

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

DATE: November 30, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (CoC) Type B to allow construction of a new single-family residence with an attached two-car garage on an undeveloped parcel, located on Sevilla Avenue in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00091 (Finicle)

PROPOSAL

The applicant proposes to legalize the subject parcel and construct a new 2,491 sq. ft., two-story single-family residence to include four bedrooms and three and a half bathrooms with a 431 sq. ft. attached two-car garage on an undeveloped 5,584 sq. ft. parcel, located on Sevilla Avenue in unincorporated El Granada. Access to the development will be via a single driveway entering the site from the front yard. A new 150-foot road extension of Sevilla Avenue is proposed to access the subject parcel. The proposed grading is approximately 374 cubic yards: 231 c.y. of cut and 13 c.y. of fill for the residence and driveway and 60 c.y. of cut and 70 c.y. of fill for the road extension. While there are no trees on the parcel, a Plum tree less than 12" in diameter at base height (dbh) located in the Sevilla Avenue right-of-way will be removed for the proposed road extension.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (Type B), County File Number PLN 2016-00091.

SUMMARY

The construction of a new single-family residence on the subject parcel and road extension of Sevilla Avenue to access the subject parcel, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, Local Coastal Program, and Zoning Regulations.

Setting: The project site is on a vacant parcel located north of the intersection of Escondita Avenue and Sevilla Avenue in a residential neighborhood in El Granada. On the easterly side of Sevilla Avenue, the parcel is bordered by a vacant parcel to the north and single-family residences to the south and east. The parcel has a slight slope from north to south, ascending towards the rear of the parcel. The parcel contains some vegetative ground cover. While the parcel has no trees, there is one Plum tree (less than 12" dbh) that will be removed which is located in the Sevilla Avenue right-of-way bordering the western property line of the parcel. This project includes an extension of the Sevilla Avenue roadway to provide access for the subject parcel.

General Plan and Local Coastal Program (LCP) Compliance: The project is consistent with the General Plan's "High-Density Residential" Land Use designation for the site as well as the General Plan Policies regarding Urban Land Use, Water Supply and Wastewater. The proposed residence will be in an urban neighborhood designated for that specific land use and will connect to existing water and wastewater infrastructure. The parcel is not located near any creeks or coastal bluffs, and does not contain sensitive habitat.

The project also meets the Local Coastal Program (LCP) Policies for Locating and Planning New Development and Visual Resources. The subject parcel will not have substantial adverse impacts on coastal resources as it is not in close proximity to coastal resources regulated by the LCP. The Coastside Design Review Committee (CDRC) recommended approval of this project on August 11, 2016, having determined it is in compliance with applicable Design Review Standards. The proposed residence also complies with the guidelines established in LCP Policy 8.13a (*Special Design Guidelines for Coastal Communities*) by utilizing colors and materials that blend with the surrounding area, and enhancing façade articulation to be compatible in scale to residences in the neighborhood.

Certificate of Compliance: The subject parcel was initially created through a 1909 subdivision. As required by both the County Subdivision Ordinance and cited LCP Policy, a Certificate of Compliance (Type B) is required to legalize the subject parcel, since its initial deed conveyance did not occur until April 10, 1973. Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose "any conditions which would have been applicable at the time the applicant acquired his or her interest in the property, and which had been established at the time of the Map Act or the County Subdivision Regulations." While the project is not accessible by roadway (as the paved portion of Sevilla Avenue ends at the parcel's southern border), a condition of approval is not needed, as road extension to the parcel is part of the development proposal and will be required by the Department of Public Works and built at the time of the construction of the residence.

Zoning and Design Review Compliance: The project complies with all R-1/S-17 zoning regulations as they relate to parcel size, setbacks, lot coverage, and height and parking requirements. As previously stated, the project was found to be in compliance with all Design Review Standards pursuant to the CDRC's recommendation.

Grading Permit: The applicant proposes to perform grading involving 262 cubic yards (c.y.) (231 c.y. of cut and 31 c.y. of fill) for the construction of a single-family residence and driveway and 130 c.y. (60 c.y. of cut and 70 c.y. of fill) for 150 feet of road extension of Sevilla Avenue to access the subject parcel. The project complies with applicable General Plan Policies and the standards in the Grading Regulations which include timing of grading activity, erosion and sediment control, and dust control. Lastly, the project has been reviewed, approved, and conditioned by the Department of Public Works and the Geotechnical Section.

CJM;jlh – CJMAA0608_WJU.DOCX

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

DATE: November 30, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (CoC) Type B, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, Section 8600 of the San Mateo County Ordinance Code, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new single-family residence with an attached two-car garage on an undeveloped parcel, located on Sevilla Avenue in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00091 (Finicle)

PROPOSAL

The applicant proposes to legalize the subject parcel and construct a new 2,491 sq. ft., two-story single-family residence to include four bedrooms and three and a half bathrooms with a 431 sq. ft. attached two-car garage on an undeveloped 5,584 sq. ft. parcel, located on Sevilla Avenue in unincorporated El Granada. Access to the development will be via a single driveway entering the site from the front yard. A new 150-foot road extension of Sevilla Avenue is proposed to access the subject parcel. The proposed grading is approximately 374 cubic yards: 231 c.y. of cut and 13 c.y. of fill for the residence and driveway and 60 c.y. of cut and 70 c.y. of fill for the road extension. While there are no trees on the parcel, a Plum tree under 12" in diameter at base height (dbh) located in the Sevilla Avenue right-of-way will be removed for the proposed road extension.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (CoC) Type B, County File Number PLN 2016-00091, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Carmelisa Morales, Project Planner, Telephone 650/363-1873

Applicant: Tim Finicle

Owner: Sean and Ben Stenger

Location: Sevilla Avenue, El Granada

APN: 047-071-270

Parcel Size: 5,584 sq. ft.

Parcel Legality: The subject parcel comprises Lot 18, Block 87 of the "El Granada Highlands Subdivision No.8," recorded in San Mateo County Records on June 7, 1909, in Book 6 at Page 65. A Certificate of Compliance (Type B) is required to legalize the parcel.

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-3 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

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

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water and Sewer Service: Coastside County Water District

Sanitary Sewer Service: Granada Community Services District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081C0138E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt under provisions of Class 3, Section 15303(a) of the California Environmental Quality Act (CEQA), for construction of one single-family residence in a residential zone.

Setting: The project site is on a vacant parcel located north of the intersection of Sevilla Avenue and Escondita Avenue (a paper street) in a residential neighborhood in El Granada, an unincorporated community in San Mateo County. On the easterly side of Sevilla Avenue, the parcel is bordered by a vacant parcel to the north and single-family residences to the south and east. A large vacant parcel owned by the Cabrillo Unified School District is located to the west of the site, across Sevilla Avenue. The parcel has

a slight slope from north to south, ascending towards the rear of the parcel. The parcel contains some vegetative ground cover. While the parcel has no trees, there is one Plum tree (under 12" dbh) located in the Sevilla Avenue right-of-way bordering the western property line of the parcel. This project includes an extension of the Sevilla Avenue roadway to provide access for the subject parcel.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

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

Visual Resources Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence will be in El Granada, one of the County's Design Review Districts. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastsides Design Review Committee at their regular meetings on July 14, 2016 and August 11, 2016. The project's compliance with the applicable design review standards is discussed further in Section 3.b of this report, below.

Urban Land Use Policies

Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) aims to achieve land use objectives within unincorporated Urban Communities, Urban Neighborhoods and Special Urban Areas. The subject parcel is in an urban neighborhood of unincorporated El Granada and has a General Plan Land Use Designation of Medium Density Residential (6.1 - 8.7 dwelling units/net acre (du/acre)). The project is in an area correspondingly zoned "Single-Family Residential/5,000 sq. ft. Minimum Lot Size" (R-1/ S-17) with a density (7.8 du/acre) and size (5,584 sq. ft.) that is in compliance. In addition, Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The subject parcel is zoned for

single-family residential development and adjoins residential development to the south and east. The Coastside County Water District (CCWD) and the Granada Community Services District (GCSD) have confirmed that water and sewer services are available for this project.

Water Supply and Wastewater Policies

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas. CCWD and GCSD are the respective water and sewer service providers for this urban area. Both districts have confirmed that their service connections are available for this site.

2. Conformance with the Local Coastal Program

Although the project is located within the single-family residence categorical exclusion zone, a Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for the issuance of the required Certificate of Compliance Type B. Staff has determined that the COC complies with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

LCP Policy 1.29 (*Legalizing Parcels*) states that when issuing a Certificate of Compliance (CoC) Type B to legalize parcels pursuant to Section 66499.35(b) of the California Government Code wherein parcels were illegally created without government review and approval, a Coastal Development Permit is required. LCP Policy 1.30d (*Coastal Development Permit Standards if Review for Legalizing Parcels*) states that, for undeveloped parcels created before the Coastal Act of 1976, a Coastal Development Permit may be granted to legalize the parcel if the parcel configuration will not have any substantial adverse impacts on coastal resources. The configuration of the subject parcel will not have any substantial adverse impacts on coastal resources as it is located within an urban area zoned for single-family residential development, is not located near any creeks or coastal bluffs, and does not contain sensitive habitat or trees. The subsequent discussions further elaborate conformance with policies that protect coastal resources.

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 estimates of current applications for building permits for this calendar year and those received in 2015.

b. Visual Resources Component

LCP Policy 8.12a (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which include El Granada. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3 of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meetings on July 14, 2016 and August 11, 2016, and determined it to be in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

LCP Policy 8.13a (*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) The project requires minimal grading and does not significantly alter the existing topography. While the project requires a grading permit, the proposed grading is necessary for siting the residence on the relatively steep parcel and for extending the existing roadway by 150 feet. The Department of Public Works and the Planning and Building Department's Geotechnical Section have reviewed and conditionally approved the project, including the grading work involved. See Section 4 of this report below for further discussion.
- (2) The proposed residence uses materials and colors with a natural appearance such as Hardie-Shingle and Hardie-Plank lap siding, and non-reflective, composition roof shingles that will blend with the vegetative cover of the site and surrounding area.
- (3) The proposed residence uses hip roofs and non-reflective, composition roof shingles (as cited above) as the primary roof material.
- (4) The enhanced façade articulation brings the proposed structure to a scale compatible with the residences in the neighborhood.

3. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's R-1/S-17/DR/CD Zoning Designation, as described in the following table:

	S-17 Development Standards	Proposed
Minimum Building Site Area	5,000 sq. ft.	5,584 sq. ft. (existing)
Minimum Building Site Width	50 ft.	50 ft.
Maximum Building Site Coverage	1,954 sq. ft. (35%)	1,824 sq. ft. (32%)
Maximum Floor Area	2,959 sq. ft. (53%)	2,922 sq. ft. (52%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	24 ft. 10 1/8 in.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	5 ft.	10 ft.
Maximum Combined Side Yard	15 ft.	15 ft.
Maximum Building Height	28 ft.	27 ft. 6 3/4 in.
Minimum Covered Parking	2 spaces	2 spaces
Daylight Plane or Façade Articulation	Daylight Plane	Complies

The proposed two-story single-family residence meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity. The proposed lot coverage is 32% (1,824 sq. ft.) of total lot size, where 35% (1,954 sq. ft.) is the maximum allowed. Furthermore, the total floor area proposed is 52% (2,922 sq. ft.) of total lot size, where 53% (2,959 sq. ft.) is the maximum allowed.

b. Conformance with Design Review Standards

The project was reviewed by the Coastside Design Review Committee on July 14, 2016 and August 11, 2016. They reviewed the design and found it to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations (see Attachment E), specifically elaborated as follows:

- (1) The proposed design respects the scale of the neighborhood through dimensions, shape, façade articulation, and architectural details that are proportional and complementary to other homes in the neighborhood.

- (2) The style of the proposed residence complements the coastal, semi-rural, diverse small-town character of the area and surrounding neighborhood.
- (3) The proposed design features primary and secondary roof forms and features that reduce the mass of the structure and provide visual interest.
- (4) As proposed and conditioned, the design features exterior colors and materials that complement the surrounding neighborhood and house design, reduce apparent mass, and blend with the surrounding natural features. Condition No. 8.a requires that façade and wall articulation be incorporated on three non-articulated sides of the proposed residence by changing the laundry room and pop-out of Bedroom 3 to lap siding and the dining room to shingles.
- (5) The proposed design includes lighting that is architecturally integrated with the residence's design, style, materials, and colors. The exterior lighting is designed and located to direct light and glare away from neighbors and stay confined to the site. The proposed "dark sky" lighting fixtures would minimize nighttime light pollution. Some changes are proposed and conditioned in Condition No. 8.c such as a can light to be added underneath the front porch roof and back porch roof, and the wall-mounted light on the north side of the garage will be removed. Manufacturer's specification sheets are also required to be submitted for all proposed downward-directed exterior lighting fixtures.
- (6) As proposed and conditioned, the landscaping layout includes drought tolerant, native and non-invasive species that prevents adverse impacts to the site and surrounding areas while also maintaining the visual integrity of the residence. The driveway was formerly proposed as concrete. The approved plans show permeable pavers for the driveway. Condition No. 8.b includes the following changes to the proposed landscaping plan: the replacement of the *Pinus Contortata* on the north side with a *Ceris Occidentalis* (red bud) and an increase in the size of the *Comarostaphylis Diversifolia* and the two (2) *Cercis Occidentalis* from 5-gallon to 15-gallon size.

4. Conformance with Grading Regulations

The applicant proposes to perform grading involving 262 cubic yards (c.y.) (231 c.y. of cut and 31 c.y. of fill) for the construction of a single-family residence and driveway and 130 c.y. (60 c.y. of cut and 70 c.y. of fill) for 150 feet of road extension of Sevilla Avenue to access the subject parcel. Although the project involves less than 1,000 c.y. of grading, the project is appealable to the California Coastal Commission (CCC) and is therefore subject to the review of the Planning Commission.

In order to approve this project, the Planning Commission must make the required findings as specified in the grading regulations. The findings and supporting evidence are outlined below:

- a. That the project will not have a significant adverse effect on the environment.

Section 21084 of the Public Resources Code requires CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from the provisions of CEQA. This project is categorically exempt under provisions of Class 3, Section 15303(a) of the California Environmental Quality Act (CEQA), for construction of one single-family residence in a residential zone.

- b. That the project conforms to the criteria of Chapter 8, Division VII of the San Mateo County Ordinance Code, including the standards referenced in Section 8605.

The project, as conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment control, and dust control. Conditions Nos. 13 and 14 require an erosion control plan to be approved prior to the issuance of the associated building permit and measures to be implemented prior to any commencement of construction activity. Condition No. 18 requires the erosion control measures to be inspected and maintained by the engineer of record for the duration of all grading activity. Condition No. 19 requires implementation of dust control measures. Condition No. 17 limits grading to the dry season (wet season is October 1 through April 30). Condition Nos. 21 and 22 have been added to ensure post-construction project compliance with County stormwater and drainage requirements.

The project has been reviewed and conditionally approved by the Department of Public Works (DPW) and the Geotechnical Section. The Planning Staff has added Condition No. 20 which requires the

project's geotechnical consultant to observe grading and improvements at the project site.

- c. That the project is consistent with the General Plan.

The County General Plan Land Use Designation for the property is Medium Density Residential (6.1 - 8.7 dwelling units/net acre (du/acre)). As proposed and conditioned, the project complies with applicable General Plan policies, as discussed in Section 1 of this report above.

5. Conformance with Subdivision Regulations

A conditional Certificate of Compliance (CoC) Type B is required to legalize the subject parcel under the provisions of the County and State subdivision laws in effect at the time of creation. This process is required before or concurrent with the approval of any new development.

As a result of two 2007 court case decisions, the subject parcel's legality must be confirmed because it is an undeveloped parcel of a historical subdivision. In this case, the subject parcel comprises Lot 18 of the "El Granada Highlands Subdivision No. 8" recorded in 1909. Section 7134 of the County Subdivision Regulations allows for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. To qualify for a CoC (Type A) (pursuant to Section 7134.1), it must be confirmed that the subject parcel was first conveyed separately from any surrounding parcels prior to the County's adoption of its first Subdivision Ordinance in July 1945. Otherwise, if such conveyance is determined to have occurred after that date, a CoC (Type B), pursuant to Section 7134.2, shall be required, as is the case with this application.

While the submitted chain of title confirms that the subject parcel was part of the cited "El Granada Highlands Subdivision No. 8" recorded in 1909 (see Attachment F), the subject parcel continued to be conveyed together with other parcels until April 10, 1973. Only at that time was the subject parcel conveyed separately from adjacent parcels around it, thus requiring the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing, and allows for the placement of conditions to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose "any conditions which would have been applicable at the time the applicant acquired his or her interest in the property, and which had been established at the time of the Map Act or the County Subdivision

Regulations.” The sanitary, water distribution and energy infrastructure currently exists within the road right-of-way in this developed and improved area of El Granada. While the project is not accessible by roadway (as the paved portion of Sevilla Avenue ends at the parcel’s southern border), a condition of approval is not needed, as road extension to the parcel is part of the development proposal and will be required by the Department of Public Works and built at the time of the construction of the proposed residence. Given these facts, there are no additional improvements required. Other additional and applicable improvements (i.e., building permits, sewer/water connections and energy line laterals from the street to the proposed residence) will be required at the time of the submittal and issuance of those respective permits.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) forwarded a response to staff’s referral for this project, dated May 4, 2016 (see Attachment G). The MCC reviewed this project alongside the proposal for a new single-family residence located on the adjacent parcel immediately north of the subject parcel (APN 047-071-260) under PLN 2016-00153. The MCC is concerned about the additional impervious road surface for the two projects and the cumulative impacts of development on Highways 1 and 92.

There are two parcels that are part of two separate permits. APN 047-071-270 (PLN 2016-00091, the subject of this application) and APN 047-071-260 (PLN 2016-00153) are each proposed to be developed with one single-family home. As part of the efforts for Connect the Coastside, San Mateo County’s Congestion Management Plan for the Midcoast area of the unincorporated County, the County has undertaken analysis regarding the impact of future development of the Midcoast area. This included crafting policies, which have not yet been adopted by the County, regarding lot mergers. The proposed policy regarding mergers would state that properties that are at least two contiguous parcels in the same ownership, at least one parcel is undeveloped, and the area of at least one lot is less than 4,500 square feet in the R-1 or R-3 Districts, are candidates for mandatory mergers. The two lots that are proposed for development are owned by different property owners and are each greater than 5,000 sq. ft. The analysis for Connect the Coastside has not identified the subject lots as candidates for merger and, as such, the County has already accounted for the impact of the development of both of these parcels.

Connect the Coastside is also reviewing potential transportation improvements, both to vehicle travel, pedestrian travel, public transits, and bicycle travel. The proposed improvements to these systems are to accommodate full buildout of the Midcoast area. While the date of full buildout is unknown, it is estimated that approximately 700 single-family homes will be added to the Midcoast area by the year 2040. Connect the Coastside is reviewing what potential improvements

would be required to ensure that future residential and non-residential development can be supported by the future transportation system and infrastructure in the Midcoast area. While some intersections and roadways within the Connect the Coastsides Study area may be currently deemed deficient under the standard applied by Connect the Coastsides, the cumulative impact for the limited development of these two parcels, each with one single-family house, would be minimal and would not increase the level of deficiencies to require any mitigation measures or improvements to the transportation system on the Midcoast, specifically Highway 1 and Highway 92.

The MCC has been notified of the Planning Commission's review of this project.

C. 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. Also, as the final decision on the CDP is appealable to the CCC, they will be duly notified of the County's final decision, which will initiate their appeal period.

D. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District
Granada Community Services District
Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans for Residence
- D. Project Plans for Road Extension
- E. Coastside Design Review Committee Decision Letter, dated September 15, 2016
- F. Copy of 1909 El Granada Highlands Subdivision Map
- G. Referral Response Email from Midcoast Community Council, dated May 4, 2016

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00091 Hearing Date: November 30, 2016

Prepared By: Carmelisa Morales
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 related to construction of a single-family residence in a residential zone and associated development including legalization of the parcel and the road extension.

Regarding the Certificate of Compliance, Find:

2. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (*Legalization of Parcels; Certificate of Compliance*) particularly Section 7134.2(a), (b), and (c). The subject parcel was determined to be conveyed separately from adjacent parcels around it in the 1909 recorded subdivision as cited in "El Granada Highlands Subdivision No. 8" thus requiring the CoC (Type B). The processing of the CoC (Type B) is in full conformance with Section 7134 of the County Subdivision Regulations and will be subject to conditions of approval to ensure that the development on the parcel complies with public health and safety standards. The sanitary, water distribution and energy infrastructure currently exists within the road right-of-way in this developed and improved area of El Granada. While the project is not accessible by roadway (as the paved portion of Sevilla Avenue ends at the parcel's southern border), a condition of approval is not needed, as road extension to the parcel is part of the development proposal and will be required by the Department of Public Works and built at the time of the construction of the proposed residence.
3. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et seq.

Regarding the Coastal Development Permit, Find:

4. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. The plans and materials have been reviewed against the application requirement Section 6328.7 of the Zoning Regulations, and the project has been conditioned to minimize impacts to the location of new development and visual resources in accordance with the components of the Local Coastal Program. The project was also recommended for approval by the Coastside Design Review Committee (CDRC) on August 11, 2016 in which the CDRC determined that it is in compliance with all applicable Design Review Standards.
5. Where the project is located between the nearest public road and the sea that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between a public road and the sea, and will not interfere with the public's right-of-access to the sea.
6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project will not significantly impact coastal resources or sensitive habitats as it is located within an urban area zoned for single-family residential development, is not located near any creeks or coastal bluffs, and does not contain sensitive habitat or trees 12" or more in dbh.
7. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. Staff anticipates that the building permits to be issued for the 2016 calendar year will not exceed this limit, based on estimates of current applications for building permits for this calendar year and those received in 2015.

Regarding the Design Review, Find:

8. 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 under Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. The proposed respects the scale of the neighborhood through dimensions, shape, façade articulation, and architectural details that are proportional and complementary to other homes in the neighborhood.
 - b. The style of the proposed house complements the coastal, semi-rural, diverse small-town character of the area and surrounding neighborhood.

- c. The proposed design features primary and secondary roof forms and features that reduce the mass of the structure and provide visual interest.
- d. As proposed and conditioned, the proposed design features exterior colors and materials that complement the surrounding neighborhood and house design, reduce apparent mass, and blend with the surrounding natural features. Condition No. 8.a requires that façade and wall articulation be incorporated on three non-articulated sides of the proposed residence by changing the laundry room and pop out of Bedroom 3 to lap siding and the dining room to shingles.
- e. The proposed design includes lighting that is architecturally integrated with the house's design, style, materials, and colors. The exterior lighting is designed and located to direct light and glare away from neighbors and stay confined to the site. The proposed "dark sky" lighting fixtures would minimize nighttime light pollution. The driveway was formerly proposed as concrete. The approved plans show permeable pavers for the driveway. As proposed and conditioned in Condition No. 8.c, a can light will be added underneath the front porch roof and back porch roof, and the wall-mounted light on the north side of the garage will be removed. Manufacturer's specification sheets will be submitted for all proposed downward-directed exterior lighting fixtures.
- f. As proposed and conditioned, the proposed landscaping layout that includes drought tolerant, native and non-invasive species prevents adverse impacts to the site and surrounding areas while also maintaining the visual integrity of the residence. Condition No. 8.b requires the replacement of the *Pinus Contortata* on the north side with a *Ceris Occidentalis* (red bud) and the increase in size of the *Comarostaphylis Diversifolia* and the two (2) *Cercis Occidentalis* from 5-gallon to 15-gallon size.

Regarding the Grading Permit, Find:

- 9. That the granting of the permit will not have a significant adverse effect on the environment. The project is categorically exempt under provisions of Class 3, Section 15303(a) of the California Environmental Quality Act (CEQA), for construction of one single-family residence in a residential zone. CEQA Guidelines determined the class of this project to not have a significant effect on the environment.
- 10. That the project conforms to the criteria of Chapter 8, Division VII of the San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and conditionally approved by the Department of Public Works and the Geotechnical Section.

11. That the project is consistent with the General Plan, specifically urban land use, visual resources, water supply, and wastewater. The project will be in an urban residentially zoned area. The project, as proposed and conditioned, complies with applicable design review standards and will connect to local public utilities. Conditions of approval have been provided to ensure that grading operations minimize erosion and sedimentation resulting from the project.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on August 11, 2016, and as reviewed and approved by the Planning Commission on November 30, 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 Certificate of Compliance (Type B) required to establish the legality of the existing parcel, APN 047-071-270, which shall represent Lot 18, Block 87, as one single legal parcel, shall be recorded prior to the issuance of any other permits related to any development on this property.
3. The applicant is advised that prior to recordation of the Certificate of Compliance description, the owner/applicant shall provide the project planner with a check to cover the current fee charged by the Recorder's Office. The project planner, who records the Certificate of Compliance, will confirm the amount prior to recordation.
4. The Coastal Development and Design Review Permit final approval 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. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
5. The applicant shall apply for a building permit and shall demonstrate compliance with all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
6. The applicant shall include the approval letter on the top pages of the building plans.

7. At the building permit stage, a boundary survey will be required.
8. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Incorporate façade and wall articulation on three non-articulated sides of the proposed residence:
 - i. Bedroom 3 pop-out to become lap siding
 - ii. Laundry room to change to lap siding
 - ii. Dining room to change to shingles
 - iv. Colors to follow materials
 - b. Make the following changes on the landscape plan:
 - i. Replace the *Pinus Contortata* on the north side with a *Cercis Occidentalis* (red bud)
 - ii. Change the size of the *Comarostaphylis Diversifolia* and the *Cercis Occidentalis* (2) from 5-gallon to 15-gallon size
 - c. Submit manufacturer's specification sheets (cut sheets) for all proposed downward-directed exterior lighting fixtures.
 - i. Cut sheets submitted for Dark Sky fixtures
 - ii. Add a can light underneath the front porch roof
 - iii. Remove the wall-mounted light on the north side of the garage
 - iv. Add a can light underneath the back porch roof
9. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- 1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - 2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - 3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - 4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - 5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
10. No site disturbances shall occur, including any grading or vegetation or tree removal, until a building permit has been issued.
 11. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
 12. 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.
13. 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.
14. Once approved, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any work and maintained throughout the term of the grading permit and building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
15. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire-fighting tool requirements, as specified in the California Public Resources Code.

16. Prior to the issuance of the grading permit “hard card”, the applicant shall revise/correct the erosion and sediment control plan to include all grading permit conditions of approval as listed in this letter. All plan notes shall be revised as necessary to be consistent with the conditions of approval (e.g., winter season start date is October 1 and end date is April 30).
17. No grading shall be allowed during the wet season (October 1 to April 30) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. An applicant-completed and County-issued grading permit “hard card” is required prior to the start of any land disturbance/grading operation. The applicant shall submit a letter to the Current Planning Section, at least, two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of earth off-haul, street routes of off-haul, and disposal location.
18. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected as determined by and implemented under the observation of the engineer of record.
19. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department’s Geotechnical Engineer, and the Regional Water Quality Control Board.
20. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the

Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

- b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
21. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
22. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. 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.
23. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
24. 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 Sevilla Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sevilla Avenue. There shall be no storage of construction vehicles in the public right-of-way.
25. The exterior color samples submitted to the Coastside Design Review Committee 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. The applicant shall provide photographs to the Project Planner to verify adherence to this condition prior to a building permit final sign off by the Current Planning Section.
26. Installation of the approved landscape plan is required prior to final inspection.
27. 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).

Building Inspection Section

28. Per County Building Regulations Section 9109, driveways greater than or equal to 15% slope shall be constructed of asphalt or heavily brushed concrete.
29. At the building permit stage, sheet DR/A1.1 must be revised to include the July 1, 2015 supplement requirements of CALGreen.
30. The project shall include provisions for Electric Vehicle Charging per Section 4.106.4 of CALGreen.
31. At the building permit stage, submittal of Model Water Efficient Landscape Ordinance (MWELo) forms is required.

Coastside County Water District

32. The project will be required to comply with Coastside County Water District's (District) Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. The District will perform inspections to verify compliance with all district regulations during and after construction.

33. No passive purge systems are to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection. There shall be no cross connections, and approved backflow protection is required.
34. Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capability availability is adequate for this development and complies with all District regulations.

Coastside Fire Protection District

35. 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 6 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 Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
36. 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.
37. Contact the Coastside Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the CFPD at 650/726-5213.
38. 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.
39. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
40. 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.
41. 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.

42. 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 Inspection Section for review and approval by the Coastside Fire Protection District.
43. An interior 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.

Department of Public Works

44. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
45. 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 from the nearest "publicly" maintained roadway to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
46. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right of-way.
47. 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.

48. Prior to the issuance of the building permit, the applicant shall submit a street improvement plan to the Department of Public Works for review and approval. The applicant shall coordinate the street improvement such that the centerline of roadway is located at the centerline of the right-of-way to the extent possible. Coordination of the road improvements for Lot 17 (APN 047-071-260) and Lot 18 (APN 047-071-270 and the subject of this application) is strongly advised.

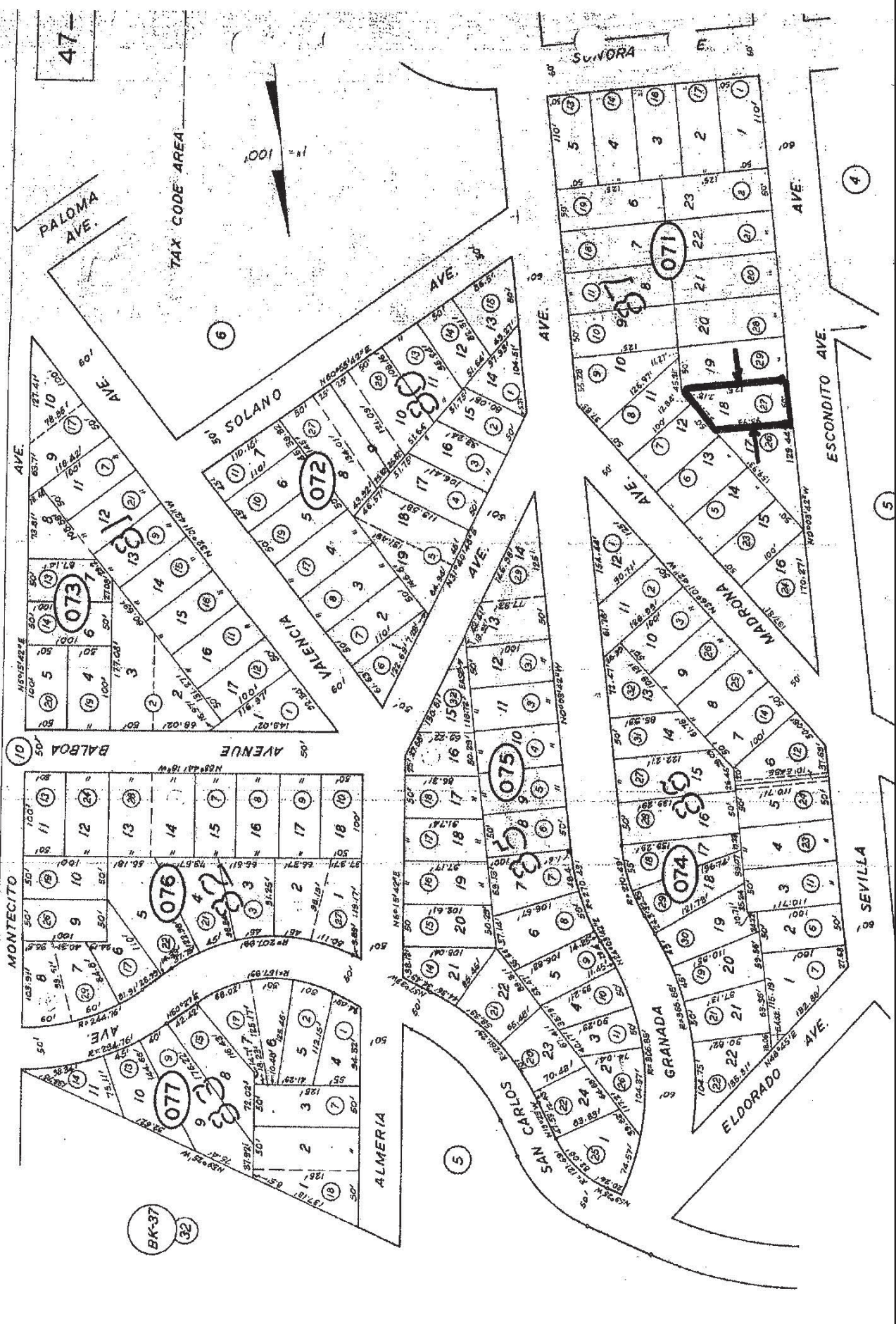
Geotechnical Section

49. At the building permit stage, approval by the County's Geotechnical Section is required prior to the issuance of the building permit.

Granada Community Services District

50. The applicant must obtain a sewer connection permit to connect the project onto the District's wastewater facilities.
51. The District currently has sufficient sewer capacity to serve conforming parcels with the LCP buildout limits, however, if the project is proposed on a non-conforming or antiquated parcel, or includes a non-buildout dwelling such as (but not limited to) a caretaker's unit, the applicant must first obtain a Sewer Permit Variance. All projects requiring a Variance, and also projects which require two or more ERU's of sewer capacity, or the preparation of a negative declaration or environmental impact report pursuant to the California Environmental Quality Act, must be considered by the District Board of Directors for approval before a sewer permit may be obtained. Please contact the Granada Community Services District office for additional information on applying for a Sewer Permit Variance if applicable.

CJM;jlh – CJMAA0609_WJU.DOCX



San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

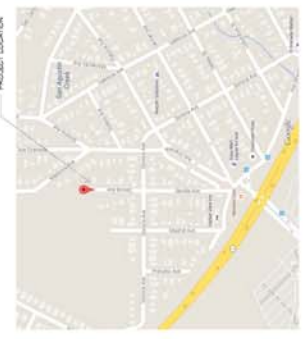
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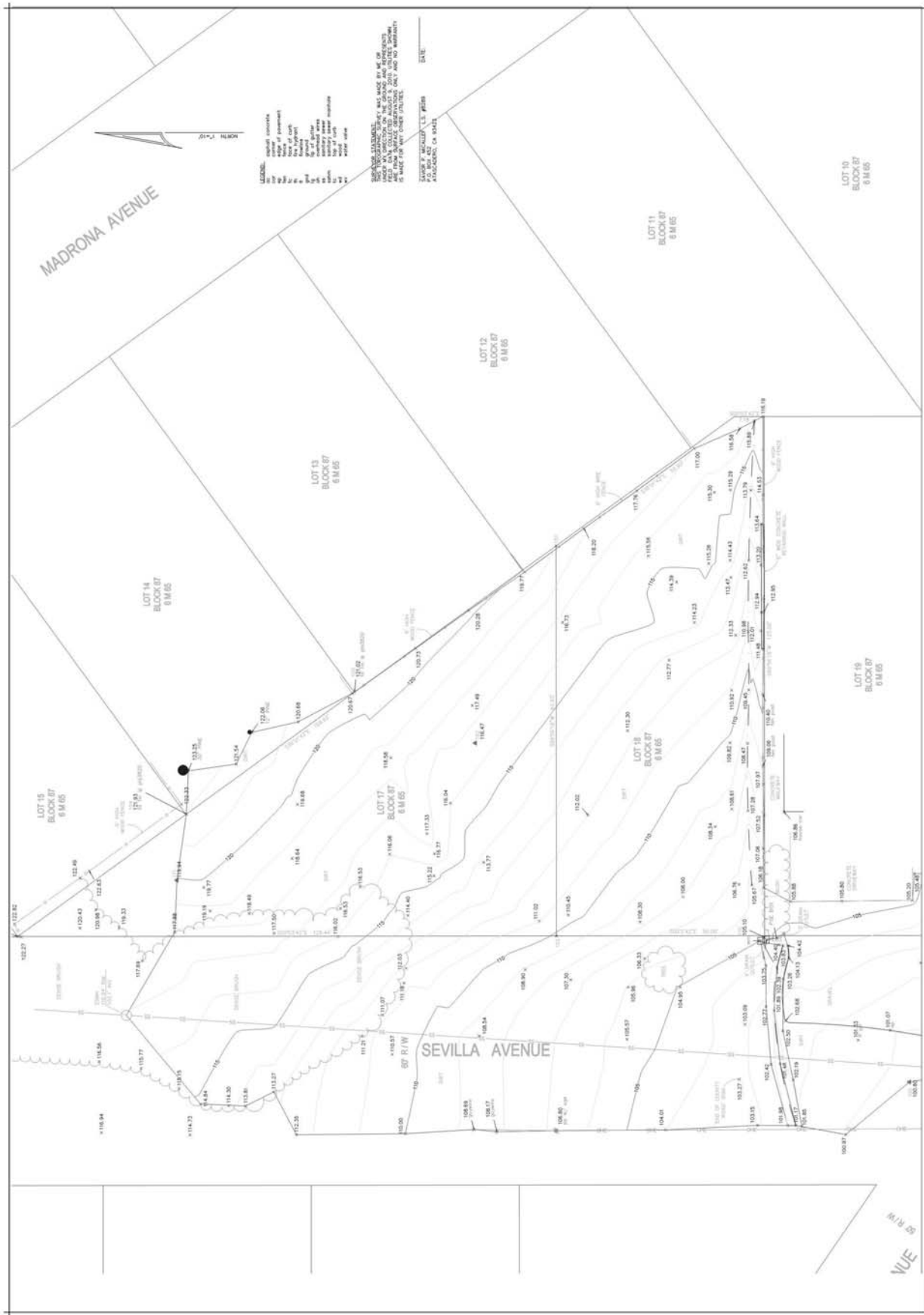
STENGER HOME

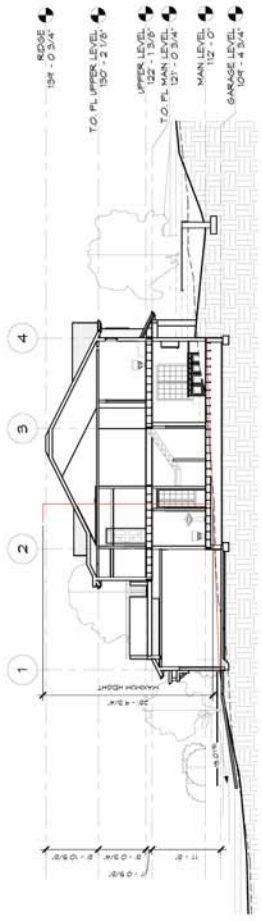
PROJECT DATA	DESIGN CRITERIA	CODE COMPLIANCE	SHEET NO	SHEET INDEX
AP # : 04-071-270	SNOW LOAD : 0 LB/FT ²	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
LOT SIZE : 13 ACRES 1854.74 SF	WIND LOAD : 0 LB/FT ²	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
ZONING : R-1 (S-1) (SR) (C-2)	SEISMIC DESIGN CATEGORY : B	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
ELEVATION : 112 FEET	COORDINATES : 3153647 N - 122 26047 W	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
BUILDING SETBACKS : FRONT 10 FT, SIDE 5 FT, REAR 10 FT		ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
PROJECT LOCATION : 21500 WILSON AVENUE, SUITE 100, SAN FRANCISCO, CALIFORNIA 94134		ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
OCCUPANCY : R-1 (S-1) (SR) (C-2)		ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
BLDG. TYPE : TYPE V - B		ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
PROJECT DESCRIPTION : CONSTRUCTION OF FOUR (4) SINGLE-FAMILY RESIDENCES AND THREE (3) CAR GARAGES WITH ATTACHED TWO (2) CAR GARAGE		ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.		
AREA BREAKDOWN:				
NON-CONSTRUCTION : 3471 SQFT	AREA : 3471 SQFT			
CONSTRUCTION : 431 SQFT	CONDITIONED AREA : 431 SQFT			
TOTALS : 3471 SQFT	COULDED AREA : 431 SQFT			
	DECK : 0 SQFT			
	STAIR : 0 SQFT			

CODE COMPLIANCE
 ALL WORK AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, AS AMENDED BY ALL APPLICABLE ORDINANCES, AND SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL BUILDING DEPARTMENT.



VICINITY MAP





C SITE SECTION
11.15.20

DESIGN CRITERIA:
 SNOW LOAD: 0 LB/FT²
 WIND LOAD: 35 MPH - EXPOSURE B
 SEISMIC ZONE DESIGNATION: D1
 COORDINATES: 31.5047° N - 122.45041° W

OWNER:
 ISAAC AND REN STENGER
 15000 COLUMBIA AVENUE
 BERKELEY, CALIFORNIA 94701
 415-852-8518

BUILDING DESIGNER:
 HIGH POINT DESIGN GROUP, INC.
 1000 UNIVERSITY AVENUE, SUITE 200
 BERKELEY, CALIFORNIA 94702
 415-852-8518

PROJECT ENGINEER:
 MICHAEL J. GARDNER
 1000 UNIVERSITY AVENUE, SUITE 200
 BERKELEY, CALIFORNIA 94702
 415-852-8518

GENERAL CONTRACTOR:
 STENGER CONSTRUCTION



VICINITY MAP

PROJECT DATA:
 AP# 040707-20
 LOT SIZE 13.3 ACRES - 583A 74 SF
 ZONING R-1.5 (100)02
 ELEVATION 112 FEET
 BUILDING SETBACKS:
 FRONT 20'
 REAR 10'
 SIDE 10'

PROJECT LOCATION:
 15000 COLUMBIA AVENUE
 BERKELEY, CALIFORNIA 94701

OCCUPANCY:
 RESIDENTIAL

BUILD TYPE:
 TOWNHOMES

PROJECT DESCRIPTION:
 104,248 SF HOME CONSTITING OF FOUR (4) UNITS AND TWO (2) CAR GARAGES
 AND ASSOCIATED TWO (2) CAR GARAGES

AREA BREAKDOWN:

AREA	AREA	CONDITION	2411 SQFT	481 SQFT	481 SQFT	0 SQFT
NON-CONSTRUCTION	2411 SQFT	481 SQFT	481 SQFT	0 SQFT		
TOTALS	2411 SQFT	481 SQFT	481 SQFT	0 SQFT		

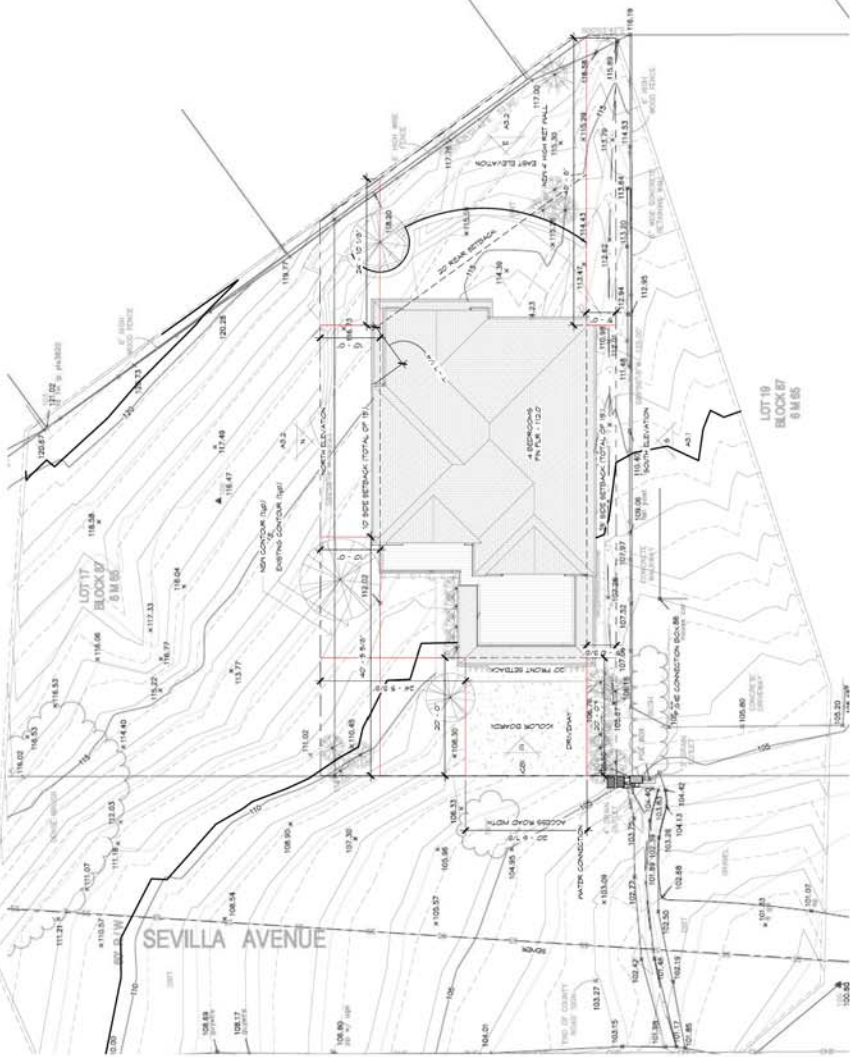
DENSITY

MAX LEVEL AREA 1188 SF
 UPPER LEVEL AREA 1254 SF
 COVERED EXTERIOR SPACE 148 SF
 LOT AREA 583,740 SF
 DENSITY 0.20%

IMPERVIOUS SURFACE CALCULATION

HOME 1188.00 SF
 GARAGE 2411.00 SF
 DRIVEWAY 481.00 SF
 PAVED 1920.00 SF
 TOTAL IMPERVIOUS SURFACE 4080.00 SF
 IMPERVIOUS COVERAGE 0.69%

1 SITE PLAN
11.15.20



DENSITY AND IMPERVIOUS SURFACES
11.15.20

San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: C



2 UPPER LEVEL AREA PLAN
1/8" = 1'-0"



1 MAIN LEVEL AREA PLAN
1/8" = 1'-0"

WINDOW SCHEDULES										
MARK	TYPE	SIZE	WIDTH	HEIGHT	HEAD HEIGHT	BILL HEIGHT	RO - WIDTH	RO - HEIGHT	RO - THICKNESS	COMMENTS
101	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
102	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
103	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
104	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
105	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
106	SLIDING	4048	4'-0"	4'-6"	4'-0"	4'-0"	4'-0 1/2"	4'-8 1/2"	4'-3 1/2"	
107	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
108	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
109	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
110	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
111	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
112	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
113	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
114	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
115	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
116	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
117	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
118	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
119	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
120	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
121	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
122	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
123	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
124	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
125	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
126	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
127	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
128	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
129	SINGLE HAND	3008	3'-0"	8'-6"	8'-0"	1'-6"	3'-0 1/2"	8'-8 1/2"	6'-1 1/2"	
130	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"	8'-10 3/4"	6'-1 1/2"	

DOOR SCHEDULE										
MARK	TYPE	SIZE	WIDTH	HEIGHT	RO - WIDTH	RO - HEIGHT	RO - THICKNESS	SHGC	COMMENTS	
101	SINGLE GLASS	3000	3'-0"	8'-0"	3'-0 3/4"	8'-0 1/2"	6'-1 1/2"			
102	SINGLE GLASS	3000	3'-0"	8'-0"	3'-0 3/4"	8'-0 1/2"	6'-1 1/2"			
103	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
104	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
105	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
106	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
107	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
108	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
109	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
110	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
111	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
112	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
113	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
114	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
115	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
116	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
117	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
118	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
119	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
120	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
121	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
122	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
123	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
124	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
125	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
126	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
127	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			
128	SINGLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
129	DOUBLE 8 PANEL	3080	3'-0"	8'-8"	3'-0"	8'-8"				
130	TRIP DOOR	1022	3'-0"	1'-6"	8'-10 3/4"	8'-10 3/4"	3'-0 1/2"			

EXTERIOR WINDOW, WINDOW WALLS, GLASS DOORS AND GLASS PARTITIONS SHALL BE INSULATED GLASS UNITS (WITH A MINIMUM OF ONE TEmPERED PANE OR GLASS BLOCK UNITS) OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.

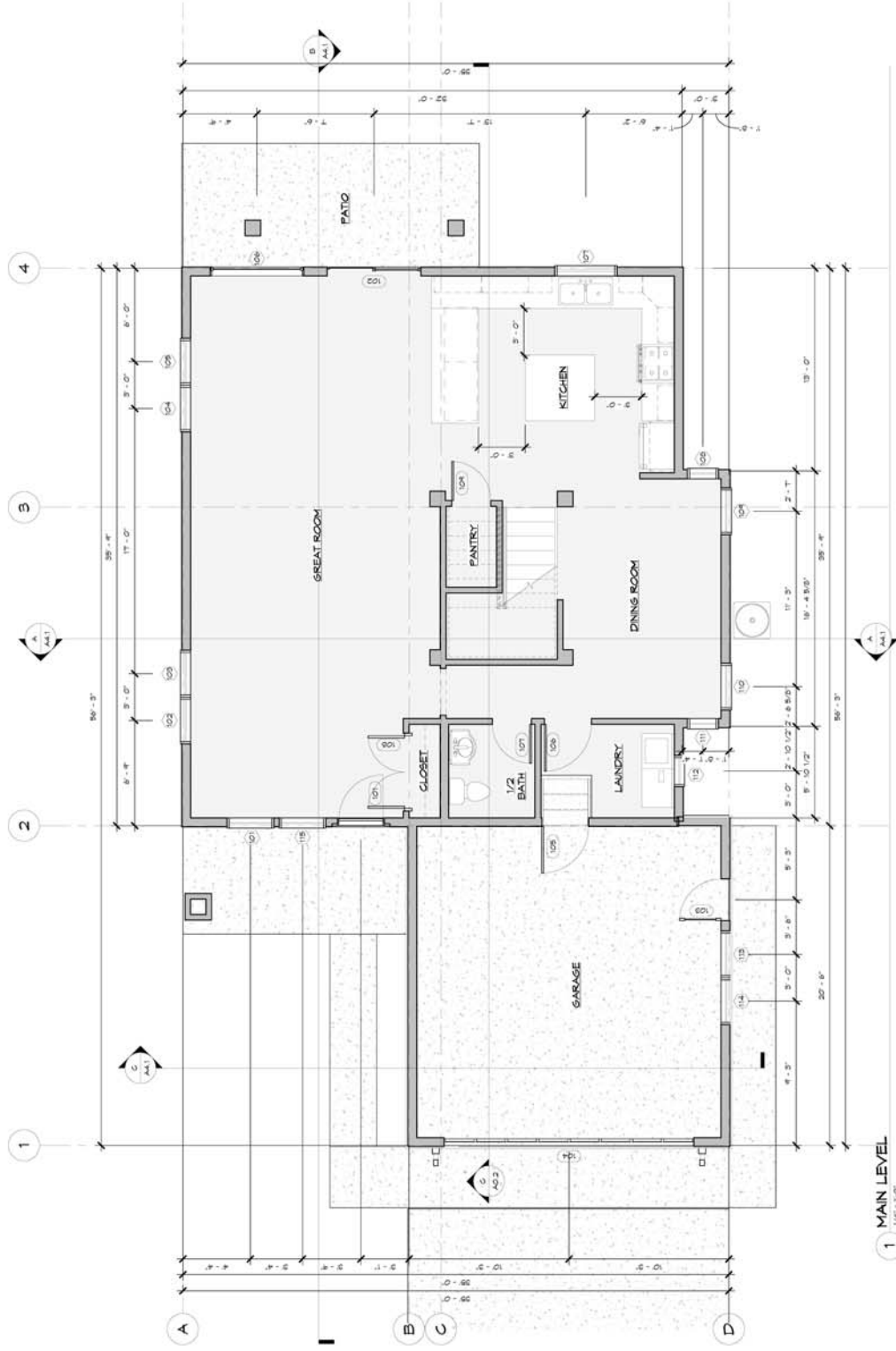


San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: C

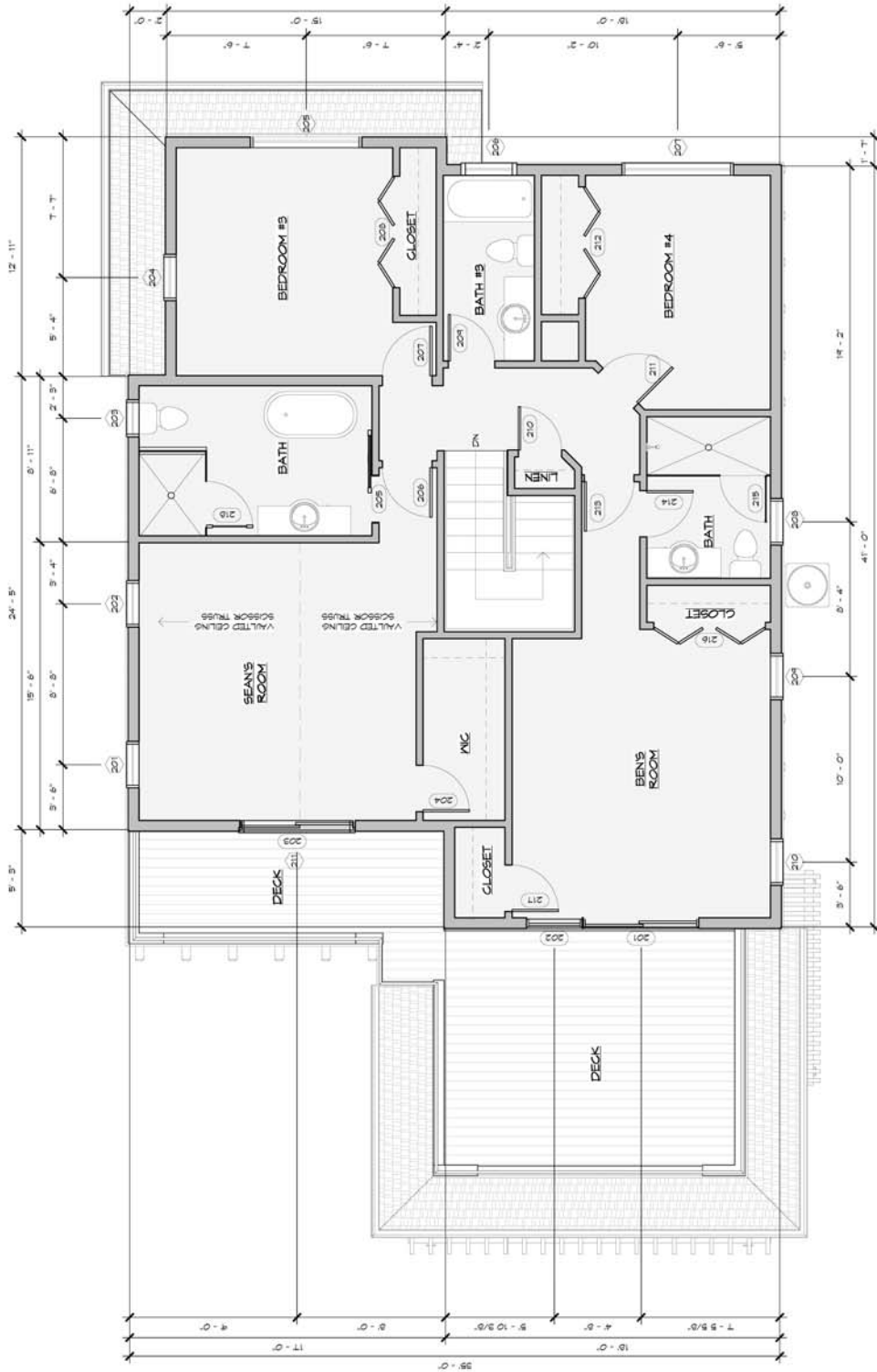


San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: C



2 UPPER LEVEL
1/4" = 1'-0"



San Mateo County Planning Commission Meeting

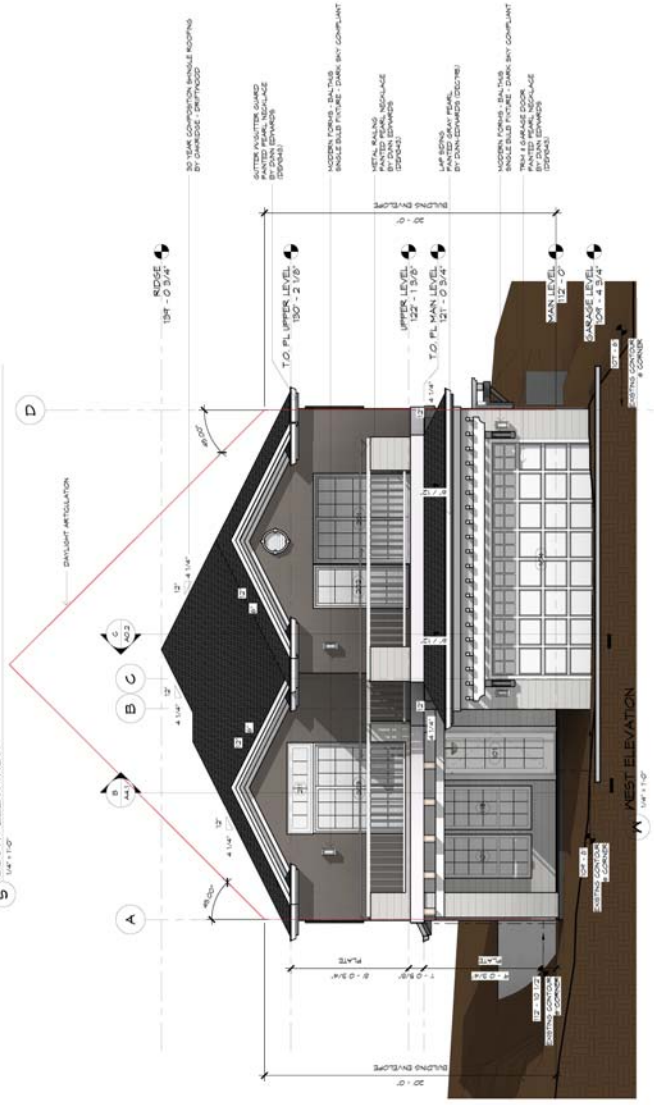
Owner/Applicant: Stenger/ Finicle

Attachment: C

File Numbers: PLN2016-00091



S SOUTH ELEVATION
1/4" = 1'-0"



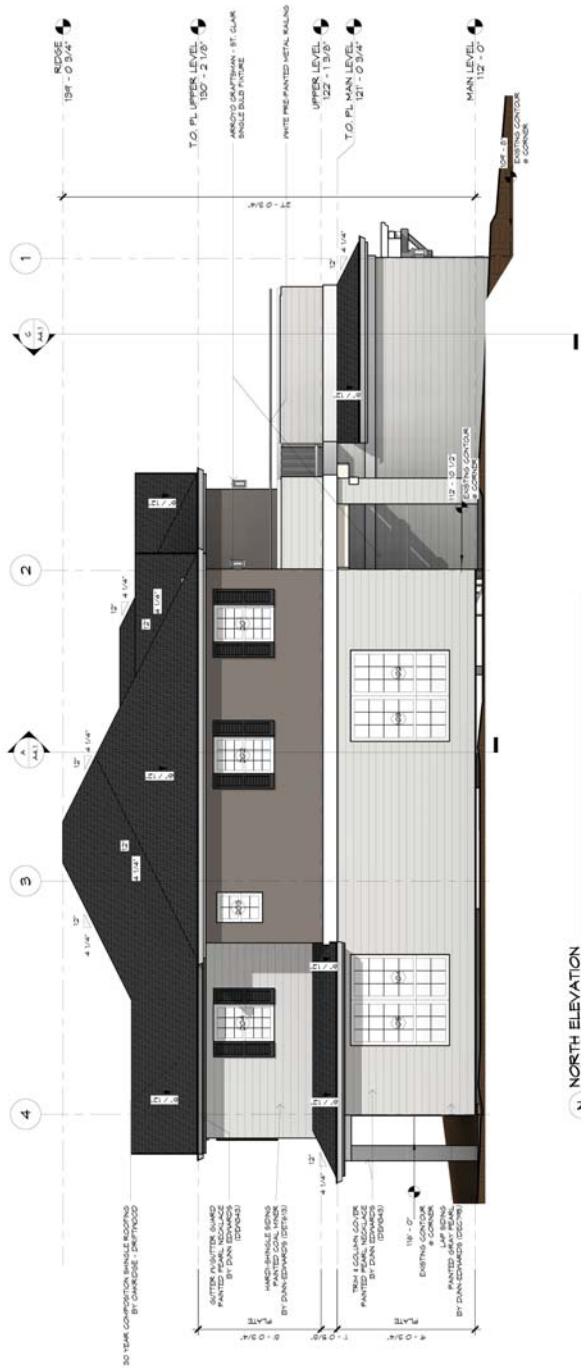
WEST ELEVATION
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: C

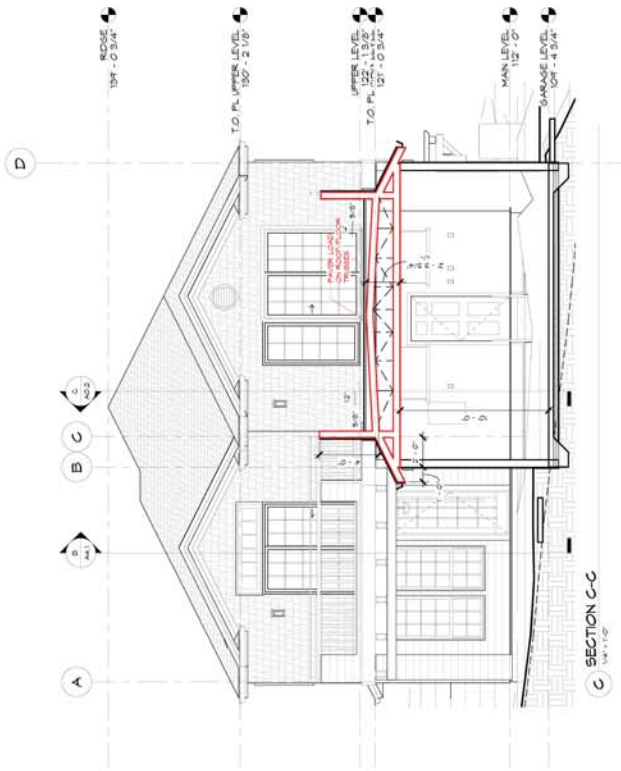
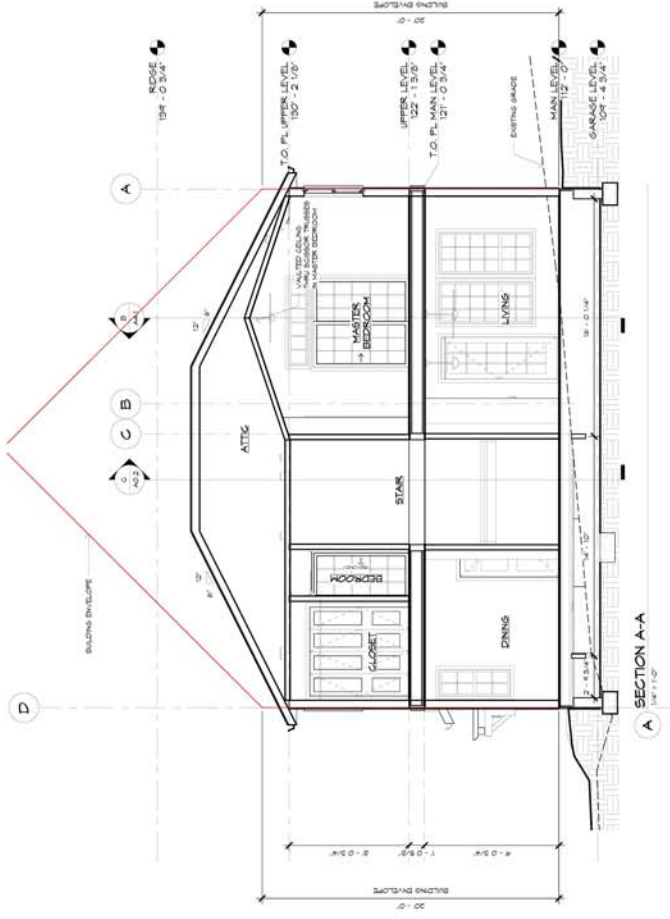
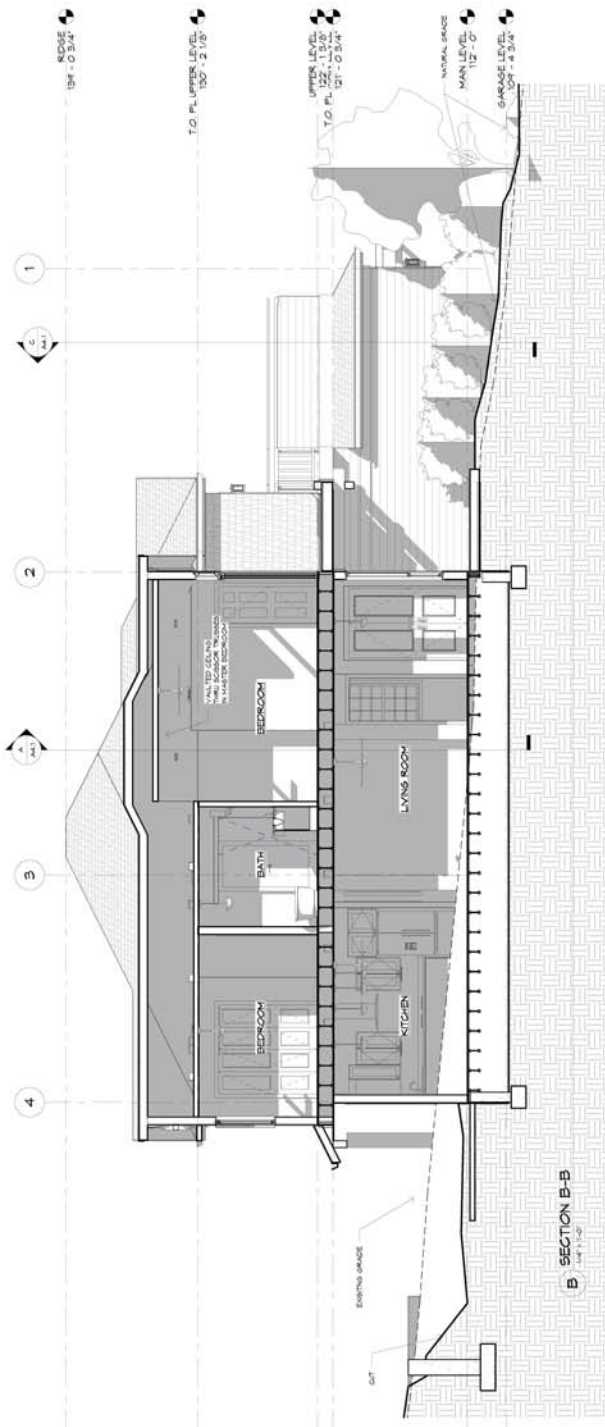


San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

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Attachment: C



San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

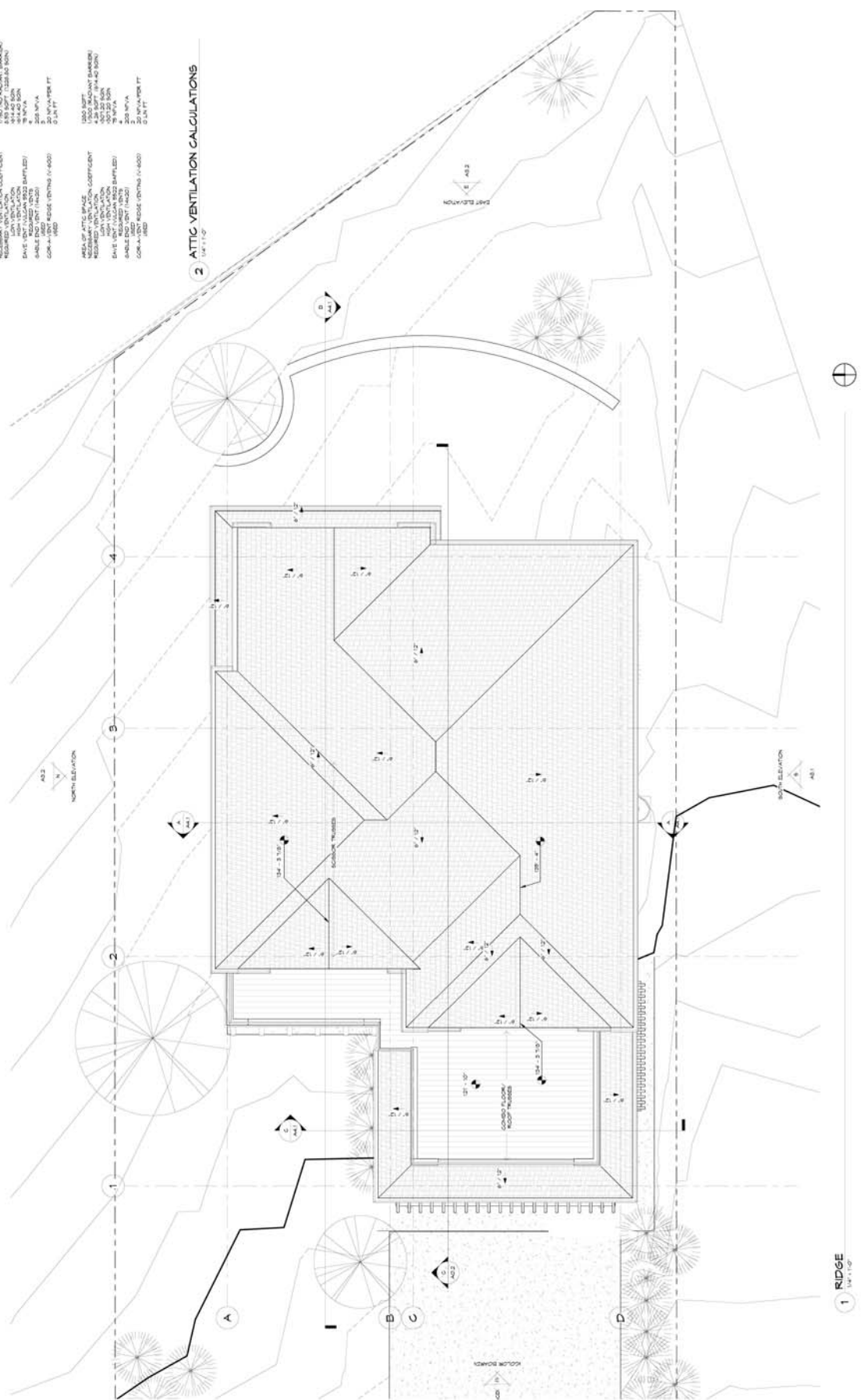
File Numbers: PLN2016-00091

Attachment: C

VENTILATION CALCULATIONS:
 AREA OF ATTIC SPACE
 REQUIRED VENTILATION
 MIN. VENTILATION
 EXIST. VENTILATION (SHUTLED)
 GABLE VENT (14x20)
 CORNER ROSE (ENTHS) (1-6000)
 WIND

AREA OF ATTIC SPACE
 REQUIRED VENTILATION
 MIN. VENTILATION
 EXIST. VENTILATION (SHUTLED)
 GABLE VENT (14x20)
 CORNER ROSE (ENTHS) (1-6000)
 WIND

2 ATTIC VENTILATION CALCULATIONS
 1/4" = 1'-0"



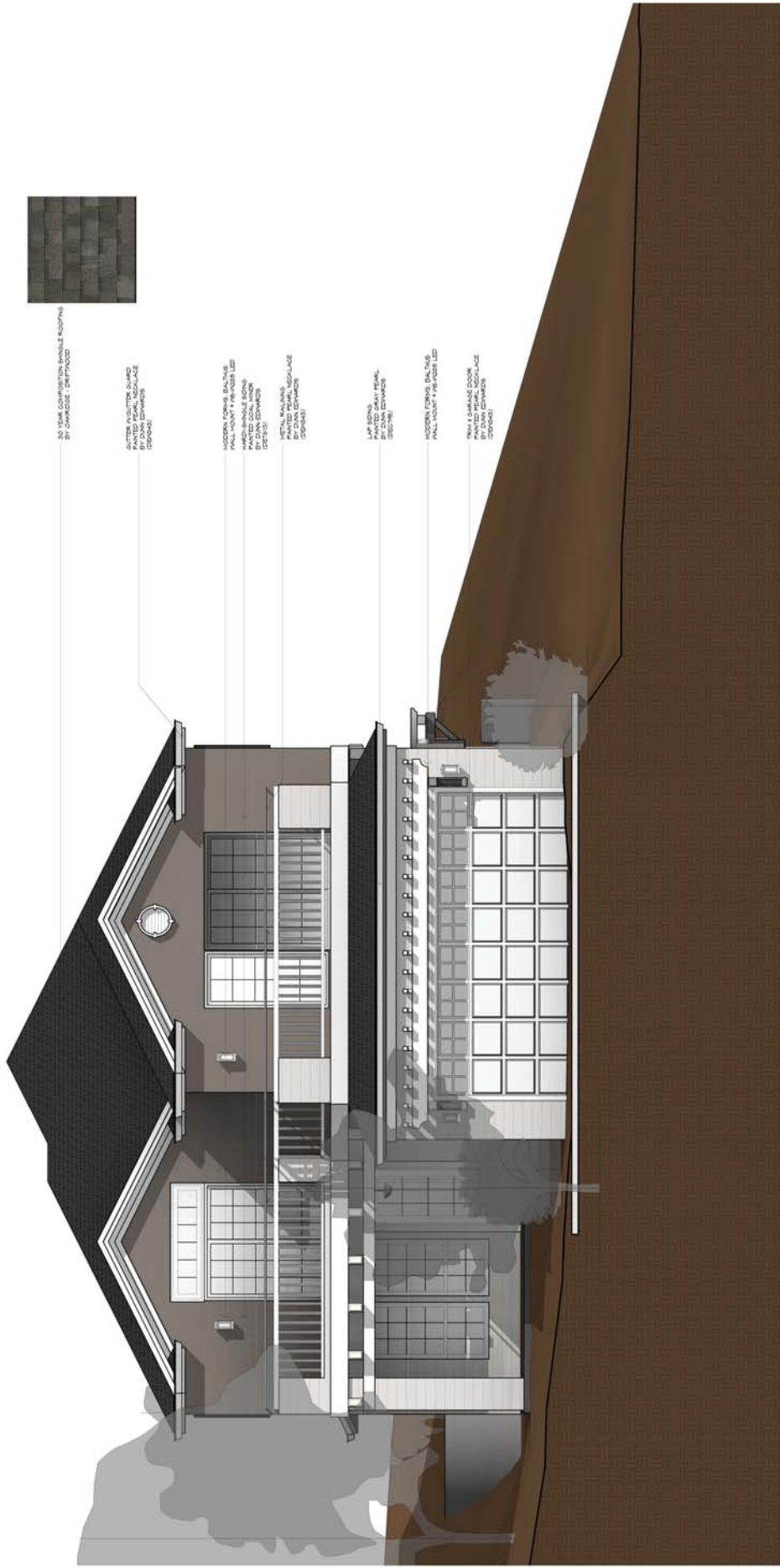
1 RIDGE
 1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: C



1 COLOR BOARD
FINICLE

San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: C

Engineering Group, Inc.
2799 El Granada, CA 94020
(650) 534-2326
www.enggroupinc.com

GENERAL NOTES, SPECIFICATIONS, AND DETAILS
CIVIL IMPROVEMENT PLANS FOR
STENGER RESIDENCE
EL GRANADA, CALIFORNIA

REVISIONS table with columns for NO, REVISIONS, DATE, APPROVED



GENERAL NOTES

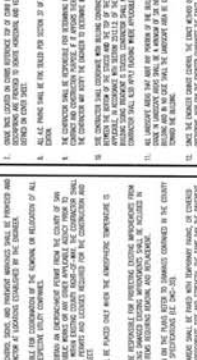
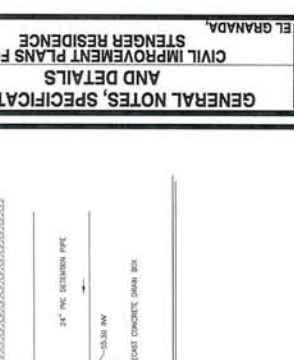
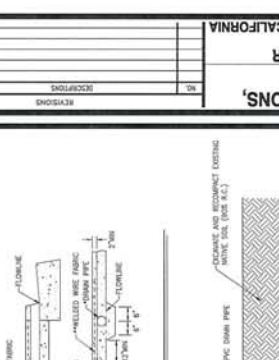
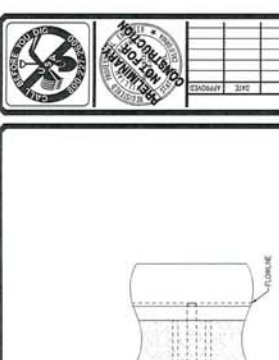
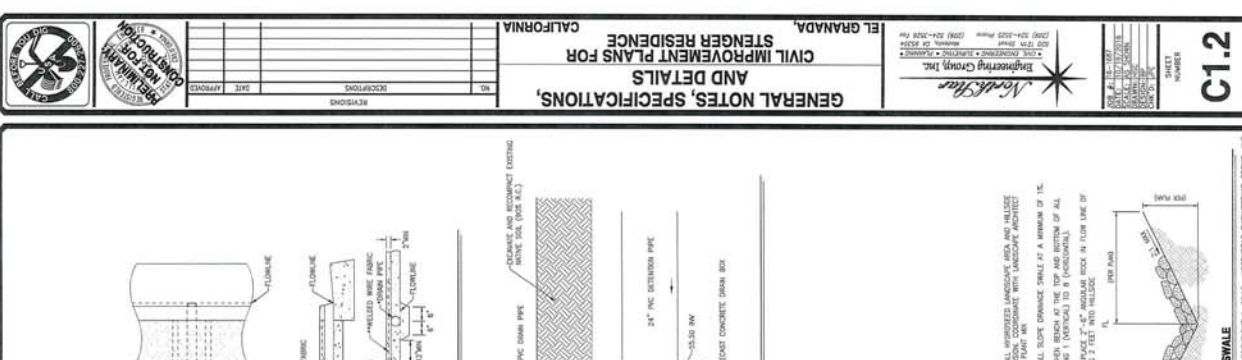
- 1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS AND THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION AND DRAINAGE CONSTRUCTION.
2. ALL LOCATIONS NOT SHOWN ON THESE PLANS SHALL BE AS SHOWN ON THE LATEST EDITION OF THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS AND THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION AND DRAINAGE CONSTRUCTION.

GRADING NOTES (CONT)

- 12. EXISTING TOPOGRAPHY SHALL BE AS SHOWN ON THE ATTACHED TOPOGRAPHY SHEET.
13. ALL GRADING SHALL BE IN ACCORDANCE WITH THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS AND THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION AND DRAINAGE CONSTRUCTION.
14. THE GRADE ABOVE THE FINISHED GRADE SHALL BE AS SHOWN ON THE ATTACHED TOPOGRAPHY SHEET.

TOPOGRAPHY NOTES

- 1. THE TOPOGRAPHY NOTES ARE TO BE USED IN CONJUNCTION WITH THE TOPOGRAPHY SHEET.
2. ALL TOPOGRAPHY NOT SHOWN ON THESE PLANS SHALL BE AS SHOWN ON THE LATEST EDITION OF THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS AND THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION AND DRAINAGE CONSTRUCTION.





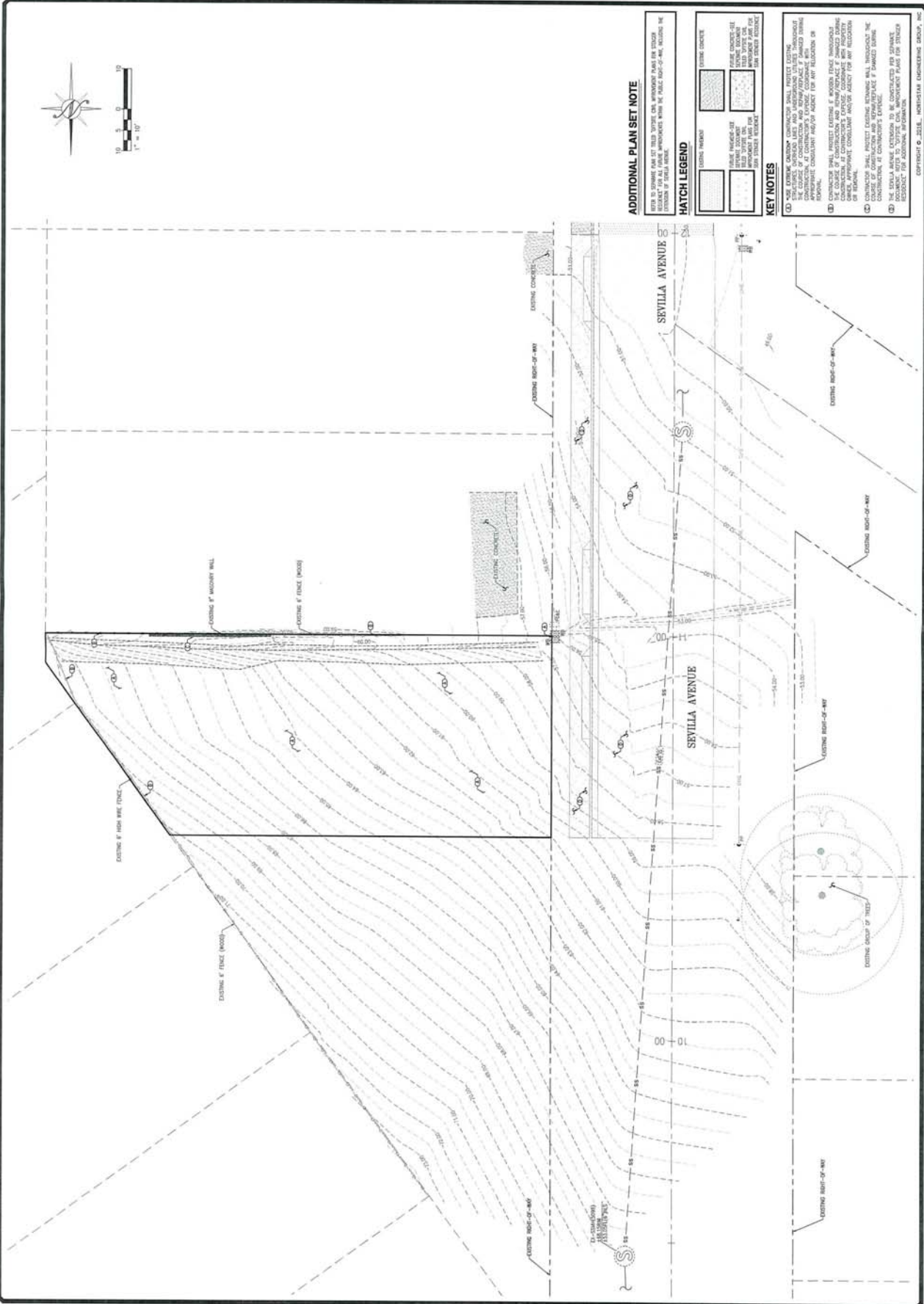
NO.	REVISIONS	DATE	APPROVED

TOPOGRAPHIC AND DEMOLITION PLAN
 CIVIL IMPROVEMENT PLANS FOR
 STENGER RESIDENCE
 EL GRANADA, CALIFORNIA

NorthStar
 Engineering Group, Inc.
 12001 12th Street, Suite 100
 San Diego, CA 92131
 (619) 524-0224
 FAX: (619) 524-0228

DATE: 11/11/16
 DRAWN BY: J. STENGER
 CHECKED BY: J. STENGER
 PROJECT NO.: 16-00091
 SHEET NO.: C2.1

C2.1



ADDITIONAL PLAN SET NOTE
 THIS SET INCLUDES ALL THE PLANS FOR THE IMPROVEMENTS AND DEMOLITION WORK. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DATA AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

HATCH LEGEND

[Hatch Pattern]	EXISTING FENCE
[Hatch Pattern]	EXISTING CONCRETE
[Hatch Pattern]	EXISTING MASONRY WALL
[Hatch Pattern]	EXISTING CONCRETE-HEAVY
[Hatch Pattern]	EXISTING CONCRETE-LIGHT
[Hatch Pattern]	EXISTING ASPHALT
[Hatch Pattern]	EXISTING GRAVEL
[Hatch Pattern]	EXISTING SAND
[Hatch Pattern]	EXISTING SOIL

KEY NOTES

1. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED AND REMOVED FROM THE SITE. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DATA AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

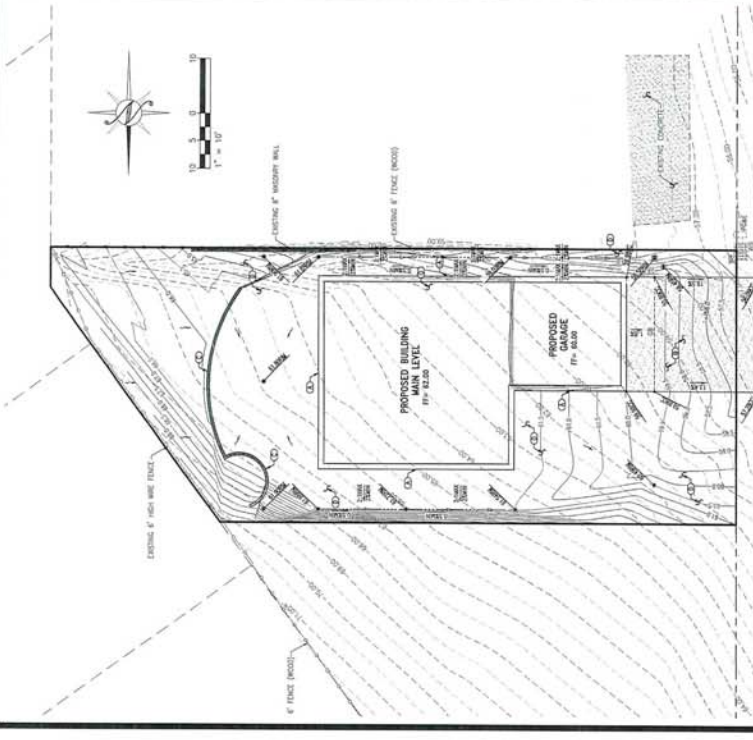
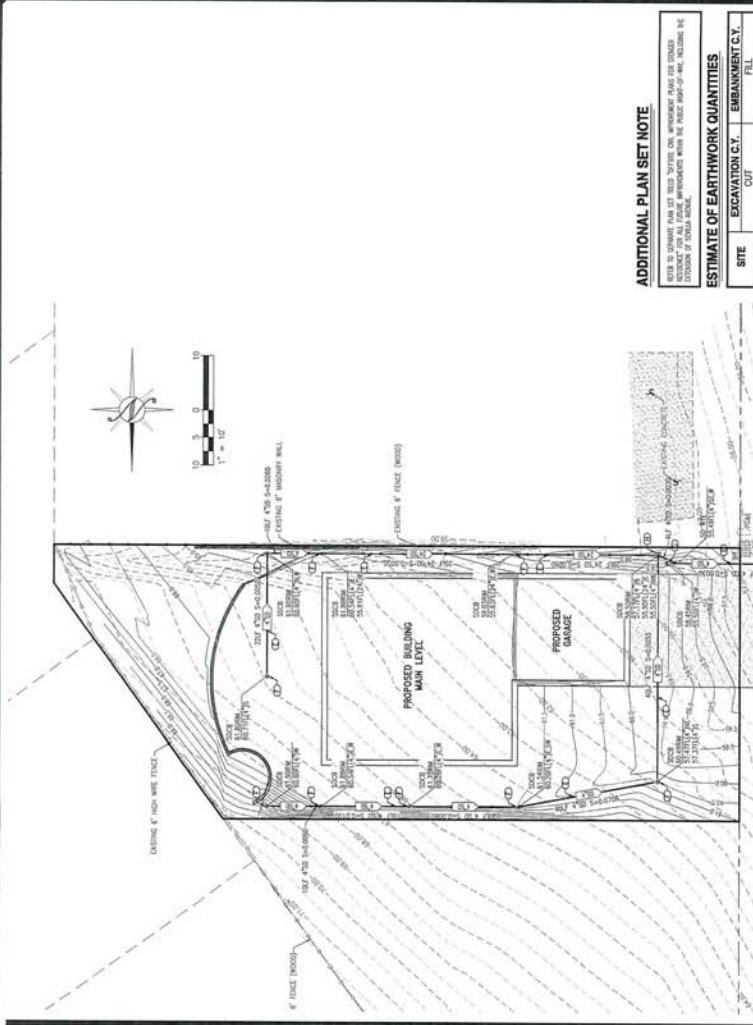


NO.	REVISIONS	DATE	APPROVED

GRADING AND DRAINAGE PLAN
CIVIL IMPROVEMENT PLANS FOR
STENGER RESIDENCE
CALIFORNIA

Engineering Consulting, Inc.
NorthStar
12801 32nd Street, Suite 100
San Diego, CA 92121
(619) 434-9333
www.northstar-engineering.com

SHEET
NUMBER
C3.1



ADDITIONAL PLAN SET NOTE
REFER TO SHEETS C410 AND C411 FOR THE ARCHITECTURAL PLAN SET FOR THIS PROJECT. THE ARCHITECTURAL PLAN SET SHALL BE USED FOR ALL CONSTRUCTION PERMITS AND ALL OTHER REGULATORY AGENCIES. THE ARCHITECTURAL PLAN SET SHALL BE USED FOR ALL OTHER REGULATORY AGENCIES. THE ARCHITECTURAL PLAN SET SHALL BE USED FOR ALL OTHER REGULATORY AGENCIES.

SITE	EXCAVATION C.Y.		EMBANKMENT C.Y.	
	CUT	FILL	CUT	FILL
EARTHWORK	2.31	1.3		

NOTES
1. THE GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN. ALL EXCAVATION SHALL BE TO A MINIMUM OF 18 INCHES BELOW FINISHED GRADE. ALL EXCAVATION SHALL BE TO A MINIMUM OF 18 INCHES BELOW FINISHED GRADE. ALL EXCAVATION SHALL BE TO A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

KEY NOTES
(1) CONTRACTOR SHALL VERIFY THE ARCHITECTURAL PLAN SET FOR ALL CONSTRUCTION PERMITS AND ALL OTHER REGULATORY AGENCIES. THE ARCHITECTURAL PLAN SET SHALL BE USED FOR ALL OTHER REGULATORY AGENCIES. THE ARCHITECTURAL PLAN SET SHALL BE USED FOR ALL OTHER REGULATORY AGENCIES.

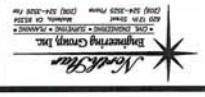
STORM DRAIN PLAN

GRADING AND SURFACE DRAINAGE PLAN

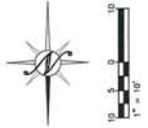


NO.	REVISIONS	DATE	APPROVED

TOPOGRAPHIC AND DEMOLITION PLAN
OFFSITE CIVIL IMPROVEMENT PLANS FOR
STENGER RESIDENCE
 CALIFORNIA



C2.1
 SHEET NUMBER



PLAN 2016-00091

RECEIVED

NOV 01 2015

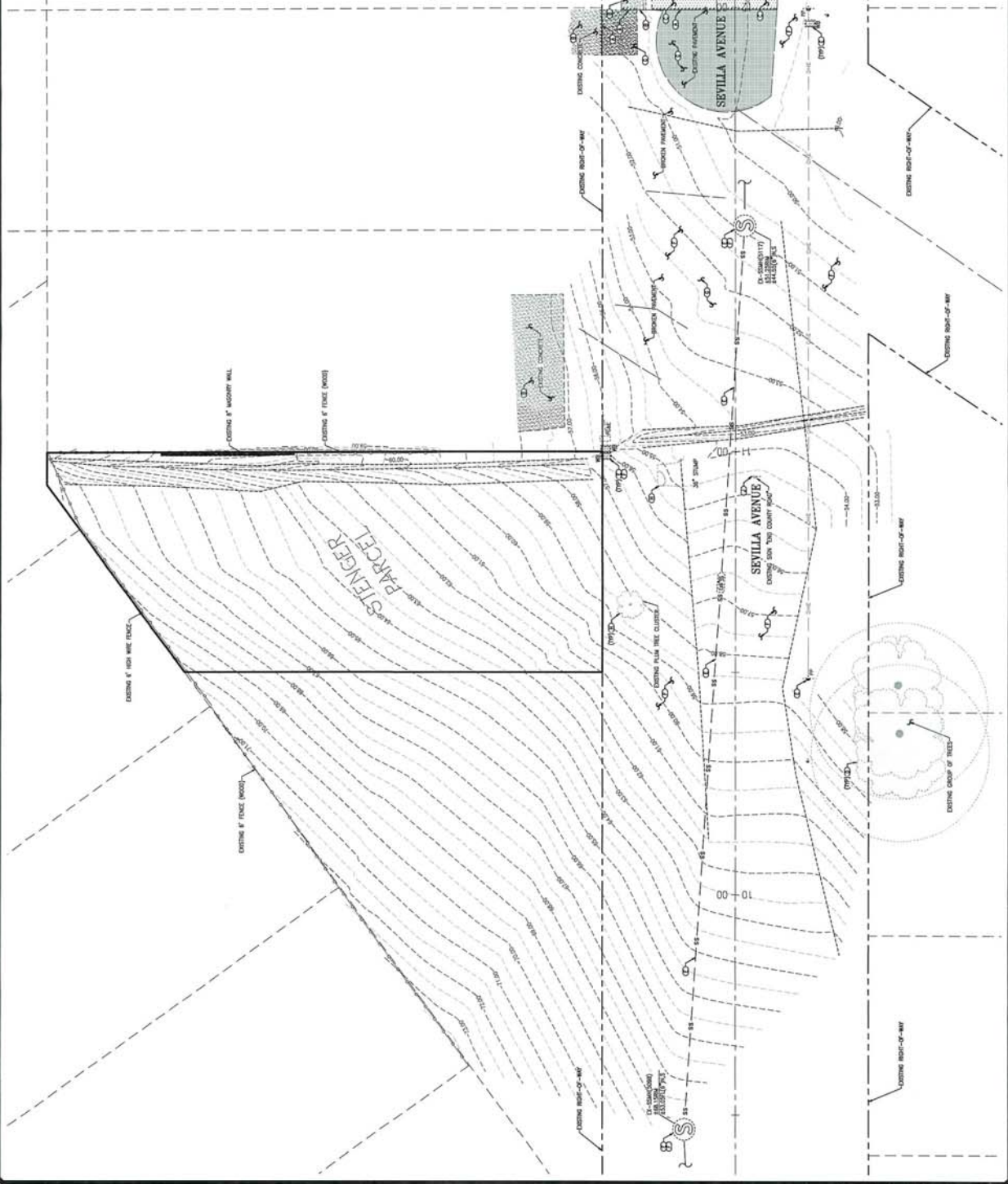
San Mateo County
 Planning and Zoning Department

HATCH LEGEND

	EXISTING CONCRETE
	EXISTING MASONRY
	EXISTING MASONRY TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED

KEY NOTES

1. UNLESS OTHERWISE SHOWN, ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE.
2. UNLESS OTHERWISE SHOWN, ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE.
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5. UNLESS OTHERWISE SHOWN, ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE.
6. UNLESS OTHERWISE SHOWN, ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO FINISH GRADE. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO FINISH GRADE.
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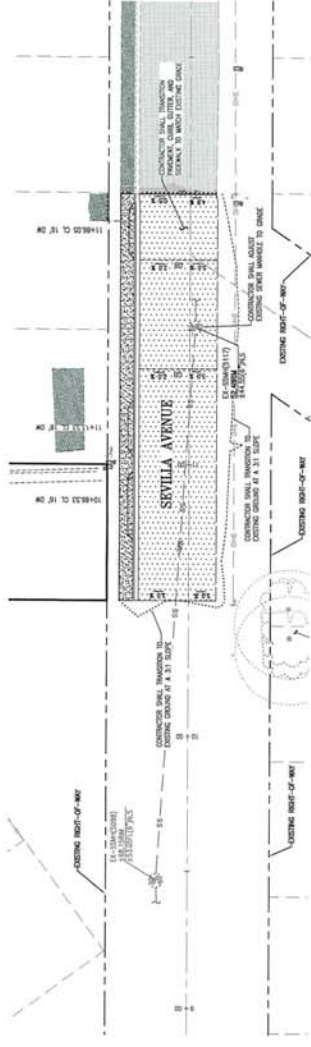


San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: D



ESTIMATE OF EARTHWORK QUANTITIES

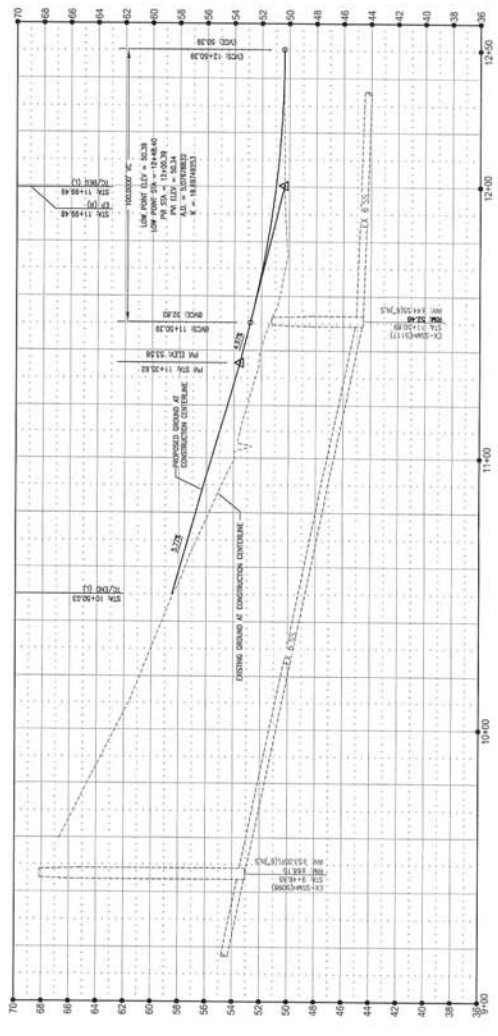
SITE	EXCAVATION C.Y.	EMBANKMENT C.Y.
EARTHWORK	60	70

NOTES

1. THE QUANTITIES SHOWN ARE FOR THE WORK SHOWN AND DO NOT ACCOUNT FOR SPECIAL APPLICABLE SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES AS SHOWN AND FOR ADJUSTING THE QUANTITIES AS NECESSARY. THE QUANTITIES SHOWN SHALL NOT BE USED AS THE BASIS OF BID COSTS.

SEVILLA AVENUE (STA: 9+00.00 TO STA: 12+50.00)

PROFILE SCALE
 1" = 20' HORIZONTAL
 1" = 4' VERTICAL



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San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: D

September 15, 2016

Tim Finicle
346-A West Jackson Street
Sonora, CA 95370

Dear Mr. Finicle:

SUBJECT: Coastside Design Review Recommendation of Approval
Sevilla Avenue, El Granada
APN 047-071-270; County File No. PLN 2016-00091

At its meeting of August 11, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a new 2,491 sq. ft. single-family residence plus an attached 431 sq. ft. two-car garage on an undeveloped 5,584 sq. ft. parcel located on Sevilla Avenue. The project includes a Coastal Development Permit (CDP) and a Certificate of Compliance (COC) Type B, to legalize the parcel. No trees are proposed to be removed and only minor grading is necessary.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review

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



- a. Section 6565.20(D) Elements of Design; 1. Building Mass, Shape, and Scale;
b. Neighborhood Scale; Standard 1 (pp. 10-11): The proposed design respects the scale of the neighborhood through dimensions, shape, façade articulation, and architectural details that are proportional and complementary to other homes in the neighborhood.
- b. Section 6565.20(D) Elements of Design; 2. Architectural Styles and Features;
a. Architectural Style; Standards 1-2 (pp. 14-15): The style of the proposed house complements the coastal, semi-rural, diverse small-town character of the area and surrounding neighborhood.
- c. Section 6565.20(D) Elements of Design; 3. Roof Design; a. Massing and Design of Roof Forms; Standard 1 (p. 18): The proposed design features primary and secondary roof forms and features that reduce the mass of the structure and provide visual interest.
- d. Section 6565.20(D) Elements of Design; 4. Exterior Materials and Colors;
a. Compatibility; Standards 1-3 (p. 20): The proposed design features exterior colors and materials that complement the surrounding neighborhood and house design, reduce apparent mass, and blend with the surrounding natural features.
- e. Section 6565(F) Landscaping, Paved Areas, Fences, Lighting, and Noise;
4. Lighting; Standards a-b (p.25): The proposed design includes lighting that is architecturally integrated with the house's design, style, materials, and colors. The exterior lighting is designed and located to direct light and glare away from neighbors and stay confined to the site. The proposed "dark sky" lighting fixtures would minimize nighttime light pollution. The driveway was formerly proposed as concrete. The approved plans now show permeable pavers for the driveway.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved and reviewed by the Coastside Design Review Committee on August 11, 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 indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee. Please note that these conditions for approval are directly related to the specific issues called out in the continuance letter dated August 10, 2016 as addressed to Tim Finicle.

- a. Incorporate façade and wall articulation on three non-articulated sides of the proposed residence:
 - i. Bedroom 3 pop-out to become lap siding
 - ii. Laundry room to change to lap siding
 - ii. Dining room to change to shingles
 - iv. Colors to follow materials
 - b. Make the following changes on the landscape plan:
 - i. Replace the *Pinus Contortata* on the north side with a *Ceris Occidentalis* (red bud)
 - ii. Change the size of the *Comarostaphylis Diversifolia* and the *Cercis Occidentalis* (2) from 5 gallon to 15 gallon size
 - c. Submit manufacturer's specification sheets (cut sheets) for all proposed downward-directed exterior lighting fixtures.
 - i. Cut sheets submitted for Dark Sky fixtures
 - ii. Add a can light underneath the front porch roof
 - iii. Remove the wall-mounted light on the north side of the garage
 - iv. Add a can light underneath the back porch roof
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. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. 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.
6. 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.

7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
9. No site disturbance shall occur, including any 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 Sevilla Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sevilla Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. 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).
13. Installation of the approved landscape plan is required prior to final inspection.
14. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects

under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- 1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
- 2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
- 3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
- 4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
- 5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

15. Per County Building Regulations Section 9109, driveways greater than or equal to 15% slope shall be constructed of asphalt or heavily brushed concrete.
16. Sheet DR/A1.1 and Building Inspection Section permit submittal set of plans shall include the July 1, 2015 supplement requirements of CALGreen.
17. The project shall include provisions for Electric Vehicle Charging per section 4.106.4 of CALGreen.

Coastside County Water District

18. The project will be required to comply with Coastside County Water District's (District) Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. The District will perform inspections to verify compliance with all district regulations during and after construction.

19. No passive purge systems are to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection. There shall be no cross connections, and approved backflow protection is required.
20. Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capability availability is adequate for this development and complies with all District regulations.

Coastside Fire Protection District

21. 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 6 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 Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
22. 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.
23. Contact the Coastside Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the CFPD at 650/726-5213.
24. 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.
25. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
26. 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.
27. 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.

28. 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 Inspection Section for review and approval by the Coastside Fire Protection District.
29. An interior 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.

Department of Public Works

30. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
31. 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 from the nearest "publicly" maintained roadway to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
32. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
33. 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.
34. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a Plan and Profile of both the existing and the proposed

access from the nearest “publicly” maintained roadway to the proposed building site. All drainage and stormwater requirements apply to the roadway and shall be included in the design and reviewed by the Department of Public Works.

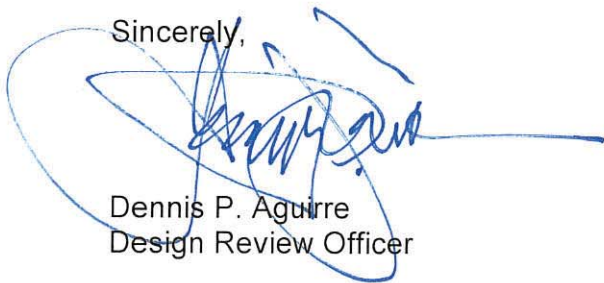
Granada Community Services District

35. The applicant must obtain a sewer connection permit to connect the project onto the District’s wastewater facilities.
36. The District currently has sufficient sewer capacity to serve conforming parcels with the LCP buildout limits, however, if the project is proposed on a nonconforming or antiquated parcel, or includes a non-buildout dwelling such as (but not limited to) a caretaker’s unit, the applicant must first obtain a Sewer Permit Variance. All projects requiring a Variance, and also projects which require two or more ERU’s of sewer capacity, or the preparation of a negative declaration or environmental impact report pursuant to the California Environmental Quality Act, must be considered by the District Board of Directors for approval before a sewer permit may be obtained. Please contact the Granada Community Services District office for additional information on applying for a Sewer Permit Variance if applicable.

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 Coastal Development Permit (CDP) and a Certificate of Compliance (COC), Type B. The decision on the CDP and COC will take place at a later date. For more information, please contact the project planner, Carmelisa Morales, at 650/363-1873 or by email at cjmorales@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:CJM:jlh – CJMAA0516_WJN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Christopher Johnson, El Granada Community Representative
Sean and Ben Stenger, Owners



San Mateo County Planning Commission Meeting

Owner/Applicant: Stenger/ Finicle

File Numbers: PLN2016-00091

Attachment: F

From: Lisa Ketcham <lisa.ketcham@comcast.net>
Subject: road extension & 2 houses on Sevilla PLN2016-00091 & -00153
Date: May 4, 2016 at 11:08:32 AM PDT
To: Kimberly Smith <kdsmith@smcgov.org>
Cc: Chris Johnson <chrisjohnson_mcc@yahoo.com>, Dave Olson <daveolsonmcc@gmail.com>

Hi Kimberly,

Thank you for the referral of PLN2016-00153 and PLN2016-00091 for two single-family residences on adjacent parcels under same ownership, on a paper street section at the north end of Sevilla in El Granada.

We would like to see the plans for the proposed 182-linear-foot road extension. Is it intended to be added to the county-maintained road system? Will the road and utility extensions be a separate project?

Our concerns about these two projects relate to the additional impervious road surface and the cumulative impacts of extending road access into previously undeveloped areas of paper streets based on Connect the Coastside's determination that buildout can't be accommodated by Highways 1 and 92.

Thanks,
Lisa Ketcham, Vice Chair
Midcoast Community Council