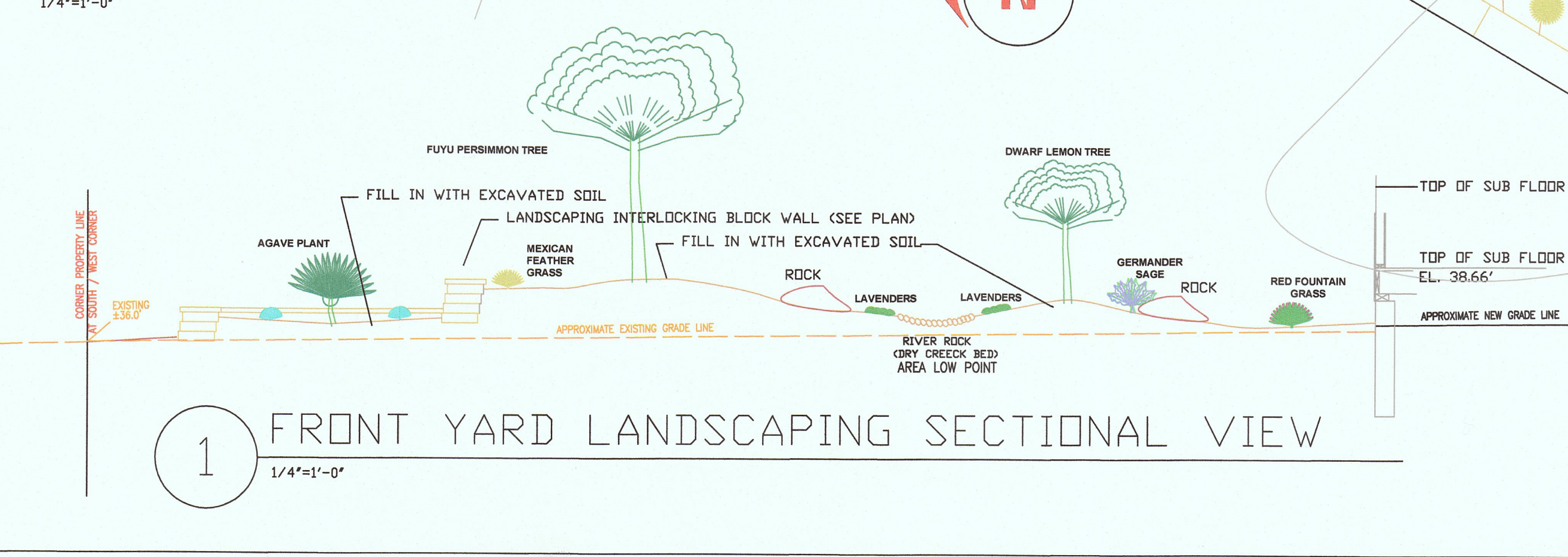


**LANDSCAPING PLANT LEGEND**

SYMBOL	DESCRIPTION	SIZE
◇	AGAVE PLANT	1 GL
◇	FUYU PERSIMMON TREE	4 GL
◇	DWARF LEMON TREE	1 GL
◇	POMEGRANATE TREE	8 GL
◇	RED FESCUE GRASS	1 GL
◇	BLEU FESCUE GRASS	1 PT
◇	RED FOUNTAIN GRASS	1 PT
◇	GERMANDER SAGE	1 GL
◇	PURPLE LAVENDER	1 PT
◇	NEW ZEALAND FLAX	1 GL
◇	CALIFORNIA GRAY LEAFED FUCHSIA	1 GL
◇	LAVENDERS	1 GL
◇	ROSEMARY	1 GL
◇	ESCALONIA	1 GL

**LANDSCAPING IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
①	SPRINKLER CONTROL VALVE
②	MULTIPLE DRIP SPRINKLER UNIT
③	SCHEDULE 40 PVC PIPE



FILL IN OR EXCAVATE TO EL. 36.0'  
 (DEPTH OF FILL VARIES WITH EXISTING GRADE)  
 (±24' OF SOIL FILL = ±1200 CU FT)  
 EXISTING GRADE AT EL. ±34.0'

EXCAVATE TO EL. 35.0'  
 (±12' OF SOIL = ±800 CU FT)

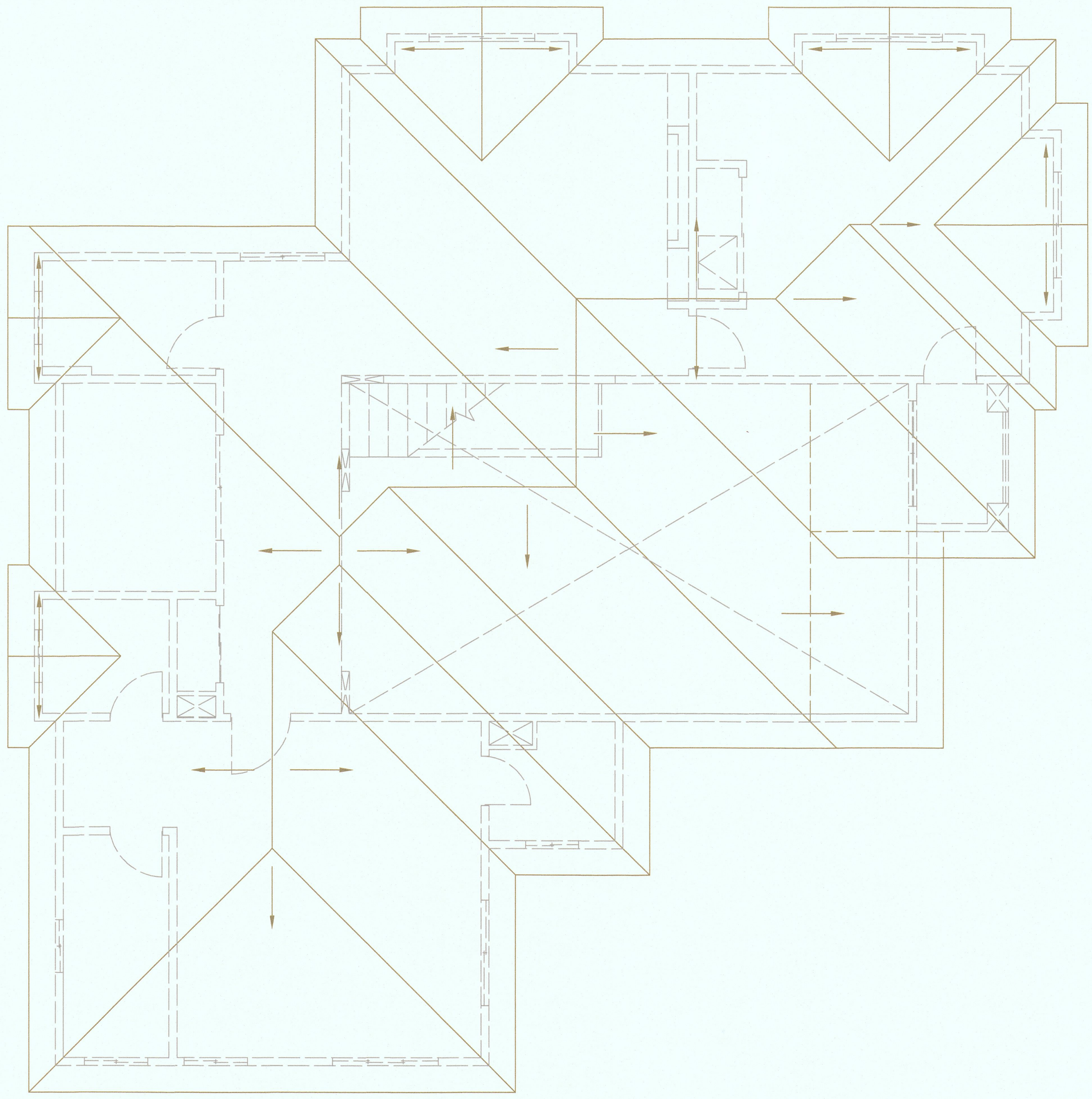
NOTE: REUSE ALL EXCAVATED SOIL FOR LANDSCAPING AND OR FILL

AVENUE ALHAMBRA

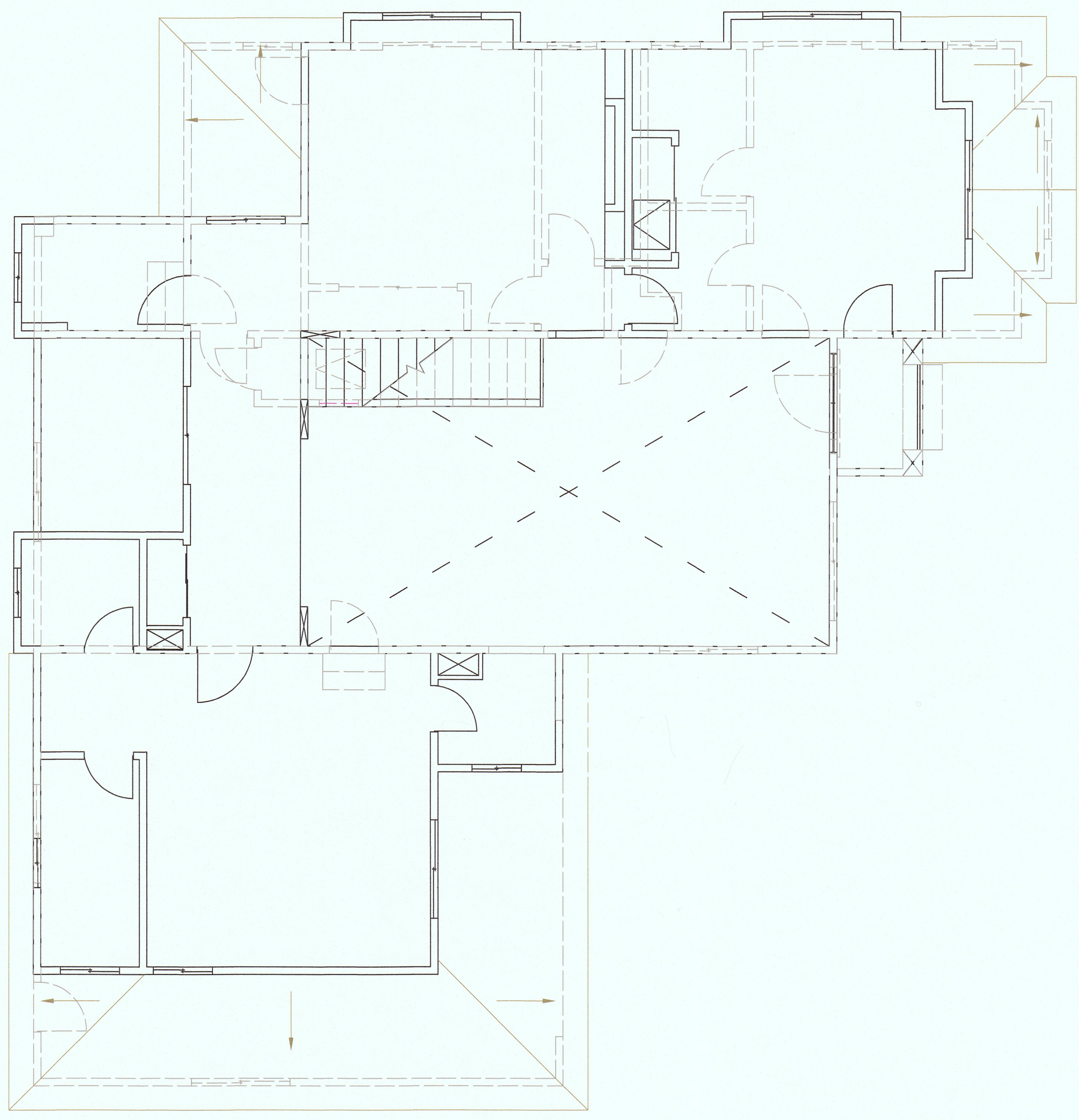
GRADING PLAN  
 1/4"=1'-0"

FRONT YARD LANDSCAPING SECTIONAL VIEW  
 1/4"=1'-0"

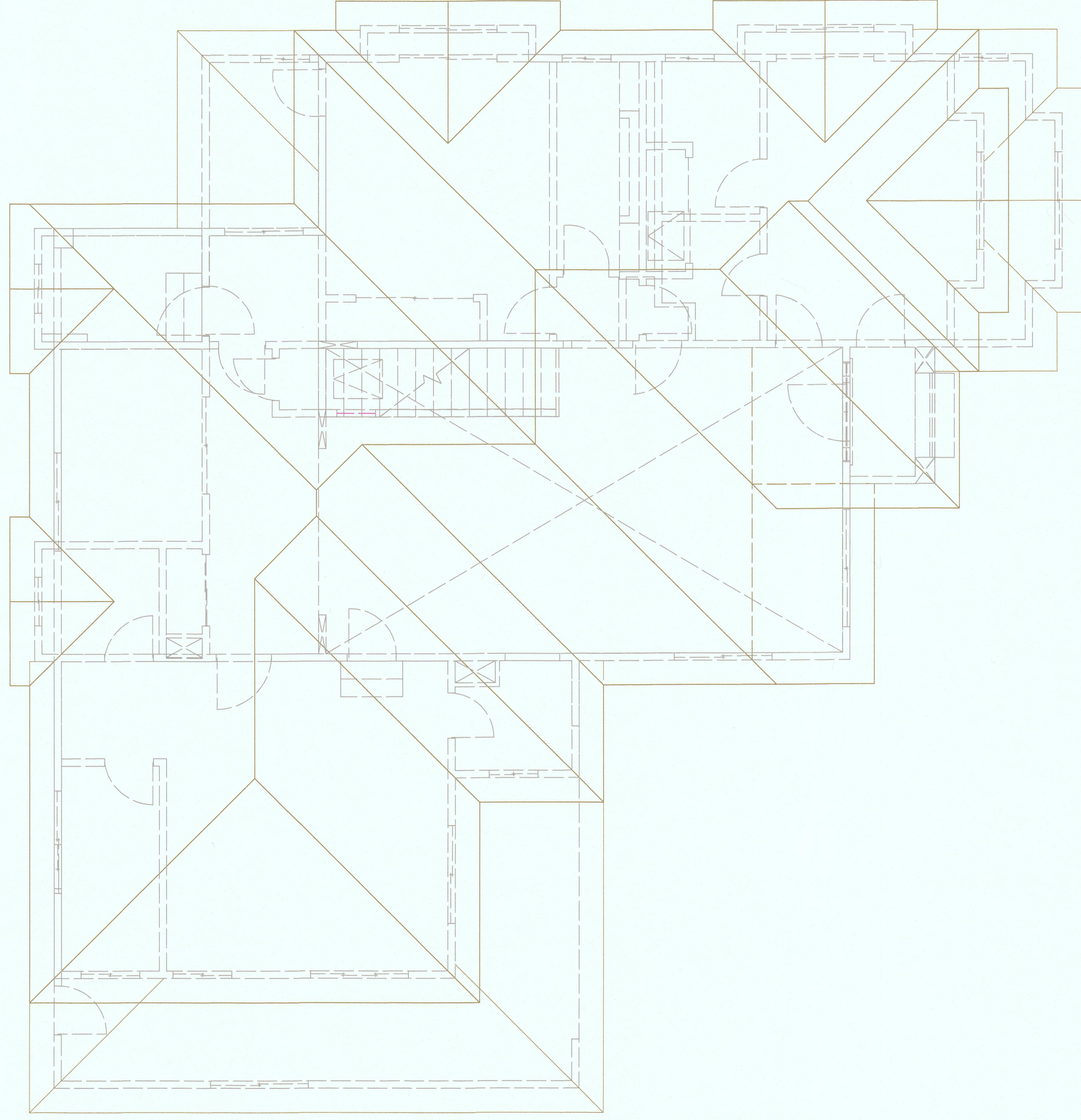




HIGH ROOF PLAN (GABLE DORMERS)  
1/4"=1'-0"



LOW ROOF PLAN (GABLE DORMERS)  
1/4"=1'-0"



COMPOSITE HIGH & LOW ROOF PLAN (GABLE DORMERS)  
1/4"=1'-0"