

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

**DATE:** August 23, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXCECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, Design Review Permit, and a Certificate of Compliance Type B (CoC Type B) to allow construction of a new 1,431 sq. ft., three-story single-family residence, including a 200 sq. ft. attached one-car garage, located on a 2,984 sq. ft. undeveloped parcel in the El Granada area of unincorporated San Mateo County. A Non-Conforming Use Permit is required for the project, which involves non-conforming parcel size, setbacks, and parking. A CoC Type B is required to legalize the parcel. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00002 (Adams)

**PROPOSAL**

The applicant proposes to construct a new 3-story, single-family residence on a 2,984 sq. ft. non-conforming parcel (approximately 25 feet wide by approximately 122 feet deep) with an approximate downward slope of 45%. The property is located on Columbus Street, across the street from existing single-family residences. The project requires the legalization of the parcel and a Non-Conforming Use Permit, due to the non-conforming parcel size, setbacks, and parking. The project includes the removal of three (3) significant Monterey Cypress trees, including a 16-inch diameter at breast height (d.b.h.) tree and a 36-inch d.b.h. tree located within the Columbus Street public right-of-way within the location of the proposed driveway, as well as an 18-inch d.b.h. tree located within the building footprint. The project involves minor grading, approximately 55 cubic yards (c.y.) of excavation and 15 c.y. of fill.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Non-Conforming Use Permit, and Design Review Permit, County File Number PLN 2017-00002, by making the required findings and adopting the conditions of approval identified in Attachment A of the Staff Report.

## **BACKGROUND**

Conformance with the Local Coastal Program (LCP): The project requires a CDP that is appealable to the California Coastal Commission (CCC), as the proposed development requires the parcel to be legalized through a Certificate of Compliance Type B. The project complies with applicable LCP Policies, including LCP Policy 1.18.a that requires the “infilling” of existing residential subdivisions and commercial areas. The subject parcel was created as Lot 35 of Block 20 of Subdivision No. 1 of Granada, filed on November 18, 1907. The project also complies with LCP Policy 1.19 that requires development in the urban area to be served with adequate water supplies and wastewater treatment facilities. CCWD and GSCD have confirmed adequate supplies to serve the parcel, with GCSD’s requirement for a Sewer Variance added as Condition No. 19.

Conformance with Zoning Regulations: The proposed 3-story single-family residence meets the S-17 Zoning District height standards and complies with maximum lot coverage and floor area, as well as front and rear setbacks of the S-17 Zoning District. Due to its 25-foot wide non-conforming width, the project includes a non-conforming right side setback of 3’ – 7.75” where a minimum 5 feet setback is required and an 8’ - 7.75” combined side yard setback where a minimum 15 feet combined side yard setback is required.

The applicant has requested a Non-Conforming Use Permit required to address the non-conforming parcel size and width, as well as the project’s non-conforming setbacks and parking. The project complies with the required findings for a use permit, including that (1) the proposed development is as nearly in conformance with the Zoning Regulations as is reasonably possible (such as compliance with floor area, lot coverage, and height limits of the S-17 Zoning District and provision of one covered parking space and one tandem space in the project driveway) and that (2) the applicant has made a reasonable effort 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. The applicant (as well as the property owner of the subject parcel before it was sold to Ms. Adams) have contacted the owners (Edward and Alexis Abell) of the adjoining non-conforming size parcel to inquire regarding the purchase of the property. In each instance, the owners were open to selling the parcel, but the applicant and the Abells (as well as the previous property owner and the Abells) could not reach an agreed upon price.

Conformance with Subdivision Regulations: A Certificate of Compliance Type B (CoC Type B) is required to legalize parcels in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before any new development can be approved or proceed. If the parcel was conveyed separately from any surrounding lots after the County’s adoption of its first Subdivision Ordinance in July 1945, a CoC Type B shall be required as is the case with this application. The subject lot that comprises the proposed parcel (Lot 35) was initially part of the cited 1907 Subdivision. Lot 35 continued to be conveyed along

with other adjacent lots until 1960, when it was first sold as an individual single lot. Section 7134.2.c of the Subdivision Regulations allow for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval to ensure that eventual development on the lot complies with public health and safety standards. Per Condition No. 4, applicable improvements, including sewer, water and energy line laterals from the street to a future house, must be installed concurrently with the permitted development of the residence.

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

**DATE:** August 23, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, and Design Review Permit, pursuant to Sections 6328.4, 6133.3.b, and 6565.3 of the Zoning Regulations, and a Certificate of Compliance Type B (CoC Type B), pursuant to Section 7134.2 of the Subdivision Regulations, to allow construction of a new 1,431 sq. ft., three-story single-family residence, including a 200 sq. ft. attached one-car garage, located on a 2,984 sq. ft. undeveloped parcel in the El Granada area of unincorporated San Mateo County. A Non-Conforming Use Permit is required for the project, which involves non-conforming parcel size, setbacks, and parking. A CoC Type B is required to legalize the parcel. The project includes the removal of three (3) significant trees and involves 70 cubic yards of earthwork. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00002 (Adams)

**PROPOSAL**

The applicant proposes to construct a new three-story, single-family residence on a 2,984 sq. ft. non-conforming parcel (approximately 25 feet wide by approximately 122 feet deep) with an approximate downward slope of 45%. The property is located on Columbus Street, across the street from existing single-family residences. The project requires the legalization of the parcel and a Non-Conforming Use Permit due to the non-conforming parcel size, setbacks, and parking. The project includes the removal of three (3) significant Monterey Cypress trees, including a 16-inch diameter at breast height (d.b.h.) tree and a 36-inch d.b.h. tree located within the Columbus Street public right-of-way within the location of the proposed driveway, as well as an 18-inch d.b.h. tree located within the building footprint. The project involves minor grading, approximately 55 cubic yards (c.y.) of excavation and 15 c.y. of fill.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Non-Conforming Use Permit, and Design Review Permit, County File Number PLN 2017-00002, by making the required findings and adopting the conditions of approval identified in Attachment A.

**BACKGROUND**

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Applicant/Owner: Erica Adams

Location: Columbus Street, El Granada

APN: 047-275-060

Size: 2,984 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential (6.1 - 8.7 dwelling units/net acre), Urban Land Use

Parcel Legality: The project includes the application for a Certificate of Compliance (Type B).

Existing Land Use: Vacant

Sewage Disposal: Granada Community Services District (GCSD)

Water Supply: Coastside County Water District (CCWD)

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0255E, dated October 16, 2012.

Environmental Evaluation: The proposed single-family residence is categorically exempt under the provisions of Class 3, Section 15303, of the California Environmental Quality Act Guidelines, for the construction of a single-family residence in an urbanized, residential zone.

Setting: The subject vacant property is comprised of a single lot (Lot 35) rectangular in shape (25 feet wide by approximately 122 feet deep) on Columbus Street, an improved, County-maintained roadway, between Santa Maria Avenue and Isabella Avenue. The project parcel has an approximate downward slope of 45% from Columbus Street. The parcel contains one significant tree and is surrounded by vacant lots on both sides and single-family residences across the street.

Chronology:

Date

Action

January 3, 2017	-	Subject application submitted with a Certificate of Compliance (Type B).
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- March 9, 2017 - The Coastside Design Review Committee (CDRC) reviews the project and requires re-design of the project to address concerns regarding the prominence of the garage in the front elevation, need for additional contrast in the exterior materials and colors, need for a detailed landscaping plan, and need to address the unused space underneath the rear balconies. The applicant requests a continuance of the CDRC's review of the project.
- May 11, 2017 - The CDRC reviews the project at a second meeting and requires additional details on the landscaping plan. The applicant requests a continuance of the CDRC's review of the project.
- June 8, 2017 - The CDRC reviews the project at a third meeting and recommends approval of the Design Review Permit.
- August 23, 2017 - Planning Commission Public Hearing.

**DISCUSSION**

A. KEY ISSUES

1. Conformance with the General Plan

Visual Quality Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence will be in El Granada, one of the County's Design Review Districts. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastside Design Review Committee at their regular meeting on June 8, 2017. The project's compliance with the applicable design review standards is discussed further in Section A.3.a of this report, below.

Urban Land Use Policy 8.13 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) designates this portion of unincorporated El Granada with a General Plan Land Use Designation of Medium Density Residential (6.1 - 8.7 dwelling units/net acre). The proposal involves legalization of the 2,984 sq. ft., non-conforming parcel and construction of a single-family residence. While the resulting density (14.7 dwelling units/acre) exceeds this density and the parcel size does not conform to the minimum parcel size of the R-1/S-17 Zoning District (Single-Family Residential/5,000 sq. ft. Minimum Lot Size),

the parcel was conveyed as an individual lot in 1960 and the applicant has applied for a Certificate of Compliance Type B (CoC Type B) to legalize the parcel. As discussed in Section A.4 of this report, Section 7134.2.c of the Subdivision Regulations allows for the approval and recordation of a CoC Type B, subject to a public hearing and the imposition of conditions of approval to ensure that development on the lot complies with public health and safety standards.

Urban Land Use Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area and within an approved residential subdivision.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas. Coastside County Water District and Granada Community Services District are the respective water and sewer service providers for this urban area. CCWD and GCSD have confirmed that respective water and sewer service connections to their systems are available for the project. Condition No. 19 includes the GCSD's requirement that the property owner obtain a Sewer Variance due to the non-conforming size of the parcel.

## 2. Conformance with the Local Coastal Program (LCP)

The project requires a Coastal Development Permit that is appealable to the California Coastal Commission (CCC), as development requires the parcel to be legalized through a Certificate of Compliance Type B.

LCP 1.18.a (*Location of New Development*) directs the County to concentrate new development in urban areas and rural service centers by requiring the "infilling" of existing residential subdivisions and commercial areas. The subject parcel was created as Lot 35 of Block 20 of Subdivision No. 1 of Granada, filed in the Office of the Recorder of the County of San Mateo, State of California, on November 18, 1907. As discussed further in Sections A.3.c and 4 of this report, Staff recommends the approval of the Certificate of Compliance Type B to allow the legalization and development of the non-conforming parcel as it was shown to be individually conveyed in 1960 and the owner has made a reasonable attempt to contact the property owner for the purchase of the adjoining non-conforming parcel.

LCP Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. As stated previously, CCWD and GCSD have confirmed adequate supply and treatment capacity to serve the parcel, with GCSD's requirement for a Sewer Variance added as Condition No. 19.

LCP 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 by impacts of new residential development. Staff anticipates that the building permits to be issued for the 2017 calendar year will not exceed this limit, based on a current estimate of 5 applications for building permits for this calendar year so far.

LCP Policy 1.28 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing a CoC (Type B) to legalize parcels. The CDP is included as an element of this application. Policy 1.29 (*Coastal Development Permit Standards of Review for Legalizing Parcels*) provides standards for review when legalizing parcels. Subsections (a) through (e) require that lot legalization comply with any applicable LCP resource protection policies, depending on whether the “parcel” is developed, and/or whether the parcel shall be, where applicable, conditioned to maximize consistency with LCP resource protection policies. Project compliance with applicable policies are discussed in this section.

LCP Policy 8.12a (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which include Montara. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3 of this report, the CDRC considered this project at the regularly scheduled CDRC meeting on June 8, 2017, and determined it to be in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section A.3.a, below.

### 3. Conformance with Zoning Regulations

#### a. Conformance with Design Review Standards

On June 8, 2017, the CDRC reviewed the proposed design and found it to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations (see Attachment D), specifically elaborated as follows:

- (1) *Section 6565.20(D). ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; a. Relationship to Existing Topography; Standards (2) and (3):* The design of the house conforms to the existing topography of the site by stepping down in the same direction as the existing grade.
- (2) *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings; Standard (1):* The proposed windows and doors are compatible in size, proportion, style, and detailing with the design of the house.

- (3) *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standard (g):* The landscape plan uses wildflower seed application, a variety of shrubs, ground cover, and fruit trees to provide landscaping that harmonizes with the natural surroundings, retains the structural integrity of the lot, and enhances the natural character of the neighborhood.
- (4) *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting; Standard (a):* The exterior lighting is architecturally integrated with the home’s design, style, materials, and colors. *Standard (c):* Exterior lighting is minimized and designed for specific activity so that outdoor areas are illuminated no more than necessary.

b. Conformance with S-17 District Development Standards

A summary of the proposal’s compliance with the property’s R-1/S-17/DR/CD Zoning Designation is provided in the following table. Areas of project non-compliance, as noted with an asterisk “\*”, are addressed by the requested Non-Conforming Use Permit, as discussed in Section A.3.c of this report, below.

	<b>S-17 Development Standards</b>	<b>Proposed</b>
Minimum Building Site Area	5,000 sq. ft.	2,984 sq. ft.*
Minimum Building Site Width	50 ft.	25 ft.*
Maximum Building Lot Coverage	1,044.4 sq. ft. (35%)	1,042 sq. ft. (34.9%)
Maximum Floor Area	1,432 sq. ft. (48%)	1431 sq. ft. (47.9%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	50'-4" ft.
Minimum Right Side Setback	5 ft.	3'-7.75" ft.*
Minimum Left Side Setback	5 ft.	5 ft.
Maximum Combined Side Yard	15 ft.	8'-7.75" ft.
Maximum Building Height (natural grade to the topmost point of the building immediately above)	28 ft., except for the center 40% of the house with a height limit of 33 ft.	28 ft. overall and 33 ft. for the center 40% of the house

	S-17 Development Standards	Proposed
Minimum Covered Parking	2 Spaces	1 Spaces*
Daylight Plane or Façade Articulation	Both	Complies

The proposed 3-story single-family residence meets height standards and complies with maximum lot coverage and floor area, daylight plane and façade articulation requirements, as well as front and rear setbacks of the S-17 Zoning District. Due to its 25-foot-wide non-conforming width, the project includes a non-conforming right side setback of 3'-7.75" where a minimum 5-foot setback is required and a 8'-7.75" combined side yard setback where a minimum 15-foot combined side yard setback is required. The project also provides one covered parking space where two are required. The applicant has requested a Non-Conforming Use Permit, as discussed in Section A.3.c of this report, below.

c. Conformance with Non-Conforming Use Permit Findings

Chapter 4 (*Zoning Nonconformities*) of the Zoning Regulations regulates the development on non-conforming parcels. Section 6133.3.b requires the issuance of a use permit when a parcel is below a specified non-conforming size and/or width in comparison to the requirements of the applicable zoning district. In the case of the subject unimproved parcel, the S-17 Zoning District requires a minimum parcel size of 5,000 sq. ft. and a minimum of 50 feet in lot width. Section 6133.3.b requires a use permit for development of parcels that are less than 3,500 sq. ft. in size and/or less than 35 feet in lot width. The subject parcel is 2,984 sq. ft. in size and 25 feet in lot width and, therefore, a use permit is required for development. For parcels in the Midcoast, Section 6137 of the Zoning Regulations prohibits the granting of a use permit to exceed the floor area, lot coverage, and height limits of the applicable zoning district. As noted above the proposed project complies with these requirements.

In order to grant the use permit, the Planning Commission must find the project complies with the following findings:

- (1) **That the proposed development is proportioned to the size of the parcel on which it is being built.**

As described in Section A.3.b of this report, the project complies with the lot coverage, floor area ratio, and height requirements of the R-1/S-17/DR/CD Zoning District, which regulates the size of development. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.

- (2) **That 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.**

The subject parcel borders two undeveloped properties, a conforming-size parcel to the north and a non-conforming size parcel to the south. As provided in emails and correspondence included in Attachment E, the applicant (as well as the property owner of the subject parcel before it was sold to Ms. Adams) have contacted the owners (Edward and Alexis Abell) of the non-conforming size parcel to the south to inquire regarding the purchase of the property. In each instance, the Abells were open to selling the parcel but the applicant and the Abells (as well as the previous property owner and the Abells) could not reach an agreed upon price.

- (3) **That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

Despite the narrow width and small size of the parcel, the project is in conformance with the lot coverage and floor area limits of the S-17 Zoning District. Also, despite the steep slope of the parcel, the project is in conformance with the height limits of the Zoning District.

The project does not conform to the required minimum side setbacks (including the 15-foot combined side yard setback) due to the narrow width of the parcel. Full compliance with this requirement would result in a narrow 10-foot wide building envelope that would not allow for development of the parcel.

Additionally, the project does not comply with County parking requirements for two covered parking spaces for all dwellings of two or more bedrooms. The project includes three bedrooms and would require two covered parking spaces. The County's minimum interior garage size is 18-feet wide by 19-feet long. With a 16-foot wide proposed building envelope, an 18-foot wide garage would not be feasible. Due to a wide road shoulder (over 25 feet wide), an uncovered tandem parking space can be accommodated in the project driveway.

- (4) **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.**

The design of the project, while proposing a non-conforming 3'-7.75" right side setback, considers the future privacy needs of adjoining property owners. The larger and conforming side setback is provided on the south side, where the property abuts a vacant non-conforming size parcel. The smaller and non-conforming side setback is provided on the north side which abuts a vacant parcel of conforming size, where the property owner foreseeably will have greater flexibility in terms of parcel size to site development such that privacy for both parcels can be achieved.

The project has received preliminary approval from review agencies, including the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District. Comments from these agencies have been incorporated in the conditions of project approval in Attachment A.

(5) **That the Use Permit approval does not constitute a granting of special privileges.**

For the reasons stated above, this project does not constitute a granting of special privileges, as the project is as nearly in conformity with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible.

4. Conformance with Subdivision Regulations

A Conditional Certificate of Compliance Type B (CoC Type B) is required to legalize parcels in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before any new development can be approved or proceed.

As a result of two recent court decisions, *Abernathy Valley, Inc. v. County of Solano* (2009) and *Witt Home Ranch, Inc. v. County of Sonoma* (2008), the subject lot's legality must be confirmed because it is an undeveloped lot of an antiquated subdivision, in this case Lot 35, Block 20, on that certain map entitled "Plat of Subdivision No. 1 of Granada, San Mateo County, California," filed in the Office of the Recorder of the County of San Mateo, State of California, on November 18, 1907 in Book 5 of Maps at page 43. The County Subdivision Regulations, Section 7134, allow for either a CoC Type A or a CoC Type B to resolve and confirm a parcel's legality. As such, to qualify for a CoC Type A (pursuant to Section 7134.1) relative to the cited court cases, it must be confirmed that the lot comprising this subject project parcel was conveyed separately from any surrounding lots prior to the County's adoption of its first Subdivision Ordinance in July 1945. If such conveyance is confirmed to have occurred *after* that date, a CoC Type B (pursuant to Section 7134.2.0) shall be required as is the case with this application.

The subject lot that comprises the proposed parcel (Lot 35) was initially part of the cited 1907 Subdivision. Lot 35 continued to be conveyed along with other adjacent lots (as opposed to either separately or exclusively) until 1960, when it was first sold as an individual single lot. Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval to ensure that eventual development on the lot (as a single zoning compliant parcel) complies with public health and safety standards.

As provided by Section 7134.2.c (a) of the County Subdivision Regulations, the Community Development Director may impose conditions that would have been applicable to the land division at the time the applicant acquired their interest in the property. Because the roadway, sanitary, and energy infrastructure exist within this predominately developed and improved subdivision of El Granada, there are no additional improvements (typical of an urban subdivision) that must be required via conditions as part of parcel legalization. Per Condition No. 4, applicable improvements, including sewer, water and energy line laterals from the street to a future house, must be installed concurrently with the permitted development of the residence.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act Guidelines related to construction of a single-family residence in an urban, residential zone.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Planning Staff sent a project referral to the Midcoast Community Council (MCC). In an email dated January 26, 2017, MCC representative Dave Olsen stated concerns regarding the steep slope of the lot and the non-conforming width of the parcel, inquired regarding the applicant's attempts to purchase the adjoining, undeveloped, non-conforming parcel, and expressed concerns regarding limited on-site parking stating that street parking could impair road access for large vehicles including fire trucks. As discussed in this report, despite the size and slope of the parcel, only minor grading is needed and the project complies with the height limit of the S-17 Zoning District. Regarding parcel legality, while the parcel was conveyed with other parcels in the past, the parcel qualifies for a Certificate of Compliance Type B as it was conveyed individually in 1960. The applicant has made a reasonable attempt to purchase the adjoining parcel as shown in documents included as Attachment E. Regarding parking, a covered parking space is provided on-site and a tandem parking space is provided within the wide road shoulder, such that street access will not be impeded.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Planning Staff sent a project referral to the California Coastal Commission. In a letter dated January 26, 2017, Renee Ananda, Coastal Program Analyst, stated that staff analysis of project compliance with applicable policies of the Local Coastal Program should include Section 6133 of the Zoning Regulations (Non-Conforming Parcels), including documentation of the reasonable efforts by the applicant to acquire additional land to enlarge the subject property. Ms. Ananda also suggested replacement of the three (3) significant trees to be removed and use of native landscaping. Project conformance with required use permit findings is included in Section A.3.c of this report. The project landscape plan was found by the CDRC to comply with Design Review standards requiring native and drought-tolerant plants and includes three (3) 15-gallon fruit trees.

E. REVIEWING AGENCIES

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

**ATTACHMENTS**

- A. Recommended Findings, Recommendations, and Conditions of Approval
- B. Vicinity Map
- C. Plans Recommended for Approval by the Coastside Design Review Committee on June 8, 2017
- D. Coastside Design Review Committee Decision Letter, dated June 19, 2017
- E. Documentation regarding attempts to purchase adjacent land
- F. Comments from the Midcoast Community Council, dated January 26, 2017
- G. Comments from the California Coastal Commission, dated January 26, 2017
- H. Applicant's Statement of Compliance with Use Permit Findings

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS, RECOMMENDATIONS  
AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2017-00002

Hearing Date: August 23, 2017

Prepared By: Camille Leung  
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 Guidelines related to construction of a single-family residence in an urban, residential zone and associated grading.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirements of Section 6328.7 of the Zoning Regulations, and the project, as proposed and conditioned, is in compliance with applicable LCP Policies which regulate the location of new development (specifically with regard to infilling existing residential subdivisions), require adequate public services and infrastructure (Coastside County Water District and Granada Community Services District have confirmed adequate supplies to serve the parcel), and policies that require that lot legalization comply with any applicable LCP resource protection policies.
3. Where the project is located between the nearest public road and the sea that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between a public road and the sea, and will not interfere with the public's right-of-access to the sea.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. As discussed in Section A.2 of the staff report and Finding 2 above, the project, as proposed and conditioned, is in compliance with applicable LCP Policies.

5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policy 1.23 as stated in Section 6328.19 of the Zoning Regulations. Staff anticipates that the building permits to be issued for the 2017 calendar year will not exceed this limit, based on a current estimate of 5 applications for building permits for this calendar year so far.

Regarding the Certificate of Compliance Type B, Find:

6. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (*Legalization of Parcels: Certificate of Compliance*) particularly Section 7134.2(a), (b) and (c).
7. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et. seq.

Regarding the Non-Conforming Use Permit, Find:

8. That the proposed development is proportioned to the size of the parcel on which it is being built. The project complies with the lot coverage, floor area ratio, and height requirements of the R-1/S-17/DR/CD Zoning District, which regulates the size of development. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.
9. That 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. The subject parcel borders two undeveloped properties, a conforming-size parcel to the north and a non-conforming-size parcel to the south. As described in emails and correspondence included in Attachment E of the staff report, the applicant has contacted the owners of the non-conforming size parcel to the south to inquire regarding the purchase of the property. The Abells were open to selling the parcel, but the applicant found the price offered to be infeasible relative to her project budget.
10. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The project is in conformance with the lot coverage, floor area, and height limits of the S-17 Zoning District. The project does not conform to the required minimum side setbacks (including the 15-foot combined side yard setback) due to the narrow width of the parcel. Full compliance with this requirement would result in a narrow 10-foot wide building envelope that would not allow for development of the parcel. The project does not comply with County parking requirements for two covered parking spaces for all dwellings of two or more bedrooms. The project includes three bedrooms. With a 16-foot wide proposed building envelope, an 18-foot wide two-car garage would not be feasible. Due to a wide road shoulder (over 25 feet wide), an uncovered tandem parking space can be accommodated in the project driveway.

11. 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. The design of the project, while proposing a non-conforming 3' - 7.75" right side setback, considers the future privacy needs of adjoining property owners. The larger and conforming side setback is provided on the south side, where the property abuts a vacant non-conforming size parcel. The smaller and non-conforming side setback is provided on the north side which abuts a vacant parcel of conforming size, whereby the property owner foreseeably will have greater flexibility in terms of parcel size to cite development such that privacy for both parcels can be accommodated. The project has received preliminary approval from review agencies, including the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
12. That the use permit approval does not constitute a granting of special privileges. For the reasons stated above, this project does not constitute a granting of special privileges, as the project is as nearly in conformity with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible.

Regarding the Design Review, Find:

13. That the project has been reviewed under and, as conditioned, has been found by the Coastside Design Review Committee (CDRC) to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under 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; a. Relationship to Existing Topography; Standards (2) and (3):* The design of the house conforms to the existing topography of the site by stepping down in the same direction as the existing grade.
  - b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings; Standard (1):* The proposed windows and doors are compatible in size, proportion, style, and detailing with the design of the house.
  - c. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standard (g):* The landscape plan uses wildflower seed application, a variety of shrubs, ground cover, and fruit trees to provide landscaping that harmonizes with the natural surroundings, retains the structural integrity of the lot, and enhances the natural character of the neighborhood.
  - d. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting; Standard (a):* The exterior lighting is architecturally integrated with the home's design, style, materials, and colors. *Standard (c):* Exterior lighting is minimized and designed for

specific activity so that outdoor areas are illuminated no more than necessary.

### **RECOMMENDATIONS OF THE COASTSIDE DESIGN REVIEW COMMITTEE <sup>1</sup>**

1. Install railroad tie steps at the north side yard with base rock and pebbled treads.
2. Erect a 5-foot “good neighbor” fence along the south elevation.
3. No irrigation systems shall be installed along the side yards.

### **CONDITIONS OF APPROVAL**

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on August 23, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, Use Permit, and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

### **Certificate of Compliance**

3. The Certificate of Compliance (Type B) required to establish the legality of the existing parcel, APN 047-275-060, shall be recorded. The owner shall provide, to the project planner, a legal description of the parcel for recordation. Once recorded, the above-described parcel will constitute one (1) lot as shown on the attached Assessor’s Map.
4. All development activities associated and/or required to support any future residential development on the subject property (i.e., sanitary system, domestic water, water for fire suppression, energy/utility connections, improved road access) shall occur concurrently with the permitted development of a residence.
5. The applicant is advised that prior to recordation of Certificate of Compliance descriptions, the owner/applicant shall provide the Project Planner with a check to cover the fees now being charged by the Record’s Office to record the document.

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<sup>1</sup> Compliance is recommended but not required.

The fee is estimated to be between \$30.00 and \$40.00 and includes a confirmed copy. The project planner will confirm the exact amount proper to recordation.

### Current Planning Section

6. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to the Planning and Building Department’s approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
7. The applicant shall indicate the following on plans submitted for a Building Permit, as stipulated by the Coastsides Design Review Committee:
  - a. Drip irrigation shall be used for the lower slope.

- b. Provide a description of the materials for the steps at the north side yard.
8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. 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.
  - n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
9. 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.
10. 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.
11. 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.
12. No site disturbance shall occur, including any vegetation removal or grading, until a Building Permit has been issued.
13. 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 Columbus Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Columbus Street. There shall be no storage of construction vehicles in the public right-of-way.

14. 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.
15. 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).
16. Installation of the approved landscape plan is required prior to final inspection.
17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
  - a. 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).
  - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
  - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
  - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
  - e. Irrigation System: The property shall certify that Irrigation Controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation Controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
18. At the building permit application stage, the applicant shall submit a tree protection plan for work within tree driplines of off-site trees, including the following:

- a. Identify, establish, and maintain Tree Protection Zones throughout the entire duration of the project;
- b. Isolate Tree Protection Zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
- c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
- d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
- f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 8 feet; and
- g. Prior to Issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

#### Granada Community Services District

19. The project requires a Sewer Variance from the Granada Sanitary District due to the Non-Conforming Size of the parcel. Applicant must have the CoC to apply for the Variance.

#### Coastside County Water District (CCWD)

20. Before issuance of a building permit, CCWD will need to evaluate a complete set of building plans and approved fire plans to determine if the project complies with all CCWD regulations.
21. The project is required to comply with CCWD's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. CCWD staff performs inspections to verify compliance with its regulations during and after construction.

22. Fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection. There shall be no cross connections in the fire protection system.

#### Coastside Fire Protection District

23. As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
24. Add note to plans smoke alarm/detector are to be hardwired, interconnected; or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
25. Add note: 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. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
27. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5 I R302.6
28. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 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 Protection Fire 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.
29. Roof Covering: As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

30. Vegetation Management: The Coastside Fire Protection District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291 have the following requirements:
  - 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.
31. Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
32. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA Standard Wire having openings not exceeding 1/2-inch.
33. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
34. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (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 250 feet with the required flow, one will have to be installed at the applicant's expense.
35. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception 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.

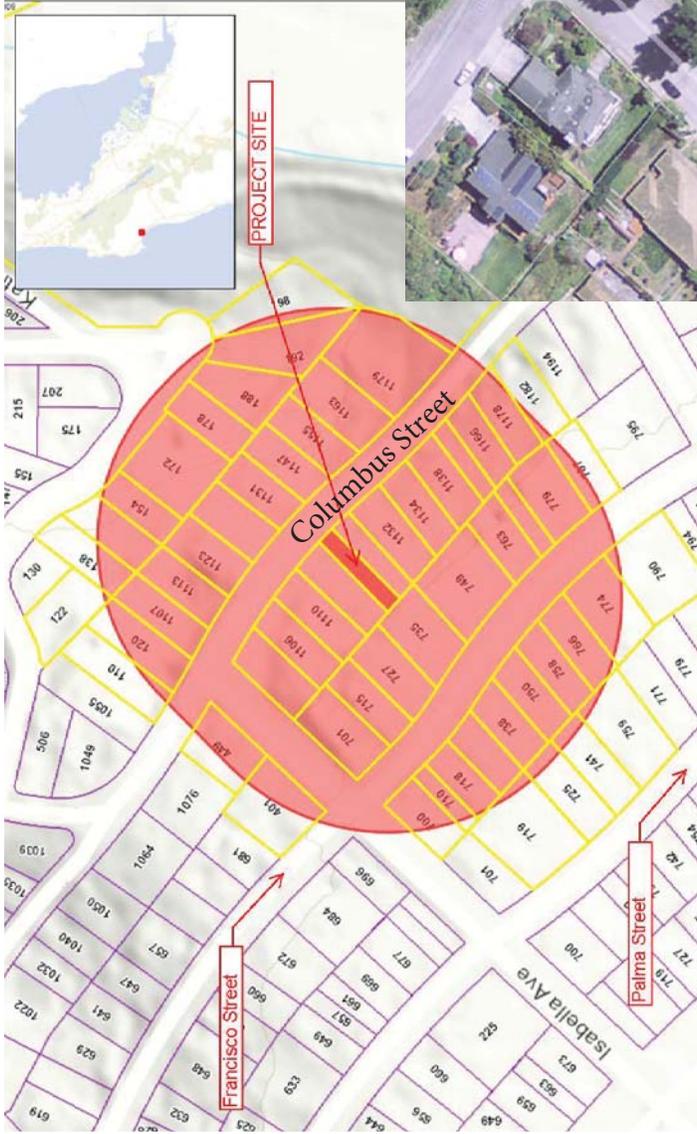
36. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire District prior to hook-up to riser. Any soldered fittings must be pressure-tested with trench open.
37. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
38. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
39. All fire conditions and requirements must be incorporated into the applicant's building plans prior to building permit issuance. It is the applicant's responsibility to notify their contractor, architect and engineer of these requirements.

#### Department of Public Works

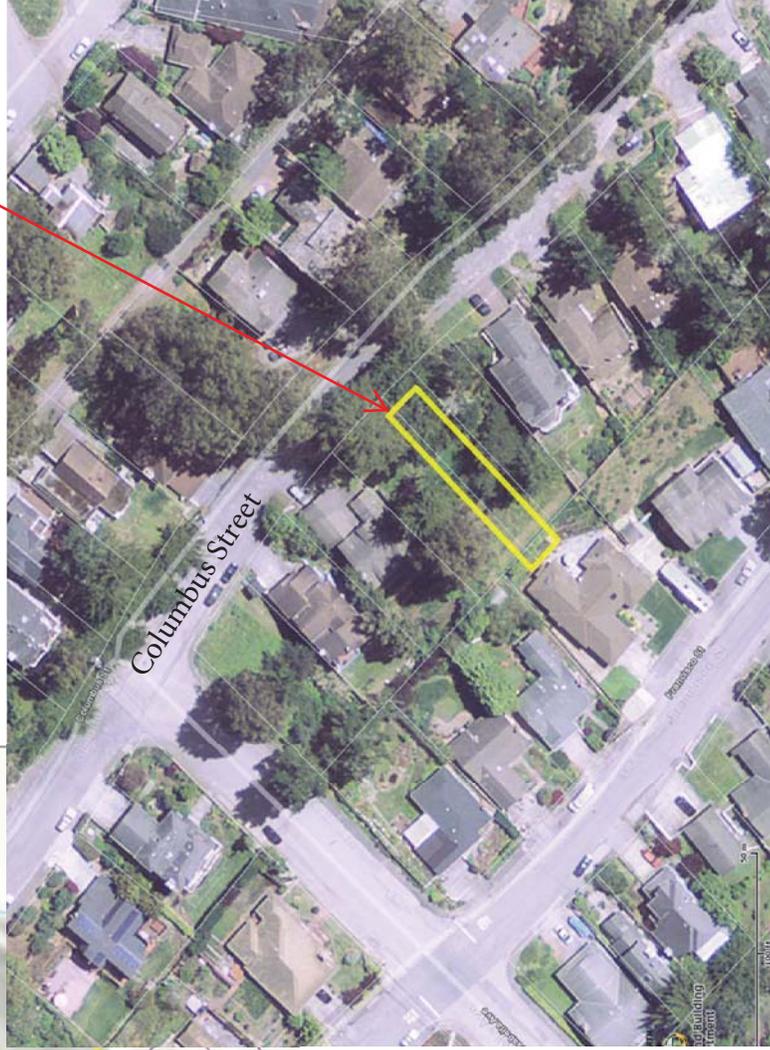
40. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
41. 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.
42. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

43. 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.
44. Have the surveyor file a corner record to check conformity with existing records.
45. Show location of sewer lateral.
46. Note on plans the maintenance responsibilities of the property owner.
47. Provide drainage calculations for swales along both sides of the house. Slopes are steep and the concentration of water may require additional measures to minimize long term erosion problems.
48. Do not stockpile material in the County right-of-way. Relocate to the adjacent site if possible.
49. Do not block the existing swales in the roadway.
50. Add County details for trench backfill.

CML:aow – CMLBB0464\_WAU.DOCX



Project Site



# San Mateo County Planning Commission Meeting

Owner/Applicant: Adams

Attachment: B

File Numbers: PLN2017-00002



EAST ELEVATION

Project

COLUMBUS AVE.  
HALF MOON BAY

EXTERIOR MATERIALS/COLORS

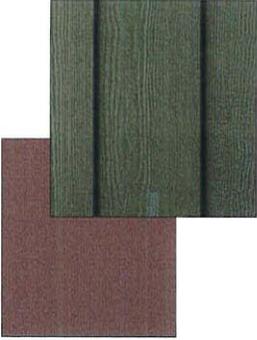
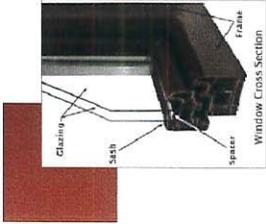
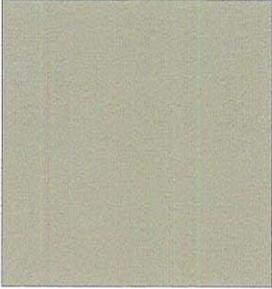
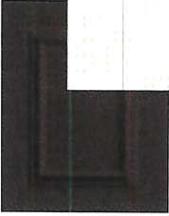
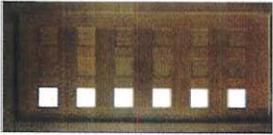
611 Veterans Blvd., #212  
Redwood City, CA 94063  
t (650) 344-1244  
f (650) 344-1241  
hrh@hrharchitecture.com  
www.hrharchitecture.com



PLN2017-00602

# COLUMBUS AVENUE, HALF MOON BAY, CA

## EXTERIOR MATERIALS

<p><u>ROOF:</u></p>	<p>ASPHALT SHINGLES COLOR: BROWN WOOD</p> 	<p><u>SIDING</u></p>	<p>FIELD - MOUNTAIN SAGE TRIM - SWEET TEA BY: GLIDDEN PAINT</p> 
<p><u>WINDOWS: &amp; DOORS:</u></p>		<p>STUCCO</p>	<p>SMOOTH FINISH/ INTERGRAL COLOR WHISPERING WILLOW GLIDDEN PAINT</p> 
<p><u>GARAGE DOOR:</u></p>	<p>ALUM/GLASS</p> 	<p><u>GUTTER:</u></p>	<p>SHEET METAL, PAINTED</p> 
<p><u>ENTRY DOOR:</u></p>	<p>ENTRY DOOR: SOLID WOOD</p> 		



**Project**

COLUMBUS AVE  
HALL AUGRA BAY

www.hhh.com

**OWNER:**

MS. ERICA ADAMS

Sheet Title

**EXTERIOR  
ELEVATIONS**

Job No

Drawn

Date 3-5-2017

Revisions

4-4-2017

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△

△

△

△

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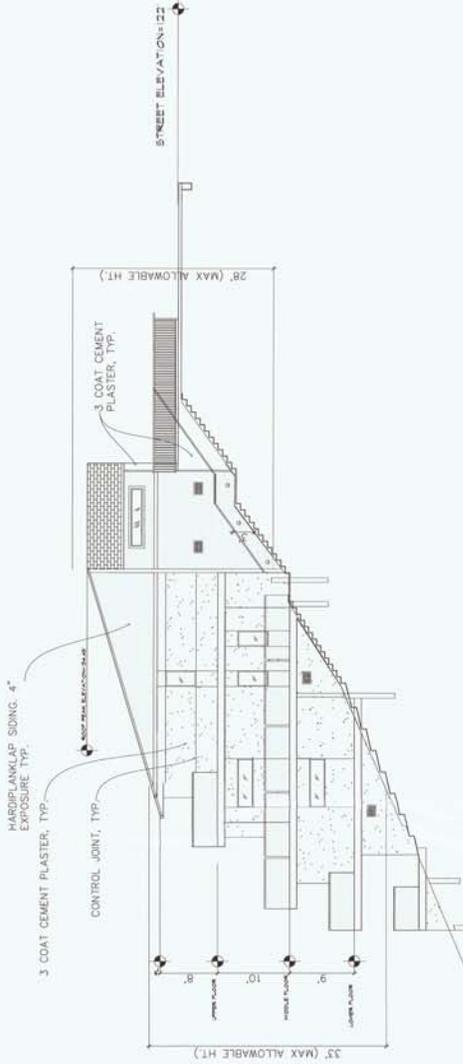
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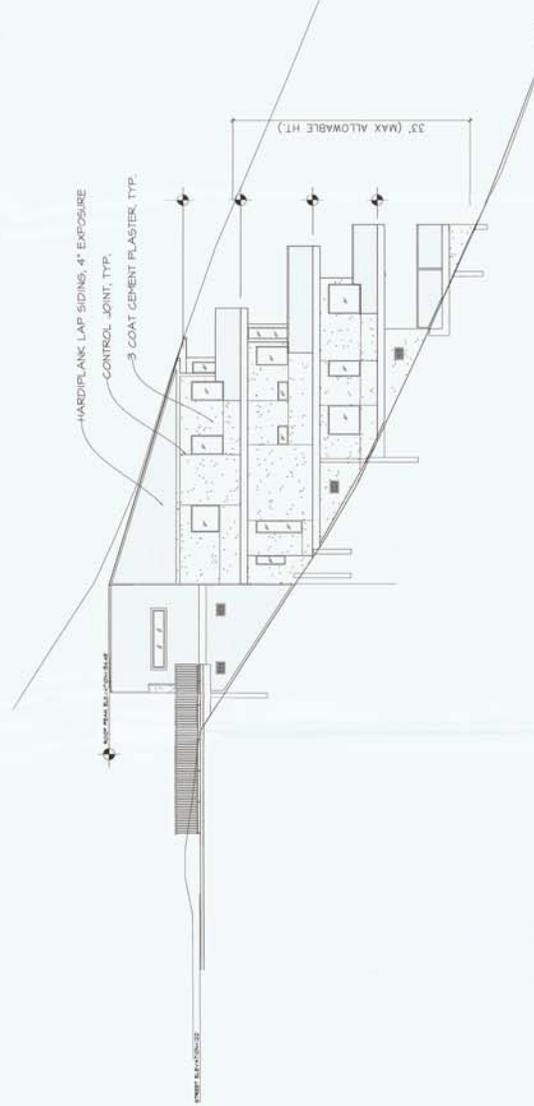
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Sheet

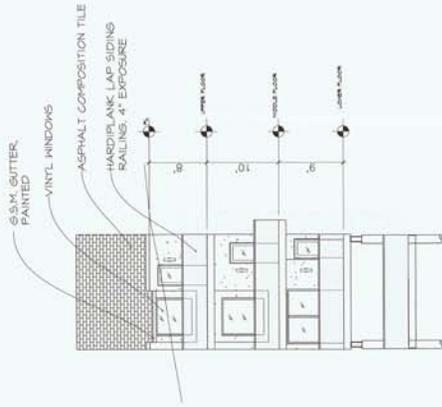
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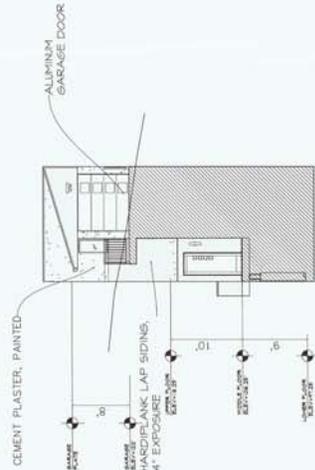
**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



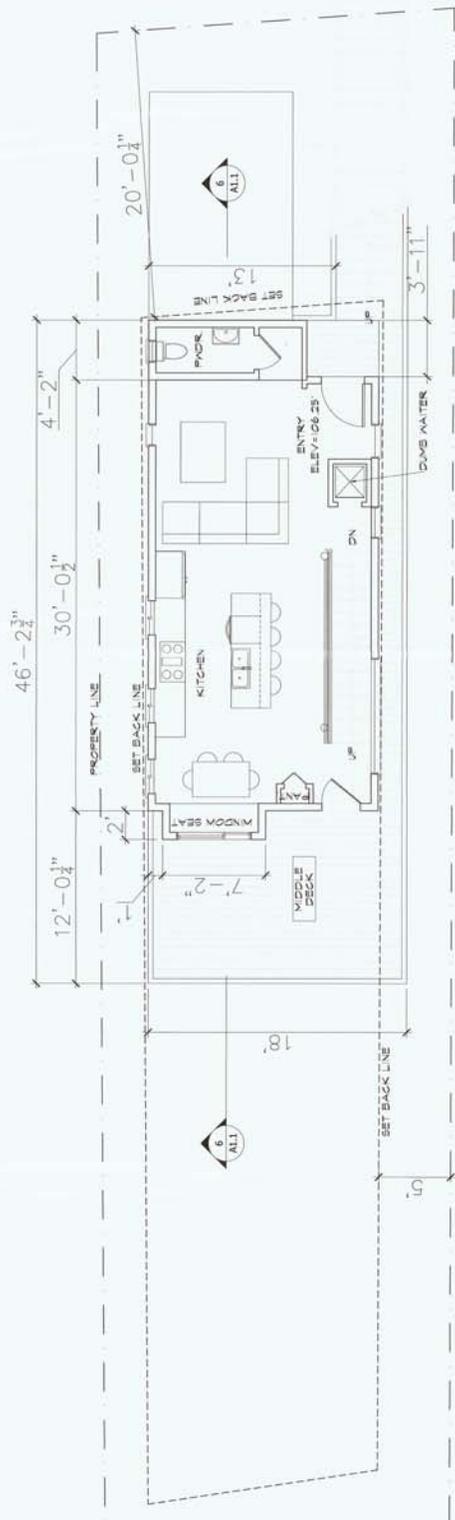
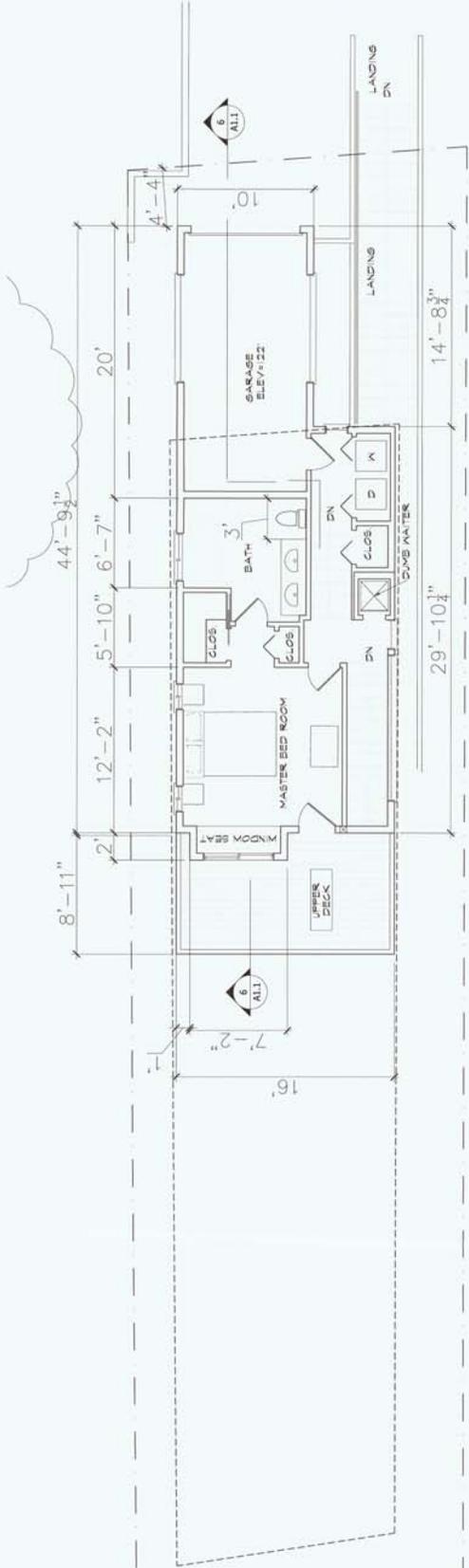
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"







PROJECT NO.	2012-001
DATE	7/20/15
SCALE	1"=10'
CITY	MA
STATE	CA
DATE	09-16-90
NO.	09-16901000
SHEET	1
TOTAL SHEETS	1

**BEFORE EXCAVATING CALL U.S.A.**  
 800-4-A-DIG (4364) or 1-800-4-A-DIG (4364) for assistance.  
 U.S.A. is a national service that provides information on the location and characteristics of any utilities in your area. It is a free service that is available to all property owners. U.S.A. is a national service that provides information on the location and characteristics of any utilities in your area. It is a free service that is available to all property owners. U.S.A. is a national service that provides information on the location and characteristics of any utilities in your area. It is a free service that is available to all property owners.



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- WOOD FENCE
- OVERHEAD UTILITIES
- CENTERLINE
- SPOT ELEVATIONS
- AC ASPHALT CONCRETE
- PP POWER POLE
- R/W RIGHT OF WAY
- SMH SCREW MANHOLE

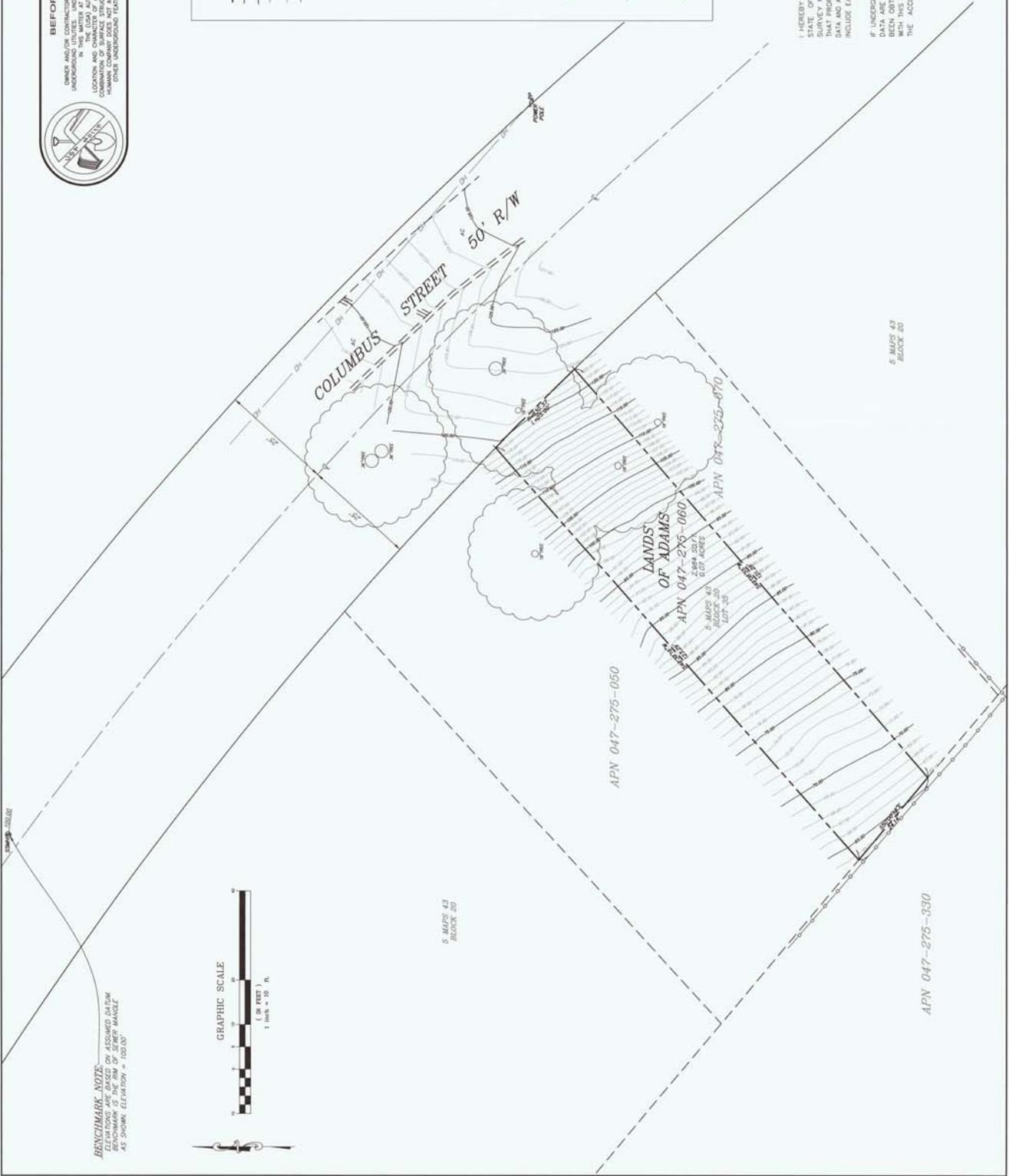
**BENCHMARK NOTES:**  
 ELEVATIONS ARE BASED ON ASSUMED DATUM.  
 EXISTING GARAGE MAIN AS SHOWN.  
 ELEVATION = 100.00'

**GENERAL NOTES:**  
 HAZARD LOT  
 COLONNADA, CA 94019  
 A.P.N. 047-275-060  
 PREPARED FOR:  
 ERICA ADAMS

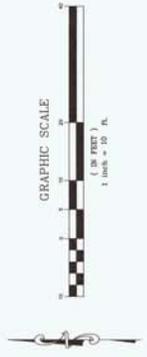
**TRUNK & DRIP LINE**  
 NOTE: NOTAL TREE TRUNK LOCATIONS ARE SHOWN. DRIP LINES SHOWN ARE ONLY APPROXIMATE. PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

I HEREBY STATE THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION IN JULY 2015, AND THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND A BOUNDARY RETRACEMENT SURVEY, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, POLE SETBACKS, AND STREET WIDTHS DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM AVAILABLE SOURCES, NOT CONNECTED WITH THIS CORPORATION, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

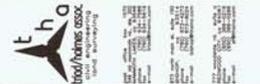


**BENCHMARK NOTES:**  
 ELEVATIONS ARE BASED ON ASSUMED DATUM.  
 AS SHOWN. ELEVATION = 100.00'



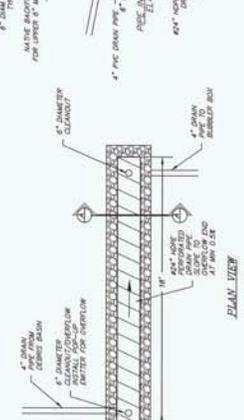
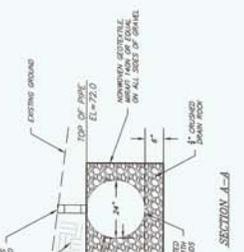
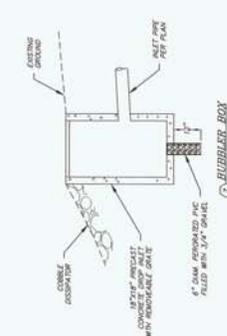
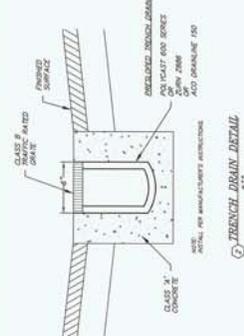
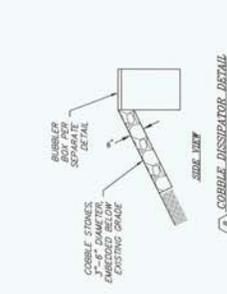
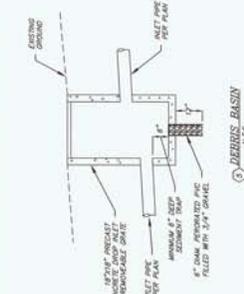
5 MAPS 43  
 BLOCK 20

APN 047-275-330



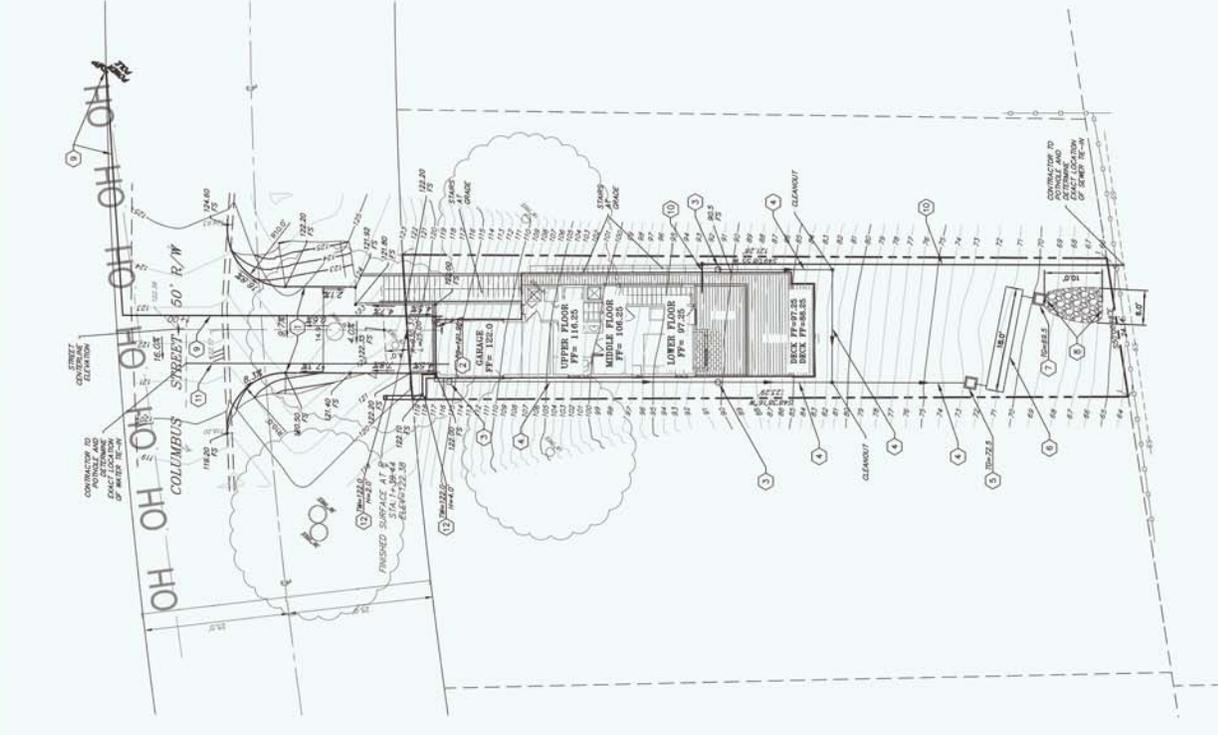
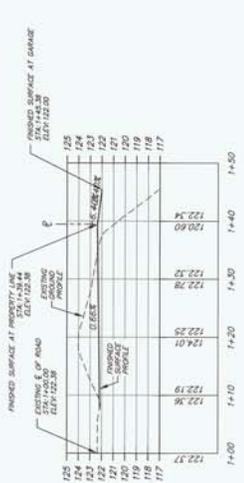
DATE	4/6/17
SCALE	1"=10'
PROJECT	MS/77
DATE	9/16/20
SCALE	1"=10'
PROJECT	MS/77
DATE	9/16/20
SCALE	1"=10'
PROJECT	MS/77

- CONSTRUCTION NOTES**
1. CONSTRUCT CONCRETE CURBWAY AT CURBWAY IN 4" QUARTZ 3/8" WASHED EXTERNAL EDGE OF PARAPET.
  2. INSTALL RETAINING WALL PER DETAIL HEREIN.
  3. CONCRETE FOOTING TO 24" DIA PIPE.
  4. INSTALL 4" PVC DRAIN PIPE. INSTALL CLEANOUTS AT 45' POINTS AND MAKE SURE DOWN ON PLAN.
  5. INSTALL DEBRIS BASIN PER DETAIL HEREIN.
  6. INSTALL DETENTION BASIN PER DETAIL HEREIN.
  7. INSTALL RUBBER BOY PER DETAIL HEREIN.
  8. INSTALL COBBLE DISSEMINATOR PER DETAIL HEREIN.
  9. INSTALL POWER AND TELEPHONE UTILITIES UNDERGROUND AND PROTECT WITH 12" RIGID POLYPROPYLENE AND MANHOLES.
  10. INSTALL 4" SCHED LATERAL PER DRAINAGE COMMUNITY SHEET M-24 AT BACK OF LOT. CONNECT TO EXISTING.
  11. INSTALL 4" ANASTOMIC SERVICE CONNECTION AND 1" PPE CONNECT TO EXISTING PER DISTRICT STANDARDS.
  12. CONSTRUCTION RETAINING WALL REFER TO STRUCTURAL PLANS.



**EARTHWORK QUANTITIES**  
BUILDING EXCAVATION (WITHIN BUILDING FOOTPRINT):  
GROSS = 10 CY  
NET = 10 CY CUT  
SITEWORK EXCAVATION (OUTSIDE BUILDING FOOTPRINT):  
GROSS = 45 CY  
NET = 30 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR REMOVALS OF EXISTING MATERIALS OR FOR SLOPE STABILIZATION. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONSULTATION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

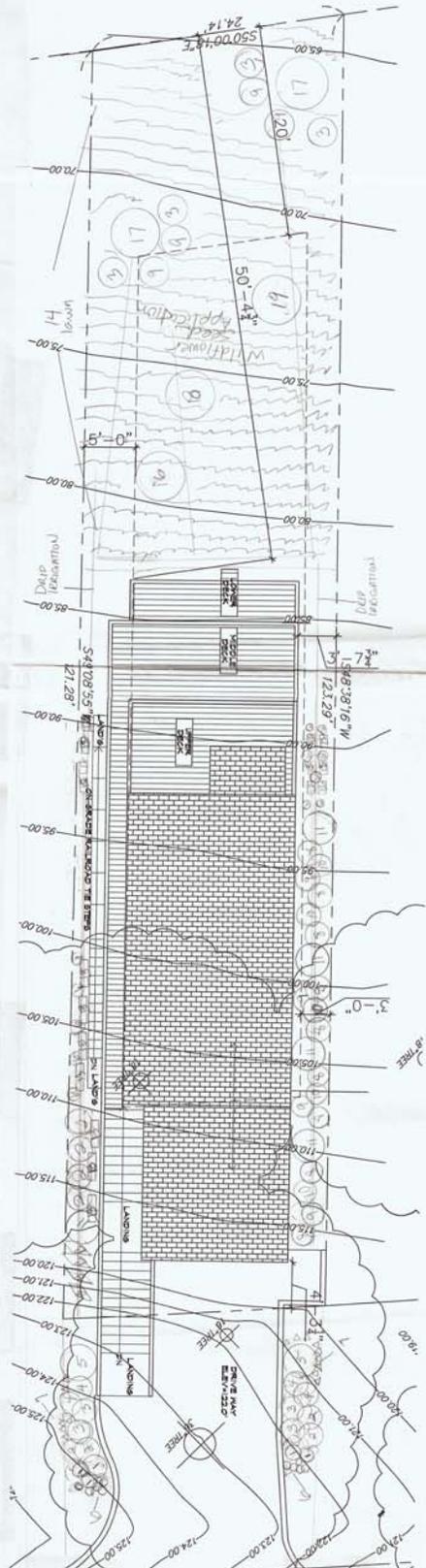


GRAPHIC SCALE  
1"=10'  
1 inch = 10 ft.

PREPARED AND SUBMITTED BY:  
ERIC ADAMS  
P.L.L.C. 07/2020

DATE: 9/16/20  
SCALE: 1"=10'  
PROJECT: MS/77

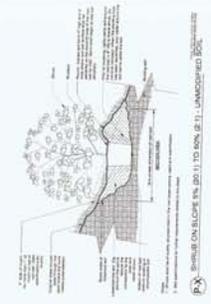
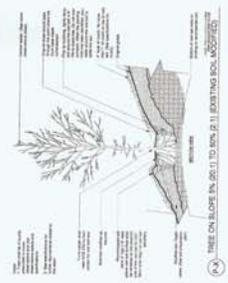




**Plant Legend**

Number	Common Name	Plant Name	Quantity	Size
1	Salvia	Salvia guaranitica	4	1 quart
2	Lavender	Lavandula	8	1 gallon
3	Day Lily	Lilium x	8	1 gallon
4	Coreopsis	Echinacea purpurea	4	1 gallon
5	Russian Sage	Perovskia atriplicifolia	2	1 gallon
6	Grass	Helictotrichon sempervirens	22	1 quart
7	Fire bulbs	Thymus polytrichus	30	bulbs
8	Fire bulbs	Thymus	9	1 gallon
9	Salvia	Salvia pachyphylla or Salvia	4	1 gallon
10	Japanese anemone	Hydrangea paniculata	5	1 gallon
11	Hydrangea	Hydrangea paniculata	5	1 gallon
12	Lily	Lilium	8	bulbs
13	Assorted		1 lb.	500-1000 seeds
14	Widflower treatment		8	bulbs
15	Day Lily		1	15 gallon
16	Handern		2	15 gallon
17	Lilac		1	15 gallon
18	Lime tree		1	15 gallon
19	Lemon tree		1	15 gallon

All plants will be planted with 6 inches of compost.



**Widflower seed treatment**  
 The back yard, unless otherwise noted will remain undisturbed with the exception of the installation of drainage facilities. Disturbed areas will be restabilized with a widflower seed mixture.

**Widflowers include:**  
 Siberian Wallflower (Cheiranthus alpinus), Candycut (Iberis umbellata), Blue Flax (Linum perenne), Cornflower (Centaurea cyanus), Lance-leaved Poppy (Corydalis), Black-chinned Cuckoo (C. nictitans), Sweet William (Prunella vulgaris), California Poppy (Eschscholzia californica), Baby Blue Eyes (Nemophila menziesii), Red Poppy (Papaver rhoeas), Dwarf Phlox (Lobelia grandiflora), Sweet Alyssum (Lobularia maritima), Black-Eyed Susan (Rudbeckia hirta), and Plains Coreopsis (Coreopsis tinctoria).

**Project Landscape Plan**  
 Columbus Avenue  
 El Granada, CA  
 APN 047-275-060  
 Owner: Erica Adams

RECEIVED  
 MAY 24 2017  
 San Mateo County  
 Planning and Public Development

PLAN 2017-00002

June 19, 2017

Erica Adams  
1181 Kedith Street  
Belmont, CA 94002

Dear Ms. Adams:

SUBJECT: Coastside Design Review Recommendation of Approval  
Columbus Avenue, El Granada  
APN 047-275-060; County File No. PLN 2017-00002

At its meeting of June 8, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,431 sq. ft. 3-story single-family residence, including a 200 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. parcel, as a part of a Coastal Development Permit (CDP); Non-Conforming Use Permit (Use Permit) due to non-conforming parcel size, setbacks, and parking; and Certificate of Compliance (COC) Type B to legalize the parcel. The project includes the removal of three (3) significant trees and involves 70 c.y. of earthwork. The CDP is appealable to the California Coastal Commission. A hearing for the CDP, Use Permit, and COC will take place at a later date. The project was scheduled for continued consideration from the March 9, 2017 and May 11, 2017 meetings.

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 recommended conditions:

### **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 one single-family residence in a residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, 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; a. Relationship to Existing Topography; Standards (2) and (3):* The design of the house conforms to the existing topography of the site by stepping down in the same direction as the existing grade.
- b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings; Standard (1):* The proposed windows and doors are compatible in size, proportion, style, and detailing with the design of the house.
- c. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standard (g):* The landscape plan uses wildflower seed application, a variety of shrubs, ground cover, and fruit trees to provide landscaping that harmonizes with the natural surroundings, retains the structural integrity of the lot, and enhances the natural character of the neighborhood.
- d. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting; Standard (a):* The exterior lighting is architecturally integrated with the home's design, style, materials, and colors. *Standard (c):* Exterior lighting is minimized and designed for specific activity so that outdoor areas are illuminated no more than necessary.

### **RECOMMENDATIONS**

1. Install railroad tie steps at the north side yard with base rock and pebbled treads.
2. Erect a 5-foot "good neighbor" fence along the south elevation.
3. No irrigation systems shall be installed along the side yards.

### **RECOMMENDED CONDITIONS**

#### Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastsides Design Review Committee on June 8, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.

2. The 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 the Planning and Building Department's 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.
3. The applicant shall indicate the following on plans submitted for a Building Permit, as stipulated by the Coastside Design Review Committee:
  - a. Drip irrigation shall be used for the lower slope.
  - b. Provide a description of the materials for the steps at the north side yard.

4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. 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.

- n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
5. 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.
  6. 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.
  7. 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.
  8. No site disturbance shall occur, including any vegetation removal or grading, until a Building Permit has been issued.
  9. 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 Columbus Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Columbus Street. There shall be no storage of construction vehicles in the public right-of-way.
  10. 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.

11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
12. Installation of the approved landscape plan is required prior to final inspection.
13. At the Building Permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
  - a. 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).
  - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
  - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
  - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
  - e. Irrigation System: The property shall certify that Irrigation Controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation Controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

14. At the Building Permit application stage, the applicant shall submit a tree protection plan, including the following:
  - a. Identify, establish, and maintain Tree Protection Zones throughout the entire duration of the project;
  - b. Isolate Tree Protection Zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
  - c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
  - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
  - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
  - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of 8 feet; and
  - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

#### Granada Sanitary District

15. The project requires a Sewer Variance from the Granada Sanitary District due to the Non-Conforming Size of the parcel. Applicant must have the COC to apply for the Variance.

#### Coastside Fire Protection District

16. As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may

have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

17. Add note to plans smoke alarm/detector are to be hardwired, interconnected; or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
18. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
19. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
20. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5 | R302.6
21. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 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. 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.
22. Roof Covering: As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
23. Vegetation Management: The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291 have the following requirements:
  - 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.

24. Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
25. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA Standard Wire having openings not exceeding 1/2-inch.
26. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
27. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
28. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of Half Moon Bay. A Building Permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
29. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire District prior to hook-up to riser. Any soldered fittings must be pressure-tested with trench open.
30. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
31. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

32. All fire conditions and requirements must be incorporated into the applicant's building plans prior to Building Permit issuance. It is the applicant's responsibility to notify their contractor, architect and engineer of these requirements.

#### Department of Public Works

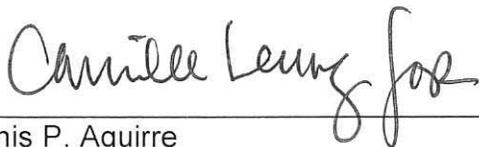
33. Prior to the issuance of the Building Permit or Planning Permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
34. Prior to the issuance of the BLD Permit or PLN Permit (if applicable), 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.
35. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
36. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
37. Have the surveyor file a corner record to check conformity with existing records.
38. Show location of sewer lateral.
39. Note on plans the maintenance responsibilities of the property owner.
40. Provide drainage calculations for swales along both sides of the house. Slopes are steep and the concentration of water mat required additional measures to minimize long term erosion problems.

41. Do not stockpile material in the County right-of-way. Relocate to the adjacent site if possible.
42. Do not block the existing swales in the roadway.
43. Add County details for trench backfill.

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 staff-level Coastal Development Permit and Grading Permit. For more information, please contact Camille Leung, at 650/363-1826, or by email at [cleung@smcgov.org](mailto:cleung@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:CML:aow – CMLBB0322\_WAN.DOCX

cc: Stuart Grunow, Member Architect  
Christopher Johnson, El Granada Community Representative  
Ed and Alexis Abell, Interested Members of the Public  
Major Gates, Interested Member of the Public  
Edward Stanley, Interested Member of the Public  
Nancy and Deryck Marsh, Interested Members of the Public

Erica D. Adams  
1181 Kedith St.  
Belmont, CA 94002  
(213) 713-5789

May 15, 2015

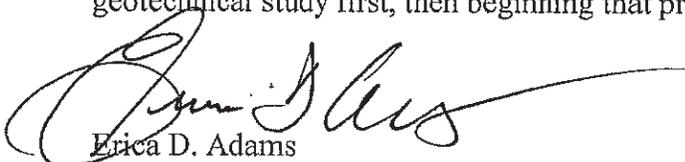
Mr. and Ms. Abell  
Po Box 1553  
El Granada, CA, 94018--1553

Dear Mr. and Ms. Abell:

My name is Erica Adams. I have entered into a contract to purchase APN 047-275-060, a vacant parcel next to yours 047-275-070.

I have written to you twice before to see if there is any interest in selling your vacant coastal property, and thus far no negotiation has occurred. This letter, sent return receipt, will serve as the documented proof required for me to proceed with the sewer, water, and development variances in advance of my residential construction. I am familiar with the zoning limitations, and prepared for the additional challenges of a substandard lot, and I am excited about my plans to build in this lovely neighborhood.

Should you change your mind, and become interested in discussing sale of your property, please contact me at 213 713-5789 or via email at [edagarden@yahoo.com](mailto:edagarden@yahoo.com). I will only be interested before I have an architect design my project. I anticipate getting a survey and geotechnical study first, then beginning that process in November 2015.

  
Erica D. Adams  
Future homeowner

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms + Ms. Abell  
 P.O. Box 1553  
 El Granada CA  
 94018

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  X
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

- Certified Mail®  Priority Mail Express™
- Registered  Return Receipt for Merchandise
- Insured Mail  Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number

(Transfer from serv) 7014 1200 0001 0058 1093  
 PS Form 3811, July 2000 Domestic Return Receipt

**CERTIFIED MAIL**



7014 1200 0001 0058 1093



1000 94018

U.S. POSTAGE  
 BELMONT, CA  
 MAY 15 15  
 AMOUNT  
**\$6.49**  
 00024871-04

**RETURN RECEIPT REQUESTED**

Mr. and Ms. Abell  
 Po Box 1553  
 El Granada, CA, 94018--1553

*W L G / 22*  
*5/16*  
*5/21*

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

SC: 94022284281 \*1549-05270-15-34  
 94022284281

1181 Keith St  
 Belmont, CA 94002

Erica D. Adams  
1181 Kedlth Street  
Belmont, CA 94002

August 9 2016

Edward Eli & Alexis A. Abell  
Po Box 1553  
and 620 Francisco St. (return receipt)  
El Granada, CA 94018-1553

Hello Mr. and Ms. Abell,

My name is Erica Adams. I have purchased the property next to yours in El Granada, and intend to construct a residence. As part of that process I must verify that I have made reasonable attempts to purchase any undeveloped land near mine which could make my parcel standard size.

This is the third time that I have attempted to contact you regarding sale of your property in El Granada 047-250-070. I have sent certified letters which have been returned, and regular mail letters which have not been returned. However, to date I have had no response from you about selling your property.

From my research, your parcel does not have water rights and would be subject to the same level of additional permitting that mine is. Outside of regular development costs and \$60K for water, the additional development requirements associated with a substandard lot are approximately two years of permit approval and about \$20K in planning fees.

Since more than a year has already passed, the window for you to contact me is approximately one month and ends, September 15, 2016. I would appreciate some type of acknowledgement of my efforts to contact you and/or an opportunity to discuss sale prices.

I look forward to your response.

If you have modified your position on selling your property, I can be reached at 213 713-5789. Or you can send a letter to my address below.

Regards,



Erica D. Adams  
1181 Kedlth Street  
Belmont, CA 94002

Subject: Sales Offer for 047-275-070  
From: edagarden@yahoo.com (edagarden@yahoo.com)  
To: ssalet@apr.com;  
Date: Wednesday, September 7, 2016 3:00 PM

Tom Salet  
Alain Pinel Realty  
License#: 01084650

Hello Tom,

I received your certified letter on behalf of the Abells this week. Thank you for calling me back in response to my August 9, 2016 inquiry about purchasing their vacant parcel, which is located next to my undeveloped parcel in EI Granada.

As I explained to you, and you confirmed, I had contacted the Abells twice before to inquire about purchasing their property. You indicated today that they were interested in discussing a sale. I indicated that in the year that had passed since the prior contact that due to their initial silence on selling, I have expended a great deal of non-recoverable time and money in anticipation of developing my parcel and that would be a consideration in my offer to the Abells.

When I asked you what they were asking for as a price, you indicated that they were seeking \$295K for a 3,000 square foot parcel. I was astounded, since this price far exceeds market price comparables for a substandard lot such as the one the Abells own. Within the past year full size parcels in EI Granada are selling for \$150 to \$300, sometimes with water connections.

Again, thank you for responding to my inquiry. Best of luck with the sale.

Regards,

Erica D. Adams

*Salet*

**ALAIN PINEL**  
REALTORS

42 N. Cabrillo Highway  
Half Moon Bay, CA 94019

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLDED AT DOTTED LINE  
**CERTIFIED MAIL**



7015 3430 0000 5683 2371

Erica Adams  
1181 Kedith St  
Belmont, CA 94002

RETURN RECEIPT  
REQUESTED

*Erica Adams  
1181 Kedith St.  
Belmont, CA 94002*

94002-284891



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLDED AT DOTTED LINE  
**CERTIFIED MAIL**



7014 1200 0001 0058 1093

Mr. and Ms. Abel  
Po Box 1553  
El Granada, CA 94018-1553

*WLC/6/22*



1000

94018

U.S. POSTAGE  
PAID  
BELMONT, CA  
94002  
MAY 15, 2015  
AMOUNT  
**\$6.49**  
00024371-04



1000



94002

U.S. POSTAGE  
PAID  
SAN MATEO, CA  
94401  
AUG 25 '16  
AMOUNT  
**\$3.77**  
R2305H130026-07

RETURN TO SENDER



August 23, 2016

Erica D. Adams  
1181 Kedith Street  
Belmont, CA 94002

Dear Ms Adams:

We have been contacted by Mr. and Mrs. Edward Abell with regard to your letters inquiring about their residential lot on Columbus Street in El Granada. The Abell's have asked us to contact you to see if you are still interested in purchasing their parcel of land.

Please feel free to reach out to us if you would like to discuss this further. We can be reached either by email ([tsalet@apr.com](mailto:tsalet@apr.com)) or telephone (650-245-6326).

If you are no longer interested please let us know that as well so that we can pass this information on to the owners.

Thank you for your time and we look forward to hearing from you.

Sincerely,

Tom & Sharon Salet  
Alain Pinel Realtors



Tom Salet  
Sharon Salet  
REALTORS®  
License #70021001

42 N. Cabrillo Highway  
Half Moon Bay, CA 94019

Cell 650.245.6326  
Direct 650.479.1109  
[ssalet@apr.com](mailto:ssalet@apr.com)  
[tsalet@apr.com](mailto:tsalet@apr.com)  
[apr.com](http://apr.com)  
[halfmoonbayhomes.com](http://halfmoonbayhomes.com)

**Subject:** Re: Sales Offer for 047-275-070  
**From:** edagarden@yahoo.com (edagarden@yahoo.com)  
**To:** edagarden@yahoo.com;  
**Bcc:** dcomito@granada.ca.gov;  
**Date:** Monday, November 28, 2016 12:15 PM

Hello Tom,

Can you please let me know if the Abells are willing to sell their land for \$70K? I did research on their price and taxes over the years. Their expenses are about \$30K at this point.

Thanks you for your attention to this matter.

Erica Adams

---

**From:** "edagarden@yahoo.com" <edagarden@yahoo.com>  
**To:** "ssalet@apr.com" <ssalet@apr.com>  
**Sent:** Wednesday, September 7, 2016 3:00 PM  
**Subject:** Sales Offer for 047-275-070

Tom Salet  
Alain Pinel Realty  
License#: 01084650

Hello Tom,

I received your certified letter on behalf of the Abells this week. Thank you for calling me back in response to my August 9, 2016 inquiry about purchasing their vacant parcel, which is located next to my undeveloped parcel in El Granada.

As I explained to you, and you confirmed, I had contacted the Abells twice before to inquire about purchasing their property. You indicated today that they were interested in discussing a sale. I indicated that in the year that had passed since the prior contact that due to their initial silence on selling, I have expended a great deal of non-recoverable time and money in anticipation of developing my parcel and that would be a consideration in my offer to the Abells.

When I asked you what they were asking for as a price, you indicated that they were seeking \$295K for a 3,000 square foot parcel. I was astounded, since this price far exceeds market price comparables for a substandard lot such as the one the Abells own. Within the past year full size parcels in El Granada are selling for \$150 to \$300, sometimes with water connections.

Again, thank you for responding to my inquiry. Best of luck with the sale.

Regards,

Erica D. Adams

**Subject:** Re: Abell's Lot  
**From:** edagarden@yahoo.com (edagarden@yahoo.com)  
**To:** tsalet@apr.com;  
**Bcc:** dcomito@granada.ca.gov;  
**Date:** Friday, December 2, 2016 9:52 AM

Thank you for getting back to me. That is well over both my offer of \$70K and market value, so I am going to decline.

---

**From:** Tom Salet <tsalet@apr.com>  
**To:** "edagarden@yahoo.com" <edagarden@yahoo.com>  
**Sent:** Friday, December 2, 2016 9:24 AM  
**Subject:** Abell's Lot

Hi Erica,

The Abell's wanted me to pass along the price of 270K for the lot. Let me know if there is any interest.

Take care,

***Tom Salet***

Alain Pine! Realtors  
42 N. Cabrillo Hwy.  
Half Moon Bay, CA 94019  
650-479-1108 [ln](#)  
Direct  
650-245-6326 [ln](#)  
Cell  
[www.halfmoonbayhomes.com](http://www.halfmoonbayhomes.com)

---

**Attachments**

- datauri-file.png (628B)
- datauri-file.png (628B)

**Subject:** Offer on vacant parcel on Columbus street

**From:** edagarden@yahoo.com (edagarden@yahoo.com)

**To:** dcomito@granada.ca.gov;

**Date:** Friday, December 2, 2016 9:59 AM

Hello Delia,

You should now have both an email with a formal offer to the Abells on the adjacent vacant property and a response declining the submitted offer. The asking price is now \$270K, without water, for less than 3,000 sq. ft. of land with a 50% slope. Any type of market comps for land on the coast will show that that is easily double what the current market is.

Hopefully this satisfies this aspect of the application and there is not anything else outstanding

Please let me know if there is a problem and who I need to follow up with. Also you were going to let me know if there is another application before mine. And finally, when are your meetings for variances held?

Thank you.

Erica Adams  
213 713-5789

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## Attachments

- datauri-file.png (628B)

**Subject:** FW: Vacant Lot in El Granada  
**From:** Paula Starr Sherrin (psherrin@ca.rr.com)  
**To:** edaplanner@yahoo.com;  
**Date:** Sunday, August 13, 2017 3:11 PM

Dear Ms. Adams,

We're glad to hear that you will be able to build on the property. We've purchased a retirement home in Portland, OR and are almost finished remodeling.

We are forwarding this email because it is all we have left of correspondence on the property. If you scroll down, I do indicate that we had tried to convince Mr. Abell to sell our parcels together, and we had also offered to purchase his parcel, but he had wanted too much for it. I don't recall exact amounts, but he wanted considerably more for his parcel than we were asking. He was quite contrary and stopped returning calls.

We're sorry we can't give you more details, but we recently shredded all our old paperwork.

Regards,

Dan and Paula Sherrin

**From:** Juliette Kulda [mailto:juliette@kuldagroup.com]  
**Sent:** Thursday, March 13, 2014 7:03 PM  
**To:** Paula Sherrin <psherrin@ca.rr.com>  
**Subject:** RE: Vacant Lot in El Granada

Paula,

When you mentioned the neighbor for some reason I imaged the house nearby using it as a side yard.

I will work on getting the contact number for the lot owners next door because I know that question will come up.

Would you like me to start the listing paperwork? If so would you like to sign electronically via email or do you have any trips planned here?

Thanks,

Juliette

**Juliette Kulda**

Keller Williams Peninsula Estates  
1430 Howard Ave | Burlingame, CA 94010  
650.560.8663 | Fax: 650.627.3701  
juliette@KuldaGroup.com | www.KuldaGroup.com  
BRE Lic# 01372531

**JK**  
JULIETTE KULDA

www.KuldaGroup.com | **My Mobile URL:** <http://app.kw.com/KW2O5PINW>

---

**From:** Paula Sherrin [<mailto:psherrin@ca.rr.com>]  
**Sent:** Wednesday, March 12, 2014 7:33 PM  
**To:** Juliette Kulda  
**Subject:** RE: Vacant Lot in El Granada

Juliette,

As I mentioned, I asked Bill to approach the owner of the lot next to mine in 2011, and he was not interested in selling at that time. His last name is Abell. I think it would be worthwhile to approach him again. I definitely want to sell because I no longer wish to build there. Perhaps I wasn't clear with Bill that I wanted to sell. This lot was purchased by my grandparents, but I'm not feeling sentimental about it at all.

If the lot has not been listed for sale in the past, I wish to do so now. Let's start at the asking price you suggested, \$80K, and see what develops. Thanks so much for getting back to me.

Paula Sherrin

---

**From:** Juliette Kulda [<mailto:juliette@kuldagroup.com>]  
**Sent:** Wednesday, March 12, 2014 2:16 PM  
**To:** [PSherrin@CA.RR.com](mailto:PSherrin@CA.RR.com)  
**Subject:** Vacant Lot in El Granada

Paula,

As follow up to your recent conversation regarding your lot, I have attached the county records on it. I know this street well because I sold the house to your left a couple years ago. What great views! As you know, it's very steep and will require to be joined to the neighboring lot in order to build. Have you ever approached the vacant lot owner next door?

Assuming you do NOT have a CCWD water connection that runs with this lot, I would suggest listing it around \$80,000.

Please let me know your thoughts.

Thanks, Juliette

---

A business card for Juliette Kulda. On the left is a small portrait of her. To the right of the portrait, the text reads: "Juliette Kulda", "Keller Williams Peninsula Estates", "1430 Howard Ave | Burlingame, CA 94010", "650.560.8663 | Fax: 650.627.3701", "juliette@KuldaGroup.com | www.KuldaGroup.com", and "BRE Lic# 01372531". On the right side of the card, there is a large, stylized "JK" logo with the text "JULIETTE KULDA" written across it in a smaller font.

**Juliette Kulda**  
Keller Williams Peninsula Estates  
1430 Howard Ave | Burlingame, CA 94010  
650.560.8663 | Fax: 650.627.3701  
juliette@KuldaGroup.com | www.KuldaGroup.com  
BRE Lic# 01372531

**JK**  
JULIETTE KULDA

www.KuldaGroup.com | My Mobile URL: <http://app.kw.com/KW2O5PINW>

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2013.0.3462 / Virus Database: 3722/7187 - Release Date: 03/12/14

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## Attachments

- image004.png (52.79KB)

## Camille Leung

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**From:** MCC Dave Olson <daveolsonmcc@gmail.com>  
**Sent:** Thursday, January 26, 2017 4:42 PM  
**To:** Camille Leung  
**Subject:** Commentson PLN2017-00002 (APN 047275060)

I reviewed the packet that you sent us for this project, and I have several concerns about this project.

It is an extremely steep lot, and substandard as well (only 25 feet wide), and well under 5000 square feet. While there is no grading proposed, the lot coverage may very well lead increased erosion below this property.

There is an adjacent vacant lot, also only 25 feet wide. I don't see any information in the application for a Nonconformity Use Permit that an attempt was made to purchase the adjacent lot (or it's development rights), so that the parcel will be a conforming parcel.

Do you know if this parcel was ever in common ownership with the adjacent lot?

I would not want a precedent set in this area to increase development on substandard lots.

I'm also concerned about the limited on-site parking, with the proposal for a single car garage. Parking on the streets in that area can lead to problems for large vehicles such as fire trucks.

Thanks,

Dave Olson  
Vice Chair, Midcoast Community Council  
650.387.3618 (cell)  
daveolsonmcc@gmail.com  
<http://www.midcoastcommunitycouncil.org/>

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: WWW.COASTAL.CA.GOV

**RECEIVED**

2017 FEB -1 A 8:58

January 26, 2017

**SAN MATEO COUNTY  
PLANNING AND BUILDING  
DEPARTMENT**

Camille Leung, Project Planner  
San Mateo County  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

**RE: Planning Permit Application Referral for PLN 2017-00002 (Adams) - APN 047-250-060  
Columbus St., El Granada**

Dear Ms. Leung:

Thank you for forwarding the Project Referral for Planning File Number PLN 2017-00002, which we received in our office on January 18, 2016. The proposed project site is a parcel located on Columbus Street, in El Granada, San Mateo County. The applicant is seeking a Coastal Development Permit (CDP), Design Review, a Non-conforming Use Permit (UP), and Certificate of Compliance for the construction of a new 1,320-square-foot single-family with an attached one-car garage. The proposed project includes the removal of three Monterey cypress trees and grading (55 cubic yards of fill and 15 cubic yards of cut).

The parcel is approximately 2,900 square feet where the zoning requires a minimum parcel size of 5,000 square feet for new single-family residences. Section 6503 of the Local Coastal Program (LCP) requires specific procedures to be followed for obtaining a UP. The applicant must comply with the requirements of this section of the LCP. LCP Section 6133 requires a UP for development of an unimproved, non-conforming parcel when the size of the actual non-conforming parcel is less than 3,500 square feet. No UP may be granted to exceed maximum floor area, height, and parcel coverage for parcels in the Midcoast. The proposed project must be evaluated for its consistency with this requirement of the LCP. The LCP provides that a non-conforming parcel may continue as a separate, legal, parcel subject to merger provisions of the County's subdivision regulations and in compliance with applicable provisions of LCP Section 6133 which allows for enlargement of non-conforming parcels by adding contiguous land through a number of different ways, including merger or lot line adjustment. The issuance of a UP must be based upon findings as required by Section 6133. We recommend that the applicant demonstrate that all reasonable efforts have been undertaken to acquire the vacant parcels located adjacent to the proposed project site; in an effort to bring the size of the subject parcel into conformity with zoning standards. The analysis for the UP must include a finding that 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. We suggest

Camille Leung, Project Planner  
San Mateo County - Planning and Building Department  
PLN2017-00002 (Erica Adams)  
Columbus St., El Granada  
January 26, 2017

that any offers made to adjacent property owners be appropriately documented. The County analysis, in summary, must consider the proposed project's consistency with LCP Sections 6133 and 6503. The proposed project will entail the removal of three Monterey cypress trees and includes landscaping. We suggest that replacement tree plantings and landscaping use native species.

Thank you for the opportunity to provide you with these comments. Please feel free to contact me at (415) 904-5292 or by email at [renee.ananda@coastal.ca.gov](mailto:renee.ananda@coastal.ca.gov) if you have questions regarding this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Renée Ananda". The signature is written in black ink and is positioned above the typed name and title.

Renée Ananda, Coastal Program Analyst  
North Central Coast District

Use Permit Findings- By Erica Adams, Applicant

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,

The S-17 Zoning District includes a ratio for both lot coverage and floor area based on parcel size. Lot coverage is reduced from 50% to 35% when a structure exceeds 16 inches in height. Floor area ratio varies from 1,200 sq. ft. (.48% for parcels 2,500 sq. ft.-4,749 sq. ft.) to a maximum of 6,200 sq. ft. (11,698 sq. ft. or greater) based on parcel size. This proposal complies with the lot coverage and floor area limits, and is therefore adequately proportionate to the parcel size.

(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,

I have included a record of attempts to purchase the adjacent parcel undeveloped parcel. The parcel to the north, right of the subject parcel is conforming in size and has been recently (2016) purchased (\$320K) and legalized with a Certificate of Compliance. Due to the recent purchase and early development activities occurring on the site, no effort was made to buy the conforming parcel.

The undeveloped parcel to the south, left of the subject parcel is approximately the same size as the subject parcel. A chain of title for this parcel was purchased to determine if the parcels were ever held in common ownership. The deeds for the two parcels do not indicate that they ever were in common ownership.

Prior to purchasing the subject parcel, (May 2015) a letter was sent to the owners of the adjacent parcel to see if they had any interest in selling. No response was received. After purchasing the parcel, another attempt was made to contact the owners and determine if they were interested in selling. No response was received. In August 2016 another attempt was made. This time their realtor responded with a verbal offer and said the half-size parcel was for sale for \$295K. This is more than twice what market price was. It was declined. One last contact was made with my offer of \$70K. The counter offer was \$270K which was declined.

Prior to my purchase in 2015, the previous land owner in addition to offering to purchase the parcel outright, made efforts to coordinate the sale of the two vacant parcels simultaneously with the Abells. The former owner also recalls that the amount of money that they were seeking was out of line with market values. The subject parcel of this application was listed for \$80K initially by the realtor, and has better ocean views than the Abell's parcel. This information is also included for review.

(c) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible,

The project complies with all applicable zoning regulations and design review standards. Typically residences with 2 or more bedrooms require two covered parking spaces, however the County allows one covered parking space and one uncovered parking space for parcels with just 25 feet of road frontage.

(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

The proposed residence is located in a residential community with access to public utilities. No scenic views will be impeded by the residence. The parcel is being utilized for what the zoning calls for. No detrimental impacts will occur to coastal resources, public welfare or neighborhood improvements:

(e) Use permit approval does not constitute a granting of special privileges.

With this application, there are no special privileges are being granted to develop a residence in a residential zone in an urban area.