

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

DATE: April 24, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), pursuant to 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 3,145 sq. ft. three-story single-family residence, plus a 589 sq. ft. attached two-car garage, located on a 7,200 sq. ft. parcel at Isabella Road in the unincorporated El Granada area of San Mateo County. Seven (7) eucalyptus trees are proposed for removal and only minor grading (85 cubic yards) is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00323 (Power)

PROPOSAL

The applicant, Patrick Power, proposes to construct a new 3,145 sq. ft. three-story single-family residence, plus a 589 sq. ft. attached two-car garage, located on a 7,200 sq. ft. parcel. The proposed three-story residence includes a detached two-car garage, front entry porch, living and dining rooms, kitchen, laundry room, master bedroom and bath, two (2) bedrooms and a guest bathroom. Seven (7) eucalyptus trees are proposed for removal and only minimal grading (85 cubic yards) is involved.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Certificate of Compliance (Type B), County File Number PLN 2018-00323, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located along Isabella Road in the unincorporated El Granada area of San Mateo County, within an area of developed parcels with single-family homes of various architectural styles. The subject site is more than moderately

sloped in topography, with an average slope of 38 percent. Isabella Road to the east and developed parcels to the north, south and west bound this parcel.

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

Regarding the Local Coastal Program (LCP), the project complies with policies that encourage infill development, and that require compliance with design review standards. Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. This the policy also requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one (1) dwelling unit per five (5) acres, and/or served by sewer and water. The project involves the construction of a new single-family residence where public facilities, services and utilities are available.

LCP Policy 1.29 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) for the issuance of Type B CoCs to legalize parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. In this instance, there is no evidence or reason to believe that the parcel legalization would result in development that would adversely impact coastal resources.

The Coastsides Design Review Committee (CDRC) considered the project at the October 11, 2018 meeting where the CDRC determined that the project complies with applicable Design Review Standards and recommended project approval. The three-story single-family residence is complementary to the adjacent structures in size, shape, and scale. The structure steps down the hill away from Isabella Road in the same direction as the existing grade thereby conforming to the existing topography of the site. The wall articulation serves to break up the appearance of sheer walls that also reduces massing, and increases visual interest. The landscape plans are compatible with and enhance the design of the house and surrounding neighborhood.

The project complies with the height and other development standards of the R-1/S-17 Zoning District. The project’s design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 33% (2,345 sq. ft.) of total lot size, where 35% (2,520 sq. ft.) is the maximum allowed. Additionally, the proposed floor area proposed is 51% (3,734 sq. ft.) of total lot size, where 53% (3,816 sq. ft.) is the maximum allowed.

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PROPOSAL

The applicant, Patrick Power, proposes to construct a new 3,145 sq. ft. three-story single-family residence, plus a 589 sq. ft. attached two-car garage, located on a 7,200 sq. ft. parcel. The proposed three-story residence includes a detached two-car garage, front entry porch, living and dining rooms, kitchen, laundry room, master bedroom and bath, two (2) bedrooms and a guest bathroom. Seven (7) eucalyptus trees are proposed for removal and only minimal grading (85 cubic yards) is involved. The subject parcel, Lot 12, was created when the "El Granada Highlands, Subdivision No. 4" was recorded in 1928. However, the subject parcel continued to be conveyed together with other parcels until March of 1966. Only at that time was the lot conveyed separately from adjacent lots, thus a CoC (Type B).

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Certificate of Compliance (Type B), County File Number PLN 2018-00323, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Owner and Applicant: Patrick Power

Location: Isabella Road, El Granada

APN: 047-171-170

Parcel Size: 7,200 sq. ft.

Parcel Legality: Certificate of Compliance (Type B) to be considered at this Planning Commission meeting.

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/District/Coastal Development)

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Services: Coastside County Water District

Sewer Services: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0140E, dated October 12, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in an urban residential zone.

Setting: The project site is a vacant lot located along Isabella Road in the unincorporated El Granada area of San Mateo County, within an area of developed parcels with single-family homes of various architectural styles. The subject site is more than moderately sloped in topography, with an average slope of 38 percent. Isabella Road to the east and developed parcels to the north, south and west bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
August 17, 2018	- Application submitted.

- October 11, 2018 - Coastside Design Review Committee recommends approval of the project.
- October 31, 2018 - Application deemed complete.
- April 24, 2019 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including the following:

Water Supply Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Coastside County Water District (CCWD) has provided staff with a project review comment, including requirements to include fire suppression plans in the application for a water service connection to be reviewed by CCWD at the building permit stage.

Wastewater Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. The Granada Community Service District (GCSD) has provided staff with a project review comment identifying the need to apply for a sewer permit variance.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required for the Certificate of Compliance (Type B), pursuant to Section 6328.4 of the County Zoning Regulations. The parcel is not located in a scenic corridor, nor does the property contain or adjoin an area of sensitive habitat. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project involves the construction of a new residence at a density of six (6) dwelling units/acre where public facilities, services and utilities are available.

- b. Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. As of the print date of this report, four (4) new dwelling units have been built in the current 2019 calendar year.

Policy 1.29 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcels. The applicant has submitted an application, along with the appropriate fees, for said permit. Policy 1.30 provides standards for review when legalizing parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. There is no evidence or reason to believe that the proposed parcel legalization would result in development impacting coastal resources, as the lot is larger than the 5,000 sq. ft. minimum lot size required by the S-17 Zoning District, does not contain sensitive habitat, and is not located in a scenic corridor.

Legalization of the subject parcel must conform to the LCP’s “Locating and Planning New Development” component including policies addressed in Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) incorporating the adopted Montara-Moss Beach-El Granada Community Plan into the Land Use Plan. As discussed in this report, future development of the parcel with a single-family house

would comply with General Plan, LCP, and the S-17 Zoning District, including allowed uses and density.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements – Map 1.5*) locates the project site in the Half Moon Bay Airport Influence Area. Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's location complies with the safety, noise, and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 33 feet would not penetrate the established airspace threshold.

c. Visual Resources Component

Visual Resources Policy 8.9 (a) and (g) (Trees) require that tree removal is minimized for the location and design of new development, and their removal is allowed if they pose a threat to public health, safety and welfare. The removal of the trees is proposed in order to locate the new residence onsite, as designed.

Visual Resources Policy 8.10 (Vegetative Cover) requires the replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological character of the area. The proposed comprehensive landscape plan recommended for approval at the October 11, 2018 CDRC meeting includes new trees and plants to address removal of trees to accommodate the new single-family residence by adding new replacement trees and other plantings onsite.

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes El Granada. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on October 11, 2018 and determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

Visual Resources Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed home complies with these guidelines as follows:

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed materials for the home, such as Hardie plank siding and composite roof shingles, have a natural appearance.
- (3) The proposed house design uses hip roofs, including composite roof shingles as the primary roof material.
- (4) The building dimensions, shape and form, and architectural details bring the proposed structure to scale with the rest of the homes in the neighborhood.

3. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property’s R-1/S-17/DR/GH/CD Zoning designation, as indicated in the following table:

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	7,200 sq. ft. (existing)
Maximum Floor Area	3,816 sq. ft. (53% maximum)	3,734 sq. ft. (51%)
Maximum Building Site Coverage	2,520 sq. ft. (35% maximum)	2,345 sq. ft. (33%)
Minimum Front Setback (For attached garage located on a slope greater than 14%, pursuant to Section 6411(a) of the Zoning Regulations.	0 ft.	10 ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	43 ft.
Minimum Right Side Setback	5 ft.	7.5 ft.
Minimum Left Side Setback	5 ft.	7. ft.
Minimum Combined Side Yard Setback	15 ft.	15 ft.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed one-story residence meets the height standards. The project's design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 33% (2,345 sq. ft.) of total lot size, where 35% (2,520 sq. ft.) is the maximum allowed. Additionally, the proposed floor area proposed is 51% (3,734 sq. ft.) of total lot size, where 53% (3,816 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The CDRC considered the project at a regularly scheduled CDRC meeting on October 11, 2018 and adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment E):

- (1) Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in Neighborhood; a. Privacy; Standards (1, 2): Locates, orients, and designs openings, entries, the upstairs deck, and the patio to minimize and mitigate views onto adjacent properties. Locates high-activity areas, including dining room, living room, and playroom, away from low-activity areas on adjacent properties.
- (2) Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; a. Relationship to Existing Topography; Standard (1): House design conforms to the existing topography of the site as the structure steps down the hill away from Isabella Road in the same direction as the existing grade.
- (3) Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; d. Daylight Plane/Facade Articulation; (2) Facade Articulation: Multiple projecting and recessing architectural details, including the entryway, the chimney, multiple offsets, and the Rear/West elevation pop-outs at grade, serve to break up the appearance of sheer walls, reduce massing, and increase visual interest.
- (4) Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; a. Architectural Style; (2): Contemporary style of the house is compatible with the neighborhood due to proposed materials such as Hardie plank siding, composition shingles, stamped concrete driveway, and wood trim that

complement the homes in the neighborhood. In addition to making this finding, the CDRC recommended that the applicant consider using Hardie siding for the driveway parapet walls, which has been added as Recommendation 1 in Attachment A.

- (5) Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 1. Landscaping; Standards (b): The landscape plans are compatible with and enhance the design of the house and surrounding neighborhood by providing an appropriate variation in plant types, sizes, and colors and providing visual interest and aesthetic value.

4. Conformance with the Subdivision Regulations

The division of land creating the subject parcel must be legally confirmed as it is an undeveloped lot of an antiquated subdivision; in this case, Lot 12 of Block 17 as shown on that map entitled “El Granada Highlands, Subdivision No. 4,” filed in the County Recorder of San Mateo County, on November 7, 1928. The County Subdivision Regulations Section 7134 requires either a Type A or Type B CoC to resolve and confirm a parcel’s legality. To qualify for a Type A CoC (pursuant to Section 7134.1), it must be confirmed that the 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 Type B CoC shall be required, pursuant to Section 7134.2, as is the case with this application.

While the subject Lot 12 was initially part of the cited “El Granada Highlands, Subdivision No. 4,” recorded in 1928, it continued to be conveyed together with other parcels until March of 1966. Only at that time was the lot conveyed separately from adjacent lots, thus requiring the Type B CoC. 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 development on the parcel complies with public health and safety standards.

B. ENVIRONMENTAL REVIEW

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

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council and did not receive any comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Geotechnical and Drainage Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated December 11, 2018
- E. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00323

Hearing Date: April 24, 2019

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

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

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, and compliance with design review standards and findings.
3. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding infill development, and compliance with design review standards and findings.
4. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Find:

5. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meeting of October 11, 2018, the project is in compliance with the Design Review Standards for the Coastside. The three-story single-family residence is complementary to the adjacent structures in size,

shape, and scale. The structure steps down the hill away from Isabella Road in the same direction as the existing grade thereby conforming to the existing topography of the site. The wall articulation serves to break up the appearance of sheer walls that also reduces massing and increases visual interest. The landscape plans are compatible with and enhance the design of the house and surrounding neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 24, 2019. Design changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval.
2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. Prior to the issuance of a building permit for the project, the owner shall work with the Project Planner to record the Certificate of Compliance (Type B) with the County Recorder's Office, as required to establish the legality of the existing parcel, APN 047-171-170. For recordation, the owner shall provide, to the project planner, a legal description of the parcel for recordation.
4. The applicant shall include the permit approval letter on the top pages of the building plans.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
7. The 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.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
9. 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.
10. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
11. 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 Isabella Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Isabella Road. There shall be no storage of construction vehicles in the public right-of-way.
12. 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. As recommended by the CDRC, as recommended by the Coastside Design Review Committee (CDRC), consider using Hardie siding for the driveway parapet walls

13. 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).
14. 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: The 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 the 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.

Building Inspection Section

15. The applicant shall apply for a building permit.
16. Submit a completed C3/C6 Form and drainage analysis report.

Granada Community Services District

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

Coastside County Water District

18. Prior to the issuance of a building permit, the applicant shall submit fire suppression plans in their application for water service connection.

Geotechnical Section

19. The slope stability shall be evaluated at the building permit stage by the project geotechnical engineer based on the drainage design provided by the project civil engineer. The two registered engineers shall be different to provide reliable and independent opinions.

Coastside Fire Protection District

20. Smoke Detectors which are Hard Wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
21. 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.
22. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
23. Occupancy Separation: As per the 2016 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
24. Under-stair protection for new/remodeled enclosed accessible areas. Provide note/detail. CRC R302.7

25. Add the Following Note to the Plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy-Ko 911 or equivalent.
26. Roof Covering: As per Coastside Fire District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
27. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District (CFPD) Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with CFPD specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
28. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
29. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a

complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with CDPD Ordinance No. 2006-01. Fees shall be paid prior to plan review.

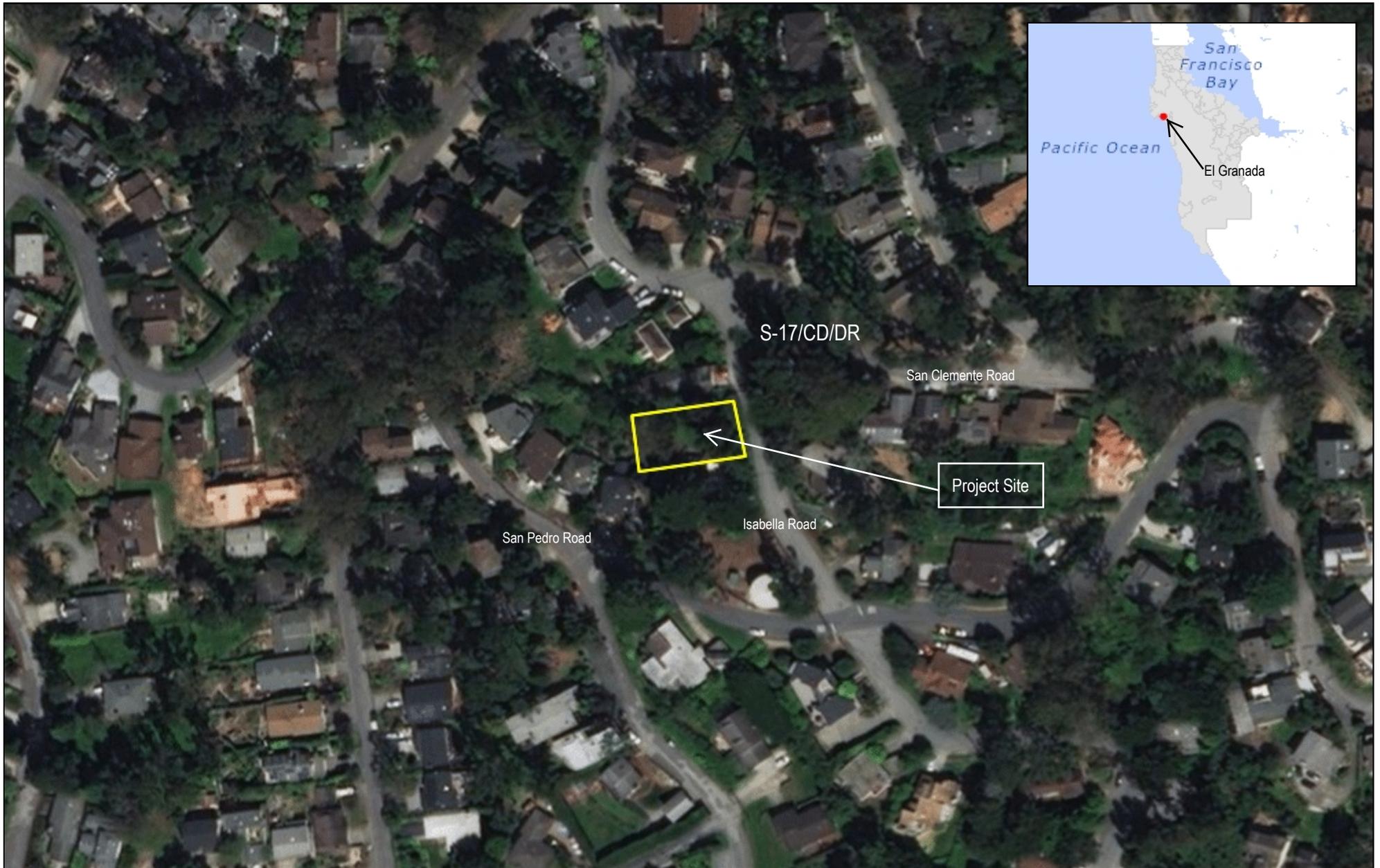
30. Installation of underground sprinkler pipe shall be flushed and visually inspected by CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
31. Exterior Bell and Interior Horn/Strobe: are required to be wired into the required flow switch on your fire sprinkler 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.
32. Vegetation Management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
33. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

DPA:pac - DPADD0158_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,256



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C



New Residence for:
PATRICK POWER
Isabella Ave, El Granda
APN # 047-171-170

CHRIS RIDGWAY ARCHITECT
August 15, 2018



Gutters and rain water leaders are white vinyl

SKYLIGHT: use flat glass skylights
With bronze anodized frames

Windows and Doors
Milgaard
White Vinyl

Wood facias are preprimed Cedar
Rear balcony

Benjamin Moore
Cloud white # 967
(Paint color is the color of this white box)

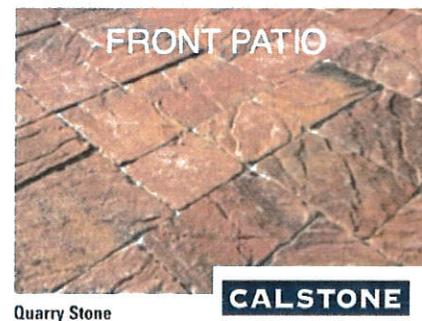
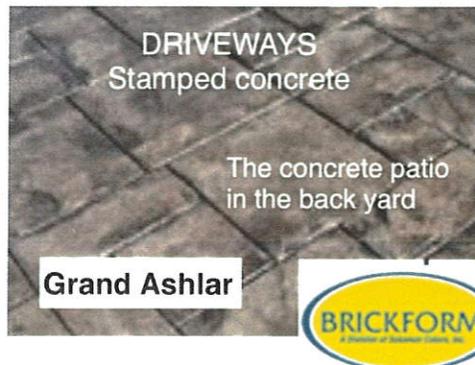


DRIVEWAY PLANTERS
Made of site cast concrete. Hardie
Siding is used in the forms so that
the finished concrete will be cast
with texture to match the siding.
Paint to match siding

GARAGE DOORS
Custom made. All panels are glass
that is tinted and tempered. The
frame is wood it is painted to match
the trim.

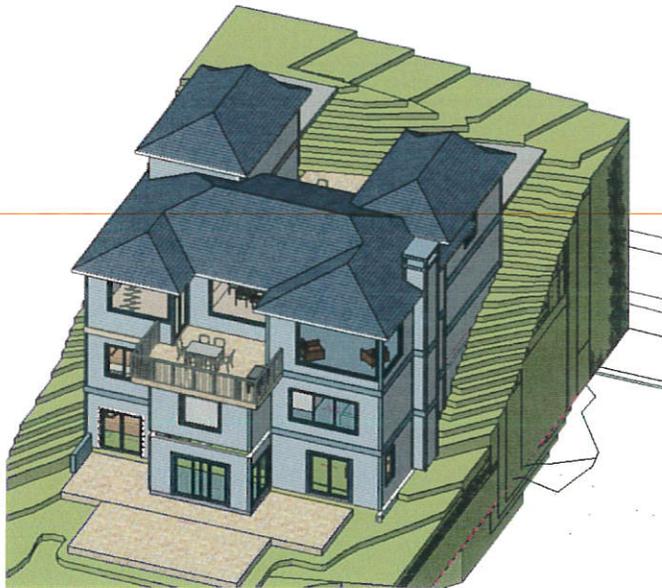
Residence for:
PATRICK POWER
Isabella Ave.
El Granada, Ca.

APN # 047-171-170



CHRIS RIDGWAY
ARCHITECT
650 622-6301

August 15, 2018



1 AXONOMETRIC
SCALE 1/8" = 1'-0"

LIST OF DRAWINGS

FOR DESIGN REVIEW

A1.1	COVER PAGE / AXONOMETRIC / LIST OF DRAWINGS
A1.2	SITE PLAN & DATA
A1.3	GENERAL NOTES
A1.4	AXONOMETRICS AND FLOOR PLANS
A2.1	FIRST FLOOR PLAN
A2.2	MIDDLE FLOOR PLAN
A2.3	BOTTOM FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A4.1	SECTION A-A
SU	SURVEY- SAVIOR P. MCALLEE, LAND SURVEYING
LS1	LANDSCAPING
LS2	TREE PLAN
C-1	CIVIL - GRADING & DRAINAGE PLAN - SIGMA PRIME
C-2	CIVIL - EROSION & SEDIMENT CONTROL PLAN - SIGMA PRIME
BMP1	BEST MANAGEMENT PRACTICES



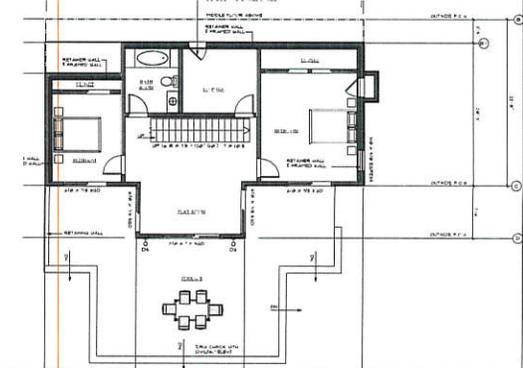
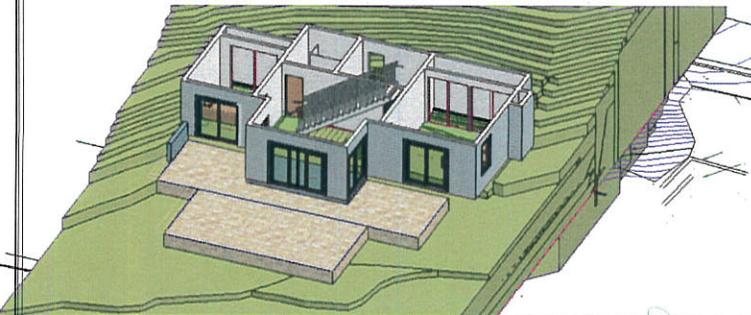
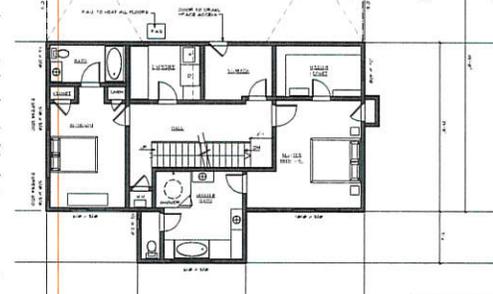
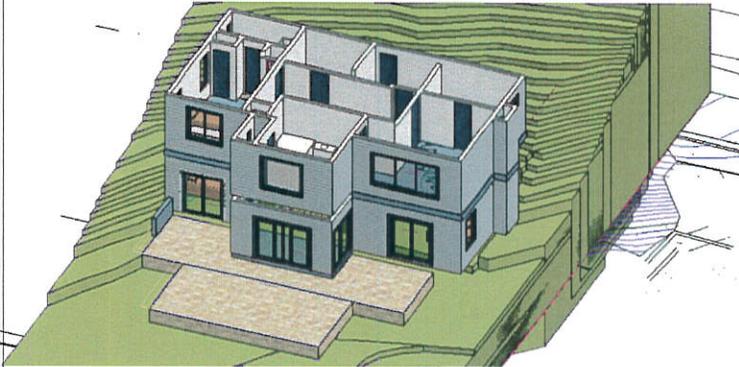
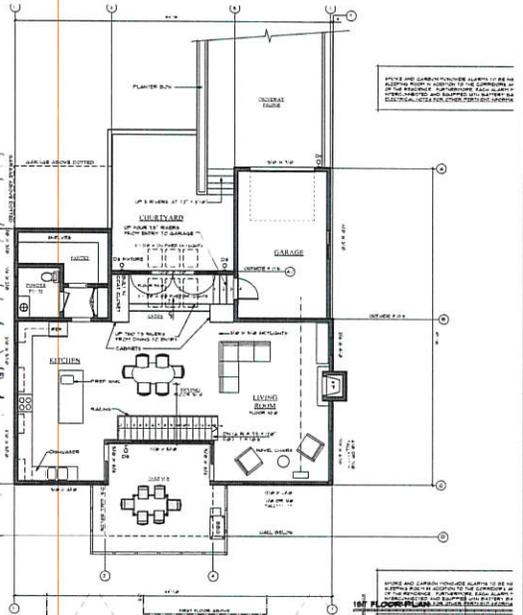
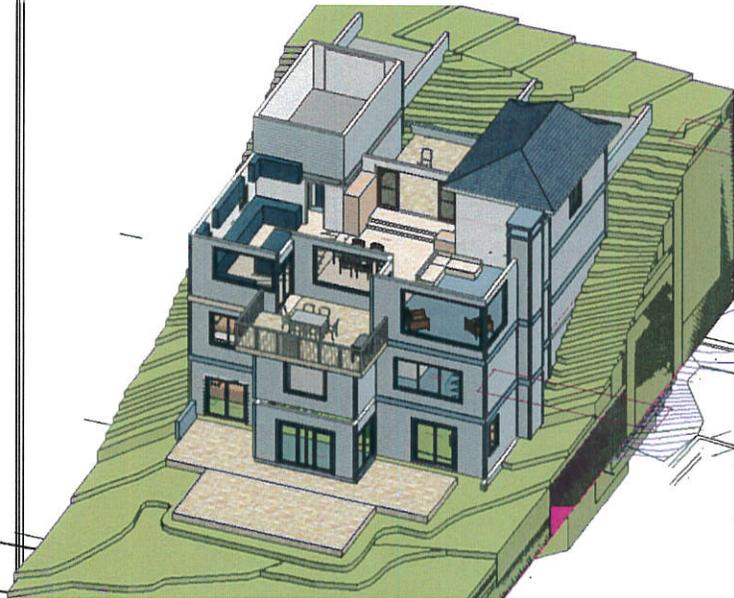
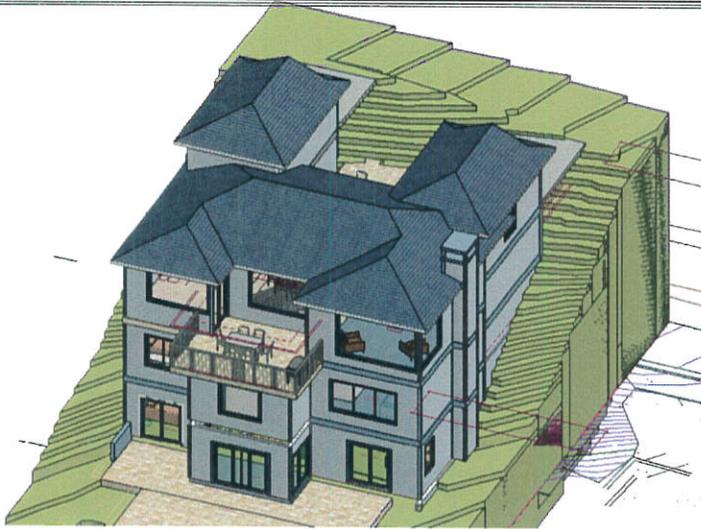
CHRIS RIDGWAY ARCHITECT, INC.
 470 POPULAR STREET, HALF MOON BAY, CA 94023
 PH: 650.422.0300 WEB SITE: CRAWCHIT.NET
 EMAIL: CRAWCHIT@CRAWCHIT.NET



NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA
 A.P.N. 041713119

JOB #
1802
 SCALE
AS NOTED
 DATE
08/15/18

SHEET
A1.1



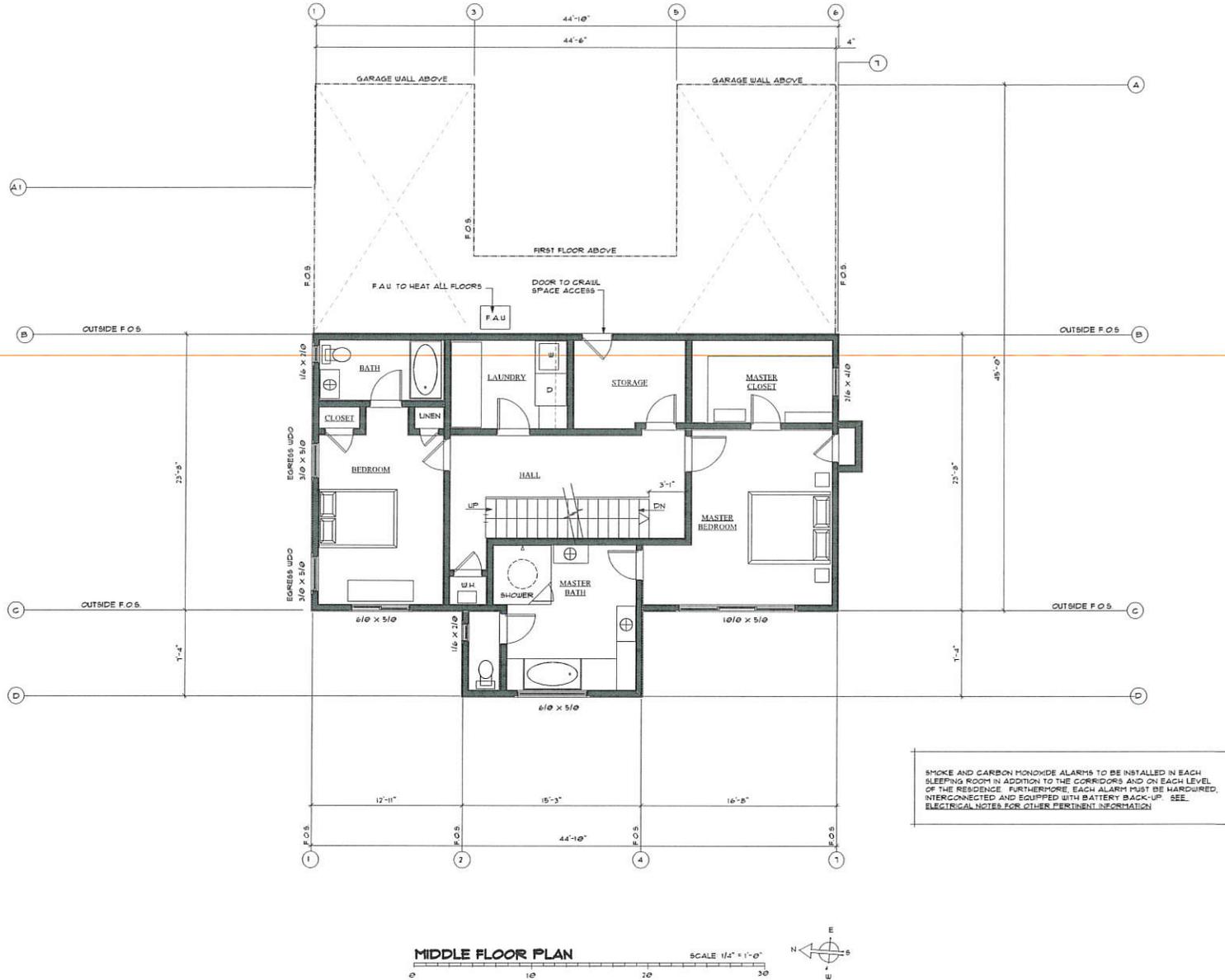
JOB # 1807
 SCALE AS NOTED
 DATE 05/16
 SHEET A1.4

NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA
 A.P.N. 047-11-110



CHRIS RIDGWAY ARCHITECT, INC.
 670 POPLAR STREET, MALE HOOKWAY, CA 94028
 PH: 650.622.6301 WEB SITE: CRARCHTCT.NET
 EMAIL: CRARCHTCT@COASTSIDE.NET





SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL NOTES FOR OTHER PERTINENT INFORMATION.

MIDDLE FLOOR PLAN

SCALE 1/4" = 1'-0"



CHRIS RIDGWAY ARCHITECT, INC.

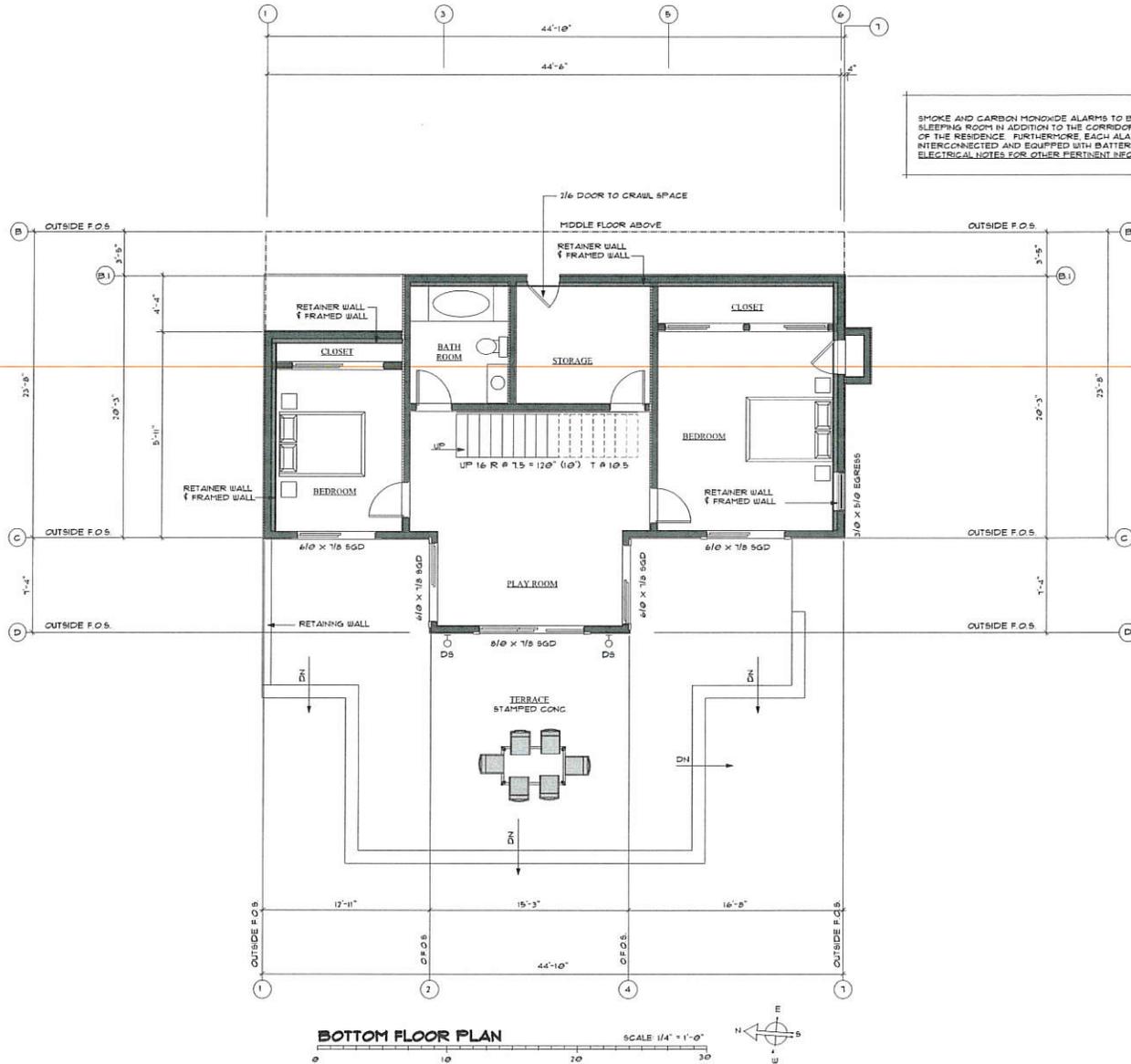
870 POPULAR STREET, HALF MOON BAY, CA 94045
 TEL: 415-465-2222
 EMAIL: CRARCHIT@GMAIL.COM



NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA

JOB # 1802
 SCALE AS NOTED
 DATE 08/15/18

SHEET
A2.2



SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL NOTES FOR OTHER PERTINENT INFORMATION.



CHRIS RIDGWAY ARCHITECT, INC.
 610 POPULAR STREET, HALF MOON BAY, CA 94019
 650-962-8888
 EMAIL: CHRISR@CHRISRIDGWAY.COM

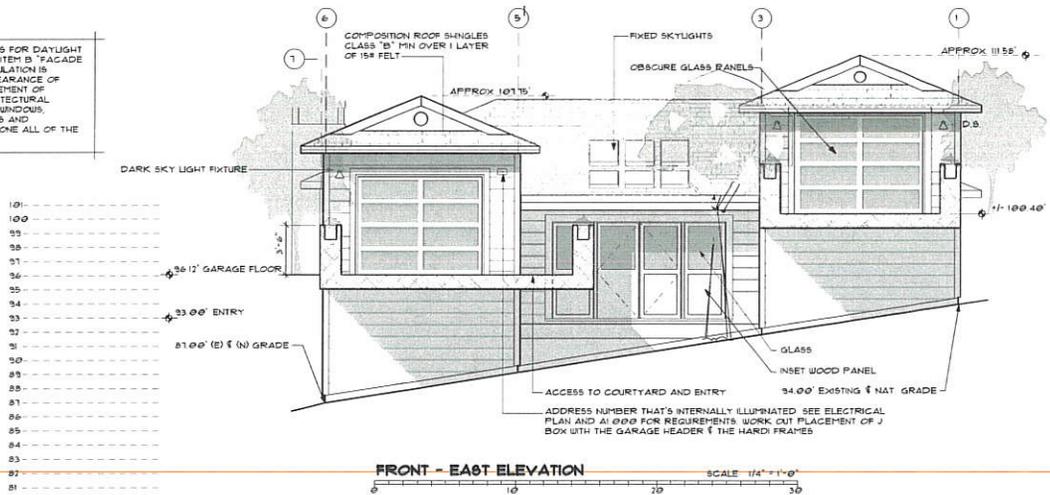


NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA

A.P.N. 04111710
 JOB # 1802
 SCALE AS NOTED
 DATE 08/15/10

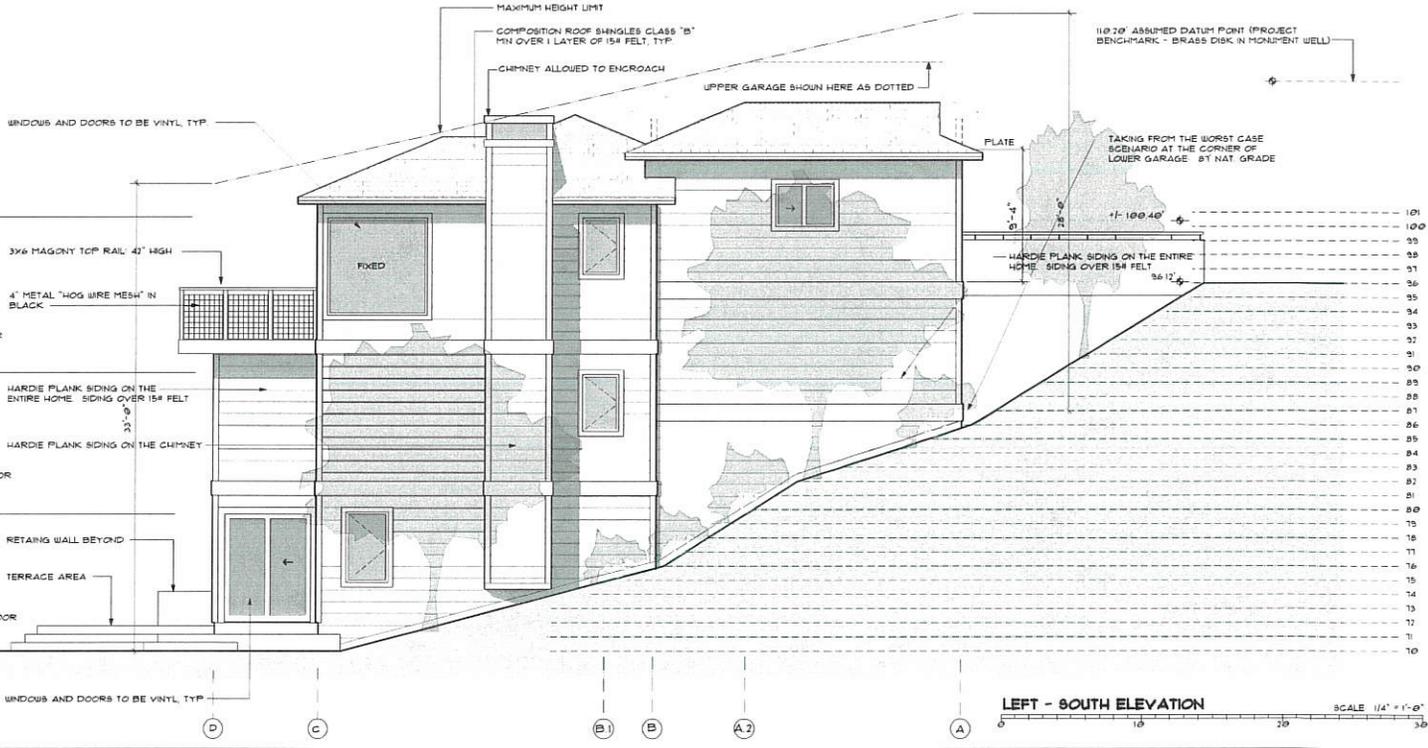
SHEET
A2.3

THE 5-11 REGULATIONS ITEM 3 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION ITEM 3 FACADE ARTICULATION FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILEVERED FEATURES. WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS



FRONT - EAST ELEVATION SCALE 1/4" = 1'-0"

110.20' ASSUMED DATUM POINT (PROJECT BENCHMARK - BRASS DISK IN TIGHTENMENT WELL)



LEFT - SOUTH ELEVATION SCALE 1/4" = 1'-0"



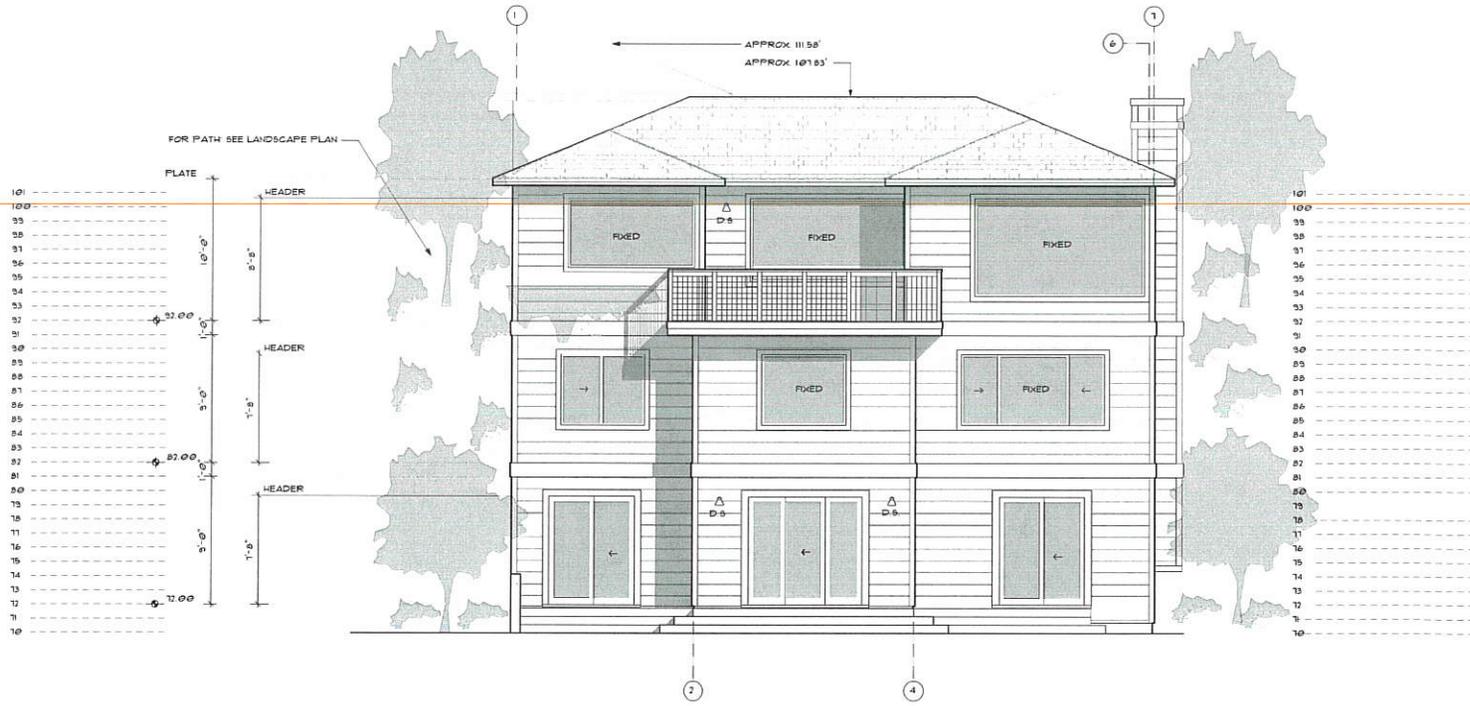
CHRIS RIDGWAY ARCHITECT, INC.
 1000 SHERBORN DRIVE SUITE 100
 P.O. BOX 659 9303008 WEB SITE: CRARCHITECT.NET
 EMAIL: CRARCHITECT@CARTEL.NET



NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD EL GRANADA, CA

JOB # 1002
 SCALE AS NOTED
 DATE 08/15/08

SHEET
A3.1



REAR - WEST ELEVATION SCALE 1/4" = 1'-0"



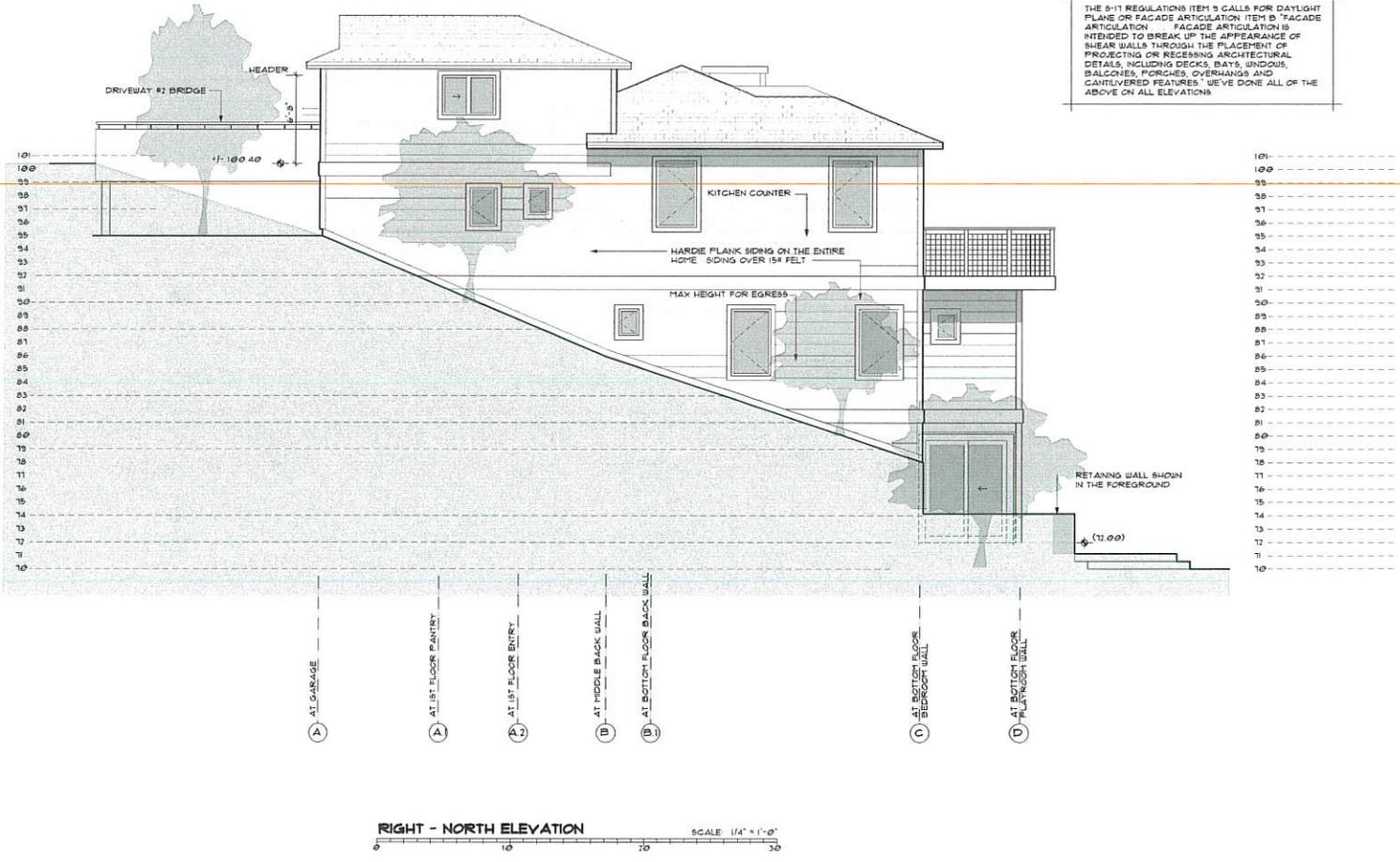
CHRIS RIDGWAY ARCHITECT, INC.
 670 POPULAR STREET, HALF MOON BAY, CA 94023
 PH: 650.422.6346 WEB SITE: CRARCHITECT.NET
 EMAIL: CRARCHITECT@GCSBAYSIDE.NET



NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA, CA
 A.P.N. 04171110

JOB # 1802
 SCALE AS NOTED
 DATE 08/15/18

SHEET
A3.2



70

CHRIS RIDGWAY ARCHITECT, INC.

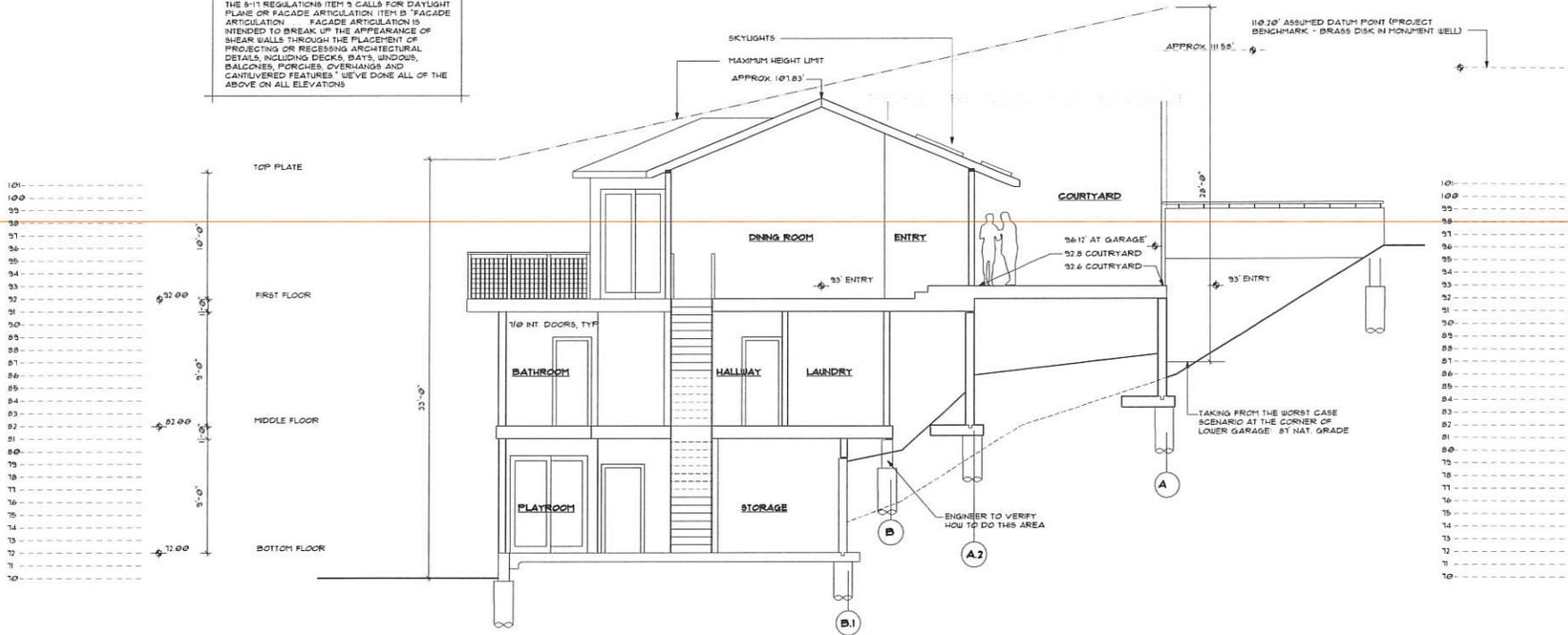
1000 S. GARDEN AVENUE, SUITE 100
 P.O. BOX 4833
 EL CAJON, CALIFORNIA 92021
 TEL: 619.441.4833 FAX: 619.441.4833
 WWW.CRAARCHITECT.COM

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 4833

NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA, CA

A.P.N. 041111119
 JOB # 1002
 SCALE AS NOTED
 DATE 08/15/18
 SHEET
A3.3

THE 8-11 REGULATIONS ITEM 3 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION ITEM B FACADE ARTICULATION FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS, INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILVERED FEATURES. WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS



SECTION A-A SCALE 1/4" = 1'-0"



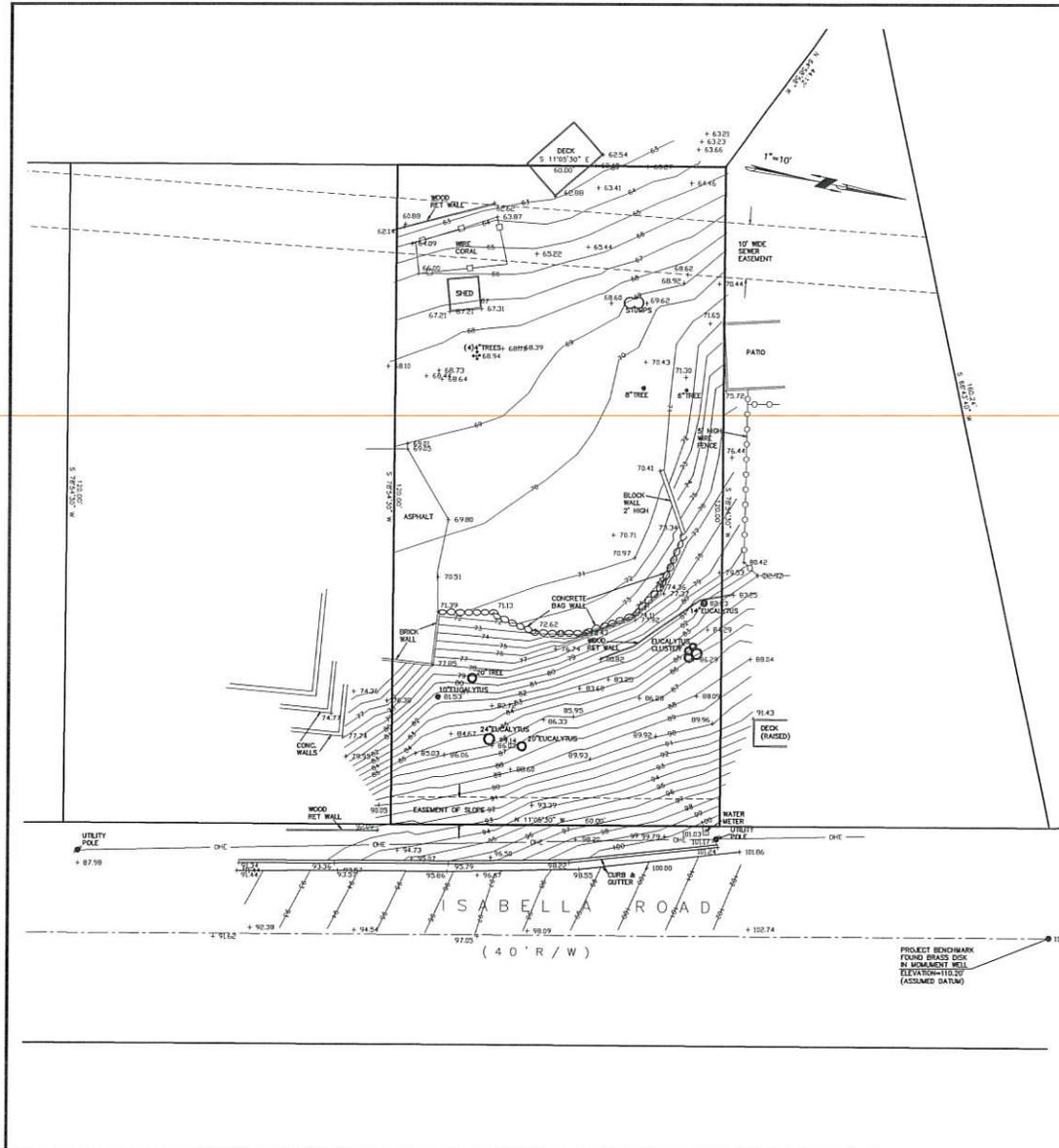
CHRIS RIDGWAY ARCHITECT, INC.
 470 POPULAR STREET, HALF MOON BAY, CA 94040
 PH: (650) 672-8200 WEB SITE: CRARCHITECT.NET
 EMAIL: CRARCHITECT@CARTERSIDE.NET



NEW HOME FOR
PATRICK POWER II
 ADDRESS: ISABELLA ROAD, EL GRANADA, CA

APN: 047-17-110
 JOB #: 13007
 SCALE: AS NOTED
 DATE: 08/15/08

SHEET
A4.1



NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

LEGAL DESCRIPTION:

LOT 12, BLOCK 17, AS SHOWN ON THAT CERTAIN MAP ENTITLED "EL MORAÑO HERMOSA SUBDIVISION NO. 4" SAN MATEO COUNTY, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON NOVEMBER 7, 1938 IN BOOK 17 OF MAPS AT PAGE 29.

LOT AREA:

7,200 SQ. FT.

BENCHMARK STATEMENT:

THE PROJECT BENCHMARK FOR THIS TOPOGRAPHIC SURVEY BEING A FOUND BRASS DISK IN A MONUMENT WELL. ELEVATION = 115.20 FEET (ON AN ASSUMED DATUM)

SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE APRIL, 2014. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNER MARKS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EVIDENCES SHOWN IN THE TITLE REPORT WERE PLOTTED.



P. McAlley
 SAVIDR P. McALLEY
 LAND SURVEYOR, LS 8299
 (805) 708-2423

08-11-18
 DATE

SAVIDR P. McALLEY, LAND SURVEYING
 2770 S. EL CAMINO REAL
 SAN MATEO, CALIFORNIA 94080
 855/708-2423

TOPOGRAPHIC SURVEY OF LOT 12,
 BLOCK 17, BOOK 17 OF MAPS AT PAGE 29
 SAN MATEO COUNTY, CALIFORNIA
 CITY OF PACIFICA

Number	Date	By	Check	Approval
1	08-11-18	SAVIDR P. McALLEY		
2				
3				

VINES

- V-RS *Impatiens Spectabilis* 'Bicolor Kerf' Red flower. Full sun.
- V-WF *Wisteria floribunda* 'Violeta'. ROYAL PURPLE WISTERIA. Blue violet flowers that are slightly fragrant. Semi sun to sun. Little to moderate water. Can be grown as a vine or transplanted into a standard tree. 1 gallon.
- V-BH *Rosa Bankae* LADY BANKS ROSE. Evergreen climber or bush. Tiny, 1" clusters of yellow flowers. Blooms off all wood in the spring and fall. 1 gallon.

PERENNIALS

- P-2H *Pentstemon barbatus*. TWIZZLE SCARLET produces strong stems covered with vivid scarlet flowers and 2 to 3 tall plants. A fine-year flowering perennial. Blooms June to September. 1 gallon.
- P-2P *Pentstemon pendulus* x *PINK-LEAF PENSTEMON*. This semi-evergreen pentstemon forms into blooms each summer producing masses of bright scarlet flowers that turn yellow and turning pinkish will live as much as you do. It's a catch to grow in very moist spot. Well-drained soil. To 10 inches tall. 1 gallon.
- P-2F *Gallardia Tardora*, BLANKET FLOWER.
- P-2S *Saxifraga* 'Red Rock'. Drought-tolerant red flowers with yellow tips. Blooms long. Good cut flower.
- P-2D *Demopeltoclea ornata*, AFRICAN DAISY. Yellow flowers in summer time.
- P-2P *China* x *peruviana*. ROCK ROSE. 4' tall and wide. Full sun. Little or no water.

ANNUALS

- A-1-01 *Le-Via*, *crucis*.
- A-1-01 *Topogonum majus*, NASTURTIUM. Annuals, but ferociously themselves. Plant by roadsides. These plants will climb up the low fence. Plant maintenance in the evening. Half edge of the pot. Also plant under the opposite side.
- A-2-11 *Fritaria* x hybrid. Sun.

FOREST FLOOR PLANTS

- F-2-C *Camellia japonica* 'Coral Sandbar'. Large flowers resemble in pale pink striped with deeper pink. Little water to regular water. Needs acidic soil. Shade to part shade. 6'-12' tall. 3 gallon.
- F-2-D *Camellia japonica* 'Web Hope'. Large semi-double red flowers in midwinter. Little water to regular water. Needs acidic soil. Shade to part shade. 6'-12' tall. 3 gallon.
- F-2-B1 *Rhododendron* 'Blue Pearl'. 7' tall. Flowers are light violet wide, more intense violet outside and appear in large stems. Needs acidic soil. Regular to ample water. 1 gallon.
- F-2-M *Mycoselin*. FOREGATEMENTS.

TREES

- T-2-S *Acer glaberrimum* 'Arizona'. GOLDEN FULLMOON MAPLE. Good patio tree. Darker yellow leaves through the summer. In fall the leaf tips develop red edges while the leaf center stays yellow. Part shade and moist well-drained soil. 20 feet tall and wide. 15 gallon.
- T-2-M *African acacia*. STRAWBERRY TREE. 4'-10" tall. Little water required. Attractive red bark, and clusters of white flowered and small red fruit. Makes a good street tree since the roots are not too aggressive. You can see them growing on Main Street in City of Half Moon Bay. Available at Brookings Nursery. 15 gallon.

BUSHES

- B-2-H *Blackberry* 'Black Knight', BUTTERFLY BUSH. Butterfly bushes are evergreen deciduous shrubs that are reliably fragrant and easy to grow. Butterflies swarm to their blooms all summer long. The Black Knight is the blackest of all the blackberries, almost a grape-violet.
- B-2-C *Ceanothus* 'Yankee'. 4'-7' tall, and 4'-8' feet wide. Full Sun. 1 gallon. Can be trained as a small tree. Attracts bees and butterflies. Plants live 3-10 years.
- B-2-D *Ceanothus* 'Dark Blue'. 5'-8' tall, and 4'-6' feet wide. Drought tolerant. Attracts bees and butterflies. 1 gallon. Plants live 3-10 years.
- B-2-E *Erica* *darwinii* 'red'. 12' tall. Clusters of small pink flowers. Regular water. Available @ JIMBI Nursery.
- B-2-C *Lantana*, *canariensis* Group. Flowers. Full sun. Full sun. Drought-tolerant. 1 gallon.
- B-2-M *Lantana*, *montezumae*. 2' tall with trailing branches. 2 to 6'. 1 gallon.
- B-2-B *Livertea* 'Red Rose', TREE MALLOW. Evergreen Shrub. Full sun. This variety needs little to moderate water. 1 gallon.
- B-2-A *Potentilla* *amphipetala* 'White Spice', RUSSIAN SAGE. Silvery foliage and flowers of white-purple bloom. Not only is it heat and drought resistant but also rabbits, and most other pests stay clear of it. To 8 feet tall. 1 gallon.
- B-2-C *Sideroxylon* *ovata* 'Snowstorm Pink'. SNOWSTORM PINK BUDOPA. Height 4 inches. Spacing 30 inches. Covered in stunning shell pink star-shaped flowers with harvest gold eyes and pink centers along the stems from mid spring to late fall.
- B-2-S *Saxifraga* 'Red Rock'. Drought tolerant. Flowers cherry red and blooms late summer and fall. Annual.
- B-2-E *Saxifraga* 'Raspberry Delight', BUSH SAGE. Beautiful flowers, and masses of tiny purple blooms. Rabbits and flowers over a long season. Blooms from low spring to early fall. Full sun and well-drained soil. Drought-tolerant. To 3 feet tall. 1 gallon.
- B-2-P *Veronica* 'Purple Heart'. 2' tall. Drought-tolerant. Purple spikes of flowers in summer, into fall.

GROUND COVER

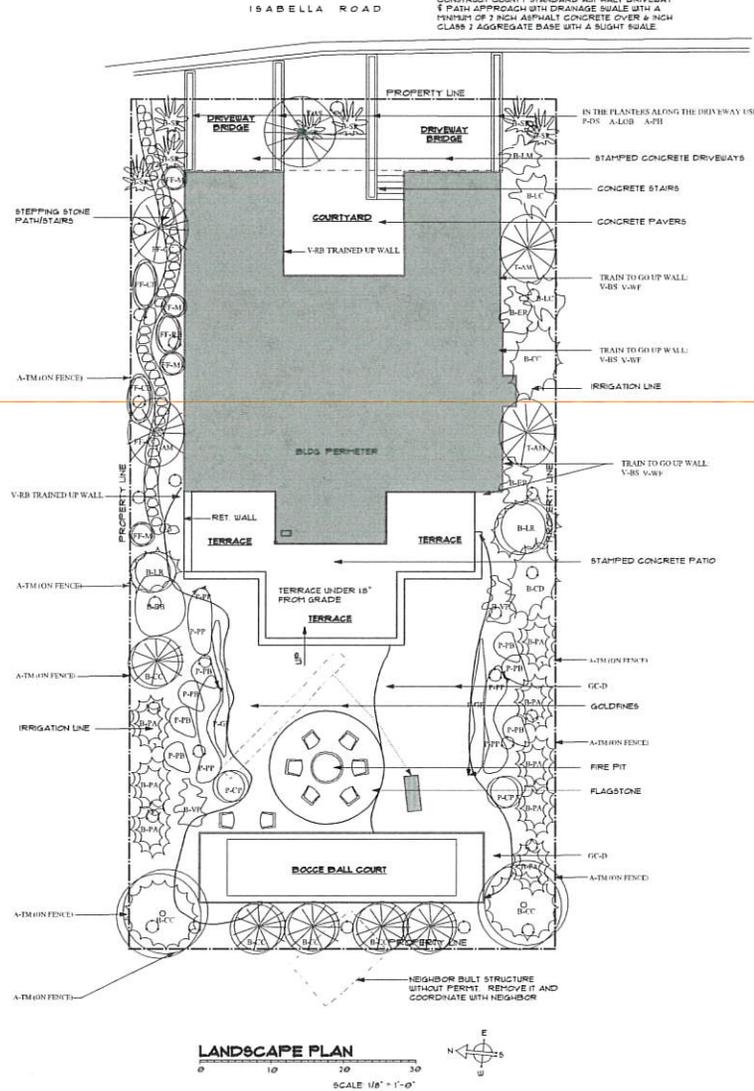
- G-2-D *Dymosida* *Silver Carpet*. Ground cover, green selection. Drought-tolerant.

LANDSCAPE WATER EFFICIENCY (WLE) APPENDIX - D CHECKLIST
(CAN ONLY BE USED WHEN AGGREGATE LANDSCAPE AREAS ARE 2,500 SQ. FT. OR LESS)

THIS PROJECT HAS APPROXIMATELY 2,100 SQ. FT. OF LANDSCAPING

LANDSCAPE PARAMETER	DESIGN MEASURES
COMPOST	INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOILS TEST)
PLANT WATER USE	RESIDENTIAL: INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 15% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER. NON-RESIDENTIAL: INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 100% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
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
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 RUNOFF.
IRRIGATION SYSTEM	IRRIGATION CONTROLLERS USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE RAIN SENSOR. IRRIGATION CONTROLLER PROGRAMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE. AREAS LESS THAN 10 FEET IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF. A PRIVATE LANDSCAPE SUBMETER IS INSTALLED AT NON-RESIDENTIAL LANDSCAPE AREAS OF 1,000 SQUARE FEET OR MORE.

THE DESIGN CONTAINS LOW MAINTENANCE AND DROUGHT TOLERANT SHRUBS
NO LANDSCAPING IN THE PUBLIC RIGHT OF WAY
CONSTRUCT COUNTY STANDARD ASPHALT DRIVEWAY
IF PAVEMENT APPROACH WITH DRAINAGE GRADE WITH A MINIMUM OF 2 INCH ASPHALT CONCRETE OVER A HIGH CLASS 2 AGGREGATE BASE WITH A SIGHT SLOPE

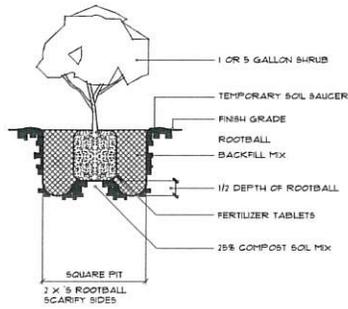


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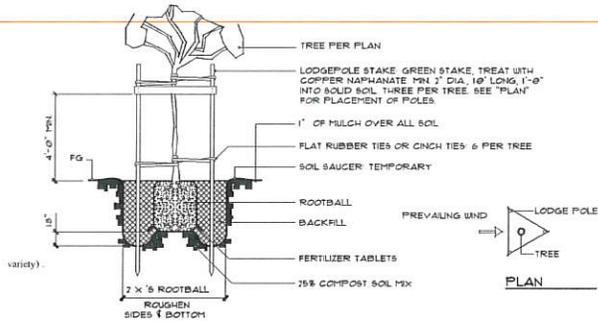
CHRIS RIDGWAY ARCHITECT, INC.
619 POPULAR STREET, HALF MOON BAY, CA 94043
PH: 650.422.6300, WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COMCAST.NET

NEW HOME FOR
PATRICK POWER II
ADDRESS: 225 ISABELLA AVE, EL GRANADO, CA 94093

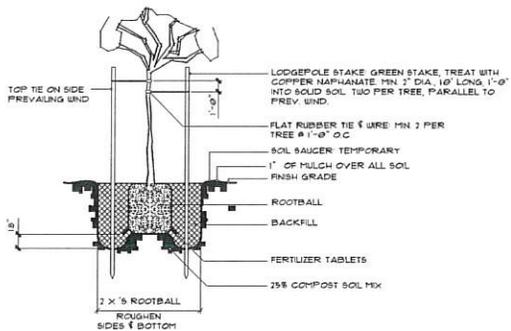
JOB # 1807
SCALE AS NOTED
DATE 08/15/18
SHEET
LS1



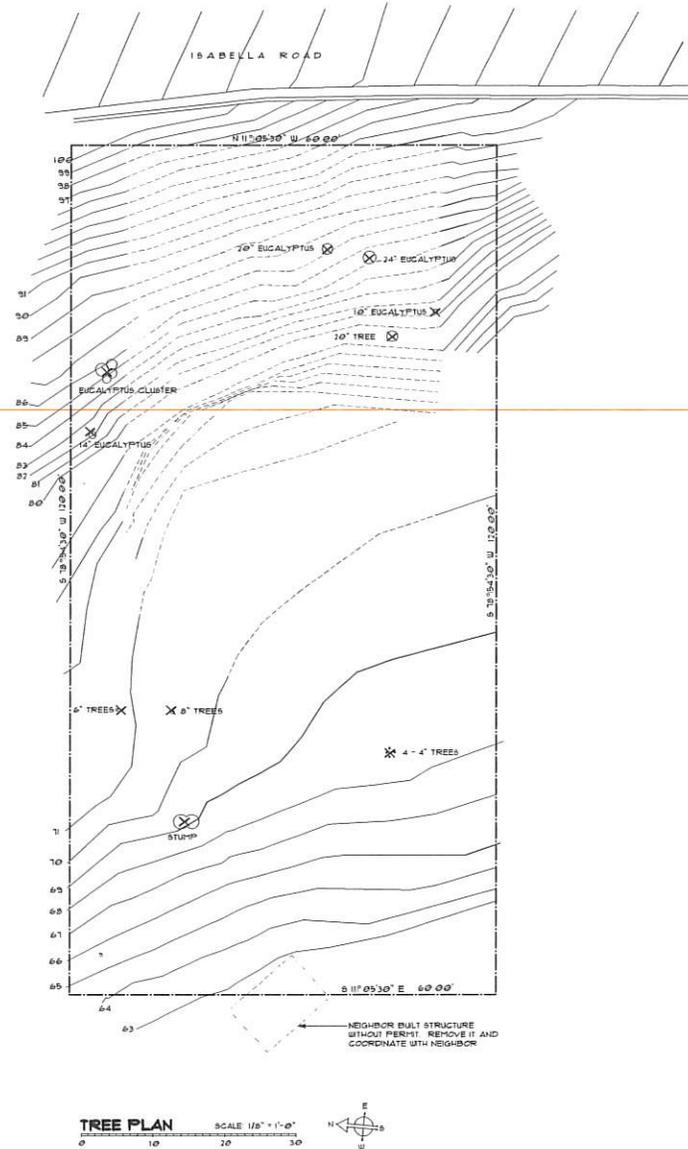
SHRUB PLANTING DETAIL NOT TO SCALE



BOX TREE STAKING DETAIL NOT TO SCALE



TREE STAKING DETAIL NOT TO SCALE



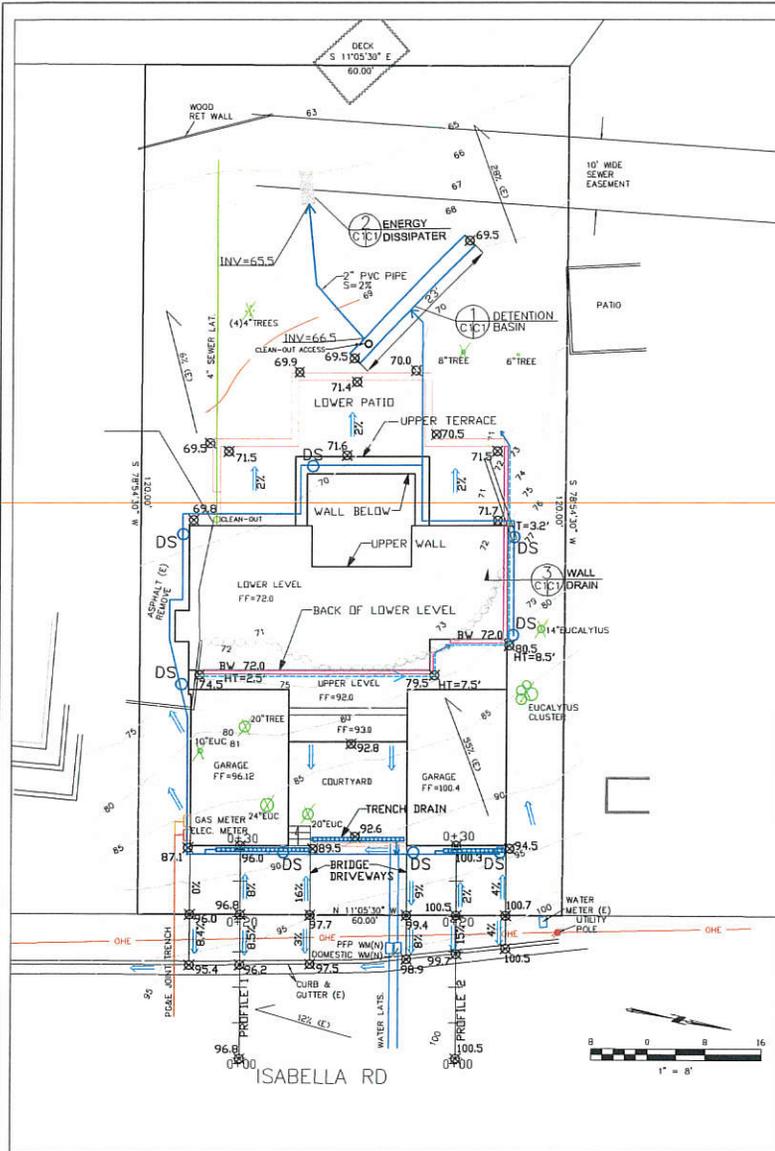
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CHRIS RIDGWAY ARCHITECT, INC.
 670 POPULAR STREET, HALF MOON BAY, CA 94038
 PH: 650.427.6391 WEB: BIE.CRARCHITECT.NET
 EMAIL: CRARCHITECT@GMAIL.COM

NEW HOME FOR
PATRICK POWER II
 ADDRESS: 215 ISABELLA AVE, EL GRANADA, CA 94038

JOB # 1802
 SCALE AS NOTED
 DATE 08/15/18

SHEET
LS2



LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 99.7 SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DOWNSPOUT
- 4" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE
- PROPOSED RETAINING WALL
- 10" EUC TREE TO BE REMOVED

GENERAL NOTES

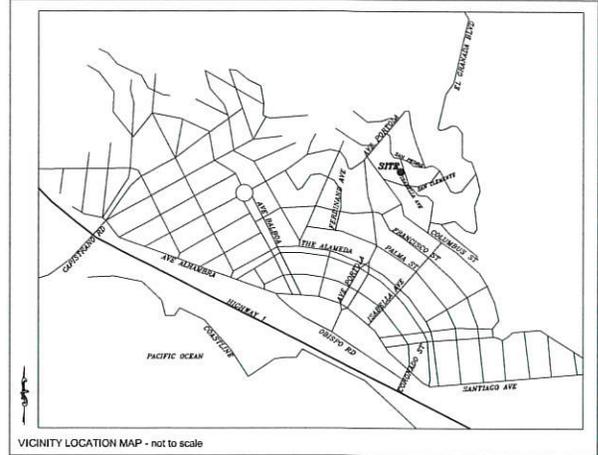
1. PLANS PREPARED AT REQUEST OF: PATRICK POWER, OWNER
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY S. MICALEFF, 4-4-18.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

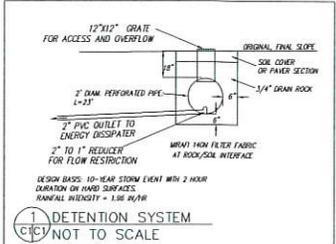
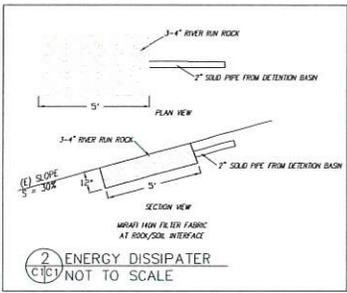
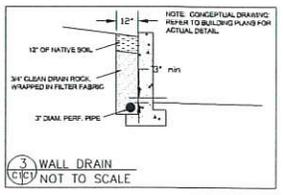
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

- CUT VOLUME: 80 CY (ESTIMATED, FOR CUT PAD + FOUNDATIONS)
 FILL VOLUME: 5 CY
1. ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
 2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 3. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
 4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.



SECTION AND DETAIL CONVENTION



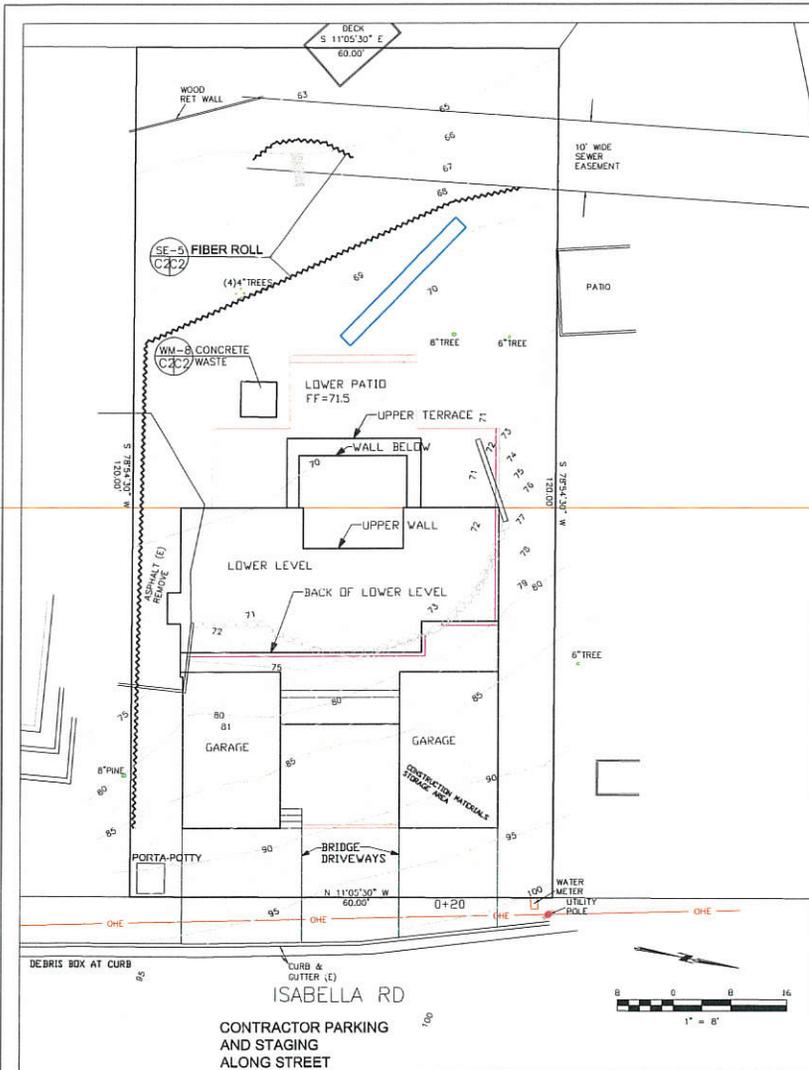
Grading and Drainage, Inc.
 18181 Via Arroyo, Suite 100, San Diego, CA 92128
 (619) 444-1111
 www.gradinganddrainage.com

Alpha Prime Geotechnical, Inc.
 No. 62264
 S. MICALEFF
 CIVIL
 STATE OF CALIFORNIA

DATE: 8-10-18
 DRAWN BY: CAK
 CHECKED BY: AZH
 REV. DATE: 8-10-18
 REV. DATE: 8-10-18
 REV. DATE: 8-10-18
 REV. DATE: 8-10-18

GRADING AND DRAINAGE PLAN
 POWER PROPERTY,
 ISABELLA RD.
 EL GRANADA, CALIFORNIA
 APN: 047-171-170

SHEET
 C-1



EROSION CONTROL POINT OF CONTACT

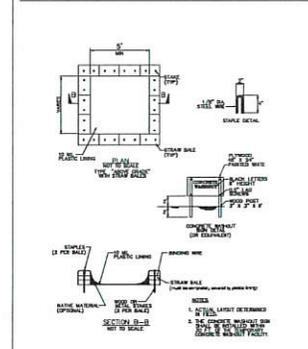
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PATRICK POWER
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-233-4202
 PHONE:
 EMAIL: power33@att.net

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

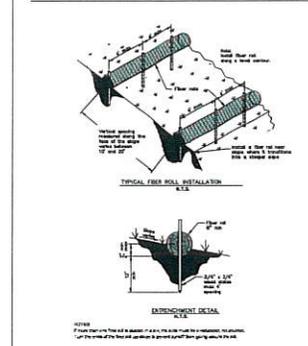
CONCRETE WASTE MANAGEMENT WM-B



EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN AS I-X AS SHOWN IN SET PLAN.
1. GRADING MAY TAKE PLACE DURING THE YEAR AFTER PROVIDED THE FOLLOWING PROCEDURES ARE FOLLOWED.
 2. EXPOSURE SHALL TAKE PLACE DURING DRY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH SLATE NETTING.
 4. ALL EXPOSED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF NOT REMOVED OFF-SITE.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SLATE OR OTHER LANDSCAPING. SEDIMENT SHALL BE 1/2\"/>
 - 6. ROAD CONSTRUCTION SHALL BE PROHIBITED AS LONG AS LOT IS 100 FEET TO 10 FEET FROM THE ROAD OR OFF-SITE.
 - 7. EXPOSED BANK CUT AREA SHALL BE REINFORCED BY A SINGLE LAYER OF SAND BAGS TO STOP EROSION. EXPOSED BANKS SHALL BE CLEANED TO MAINTAIN THE DRAINAGE NOTES E.D. ABOVE.

FIBER ROLLS SE-5



Signature: Patrick Power, Inc.
 18000 AVENUE REGISTRATION SERVICES, INC.
 3302 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 TEL: 725-2535
 FAX: 725-2535

EROSION CONTROL PLAN

POWER PROPERTY,
 ISABELLA RD.
 EL GRANADA, CALIFORNIA
 APN: 047-171-170

SHEET
 C-2



SAN MATEO COUNTYWIDE

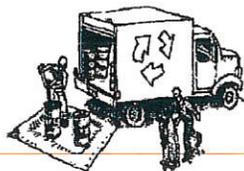
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Bero and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board.
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

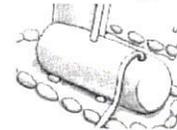
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



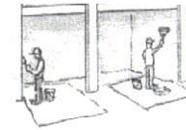
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stock erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

BEST MANAGEMENT PRACTICES



CHRIS RIDGWAY ARCHITECT, INC.
670 POPULAR STREET, HALF MOON BAY, CA 94043
PH: 650.672.6001 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@MCA.COM



NEW HOME FOR
APN: 0471110
PATRICK POWER II
ADDRESS: ISABELLA ROAD, EL GRANADA

JOB # 1802
SCALE AS NOTED
DATE 08/15/08

SHEET
BMP1

December 11, 2018

Patrick Power
P.O. Box 1627
El Granada, CA 94018

Dear Mr. Power:

SUBJECT: Coastside Design Review Recommendation of Approval
Isabella Road, El Granada
APN 047-171-170; County File No. PLN 2018-00323

At its meeting of October 11, 2018, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 3,145 sq. ft. three-story single-family residence, plus a 589 sq. ft. attached 2-car garage, located on a 7,200 sq. ft. parcel, as a part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (COC) Type B to legalize the parcel. Seven (7) Eucalyptus trees are proposed for removal and only minor grading (85 cubic yards) is proposed. The project is appealable to the California Coastal Commission.

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

RECOMMENDED FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for one-family and two-family Residential Development in the



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

- a. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in Neighborhood; a. Privacy; Standards (1, 2): Locates, orients, and designs openings, entries, the upstairs deck, and the patio to minimize and mitigate views onto adjacent properties. Locates high-activity areas, including dining room, living room, and playroom, away from low-activity areas on adjacent properties.
- b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; a. Relationship to Existing Topography; Standard (1): House design conforms to the existing topography of the site as the structure steps down the hill away from Isabella Street in the same direction as the existing grade.
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; d. Daylight Plane/Facade Articulation; (2) Facade Articulation: Multiple projecting and recessing architectural details, including the entryway, the chimney, multiple offsets, and the Rear/West elevation pop-outs at grade, serve to break up the appearance of sheer walls, reduce massing, and increase visual interest.
- d. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; a. Architectural Style; (2): Contemporary style of house is compatible with the neighborhood due to proposed materials such as Hardieplank siding, composition shingles, stamped concrete driveway, and wood trim that complement other homes in the neighborhood.
- e. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 1. Landscaping; Standards (b): The landscape plans are compatible with and enhance the design of the house and surrounding neighborhood by providing an appropriate variation in plant types, sizes, and colors to harmonize with the home and the site and provide visual interest and aesthetic value.

Recommendation for Applicant's consideration:

1. Consider using Hardie siding for the driveway parapet walls.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the CDP and COC (Type B) (once approved) and plans recommended for approval by the CDRC on October 11, 2018.

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 Coastside Design Review Committee, with applicable fees to be paid.

2. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 5. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
 6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
 7. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
 8. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

- c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Isabella Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Isabella Road. There shall be no storage of construction vehicles in the public right-of-way.
9. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
11. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide 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:

- 1 Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of six (6) inches into the landscape area (unless contra-indicated by a soil test).
- 2 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.
- 3 Mulch: A minimum three (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.
- 4 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 ten (10) feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
- 5 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 ten (10) feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

12. The applicant shall apply for a building permit.
13. The applicant shall submit a completed C3/C6 and drainage analysis report.
14. Plans and reports shall follow County's minimum requirements.

Granada Community Services District

15. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

16. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Geotechnical Section

17. The slope stability shall be evaluated at BLD stage by the project geotechnical engineer based on the drainage design provided by the project civil engineer. The two registered engineers shall be different to provide reliable and independent opinions.

Coastside Fire Protection District

18. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2016-01, 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 recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
19. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be twenty-four (24) inches. The net clear openable width dimension shall be twenty (20) inches. Finished sill height shall be not more than forty-four (44) inches above the finished floor.
20. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

21. Occupancy Separation: As per the 2016 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly w/ smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
22. Under-stair protection for new/remodeled enclosed accessible areas. Provide note/detail. CRC R302.7
23. 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 (6) feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a six (6)-inch by eighteen (18)-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.
24. Roof Covering: As per Coastside Fire District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
25. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
26. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for two (2) hours. Contact the local water purveyor for water flow details.
27. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright.

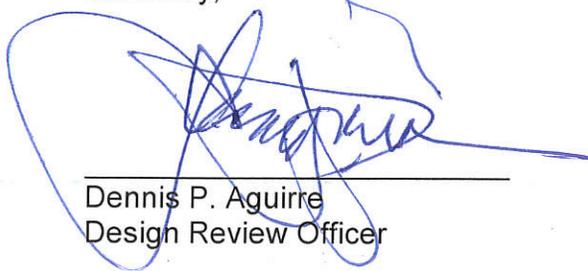
All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

28. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
29. 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.
30. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up six (6) to ten (10) feet above the ground. New trees planted in the defensible space shall be located no closer than ten (10) feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within ten (10) feet of the outlet of a chimney or stovepipe or is within five (5) feet of any structure.
31. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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

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

Sincerely,



A handwritten signature in blue ink, appearing to read "Dennis P. Aguirre", is written over a horizontal line. The signature is stylized and includes a large loop on the left side.

Dennis P. Aguirre
Design Review Officer

cc: Stuart Grunow, Member Architect
Bruce Chan, Member Architect
Christopher Johnson, El Granada Community Representative

DPA:ann – DPACC0563_wnn.DOCX

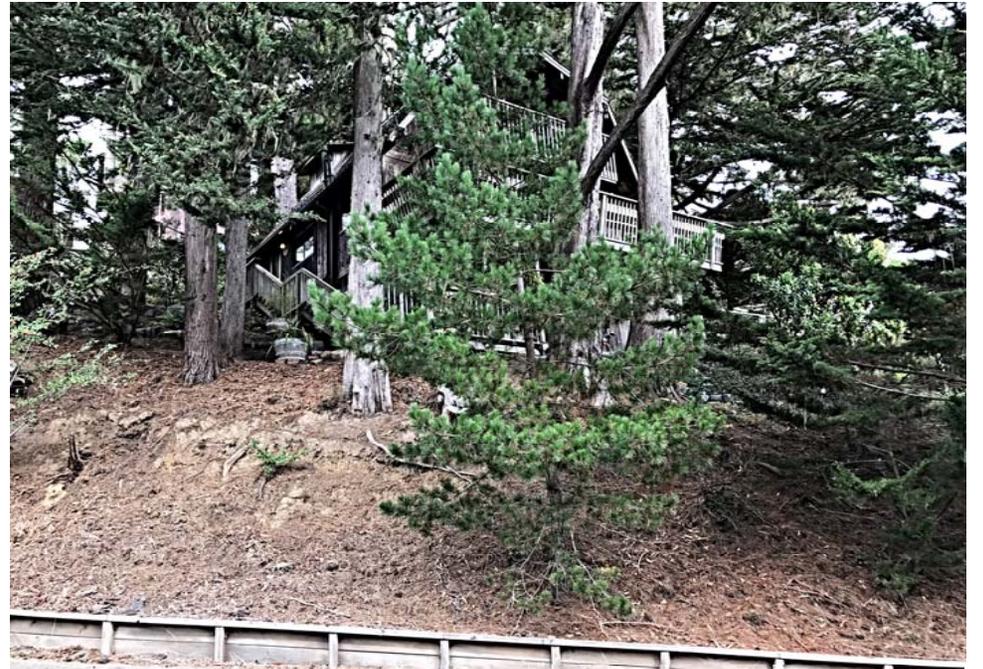


County of San Mateo - Planning and Building Department

ATTACHMENT E











San Mateo County Planning and Building Department

San Mateo County Planning and Building Department

Notice of Coastside Design Review

A Design Review application has been filed with the San Mateo County Planning and Building Department on this property:

Address: Isabella Road, El Granada

Owner's Name: Patrick Power

Project Description: New SFR Addition Major Modification

Square Footage: 3,734 sq. ft. **Height:** 33 ft.

Exterior Surface Materials: Hardie Plank Siding/ Composite Roof Shingles

The following trees are proposed for removal:

Tree Circumference (at 4' ft. height)	Species	Marking by which trees can be identified
14" - 24" dbh	7 Eucalyptus Trees	
<input type="checkbox"/> None		

Planning Permit Number: PLN PLN2018-00323

Plans for this project are available for review at the San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA, 94063.

All comments or inquiries should be addressed to the Design Review Officer at the address above or by phoning, (650) 363-1867.

A decision on this proposal will be made no sooner than ten (10) days after the posting of this notice.

If a public hearing by the San Mateo County Design Review Committee is required, it will be held as indicated below:

Date: October 11, 2018

Time: 6:45 p.m.

Agenda Item No.: 5

Place: Granada Community Services District Office Meeting Room, El Granada

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New Residence for:
PATRICK POWER
Isabella Road, El Granada
4154 604-4773-1710
CHRIS RIDGWAY ARCHITECT
August 15, 2018

