

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

**DATE:** March 11, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of Design Review and Grading Permit to construct a new 3,325 sq. ft. single-family residence with attached two-car garage, including 1,364 cubic yards of grading, on an existing 6,526 sq. ft. undeveloped, legal parcel, located on Del Monte Road within the unincorporated community of El Granada. Six (6) trees have been proposed for removal.

County File Number: PLN 2018-00343 (Zmay)

**PROPOSAL**

The applicant is requesting approval to construct a new 3,325 sq. ft. two-story single-family residence on an existing 6,526 sq. ft. undeveloped legal parcel. The proposed grading consisting of 1,364 cubic yards of excavation and no fill is required to accommodate the placement of the structure on the site, which has a 33 percent average slope. The multi-level home includes a garage on the lower floor partially below grade, a family room, living and dining rooms on the main floor, and additional bedrooms and bathrooms on the upper floor.

Pursuant to Section 9287 of the County Ordinance Code, the Planning Commission is the decision-making authority for grading permits in a County Scenic Corridor and is also the approval authority for the accompanying design review permit. No Coastal Development permit is required since the project qualifies for a Coastal Development Permit Exemption.

**RECOMMENDATION**

That the Planning Commission approve the Design Review and Grading Permit, County File Number PLN 2018-00343, based on and subject to the required findings and conditions of approval listed in Attachment A.

**SUMMARY**

The project site is a vacant lot located on Del Monte Road in the unincorporated El Granada area, within a neighborhood of developed parcels. The subject site is

steeply sloped (33 percent) in topography with predominant vegetation consisting of tall grass and trees. Avenue Portola lies just to the north of the property, and developed parcels are to the north, east and south.

The Coastside Design Review Committee (CDRC) considered the project at the October 10, 2019 CDRC meeting and determined that the project complies with applicable Design Review Standards to warrant a recommendation for project approval. Staff has also determined that the project complies with all applicable policies, regulations and standards based on the well-articulated design of the single-family residence and the appropriate level of grading that lowers the structure further into the hillside, helping to mitigate impacts to mass and bulk and to existing public and private ocean views.

The project conforms with Local Coastal Program policies and qualifies for a Coastal Development Permit Exemption because the project site is within the categorical exclusion area for single-family residential development. The project complies with the General Plan, including policies pertaining to residential development on the Urban Mid-Coast and all County Scenic corridors, and requirements of the grading ordinance such as the mitigation of potential negative environmental impacts with periodic inspections and grading certification by a registered engineer. The Department of Public Works and Geotechnical Section have reviewed the project and have determined that the project complies with the grading standards. The eucalyptus and Monterey pine trees proposed for removal are within the footprint of the proposed home and will be required to be replaced.

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

**DATE:** March 11, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Design Review and Grading Permit, pursuant to Sections 6565.3 of the San Mateo County Zoning Regulations and Section 9283 of the County Ordinance Code, to construct a new 3,325 sq. ft. single-family residence with attached two-car garage, including 1,364 cubic yards of grading, on an existing 6,526 sq. ft. undeveloped, legal parcel, located within the unincorporated community of El Granada. Six (6) trees have been proposed for removal.

County File Number: PLN 2018-00343 (Zmay)

**PROPOSAL**

The applicant is requesting approval to construct a new 3,325 sq. ft. two-story single-family residence on an existing 6,526 sq. ft. undeveloped legal parcel. The proposed grading consisting of 1,364 cubic yards of excavation - no fill is required to accommodate the placement of the structure on the site, which has a 33 percent average slope. The multi-level home includes a garage on the lower floor partially below grade, a family room, living and dining rooms on the main floor, and additional bedrooms and bathrooms on the upper floor. Six (6) trees (30 in., 20 in., (2) 19 in., and 15 in. diameter at breast height (dbh) eucalyptus trees; and a 15 in. dbh Monterey pine tree) are proposed for removal to accommodate the new residence.

**RECOMMENDATION**

That the Planning Commission approve the Design Review and Grading Permit, County File Number PLN 2018-00343, based on and subject to the required findings and conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Bryan Albini, Project Planner, Telephone 650/363-1807

Applicant: Jack Chu

Owner: Steve Zmay

Location: Del Monte Road, El Granada

APN: 047-181-080

Parcel Size: 6,526 sq. ft.

Parcel Legality: Certificate of Compliance (Type A) as recorded on October 20, 2014 (PLN 2014-00062).

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

General Plan Designation: Medium Density Residential (6.1 – 8.0 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water Service: Coastside County Water District

Sewer Service: Granada Community Services District

Flood Zone: Zone X, Areas of Minimal Flooding, Parcel No. 06081C0140E, effective date October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA), related to new construction of small structures, including single-family residences in a residential zone.

Setting: The project site is a vacant lot located on Del Monte Road in the unincorporated El Granada area, within a general area of developed parcels. The subject site is significantly sloped (approximately 33 percent) in topography with predominant vegetation consisting of tall grass and small growth trees. The site is completely surrounded by single-family residences on developed lots.

## **DISCUSSION**

### **A. KEY ISSUES**

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

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

Soil Resources Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling and Land Clearing Activities Against Accelerated Soil Erosion*) call for the regulation of development in order to limit soil erosion and sedimentation on project sites. The 1,364 cubic yards of grading proposed for this project is

intended to accommodate and further lower the structure into the topography, thereby mitigating potential impacts associated with mass and bulk and protecting public and private ocean views. The grading plans, drainage and erosion control plans, and the soils report (prepared by Sigma Prime Geosciences, Inc.) have been reviewed by the Department of Public Works and the Geotechnical Section to determine project compliance with the County's Grading Ordinance, subject to the conditions of approval indicated in Attachment A of this report.

Visual Quality Policy 4.15(a) (*Appearance of New Development*) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The architectural elements and exterior materials and colors proposed for the new structure are complementary with the neighborhood design context. The proposed grading contributes to the placement of the structure further into the natural topography, thereby reducing the height impact of the new home that preserves ocean views from surrounding homes. The mass and bulk have also been mitigated as a result of facade articulation, for example by keeping the height below the maximum allowed of 33 feet for slopes of 30 percent grade or more.

The project has received a recommendation for approval from the Design Review Committee based on the Committee's conclusion that the project conforms to the design standards that implement this policy as discussed in Section 3.b below.

Urban Design Concept Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The project is compatible with the various architectural styles of the neighborhood. The design of the new structure also harmonizes with the other structures in El Granada as exemplified by the use of proposed materials such as stained wood siding, natural stone veneer, and composite roof shingles for the gable roofs, including earth-tone colors as the project's color scheme of choice.

Visual Quality Policy 4.39 (*Scenic Roads*) seeks to give special recognition and protection to routes that provide scenic views. The project is located within the Cabrillo Highway designated scenic route, but is approximately 3,100 feet from the highway, and will be obscured by topography and vegetation so as not to impact views.

Urban Land Use Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to:

- (1) ensure that the size and scale of development are compatible with the parcel size,
- (2) provide sufficient light and air in and around the structures,

(3) ensure that development of permitted densities is feasible, and  
(4) ensure public health and safety. The proposed multi-story structure meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity. Although within the upper limits allowable with regard to lot coverage and floor area, potential impacts associated with the mass and bulk of the new residence are mitigated by the proposed grading, which lowers the structure further into the topography, and the adequate articulation of all exterior facades, as improved by implementation of the recommended conditions for project approval indicated in Section 3.b below. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastside Design Review Committee's recommendation of approval (see Section 3.b).

Water Supply Policy 10.1 (*Coordinate Planning*) requires the coordination of water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Coastside County Water District has confirmed that a 6-inch water main passes through and along the parcel proposed to be developed and that the development can be served by the District. The exact location of the water main will need to be marked on site and shown on the civil and site drawings before issuance of a building permit.

Wastewater Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality. To assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area, coordination of wastewater management planning with land use and water supply planning is required. The Granada Sanitary District has indicated that there is sufficient sewer capacity to serve conforming parcels within the LCP buildout limits. The applicant is required to apply for sewer permit at the time of building permit submittal.

2. Conformance with the Local Coastal Program

a. Coastal Development Permit Exemption

The project qualifies for a Coastal Development Permit Exemption since it is single-family residential development in the Categorical Exclusion Area, where the project and the lot conform to the regulations of the underlying zoning district, no variance is required; design review approval will be obtained, and it is not located in the appeals jurisdiction.

b. Visual Resources Component/ Design Review

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes El Granada. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on October 10, 2019, and determined it is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

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

- (1) The amount of the proposed on-site grading is not extensive, since it ensures that the new residence fits into the topography, which has a steep (33%) slope.
- (2) The proposed home uses materials with a natural appearance such as stained wood siding, stone veneer, and composite roof shingles for the gable roofs, including earth-tone colors that will blend with the vegetative cover of the site and surrounding area.
- (3) The proposed home uses gable roofs for the project, including non-reflective, dark composite roof shingles as the primary roof material.
- (4) As previously stated, the potential mass and bulk of the new residence are mitigated based on the proposed grading that lowers the structure further into the topography and on the adequate articulation of all exterior facades that brings the structure into scale with other homes in the neighborhood.
- (5) Also, as previously stated above, public views to the ocean are not impeded in the neighborhood as a result of the proposed grading and well-articulated design of the new residence.

Visual Resources Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) requires application of the Design Review standards; the project's compliance with those standards are discussed further in Section 3b. In addition, the project will not be visible from Cabrillo Highway due to distance, intervening development, vegetation and topography.

3. Conformance with the 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 indicated in the following table:

|                                    | <b>S-17 Development Standards</b>   | <b>Proposed</b>                   |
|------------------------------------|---|-----------------------------------|
| Minimum Site Area                  | 5,000 sq. ft.   | 6,526 sq. ft. (existing)          |
| Maximum Floor Area                 | 3,458 sq. ft.<br>(53% maximum)  | 3,326 sq. ft. (50%)               |
| Maximum Building Site Coverage     | 2,284 sq. ft.<br>(35% maximum)  | 1,832 sq. ft. (28%)               |
| Minimum Front Setback              | 20 ft.  | 20 ft.                            |
| Minimum Rear Setback               | 20 ft.  | 48 ft.                            |
| Minimum Side Setback               | Combined total of 15 ft.<br>with a min. of 5 ft. on any side.                     | 7.5 ft.                           |
| Maximum Building Height            | 28 ft.  | 28 ft.                            |
| Minimum Parking Spaces             | 2   | 2                                 |
| Daylight Plane/Facade Articulation | 20 ft./45 degrees on setback lines of two opposite façades OR facade articulation | Complies with façade articulation |

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting on October 10, 2019, and adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) The new residence conforms to the existing topography of the site by having the design of the house to step down the hillside in the same direction with the existing grade (Section 6565.20(D)1a).
- (2) The simple contemporary design blends with surrounding development. The building's shape, scale and color are complimentary to the other homes in this neighborhood of hillside lots (Section 6565.20(D)1b).

- (3) The design of the building facades are well articulated and proportioned. Further articulation of the front elevation allows for more variability to the street facing facade, and is achieved by pushing the building plane back from the street, as conditioned (Section 6565.20(D)1d(2)).
- (4) The landscape plan is compatible with the surrounding area by minimizing vegetation and tree removal and using native plant species to enhance the design of the home (Section 6565.20(F)1b).

The Coastside Design Review Committee (CDRC) also recommended to the applicant to use a steel rail across the street facing windows in the great room, in order to maintain the existing building massing and extent of grading. The applicant has modified the design in order to comply with the CDRC recommendation as shown in the elevation drawing in Attachment C.

4. Conformance with Significant Tree Removal Regulations

The proposed development will require the removal of six (6) trees: (30 inch diameter at breast height (dbh), 20 inch dbh, (2) 19 inch dbh, and 15 inch dbh Eucalyptus trees; and a 15 inch dbh Monterey pine tree) which are within the proposed building footprint, or will be severely impacted by the excavation of the required retaining walls necessary for development. The applicant will be required to replace the trees to be removed with plantings approved by the Community Development Director.

5. Conformance with the Grading Regulations

Staff's recommendation to approve the project is based on findings pursuant to Section 9260.1 of the San Mateo County Code elaborated as follows:

**a. That the granting of the permit will not have a significant adverse impact on the environment.**

The primary permitted use of the property is single-family residential and the proposed grading is not excessive. The project has been reviewed by the Department of Public Works and the Geotechnical Section, who recommend conditions of approval to ensure compliance with applicable standards, and to mitigate any potential negative environmental impacts.

**b. That the project conforms to the criteria of this chapter, including the standards referenced in Section 9296.**

The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils

report submitted for the project. Both have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans prepared and submitted by Sigma Prime Geosciences, Inc., the project's engineering consultant.

The project's engineer will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans.

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

As elaborated in the previous sections of this report, the project complies with the General Plan based on its compliance with the applicable Soil Resources, Visual Quality, Urban Land Use, Water Supply and Wastewater Policies.

**B. ENVIRONMENTAL REVIEW**

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, related to new construction of small structures, including single-family residences in a residential zone.

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

The Midcoast Community Council did not forward a response to staff's referral for this project.

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

The California Coastal Commission did not forward a response to staff's referral for this project.

**E. OTHER REVIEWING AGENCIES**

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

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated December 5, 2019
- E. Site Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2018-00343

Hearing Date: March 11, 2020

Prepared By: Bryan Albini  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

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

Regarding the Design Review, Find:

2. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of October 10, 2019, the project is in compliance with the Design Review Standards for the Coastside as previously elaborated in Section 3.b of this staff report.

Regarding the Grading Permit, Find:

3. That the granting of the permit will not have a significant adverse impact on the environment. The primary permitted use of the property is single-family residential and the proposed grading that sets a portion of the home into the slope is not excessive. The project has also been reviewed by the Department of Public Works and the Geotechnical Section who have recommended conditions of approval to ensure compliance with applicable standards, and to mitigate any potential negative environmental impacts.
4. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Code, including the standards referenced in Section 9296. The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils report submitted for the project prepared by Sigma Prime Geosciences, Inc., and have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans. The consultant will also be responsible for the inspection and certification of the

grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans.

5. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 11, 2020, and as reviewed by the Coastside Design Review Committee on October 10, 2019, as well as with the following conditions. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee or the Planning Commission, with applicable fees to be paid.
2. This permit shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by 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. If the grading permit (issued as the "Hard Card" with all necessary information filled out and signatures obtained) has not been issued within this time period, this approval will expire.
3. The applicant shall include a copy of the final approval letter, including the conditions of approval, on the top pages of the building plans to be maintained on-site during grading and construction.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Street side/Front Elevation of the house. Balcony removed and front wall moved back to comply with 20-foot setback from property line.
5. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless authorized by the Community Development Director.

6. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) by the Current Planning Section.
7. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record July 11, 2019. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
8. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
9. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.
10. For the final approval of the grading permit, the property owner 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 (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 Current Planning Section.
11. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

- d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
  - g. Limiting construction access routes and stabilization of designated access points.
  - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
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 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.
14. 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.
15. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
16. 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.
17. 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 Valencia and Carmel Avenues. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Valencia and Carmel Avenues. There shall be no storage of construction vehicles in the public right-of-way.
18. 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.
19. 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).

20. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.
21. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
22. The applicant shall plant on-site a total of six (6) native trees, using at least 15-gallon size stock, to provide mitigation for the trees removed. Landscaping, per the approved landscape plan, shall be installed prior to final of building permit.
23. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

#### Building Inspection Section

24. The proposed project requires a building permit.
25. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code.
26. The project is located in a Very High Fire Hazard Severity Zone and shall be designed accordingly.

#### Geotechnical Section

27. The soils report submitted with this application states that the property is suited for the proposed project, which will be reviewed for compliance with the California Building Standards Code as part of the building permit application review process.

#### Drainage Section

28. The following items will be required at the time of building permit submittal:
  - a. A Drainage Report prepared and stamped by a registered civil engineer.

- b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer including required retention measures onsite and all appropriate measures to prevent additional water from concentrating at retaining walls and flowing to neighboring parcels.
- c. A completed C3 C6 Checklist.

#### Granada Community Services District

- 29. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

#### Coastside County Water District

- 30. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
- 31. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

#### Department of Public Works

- 32. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and for driveways at the property line to be 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.
- 33. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 34. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

#### Coastside Fire Protection District

- 35. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance

2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

36. Add note to plans smoke alarm/detector are to be hardwired, interconnected, or with battery backup.
37. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
38. Identify rescue windows in each bedroom and verify that they met all requirements. Add this to plans.
39. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
40. Chimney present: The installation of an approved spark arrester is required on all wood burning chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
41. Vegetation Management (LRA): The Coastside Fire Protection District Ordinance 2016-01, the 2013 California Fire Code and Public Resources Code 4291.
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
  - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

- c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
42. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. The hydrant appears to be within the 500 feet. The hydrant is a dry barrel and will need to be changed to Clow 960
43. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection.
44. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
45. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
46. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.
47. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
48. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R337 requirements. You can visit the Office of the State Fire Marshal's

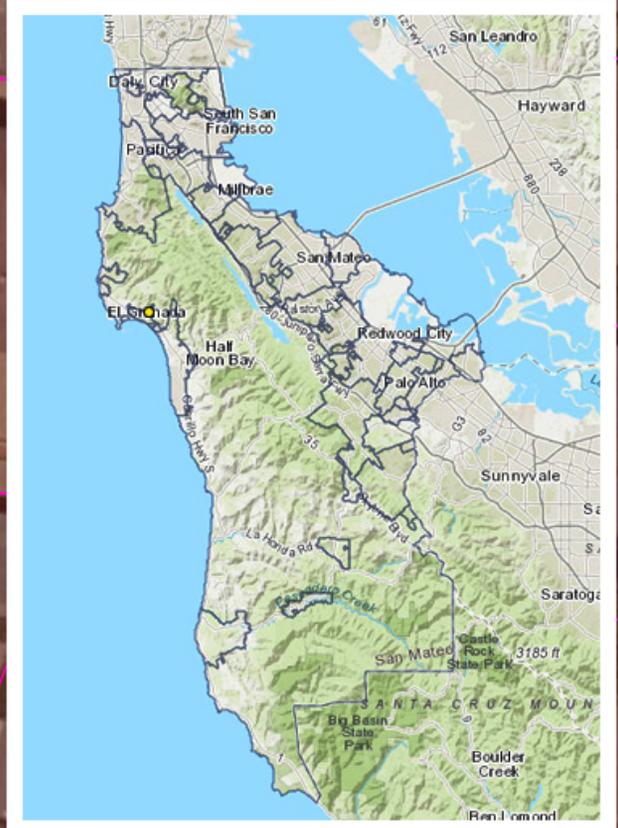
website at [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php) and click the new products link to view the “WUI Products Handbook.” The project is located in LRA very high fire severity zone.

BRA:cmc – BRAEE0096\_WCU.DOCX



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

# **ATTACHMENT B**



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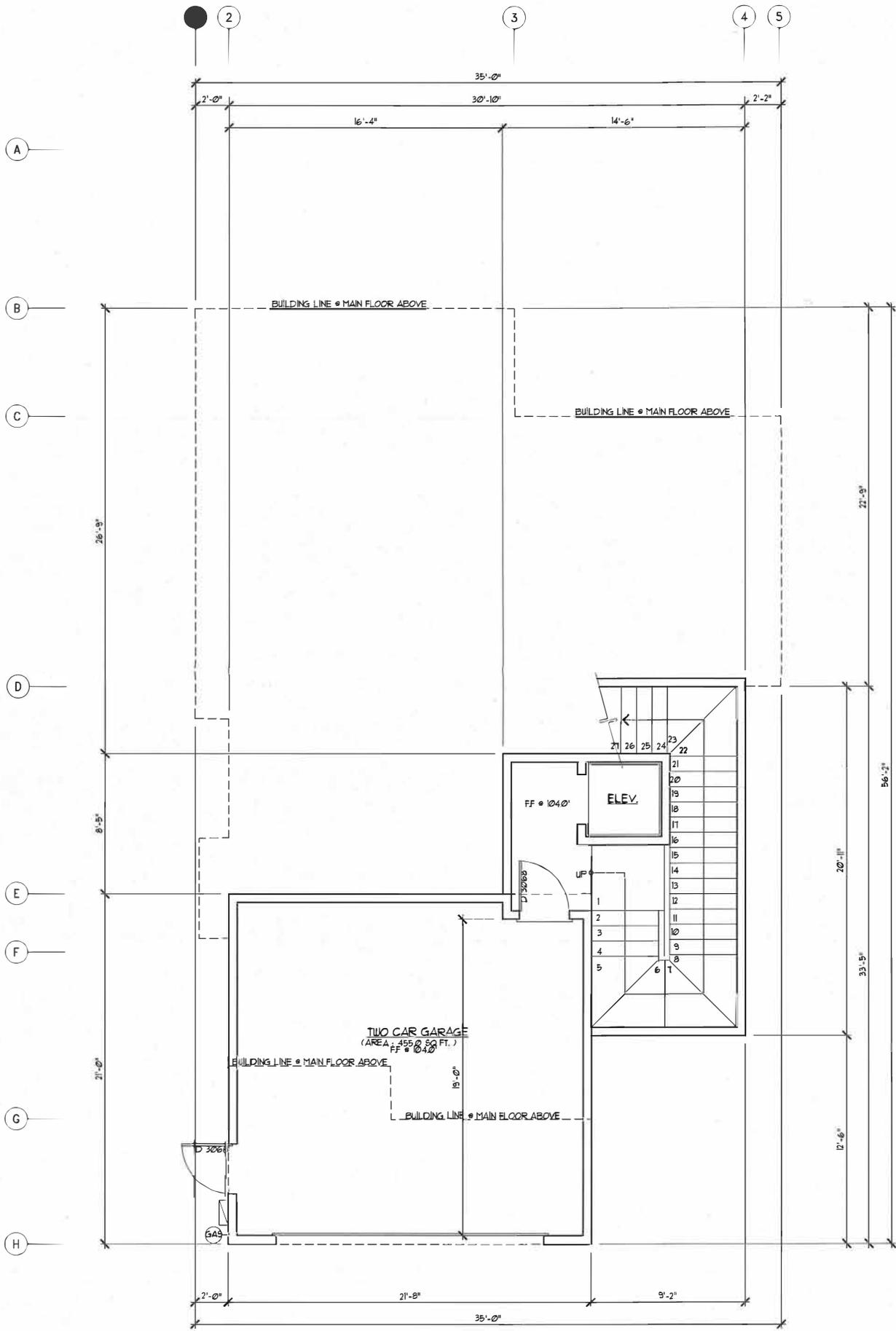
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**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT C**

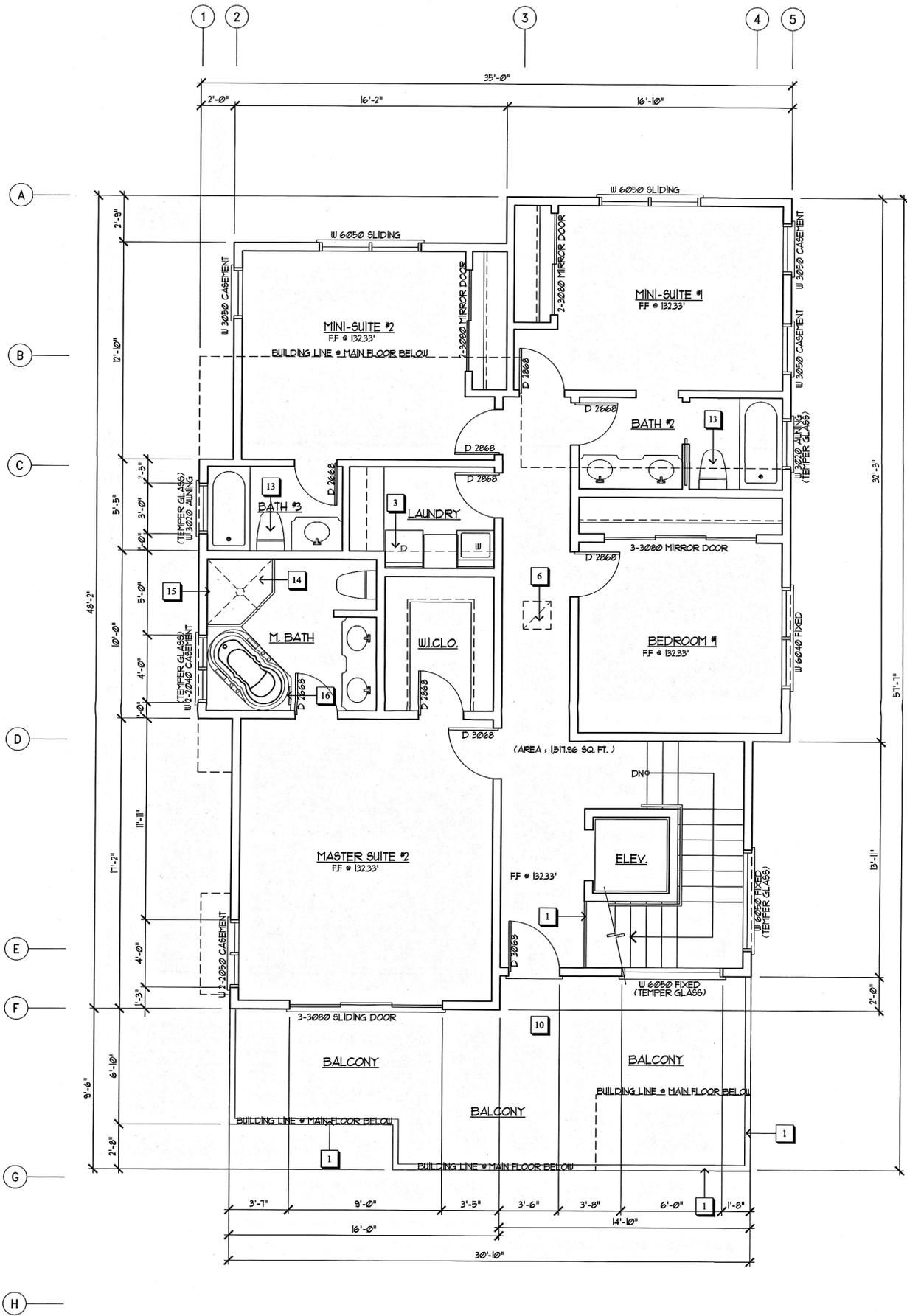




**LOWER FLOOR/ GARAGE PLAN**

SCALE: 1/4"=1'-0"





**UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"

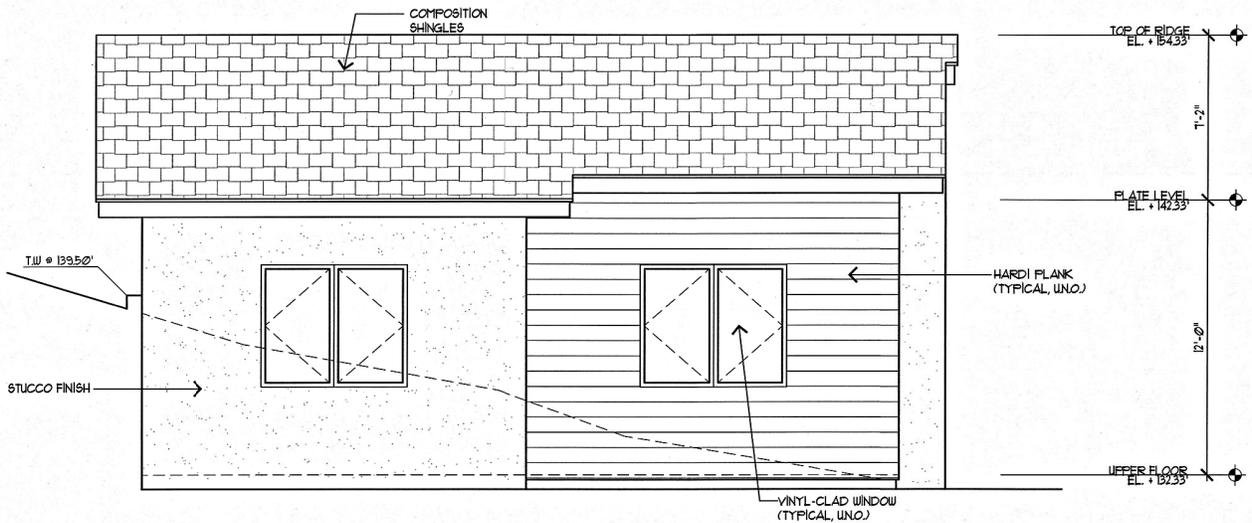
PROPERTY LINE

PROPERTY LINE



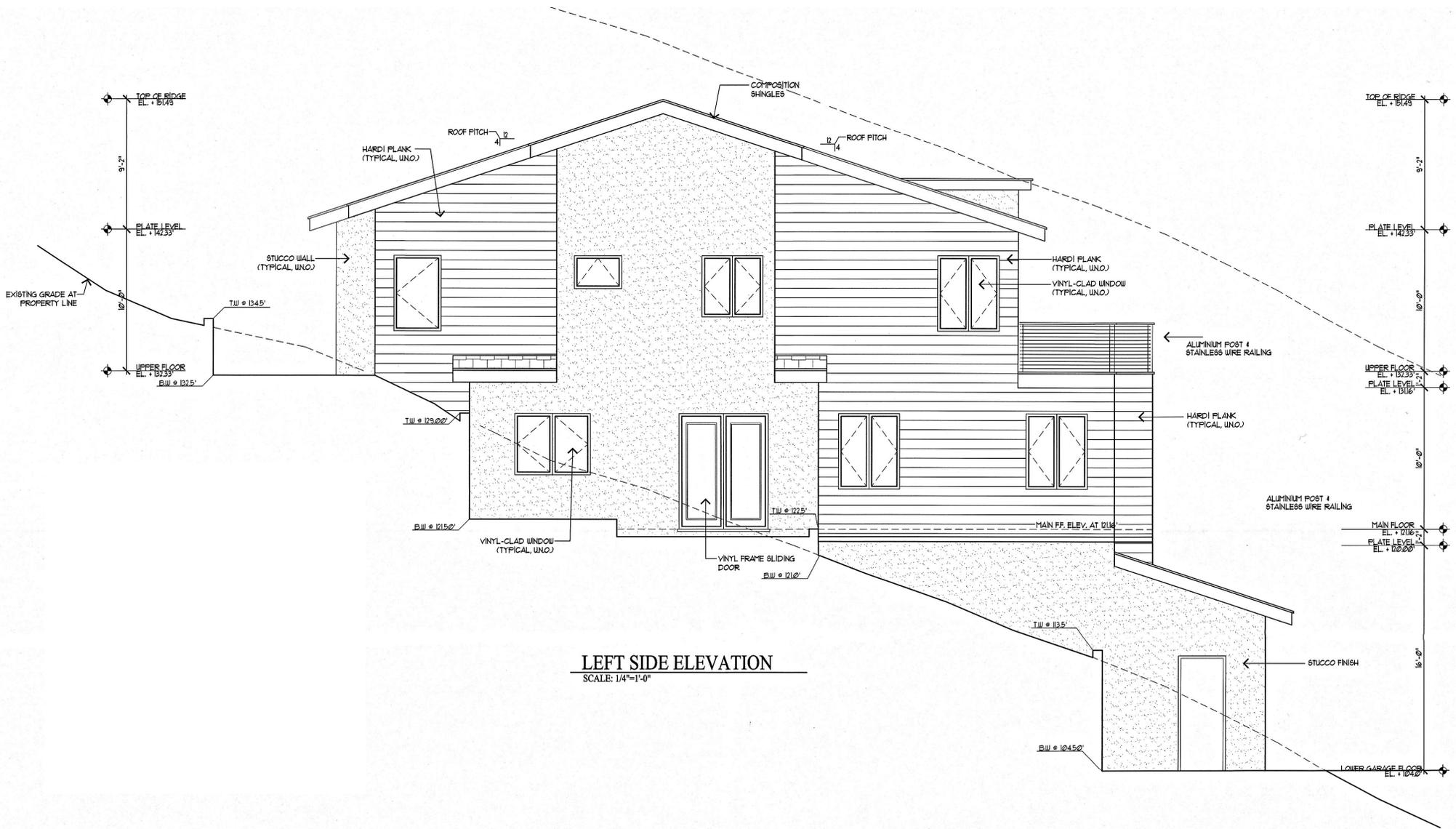
### FRONT ELEVATION

SCALE: 1/4"=1'-0"

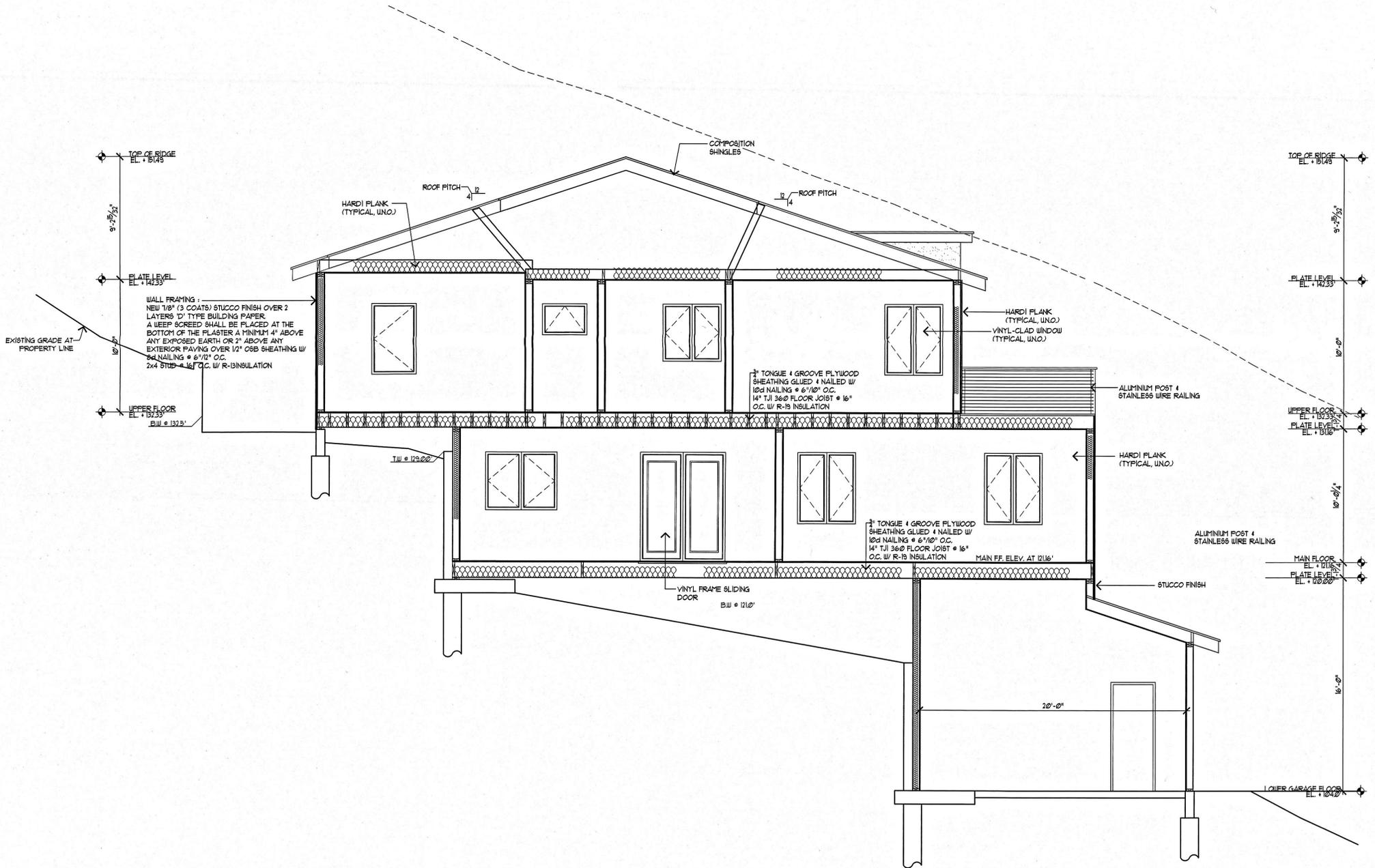


### REAR ELEVATION

SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



**BUILDING CROSS SECTION**

SCALE: 1/4"=1'-0"



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

**ATTACHMENT D**

December 10, 2019

Steve Zmay  
751 Laurel Street, #409  
San Carlos, CA 94070

Dear Mr. Zmay:

SUBJECT: Coastside Design Review Recommendation of Approval  
Del Monte Road, El Granada  
APN 047-181-080; County File No. PLN 2018-00343

At its meeting on October 10, 2019, the San Mateo County Coastside Design Review Committee (CDRC) your application to allow the construction of a new 3,325 sq. ft. two-story single-family residence, with attached two-car garage, on a 6,526 sq. ft. vacant legal parcel, as part of a hearing-level Grading Permit. The project also includes the proposed removal of six (6) significant trees and 1,364 cu. yds. of excavation.

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

### **FINDINGS**

The Coastside Design Review Officer found that:

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

2. For the Coastal Development Permit

The proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Single-Family Residence Categorical Exclusion Area.



The Coastside Design Review Committee found that:

3. For the Design Review

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

- a. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1 Landscaping; Standard (b): The landscape plan is compatible with the surrounding area;*
- b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; neighborhood scale; Standard (1): The shape, scale and color are complimentary to the other homes in the neighborhood;*
- c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; (a) Building forms step down with existing grade.*

**RECOMMENDATION**

1. Steel rail across street facing windows in great room, if desirable.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on October 10, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall include a copy of the final approval letter on the top pages of the building plans. This would provide the Planning approval date and required conditions of approval on the on-site plans.
3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

- a. At the main floor level, the front wall will be pushed back behind the 20-foot front yard setback from the lot line.
  - b. The street side façade will have the main floor level balcony removed and replaced with faux steel railing, with windows instead of doors.
4. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless as authorized by the Community Development Director.
5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
6. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
7. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
8. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.
9. For the final approval of the grading permit, the property owner 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, and (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.

10. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
  - g. Limiting construction access routes and stabilization of designated access points.
  - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  
11. 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.
12. 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.
  13. 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.
  14. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
  15. 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.
  16. 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 Del Monte Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Del Monte Road. There shall be no storage of construction vehicles in the public right-of-way.
17. 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.
18. 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).
19. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.
20. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
21. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

#### Building Inspection Section

22. The proposed project requires a building permit.
23. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
24. The project is located in a Very High Fire Hazard Severity Zone and shall be designed accordingly.

Geotechnical Inspection

25. The soils report submitted with this application states that the property is suited for the proposed project and as such the soils report will be reviewed for compliance with the California Building Standards Code at the time of building permit application and review process.

Drainage Inspection

26. The following items will be required at the time of building permit submittal:
  - a. A Drainage Report prepared and stamped by a Registered Civil Engineer.
  - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer including required retention measures onsite and all appropriate measures to prevent additional water from concentrating at retaining walls and flowing to neighboring parcels.
  - c. A completed C3 C6 Checklist.

Granada Community Services District

27. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

28. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
29. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Department of Public Works

30. Prior to the issuance of the BLD permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

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

#### Coastside Fire Protection District

33. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 ft. wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
34. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
35. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846.
36. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning 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

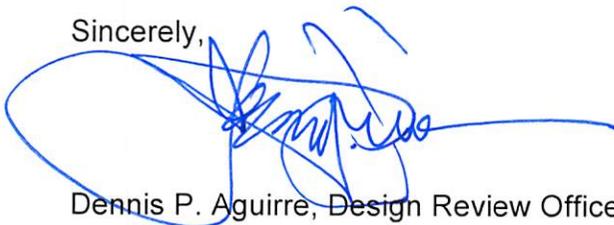
feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

37. 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.
38. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
39. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R337 or CBC Chapter 7A requirements. Project is located in LRA Very high fire severity zone
40. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Grading Permit. For more information, please contact Bryan Albini, at 650/363-1807, or by email at [balbini@smcgov.org](mailto:balbini@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

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cc: Steve Zmay, Owner



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

**ATTACHMENT E**

