

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

**DATE:** December 9, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXCECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review, and Home Improvement Exception to allow the construction of an 800 square foot addition to an existing 1,400 square foot single-family residence located at 9500 Cabrillo Highway, in Moss Beach, where 23 sq. ft. of the proposed rear addition encroaches into the 20-foot rear setback. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00165 (Gomez/Hirzel)

**PROPOSAL**

The applicant is seeking a Coastal Development Permit, Design Review approval, and a Home Improvement Exception (HIE) to allow the construction of an 800 square foot addition to an existing 1,400 square foot single-family residence located at 9500 Cabrillo Highway in Moss Beach. The existing garage will be converted into 360 sq. ft. of living space and a new attached 497 square foot garage will be constructed. No tree removal and only minor grading is proposed. Due to the unusual shape of the rear property line, in order to maximize the space on site and comply with all other setback requirements, 23 sq. ft. of the addition encroaches up to 4 feet into the rear 20-foot setback. HIE is requested to allow the encroachment. A merger, as required in the condition of approval no.3 of Attachment A of the staff report, is required prior to issuance of a building permit to accommodate the proposed addition. The site is located within the Cabrillo Highway/Highway 1 County Scenic Corridor and the Coastal Commission appeals jurisdiction.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Design Review, and Home Improvement Exception, County File Number PLN 2020-00165, by adopting the required findings and conditions of approval listed in Attachment A.

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

**DATE:** December 9, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, Design Review, and Home Improvement Exception to allow the construction of an 800 square foot addition to an existing 1,400 square foot single-family residence located at 9500 Cabrillo Highway, in the unincorporated area of Moss Beach, where 23 sq. ft. of the proposed rear addition encroaches into the rear 20-foot rear setback. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00165 (Gomez/ Hirzel)

**PROPOSAL**

The applicant is seeking a Coastal Development Permit, Design Review approval, and a Home Improvement Exception (HIE) to allow the construction of an 800 square foot addition to an existing 1,400 square foot single family residence located at 9500 Cabrillo Highway in Moss Beach (Attachment B- Location Map and Aerial Photo). The existing garage will be converted into 360 square feet of living space and a new attached 497 square foot garage will be constructed (Attachment C-Addition Plans). No tree removal and only minor grading is proposed. Due to the unusual shape of the rear property line, in order to maximize the space on site and comply with all other setback requirements, 23 square feet of the addition encroaches up to 4 feet into the rear 20-foot setback. An HIE is requested to allow the encroachment. The site of construction consists of 2 parcels (APN#'s 037-171-380,390) that have been consolidated by the assessor to APN# 037-171-870. A merger is required prior to issuance of a building permit as stated in condition 3. The site is located within the Cabrillo Highway/Highway 1 County Scenic Corridor and the Coastal Commission appeals jurisdiction.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Design Review, and Home Improvement Exception, County File Number PLN 2020-00165, by adopting the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Kanoa Kelley, Planner II, Email: [kkelley@smcgov.org](mailto:kkelley@smcgov.org)

Applicant/Owner: David Hirzel

Owner: Owner: Anjelo Gomez and Mia Kate Gomez

Location: 9500 Cabrillo Highway, Moss Beach.

APN: 037-171-870

Size: 6,850 sq. ft.

Existing Zoning: R-1/S-17/DR/CD (Single-family residential/5,000 sq. ft. lot minimum/Design Review/Coastal Development)

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Medium Density Residential

Williamson Act: This parcel is not under a Williamson Act Contract.

Parcel Legality: The project consists of two parcels (APN#037-171-380,390) that have been consolidated by the Assessor's Office to APN 037-171-870. Condition 3 has been added requiring a merger be recorded before issuance of a building permit.

Existing Land Use: Single-Family Residential

Water Supply and Sewage Disposal: Montara Water and Sanitary District (MWSD)

Flood Zone: The parcel is located within Zone X, Areas of minimal flood hazard. (FEMA Community Panels 06081C\_0119F, effective August 2, 2017.).

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

Setting: The parcels proposed for development are located west of Cabrillo Highway (Highway 1) with access directly from Cabrillo Highway, between Terrace Avenue and Lancaster Boulevard in the unincorporated Moss Beach area of San Mateo County. Once merged the parcel will total 6,850 square feet. The developed parcel accommodates an existing 1,400 square foot single family home built in 1965, the adjacent parcel, lot 5, is undeveloped. Access is provided off of Cabrillo Highway under the jurisdiction of Caltrans.

## **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 all applicable General Plan Policies, including the following:

Visual Quality: Policy 4.36 (Urban Area Design Concept) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The Design Review standards implement this policy within Design Review Zoning Districts of the County, including the Midcoast area. Pursuant to the Coastside Design Review Committee's review (CDRC), they found that project complies with policy 4.36. A discussion of compliance with Design Review standards is provided in Section A.3.b of this report.

Urban Land Use: Policy 8.39 (Height, Bulk and Setbacks) regulates the height, bulk and setback requirements in zoning districts to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposed one-story addition meets the zoning district height standards and is compatible in design, scale and size with other residences located in the neighborhood. The appearance of mass and bulk of the addition is reduced by articulation of all exterior façades and the positioning and minimization of the roof mass relative to the main floor. The design of the addition is complementary to the existing home and the neighborhood context, as supported by the Coastside Design Review Committee's review and recommendation (see Section A.3.b of this report).

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 existing single-family dwelling is connected to water services through the Montara Water and Sanitary District (MWSD). MWSD has confirmed that adequate capacity is available for the addition, although some upgrades to the meter and connection line may be required.

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. Montara Water and Sanitary District has provided staff with a project review comment letter indicating adequate capacity to serve the project, subject to conditions, including requiring the applicant to obtain a Sewer Remodel Permit and obtain an inspection of the sewer lateral for potential upgrades.

Soil Resources: Policies 2.2 (*Minimize Soil Erosion*) and 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seek to ensure that development proposals include measures to minimize soil erosion and sedimentation. The recommended condition of approval requires implementation of Best Management Practices (BMPs) and an Erosion and Sediment Control Plan. The Erosion Control and Sediment Plan must be implemented prior to the beginning of construction, and throughout the construction period. Implementation of the Erosion and Sediment Control Plan and BMPs will ensure that all construction-related activities will minimize soil erosion and sedimentation generated from the project construction.

2. Conformance with the Local Coastal Program

The project requires a Coastal Development Permit (CDP), appealable to the California Coastal Commission, as the site is located in a County Scenic Corridor, is located between the sea and the first through improved public road, and proposes an addition that is more than 10 percent of the internal floor area of the existing residence. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies as discussed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The building site is proposed on 2 adjacent parcels in common ownership. As a condition of approval, a

merger will be recorded prior to issuance of a building permit. The site is served by the Montara Water and Sanitary District and is designated by the General Plan for Medium-Density Residential Urban (6.1 to 8.7 dwelling units/acre) use, with which the proposal complies. 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. This parcel is located within the Inner Approach Departure Zone 2 (IADZ) safety zone. The Half Moon Bay Airport Land Use Compatibility Plan (ALUCP) prohibits single-family development within this area except for the development of vacant or underutilized parcels in developed areas which meet the definition of infill. The parcel is already developed and is located in a developed area of Moss Beach which is an urban environment with all available utilities. The project is therefore qualifies for this exception. Regarding noise, the project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours and is, therefore, not exposed to significant levels of aircraft noise.

b. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The site is not located in an area identified as sensitive habitat in the Local Coastal Program. The site consists of ruderal vegetation and does not contain sensitive habitat. No trees are proposed for removal.

c. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section A.3.b of this report, the CDRC considered this project at the regularly scheduled meeting of November 12, 2020. The CDRC determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section A.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 addition, such as comp shingles and stucco painted in subdued earth tones will have a natural appearance.
- (3) The proposed addition design uses hipped and gabled roofs, clad with non-reflective, composite roof shingles as the primary roof material.
- (4) The proposed addition will maintain the residence as a one-story building there by continuing to minimize visual obstruction and the enhanced façade articulation bring the proposed structure to scale with the rest of the homes in the neighborhood.

Visual Resources Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) requires development in County scenic corridors to comply with local established design guidelines. As discussed under policy 8.12(a) above, the project complies with Coast side design guidelines as demonstrated by the recommendation of approval from the Coastside Design Review Committee.

d. Shoreline Access Component.

Shoreline Access Policy 10.1 (*Permit Conditions for Shoreline Access*) requires provisions for shoreline access as a condition of granting development permits for development located between the sea and the nearest road. Shoreline is defined as beaches with ocean access or scenic cliffs. The project is located between the ocean and the first access road. However, the parcel is located approximately .36 miles from the shoreline separated by the Cypress Flower Farm. Seal Cove Inn, and the Fitzgerald Marine Reserve which provides public access to the shoreline for this section of the coast. The parcel does not currently possess any access to the shoreline and is completely surrounded by single family development and Cabrillo Highway. The addition therefore the would not obstruct public access and no access provisions are required.

3. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal includes encroachment in the rear setback by 4 feet, this encroachment is to be remedied with an HIE. The proposal complies

with all other R-1/S-17/DR/CD development standards, as indicated in the following table:

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	6,850 sq. ft. (legal site)
Maximum Floor Area (includes garage)	3,630 sq. ft. (53% maximum)	2,240 sq. ft. (32.7%)
Maximum Building Site Coverage	2,397.5 sq. ft. (35% maximum)	2,240 sq. ft. (32.7%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	16 ft. with an HIE
Minimum Right Side Setback	10 ft.	10 ft.
Minimum Left Side Setback	5 ft.	2 ft. existing non-conforming setback
Maximum Building Height (<30% slope)	28 ft.	21ft 6in
Minimum Parking Spaces	2	2
Daylight Plane/Facade Articulation	20 ft./45 degrees on setback lines of two opposite façades OR finding by CDRC	Complies with both

b. Conformance with Design Review District Standards

On November 12, 2020, the CDRC adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale. (2) b. Openings: The proposed windows and doors complement the style of the existing openings, providing a cohesive design. Added windows in the garage and bay window at Bedroom No.4 break up the large blank wall and are proportionately appropriate for the style of home.*
- (2) *Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design a. Massing and Design of Roof Forms: The Proposed roof design blends well by matching hip and gable style of the existing roof.*
- (3) *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors b. Quality: The exterior design of the addition is*



*complimentary to the existing home, and the trim work at the gables matches the existing home and adds visual interest. The color palette is consistent with the neighborhood and the natural setting.*

Condition number 2, as stipulated by the CDRC has been added to ensure compliance with Coastside Design Guidelines. The conditions are as follows:

- a. *Extend gable expression at rear of new garage roof, to mirror the gable end over the garage on the front of roof addition.*
- b. *Apply Board and Batten on new gables over garage facing front and rear, to match board and batten at gable over former garage roof.*
- c. *Add (2) 3040 double hung windows on North elevation of new garage, with approximately 6 feet to 7 feet from front corner of garage to centerline of front window, and approximately 9 feet – 10 feet from centerline of front garage window to centerline of second garage window.*
- d. *Add bay window protrusion on North side of Bedroom No.4, with double 3040 windows. Width of bay window protrusion to be 7 feet – 8 feet long, and hip roof to extend over protrusion as allowable by zoning (ceiling in bay window must be lower than ceiling on bedroom). Bay window to be as close as feasible to closet and wall between garage and Bedroom No.4.*
- e. *The new fence at North side of house shall be vertical redwood, left natural or with clear stain.*

c. Conformance with Home Improvement Exception Requirements.

Due to the unusual shape of the rear property line, as illustrated on the site plan in Attachment C, in order to maximize the space on site and comply with all other setback requirements, 23 sq. ft. of the proposed 800 square foot addition encroaches up to 4 feet into the rear 20-foot setback. A Home Improvement Exception (HIE) is requested to allow the encroachment. In accordance with Section 6534.2 of the San Mateo County Zoning Regulations the following findings must be made in order to approve a Home Improvement Exception:

- (1) The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor exterior changes. The project complies with all R-1/S-17 development standards except for a minor encroachment of 23 sq. ft. into 4 feet of the rear yard

setback. Section 6531 of the Zoning Regulations allows approval of an HIE to grant relief from the strict provisions of the Zoning Regulations for setbacks, provided the criteria under Section 6531 of the Zoning Regulations are met. Staff has assessed the proposal against these criteria and found that the project qualifies for a Home Improvement Exception.

- (2) The HIE sustains the integrity or enhances an existing design concept or the neighborhood character. The proposed project has been found to be in compliance with coast side design review standards, which indicates the project would sustain the integrity of the neighborhood character. The one-story addition would maximize the use of an underutilized parcel. The design of the addition is compatible with the existing home and the neighborhood which is comprised mostly of single story ranch or bungalow style homes.
- (3) The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience. This project was reviewed and conditionally approved by all applicable agencies including the Building Inspection Section and Coastside Fire Protection District. The project complies with all other S-17 District Development Standards with the exception of the encroachment into the rear yard. The project must comply with all building codes. Due to the unusual shape of the rear property line, 25 sq. ft. of the addition will encroach up to 4 feet into the rear setback, but the encroachment would not be detrimental to the general public safety.
- (4) The Home Improvement Exception authorizes only uses or activities which are permitted by the zoning district. Low density residential is a permitted use in the R-1 zone. The subject HIE will not authorize any other activities or uses.
- (5) The HIE is consistent with the objectives of the General Plan and the Zoning Regulations. The County General Plan designation for the property is Medium Density Residential and the zoning district is S-17. The project proposal would not result in any change in the building use or community character and is consistent with the objectives of the General Plan. The project is consistent with all other development standards pursuant to the S-17 Zoning District, apart from 25 sq. ft. of the addition, which is to be remedied with this approval of a Home

Improvement Exception. Also, the project, as discussed previously, is consistent with the Design Review regulations.

**B. ENVIRONMENTAL REVIEW**

The project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA), Guidelines, Section 15301, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

**C. REVIEWING AGENCIES**

Building Inspection Section  
Department of Public Works  
Environmental Health Division  
Geotechnical Section  
Midcoast Community Council  
Coastside County Fire Protection District  
Montara Water and Sanitary District  
California Coastal Commission  
Catrans District 4

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map and Aerial Photo
- C. Addition Plans

KAK:cmc – KAKKEE0451\_WCU.DOCX

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2020-00165      Hearing Date: December 9, 2020

Prepared By: Kanoa Kelley, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

Regarding the Design Review, Find

2. That the project has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Mid-coast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
  - a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale. (2) b. Openings: The proposed windows and doors complement the style of the existing openings, providing a cohesive design. Added windows in the garage and bay window at Bedroom No.4 break up the large blank wall and are proportionately appropriate for the style of home.
  - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design a. Massing and Design of Roof Forms: The Proposed roof design blends well by matching hip and gable style of the existing roof.
  - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors b. Quality: The exterior design of the addition is complimentary to the existing home, and the trim work at the gables matches the existing home and adds visual interest. The color palette is consistent with the neighborhood and the natural setting.

### Regarding the Home Improvement Exception

3. The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor exterior changes. The project complies with all R-1/S-17 development standards except for a minor encroachment of 23 sq. ft. into 4 feet of the rear yard setback. Section 6531 of the Zoning Regulations allows approval of an HIE to grant relief from the strict provisions of the Zoning Regulations for setbacks, provided the criteria under Section 6531 of the Zoning Regulations are met. Staff has assessed the proposal against these criteria and found that the project qualifies for a Home Improvement Exception.
4. The HIE sustains the integrity or enhances an existing design concept or the neighborhood character. The proposed project has been found to be in compliance with coast side design review standards, which indicates the project would sustain the integrity of the neighborhood character. The one-story addition would maximize the use of an underutilized parcel. The design of the addition is compatible with the existing home and the neighborhood which is comprised mostly of single-story ranch or bungalow style homes.
5. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience. This project was reviewed and conditionally approved by all applicable agencies including the Building Inspection Section and Coastside Fire Protection District. The project complies with all other S-17 District Development Standards with the exception of the encroachment into the rear yard. The project must comply with all building codes. Due to the unusual shape of the rear property line, 25 sq. ft. of the addition will encroach up to 4 feet into the rear setback, but the encroachment would not be detrimental to the general public safety.
6. The HIE authorizes only uses or activities which are permitted by the zoning district. The HIE authorizes only uses or activities which are permitted by the zoning district. Low density residential is a permitted use in the R-1 zone. The subject HIE will not authorize any other activities or uses.
7. The HIE is consistent with the objectives of the General Plan and the Zoning Regulations. The County General Plan designation for the property is Medium Density Residential and the zoning district is S-17. The project proposal would not result in any change in the building use or community character and is consistent with the objectives of the General Plan. The project is consistent with all other development standards pursuant to the S-17 Zoning District, apart from 25 sq. ft. of the addition, which is to be remedied with this approval of a Home Improvement Exception.

Regarding the Coastal Development Permit, Find:

8. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Regulations and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2 of this staff report, dated November 9, 2020.
9. That where the project is located between the nearest public road and the sea, that the project is in conformity with the Public Access and Public Recreation Policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea. However, the parcel is located directly adjacent to Cabrillo Highway approximately .36 miles from the shoreline. The site is surrounded on all sides by single-family development and does not have direct beach access, therefore the addition will not obstruct public access to any coastal resources.
10. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program relating to the Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Shoreline Access Components. The project incorporates conditions to comply with erosion control requirements and the design is consistent with Coastside Design Review standards for single-family residential buildings in a County Scenic Corridor.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed consistent with the plans approved by the Planning Commission and in substantial conformance with plans reviewed by on December 9, 2020. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design 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. The applicant shall indicate the following on the plans submitted for a building permit:
  - a. Extend gable expression at rear of new garage roof, to mirror the gable end over the garage on the front of roof addition.
  - b. Apply Board and Batten on new gables over garage facing front and rear, to match board and batten at gable over former garage roof.

- c. Add (2) 3040 double hung windows on North elevation of new garage, with approximately 6 feet to 7 feet from front corner of garage to centerline of front window, and approximately 9 feet – 10 feet from centerline of front garage window to centerline of second garage window.
  - d. Add bay window protrusion on North side of Bedroom No.4, with double 3040 windows. Width of bay window protrusion to be 7 feet – 8 feet long, and hip roof to extend over protrusion as allowable by zoning (ceiling in bay window must be lower than ceiling on bedroom). Bay window to be as close as feasible to closet and wall between garage and Bedroom No.4.
  - e. The new fence at North side of house shall be vertical redwood, left natural or with clear stain.
3. The applicant shall apply for a Voluntary Merger with the San Mateo County Planning and Building Department, which shall be recorded, and all applicable fees paid prior to issuance of a building permit.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near 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.
  - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
  6. Approved erosion and sediment control measures shall be installed prior to beginning any work and maintained throughout the term of the building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
  7. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," Items 14.a through 14.I, below:
    - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
    - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.



- c. Controlling and preventing 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.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
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 Cabrillo Highway or any surrounding public

streets. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cabrillo Highway. There shall be no storage of construction vehicles in the public right-of-way.

9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
10. Noise levels produced by proposed project activities shall not exceed the 80-dBA level at any one moment. Noise-generating project activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. Noise-generating project operations shall be prohibited on Saturday and Sunday and any national holiday.

#### Building Inspection Section

11. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading until a building permit has been issued.

#### Montara Water and Sanitary District

12. The applicant shall obtain a Sewer Remodel Permit prior to issuance of building permit. Fixture Unit Upgrade and other Fees must be paid prior to issuance of connection permit. Sewer lateral TV inspection and potential repairs or upgrade to current MWSD standards will be required.

#### Department of Public Works

13. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
14. No proposed construction work within the Caltrans right-of-way shall begin until CalTrans requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a CalTrans Inspector 48 hours prior to commencing work in the right-of-way.

### Drainage Section

15. At the time of building permit submittal, the applicant shall submit a final drainage plan which complies with the County's "prescriptive" drainage review requirements.

### Coastside Fire Protection District

16. 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. Date of installation must be added to the exterior of the smoke alarm and will be checked at final.
17. Smoke alarms/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms must be installed per manufacture instruction and NFPA 72.
18. 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. (CFC 1030). Additions to bedrooms with new windows they shall meet this requirement.
19. Identify rescue windows in each bedroom and verify that they meet all requirements on plans submitted for a building permit.
20. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.

21. As per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code, if the addition requires new section of roof.
22. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
23. Per the Coastside Fire Protection District Ordinance 2016-01, 2016 California Fire Code 304.1.2, the following is required.
  - 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. This is neither a requirement nor an authorization for the removal of living trees.
  - b. Trees located within the defensible space shall be pruned to remove dead and dying portions; and limbed up 6 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 trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
24. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11
25. If project is under 50 percent value or safety score over 17 points, additional conditions may apply.
26. If project is over 50 percent value or safety score under 17 points, additional conditions may apply.

KAK:cmc – KAKKEE0451\_WCU.DOCX

## **SUMMARY**

The project site is located west of Cabrillo Highway (Highway 1) with access directly from Cabrillo Highway, between Terrace Avenue and Lancaster Boulevard in the unincorporated Moss Beach area of San Mateo County. The project site consists of two parcels (Assessor Parcel Numbers, APN, 037-171-380 and -390) that have been consolidated by the Assessor's Office to APN 037-171-870; however, a merger is required to formalize the lot consolidation (see condition of approval no. 3). Once merged the parcel will total 6,850 square feet.

Due to the unusual shape of the rear property line, in order to maximize the space on site and conform with all other setback requirements, 23 sq. ft. of the proposed 800 square foot addition will encroach up to 4 feet into the rear 20-foot setback. A Home Improvement Exception (HIE) is requested to allow the encroachment. In accordance with Section 6534.2 of the San Mateo County Zoning Ordinance. The project qualifies for an HIE and all required findings for the HIE can be made.

The Coastside Design Review Committee (CDRC) reviewed the development proposal for the addition on November 12, 2020. After consideration the CDRC voted 2-0 (Moss Beach community member Melanie Hohnbaum absent) to recommend approval of the 800 square foot addition.

The project as conditioned complies with all applicable General Plan, LCP, and Zoning regulations in the R-1/S17 district, except for the rear setback encroachment which will be remedied by the HIE. The project has been reviewed and conditionally approved by all agencies, including the Coastside Fire Protection District, Department of Public Works, Drainage, and the Building Section.

Environmental Review: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

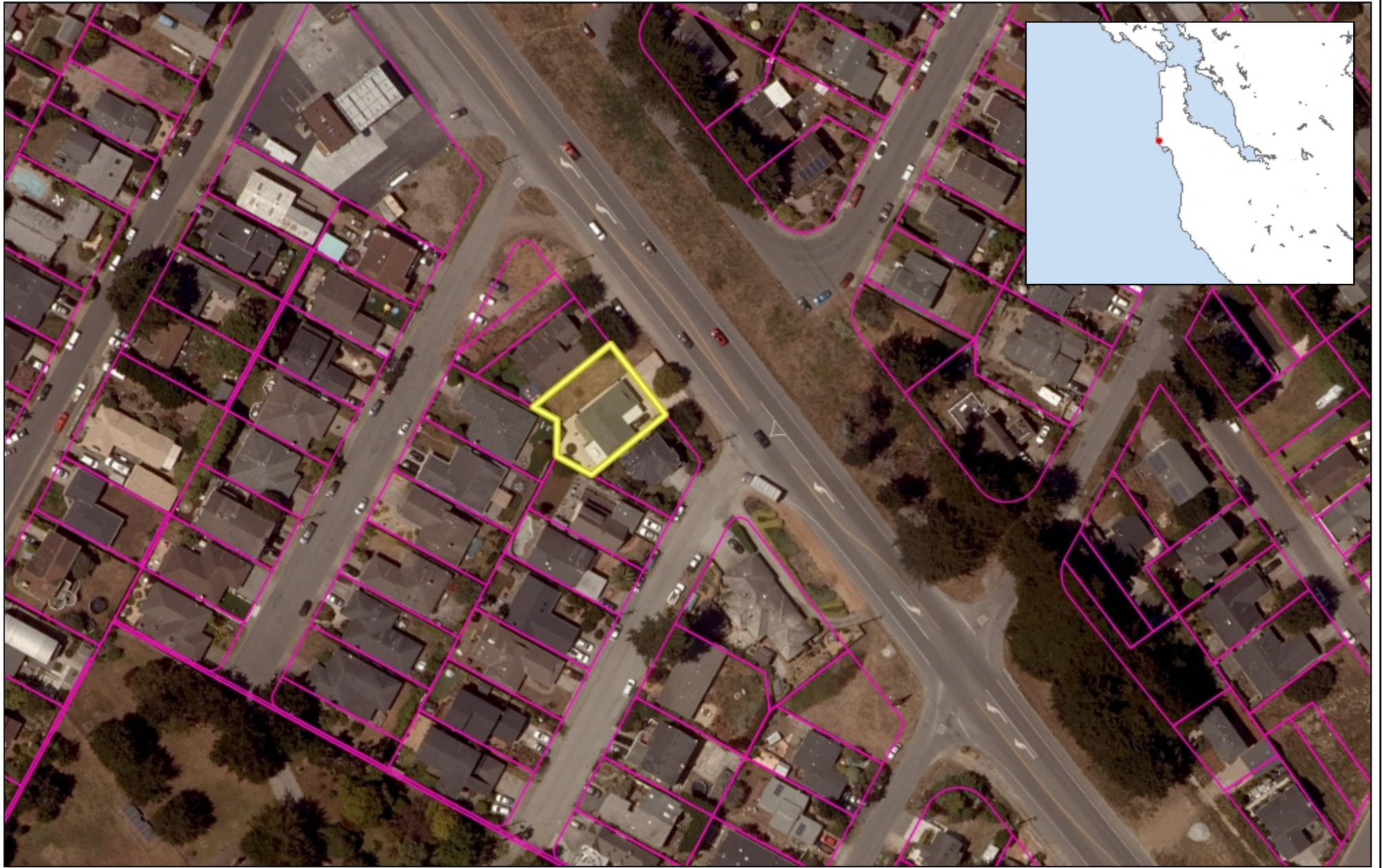
KAK:cmc – KAKEE0450\_WCU.DOCX



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

# **ATTACHMENT B**





0.05 0 0.03 0.05 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

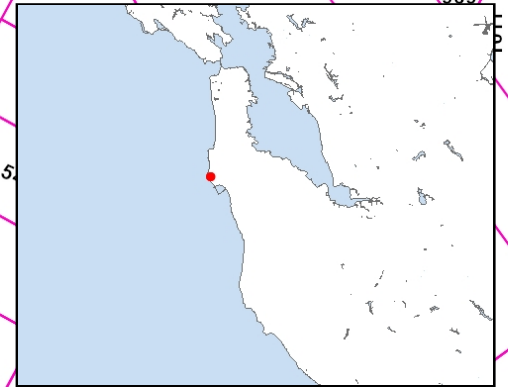
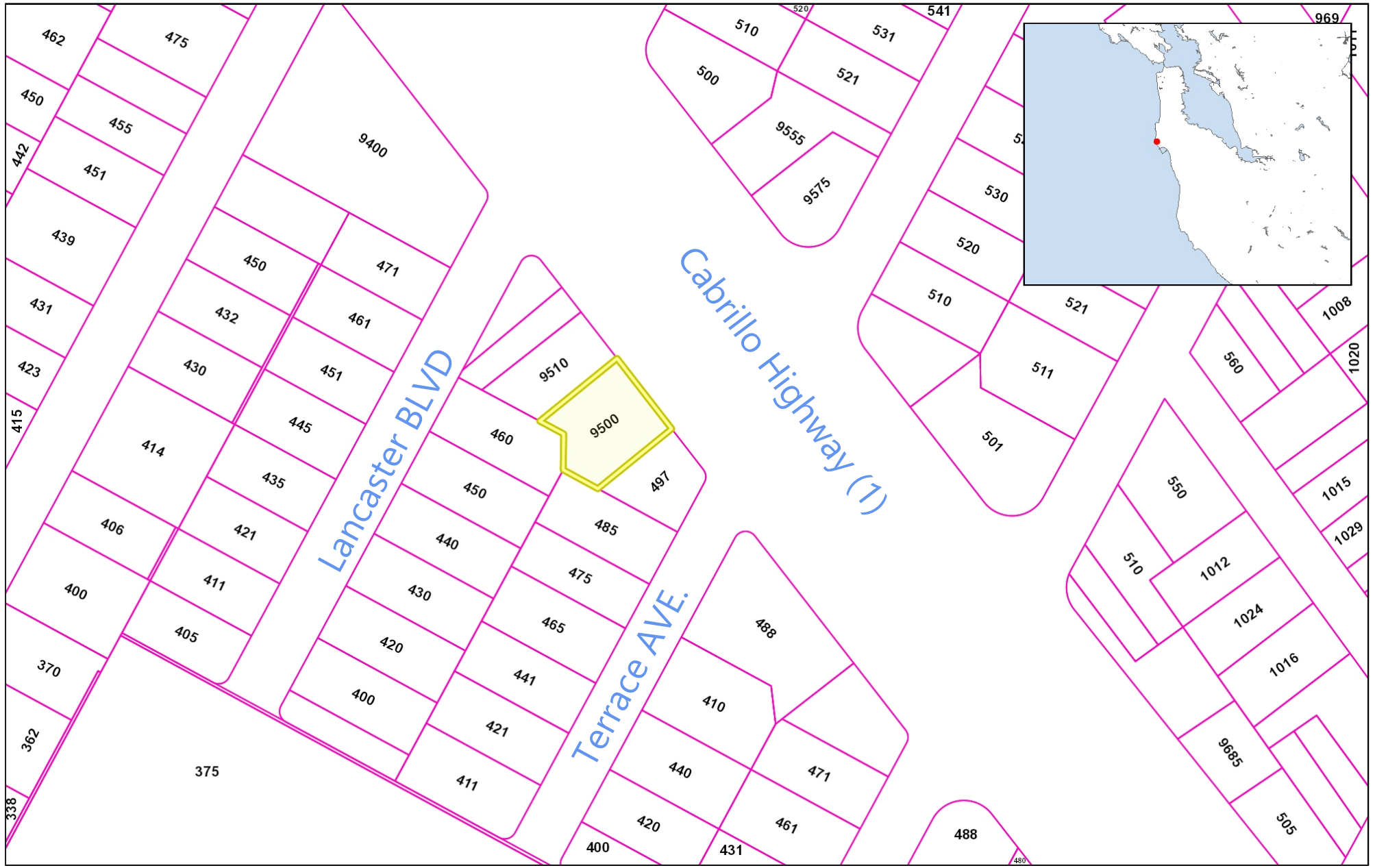
1:1,679



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**





WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

1:1,678

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**





9500 Cabrillo  
Highway





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

# **ATTACHMENT C**

# DAVID HIRZEL BUILDING DESIGN

P.O.Box 1808

PACIFICA, CA 94044

(650) 757-6604 OFFICE (650) 201-0440 CELL

[DavidHirzelDesign@gmail.com](mailto:DavidHirzelDesign@gmail.com)

## 9500 Cabrillo Highway Addition Materials Board for CDRC

Exterior siding stucco, texture to match existing. Entire house to be repainted, as below.

### Exterior colors:

- Body (stucco): Sherwin-Williams “Rare Gray” SW 6199
- Gable ends (Hardi-panel “stucco”) and Garage door: Sherwin-Williams “Pewter Green” SW 6208
- 1x casings and trim to match existing: Sherwin-Williams “Casa Blanca” SW 7571

### Colors Shown

BODY TRIM  
ACCENT



BODY

TRIM

ACCENT

SW 6199

SW 7571

SW 6208

Rare Gray

Casa Blanca

Pewter Green

Roofing: 40 year comp GAF “Timberline” Slate color, to match existing.



Exterior sconce lighting @ Garage and Entry: Possini “Euro” (dark sky)

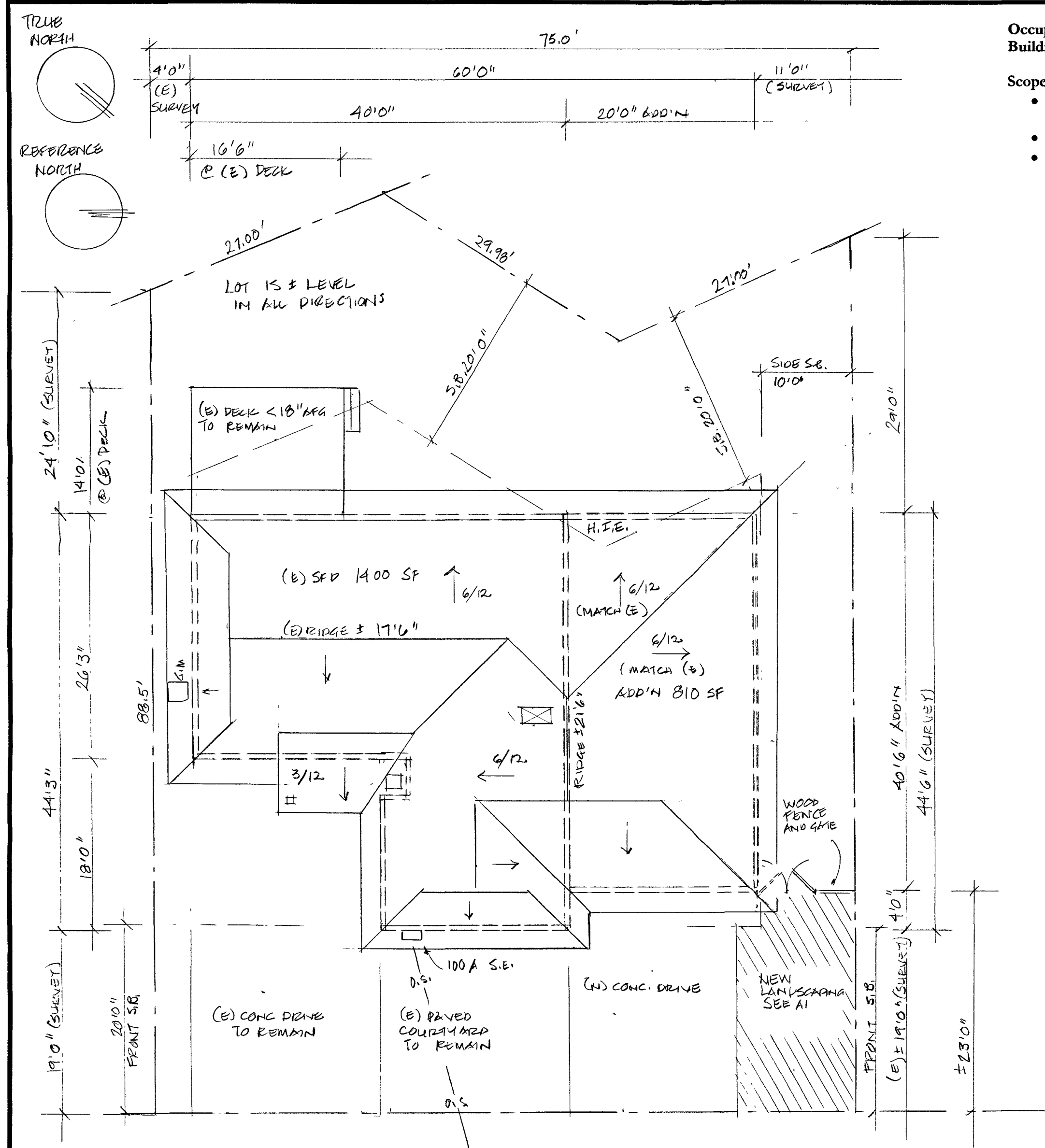


Sample overview of proposed exterior color scheme from Sherwin-Williams:



**Garage Door:**  
Clopay Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door





Occupancy: R-3  
 Building Type: V-B

Scope of Work:

- 800sf Addition to existing 1400sf SFD, to include relocated 2-car Garage with Laundry facilities and 4th Bedroom
- Remodel existing 2-car Garage into Master Suite
- Habitable interior remodel to include Master Bath, remodeled BR2 and BR3

C A B R I L L O H I G H W A Y

SITE PLAN  
 1" = 10'

9500 Cabrillo Highway Data

	Existing	Alteration Alcove Porch	Addition	Totals
Habitable	1040	349	303	1692
Garage	360	-360	497	497
Covered Porch			40	40
Decks	NA			
Coverage	1400		840	2240
Lot Area	6847			
FAR	0.25			
Percent Coverage	0.20			0.33

⊕ BENCH MARK  
 ASSUMED EL 50'

\* NEW COMP ROOFING TO BE CLASS B OR BETTER

Index

A0.1	Site Plan, Vicinity Map, Index, Data
A0.2	Drainage Plan, Erosion Control Plan
	Proposed Floor Plan, Landscape Plan for
A1	NE Corner, Driveway Profile
A2	Proposed Elevations
S1	Building Sections
AB1	Existing Floor Plan and Elevations
Survey	Survey

REVISIONS	BY

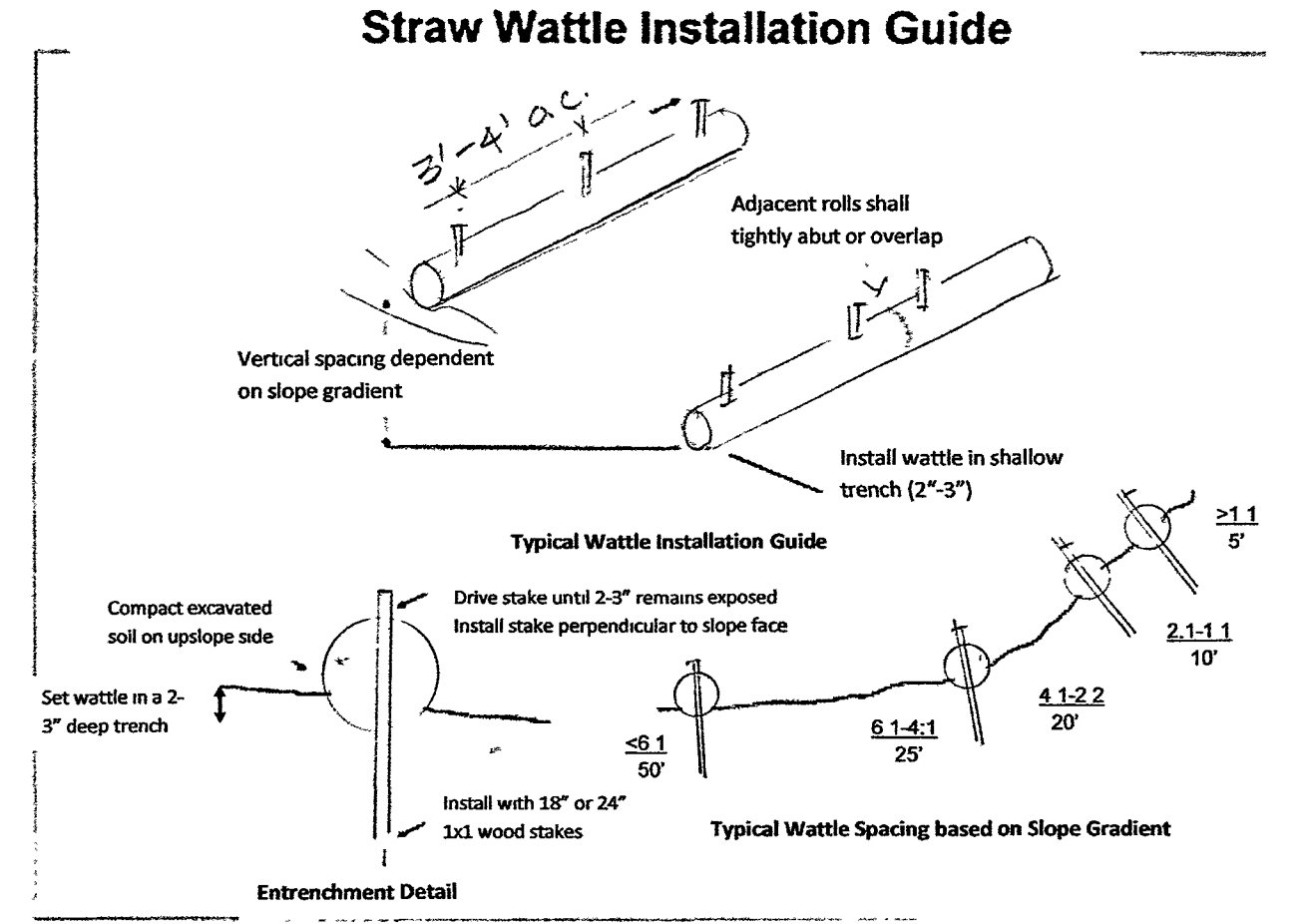
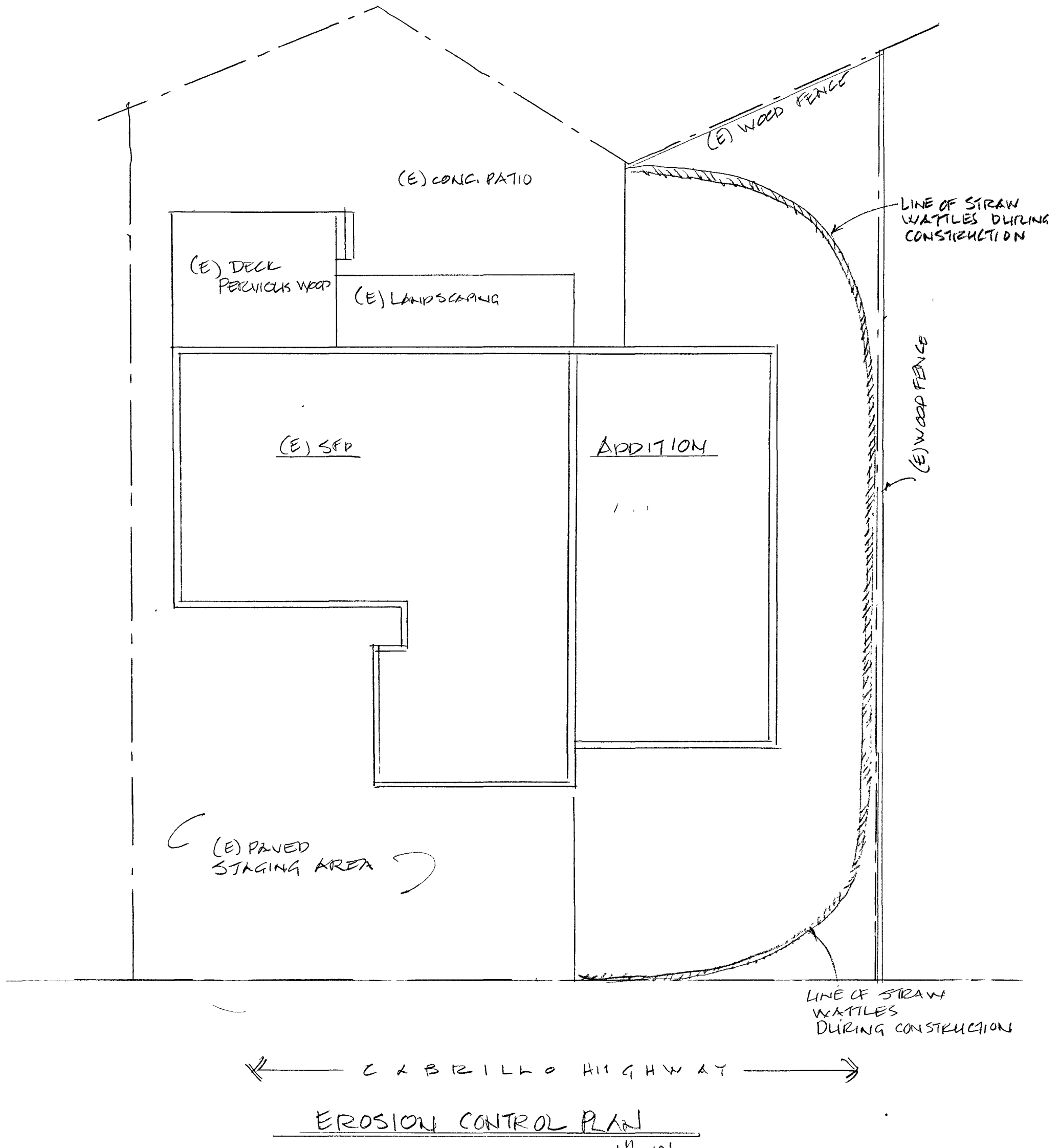
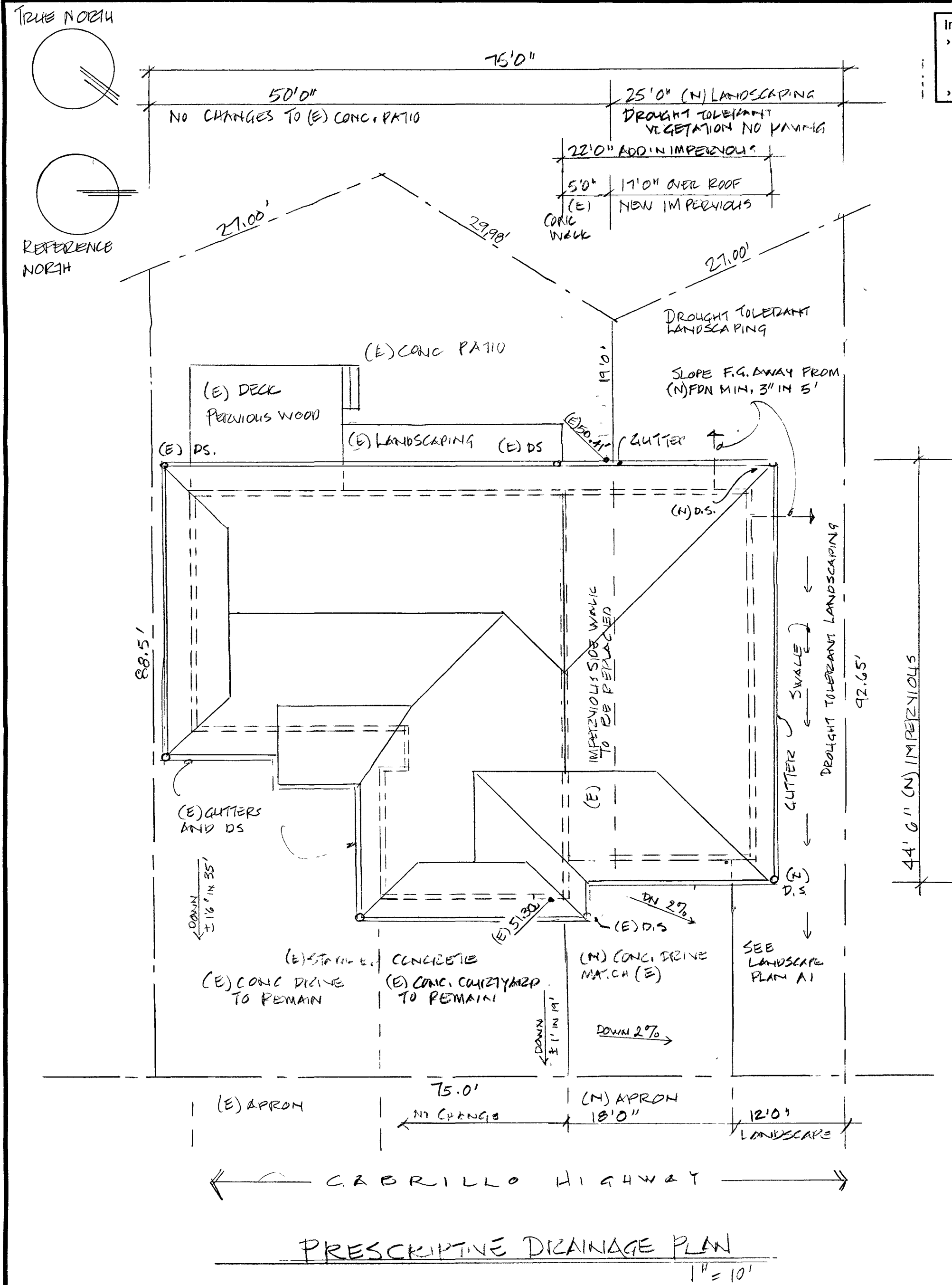
DAVID HIRZEL BUILDING DESIGN  
 P.O. BOX 1808  
 PACIFICA, CA 94044  
 Office: (650) 757-6604 Cell: (650) 201-0440  
 Email: David.HirzelDesign@gmail.com

Owners: Anjelo Gomez and Kate Lim  
 Address of Owners: 9500 Cabrillo Highway, Moss Beach CA  
 Owner Contact: 650-435-5264 anjelo.gomez@yahoo.com, mia.katelin@yahoo.com  
 Site: 9500 Cabrillo Highway, Moss Beach CA 94038  
 APN: 037-171-976

Date 8.25.20  
 Scale 1" = 10'  
 Drawn  
 Job COEG  
 SUB V1  
 Sheet  
**A0.1**  
 Of Sheets



Include the Following Notes on the Drainage Plan:  
 > No net increase in stormwater runoff (relative to undeveloped conditions) may drain onto adjacent properties. The existing storm drainage from the adjacent properties shall not be blocked by the new development  
 > The owner shall adequately maintain the property's stormwater management facilities.



1. Begin at the location where the wattle is to be installed by excavating a 2-3' deep X 9' wide trench along the contour of the slope. Excavated soil should be placed up-slope from the anchor trench.
  2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Adjacent wattles should overlap 24" - shingle in direction of flow.
  3. Secure the wattle with 18-24" stakes every 3-4' and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2-3" of stake extending above the wattle. Stake should be driven perpendicular to slope face.
- Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.
  - Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.
  - To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope.
  - The final structure should be installed at or just beyond the bottom/toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.
  - Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs).
  - If vegetation is desired for permanent erosion control, RECPs (erosion mats) or HECPs be used to provide effective immediate erosion control until vegetation is established.
  - Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

- Stormwater Pollution Prevention:**
- a. Maintain erosion control measures continuously between October 15 and April 15.
  - b. Store, handle, and dispose of construction materials and wastes properly, so as to prevent contact with stormwater and watercourses.
  - c. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges into storm drains and watercourses.
  - d. Use sediment controls or filtration to remove sediment when dewatering the site, and obtain all necessary permits.
  - e. Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
  - i. Limit construction access routes and stabilize designated access points.
  - j. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
  - k. Contractor shall train and provide instruction to all employees and subcontractors regarding construction best management practices for stormwater pollution prevention.

⊕ BENCHMARK ASSUME 50' ELEV.

ADDITION IMPERVIOUS - 979 SF  
 LESS REPLACEMENT - 222 SF  
 NEW ADDITION - 756 SF  
 NEW CONC DRIVE - 370 SF  
 TOTAL NEW IMPERVIOUS - 1134 SF  
 LANDSCAPED AREA  
 POST DEVELOPMENT - 1223 SF > 1134 SF

COLLECT ROOF RUNOFF IN GUTTERS AND CONVEY THROUGH DOWNSPOUTS AND SPLASH BLOCKS TO LANDSCAPED AREAS

Prescriptive Design Measure Fact Sheet Landscaped Areas

**Design Checklist**

- When using landscaped area to manage stormwater runoff, the following design criteria should be considered:
  - Maximize the use of landscaping and natural areas that already exist. Try to design new landscapes immediately adjacent to impervious surfaces.
  - Landscaped areas should have slopes of less than 5%.
  - Small landscaped areas should have berms or grading such that water does not simply flow through; 3" difference in grading is recommended.
  - Water should flow evenly (without concentrating runoff into small streams) from the impervious surface to the landscape; this will maximize the filtration and settling of sediment and pollutants and prevent erosion. The design should avoid allowing straight channels and streams to form.
  - Amend soils to improve drainage, when necessary.
  - If the project is located next to standard asphalt or concrete pavement, and there is concern about water undermining the pavement, include a water barrier in the design.
  - Use curb cuts to create places where water can flow through to the landscape.
  - Redirect flows from roof downspouts to adjacent landscaped areas rather than directly to a storm drain system. Downspout systems should incorporate a splash block to slow the runoff flow rate; a landscape flow path length of 10 to 15 feet is recommended.
  - Use drought-tolerant native or climate-adapted plant species whenever possible. Avoid invasive or pest species. A list of invasive species may be found at the California Invasive Plant Council website (www.cal-ipc.org). Contact municipal staff for a list of plants suitable for stormwater management areas.
  - Design the landscape area so that overflow from large storms discharges to another landscaped area or the storm drain system to prevent flooding.
  - Projects shall comply with the Water Efficient Landscaping Ordinance (WELDO) as applicable. https://planning.smcgov.org/water-efficient-landscape-ordinance-welo
  - Incorporate any appropriate soil stabilization and erosion control measures, such as rock cobble at water entrances and minimum 3" of mulch (or equivalent cover) in unplanted areas.

**Operations & Maintenance**

- The following practices will help maintain your landscape to keep it attractive and managing stormwater runoff effectively:
  - During dry months, irrigate outside the rainy season as needed during the first year to encourage root growth and establish the plants. In subsequent years, irrigate as needed by the plant species to maintain plant health.
  - Repair signs of erosion immediately and prevent further erosion by reinforcing the surrounding area with ground cover or using rocks for energy dissipation.
  - If standing water remains in the landscaped area for more than 4 days, use additional soil amendments to improve infiltration.
  - Inspect the locations where water flows into a landscaped area from adjacent pavement to ensure that there is positive flow into the landscape, and vegetation or debris does not block the entrance point.

**In the following table, fill in the contributing area that will be draining to the landscaped area and the surface area of the landscaped area you are proposing to use to manage stormwater runoff at your property. Landscaped area must be greater than or equal to contributing area.**

Project Contributing Area (sq. ft.)	Landscaped Area (sq. ft.)

**Project Information**

Owner: Anjele Gomez and Kate Lim  
 Address of Owner: 9500 Cabrillo Highway, Moss Beach CA  
 Owner Contact: 650-455-3264 anjele\_gomez@yahoo.com, mikakatelim@yahoo.com  
 Site: 9500 Cabrillo Highway, Moss Beach CA 94038  
 APN: 037-171-380

**Owner Certification**  
 As the owner of the project property, I hereby acknowledge that the above information is true, accurate and complete, to the best of my knowledge.  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

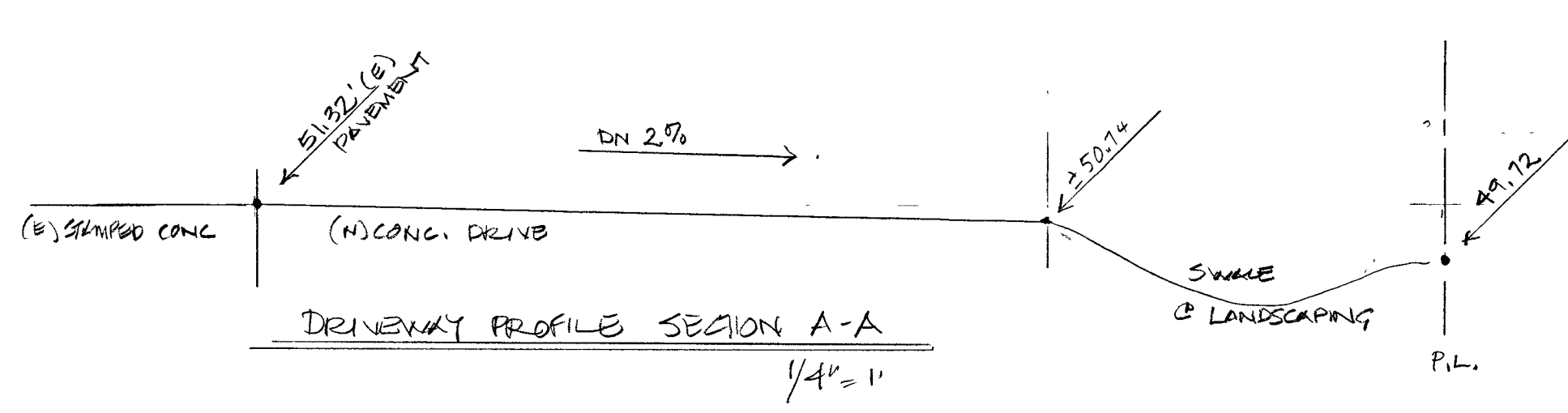
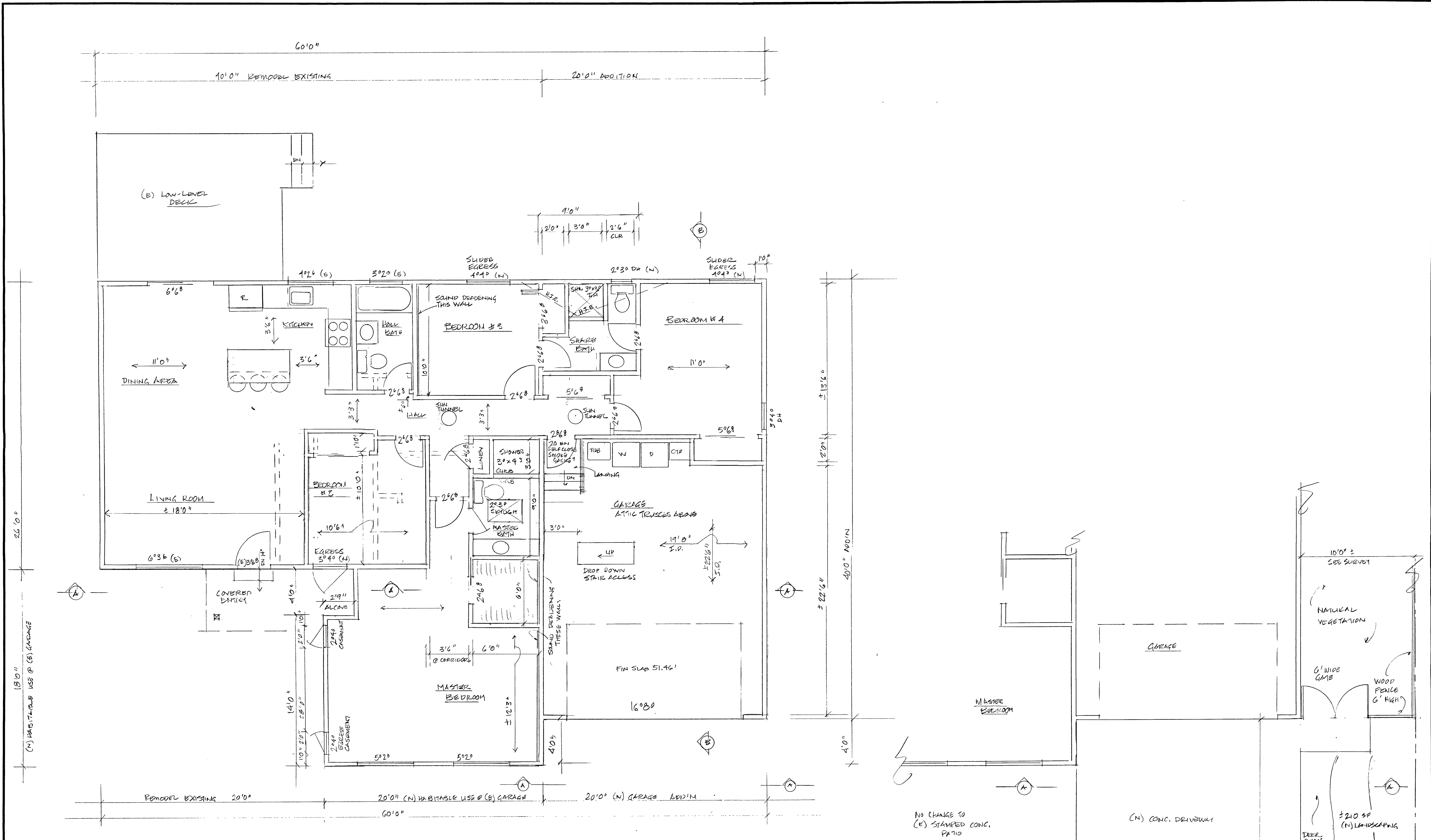
REVISIONS	BY

**DAVID HIRZEL BUILDING DESIGN**  
 P.O. BOX 1808  
 PACIFICCA, CA 94044  
 Office: (650) 757-6694 Cell: (650) 201-0440  
 Email: David.HirzelDesign@gmail.com

**Prescriptive Design Measure Fact Sheet**

Date: 8.25.26  
 Scale: 1" = 10'  
 Drawn: \_\_\_\_\_  
 Job: CDEC SUB  
 Sheet: A0.2  
 Of: \_\_\_\_\_ Sheets

REVISIONS	BY



**DAVID HIRZEL BUILDING DESIGN**  
 P.O. BOX 1808  
 PACIFICCA, CA 94044  
 Office: (650) 757-6604, Cell: (650) 201-0440  
 Email: DavidHirzelDesign@gmail.com

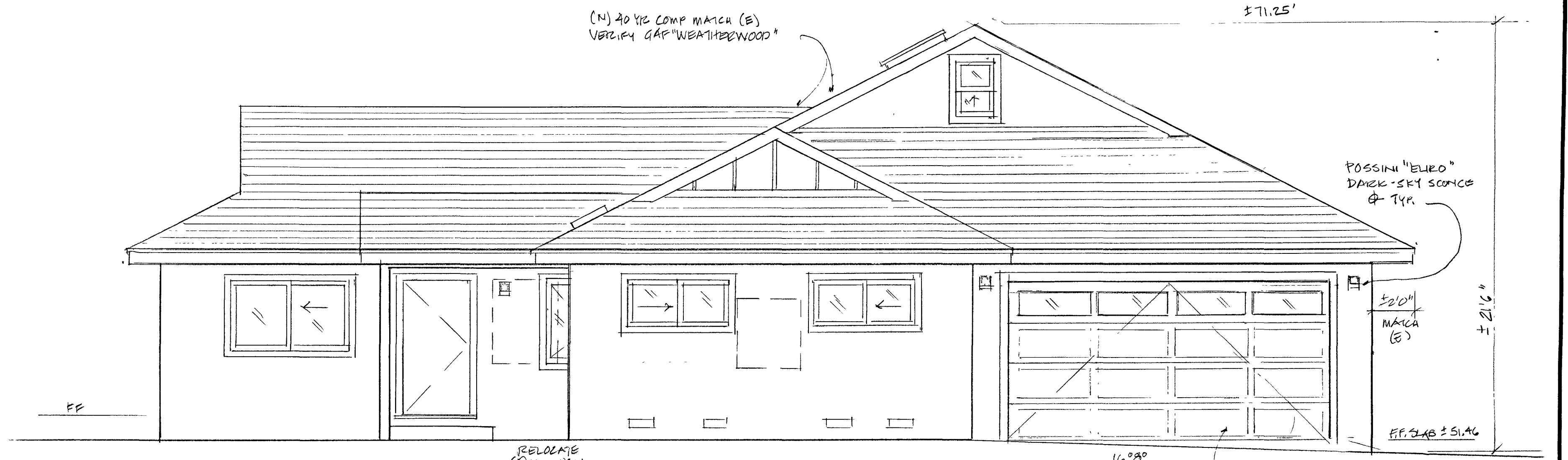
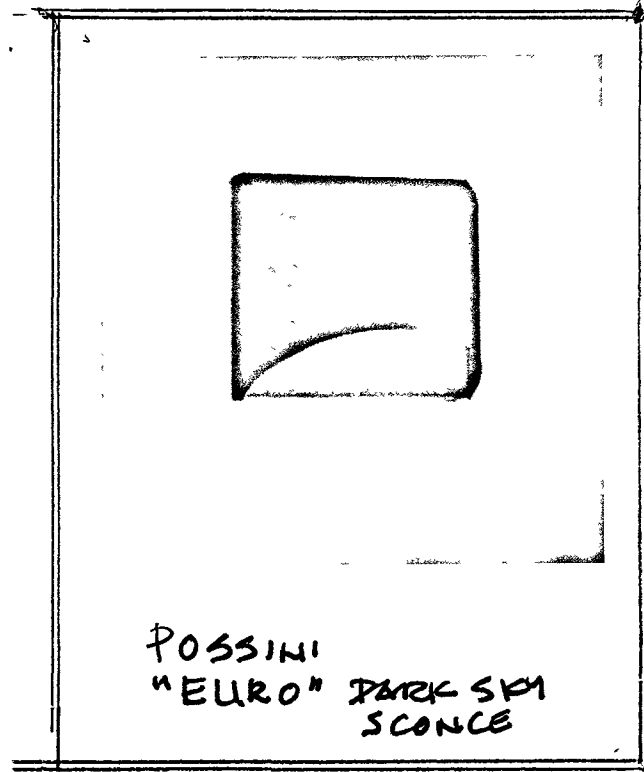
Owners: Anjela Gomez and Kate Lim  
 Address of Concern: 9590 Cabrillo Highway, Moss Beach CA  
 Owner Contact: 650-455-3264 anjela\_gomez@graboo.com, makatelim@graboo.com  
 Site: 9590 Cabrillo Highway, Moss Beach CA 94038  
 APN: 037-171-870

Date 8.25.20  
 Scale  
 Drawn  
 Job CODEC SLUG V1  
 Sheet **A1**  
 Of Sheets

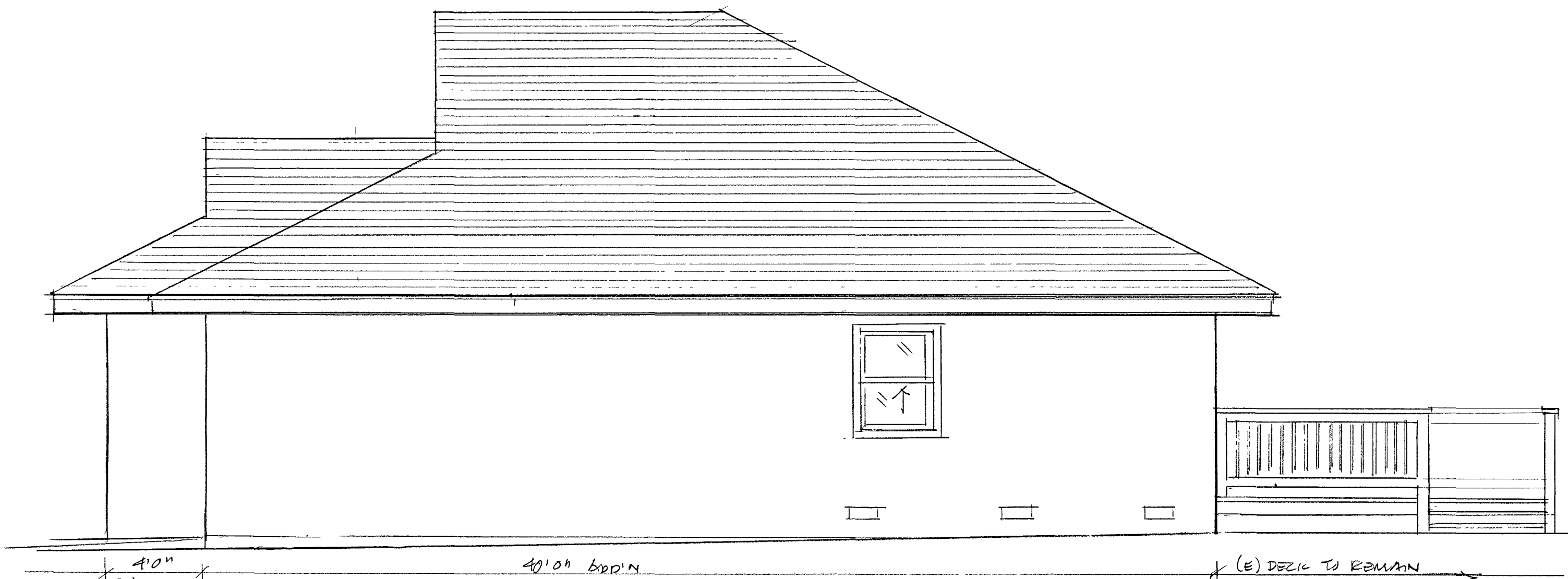


**EXTERIOR COLOR SCHEME:**  
(SEE ATTACHED "9500 BEHR COLOR PALETTE")

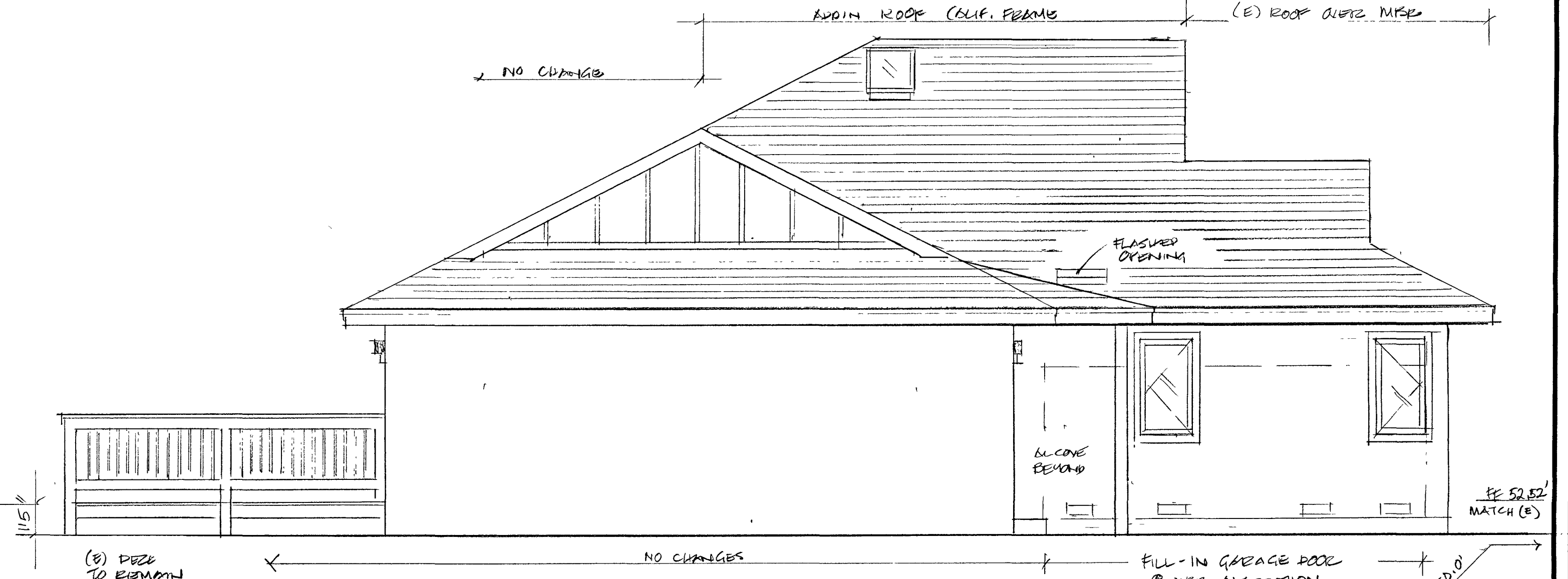
BODY: BEHR "GIMZEL" MQ2-38  
 CAPLES: BEHR "FINAL STRAW" S320-3  
 GARAGE DOOR: " "  
 TRIM: BEHR "VANILLA FROST" BWC-23



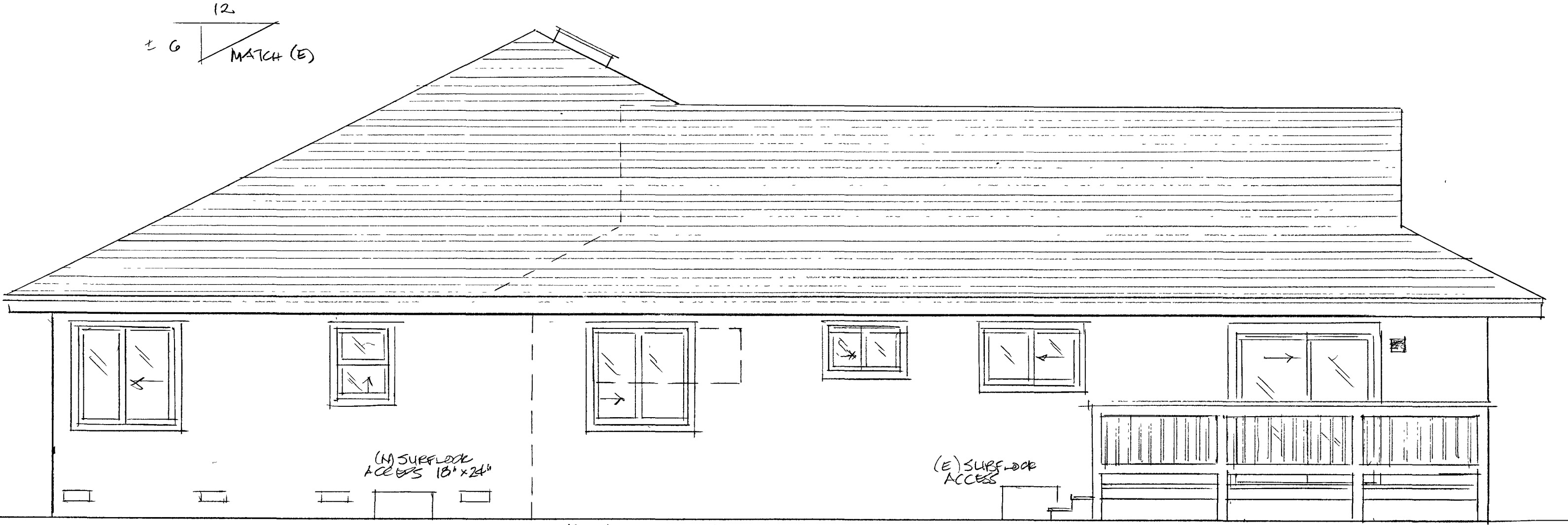
NO CHANGES | 6'0" PORCH ROOF | 20'0" BENCH (E) GARAGE TO W/EP DEMO (E) BRICK VENEER (N) STUCCO MATCH (E) | 16'0" GARAGE DOOR | 20'0" GARAGE DOOR



PROPOSED RIGHT (NORTH) ELEVATION



PROPOSED LEFT (SOUTH) ELEVATION

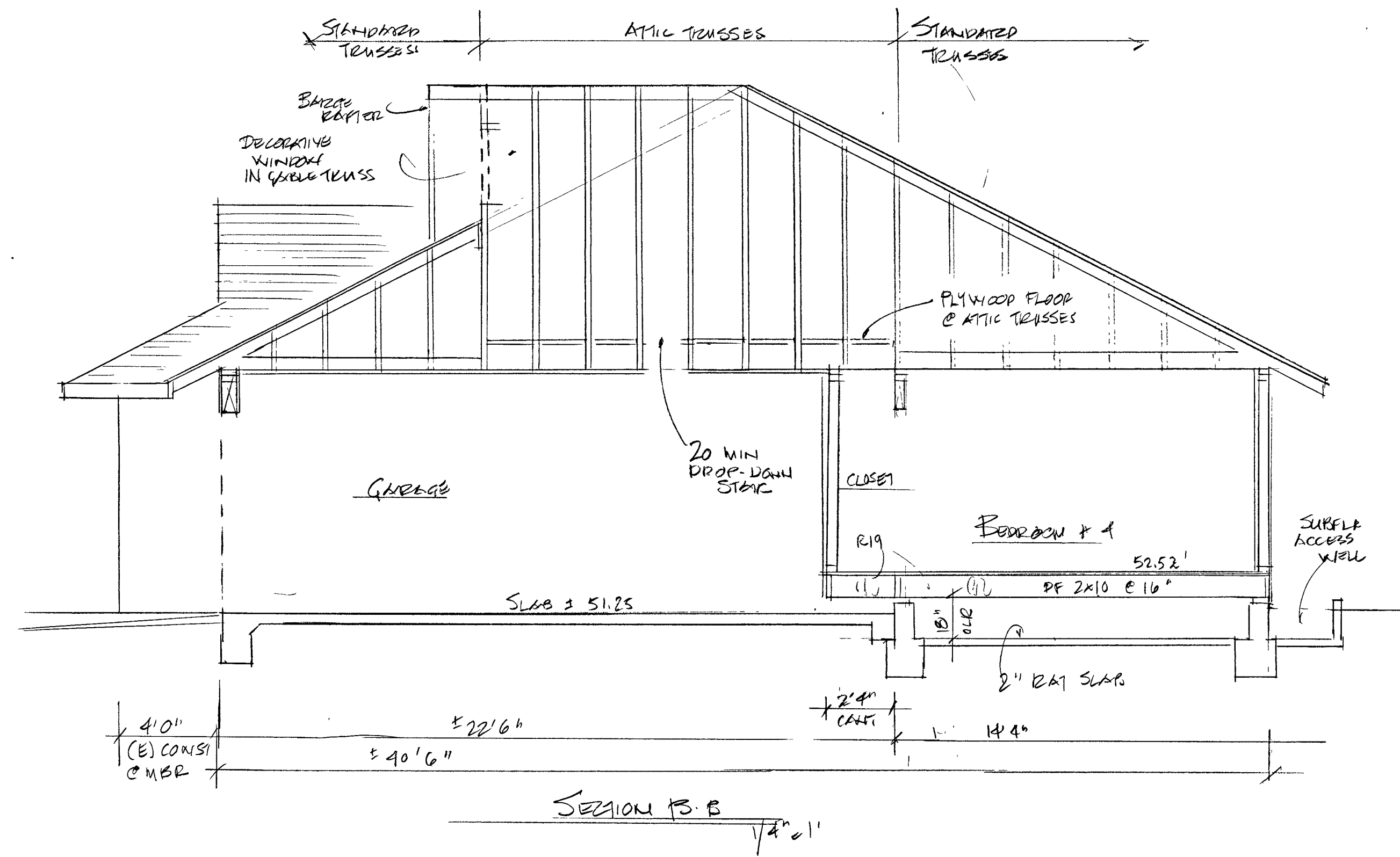
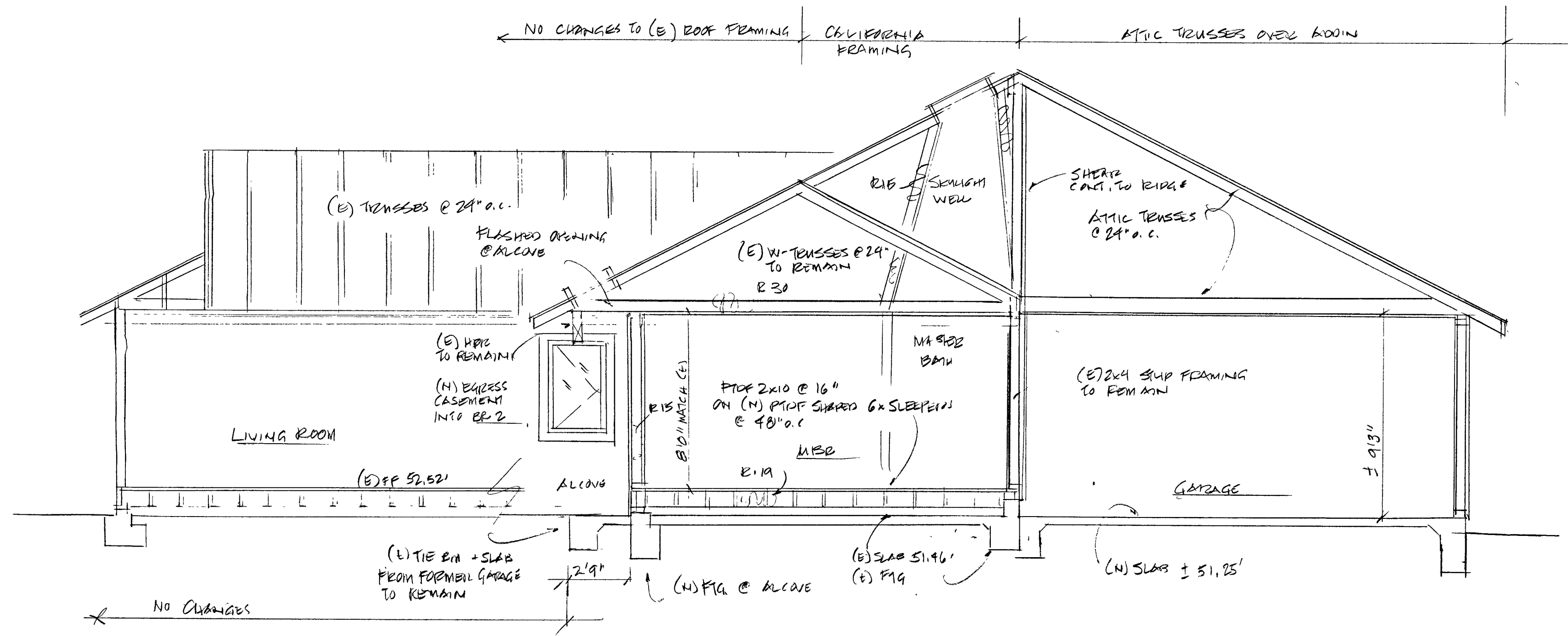


PROPOSED REAR (WEST) ELEVATION

REVISIONS	BY

**DAVID HIRZEL BUILDING DESIGN**  
 P.O. BOX 1808  
 PACIFICA, CA 94044  
 Office: (650) 757-6694 Cell: (650) 201-0440  
 Email: David.Hirzel.Design@gmail.com

Owners: Anjele Gomez and Kate Lim  
 Address of Owners: 9500 Cabrallo Highway, Moss Beach CA  
 Owner Contact: 650-455-3264 anjele\_gomez@rahoos.com, mikakalim@rahoos.com  
 Site: 9500 Cabrallo Highway, Moss Beach CA 94038  
 APN: 037-171-870



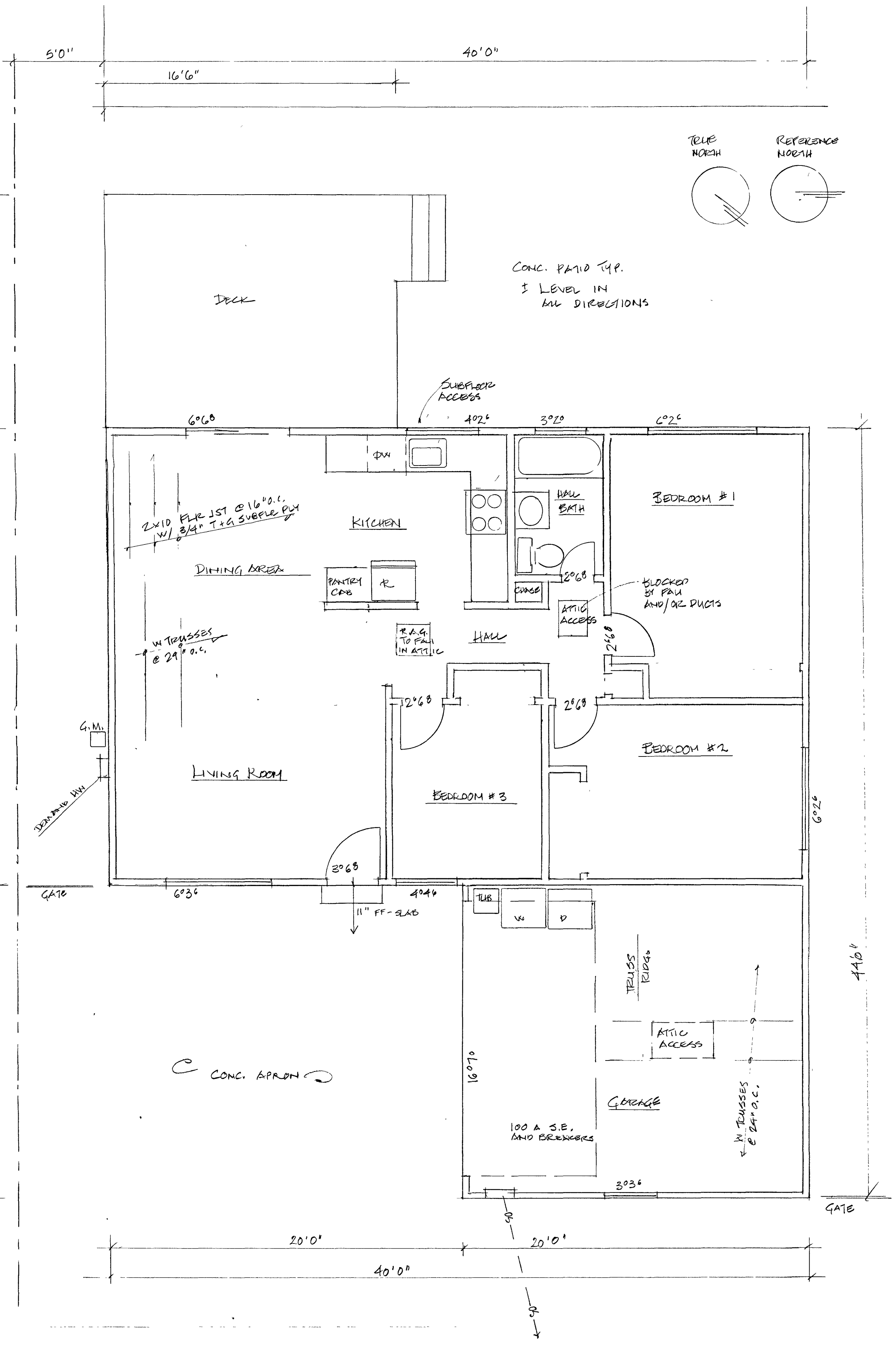
REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN  
 P.O. BOX 1808  
 PACIFICCA, CA 94044  
 Office: (650) 757-6004 Cell: (650) 201-0440  
 Email: David.Hirzel@design@gmail.com

Owners: Arjelo Gomez and Kate Lim  
 Address of Owners: 9500 Cahuello Highway, Moss Beach CA  
 Owner Contact: 650-455-3264 arjelo\_gomez@yahoo.com, munkatcim@yahoo.com  
 Site: 9500 Cahuello Highway, Moss Beach CA 94038  
 APN: 037-171-570

Date 6.4.20  
 Scale 1/4" = 1"  
 Drawn  
 Job CDRE SURV 1  
 Sheet 52  
 Of Sheets

REVISIONS	BY

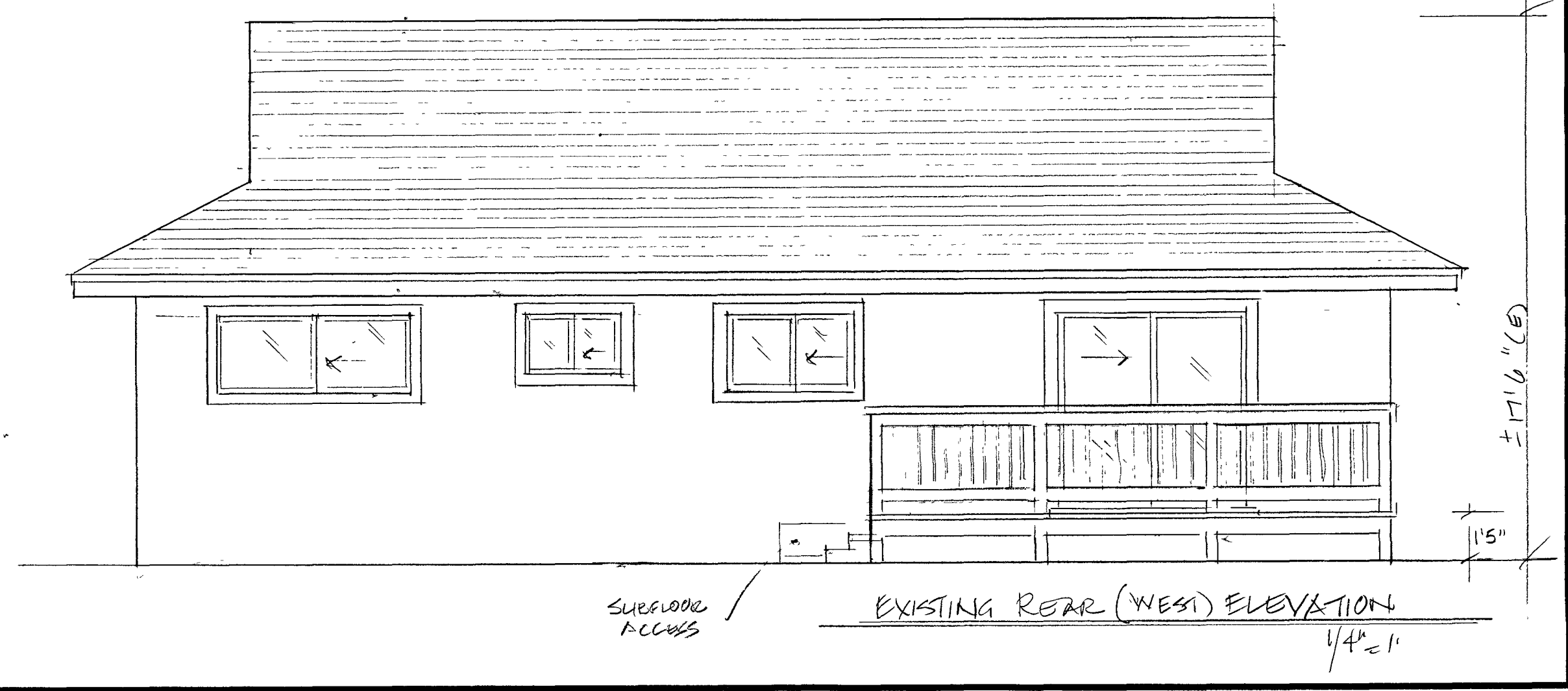
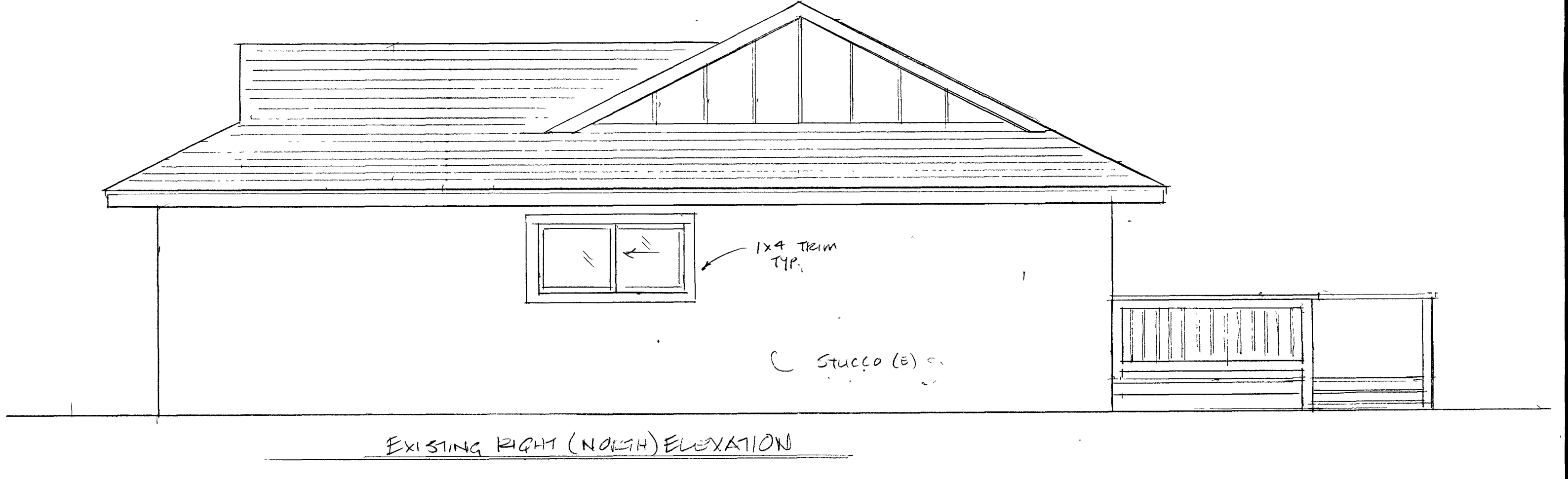
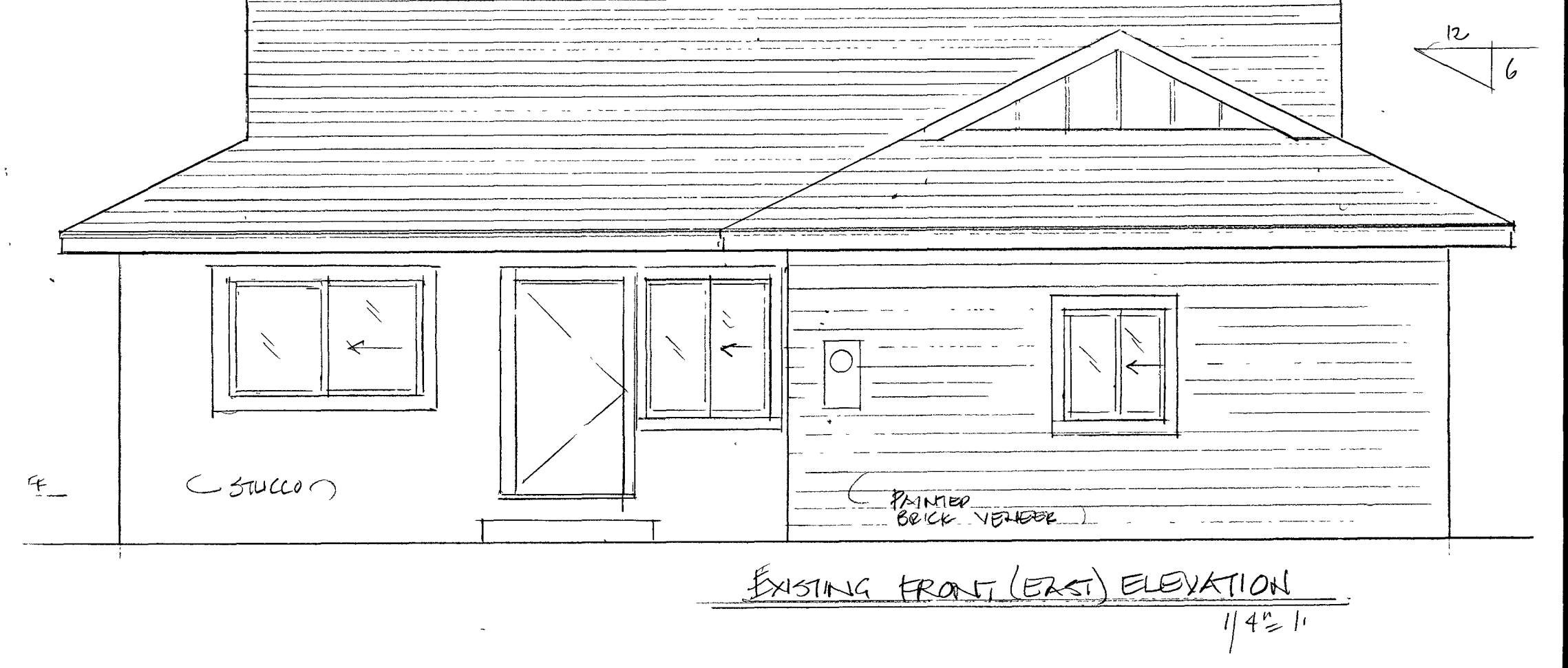
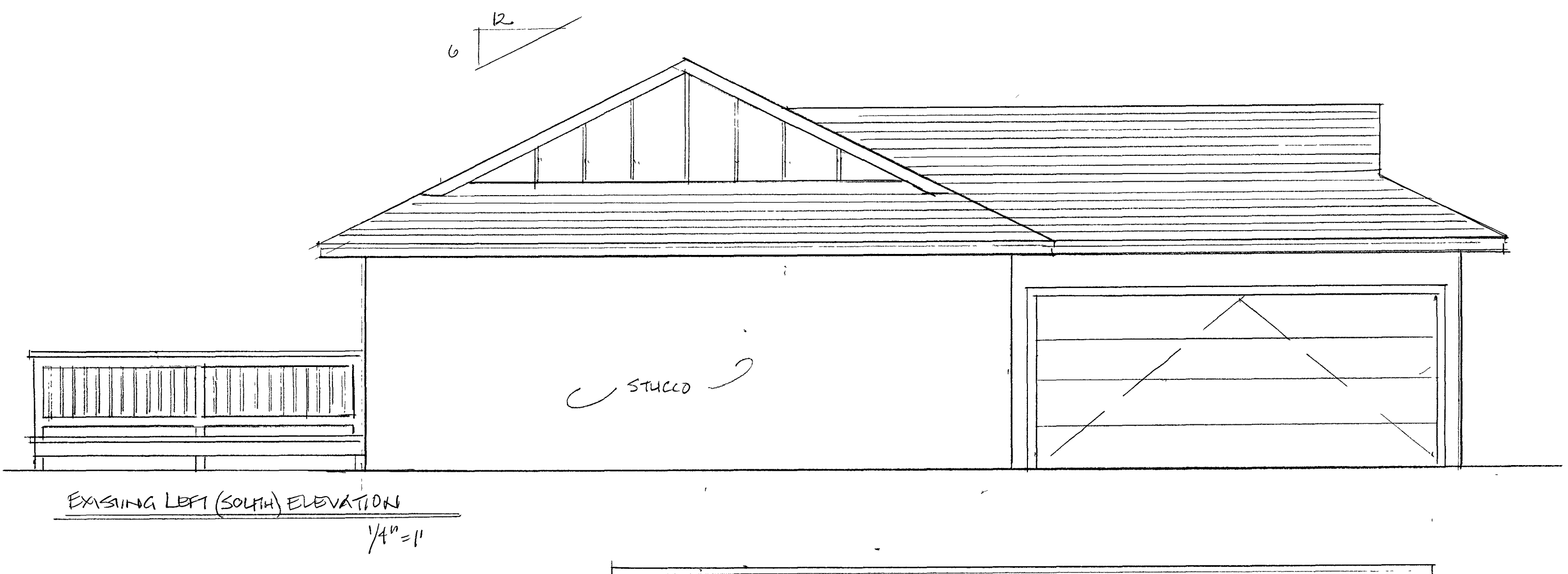


**EXISTING FLOOR PLAN**

CONDITIONED: 1040 SF  
 GARAGE: 360 SF  
 FBR + COV: 1400 SF

PAK IN ATTIC 90%  
 NO B/C  
 DEMAND HW  
 INSULATION  
 WALLS &  
 SUBFLOOR &  
 ATTIC 4" BLOW-IN  
 ALL WINDOWS RETROFIT IN VINYL

1/4" = 1'

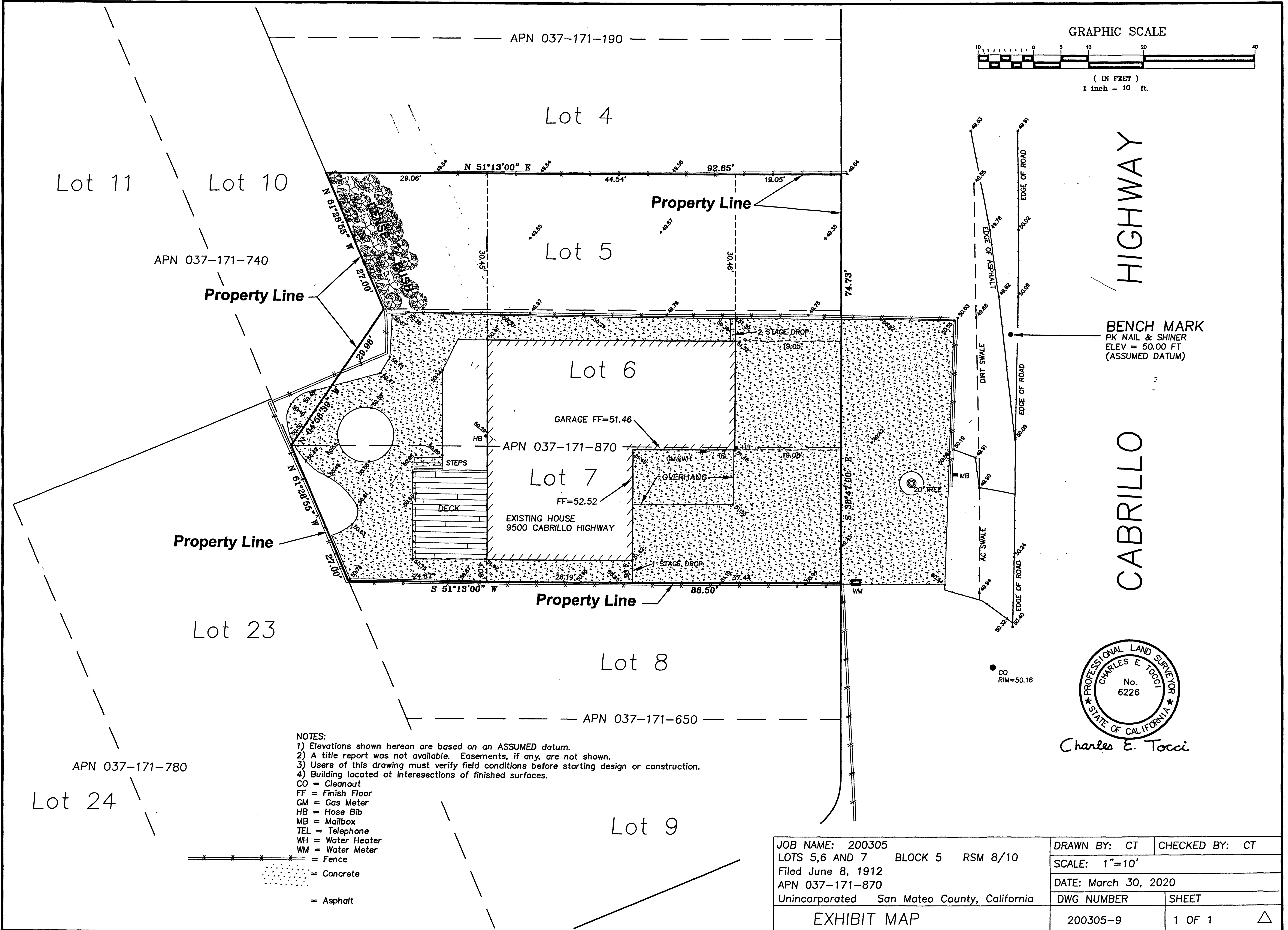
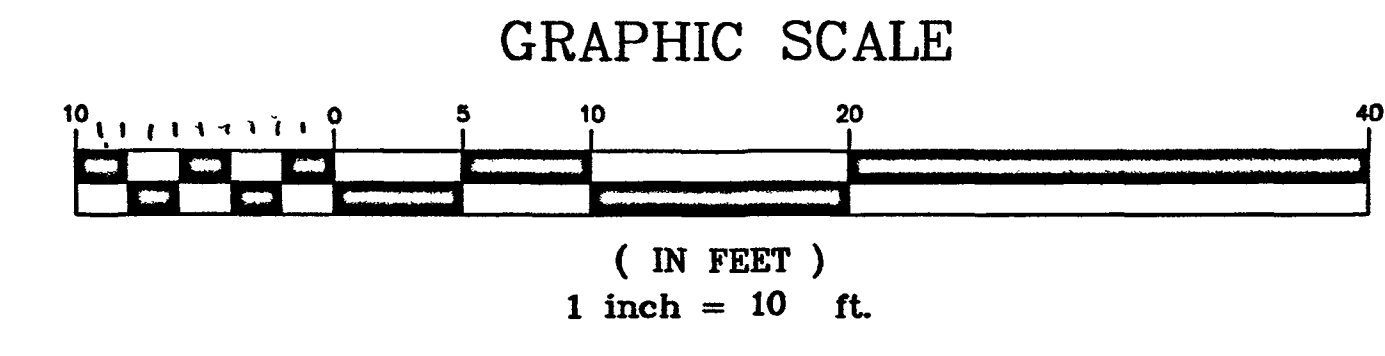


**DAVID HIRZEL BUILDING DESIGN**  
 P.O. Box 1808  
 PACIFICA, CA 94044  
 (650) 757-6604 OFFICE (650) 201-0440 CELL  
 David.Hirzel.Design@gmail.com

Owner's: Anjelo Gomez and Kate Lim  
 Address of Owners: 9500 Cabrillo Highway, Moss Beach CA  
 Owner Contact: 650-455-3264 anjelo\_gomez@yahoo.com, minkatelim@yahoo.com  
 Site: 9500 Cabrillo Highway, Moss Beach CA 94038  
 APN: 037-171-870

Date: 6.4.20  
 Scale: 1/4" = 1'  
 Drawn:  
 Job:  
 Sheet:  
**AB1**  
 Of 2 Sheets

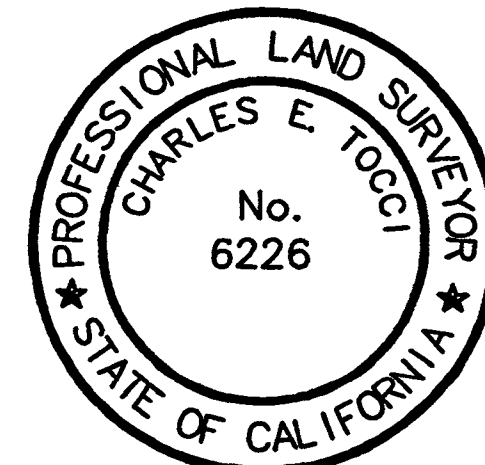




HIGHWAY

CABRILLO

BENCH MARK  
PK NAIL & SHINER  
ELEV = 50.00 FT  
(ASSUMED DATUM)



Charles E. Tocci

- NOTES:
- 1) Elevations shown hereon are based on an ASSUMED datum.
  - 2) A title report was not available. Easements, if any, are not shown.
  - 3) Users of this drawing must verify field conditions before starting design or construction.
  - 4) Building located at interesections of finished surfaces.

- CO = Cleanout
- FF = Finish Floor
- GM = Gas Meter
- HB = Hose Bib
- MB = Mailbox
- TEL = Telephone
- WH = Water Heater
- WM = Water Meter
- = Fence
- = Concrete
- = Asphalt

JOB NAME: 200305	DRAWN BY: CT	CHECKED BY: CT
LOTS 5,6 AND 7 BLOCK 5 RSM 8/10	SCALE: 1"=10'	
Filed June 8, 1912	DATE: March 30, 2020	
APN 037-171-870	DWG NUMBER	SHEET
Unincorporated San Mateo County, California	200305-9	1 OF 1
EXHIBIT MAP		