COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 22, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review Permit and a Home Improvement Exception to allow a 671 sq. ft. addition to an existing 3,647 single-family residence located on an existing 14,671 sq. ft. (gross) legal parcel at 193 Reef Point Road, in the unincorporated Moss Beach area of San Mateo County. The Home Improvement Exception is required to construct a first floor addition within an existing non-conforming right side setback of 5 feet, where 10 feet is the minimum required. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00287 (Yonker)

PROPOSAL

The applicant, Justin Yonker, requests approval to construct a 671 sq. ft. addition to an existing 3,647 single-family residence where the proposed addition would infill and maintain the existing right side setback of 5 feet, where a minimum of 10 feet is required. The addition does not entail an expansion of the existing building footprint, but involves filling in a substantial part of the unfinished area below the existing second floor rear deck with a fourth bedroom and a great room. No trees are proposed for removal and the site is moderately sloped. The project site is located in the Cabrillo Highway Scenic Corridor, and is within the California Coastal Commission's appeals jurisdiction.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Home Improvement Exception and Design Review Permit, County File Number PLN 2015-00287, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a developed lot located at 193 Reef Point Road, within a general area of developed parcels in the unincorporated Moss Beach area of San Mateo County. The subject site is moderately sloped in topography with an existing two-story single-family residence situated on a coastal bluff. Reef Point Road southeastward, the Pacific Ocean westward and developed parcels north and south bound this parcel. The project site is also located within a County Scenic Corridor where the primary view access to the

site is from the beach below the bluff, westward of the parcel. The residence is not visible from Reef Point Road.

A Coastal Development Permit is required as the project involves an addition to an existing single-family dwelling in a County Scenic Corridor that increases the internal area of the existing structure by more than 10% (20% increase).

The project conforms to applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). LCP Policy 8.4 (*Cliffs and Bluffs*) requires that bluff top development is set back from the edge of bluff sufficiently far to ensure it is not visually obtrusive when viewed from the shoreline except in highly developed areas where adjoining development is nearer the bluff edge, or in special cases where a public facility is required to serve the public safety, health and welfare. The existing residence is located within an area of developed parcels that are visible from the shoreline. Views would be minimally impacted as the project involves infilling of the building footprint and does not involve major changes to the exterior of the structure.

LCP Policy 9.8 (a) and (b) (*Regulation of Development on Coastal Bluff Tops*) allows bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected life span of development (at least 50 years) and if the development will neither create or contribute significantly to erosion problems or geologic instability of the site or surrounding areas. Submittal of a site stability evaluation report is also required for an area of stability demonstration prepared by a soils engineer or a certified engineering geologist, as appropriate, based on an on-site evaluation. Based on review of historical aerial photographs, the Report determined that cliff retreat of approximately 5 feet has occurred since 1967. Taking into consideration the current location of the residence at approximately 20 to 30 feet from the sea cliff, the Report determined that sea cliff retreat will not reach the residence for well over 50 years. Also, a contributing factor to the delay in the retreat of the cliff is the existing concrete protection at the base of the cliff.

LCP Policy 8.32 (a) and (c) (*Regulation of Scenic Corridors in Urban Areas*) requires the application of the Design Review (DR) Ordinance, and specific design guidelines that govern residential development in the coastal communities in the unincorporated area, including Moss Beach. The project complies with this policy as the Coastside Design Review Committee (CDRC) considered the project at the April 19, 2016 meeting and determined that the project complies with applicable Design Review Standards and recommended project approval. The CDRC found that the project maintains compatibility with the dominant style of the neighborhood residences. Also, the CDRC determined that the project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

Staff has determined that findings can be made to approve the Home Improvement Exception based on compliance with Section 6534.2 of the Zoning Regulations.

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RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Home Improvement Exception and Design Review Permit, County File Number PLN 2015-00287, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant: Justin Yonker

Owner: Kyle Vogt

Location: 193 Reef Point Road, Moss Beach

APN: 037-123-300

Parcel Size: 14,810 sq. ft. (gross)

Parcel Legality: Building Permit # A18522 was issued in 1971 for construction of the existing residence.

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

General Plan Designation: Medium Density Residential (6.1-8.0 dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Single-Family Residential

Water and Sewer Services: Montara Water and Sanitary District

Flood Zone: Zone X, Areas of Minimal Flooding, Community Panel No. 06081 C0119E, effective October 16, 2012.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to the additions to small structures that will not result in an increase of more than 50% of the floor area of the existing structure, or 2,500 sq. ft., whichever is less.

Setting: The project site is a developed lot located at 193 Reef Point Road, within a general area of developed parcels in the unincorporated Moss Beach area of San Mateo County. The subject site is fairly moderate in topography with an existing two-story single-family residence situated on a coastal bluff. Reef Point Road southeastward, the Pacific Ocean westward and developed parcels north and south bound this parcel. The project site is also located within a County Scenic Corridor where the primary view access to the site is from the shoreline below the bluff westward of the parcel. The residence is not visible from Reef Point Road.

Chronology:

Date		Action
July 15, 2015	-	Application submitted.
February 22, 2016	-	Application deemed complete.
April 19, 2016	-	Coastside Design Review Committee recommends approval of the project.
June 22, 2016	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The proposed residence is consistent with the General Plan's Medium Density Residential land use designation for the site. The project involves an addition to a single-family residence at the property within a developed single-family residential neighborhood. The General Plan designates the Montara-Moss Beach-El Granada area as existing Urban Community, which incorporates a mix of residential, commercial, and industrial land uses per the Land Use Objectives for Urban Communities.

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) which requires consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas, respectively. The Montara Water and Sanitary District (MWSD), as the service provider for this urban area, already provides water and sewer services for the existing single-family residence located on the project site. The Montara Water and Sanitary District has reviewed the project and its comments have been incorporated as Condition Nos.15 through 21.

Other General Plan policies applicable to this project are similar to corresponding Local Coastal Program (LCP) policies, which are discussed in the next section of this report.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required as the project involves addition to an existing single-family dwelling in a County Scenic corridor which involves an increase of 10% or more off the internal area of the existing structure (20% increase).

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

a. Locating and Planning New Development Component

LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not

overburdened by impacts of new residential development. Staff anticipates that the building permits to be issued for the 2016 calendar year will not exceed this limit, based on projections and estimates of current applications for building permits received for 2015.

b. Visual Resources Component

LCP Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 4.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting of April 19, 2016, and determined it is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 4.b.

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

(1) On-site grading is not extensive and only limited to standard construction activity.

(2) The proposed residence uses existing materials that appear natural such as stucco and wood.

(3) No roof changes are proposed for the project and will maintain the existing gable roofs.

(4) The existing structure remains in scale and compatible with the other homes in the neighborhood.

5) Views from Reef Point Road are not affected since the residence is not visible from this vantage point.

LCP Policy 8.32 (a) and (c) (*Regulation of Scenic Corridors in Urban Areas*) requires the application of the Design Review (DR) Ordinance, and specific design guidelines that govern residential development in the coastal communities in the unincorporated area, including Moss Beach, to areas within scenic corridors in urban areas. The project complies with this policy as discussed above (LCP Policy 8.13) and Section 4.b below (*Conformance with Design Review Standards*).

LCP Policy 8.4 (*Cliffs and Bluffs*) requires that bluff top development is set back from the edge of bluff sufficiently far to ensure it is not visually obtrusive when viewed from the shoreline except in highly

developed areas where adjoining development is nearer the bluff edge, or in special cases where a public facility is required to serve the public safety, health and welfare. The existing residence is located within an area of developed parcels that are visible from the shoreline. Views would be minimally impacted as the project involves infilling of the building footprint and does not involve major changes to the exterior of the structure.

c. Hazards Component

LCP Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires the application of the Resource Management (RM) Zoning Ordinance, Section 6326.3 (*Seismic Fault/Fracture Area Criteria*), to sites located in a designated geologic hazard area. Single-family residential structures are allowed in this area subject to the submittal of a detailed geologic site investigation prepared by a geologist registered in the State of California, and adequate engineering design, indicating that the site is suitable for development. The policy prohibits location of structures across the trace of an active fault.

A geotechnical study, dated February 19, 2016, prepared by Sigma Prime Geosciences, Inc. (Report) included as Attachment F, shows the site to be suitable for development contingent upon the implementation of the Report's geotechnical recommendations. The recommendations include, but are not limited to, installing slabs-on-grade and additional piers. The Report further indicates that the site is an area of high seismicity due to the active faults associated with the San Andreas fault system, but the possibility of fault rupture is highly unlikely since the project site is not located in an Alquist-Priolo special studies zone. The closest active fault to the site is the San Gregorio fault, located approximately 850 feet to the west of the project site.

LCP Policy 9.8 (a) and (b) (*Regulation of Development on Coastal Bluff Tops*) allows bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected life span of development (at least 50 years) and if the development will neither create or contribute significantly to erosion problems or geologic instability of the site or surrounding areas. Submittal of a site stability evaluation report is also required for an area of stability demonstration prepared by a soils engineer or a certified engineering geologist, as appropriate, based on an on-site evaluation. Based on review of historical aerial photographs, the Report determined that cliff retreat of approximately 5 feet has occurred since 1967. Taking into consideration the current location of the residence at approximately 20 to 30 feet from the sea cliff, the Report determined that sea cliff retreat will not reach the residence for well over 50 years. Also, a contributing factor to the delay in the

retreat of the cliff is the existing concrete protection at the base of the cliff.

The Geotechnical Section completed a preliminary review of this report and found it adequate for planning permit approval. A more detailed review of foundation design will be conducted upon submittal of a building permit application.

LCP Policy 9.10 (*Geotechnical Investigation of Building Sites*) requires the County Geologist or an independent certified consulting engineering geologist to review building permits in hazard areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. The County Geologist completed a preliminary review of the geotechnical report and found that it adequately addresses potential geotechnical hazards for the purposes of planning permit approval. Condition No. 34 requires the applicant to submit an updated geotechnical report at the building application stage, as is standard for the County's geotechnical review.

d. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Reef Point Road southwestward and also Wienke Way northeastward and is therefore subject to this policy; Wienke Way runs parallel to the subject parcel.

Policy 10.12(a) (*Residential Areas*) also requires that vertical access be provided at the ends of streets perpendicular to the shoreline. The project complies with this policy based on the existing vertical access provided by Wienke Way to the shoreline area westward. Unobstructed scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirements of Section 30212 of the California Coastal Act such that no additional access points are required.

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

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project complies with the safety, noise and height limit criteria for compatibility. The project site is located in the Inner Approach/Departure Zone 2 (IADZ) where the risk level

is considered to be high because of low altitude ceilings determined to be typically at 200 to 400 feet above runway elevation. The proposed project satisfies the criteria set forth in Section 4.2.2.3 of the HAF ALUCP to allow residential infill development in this zone. The existing height of 21 feet would not change and does not penetrate the established airspace threshold. Also, the project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. As required by LCP Policy 1.36(b) (*Half Moon Bay Airport Influence Area Requirements*), any future transfer of this property must comply with the real estate disclosure requirements specified in Chapter 496, California Statutes of 2002. This requirement is included as Condition No. 35.

4. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

With the exception of the right side setback for which a use permit is sought, the proposal complies with the property's R 1/S 17 Zoning designation, as indicated in the following table:

	S-17 Development Standards	**Proposed**
Minimum Site Area	5,000 sq. ft.	14,671 sq. ft. (gross) 5,257 sq. ft. (area of flag lot pole) 9,414 sq. ft. (net)
Maximum Floor Area	4,989 sq. ft. (53% maximum)	3,647 sq. ft. (39%, existing) 671 sq. ft. (7%) (addition) 4,318 sq. ft. (existing plus proposed addition) (46%)
Maximum Building Site Coverage	3,295 sq. ft. (35% maximum)	2,962 sq. ft. (31%) (existing, no change)
Minimum Front Setback	20 ft.	60 ft. (existing)
Minimum Rear Setback	20 ft.	20 ft. (existing)
Minimum Right Side Setback	10 ft.	5 ft.* (existing)
Minimum Left Side Setback	5 ft.	5 ft. (existing)
Maximum Building Height	28 ft.	21 ft. (existing)
Minimum Covered Parking Spaces	2	2 (existing)

	S-17 Development Standards	Proposed
Facade Articulation	Finding made by CDRC	Finding made by CDRC
***** *Side yard encroachment of up to 100 sq. ft. requires a Home Improvement Exception per Section 6531 of the County Zoning Regulations.*		

The existing two-story residence meets the zoning district height standards and includes a design, scale and size compatible with other residences located in the vicinity, where there is no change in the existing lot coverage of 31% (2,962 sq. ft.) of total lot size, where 35% (3,295 sq. ft.) is the maximum allowed. Additionally, the new total floor area proposed is 47% (4,393 sq. ft.) of total lot size, where 53% (4,989 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting of April 19, 2016, where the CDRC adopted findings to recommend project approval, pursuant to the Design Review Standards for One Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment D):

(1) The project's compliance with standards is improved by filling the lower floor extension supported by high stilts (Section 6565.20(D)1a).

(2) The filling in of the lower story which is overhung by a canti-levered upper-story improves the project's compliance with design review standards (Section 6565.20(D)1c).

(3) The proposed windows and doors are compatible with the dominant types on the house and in the neighborhood (Section 6565.20(D)2b).

5. Conformance with Home Improvement Exception Findings

The project qualifies for a Home Improvement Exception per Section 6531 of the Zoning Regulations, as it is located in the R-1 Zoning District, involves an addition to an existing single-family dwelling, will not result in the creation of a new story, at least 75% of the existing exterior walls will remain, at least 50% of the existing roof will remain, the addition will be located at least 3 feet from the property line, the structure is located on an average slope of less than 20%, does not involve an exception to the maximum floor area in

the Midcoast and the proposed floor area does not exceed 250 sq. ft. nor 100 sq. ft. in the side yard.

Staff's recommendation to approve the project is based on project compliance with findings pursuant to Section 6534.2 of the San Mateo County Zoning Regulations elaborated as follows:

a. The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor exterior changes.

The encroachment of the 66 sq. ft. addition into the right side setback is well within the maximum 100 sq. ft. allowed, pursuant to Section 6531 of the San Mateo County Zoning Ordinance for Home Improvement Exceptions which grants relief from strict provisions of the Zoning Regulations for side yard setback requirements. The project complies with all other development standards of the R-1/S-17 Zoning District.

b. The Home Improvement Exception sustains the integrity or enhances an existing design concept or the neighborhood character.

The proposed materials would match the existing materials of the residence so as to maintain the integrity of the exterior elevations and neighborhood character. No expansion of the building footprint is proposed.

c. The granting of the application will not be detrimental or injurious to the property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience.

The project, as approved and conditioned by the Planning and Building Department, Department of Public Works and the Coastside Fire Protection District, ensures the maintenance of public health, safety, general welfare and convenience. The Geotechnical/cliff retreat hazard issues have been addressed as previously discussed in Section A. The CDRC has recommended approval of the project, as proposed and conditioned, based on its compliance with Design Review Standards.

Also , as the building footprint is not changing, the project is in compliance with all other R-1/S-17 applicable zoning standards, such as setbacks (aside from the exception requested), building height, floor area ratio and lot coverage, and will not be detrimental or injurious to the public health, safety , general welfare or convenience.

d. The Home Improvement Exception authorizes only uses or activities which are permitted by the zoning district.

The proposed project will maintain the residence's single-family use allowed within the R-1/S-17 Zoning District.

e. The Home Improvement Exception is consistent with the objectives of the General Plan and the Zoning Regulations.

The project proposal will not change building use. The project is consistent with all zoning restrictions pursuant to the R-1/S-17 Zoning District, with the exception of the right side setback requirement which is to be remedied with the approval of the Home Improvement Exception. Staff has determined that the project complies with the General Plan policies as previously discussed in Section A.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to the additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Section
Coastside Fire Protection District
Montara Water and Sanitary District

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans

D. Coastside Design Review Committee Recommendation of Approval Letter, dated June 15, 2016
E. Site Photos
F. Geotechnical Report prepared by Sigma Prime Geosciences, Inc., dated February 19, 2016

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00287 Hearing Date: June 22, 2016

Prepared By: Dennis Aguirre, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301 (Class 1e), for additions to existing structures.

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 of the Visual Resources and Hazard Components.

3. That the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limits of 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 April 19, 2016, the project is in compliance with the Design Review Standards for the Midcoast. The project, as designed remains compatible with the other neighborhood residences. The project maintains the facade and wall articulation of the existing residence, uses colors and materials that appear natural.

Regarding the Home Improvement Exception, Find:

5. That the existing structure has a design or there are conditions applicable to the property such that the proposed project would result in changes allowed by the

zoning ordinances of San Mateo County. The encroachment of the 66 sq. ft. addition into the right side setback is well within the maximum 100 sq. ft. allowed, pursuant to Section 6531 of the San Mateo County Zoning Ordinance for Home Improvement Exceptions which grants relief from strict provisions of the Zoning Regulations for side yard setback requirements. The project complies with all other development standards of the R-1/S-17 Zoning District.

6. That the Home Improvement Exception sustains the integrity or enhances an existing design concept or the neighborhood character. The proposed materials would match the existing materials of the residence so as to maintain the integrity of the exterior elevations. No expansion of the building footprint is proposed. The existing neighborhood character is not altered as the home's design integrity remains intact.

7. That the granting of the application will not be detrimental or injurious to the property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience. The project, as approved and conditioned by the Planning and Building Department, Department of Public Works and the Coastside Fire Protection District, ensures the maintenance of public health, safety, general welfare and convenience. The Geotechnical/cliff retreat hazard issues have been addressed as previously discussed in Section A. The Coastside Design Review Committee (CDRC) has recommended approval of the project, as proposed and conditioned, based on its compliance with Design Review Standards. Also , as the building footprint is not changing and the project is in compliance with all other R-1/S-17 applicable zoning standards, such as setbacks (aside from the exception requested), building height, floor area ratio and lot coverage, and will not be detrimental or injurious to the public health, safety , general welfare or convenience.

8. That the Home Improvement Exception authorizes only uses or activities which are permitted by the zoning district. The proposed project will maintain the residence's single-family use allowed within the R-1/S-17 Zoning District.

9. That the Home Improvement Exception is consistent with the objectives of the General Plan and the Zoning Regulations. The project proposal will not change building use. The project is also consistent with all zoning restrictions pursuant to the R-1/S-17 Zoning District, with the exception of the right side setback requirement which is to be remedied with the approval of the Home Improvement Exception. Staff has determined that the project complies with the General Plan policies as previously discussed in Section A of the staff report dated June 22, 2016.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 22, 2016. Any changes or revisions to the

approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid by the applicant.

2. The Coastal Development Permit, Design Review Permit and Home Improvement Exception approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building Inspector) shall have occurred within 180 days of its issuance. One (1) one-year extension of these permits will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.

3. The applicant shall include the approval letter on the top pages of the building plans.

4. 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.

5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

   a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

   b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

   c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

   d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

   e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

   f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

6. The applicant shall include an erosion and sediment control plan meeting County 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 to prevent erosion and sedimentation off-site.

7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

8. No site disturbances shall occur, including any land disturbance or grading or tree or vegetation removal, until a building permit has been issued.

9. To reduce the impact of construction activities on neighboring properties, comply with the following:

a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

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11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

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14. The applicant shall apply for a building permit.

Montara Water and Sanitary District (MWSD)

15. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

16. Prior to the issuance of a connection permit, payment for fixture unit upgrades and other fees shall be required.

17. Sewer lateral TV inspection and potential repairs or upgrades to current MWSD standards shall be required.

18. In the event that a water meter upgrade is required in accordance with MWSD regulations, fees for domestic water meter upgrade must be paid prior to issuance of connection permit.

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20. The connection charge must be paid prior to issuance of Private Fire Protection permit.

21. The applicant must apply directly to MWSD for permits and not their contractor.

Department of Public Works

22. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.

23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

24. Smoke alarms/detectors are shown on building plans. Note on plans: "Smoke alarms are hardwired, interconnected with battery backup." Existing may have battery powered smoke alarms. Show locations on electrical plan.

25. New bedrooms and windows replaced in existing bedrooms to meet escape/ rescue window/door requirements. Identify windows and have notes. CBC 1026 Show locations.

26. Attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.6.

27. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, 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 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, 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. See Fire Ordinance for standard sign.

28. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.

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30. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

31. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

32. Chimney present: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

33. 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.

Geotechnical Section

34. The applicant shall submit an updated geotechnical report at the building application stage.

Half Moon Bay Airport Influence Area

35. Compliance with the real estate disclosure specified in Chapter 496, California Statutes of 2002, shall be required upon transfer of this real property.

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San Mateo County Planning Commission Meeting

Owner/Applicant: Kyle Vogt / Justin Yonker

Attachment: B

File Numbers: PLN 2015-00287

San Mateo County Planning Commission Meeting

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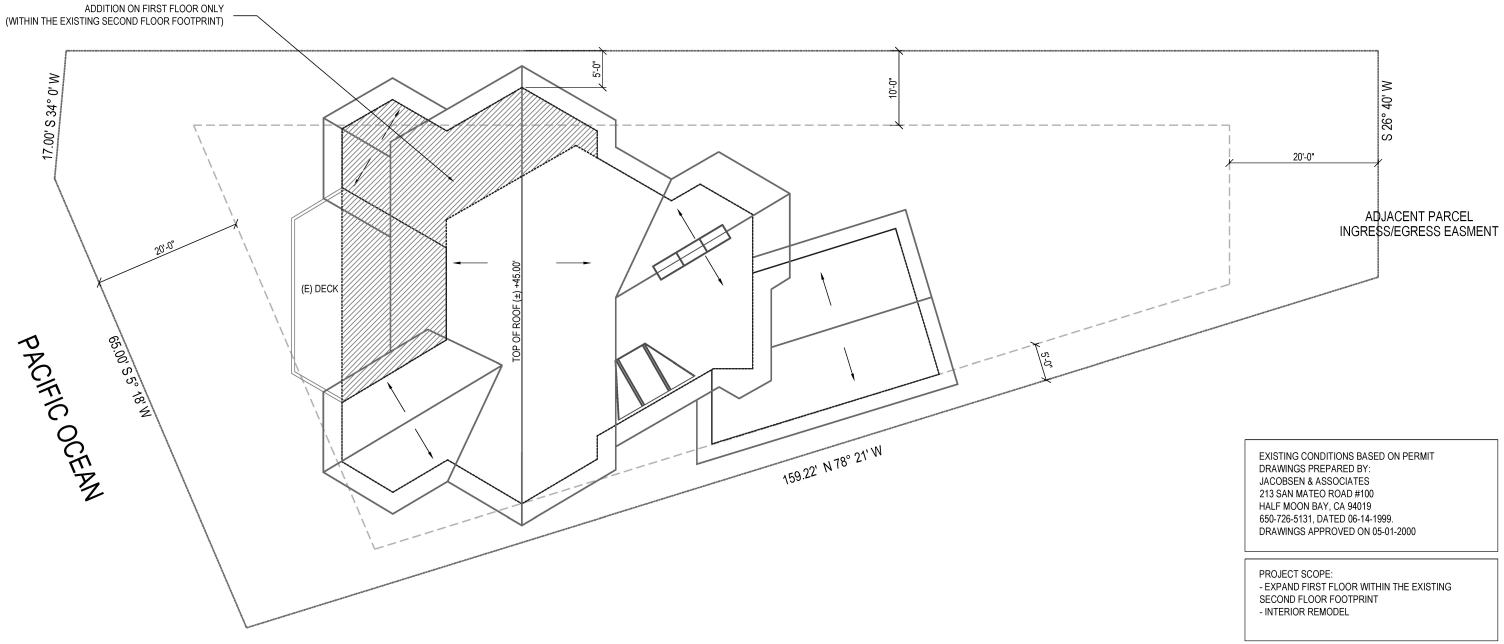


NORTH

PROPOSED SITE PLAN

EXISTING CONDITIONS BASED ON PERMIT DRAWINGS PREPARED BY:
JACOBSEN & ASSOCIATES
213 SAN MATEO ROAD #100
HALF MOON BAY, CA 94019
650-726-5131, DATED 06-14-1999.
DRAWINGS APPROVED ON 05-01-2000

PROJECT SCOPE:
- EXPAND FIRST FLOOR WITHIN THE EXISTING SECOND FLOOR FOOTPRINT
- INTERIOR REMODEL

APPLICABLE CODES & REGULATIONS:
2013 CALIFORNIA BUILDING, ELECTRICAL, ENERGY, MECHANICAL, AND PLUMBING CODES AND SAN MATEO COUNTY MUNICIPAL CODE

NOTE:
FIELD VERIFY EXISTING CONDITIONS

LEGEND

- PROPERTY LINE
- SET BACK
- CENTER LINE OF STREET
- FENCING
- TREE WITH DRIPLINE
- EXISTING STRUCTURE
- NEW STRUCTURE

BUILDING & SITE DATA

GENERAL INFORMATION

ASSESSOR'S PARCEL NUMBER -OR- BLOCK-LOT: 037-123-300
ZONING: R1 - S-17 - DR
OCCUPANCY TYPE: R-2 (SINGLE FAMILY HOUSE)
CONSTRUCTION TYPE: V (WOOD)
SLOPE:
STORIES: EXISTING 2; PROPOSED 2

LOT AREA	14,671 S.F.
GROSS AREA	14,671 S.F.
EASEMENT	5,257 S.F.
NET AREA	9,414 S.F.

IMPERVIOUS COVERAGE

EXISTING	N/A
PROPOSED	N/A
ALLOWED	N/A

LOT COVERAGE

EXISTING	2,952 S.F.
PROPOSED	2,952 S.F.
ALLOWED	3,294 S.F. (35% FOR STRUCTURE >16' HIGH)

BUILDING AREAS

	EXISTING	ADDITION	PROPOSED
FIRST FLOOR	1,601 S.F.	(+) 671 S.F.	2,272 S.F.
SECOND FLOOR	1,596 S.F.	0 S.F.	1,596 S.F.
GARAGE	523 S.F.	0 S.F.	523 S.F.

FLOOR AREA: 3,870 S.F. (LIVING AREA), 523 S.F. (GARAGE)
MAX. ALLOWED: 4,989 S.F. (53% OF 9,414 S.F.)

WALL PERIMETER

EXISTING	N/A
EXISTING TO REMAIN	N/A

CONTACT INFORMATION

NAME	JUSTIN YONKER
ADDRESS	3 STARK ST., SAN FRANCISCO, CA 94133 PHONE: (415) 806-4676

SHEET INDEX

LOCATION MAP

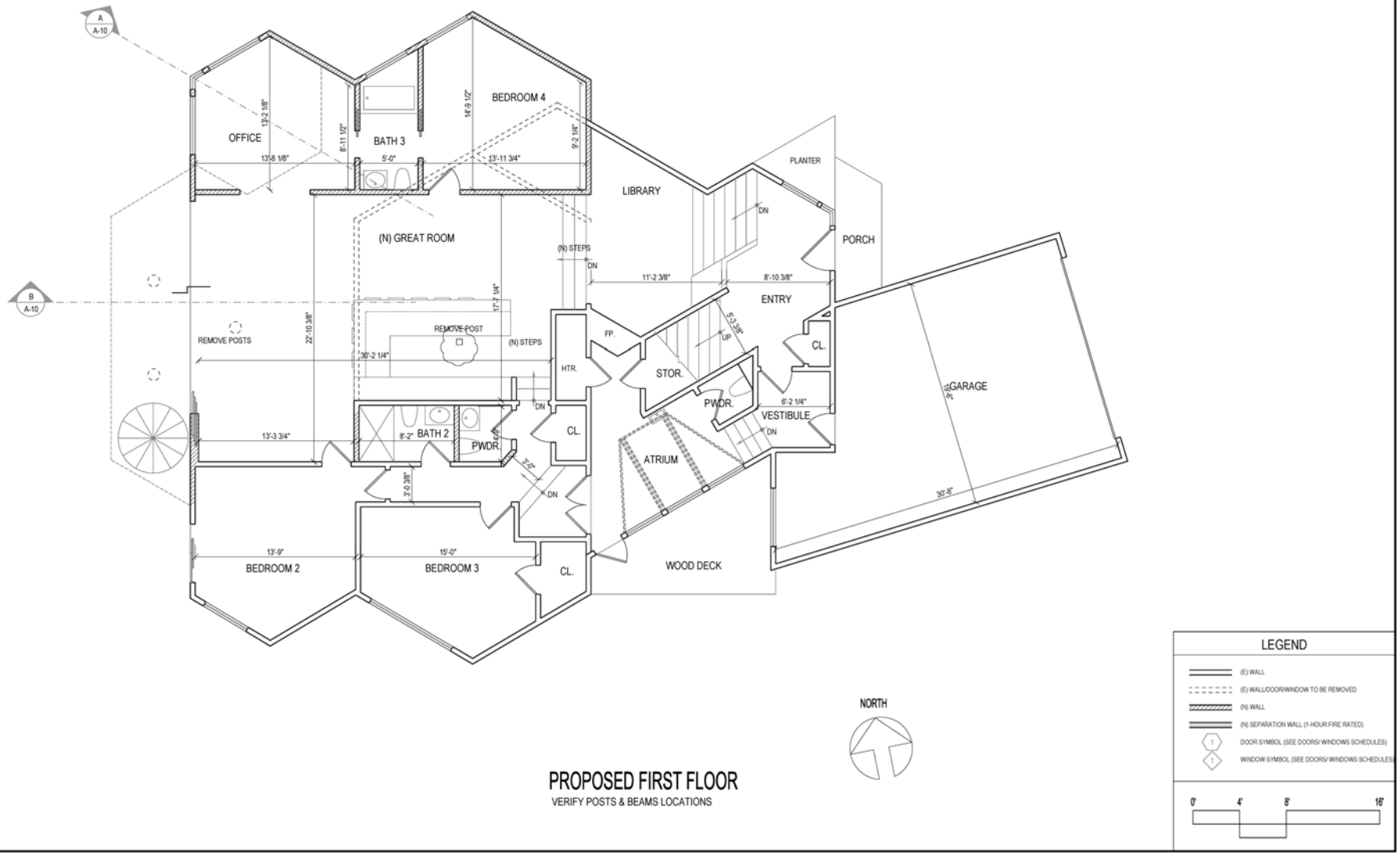
0' 8' 16' 32'

San Mateo County Planning Commission Meeting

Owner/Applicant: Kyle Vogt / Justin Yonker

Attachment: C

File Numbers: PLN 2015-00287



PROPOSED FIRST FLOOR

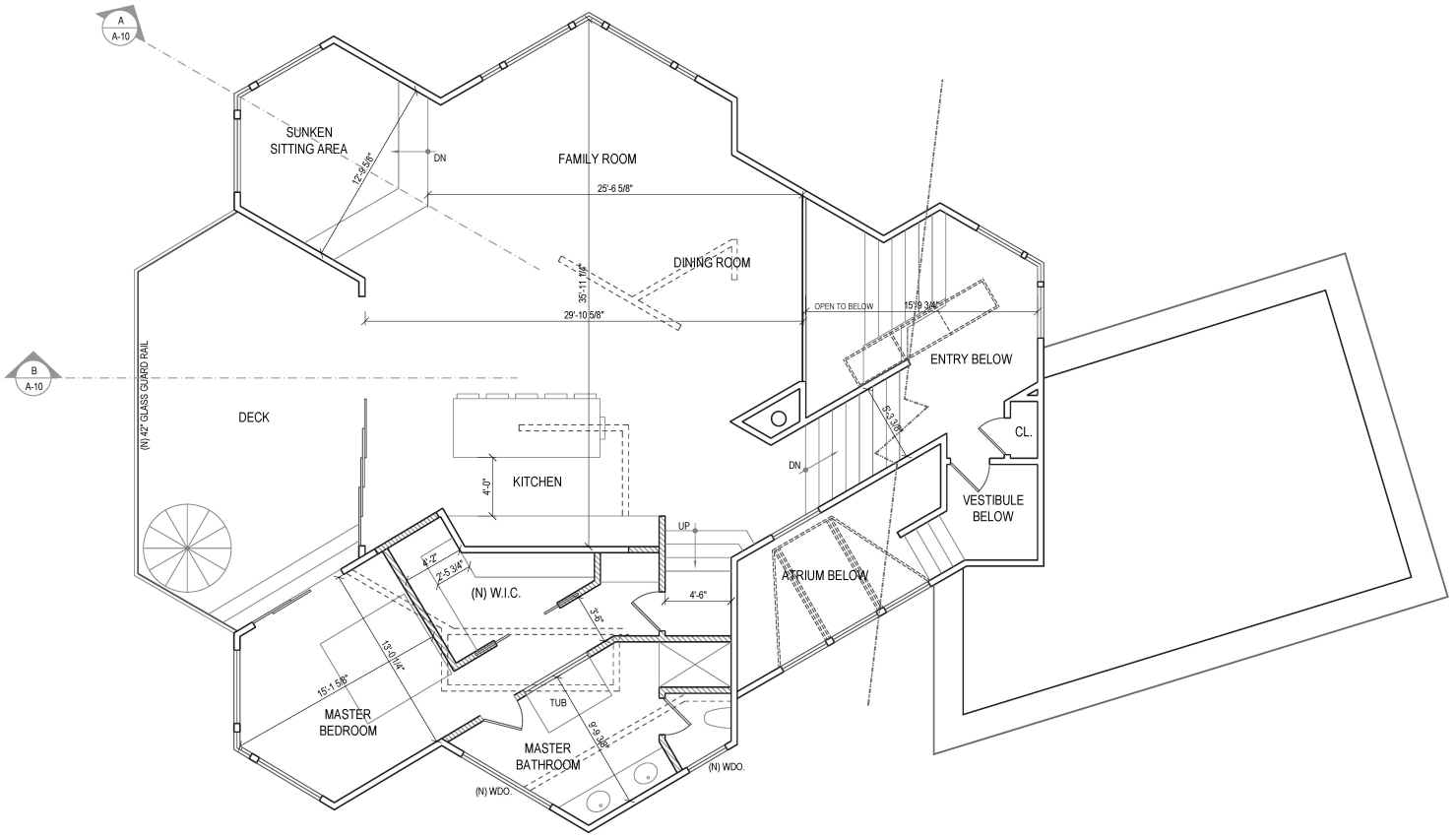
VERIFY POSTS & BEAMS LOCATIONS

San Mateo County Planning Commission Meeting

Owner/Applicant: Kyle Vogt / Justin Yonker

Attachment: C

File Numbers: PLN 2015-00287



PROPOSED SECOND FLOOR

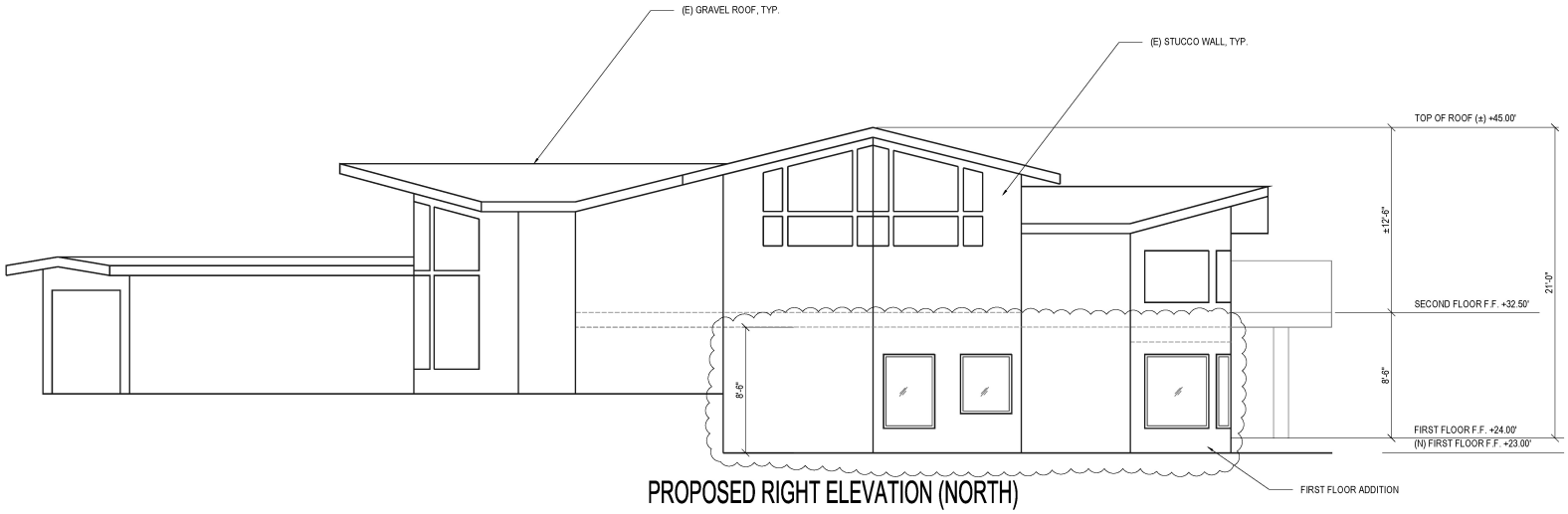
VERIFY POSTS & BEAMS LOCATIONS

San Mateo County Planning Commission Meeting

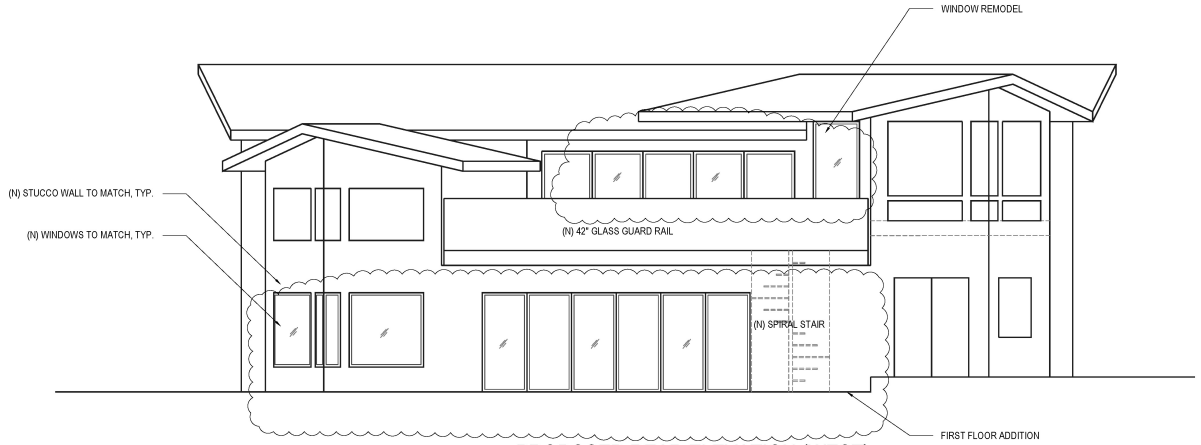
Owner/Applicant: Kyle Vogt / Justin Yonker

Attachment: C

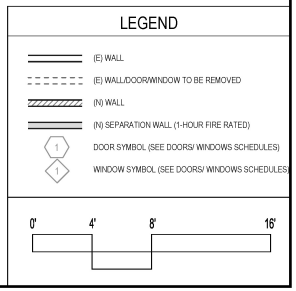
File Numbers: PLN 2015-00287



PROPOSED RIGHT ELEVATION (NORTH)



PROPOSED REAR ELEVATION (WEST)



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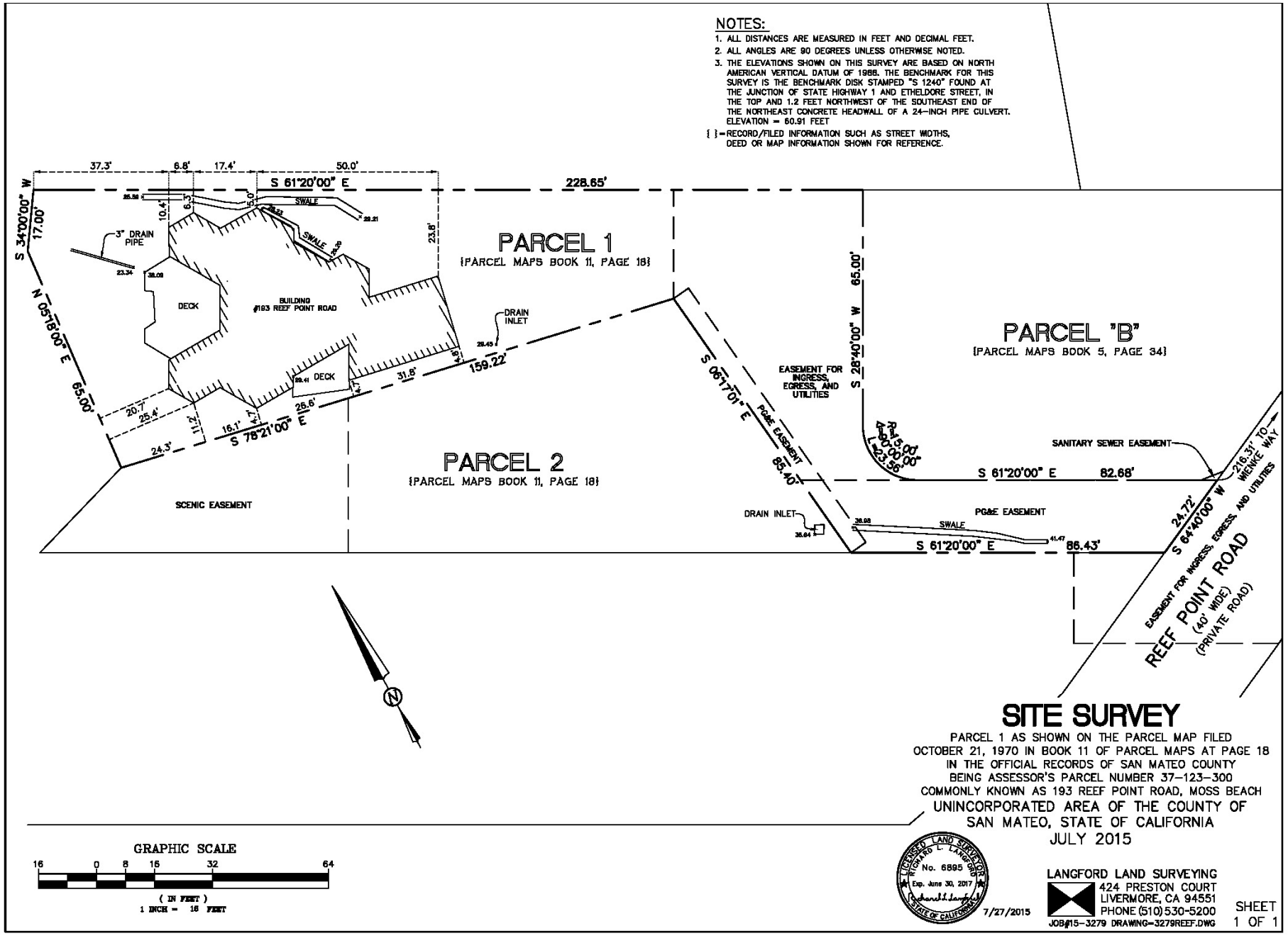

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ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

June 15, 2016

Justin Yonker
420 Union Street
San Francisco, CA 94133

Dear Mr. Yonker:

SUBJECT: Coastside Design Review Committee Recommendation of Approval
193 Reef Point Road, Moss Beach
APN 037-123-300; County File No. PLN 2015-00287

At its meeting of April 19, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review permit to allow a 746 sq. ft. addition to an existing 3,647 single-family residence located on an existing 14,671 sq. ft. legal parcel, as part of a Non-Conforming Use Permit, and hearing-level Coastal Development Permit (CDP). Staff has since determined that a Home Improvement Exception (HIE) is the more appropriate permit for the project instead of the Non-Conforming Use Permit. The HIE is required to construct the addition within an existing non-conforming right side setback of 5 feet, where 10 feet is the minimum required. The Coastside Design Review Committee did not render a decision, but made a recommendation regarding the project's compliance with design review standards. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

   This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to the additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. The project's compliance with standards is improved by filling the lower floor extension supported by high stilts (Section 6565.20(D)1a).

b. The filling in of the lower story which is overhung by a cantilevered upper-story improves the project's compliance with design review standards (Section 6565.20(D)1c).

c. The proposed windows and doors are compatible with the dominant types on the house and in the neighborhood (Section 6565.20(D)2b).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans when approved by the County and consistent with the plans recommended for approval by the Coastside Design Review Committee on April 19, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The applicant shall include the approval letter on the top pages of the building plans.

3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

   a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

   b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

5. The applicant shall include an erosion and sediment control plan meeting County 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 to prevent erosion and sedimentation off-site.

6. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

7. No site disturbances shall occur, including any land disturbance or grading or tree or vegetation removal, until a building permit has been issued.

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    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.

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33. The applicant shall submit an updated geotechnical report at the building application stage.

Half Moon Bay Airport Influence Area

34. Compliance with the real estate disclosure specified in Chapter 496, California Statutes of 2002, shall be required upon transfer of this real property.

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 (CDP) and a Home Improvement Exception (HIE). The decisions on the CDP and HIE will take place at a Planning Commission meeting on June 22, 2016. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at daguirre@smcgov.org.

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

Sincerely,

Dennis P. Aguirre
Design Review Officer

DPA:pac - DPAAA0333_WPN.DOCX

cc: Dianne Whitaker, Architect
Stuart Grunow, Architect
Kris Lannin-Liang, Moss Beach Community Representative
Kyle Vogt
James and Katherine Lockhart (via email) – jmlock@aol.com

San Mateo County Planning Commission Meeting

Owner/Applicant: Kyle Vogt / Justin Yonker

Attachment: E

File Numbers: PLN 2015-00287

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ATTACHMENT F

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

193 REEF POINT ROAD
MOSS BEACH, CALIFORNIA

PREPARED FOR:
JUSTIN YONKER
MASTER BUILDERS SF
3 STARK STREET
SAN FRANCISCO, CA 94133

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

FEBRUARY, 2016

Sigma Prime Geosciences, Inc.
Effective Solutions

February 19, 2016

Justin Yonker
Master Builders SF
3 Stark Street
San Francisco, CA 94133

Re: Geotechnical Report for Proposed Addition located at 193 Reef Point Road, Moss Beach.
Sigma Prime Job No. 16-131

Dear Mr. Yonker:

As per your request, we have performed a geotechnical study for the proposed construction of a small addition at 193 Reef Point Road, Moss Beach. The accompanying report summarizes the results of our field study, laboratory testing, and engineering analyses, and presents geotechnical recommendations for the planned structure.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

332 Princeton Avenue, Half Moon Bay, CA 94019 (650) 728-3590 fax 728-3593

GEOTECHNICAL STUDY
193 REEF POINT ROAD
MOSS BEACH, CALIFORNIA

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1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed addition at 193 Reef Point Road in Moss Beach, California, at the location shown in Figure 1. The purpose of this investigation was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed construction.

1.1 PROJECT DESCRIPTION

We understand that you plan to construct an addition under an existing portion of the rear of the house. There is already some existing living space adjacent to the proposed addition, at the same elevation. The structure is expected to be of wood frame construction. Structural loads are expected to be relatively light as is typical for this type of construction. It is likely that the existing foundation for the upper floor will provide all the load bearing, and the addition will not require any new significant load bearing foundations.

1.2 SCOPE OF WORK

The scope of work for this study was presented in our proposal dated February 9, 2016. In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Geologic site reconnaissance;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed structure.

2. FINDINGS

2.1 GENERAL

The site reconnaissance was performed on February 18, 2016. Normally, a subsurface study consisting of soil borings would be performed. However, during our site reconnaissance, we discovered that the proposed building site is under the existing house and will be using existing drilled piers for the bulk of the foundation. Also, the adjacent sea cliff reveals the geologic conditions. The site is shown in Figure 2, Site Plan.

2.2 SITE CONDITIONS

The site is currently occupied by a single family residence. The addition will be built under the rear of the house, where the main floor is raised over a crawl space that is about 5 feet high. The crawl space has no walls along the outer perimeter of the house. The main floor is supported by individual concrete piers.

The house is situated close to the sea cliff. Most of the land between the house and the beach is covered with concrete to provide protection from wave action.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Pampeyan (1994), the site vicinity is underlain by the Quaternary marine terrace deposits over Pliocene Purisima formation. At the site, the marine terrace deposits is about 5 feet thick and lies unconformable on the Purisima formation. The Purisima formation is a cemented cobble and pebble conglomerate with the clasts locally derived from the Montara granodiorite. The conglomerate is moderately resistant to wave impact.

2.4 SITE SUBSURFACE CONDITIONS

Based on our observations, the subsurface conditions at the site consist of about 5 feet of clayey sand marine terrace deposits over cemented conglomerate. The marine terrace deposits and dense and the conglomerate is hard.

2.5 GROUNDWATER

Groundwater is not expected to impact the proposed construction.

2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located about 850 feet to the west. Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

Date	Magnitude	Fault	Locale
June 10, 1836	6.5[1]	San Andreas	San Juan Bautista
June 1838	7.0[2]	San Andreas	Peninsula
October 8, 1865	6.3[2]	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0[2]	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9[3]	San Andreas	Golden Gate
July 1, 1911	6.6[4]	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1[5]	San Andreas	Loma Prieta, Santa Cruz Mountains

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

2.7 2013 UBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2013 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition C (soft rock) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.264	0.957	2.264	1.244	1.509	0.830

Because the S_1 value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitude and longitude were 37.5286 and –122.5170, respectively, and were accurately obtained from Google Earth™. These same values can be obtained directly from maps in the CBC, however the scale of the map makes it impractical to achieve satisfactory accuracy. The map in the CBC was derived from the same work that

led to the USGS software. The remaining parameters were also obtained by the same USGS program.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical standpoint, the site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations are presented in the following sections of this report.

Because subsurface conditions may vary from those observed, and to see that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture - The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. In our opinion, due to the very dense nature of the underlying soil, the likelihood of significant damage to the structure from differential compaction is very low.

- Sea Cliff Retreat – In order to estimate the position of the sea cliff in 50 years, we reviewed aerial photographs. The best photograph, in terms of resolution, was from 1967, or 49 years ago. At that time, the subject house had not yet been built, but the house next door to the south was present. The photograph was in the form of a digital display from the UC Santa Cruz archives. We were able to view the 1967 photograph next to a current aerial photograph on Google Earth. Both photographs were adjusted to the same scale and orientation for direct comparison. This way, equivalent distances between features could be measured on both. Using this method, we were able to measure the distance from the sea cliff to a landmark that did not change between 1967 and today. The landmark used was the center of Highway 1 at the intersection with Wienke Way. At the house site, some sea cliff retreat was apparent, but very little. We estimate less than 5 feet of retreat. The house is currently 20 to 30 feet from the sea cliff. In 50 years, we estimate a distance of 15 to 25 feet. This estimate does not take into account the protection of the concrete. In any case, we do not expect the sea cliff to reach the house for well over 50 years. The slow sea cliff retreat is attributable to the cemented conglomerate, which is somewhat resistant to wave activity.

- Tsunami Hazard – The California Office of Emergency Services provides a tsunami hazard map for the coast of California. At the project site, the tsunami zone is very narrow, just encompassing the immediate sea cliff area. The ground elevation at the proposed addition is about 25 feet. It is in an area where the land is fairly level, above the sea cliff. Therefore, it appears to be outside the tsunami inundation zone. It should be noted that there is already living space adjacent to the proposed addition, at the same elevation. Therefore, the addition does not increase the tsunami hazard.

- Sea Level Rise – Sea level rise is a potential hazard on coastal properties, although the estimated extent of sea level rise over the next 50 years is not well-defined. There is a wide range of estimates, from 1 foot to 4 feet. The EPA uses a rise of 2 feet by the year 2100 in their evaluations. UC Santa Cruz estimates a rise of 2 feet by 2050. Given this, it is reasonable to assume a sea level rise of 2 feet within 50 years. This will result in more wave attack on the sea cliff. It is difficult to quantify the increase in the rate cliff retreat, however even if the rate doubles, the cliff will still be more than 10 feet from the house. We do not anticipate damage to the house due to sea level rise within the next 50 years.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to

liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands were not encountered at the site. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is nil.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including roots, vegetation, designated utility lines, etc., should be cleared from the building area. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction.

3.3.2 Surface Drainage

The finish grades should be designed to drain surface water away from foundations, retaining walls, and slab areas to suitable discharge points. Slopes of at least 2 percent within 10 feet of the structures are recommended. Ponding of water should not be allowed adjacent to the structure.

3.4 FOUNDATIONS

The addition is to be built under the existing house, where there is already a foundation that consists of drilled piers. The addition will increase loads minimally. The existing piers may be used for the new construction, if approved by the structural engineer. The existing house shows no signs of distress. The piers appear to be adequate. Additional piers may be deemed necessary by the structural engineer. Footings between the piers should take the form of grade beams.

Piers should be drilled and cast-in-place, and be a minimum of 16 inches in diameter. The piers should be a minimum of 8 feet deep, as measured from the bottom of the adjacent grade beam. The actual pier depths should be determined by the structural engineer, based on the criteria given below. The grade beams should extend at least 8 inches below the crawl space grade.

The piers may gain support in skin friction acting along the sides of the piers within the weathered rock. A skin friction of 500 psf between the piers and the soil should be used in design. The uplift capacity of the piers may be based on a skin friction value of 350 pounds per square foot acting below a depth of 2 feet. The skin friction value may be increased by 1/3 for seismic loads and wind loads. Because of the difficulty in cleaning the bottoms of the pier holes, end bearing should be neglected, however the pier holes should be kept as clean as possible.

Drilled piers should have a center-to-center spacing of not less than three pier diameters. The concrete should not be allowed to free-fall more than 5 feet. If groundwater fills the pier holes to more than 2 feet deep, the concrete should be tremied into the holes.

3.4.1 Lateral Loads

Resistance to lateral loads may be provided by passive pressure acting against the piers, neglecting the upper 2 feet of the pier, and acting across 1.5 pier diameters. We recommend that an equivalent fluid pressure of 350 pcf be used in design.

3.4.2 Slabs-on-Grade

We recommend that slabs-on-grade be underlain by at least 4-inches of non-expansive granular fill. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap, or equivalent, should be used.

3.6 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

4. LIMITATIONS

This report has been prepared for the exclusive use of the property owner for specific application in developing geotechnical design criteria, for the currently planned residence at 193 Reef Point Road in Moss Beach. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

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Figure	1
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Location Map

193 Reef Point Road, Moss Beach

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Figure	2
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Site Map

193 Reef Point Road, Moss Beach