

# Application for Design Review by the County Coastsides Design Review Committee

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2015-00400

Other Permit #: \_\_\_\_\_

### Applicant:

Name: David Hirzel  
Address: ~~171 2nd Street~~ P.O. Box 1808  
Pacifica CA Zip: 94044  
Phone, W: 6502010440 H: 6507576604  
Email: dhbd@sbcglobal.net

### Owner (if different from Applicant):

Name: Godfrey Watson  
Address: 171 2nd Street P.O. Box ~~3711~~ <sup>370623</sup>  
Montara CA Zip: 94037-0623  
Phone, W: H: 6507287612  
Email: godfreywatson@yahoo.com comcast.net  
godfrey.watson@

### Architect or Designer (if different from Applicant):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: 94037  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

### Project Information

#### Project location:

APN: 36042130  
Address: 171 2nd Street  
Montara CA Zip: 94,037  
Zoning: R1/S17/DR  
Parcel/lot size: 10,000 sq. ft.

#### Site Description:

- Vacant Parcel
- Existing Development (Please describe):  
2 story SFD, SINGLE SIDING, 1167 SF COVERAGE @ HOUSE, 1794 SF W/ADJACENT, 600 SF DETACHED GARAGE

#### Project:

- New Single Family Residence: \_\_\_\_\_ sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

#### Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

#### Describe Project:

2 STORY ADD'N WEST SIDE (E) 2 STORY SFD. (N) COVERAGE 385 SF, (M) HYBRID @ 805 SF. CREATE 2ND STORY BRIDGEWAY @ (E) CONT. DECK

**Environmental Information Disclosure Form**

PLN 2015-00400

BLD \_\_\_\_\_

Project Address:

171 2<sup>nd</sup> St. Montara

Assessor's Parcel No.: 036 - 042 - 130

" - " - 210

Zoning District: R1 S17 2N

Name of Owner: GOFFREY WATSON

Address: P.O. BOX 370623

MONTARA CA 94037 Phone: 650 728 7612

Name of Applicant: DAVID HILZER

Address: P.O. BOX 1808

PACIFICA CA 94044 Phone: 650 201 0946

**Existing Site Conditions**

Parcel size: 10 000

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). 2-STORY SFD, 600 SF 3-CAR DETACHED GARAGE.

**Environmental Review Checklist**

**1. California Environmental Quality Act (CEQA) Review**

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq. ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>ONE CYPRESS</u>
	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

ONE LARGE CYPRESS EXISTING TO BE REMOVED @ POINT SE. CORNER OF TAB ADDITION

Signature required on reverse →

## 2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

2. STORY ADDITION FOOTPRINT 345 SF

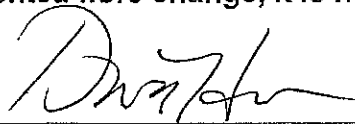
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:



Date: 9 15 15

(Applicant may sign)

Planning and Building Department

455 County Center, 2nd Floor • Redwood City, CA 94063  
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

**Application for a Coastal Development Permit**

Companion Page

Applicant's Name: Hirzel

Primary Permit #: PLN 2015-00400

**1. Instructions**

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

**2. Basic Information**

Does the owner or applicant own any adjacent property not listed?

Yes  No

If yes, list Assessor's Parcel Number(s):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes  No

If yes, explain (include date and application file numbers).

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**3. Materials and Finish of Proposed Buildings or Structures**

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>CEDAR SHINGLE</u>	<u>NATURAL</u>	<input checked="" type="checkbox"/>
b. Trim	<u>1x4 Redwood</u>	<u>"</u>	<input checked="" type="checkbox"/>
c. Roof	<u>COMP 30 YEAR WEATHERWOOD</u>	<u>GRAY</u>	<input checked="" type="checkbox"/>
d. Chimneys	<u>NA</u>	<u>NA</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>NA</u>	<u>NA</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>WOOD W/ GLASS RAIL</u>	<u>NATURAL GLASS</u>	<input checked="" type="checkbox"/>
g. Retaining Walls	<u>NA</u>	<u>NA</u>	<input type="checkbox"/>
h. Fences	<u>NA</u>	<u>NA</u>	<input type="checkbox"/>
i. Storage Tanks	<u>NA</u>	<u>NA</u>	<input type="checkbox"/>

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Sand Dunes?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Grading or alteration of landforms?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k. Landscaping?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| l. Signs?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

*Remove one mature cypress @ (E) southeast corner of addition.*

## 5. Staff Use Only

### California Coastal Commission Jurisdiction

- A.** Does the Proposed Project Involve:
1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes       No
  2. Construction or grading within 100 feet of a stream or wetland?  
 Yes       No
  3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?  
 Yes       No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

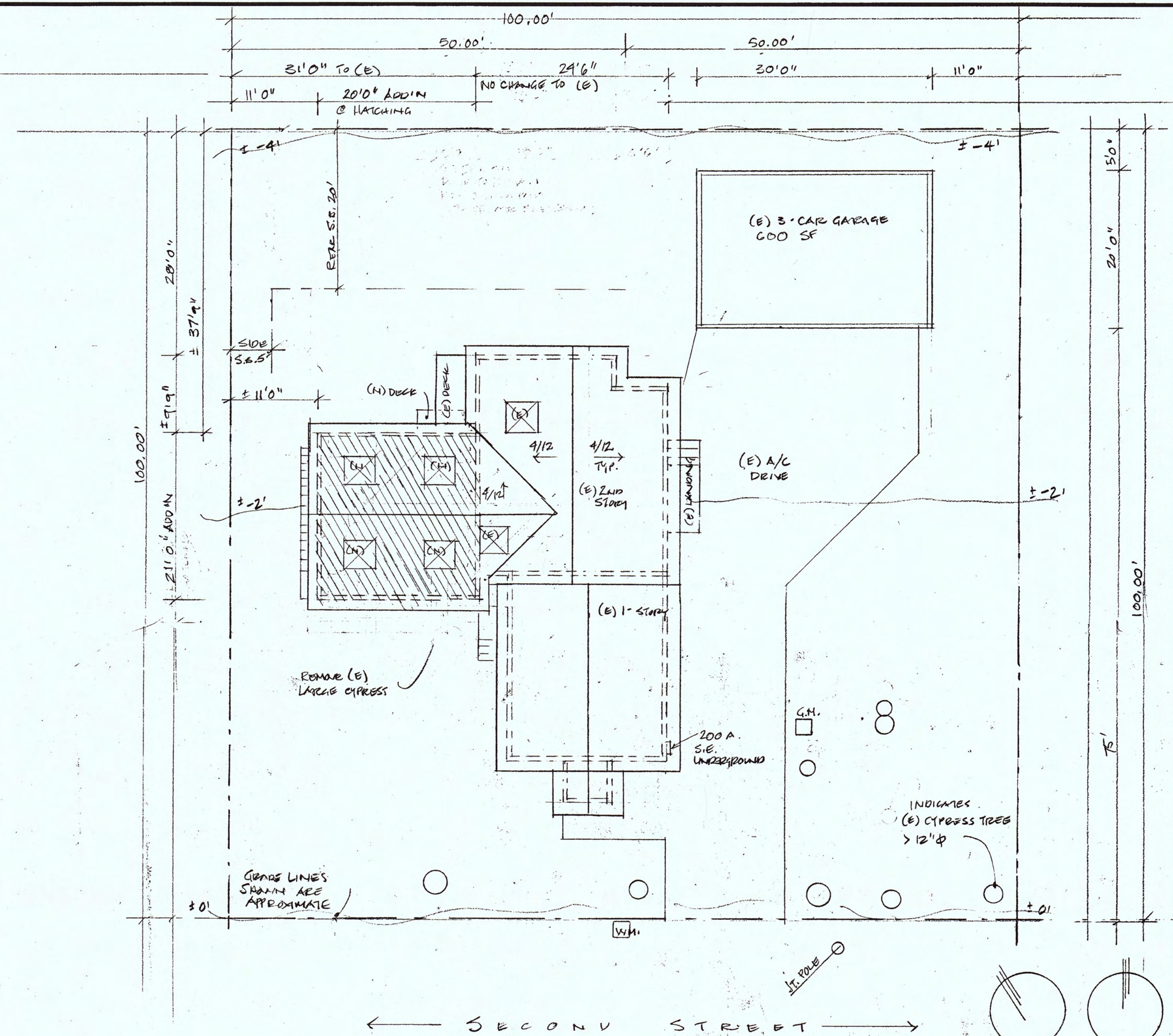
Commission; a public hearing is always required.

- B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).  
 Yes       No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

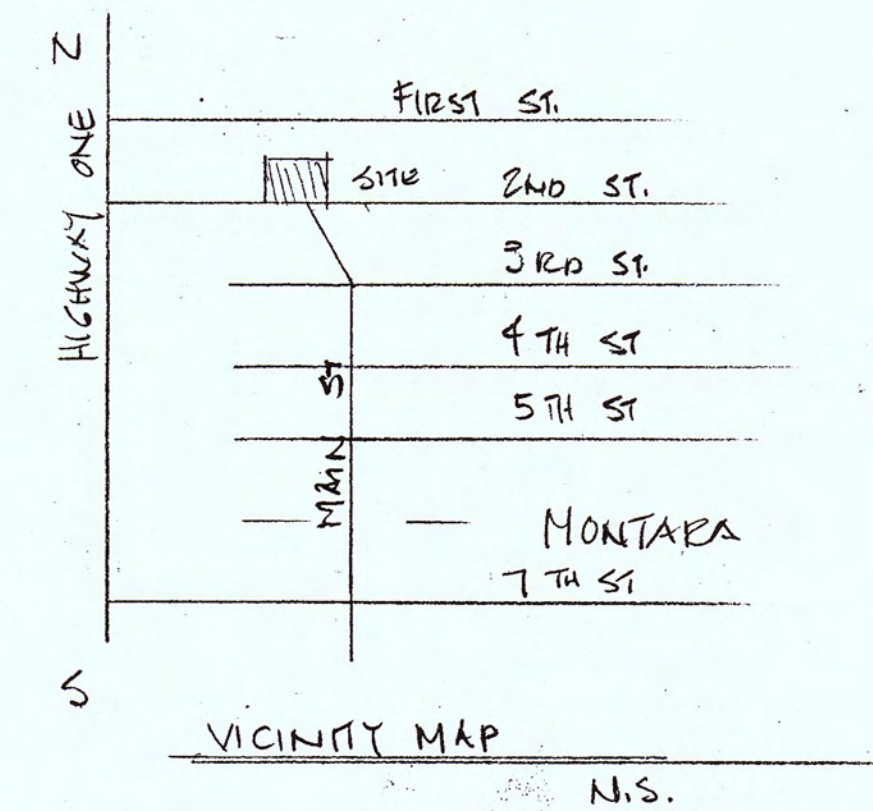
REVISIONS	BY



← SECOND STREET →

SITE PLAN  
1" = 10'

- INDEX:
- A0 - SITE PLAN, DATA, VICINITY, INDEX
  - A1 - PROPOSED FLOOR PLANS
  - A2 - PROPOSED ELEVATIONS, SECTION A-A
  - AB1 - EXISTING FLOOR PLANS
  - AB2 - EXISTING ELEVATIONS
  - DI - DRAINAGE PLAN



VICINITY MAP  
N.S.

Lot Size	Area
Lot Size	10,000
(E) Coverage House	1167
(E) Coverage Decks	152
(E) Coverage Garage	600
Total (E) Coverage	1889 19%
(M) Coverage Add'n	345
(M) Coverage Decks	40
Total (M) Coverage	385
Total Proposed Coverage	2774 28%

Existing 1st Story Conditioned	1134
" 2nd " " "	660
Total Existing Conditioned	1794
Addition 1st Story Conditioned	420
Addition 2nd Story Conditioned	420
Total Addition Conditioned	2639
Addition Decks/Landings	105

OCCUPANCY: R3  
BUDG TYPE: VTB

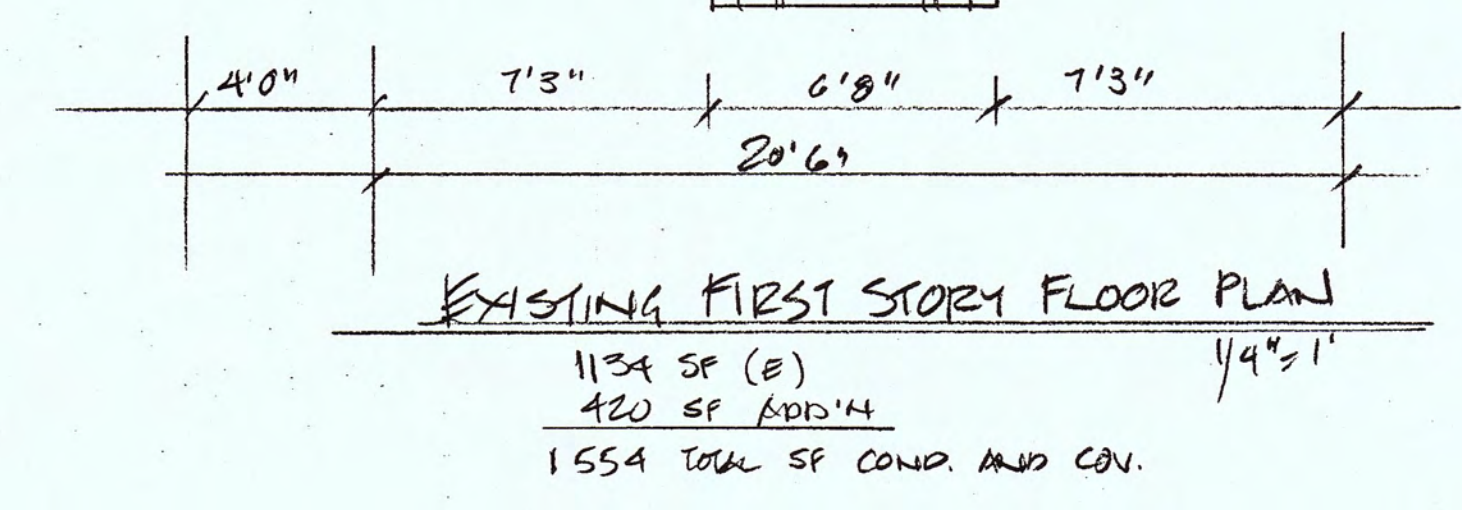
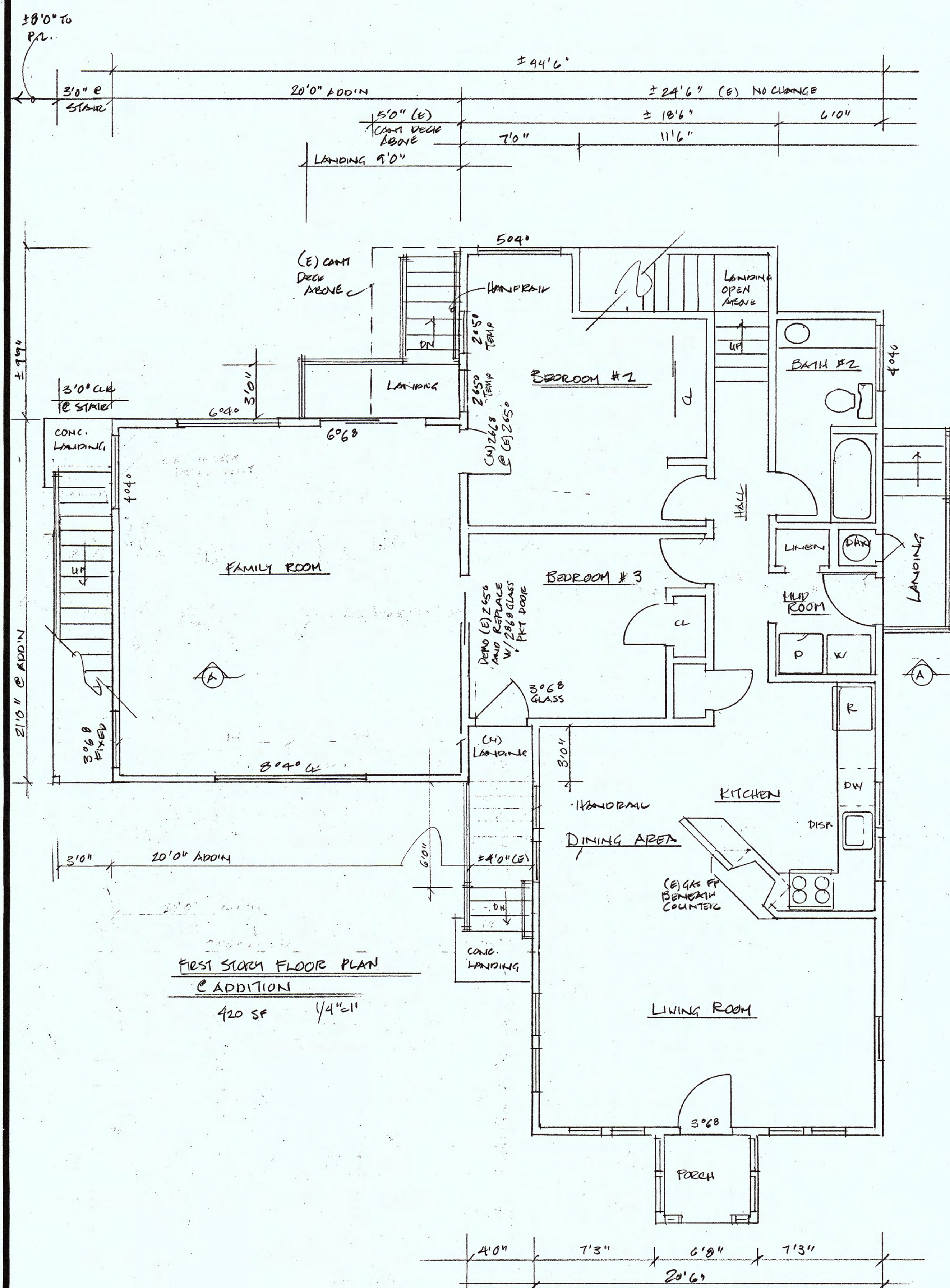
SCOPE: 2 STORY ADD'N WITH  
3 STAIRS TO GRADE AND  
ASSOCIATED LANDINGS

DAVID HIRZEL BUILDING DESIGN  
P.O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@dsghobol.net

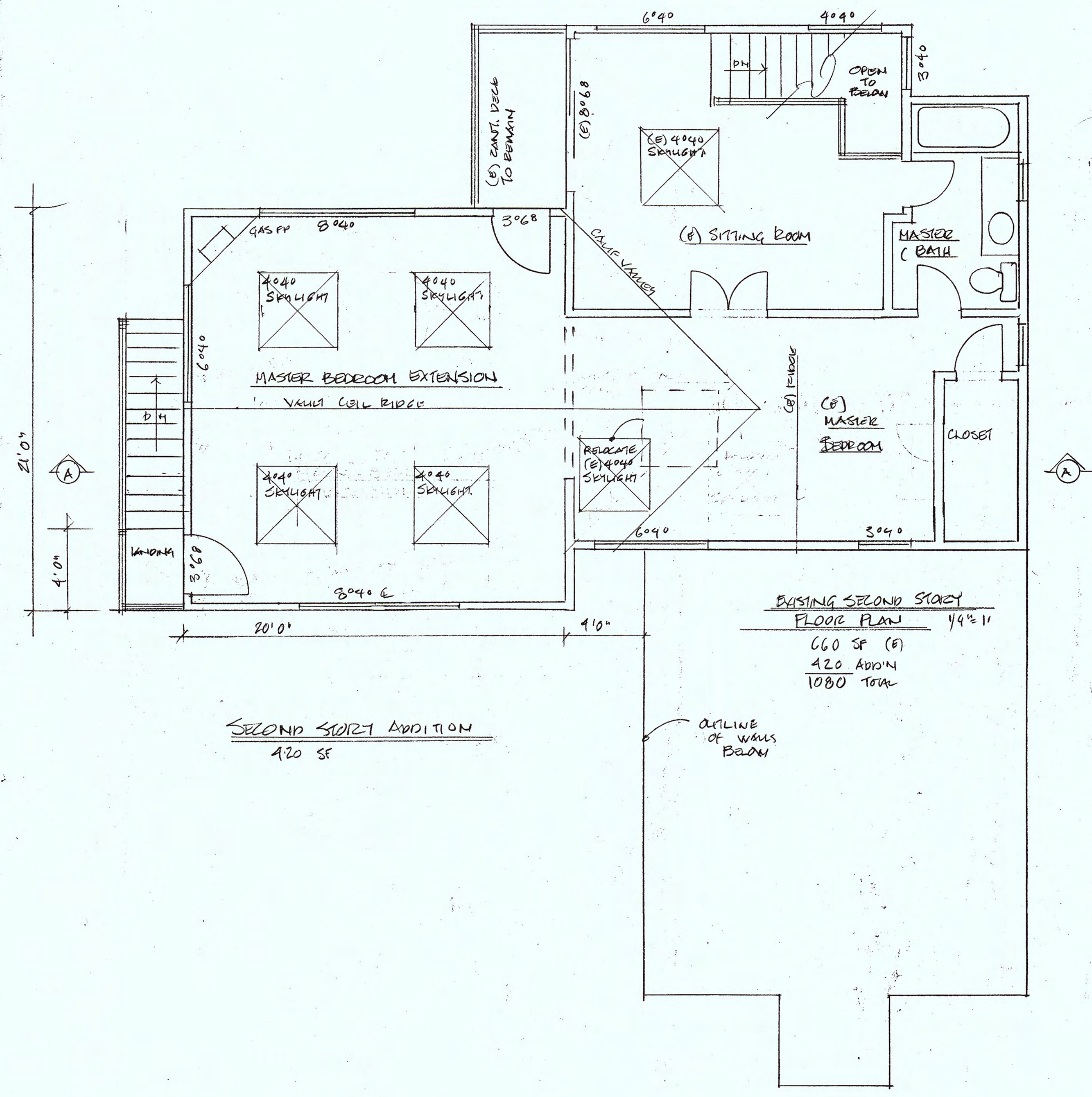
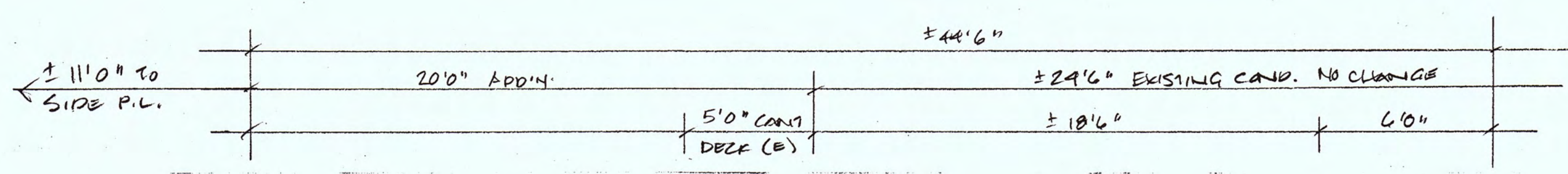
OWNER: GOLFREY WATSON  
P.O. BOX 370625  
MONTAÑA, CA 94037  
650 728 7412  
golfrey.watson@nphs.com  
SITE: 171 2nd St.  
MONTAÑA, CA  
APN: 056-042-150-210

Date 3/23/16  
Scale 1" = 10'  
Drawn  
Job Plan SUB V2  
Sheets  
Of AO  
AO  
Sheets

EXISTING WALLS  
NEW WALLS  
DEMOLISH WALLS



416" ± EXISTING, NO CHANGE  
5'0" (E)  
4'0"



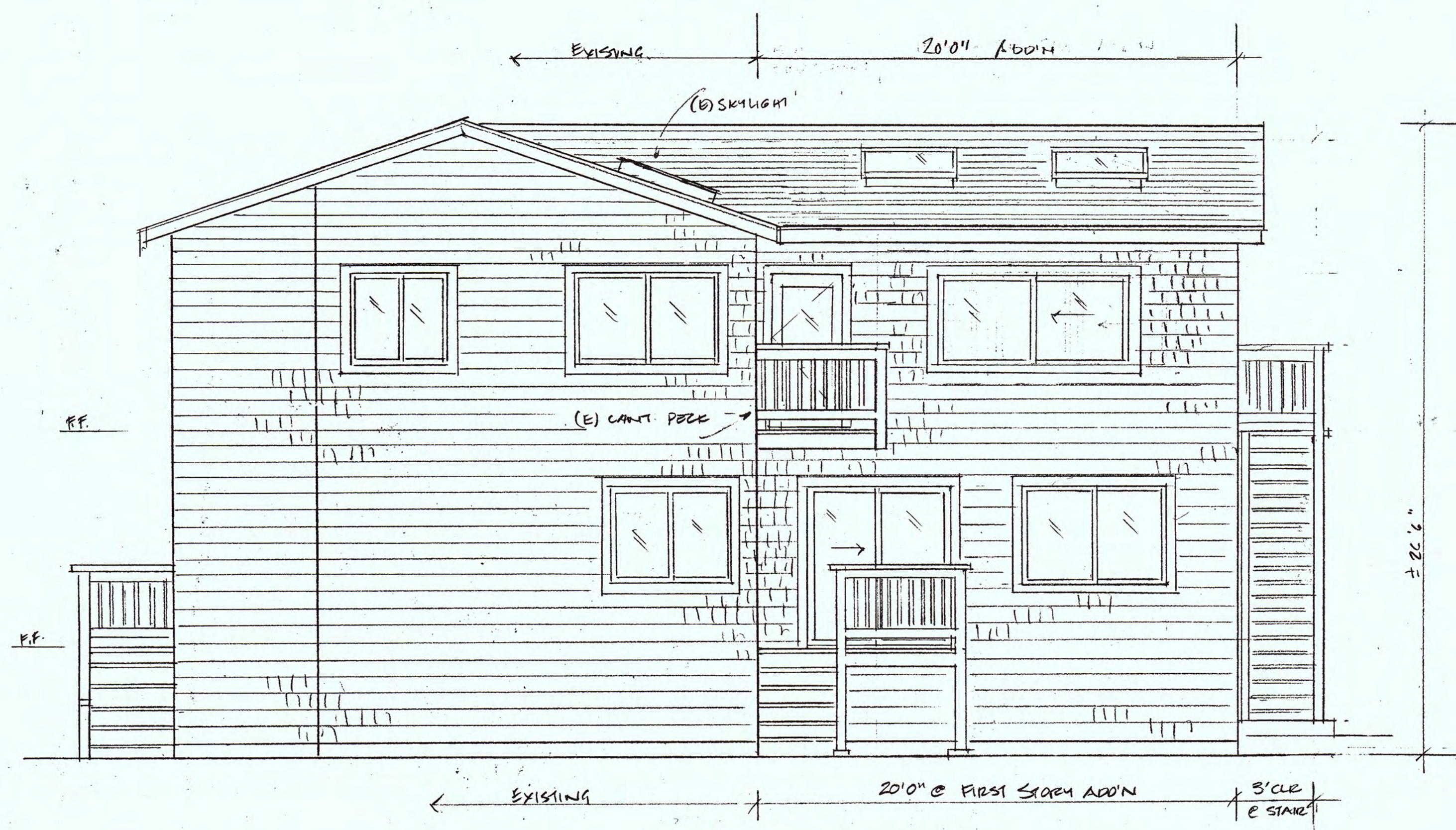
REVISIONS	BY

OWNER: GORDON WATSON  
P.O. BOX 570623  
MONTICELLA, CA  
650 728 7612  
gordy.watson@earthlink.net  
SITE: 1711 2ND AVE  
MONTICELLA, CA

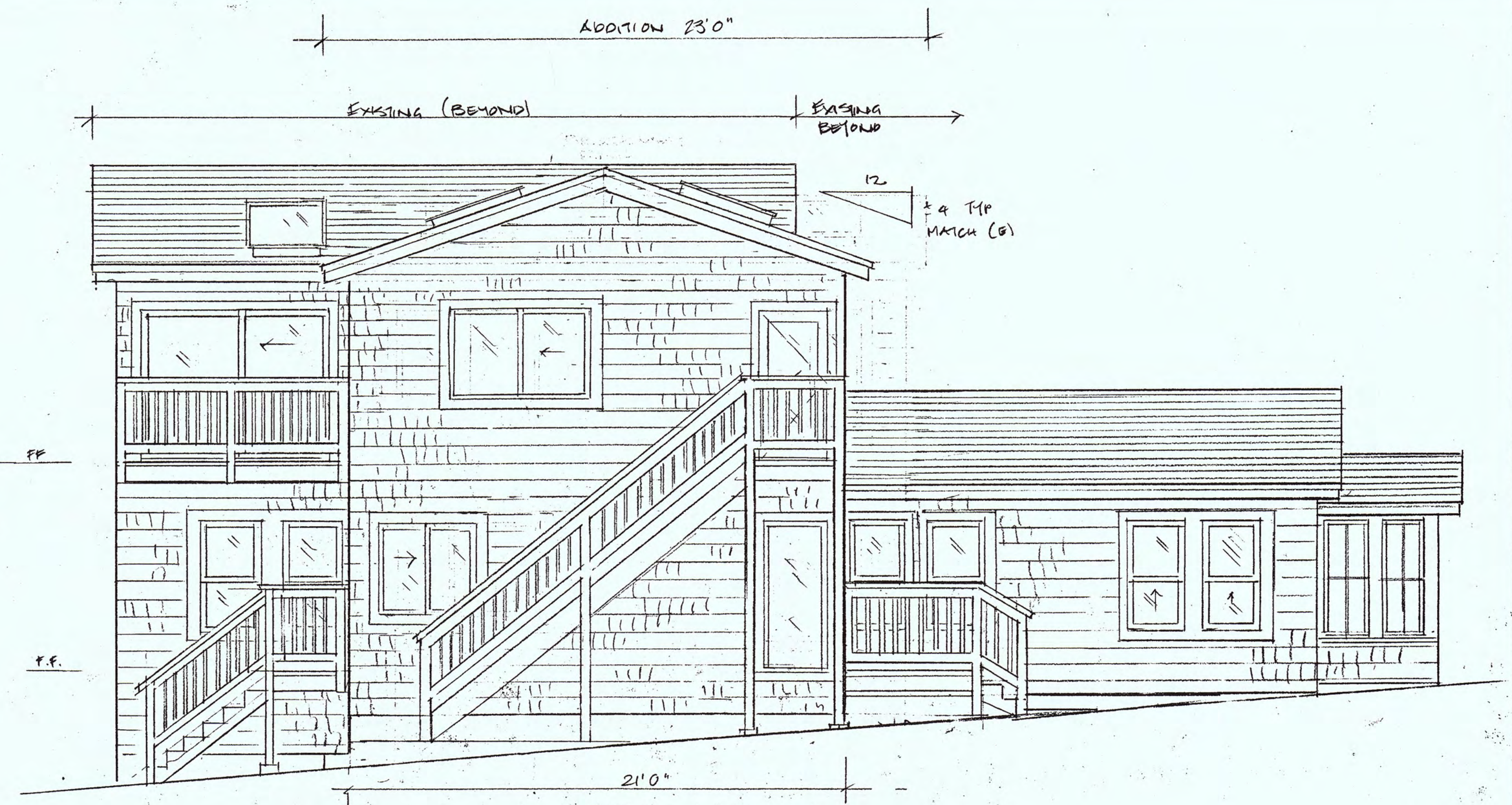
DAVID HIRZEL BUILDING DESIGN  
P.O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@sbglobal.net

**DRAWN**  
**CHECKED**  
**DATE** 3 29 16  
**SCALE** 1/4"=1'  
**JOB NO.** PLN SUB VZ  
**SHEET** AI  
**OF SHEETS**

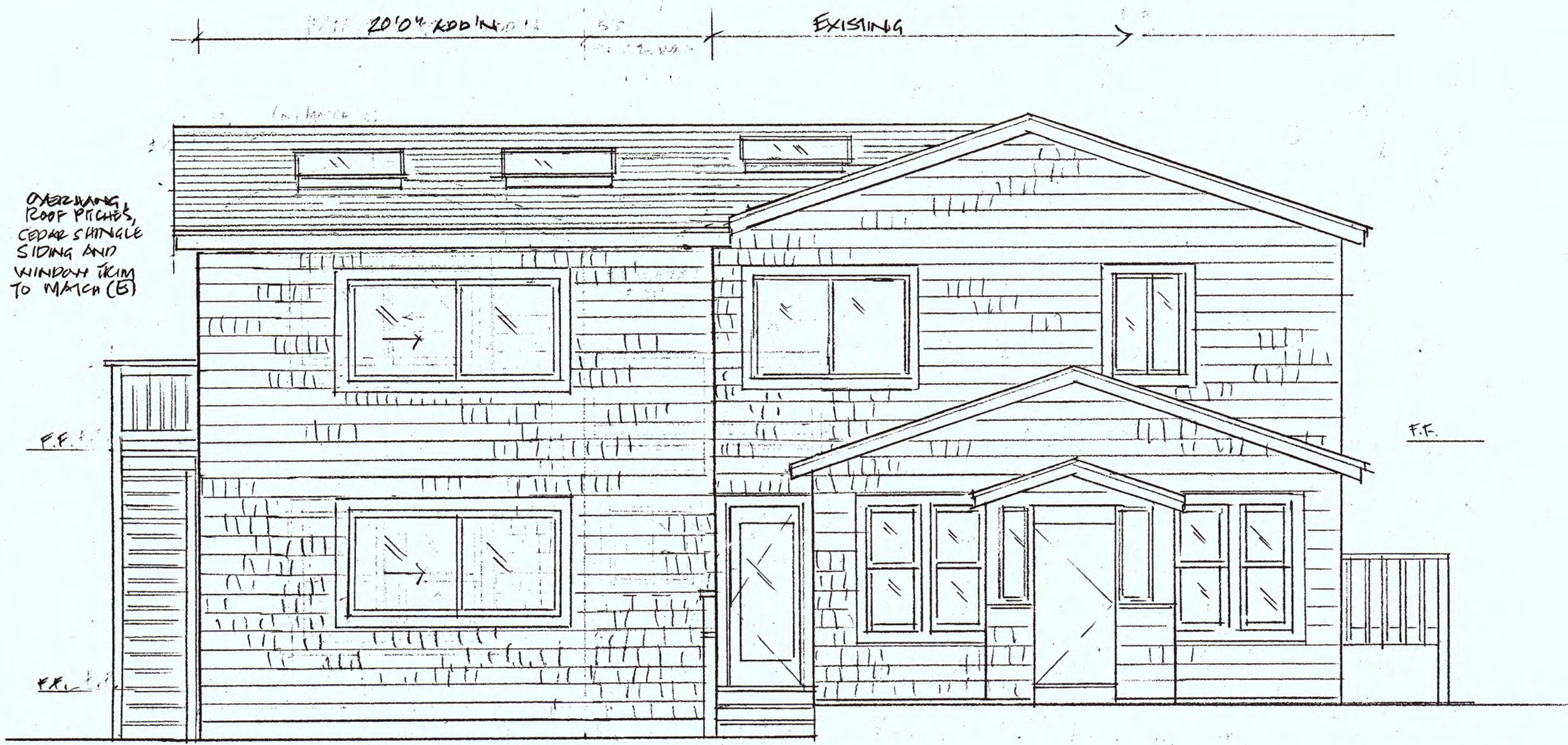
REVISIONS	BY



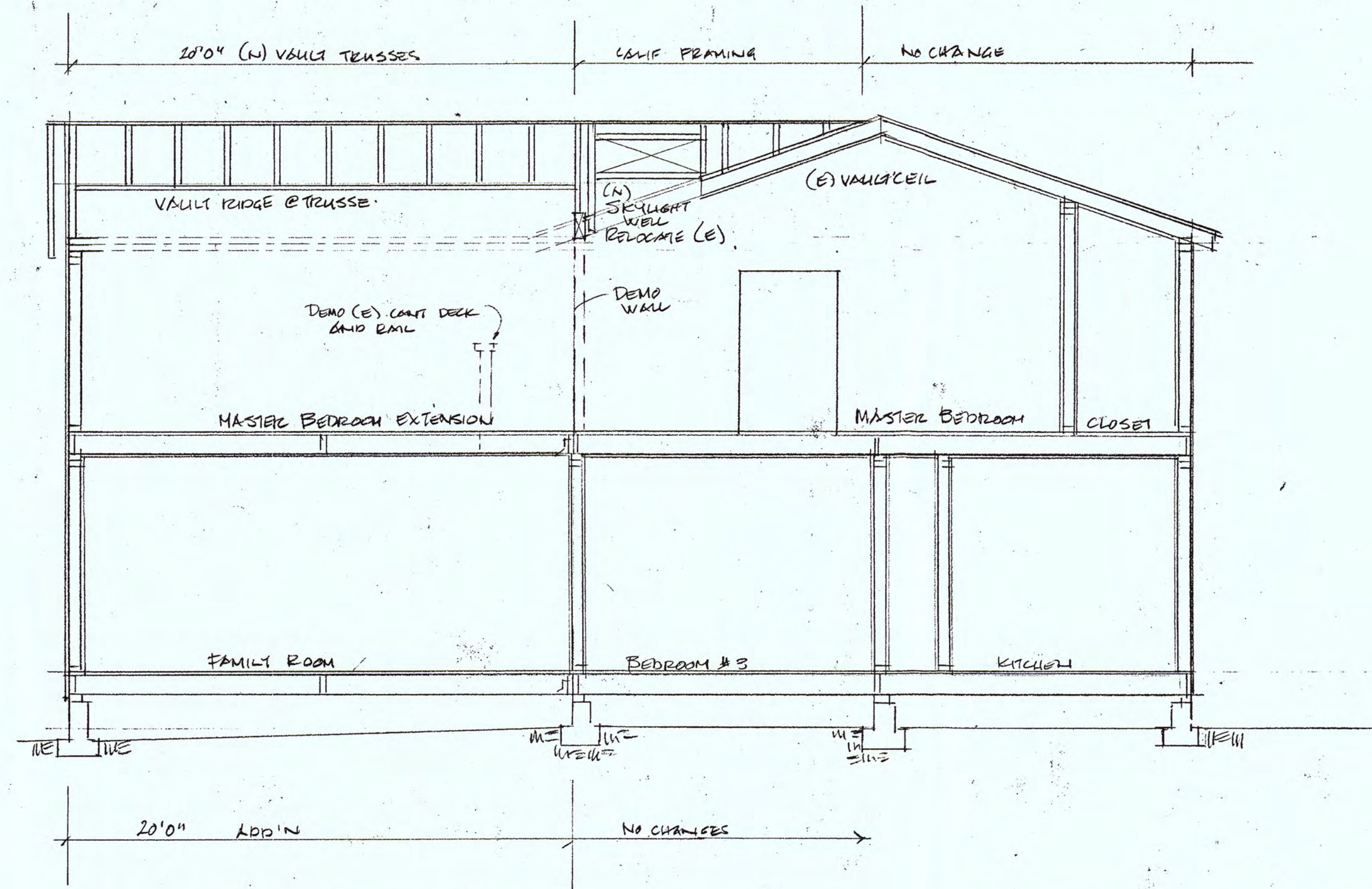
NORTH (REAR) ELEVATION  
1/4"=1'



WEST ELEVATION  
NO CHANGES TO EAST



SOUTH (FRONT) ELEVATION  
1/4"=1'



SECTION A-A  
1/4"=1'

DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhd@dhglobal.net

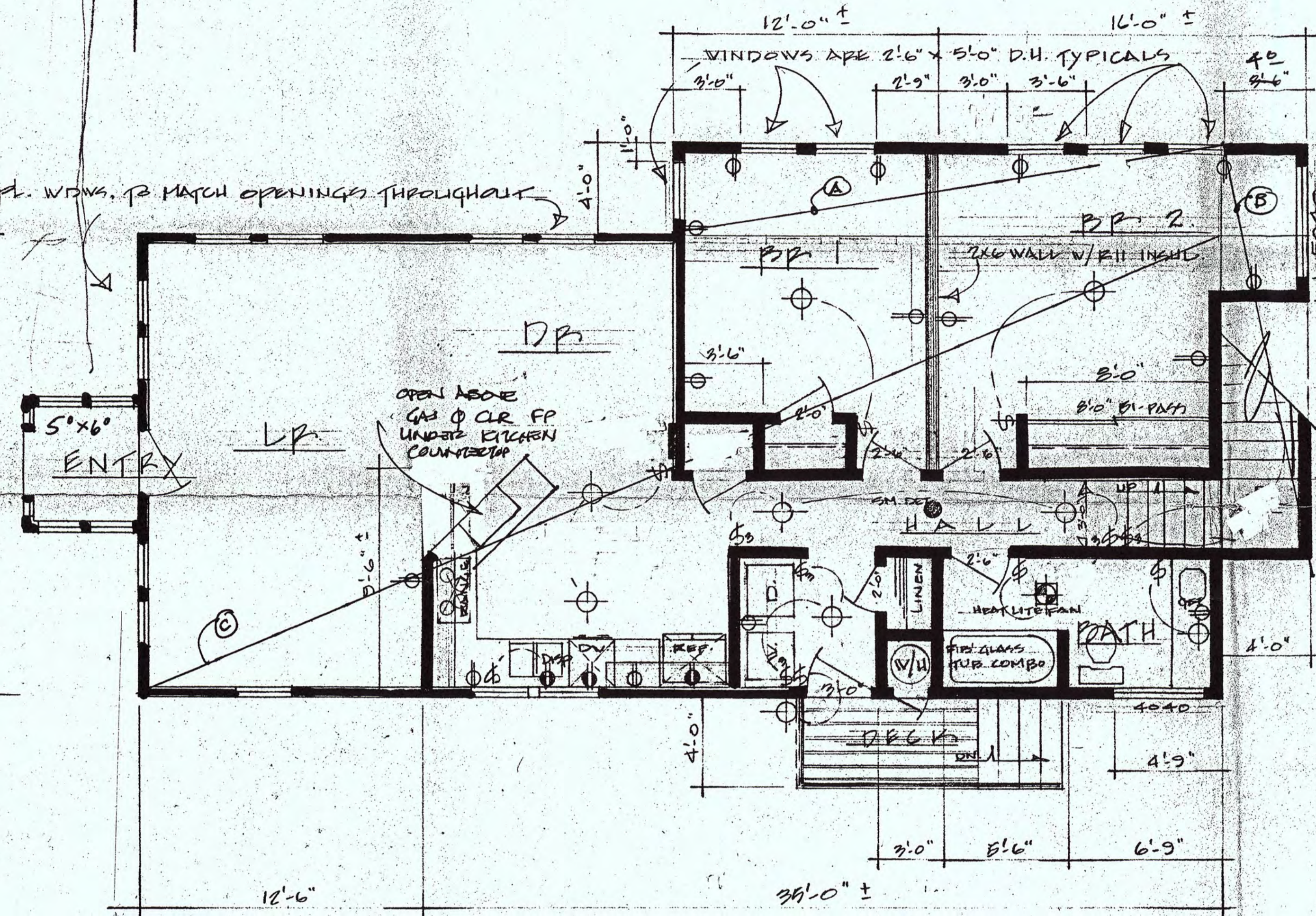
OWNER: GARDEN WATSON  
P.O. BOX 570223  
MONTARA, CA 94031  
650 725-7612  
SITE: 171 2nd ST  
MONTARA CA

Date 3/23/16  
Scale 1/4"=1'  
Drawn  
Job PLAN SHEET V2  
Sheets  
**AZ**  
Of Sheets



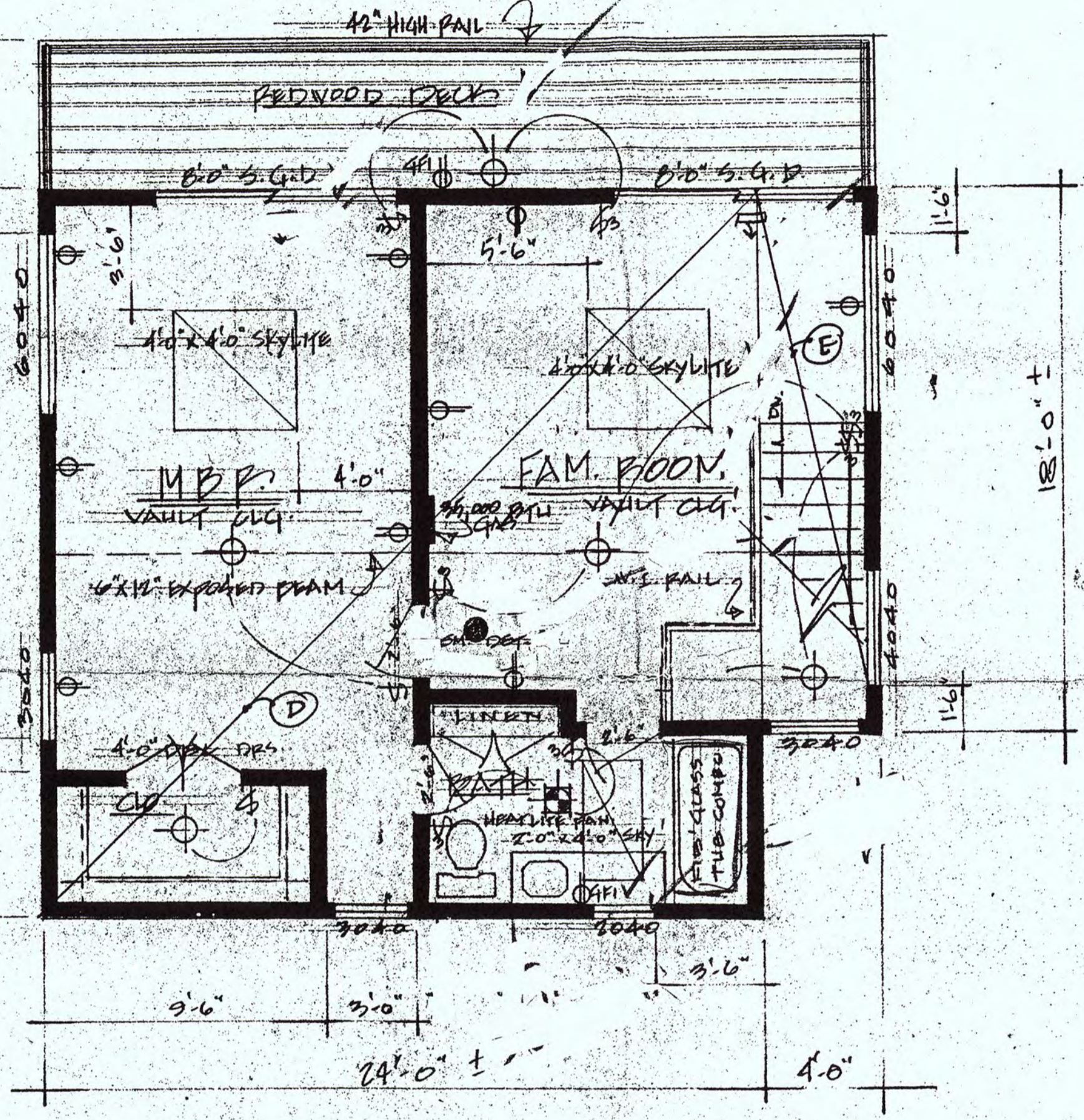
**NOTES**

1. ALL MEAS. TO BE CHECKED VERIFIED PRIOR TO CONST.
  2. ALL MAT'L'S TO BE D.P. 2 OR BETTER.
  3. ALL WINDOWS, GLASS, SKYLIGHTS TO BE DUAL PANE.
  4. ALL STAIRS TO CONFORM TO U.B.C.
- \* ALL WALLS AND FENESTRATION ARE AS EXISTING AUGUST 2015 \*



**FIRST FLOOR**  
EXISTING FLOOR PLAN  
1/4" = 1'-0"

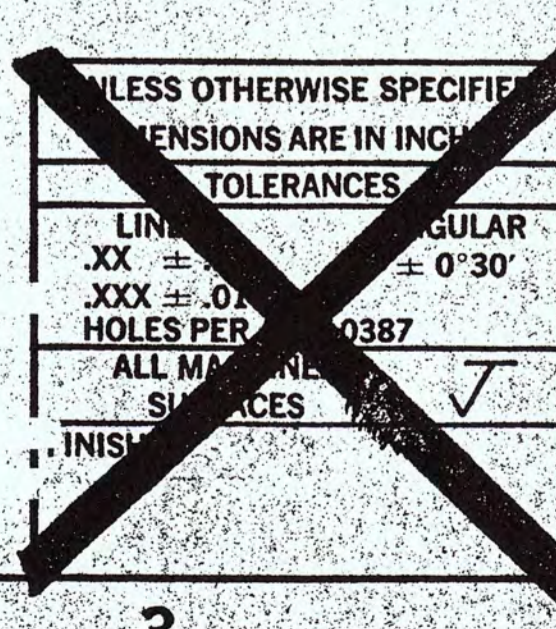
$$\begin{aligned}
 A: 4' \times 22' &= 88 \\
 B: 4' \times 18' &= 72 \\
 C: 47' \times 20' &= 974 \\
 \hline
 &1134
 \end{aligned}$$



**SECOND FLOOR**

$$\begin{aligned}
 D: 24' \times 24' &= 588 \\
 E: 4' \times 18' &= 72 \\
 \hline
 &660
 \end{aligned}$$

EXISTING FLOOR PLAN  
1/4" = 1'-0"

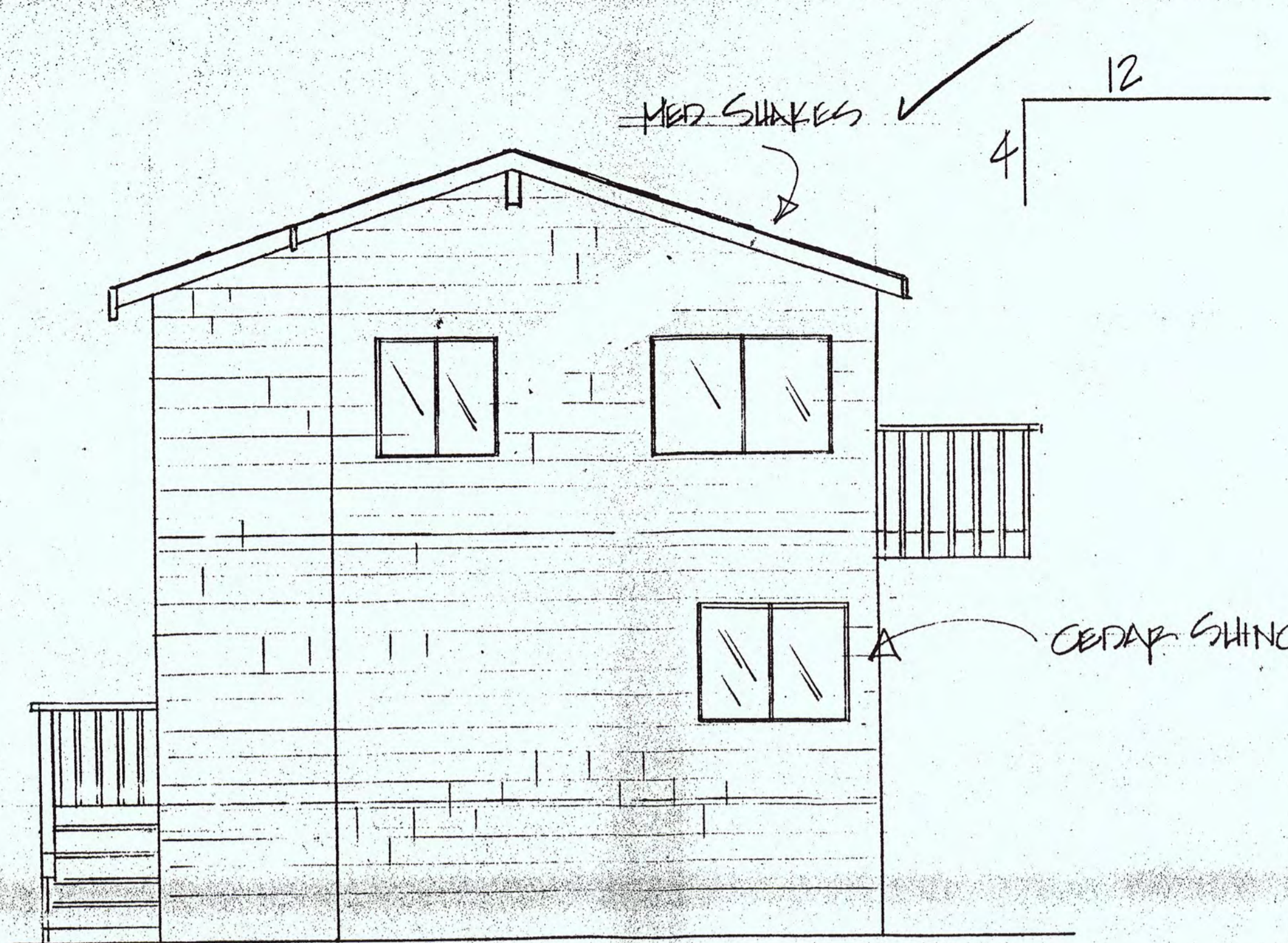


SYM	QTY	PART NO.	DESCRIPTION
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES			APPROVALS
LINES: XX ± 0.01 Holes Per 1387			
ALL MATERIAL SURFACES			RELEASE ENGRG DESIGN CHECK DRAFT DOC MATERIAL
INSTRUMENTS			
SIZE	DO NOT SCALE DRAWING	DRAWING NUMBER	
D	AS	ABI	
SCALE		3 OF 4	

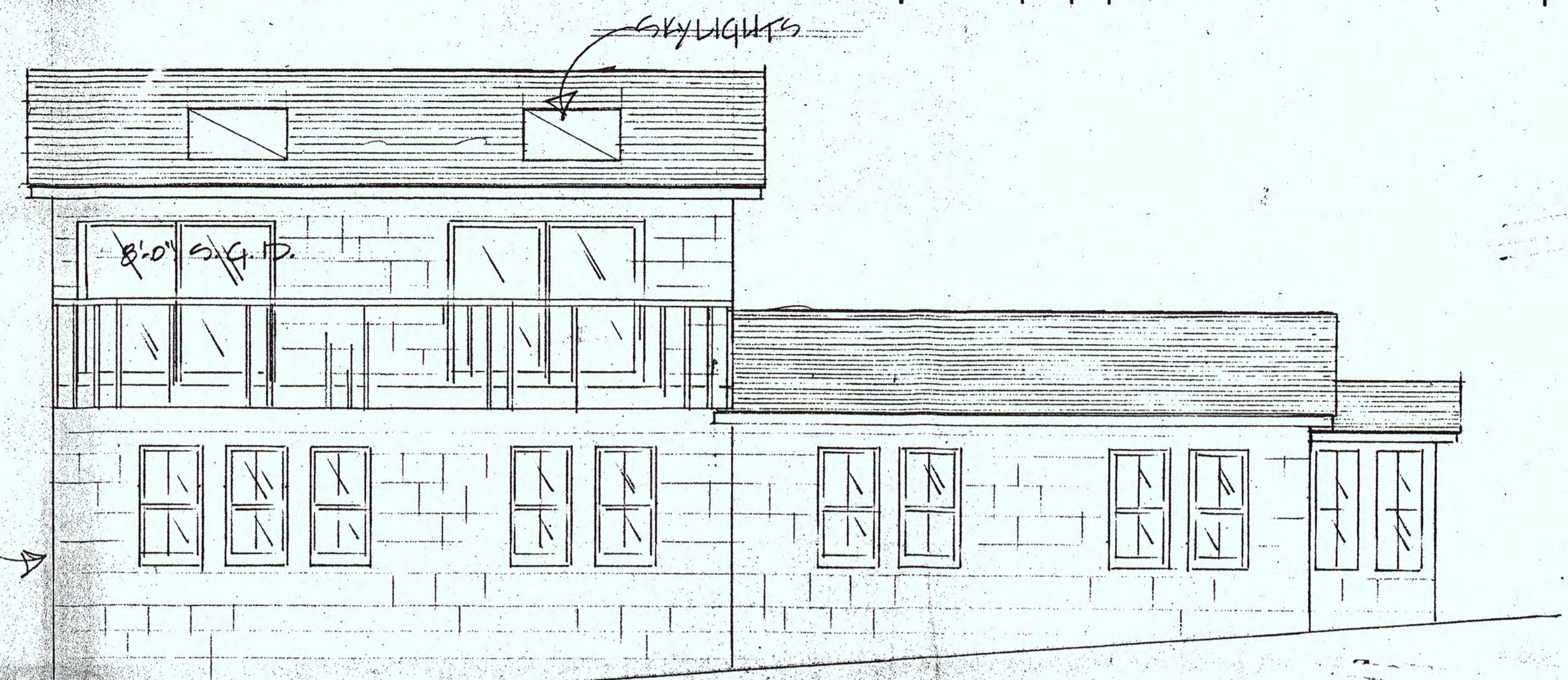
VAYSON RESIDENCE  
171 SECOND ST  
MONTARA, CAL.

DRAWING NUMBER  
**ABI**  
PLN SUB VI

EFFECTIVITY	ZONE	LTR	REVISIONS	DESCRIPTION	DATE	APPROVED
			1			



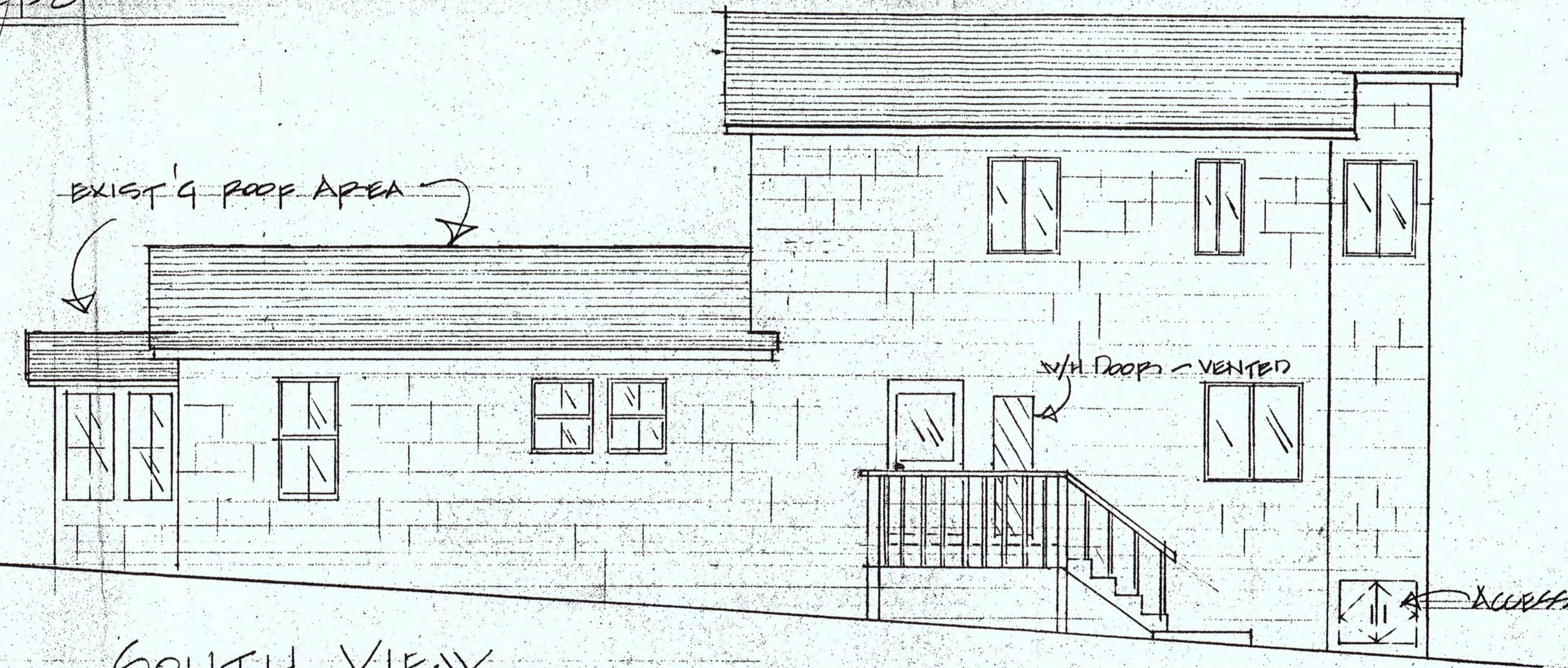
REAR VIEW



NORTH VIEW



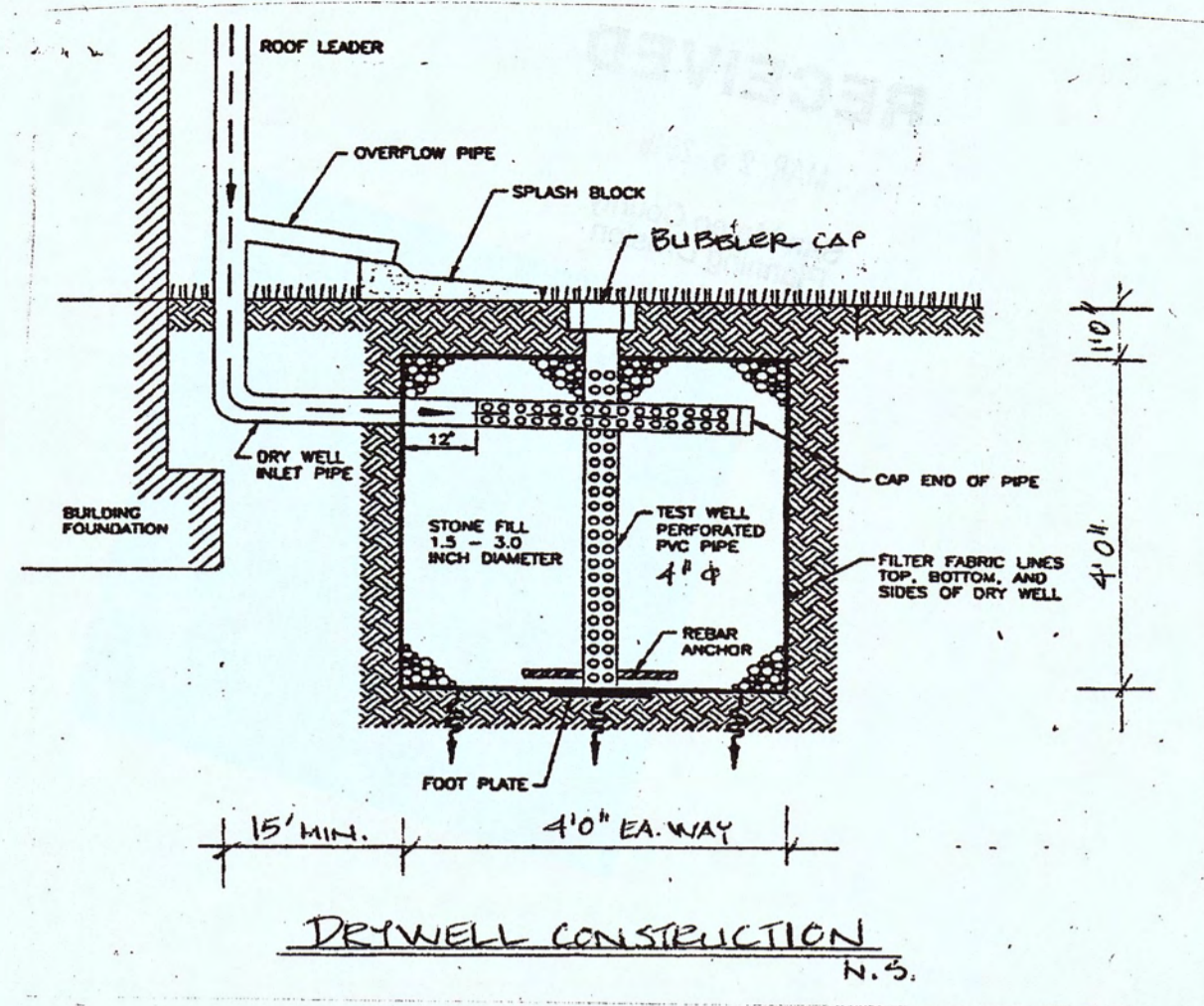
FRONT VIEW



SOUTH VIEW

ELEVATIONS  
1/4" = 1'-0"

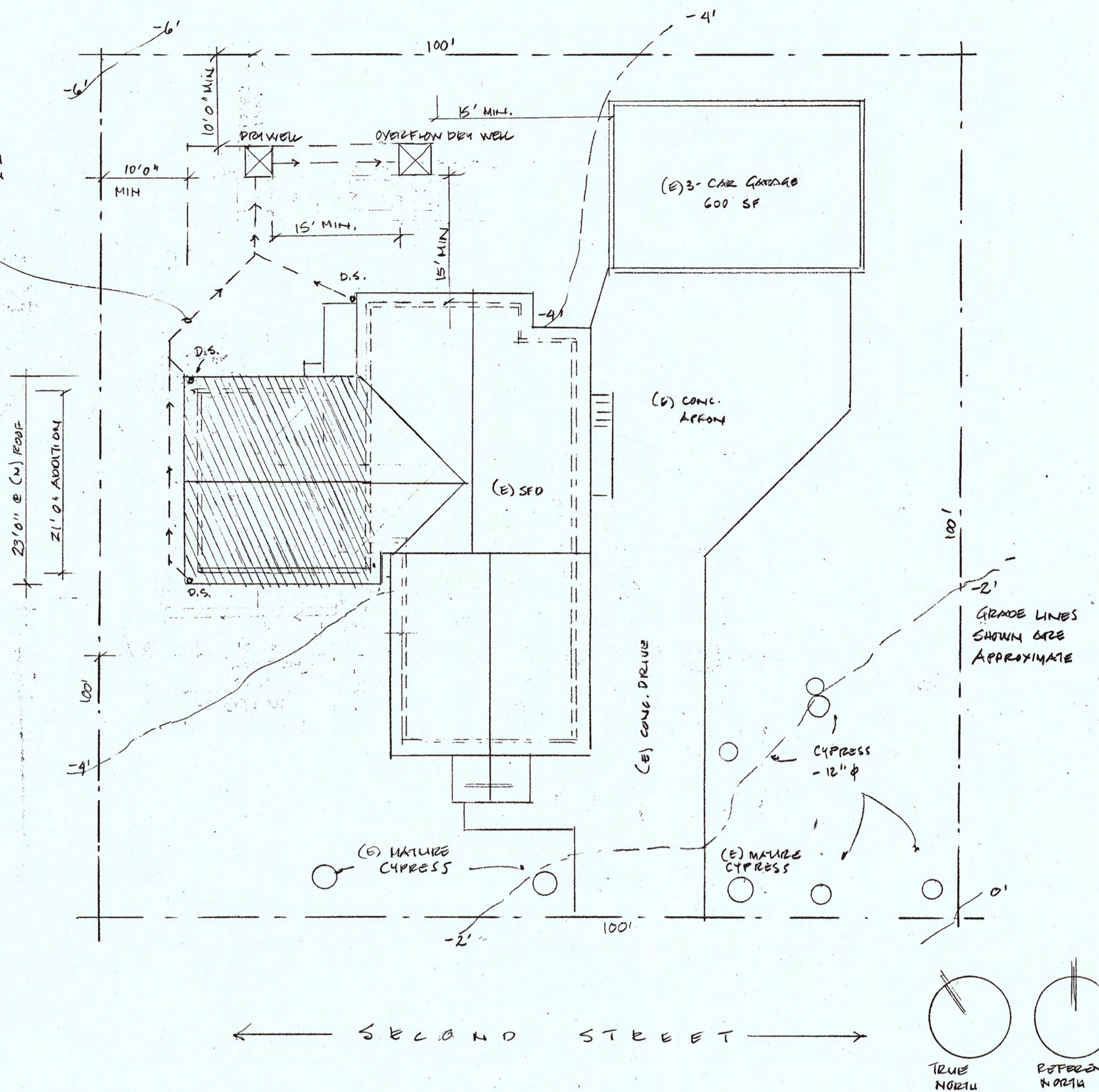
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES		APPROVALS		DESCRIPTION
LIN	± 0.01	RELEASE		<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <b>WATSON RESIDENCE</b> 1.71 SECOND ST MONTARA, CALIF
XX	± 0.03	ENGRG		
XXX	± 0.06	DESIGN		
HOLES PER	± 0.0387	CHECK		
ALL MATERIALS	± 0.0387	DRAFT		
FINISH SURFACES	± 0.0387	DOC		SIZE <b>D</b> DO NOT SCALE DRAWING SCALE <b>A.S.</b>
		MATERIAL		DRAWING NUMBER <b>ABZ</b> PLAN SUB #1



DRYWELL CONSTRUCTION  
N.S.

COLLECT ROOF RUNOFF FROM NEW CONSTRUCTION ADDITION IN GUTTERS AND CONVEY THROUGH DOWNSPOUTS AND RIGID PIPES TO (M) DRYWELL LOCATION IN REAR YARD

/// = NEW 50% IMPERVIOUS FOOT & ADDITION



DRAINAGE PLAN  
1" = 10'

REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@sbglobal.net

OWNER: 600 FEET WATSON  
171 2ND AVE  
MONTARA CA 94031  
650 728 7612  
504 1890 CBL  
SITE: 171 2ND AVE  
MONTARA CA

DATE: 036-046-130/210

DRAWN
CHECKED
DATE 3/23/16
SCALE 1" = 10'
JOB NO. PLN SUB V2
SHEET

DI  
OF SHEETS