

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

**DATE:** October 28, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,469 sq. ft. one-story single-family residence with a 448 sq. ft. attached two-car garage on a legal 3,056 sq. ft. non-conforming parcel, located on The Alameda in the unincorporated El Granada area of San Mateo County. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2019-00368 (Moules)

**PROPOSAL**

The proposed project is the construction of a single-family residence on a legal non-conforming parcel (non-conforming as to width and parcel size) with non-conforming side yard setbacks. The proposed development is non-conforming to the underlying zoning standards of the project area; therefore, it does not qualify for a Coastal Development Exemption.

The proposed single-family residence is to be sited on a 25-foot wide parcel, where the minimum required width is 50 feet, with a parcel size of 3,056 sq. ft. where 5,000 sq. ft. is required. Because of the narrowness of the parcel, the applicant is requesting an exception to the zoning standards to allow three-foot side yard setbacks where five feet is the minimum for this zoning district. The proposed single-story house would sit on a narrow corner parcel located at the intersection of Avenue Portola and The Alameda, three blocks north of Highway 1. The parcel is flat with no trees and surrounded by residences. The house is oriented with the front entry located on The Alameda and the attached two-car garage on the east end of the parcel and accessed from Avenue Portola.

## **RECOMMENDATION**

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2019-00368, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

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

The Coastsides Design Review Committee (CDRC) considered the project at its March 12, May 14, and August 13, 2020 meetings where the CDRC determined that the project complies with applicable Design Review Standards. The CDRC has recommended approval of the project. The scale of the residence is proportional and complementary to other residences in the neighborhood. The single-family project complies with the height requirement of the R-3/S-3/DR/CD Zoning District and does not present a conflict with the multi-family zoning. The project’s design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 48 percent (1,469 sq. ft.) of total lot size, where 50 percent (1,528 sq. ft.) is the maximum allowed.

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The proposed single-family residence is to be sited on a 25-foot wide parcel, where the minimum required width is 50 feet, with a parcel size of 3,056 sq. ft. where 5,000 sq. ft. is required. Because of the narrowness of the parcel, the applicant is requesting an exception to the zoning standards to allow three-foot side yard setbacks where five feet is the minimum for this zoning district. The proposed single-story house would sit on a narrow corner parcel located at the intersection of Avenue Portola and The Alameda, three blocks north of Highway 1. The parcel is flat with no trees and surrounded by residences. The house is oriented with the front entry located on The Alameda and the attached two-car garage on the east end of the parcel and accessed from Avenue Portola.

**RECOMMENDATION**

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2019-00368,

based on and subject to the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Renée Ananda, Project Planner, E-mail: [rananda@smcgov.org](mailto:rananda@smcgov.org)

Owner/Applicant: Robert and Bertina Moules

Location: The Alameda at Avenue Portola in El Granada

APN: 047-208-100

Parcel Size: 3,056 sq. ft.

Parcel Legality: Certificate of Compliance Type A (PLN 2019-00266), recorded on September 13, 2019.

Existing Zoning: R-3/S-3/DR/CD (Multi-Family Residential District/S-3 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: High Density Residential (17.5 plus dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0138F, dated August 2, 2017.

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

Setting: The subject property is a narrow, flat, vacant 3,056 sq. ft. legal, non-conforming parcel, where the S-3 Combining District requires a minimum parcel size of 5,000 sq. ft., bounded by residential development. The parcel is located north of Highway 1 in an area zoned for multi-family residences. Highway 1 and the Pacific Ocean are located approximately three blocks to the south and there is an existing vegetated median in front of the proposed residence extending down The Alameda which is a 60-foot wide street. Across the median are south-facing (toward the ocean)

two-story, single-family residences. Parcel sizes vary in the area and include others that are non-conforming in size relative to the minimum 5,000 sq. ft. required in the S-3 Combining District.

Chronology:

<u>Date</u>		<u>Action</u>
September 13, 2019	-	Certificate of Compliance Type A (PLN 2019-00266) recorded.
September 16, 2019	-	Current application submitted.
March 12, 2020 and May 14, 2020	-	Coastside Design Review Committee (CDRC) reviews the proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbors' concerns.
August 13, 2020	-	Coastside Design Review Committee recommends approval of the revised design.
October 28, 2020	-	Planning Commission public hearing.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the County General Plan

The subject parcel is designated by the General Plan for High Density Residential use, at a density of 17.5 plus dwelling units per acre. Staff reviewed the proposed project with respect to the General Plan policies and has determined that the project complies with all applicable General Plan policies, including the following:

Land Use Policy 7.7 (*Land Use Patterns*) provides a goal that land use designations be distributed such that orderly, understandable, coherent, and workable land use patterns are achieved. Policy 7.16 (*Land Use Objectives*) provides for land use designations in urban unincorporated areas so as to: (1) maximize the efficiency of public facilities, services, and utilities, (2) minimize energy consumption, (3) encourage the orderly formation and development of local government agencies, (4) protect and enhance the natural environment, (5) revitalize existing developed areas, and (6) discourage urban sprawl. Policy 7.7 (*Appropriate Land Use*

*Designations for Urban Areas*) requires that the County primarily plan for generalized land use designations, including residential, in urban areas.

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

2. Conformance with the Local Coastal Program

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

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for High Density Residential use, at a density of 17.5 plus dwelling units per acre. Therefore, the project meets the definition of an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. As of the date of this staff report, building permits issued for new dwelling units are well under the maximum in the current 2020 calendar year.

b. Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District designation to urbanized areas of the Coastal Zone, which includes El Granada. The project is, therefore, subject to

Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at its regularly scheduled meetings of March 12, 2020, May 14, 2020, and August 13, 2020. Neighbors in the project vicinity expressed concern and opposition to the original project design particularly with respect to the height of the structure. The parcel is within the R-3 district which allows residential heights of up to 36 feet, however a smaller scale single-family residence is located immediately adjacent to the project parcel. The proposed project height was reduced from approximately 23 feet down to 15 ft.- 9 5/16-inch. The applicant substantially re-designed the project by reducing the residence to one-story lowering the height, changing the garage access, and modifying exterior features of the façade. With these changes, the design, is visually more compatible with the existing cottage-style prevalent in the neighborhood. The Committee determined that the proposed residence as re-designed, complies with applicable Design Review Standards, and recommended project approval.

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements and best preserves the visual and open space qualities of the parcel overall. The project site is located outside of any scenic corridors, although only approximately three blocks south of Highway 1 and the ocean. Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines in the following ways:

- (1) On-site grading is very minimal and only limited to earth movement associated with standard construction activity.
- (2) The proposed residence uses materials with a natural appearance such as lap siding, shingle siding, batten and board siding and asphalt composition roof shingles.
- (3) The proposed residence uses a gabled roof for the project, utilizing non-reflective asphalt shingles as the primary roof material.
- (4) The well-proportioned roof mass and simple, cottage-like façade articulation help to make the proposed structure complementary with the scale of the homes in the neighborhood.

- (5) The landscape plan uses low water use drought-tolerant and drought adapted, non-invasive species.

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

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

4. Conformance with Zoning Regulations

Development Standards

The following table summarizes the project's compliance/non-compliance with the development standards of the R-3/S-3 Zoning District.

S-3 Development Standards	Allowed	Proposed
Building Site Area	5,000 sq. ft. min.	3,056 sq.ft. (See Section 6, Use Permit discussion below)
Building Site Width	50 ft. min.	25 ft. (See Section 6, Use Permit discussion below)
Lot Coverage	50% max. (1,528 sq. ft.)	48% (1,469 sq. ft.)
Maximum Height Structure	36 ft. max.	15 ft. – 9 <sup>5</sup> / <sub>16</sub> in.
Minimum Front Yard Setback	20 ft. min.	20 ft.
Minimum Right Side Setback	5 ft. min.	3 ft.
Minimum Left Side Setback	5 ft. min.	3 ft.
Minimum Rear Yard Setback	20 ft. min.	20 ft.
Parking	Two covered spaces	Two covered spaces
Facade Articulation	Finding by CDRC	Complies

The proposed total lot coverage is 48% (1,469 sq. ft.), where the maximum allowed is 50% (1,528 sq. ft.). The project parcel is within a district zoned for multi-family residences and allows a maximum height of 36 feet. The proposed single-family design is greatly scaled down from the original two-story duplex. Potential impacts related to the appearance of mass and bulk are mitigated by adequate articulation of exterior facades. The design of the new structure is complementary to the existing neighborhood context, as indicated by the Coastside Design Review Committee's recommendation of approval (see Section 5). The proposed project meets the zoning district height standards, and includes a design, scale, and size complementary to other houses located in the vicinity.

5. Conformance with Design Review District Guidelines

The Coastside Design Review Committee (CDRC) considered the project at its regularly scheduled meetings on March 12, May 14, and August 13, 2020 and adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standard (1) The design of the house respects the scale of other houses in the neighborhood through building dimensions, style, and facade articulation that are proportional and complementary to other homes in the neighborhood.
- b. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; a. Architectural Style; Standard (1): The architectural style of the house is compatible with and complements nearby homes through use of similar materials like lap siding and shingles, the exterior colors, style of windows and doors, and roofing material.
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; b. Openings; Standard (1) The design uses windows and doors that are compatible with the dominant types on the house and the neighborhood through size and shape, materials, and proportion.
- d. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a and c (1 and 2): The design uses non-reflective exterior materials and colors that complement other homes in the neighborhood. The design features three complementary colors that help to reduce the appearance of bulk by emphasizing the architectural features and trim.

6. Conformance with Use Permit Findings

The project requires a Non-Conforming Use Permit due to the subject site being: 1) 25 feet in width where 50 feet is the minimum width, 2) less than 5,000 sq. ft. in size where 5,000 sq. ft. is the minimum parcel size, and 3) the proposed 3-foot right and left side setbacks, where 5 feet is required in the R-3/S-3 Zoning District.

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

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

The lot coverage complies with the S-3 Combining District development standards. The total lot coverage of 48% (1,469 sq. ft.) is below the 50% maximum allowed. The mass and bulk of the proposed residence are mitigated through the building dimensions, style, and articulation of the façade. The design of the project is proportional and complementary to other homes in the neighborhood.

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

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

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

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

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

The proposed height of 15 feet – 9 5/16 inches for the one-story residence, the well-articulated façade, and well-proportioned mass bring the structure into scale with the established neighborhood context. The project will not result in significant impacts to coastal resources and coastal access. Adequate infrastructure is available to serve the project.

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

While the applicant is required to obtain a use permit for development of the substantially undersized parcel, the parcel is legal (Certificate of Compliance Type A recorded September 13, 2019) and the proposed single-family residence does not present a conflict with the parcel's multi-family zoning designation.

#### B. ENVIRONMENTAL REVIEW

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

#### C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) commented that it appears that the project will require little site preparation for construction and although the lot is small, project is acceptable infill. MCC had no further comments. The MCC has been notified of the Planning Commission's review of this project.

#### D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) upon review of the project referral asked what findings are required if the parking requirement is to be waived. Staff provided Section 6120 language to CCC staff. Subsequently the project was re-designed and a parking exception is not necessary as the design meets the parking requirements. The CCC has been notified of the Planning Commission's review of this project.

E. REVIEWING AGENCIES

Building Inspection Section

Department of Public Works

Coastside Fire Protection District

Coastside County Water District

Granada Community Services District

Midcoast Community Council

California Coastal Commission

**ATTACHMENTS**

A. Recommended Findings and Conditions of Approval

B. Vicinity Map

C. Project Plans and Site Photos

D. CDRC Decision Letters, dated March 25, June 8, and September 14, 2020

E. Offer Letter Sent to Neighbors

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00368      Hearing Date: October 28, 2020

Prepared By: Renée Ananda  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

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

Regarding the Coastal Development Permit, Find:

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

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meetings of March 12, 2020; May 14, 2020; and August 13, 2020, the project complies with the Coastside Design Review Standards. The project, as designed and conditioned, respects the scale of other houses in the

neighborhood through building dimensions, style, and facade articulation that are proportional and complementary to other homes in the neighborhood. The architectural style of the house is compatible with and complements nearby homes through use of similar materials like lap siding, Hardie plank, and shingles, the exterior colors, style of windows and doors, and roofing material. The design uses windows and doors that are compatible with the dominant types on the house and the neighborhood through size and shape, materials, and proportion. The design uses non-reflective exterior materials and colors that complement other homes in the neighborhood. The design features three complementary colors that help to reduce the appearance of bulk by emphasizing the architectural features and trim.

Regarding the Use Permit, Find:

5. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:
  - a. The lot coverage is compliant with the S-3 Zoning Combining District development standards. The total lot coverage of 48% (1,469 sq. ft.) is below the maximum allowed. The potential mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior façade. The design of the project is proportional and complementary to other homes in the neighborhood.
  - b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and found to be infeasible. An effort was undertaken by the owner to explore the possibility of a merger with adjacent properties, but the owner received no responses to the offer letters dated July 2, 2019 (Attachment E) As a result, mitigation of the parcel size non-conformity via a parcel merger strategy has been found to be infeasible.
  - c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of the substandard parcel, as discussed in Section 4 above. Specifically, the project complies with all maximum allowed lot coverage, height, and parking requirements.
  - d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed height of 15 feet – 9 5/16 inches for the one-story residence, the well-articulated façade, and well-proportioned mass bring the structure into scale and compatibility with context of the established neighborhood. The project will not result in significant impacts

to coastal resources, including access to the coast. Adequate infrastructure is available to serve the project.

- e. That the use permit approval does not constitute a granting of special privileges. The applicant is required to obtain a use permit to develop the undersized parcel as per Section 6133.3.b(3) of the Zoning Regulations. The parcel is legal and the project is substantially in conformity with the existing zoning regulations.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission on October 28, 2020. 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 design of 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. The subject Design Review Permit, Coastal Development Permit, and Use Permit shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees sixty days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Identify exterior lighting locations on elevations; place exterior lighting fixtures only at exterior doors. Provide a cut sheet for Dark Sky-compliant lighting fixtures.
  - b. On the North elevation, stop the wrapping stone facade at gridline E.
  - c. On the South elevation, update the landscape plan to include landscaping in the area between the permeable pavers and the existing sidewalk.

- d. On the North elevation, in the landscape plan, indicate a gate at the walkway.
  - e. Coordinate the civil sheets with Sheet A2.12.
  - f. On the North elevation, provide facade articulation by breaking up the existing horizontal design elements with vertical board and batten siding under the main roof gable.
5. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until

a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

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

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. 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 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 shall be placed underground.
  9. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
  10. To reduce the impact of construction activities on neighboring properties, comply with the following:
    - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
    - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
    - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Avenue Portola and The Alameda. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola and The Alameda. There shall be no storage of construction vehicles in the public right-of-way.
  11. The exterior colors and materials as conditioned by the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
  12. Installation of the approved landscape plan is required prior to final inspection.

## Coastside Fire Protection District

13. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hours' notice to the Fire Department at 650/ 726-5213.
14. Fire Flow: A fire flow of 1000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Coastside Fire Protection District's final approval of the building permit or before combustibles are brought on site.
15. Fuel break-Firebreak: Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
16. Hydrant: The required fire flow shall be available from a Clow 960 Standard 6-inch Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4-1/2-inch outlet and one each 2-1/2-inch outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
17. Roof Assembly: All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
18. Smoke Detection: Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
19. Sprinklers: An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Division for review and approval by the authority having jurisdiction.
20. Sprinkler Fire Alarm: An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
21. Add note to plans: 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

22. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
23. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).
24. Identify rescue windows in each bedroom and verify that they meet all requirements, add this to plans.
25. ADD Note to plans: 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 1-1/2-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/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
26. Add note to plans: 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.
27. Vegetation Management (LRA) - Add note to plans: The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. 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. 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. 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.

28. Add note to plans: As per 2019 California Fire Code, 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 2019 California Fire Code, Appendix B the hydrant must produce a minimum fire flow of 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. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
30. Add note to plans: Automatic Fire Sprinkler System: (Fire sprinkler plans will require a separate permit). As per San Mateo County Building Regulations 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. sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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 Building Division. 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.
31. 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. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
32. Exterior bell and interior ham/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.

33. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
34. Add note to plans: Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11
35. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

#### Department of Public Works

36. Drainage: Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
37. Driveway: Prior to the issuance of the building permit the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
38. Encroachment: No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way. Applicant shall use County Standard Details for all work in the public right of way.
39. Roadway Mitigation Fees: 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.

40. Use County standard details for all work in public right of way.

#### Geotechnical

41. The following items will be required at the time of building permit submittal:
- Final Drainage Report stamped and signed by a registered Civil Engineer.
  - Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
  - Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).
42. Geotechnical report required at building permit stage. The project engineer shall provide historical high ground water study, foundation design for expansive hazardous soil, at Building Stage. Pending further geotechnical review at building permit stage.

#### Building

43. Project requires a building permit. At the time of building permit application, the project shall be designed and subsequently constructed according to the currently adopted and locally amended California Building Standards Code.

#### Coastside County Water District

44. Coastside County Water District records confirm that there is one 3/4-inch (30 gpm) uninstalled non-priority water service connection assigned to APN 047-208-100. Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this development and complies with all District regulations.

#### Granada Community Services District

45. The applicant shall comply with all Granada Community Services District requirements at the building permit stage of the project.
46. The applicant will need to obtain a sewer permit.
47. Percentage of impervious surfaces must comply with County requirements.

RTA:cmc – RTAEE0389\_WCU.DOCX



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

# **ATTACHMENT B**



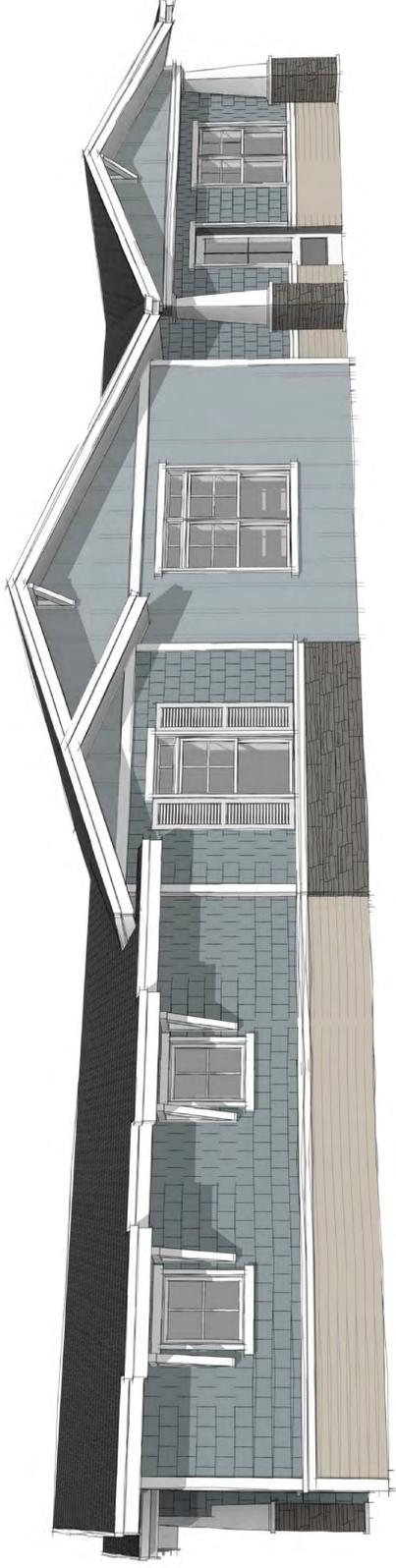


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT C

# NEW PROJECT FOR: BERTINA & ROBERT MOULES

APN 047-208-100  
EL GRANADA, CA 94018



### GENERAL PROJECT NOTES:

1. THIS PROJECT MUST COMPLY WITH THE LATEST ADOPTED APPLICABLE CODES, OF WHICH THE FOLLOWING MODEL CODES, WITH APPLICABLE STATE AMENDMENTS, ARE PRESENTATIVE, AND SHALL BE CONSIDERED TO BE A PART OF THESE DRAWINGS:
  - A. CALIFORNIA RESIDENTIAL BUILDING CODE (2016)
  - B. CALIFORNIA BUILDING CODE (2016)
  - C. CALIFORNIA MECHANICAL CODE (2016)
  - D. CALIFORNIA PLUMBING CODE (2016)
  - E. CALIFORNIA ELECTRICAL CODE (2016)
  - F. CALIFORNIA GREEN BUILDING CODE (2016)
  - G. CALIFORNIA GREEN BUILDING CODE (2016)
  - H. CALIFORNIA FIRE CODE (2016)
  - I. CALIFORNIA REFERENCE STANDARDS CODE (2016)
  - J. CITY OF GROVER BEACH MUNICIPAL CODE
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER/DRAWING BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION.
3. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL SUPERSEDE DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION. THE BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND MATERIALS TO VERIFY THAT ALL MATERIALS AND METHODS OF CONSTRUCTION MEET THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERSEDE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE PROJECT SHALL BE CONDUCTED BY THE ARCHITECT/ENGINEER. THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER/DESIGNER OF RECORD DURING CONSTRUCTION SHALL BE DOCUMENTED IN VISUAL LOGS AND DETAILED INSPECTION REPORTS. THE ARCHITECT/ENGINEER/DESIGNER OF RECORD SHALL BE RESPONSIBLE FOR THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS, SPECIFICATIONS AND CONDITIONS OF AGENCY APPROVAL. THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND CONSTRUCTION QUALITY.
7. CONTRACTOR GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER/DESIGNER THAT ALL MATERIALS, FIXTURES AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM DEFECTS AND DEFICIENCIES FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. CONTRACTOR'S WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
8. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE ARCHITECT/ENGINEER/DESIGNER OF RECORD AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS. AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
11. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
12. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
14. THIS SET OF PLANS TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
15. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
16. TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH APPROPRIATE SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION THEY SHALL INCLUDE ON THE DRAWINGS THE TRUSS DESIGN ENGINEER'S LICENSE NUMBER AND THE TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION.
17. ALL CONNECTIONS OF ALL UTILITIES, AT STREET AND POINT OF CONNECTIONS AT BUILDINGS PRIOR TO CONSTRUCTION.
18. A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
19. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION.
20. THE CONTRACTOR AND ALL SUB-CONTRACTORS WILL BE HELD RESPONSIBLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.
21. IF THE PROJECT REQUIRES EXCAVATIONS OR TRENCHING EXCEEDING 5' IN DEPTH, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COPY OF THE ANNUAL OR PROVISIONAL OSHA PERMIT TO THE BUILDING DEPARTMENT.
22. ELECTRICAL WORK SHALL BE PERFORMED BY A CALIFORNIA STATE LICENSED ELECTRICAL.

### ARCHITECTURAL SHEET INDEX

SHEET	SHEET DESCRIPTION
A0.11	COVER SHEET
A2.01	UNSCALED PLAN
A2.02	CONDITIONS OF APPROVAL
A2.03	CONDITIONS OF APPROVAL
A3.11	FLOOR PLANS
A3.31	ROOF PLAN
A4.11	SCHEDULES
A7.00	PERSPECTIVES
A7.11	EXTERIOR ELEVATIONS
A7.21	EXTERIOR ELEVATIONS
A7.0	LIGHTING SHEETS

**GRAPHIA ARCHITECTURE & ENGINEERING**

100 GATEWAY DRIVE, SUITE 120  
LINCOLN, CA 95648  
(916) 209-9890  
D-B@GRAPHIA.COM  
GRAPHIA.COM

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PROJECT: 20190109

CLIENT: BERTINA & ROBERT MOULES

APN 047-208-100  
EL GRANADA, CA 94018

Tel: 650-755-7814  
Email: ROBERT.MOULES@ELC.MIMONHEALTHY.ORG

## NEW SINGLE-FAMILY RESIDENCE:

# BERTINA & ROBERT MOULES

APN 047-208-100  
EL GRANADA, CA 94018

TITLE: COVER SHEET

ISSUES: SCHEMATIC DESIGN

Sheet Issue Date: 1/28/21  
Project Status: Revision Date:



ARCHITECT'S APPROVAL

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND SIGNED BY THE ARCHITECT/ENGINEER OF RECORD AND THE ARCHITECT/ENGINEER OF RECORD HAS JURISDICTION OVER THE PROJECT.

SHEET: **A0.11** OF 20 SHEETS

### PROJECT DATA

PROJECT APN:	047-208-100
ZONING:	R-3, S-3, DR, CD
TOTAL AREA OF PROJECT SITE:	3,056 SF 0.075 ACRES LOT COVERAGE (ALLOWED) - 1,376.2 SF (45%) LOT COVERAGE (PROPOSED) - 1,469 SF (47.5%)
PROJECT SCOPE:	NEW CONSTRUCTION (SINGLE FAMILY RESIDENCE)
PROPOSED UNITS:	1
PARKING:	REQUIRED: 2 PROPOSED: 2
APPLICABLE BUILDING CODE:	2016 CBC, CBC, CBC, CMC, CFC, CFC, CFC ENERGY CODE, CFC, & CBC
OCCUPANCY GROUP:	LEVEL 1: R-3
CONSTRUCTION TYPE:	TYPE V-8 FIRE-SPRINKLED

### PROJECT BUILDING AREA

UNCONDITIONED AREA:	EXISTING AREA	NEW AREA	TOTAL AREA
GARAGE	0 SF	448 SF	448 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
TOTAL UNCONDITIONED AREA:	0 SF	448 SF	448 SF
CONDITIONED AREA:	EXISTING AREA	NEW AREA	TOTAL AREA
LIVING AREA	0 SF	1021 SF	1021 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
TOTAL CONDITIONED AREA:	0 SF	1021 SF	1021 SF
TOTAL BUILDING AREA:	0 SF	1469 SF	1469 SF
STRUCTURE LOT COVERAGE:	3,056 S.F.	1469 S.F.	48.3%
PAVING LOT COVERAGE:	(P/VERS)	PERMISSIBLE	PERMISSIBLE
LANDSCAPE LOT COVERAGE:	0 SF	415.74 SF	13.60 %
	0 SF	312 SF	10.20 %
WALKWAYS/OTHER COVERAGE:	(P/VERS)	PERMISSIBLE	PERMISSIBLE
	0 SF	375.6 SF	9.02%

### PROJECT TEAM

**DESIGNER:**  
SEAN FREITAS ARCHITECT  
ROCKLIN, CA 95765  
916-553-2472  
Sean@seanfreitas.com

**STRUCTURAL ENGINEER:**  
SEAN FREITAS ARCHITECT  
ROCKLIN, CA 95765  
916-553-2472  
Sean@seanfreitas.com

**TITLE 24 ENERGY CONSULTANT:**  
SEAN FREITAS ARCHITECT  
ROCKLIN, CA 95765  
916-553-2472  
Sean@seanfreitas.com

**CIVIL ENGINEER:**  
SEAN FREITAS ARCHITECT  
ROCKLIN, CA 95765  
916-553-2472  
Sean@seanfreitas.com

### FIRE PROTECTION DESIGN:

1. FIRE SPRINKLERS

### SEPERATE PERMITS REQUIRED

1. FIRE SPRINKLERS  
2. LANDSCAPE PLANS

### DEFERRED SUBMITTALS

1. FIRE SPRINKLERS  
2. LANDSCAPE PLANS

### SPECIAL APPROVALS

1. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND ALL DEVELOPMENT SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR OR CITY ENGINEER.

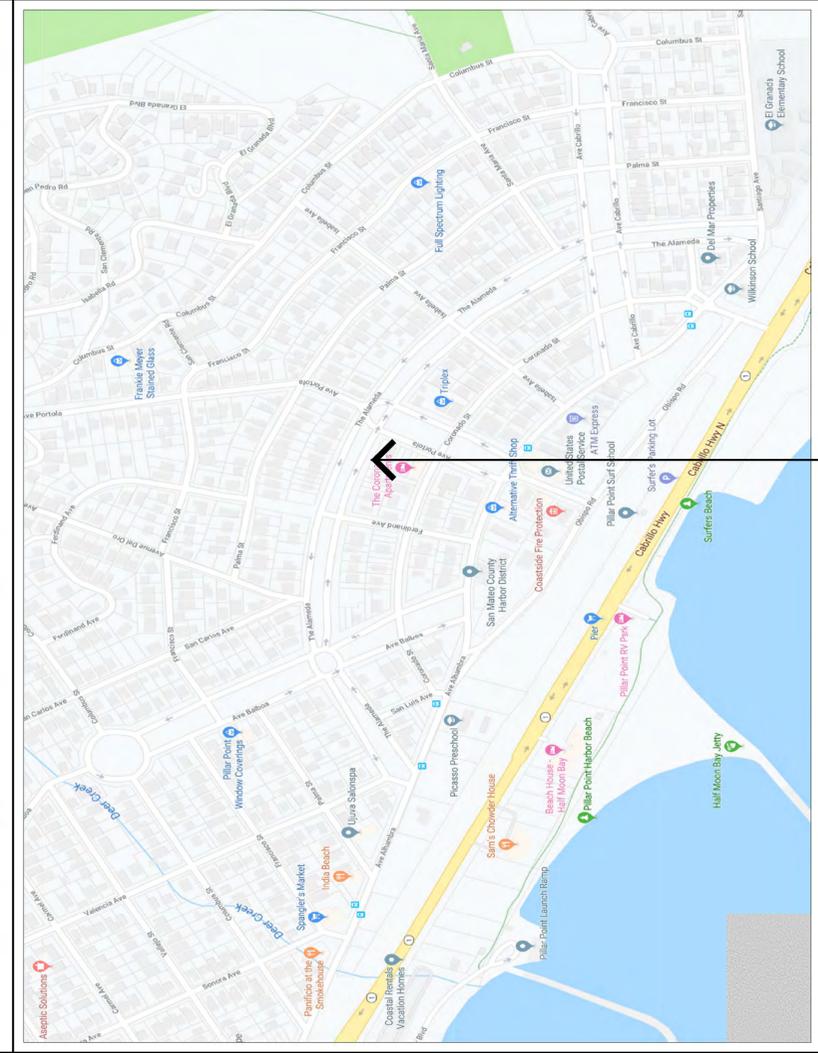
### SPECIAL INSPECTIONS

1. SOILS  
2. CONCRETE CONSTRUCTION  
3. HIGH LOAD DIAPHRAGMS  
4.

### BUILDING SHEET ABBREVIATIONS

AB	ANCHOR BOLT	ADJ	ADJACENT	ALUM	ALUMINUM	BM	BEAM	BOW	BOTTOM OF WALL	BLKG	BLOCKING	BRD	BOARD	CC	CENTER TO CENTER	CL	CENTERLINE	CEM	CEMENT	CER	CERAMIC	CI	CONTROL JOINT	CLG	CEILING	CLR	CLEAR	CO	CLOSET	CONC	CONCRETE	CONTIN	CONTINUOUS	DBL	DOUBLE	DF	DOUGLAS FIR	DI	DRAIN INLET	DIA	DIAMETER	DR	DOOR	DW	DISH WASHER	E	EAST	EL	ELEVATION	EQ	EQUAL	FF	FINISH FLOOR	FX	FIXTURE	FLUOR	FLUORESCENT	FP	FIRE PLACE	GA	GAUGE	GFCI	GROUND FAULT INTERRUPTER	GLY	GALVANIZED	GL	GLASS	GYP	GYP/SUM	H	HIGH OR HEIGHT	HOSE	HOSE BIBB	JST	JOIST	LAV	LAVATORY	LB	POUND	LN	LINEN	LT	LIGHT	MANF	MANUFACTURER	MAX	MAXIMUM	MC	MEDICINE CABINET	MIN	MINIMUM	MTL	METAL	N	NORTH	OC	ON CENTER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	PR	PUSH BUTTON	PH	PHONE	PL	PLATE	POC	POINT OF CONNECTION	PT	PRESSURE TREATED	R	RISER	REF	REFRIGERATOR	REF	REINFORCED	RM	ROOM	RWD	REDWOOD	S	SOUTH	SB	SET BACK	SF	SQUARE FOOT	SHFTG	SHOWER	SHWR	SHOWER	SHR	SHIMLAR	SIMP	SIMPSON	SLD	SLIDING	S&P	SHELF & POLE	STRUC	STRUCTURAL	T	TREAD	TEMP	TEMPERED	TOC	TOP OF CONCRETE	TOG	TOP OF GRADE	TOF	TOP OF FLOOR	TOS	TOP OF PAVEMENT	TOW	TOP OF SLAB	TOW	TOP OF WALL	TV	TELEVISION	TYP	TYPICAL	UCR	UNDER COUNTER REFRIG.	W	WITH	WC	WATER CLOSET	WD	WOOD	WH	WATER HEATER	WP	WATER PROOF	WWM	WELDED WIRE MESH
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### PROJECT VICINITY MAP



NEW PROJECT FOR:  
**BERTINA & ROBERT MOULES**  
APN 047-208-100  
EL GRANADA, CA 94018

REFERENCE NORTH



### Planting Schedule

MARK	QTY	SIZE	PLANT TYPE	NAME	BOTANICAL	LIGHT	H2O	SUNSET	WUCOLS
FL	32	1 GAL	PERENNIAL	FLAX LILY	DIANELLA REVOLUTA	PARTIAL SUN	LOW	8, 9, 14-24"	2
E	6	1 GAL	SHRUB	ESCALLONIA	ESCALLONIA SPP. & Q.S.	PARTIAL SUN	LOW	4, 9, 14-24"	2
BOX	18	2 QT	BOXWOOD	AFRICAN BOXWOOD	MYRSINE AFRICANA	PARTIAL SUN	LOW	8, 9, 14-24"	2
DYH	13	3 GAL	SHRUB	DWARF FEDDA HAWTHORN	RHAPHIOLEPIS UNBELLEATA	PARTIAL SUN	LOW	8-10, 12-24"	2
LHW	24	1 GAL	GROUND COVER	LOW OVER SHRUB	WESTRINGIA FRUTICOSA	PARTIAL SUN	LOW	8, 9, 14-24"	2
<b>NEW PLANT MATERIAL</b> 312 S.F. 10.20% 18 S.F. 0.00% <b>NEW LANDSCAPING (TOTAL)</b> 312 S.F. 0.00% <b>NEW GROUND COVER (MULCH)</b> 267 S.F. 8.73%									WUCOLS AVE. = 2

**LEGEND: LANDSCAPING**

PROPOSED PLANTING: FOR COMPLETE LIST OF PLANT TYPES, COUNTS, NAMES, BOTANICAL NAMES, LIGHTING REQUIREMENTS, AND WATER USE SEE PLANTING SCHEDULE

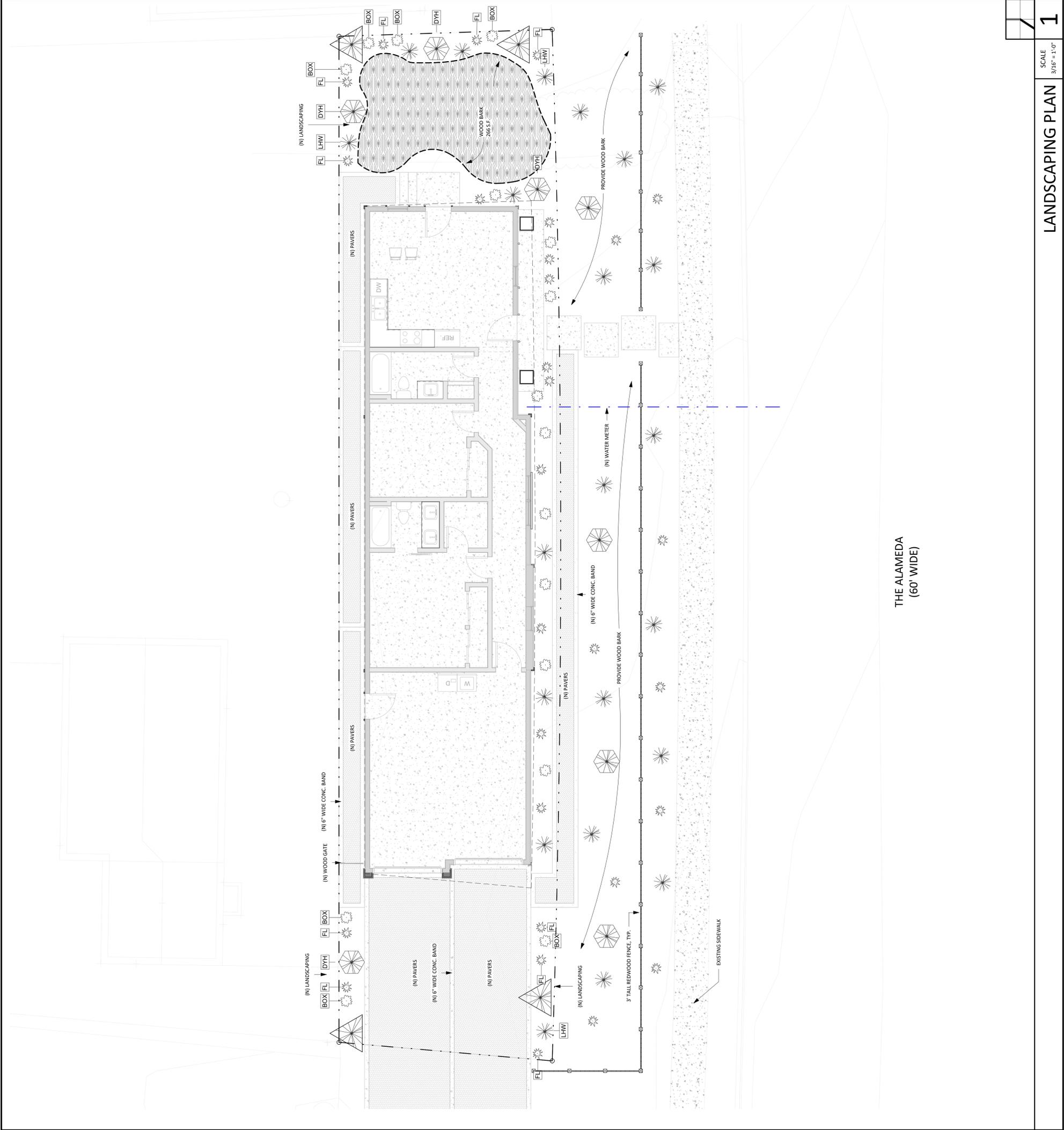
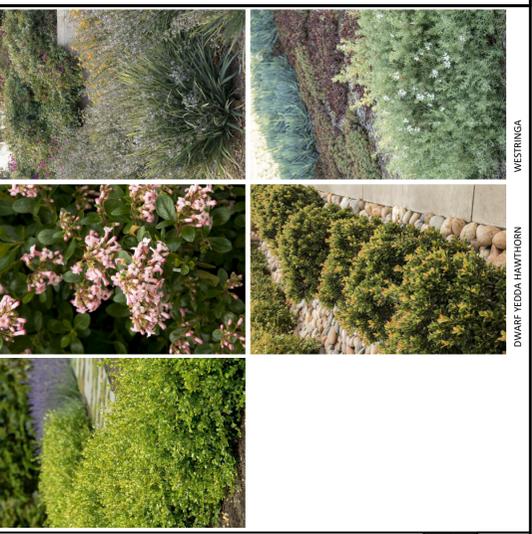
LANDSCAPE HEADERBOARD: COMPOSITE LANDSCAPE EDGING.

**GENERAL NOTES: LANDSCAPING**

- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE (CONTRASTING) MULCH. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOFING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
  - 8 FEET CLEARANCE FROM SEWER OR WATER LINES.
  - 5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
  - 25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES (IF APPLICABLE) FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECEIVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ. FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
  - DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT LOCATION, PROJECT ADDRESS, PROJECT PERMIT NUMBER, PROJECT START AND END DATES.
  - CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPE AND "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
  - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
  - LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
  - IRRIGATION AUDIT REPORT.
  - IRRIGATION AUDIT REPORT (IF APPLICABLE)
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY (IRRIGATION AUDITOR). LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND IRRIGATION CONTROLLER PROGRAMMING DATA. THIS DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENDURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AREAS LESS THAN 10 FT. IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- AT TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

**GENERAL NOTES: SOIL TESTING (IF APPLICABLE)**

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. TWO (2) SAMPLES ARE REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLE LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, NITROGEN, AND POTASSIUM. CONTRACTOR TO ADVISE TESTING LAB AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS./1000 SQ. FT.) AND 90% BARK BASE PRODUCT, 1/4" INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1,000 SF.)



THE ALAMEDA  
(60' WIDE)

SHEET:



ARCHITECT'S APPROVAL

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND SIGNED BY THE ARCHITECT OR AN ARCHITECT EMPLOYED BY HIM OR HER AND THE ARCHITECT'S SIGNATURE IS IN PRODUCTION OVER THE PROJECT.

TITLE: PERSPECTIVES

ISSUES: 01/25/19  
 Project Name: SCHEMATIC DESIGN  
 Sheet Issue Date: 1/28/17  
 Project Number: 20190109  
 Revision Date:

APN 047-208-100  
 EL GRANADA, CA 94018

## BERTINA & ROBERT MOULES

### NEW SINGLE-FAMILY RESIDENCE:

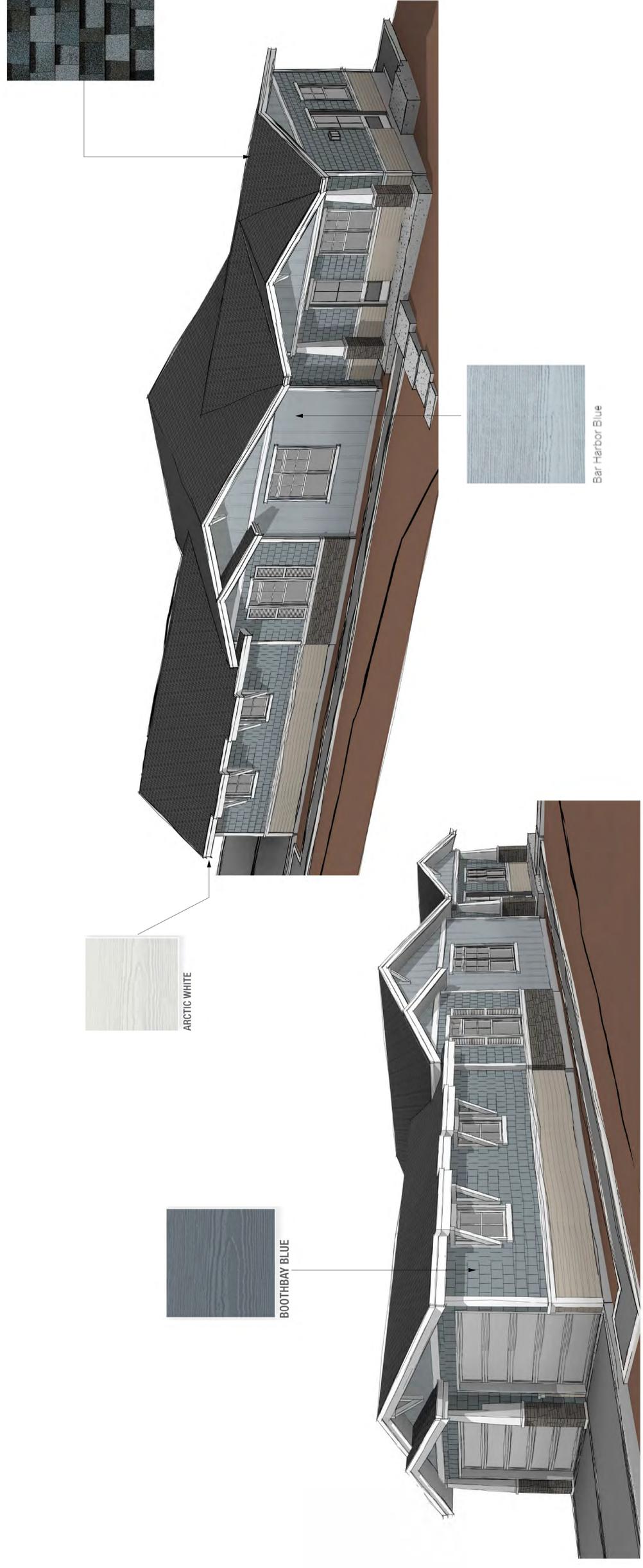
CLIENT: BERTINA & ROBERT MOULES  
 APN 047-208-100  
 EL GRANADA, CA 94018  
 Email: ROBERT.MOULES@ELCANNONHEALTH.ORG  
 Tel: 650-759-7814

PROJECT: 20190109

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100 GATEWAY DRIVE, SUITE 120  
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 (916) 209-9890  
 DES@GRAPHIA.COM  
 GRAPHIA.COM

GRAPHIA  
 ARCHITECTURE  
 & ENGINEERING



**LEGEND: ELEVATIONS EXTERIOR**

07300.R1	ROOFING-1: ASPHALT SHINGLES (AS SELECTED BY OWNER)
05500.RFC1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500.WD01	WINDOWS-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. 4" THICK @ WINDOWS TYP. UNO
08500.DRD1	DOORS-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. UNO.
06401.MS1	06401.MS1: FIBER CEMENT BOARD OVER 3/8" OSB SHEATHING.
06401.MS3	06401.MS3: FIBER CEMENT HARDWASH SHINGLE. "STAGGERED EDGE" SIDING OVER 2- LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
06401.IB1	BATTEN & BOARD SIDING-1: FIBER CEMENT BATTEN & BOARD OVER 3- LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
06401.SD1	SOFFIT-1: HARDWOOD SOFFIT PANELS, VERTICALLY NON-VENTED "CEDARMILL"

**GENERAL NOTES**

MAX. BLDG. HT. 15'-9 5/16"

LEVEL 1 - PLATE 10'-0"

GARAGE PLATE 9'-0"

HIGHEST GRADE 1'-0"

LEVEL 1 FF 0'-0"

GARAGE AVG -1'-0"

LOWEST GRADE -3'-0"

06401.MS1 SHINGLE SIDING-1

06401.MS3 SHINGLE SIDING-1

06401.IB1 BATTEN & BOARD SIDING-1

06401.SD1 SOFFIT-1

07300.R1 ROOFING-1

08500.WD01 WINDOWS-1

08500.DRD1 DOOR-1

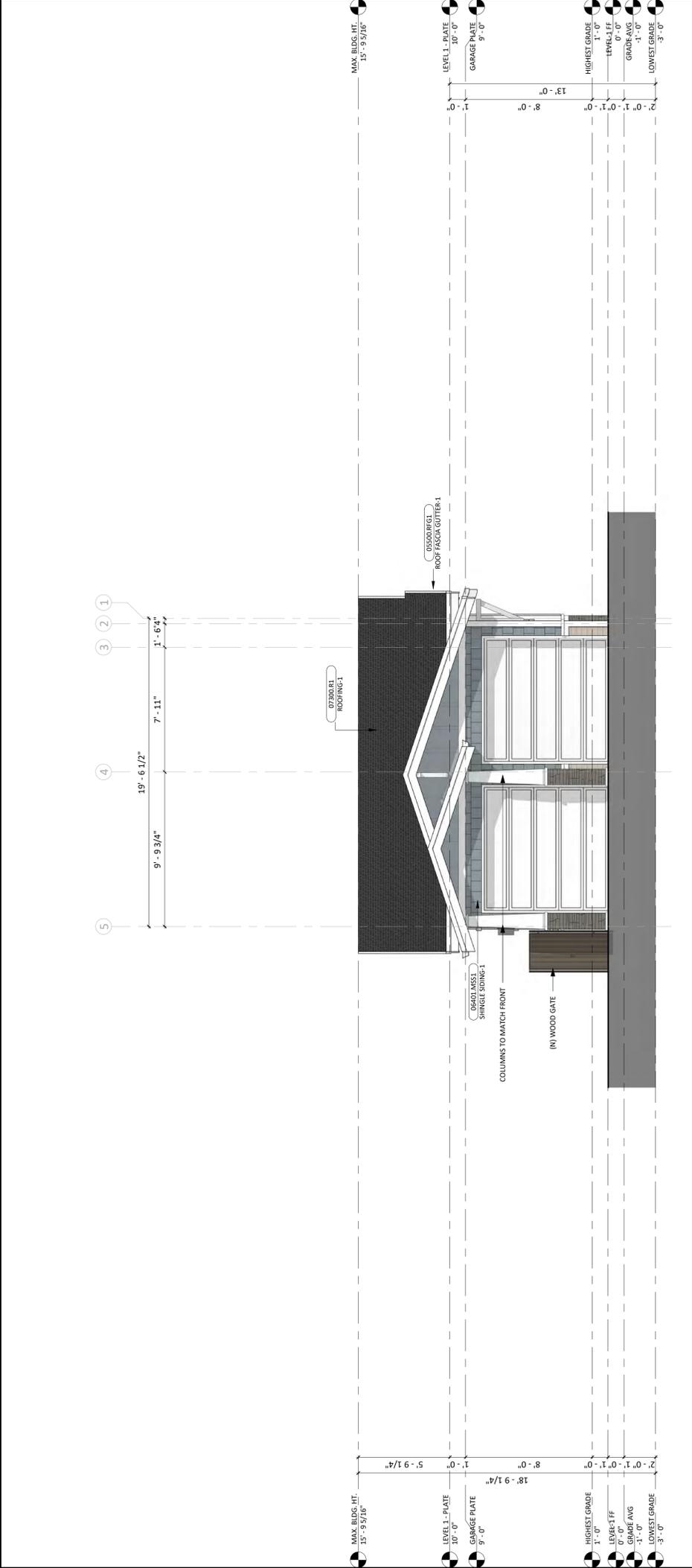
05500.RFC1 ROOF FASCIA GUTTER-1

DARK SKY COMPLIANT EXTERIOR WALL LIGHT (CEILING MOUNT FIXTURE)

06401.MS1 LAP SIDING-1



**1**  
EXTERIOR ELEVATION - SOUTH  
SCALE 1/4" = 1'-0"



**2**  
EXTERIOR ELEVATION - WEST  
SCALE 1/4" = 1'-0"

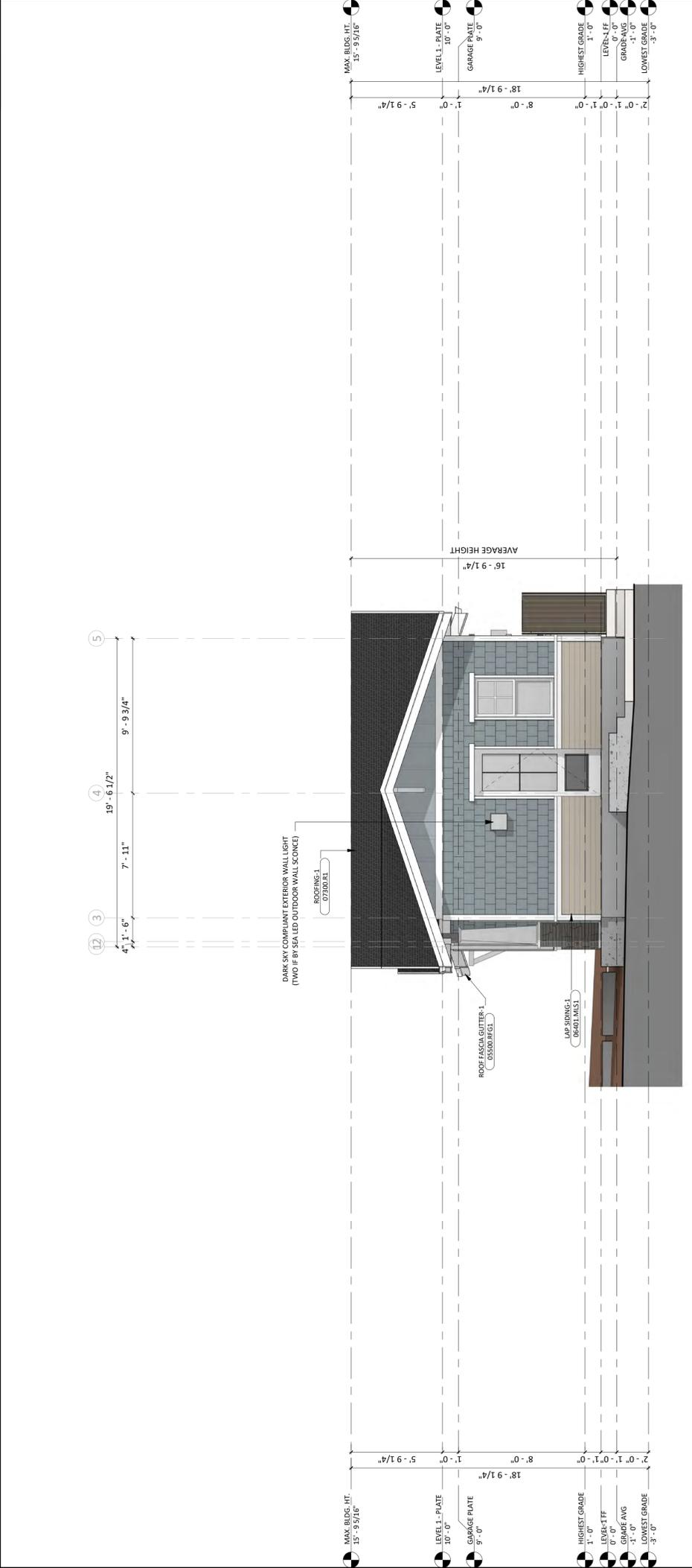
**LEGEND: ELEVATIONS EXTERIOR**

07300.R1	ROOFING-1: ASPHALT SHINGLES (AS SELECTED BY OWNER)
05500.RFC1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500.WD01	WINDOWS-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. 4" THICK @ WINDOWS TYP. UNO
08500.DRD1	DOORS-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. UNO.
06401.MLS1	LAP SIDING-1: FIBER CEMENT MEDIA DENSITY FIBER SIDING "SELECT CEDAR/MILK" OVER 2 LAYERS OF BUILDING PAPER AND 3/8" OSB SHEATHING.
06401.EDD1	ENTRY DOOR-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
06401.MSS1	SHINGLE SIDING-1: FIBER CEMENT HARDWASH SHINGLE, "STAGED EDGE" SIDING OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
06401.BBS1	BATTEN & BOARD SIDING-1: FIBER CEMENT BATTEN & BOARD OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
06401.SD01	SOFFIT-1: HARDWOOD SOFFIT PANELS, VERTICALLY NON-VENTED "CEDAR/MILK"

**GENERAL NOTES**



SCALE 1/4" = 1'-0"  
**2**  
EXTERIOR ELEVATION - NORTH



SCALE 1/4" = 1'-0"  
**1**  
EXTERIOR ELEVATION - EAST



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

# ATTACHMENT D

March 25, 2020

Robert and Bertina Moules  
690 Terrace Avenue  
Half Moon Bay, CA 94019

Dear Mr. and Mrs. Moules:

SUBJECT: Coastside Design Review Continuance  
Avenue Portola and The Alameda, El Granada  
APN 047-208-100; County File No. PLN 2019-00368

At its meeting of March 12, 2020, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow the construction of a 2,864 sq. ft., duplex and two attached single-car garages, on an undeveloped 3,290 sq. ft. legal (PLN 2019-00266), non-conforming parcel, associated with a hearing-level Coastal Development Permit and Use Permit. Due to its size, development of the substandard sized parcel requires a Use permit. The project is not appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a required design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, requirements from the CDRC for further project redesign are as follows:

1. Recommendations Discussed Include:
  - a. The architectural style is in character with the neighborhood.
  - b. Building mass should be changed in order to create a less "blocky" appearance.
  - c. The rear elevation should be modified so that it is not one large, flat plane.
  - d. The single, long, continuous roof ridgeline should be broken up.
  - e. The left-side front and the right-side front elevations should not be mirror images of each other.



- f. Consider making part of the structure one-story.

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

If you have any questions, please call Renée Ananda, Project Planner, at 650/ 599-1554 or by email at [rananda@smcgov.org](mailto:rananda@smcgov.org)

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

A handwritten signature in black ink, appearing to read 'Ruemel Panglao', with a long horizontal flourish extending to the right.

---

Ruemel Panglao, Design Review Officer

RSP:RTA:cmc – RTAEE0155\_WCN.DOCX

cc: Bruce Chan, Member Landscape Architect  
Doug Machado, El Granada Alternate Community Representative  
Katie Kostiuk, Member Architect

June 8, 2020

Robert and Bertina Moules  
690 Terrace Avenue  
Half Moon Bay, CA 94019

Dear Mr. and Mrs. Moules:

SUBJECT: Coastside Design Review Continuance  
Avenue Portola and The Alameda, El Granada  
APN 047-208-100; County File No. PLN 2019-00368

At its meetings of March 12, 2020 and May 14, 2020, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow the construction of a 2,908 sq. ft., duplex and two attached single-car garages, on an undeveloped 3,056 sq. ft. legal (PLN 2019-00266), non-conforming parcel, associated with a hearing-level Coastal Development Permit and Use Permit. The project is not appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a required design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, requirements from the CDRC for further project redesign are as follows:

1. Recommendations Discussed Include:
  - a. Building mass should be changed in order to create a less "blocky" appearance.
    - Reduce the footprint of the second story. Step the second story in from the footprint of the first story.
  - b. The rear elevation should be modified so that it is not one large, flat plane.
  - c. The single, long, continuous roof ridgeline should be broken up.
    - Reduce the scale of the large gable expression to be compatible with the cottage-style scale prevalent in the neighborhood. The proportion of the gables should be more consistent with the neighborhood.



- d. The left-side front and the right-side front elevations should not be mirror images of each other.
  - Avoid 100 percent symmetry and mirroring in the design. Strive for a composition that demonstrates two separate residences.
- e. Consider making part of the structure one-story.
- f. Provide a more robust landscape plan that includes trees and the full extent of planned fencing, including materials, height, and design. Use high-quality materials.
- g. Reduce the amount of ornamentation and ensure the remaining ornamentation is compatible with the architecture of the house.
- h. Provide the locations for exterior lights, limiting locations to exterior access points. Provide manufacturer cut-sheets for downward pointing and shielded and/or Dark-Sky light fixtures.
- i. Confirm the minimum clearance required for garages with County staff.
- j. Provide updated building sections. Provide all updated drawings reflecting any design changes, including, but not limited to, building sections and civil sheets.
- k. Indicate the location of stairs and required landings for all exterior doors.

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

If you have any questions, please call Renée Ananda, Project Planner, at 650/ 599-1554 or by email at [rananda@smcgov.org](mailto:rananda@smcgov.org)

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

A handwritten signature in black ink, appearing to read "Ruemel Panglao". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

---

Ruemel Panglao, Design Review Officer

RSP:RTA:cmc – RTAEE0218\_WCN.DOCX

cc: Chris Johnson, El Granada Community Representative  
Bruce Chan, Member Landscape Architect  
Katie Kostiuk, Member Architect

September 14, 2020

Robert and Bertina Moules  
690 Terrace Avenue  
Half Moon Bay, CA 94019

Dear Mr. and Mrs. Moules:

SUBJECT: Coastside Design Review Recommendation of Approval  
Avenue Portola and The Alameda, El Granada  
APN 047-208-100; County File No. PLN 2019-00368

At its meeting of August 13, 2020, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow the construction of a new 1,469 sq. ft. one-story single-family residence with a 448 sq. ft. attached two-car garage on an undeveloped 3,056 sq. ft. legal substandard-sized parcel (legality confirmed by Certificate of Compliance PLN 2019-00266), associated with a hearing-level Coastal Development Permit and Use Permit. The project is not appealable to the California Coastal Commission.

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

### **FINDINGS**

The Coastside Design Review Officer found that:

#### **For the Environmental Review:**

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



The Coastside Design Review Committee found that:

For the Design Review

2. The project has been reviewed under, and found to be in compliance with, the Coastside Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
  - a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standard (1) The design of the house respects the scale of other houses in the neighborhood through building dimensions, style, and facade articulation that are proportional and complementary to other homes in the neighborhood.
  - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features;
    - a. Architectural Style; Standard (1): The architectural style of the house is compatible with and complements nearby homes through use of similar materials like lap siding and shingles, the exterior colors, style of windows and doors, and roofing material.
  - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features;
    - b. Openings; Standard (1) The design uses windows and doors that are compatible with the dominant types on the house and the neighborhood through size and shape, materials, and proportion.
  - d. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a and c (1 and 2): The design uses non-reflective exterior materials and colors that complement other homes in the neighborhood. The design features three complementary colors that help to reduce the appearance of bulk by emphasizing the architectural features and trim.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission. 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 design of 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. The subject Design Review Permit shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees sixty days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top pages of the building plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Identify exterior lighting locations on elevations; place exterior lighting fixtures only at exterior doors. Provide a cut sheet for Dark Sky-compliant lighting fixtures.
  - b. On the North elevation, stop the wrapping stone facade at gridline E.
  - c. On the South elevation, update the landscape plan to include landscaping in the area between the permeable pavers and the existing sidewalk.
  - d. On the North elevation, in the landscape plan, indicate a gate at the walkway.
  - e. Coordinate the civil sheets with Sheet A2.12.
  - f. On the North elevation, provide facade articulation by breaking up the existing horizontal design elements with vertical board and batten siding under the main roof gable.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. 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 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 shall be placed underground.
9. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Avenue Portola and The Alameda. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola and The Alameda.

There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior colors and materials as conditioned by the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Installation of the approved landscape plan is required prior to final inspection.

#### Coastside Fire Protection District

13. Addressing: All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6" by 18" green reflective metal sign.
14. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hours' notice to the Fire Department at 650/ 726-5213.
15. Fire Flow: A fire flow of 1000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
16. Fuelbreak-Firebreak: Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
17. Hydrant: The required fire flow shall be available from a Clow 960 Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4-1/2" outlet and one each 2-1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
18. Roof Assembly: All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

19. Smoke Detection: Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
20. Sprinklers: An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
21. Sprinkler Fire Alarm: An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
22. ADD Note to plans: 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
23. ADD Note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
24. ADD Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).
25. Identify rescue windows in each bedroom and verify that they meet all requirements, add this to plans.
26. ADD Note to plans: 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 1-1/2-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" by 18" green reflective metal sign with 3" reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.

27. ADD Note to 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1-1/2-inch stroke. 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" by 18" green reflective metal sign with 3" reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
28. ADD Note to plans: 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.
29. Vegetation Management (LRA) - Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291. 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. 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. 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.
30. ADD Note to plans: As per 2019 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 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
31. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL-Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.

32. ADD Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). 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. sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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 Division or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.
33. 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. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
34. Exterior bell and interior ham/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.
35. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
36. ADD Note to plans: Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11
37. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

#### Department of Public Works

38. Drainage: Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

39. Driveway: Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
40. Encroachment: No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way. Applicant shall use County Standard Details for all work in the public right of way.
41. Roadway Mitigation Fees: 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.
42. Use County standard details for all work in public right of way.

#### Geotechnical

43. The following items will be required at the time of building permit submittal:
  - Final Drainage Report stamped and signed by a registered Civil Engineer.
  - Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
  - Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).
44. Geotechnical report required at building permit stage. The project engineer shall provide historical high ground water study, foundation design for expansive hazardous soil, at Building Stage. Pending further geotechnical review at building permit stage.

#### Building

45. Project requires a building permit. At the time of building permit application, the project shall be designed and subsequently constructed according to the currently adopted and locally amended California Building Standards Code.

Coastside County Water District

46. Coastside County Water District records do confirm that there is one 3/4-inch (30 gpm) uninstalled non-priority water service connection assigned to APN 047-208-100. Before issuance of a building permit, the District will still need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this development and complies with all District regulations.

**RECOMMENDATIONS**

1. On the South elevation, remove the railing and/or extend the patio into the area between the house and the Alameda to the extent that it does not encroach into the right-of-way. Extending the railing around the expanded patio is optional.
2. On the West elevation, add white, fluted column elements with stone facade base to the corners of the garage under the smaller gable.

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 Coastal Development Permit and Use Permit. For more information, please contact Renée Ananda, Project Planner by email at [rananda@smcgov.org](mailto:rananda@smcgov.org).

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



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Ruemel Panglao, Design Review Officer

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cc: Katie Kostiuk, Member Architect  
Chris Johnson, El Granada Community Representative  
Rebecca Katkin, Member Architect



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

# **ATTACHMENT E**

*Nancy Kennedy  
#8 Pietro Place  
Dobbs Ferry, NY 10522-1110*

July 2, 2019

Robert Moules  
690 Terrace Ave.  
Half Moon Bay, CA 94019

Dear ~~Mr.~~ *Mrs. Nancy Kennedy*

My name is Robert Moules. I own a 3,056 sq. ft. vacant parcel on The Alameda (adjacent to yours) and will be building a residence in the not too distant future. I have one last approval to receive, a sewer variance from El Granada Sanitary District. I was informed by the District that I need to approach owners of adjoining parcels to see if they are willing to sell any land in excess of that need to keep their parcel and /or existing development conforming, even if the additional area will not make my parcel conform to the 5,000 sq. ft. parcel size set by the S-17 zoning district.

I paid \$40.00/sq. ft. for my parcel, and I am willing to pay \$45/sq. ft. for any land you are willing to sell. In addition, I would pay for the required lot line adjustment fees. Please contact me if there is any interest in selling.

I can be reached at (650) 759-7814

Thank you for your time and consideration.

I look forward to being neighbors.

Regards,

Robert Moules