

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

DATE: January 9, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Use Permit Renewal and Amendment, pursuant to Section 6500 of the County Zoning Regulations, to allow expansion of an existing 26-bed non-ambulatory senior care facility by adding 27 beds (for a total of 53 beds where 15 beds are the maximum allowed), to allow a 10-foot front yard setback (where a 20-foot setback is required), and to allow the proposed remodeled structure to exceed the allowable lot coverage. The project is located at 340 Alta Vista Drive in the unincorporated Country Club Park area of San Mateo County.

County File Number: PLN2011-00258 (Wong)

PROPOSAL

The applicant is proposing to add 27 beds to an existing 26-bed non-ambulatory senior care facility in the R-1/CCP (Single-Family Residential/Country Club Park) Zoning District. The additional beds would bring the total bed count to 53 beds where the maximum allowed by the Zoning Regulations is 15 beds. The additional beds will be located within a 4,363 sq. ft. one-story (lateral) addition to the existing one-story 8,664 sq. ft. building. Of the additional 15 rooms, 12 rooms will be double-resident capacity and three rooms will be single-resident capacity.

The one-story addition will encroach into the front yard setback approximately 10'-2" where 20 feet is required and will also exceed the maximum 30% (12,925.5 sq. ft.) lot coverage by 101.5 sq. ft. (proposed 30.2%; 13,027 sq. ft.).

The facility currently has 23 on-site parking spaces and five facility staff, which staff the facility in two shifts (7:00 a.m. to 7:00 p.m. and 7:00 p.m. to 7:00 a.m.). The applicant proposes to increase the number of staff to nine.

Visiting hours are from 10:00 a.m. to 8:00 p.m. daily.

RECOMMENDATION

That the Planning Commission approve the Use Permit amendment, County File No. PLN 2011-00258, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The subject permit was last issued an approval by the Planning Commission on November 14, 2012. In 2012, the proposal was initially heard before the Zoning Hearing Officer, the standard decision maker for a Use Permit request. At the time, the Zoning Hearing Officer stated that the proposal of 26 beds for non-ambulatory seniors is beneficial and that he was in favor of granting the use permit. However, the ZHO concluded that the application should be referred to the Planning Commission due to questions regarding the interface between County Ordinance Number 03563 (Zoning Annex, enacted the R-1/CCP Zoning District, dated April 4, 1994), which limits the number of institutional uses (a use which includes large residential care facilities) to one per 10 acres of land. Section 6163.4.0 of the County Zoning Regulations allows large residential care facilities up to 12 residents upon approval of a Use Permit. The R-1/CCP Section also can allow the subject use at the discretion by the Community Development Director, considered under "Other Compatible Uses," which County Planning staff has historically read to authorize residential non-ambulatory care facilities with more than 15 beds. As a result, the current Use Permit Amendment has been referred to the Planning Commission.

The current proposal is add a new 4,363 sq. ft. one-story (lateral) exterior addition to an existing one story 8,664 sq. ft. building, for a total of 13,027 sq. ft. The addition, which will double the capacity of the existing facility, providing 27 new beds accommodated in 15 new rooms (total 54 beds within 30 rooms), will provided needed care for the elderly in the area.

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The one-story addition will encroach into the front yard setback approximately 10'-2" where 20 feet is required and will also exceed the maximum 30% (12,925.5 sq. ft.) lot coverage by 101.5 sq. ft. (proposed 30.2%; 13,027 sq. ft.).

The facility currently has 23 on-site parking spaces, and five facility staff, which staff the facility in two shifts (7:00 a.m. to 7:00 p.m. and 7:00 p.m. to 7:00 a.m.). The applicant proposes to increase the number of staff to nine.

Visiting hours are from 10:00 a.m. to 8:00 p.m. daily.

RECOMMENDATION

That the Planning Commission approve the Use Permit amendment, County File No. PLN 2011-00258, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, 650/363-1818

Applicant/Owner: Robert Wong

Location: 340 Alta Vista Drive, South San Francisco

APN: 013-121-040

Size: 43,085 sq. ft.

Existing Zoning: R-1/CCP (Single-Family Residential/Country Club Park District/
20,000 sq. ft. minimum size)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units per acre)

Sphere-of-Influence: City of South San Francisco

Existing Land Use: Existing 26 -bed Residential Care Facility (Joyful Chapter)

Water Supply: California Water Service Company-South San Francisco

Sewage Disposal: City of South San Francisco

Flood Zone: FEMA Flood Zone Map indicates the parcel is located in Zone X, area of minimal flooding, per Community Panel No. 06081C0043E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 as a minor alteration of existing public or private structures, provided that the addition will not result in an increase of more than 10,000 sq. ft., that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and that the area in which the project is located is not environmentally sensitive.

Setting: The existing senior care facility is a 26-bed facility. The property is immediately bounded by the city limits of South San Francisco to the north and southeast. The property is adjacent to existing single-family residential development within the unincorporated area to the west and south. Avalon Park (a neighborhood park) abuts the subject parcel, immediately to the north. The building facility has been operating as a 26-bed residential care facility since June 17, 2014 (BLD 2013-00244). Previous to the current use, the facility was approved and utilized as a six-bed senior care facility and prior to that, as a private school for a maximum of 250 students. There are 23 existing parking spaces on site. One parking lot, along the left side yard of the property, has 12 spaces plus one ADA space. This parking lot is accessed from Alta Vista Drive and access is restricted by a security gate. A second parking lot, providing 11 spaces is located on Dorado Drive.

Chronology:

<u>Date</u>	<u>Action</u>
1958	- Use permit for a nursery school granted.
Late 1970's	- Nursery school use abandoned.
February 1981	- Use permit for an 18-person residential care facility approved by the Zoning Hearing Officer (original proposal for a 24 person facility, denied). The facility never opened for business and the use permit file was closed due to inactivity.
September 1986	- Use Permit for a 31-person residential care facility denied by the Planning Commission.
January 1993	- Permit for a Russian Orthodox Convent approved by the Zoning Hearing Officer. Facility was not constructed.
April 1994	- Board of Supervisors adopts the R-1/CCP District ordinance limiting the number of institutional uses in the Country Club Park area. The ordinance limits the number of residential care facility beds to a maximum of 15 beds with benefit of a use permit.
August 1996	- Use permit amendment approved to allow the Islamic Society School facility. The facility is approved for 250 students.
October 1996	- Lot line adjustment recorded to create the current configuration of the parcel.
October 2002	- Construction and remodel of facility finalized, BLD 1999-00989.
December 2010	- Property purchased by Robert and Sharon Wong, current property owners.
September 2011	- Received use permit application for a 28-bed non-ambulatory residential care facility.
July 20, 2012	- Resubmittal of plans removed a two-unit bedroom. Applicant requests approval of a 26-bed non-ambulatory residential care facility.
September 20, 2012	- Zoning Hearing Officer public hearing. The Zoning Hearing officer deferred the project to the Planning Commission for a decision due to the request to exceed the allowable capacity allowed by regulation.

- November 14, 2012 - Planning Commission public hearing. Project was approved.
- October 9, 2014 - Stop Work Notice, SWN 2014-00133, issued for a non-permitted 1,447 sq. ft. 28" high rear deck.
- October 19, 2016 - BLD 2014-02070 legalized the 1,447 sq. ft. deck.
- October 10, 2017 - Received application for a use permit amendment to add 27 beds to an existing 26-bed non-ambulatory residential facility for a total of 53 beds.
- August 7, 2018 - Request from applicant to move forward toward a public hearing prior to fulfilling the Department of Public Works' request for a traffic study. If the project receives Planning approval, the applicant will comply with any requirements and conditions of all applicable agencies.
- January 9, 2019 - Planning Commission public hearing.

DISCUSSION

A. **KEY ISSUES**

Due to the decision making history of the subject permit, staff has requested that the Planning Commission hear the renewal and amendment proposal. In 2012, the project was initially heard before the Zoning Hearing Officer who supported the proposal because the use is beneficial to seniors; however, the Zoning Hearing Officer deferred the decision to the Planning Commission because the proposal does not align with R-1/CCP Zoning District, which limits the number of beds in a residential non-ambulatory care facility to 15 beds.

Zoning Regulations Section 6163.3 *Definitions* identifies and defines *Other Compatible Uses* within the R-1/CCP Zoning District as *additional land uses that may be allowed if the Planning Director determines that the proposed use is consistent with the purpose of the district and sufficiently similar with other permitted land uses in the district.* This project would be considered under this definition because, with exception to the maximum bed count, the use is otherwise allowed within this district.

1. **Conformance with the General Plan**

Staff has determined that the project complies with the applicable General Plan policies, with specific discussion of the following:

a. **General Plan Land Use Designations**

Policy 7.16 (*Land Use Objectives for Urban Areas*) states land use objectives for land designated for urban areas are the following:

(1) maximize the efficiency of public facilities, services and utilities, (2) minimize energy consumption, (3) protect and enhance the natural environment, and (4) discourage urban sprawl.

The subject parcel is designated as Low Density Residential in the San Mateo County General Plan. Table 7.1P defines “Low Density Residential” as densities ranging from 0.3-2.3 dwelling units/acre and identifies appropriate uses for this designation as residential uses including, but not limited to, space for non-transient housing. The General Plan only identifies “general” allowed uses within the plan itself for this designation, and refers to the zoning regulations for a comprehensive list of allowed uses.

The R-1/CCP Zoning District allows for Residential Full-Time Care Facilities for Adults/Elderly which are defined as licensed facilities in a building containing a dwelling unit(s) in which 24-hour a day non-medical care and supervision are provided to adults or elderly adults. The proposal conforms to this policy because both water and sewer services are available to serve the existing and proposed development, the proposed addition will meet current building and residential code, will not require the removal of significant or heritage trees, and will be located on a parcel with the existing facility thus not requiring expansion to occur elsewhere.

b. Land Use Objectives for Urban Communities

Policy 8.1 (*Urban Land Use Planning*) seeks to plan for a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionality well-integrated land uses which meets general social and economic needs.

The proposed use meets an identified need for supportive senior living facilities in San Mateo County. Senior living facilities may be the best solution for many seniors who value their independence, yet need some assistance with daily needs. Assisted-living residences provide assistance with activities of daily living, coordination of services by outside health care providers, and monitoring of residents to ensure their safety and well-being. The Joyful Chapter facility operates on a 24-hour basis and offers varying levels of care for their residents. The use permit currently requires renewal each 7 years and administrative reviews conducted at year 2 and year 5 to confirm adherence with the conditions of approval set forth in Attachment A of this report.

Country Club Park is designated (General Plan Policy 8.10) as an “urban neighborhood,” defined as a relatively small, unincorporated “pocket” of land which is devoted to primarily residential land uses. Institutional uses are allowed in urban neighborhoods. Land Use Objectives include the provision of a mix of residential land uses

which will provide a substantial amount of housing opportunities in the unincorporated areas. The continued use of the facility and the proposed expansion seek to support this policy by providing housing to elderly residents within the County.

2. Conformance with Zoning Regulations

a. R-1/CCP Development Standards

Development Standards

The R-1/CCP zoning district outlines development standards for the district. Compliance with these standards is identified in the table below. The applicant’s proposal to exceed lot coverage and a reduced front yard setback is requested through this Use Permit.

Development Standards		Existing	Proposed
Min. Lot Width	Average 75 ft.	155 ft.	No Change
Min. Lot Area	20,000 sq. ft.	43,085 sq. ft.	No Change
Min. Front Yard Setback	20 ft.	88 ft.	10 ft. 2 inches*
Min. Rear Yard Setback	20 ft.	48 ft.	No Change
Min. Right Side Yard Setback	10 ft.	24 ft.	No Change
Min. Left Side Yard Setback	10 ft.	26 ft.	20 ft.
Max. Building Height	28 ft.	25 ft. 2 inches	15 ft. (addition)
Max. Lot Coverage	25% (10,771 sq. ft.)	20% (8,353 sq. ft.)	13,027 sq. ft. *
Max. Flor Area Ratio	30% of parcel (12,925.5 sq. ft.)		
* Subject to Use Permit Approval			

Performance Standards

All uses, facilities, and operations in the R-1/CCP Zoning District must conform to the following performance standards.

Noise Standards

No uses, facility or operation shall create any usually loud, uncommon noise which would disturb the neighborhood peace. The care facility operates similar to a typical residential use in that the facility does not produce unusually loud noise. To date, the Planning Department has not received any noise complaints from the continued operation of the facility.

Time of Day	Maximum Noise Level (dBA)		
	30 Minutes in Any Hour	15 Minutes in Any Hour	5 Minutes in Any Hour
7:00 a.m. – 10:00 p.m.	55	60	65
10:00 p.m. – 7:00 a.m.	50	55	60

Construction of the proposed addition may result in an increase in noise levels, however, these impacts are temporary in nature. A condition of approval is recommended to reflect the zoning district's limitation on construction noise (weekdays between 7:00 a.m. and 5:00 p.m.).

Lighting

A condition of approval is recommended requiring the applicant to submit manufacturer's sheets for all exterior and interior lighting in order to comply with the district's requirement for all lighting to be designed and located so that direct light and glare are confined to the premises.

On-site Activities

Staff has included a condition of approval requiring all uses and operations to be conducted entirely on the site as outlined in the R-1/CCP Zoning District. Currently, all resident activities are held indoors.

b. Conformance with Parking Regulations

Five staff are employed at the facility and work two shifts from 7:00 a.m. to 7:00 p.m. and 7:00 p.m. to 7:00 a.m. An increase in four staff is proposed; staff shifts remain unchanged.

Parking requirements for convalescent/residential care facilities are one space for every five beds. The required parking for a 53-bed facility is 11 spaces. Currently, there are 12 striped parking spaces available in the rear parking lot and 11 parking spaces in the parking lot on Dorado Drive, a total of 23 spaces, exceeding the parking requirements.

The applicant states that a typical weekend can generate 10-20 visitors on Saturdays and 5-10 visitors on Sundays during the visiting hours of 10:00 a.m. to 8:00 p.m., based on visitor records, which are the busier visiting days. With the small increase in staff (four additional staff to cover the existing two shifts), staff believes that any increase in trips will not be significant such that additional traffic/road measures will be required. Staff anticipates that the increase in bed count will not result in a significant increase in traffic given the current

and past use of the facility. Staff does not expect a significant increase in change or increase in traffic.

3. Compliance with the Existing Conditions of Approval

All of the current Use Permit's conditions of approval are assessed below with regard to compliance and whether the conditions should be retained or revised.

- a. This use permit shall be valid through November 14, 2019. If the applicant wishes to renew this use permit at that time, an application for the renewal must be submitted at least 6 months prior to the expiration date. An administrative review of this permit shall be required in February 2016.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect current language and dates.

- b. This use permit renewal shall be for a 26-bed facility for seniors, ages 60 and over; any increase will require an amendment to the use permit.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but amended to reflect the proposal of 53 beds.

- c. The applicant shall notify the Planning Department of any changes in ownership or management and shall provide the Planning Department with a copy of the most recent license to operate the facility from Community Care licensing.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- d. Visiting hours for the facility shall be limited to 10:00 a.m. to 8:00 p.m. daily.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

Additional Recommended Conditions of Approval

Staff recommends additional Conditions of Approval (Nos.3-13) as standard permit conditions and to require the removal of storage containers within the parking lot.

4. Compliance with Use Permit Findings

Through the provisions of Section 6500 (*Use Permits*), residential care facilities are permitted in the R-1/CCP (Single-Family Residential/Country Club Park District) upon issuance of a use permit. The Planning Commission must make the following finding in order to approve the Use Permit.

- a. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The subject parcel is 43,085 sq. ft., with the existing single-story structure measuring 8,664 sq. ft. in size and will be 13,027 sq. ft. upon approval of the proposed additional footprint. The addition of 15 bedrooms, with relief from the front yard setback and lot coverage maximum, has sufficient parking to accommodate the additional residents, staff, and visitors. The facility has maintained the required license from Community Care Licensing and, to date, the Planning and Building Department has not received any complaints. There is a growing need for senior care living facilities in San Mateo County and this proposed use is compatible with the purpose of the R-1/CCP Zoning Regulations; however, the number of beds proposed exceeds the permitted capacity thus the need for a Use Permit Amendment approval.

B. ENVIRONMENTAL REVIEW

Categorically exempt pursuant to Section 15301, Class 1 as a minor alteration of existing public or private structures, provided that the addition will not result in an increase of more than 10,000 sq. ft., that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and that the area in which the project is located is not environmentally sensitive.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Fire
Country Club Homeowners Association

City of South San Francisco Planning Department
Local Agency Formation Commission (LAFCo)
California Water Service Company
City of South San Francisco Sewer
Community Care Licensing

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Site Plan
- C. Existing Floor Plan
- D. Proposed Floor Plan
- E. Elevations-East
- F. Elevations-West
- G. 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 2011-00258

Hearing Date: January 9, 2019

Prepared By: Olivia Boo
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is categorically exempt from the California Environmental Quality Act, pursuant to Section 15301, Class 1 as a minor alteration of existing public or private structures, provided that the addition will not result in an increase of more than 10,000 sq. ft., that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and that the area in which the project is located is not environmentally sensitive.

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The facility has been serving seniors since 2011 and has not been subject to any complaints by the surrounding neighborhood, that water and sewer service is available, and the use supports the need for elderly housing and care in the area.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this letter and submitted to the Planning Commission on January 9, 2019. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This use permit shall be valid through January 9, 2026. If the applicant wishes to renew this use permit at that time, an application for the renewal must be submitted at least 6 months prior to the expiration date. The first administrative

review of this permit shall be required in November 2019 or 12 months after the associated building permit receives final inspection. The second administrative review shall be required 5 years after the first administrative review.

3. This use permit renewal shall be for a 53-bed facility for seniors, ages 60 and over; any increase will require an amendment to the use permit.
4. Visiting hours for the facility shall be limited to 10:00 a.m. to 8:00 p.m. daily.
5. The applicant shall notify the Planning Department of any changes in ownership or management and shall provide the Planning Department with a copy of the most recent license to operate the facility from Community Care Licensing.
6. The applicant shall include an erosion and sediment control plan as part of the required building permit. This plan shall identify the type and location of erosion control devices 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. No site disturbance shall occur, including any grading, until a building permit has been issued.
8. 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 by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- g. Performing clearing and earth-moving activities only during dry weather.
 - h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - i. Limiting construction access routes and stabilizing designated access points.
 - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.
9. The existing cargo containers located on site in the parking lot accessed from Alta Vista Drive shall be removed from site so as not to occupy the required parking spaces provided on site and make those parking spaces available for visitors.
 10. Construction related noise is limited to weekdays between 7:00 a.m. and 5:00 p.m.
 11. The applicant shall submit manufacturer's sheets for all proposed exterior and interior lighting as part of the building permit application for review by the Planning Department. Lighting shall be designed and located so that direct light and glare are confined to the premises.
 12. All uses, activities and operations shall be conducted entirely on the building site.
 13. This permit does not allow for the removal of any trees. Any tree removal will require a separate permitting process.

Building Inspection Section

14. A building permit is required for this project.
15. At the time of building permit application, please remove all references to "South San Francisco Municipal Code" and "City of Millbrae, Municipal Code."
16. At the time of building permit application, please remove the reference to "Unlimited Area of BLDG, per 507.4" as the building is not surrounded by public ways or yards not less than 60 feet in width. It appears that, based on Table 506.2 that the construction must be Type VA and that the maximum area of a one story structure is 42,000 of R2.1 occupancy.
17. Egress, exits and exit signs must be installed as per the current California Building Code.

18. Occupancy separations will be required as per the current California Building and Residential Codes. Corridors, rooms and garage to meet occupancy separation requirements.
19. Hardwired smoke alarms with battery backup are to be installed in each sleeping room in accordance with the California Building and Residential Codes.

City of South San Francisco Fire District

20. Any modification to the fire sprinkler system shall be performed per NFPA 13.
21. Any modification to the fire alarm system shall be performed per NFPA 72.
22. Provide a portable fire extinguisher with a rating of not less than 2-A; 10BC within 75-foot travel distance to all portions of the building.
23. Any piping and tubing other than fire sprinkler piping shall be identified in accordance with ASME A13.1 to indicate the material conveyed.
24. Penetrations of fire resistive walls, floor-ceiling and roof-ceiling shall be protected as required in CBC Sections 4304 and 4305.
25. Interior finish, decorative materials and furnishings shall be installed in accordance with the California Fire Code Chapter 8.
26. Provide approved signage for the fire department connection for the fire sprinkler system.
27. For any questions please contact Craig Lustenberger, South San Francisco Fire Department 650/829-6645.

Department of Public Works

28. The applicant shall submit a traffic study at the building permit stage for review by the Department of Public Works and implement any measures identified by the study and recommended by the Department of Public Works.
29. 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.

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County of San Mateo - Planning and Building Department

ATTACHMENT B

PROJECT:

**NEW ADDITION
FOR
JOYFUL CHAPTER
SENIOR LIVING**

XIE ASSOCIATES

10101 CHERRY HILL WAY #202
SAN FRANCISCO, CA 94115
TEL: 415.774.8800
WWW.XIEASSOCIATES.COM

340
ALTA VISTA
S. SAN FRANCISCO,
CALIFORNIA



SITE PLAN
& NOTES

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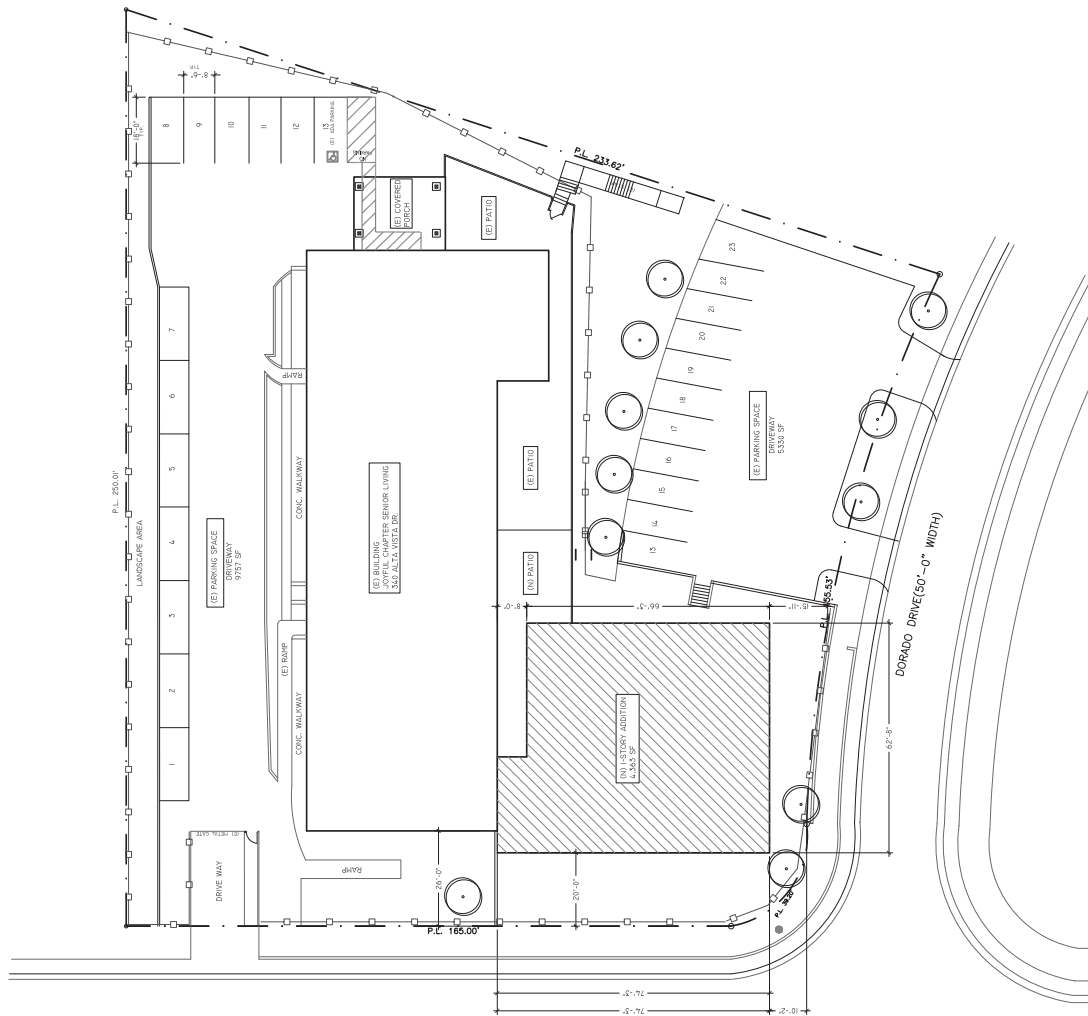
EROSION/SEDIMENT CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN RAFAEL IMPROVEMENT STANDARDS, CURRENT EDITION (2018), AND THE CALIFORNIA REGULARLY UPDATED EROSION CONTROL MANUAL (2018), AND MAINTAINED DURING THE WET SEASON (OCT. 1 THROUGH APRIL 30).
2. SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED ALL YEAR.
3. DRAIN INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS, AND INLET FILTER BAGS YEAR-ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC WORKS DEPARTMENT.
4. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENT, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TRESS, AND DRAINAGE COURSE.
5. CONSTRUCTION OPERATIONS AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SCHEDULED TO OCCUR DURING THE WET SEASON.
6. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
7. PROVIDE WRITTEN INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE CONSTRUCTION BMPs.
8. CONTROLS AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTE, PAINTS, CONCRETE, PETROLEUM PRODUCTS, OILS, GREASE, AND OTHER HAZARDOUS MATERIALS INTO ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
9. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AREAS DESIGNATED FOR THIS PURPOSE.
10. PROVIDE WOOD FENCE OR EXISTING WOOD FENCE TO REMAIN TO PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION.

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY PER PLAN	W/P USE
	CE TREE	CE TREE				L
	SHRUB	CE	5 GAL	3'-0" DC		L
	CE	CE	5 GAL	6'-0" DC		L
	CE	CE	1 GAL	3'-0" DC		L
	GRASSES	CE	1 GAL	2'-0" DC		L

NOTES:
1. ALL PLANTING AREAS TO BE PER CITY OF GOLDEN GATE COUNTY STANDARDS.
2. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. ALL PLANTING AREAS TO BE MAINTAINED PER CITY OF SAN RAFAEL STANDARDS.
4. ALL PLANTING AREAS TO BE MAINTAINED PER CITY OF SAN RAFAEL STANDARDS.



ALTA VISTA DR. (50'-0" WIDTH)

PROJECT NORTH

SCALE: 1/16"=1'-0"

I-SITE PLAN



County of San Mateo - Planning and Building Department

ATTACHMENT C



County of San Mateo - Planning and Building Department

ATTACHMENT D



County of San Mateo - Planning and Building Department

ATTACHMENT E

PROJECT:

**NEW ADDITION
FOR
JOYFUL CHAPTER
SENIOR LIVING**

XIE ASSOCIATES
Architectural & Interiors
1000 Market Street, Suite 200
San Francisco, CA 94102
(415) 774-8887
www.xieassociates.com

**340
ALTA VISTA
S. SAN FRANCISCO,
CALIFORNIA**



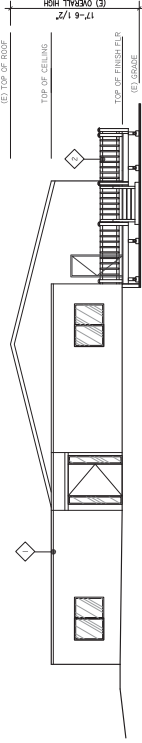
ELEVATIONS

A3.0

- GENERAL NOTES**
- 1. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
 - 2. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF 1/2" GYP BOARD.
 - 3. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD.

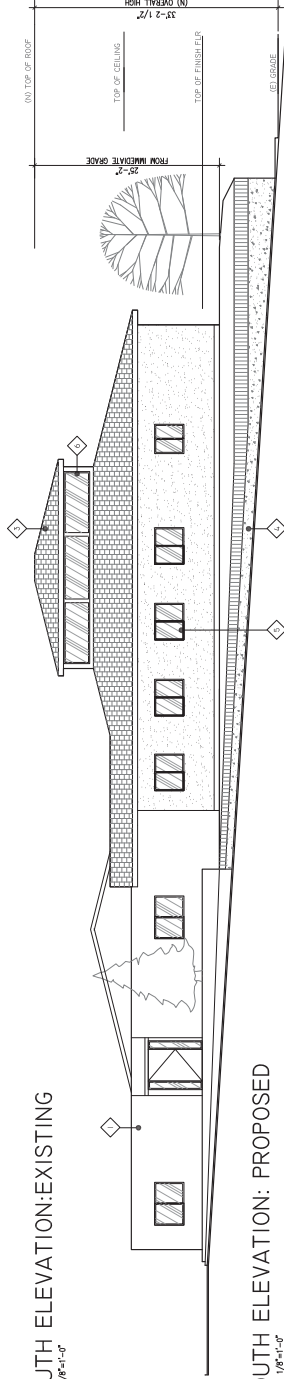
WORK NOTES

- ◇ (E) BUILDING TO REMAIN, NO WORK
- ◇ (E) 36" HIGH OPEN WOOD GUARDRAIL, P.T. OR REDWOOD
- ◇ NEW SLOPE ROOF WITH COMPOSITE SHINGLE, TYP.
- ◇ (E) CONC. WALL @ STREET LEVEL
- ◇ NEW ALUM. SLIDING WINDOW, MATCH EXISTING
- ◇ NEW ALUM. TRUM WINDOW, PROVIDE LIGHTING TO LIVING ROOM
- ◇ NEW STUCCO WALL FINISH, MATCH EXISTING



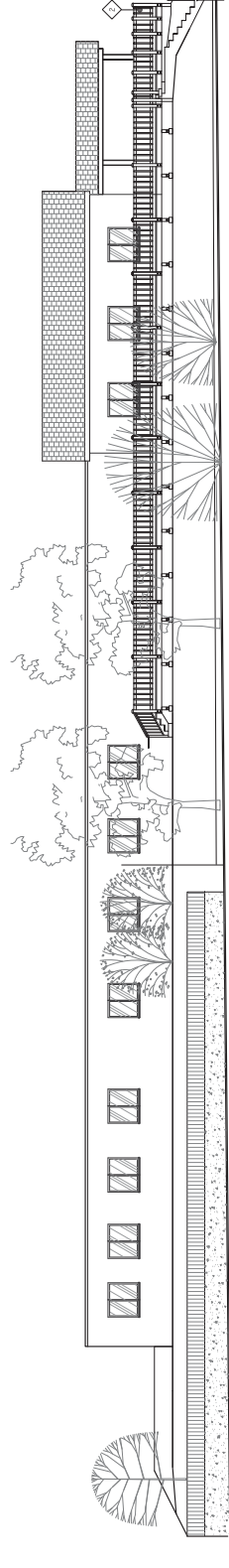
1-SOUTH ELEVATION:EXISTING

SCALE: 1/8"=1'-0"



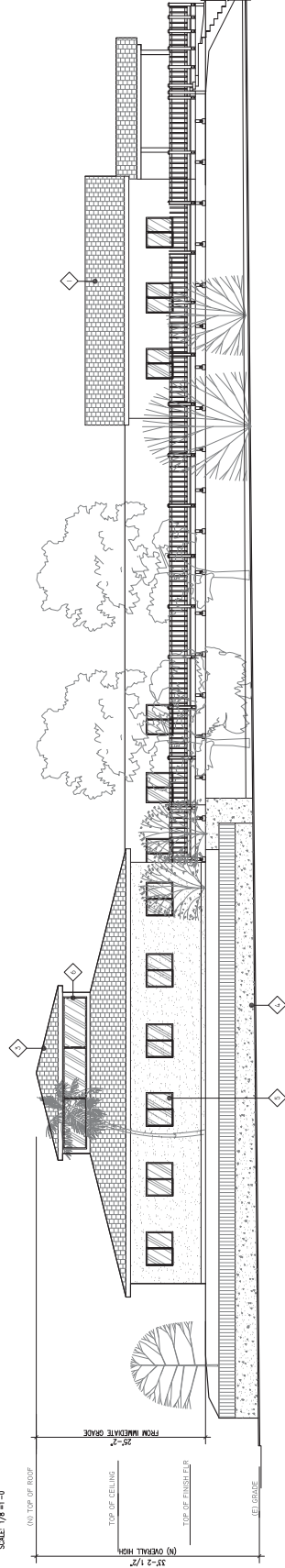
2-SOUTH ELEVATION: PROPOSED

SCALE: 1/8"=1'-0"



3-EAST ELEVATION:EXISTING

SCALE: 1/8"=1'-0"



4-EAST ELEVATION:PROPOSED

SCALE: 1/8"=1'-0"



County of San Mateo - Planning and Building Department

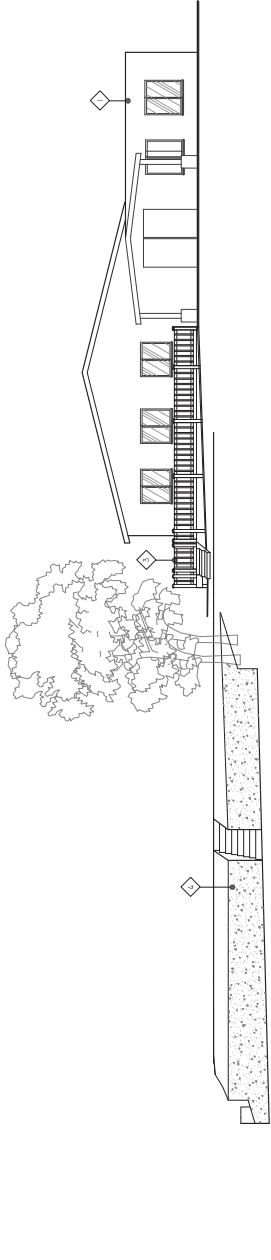
ATTACHMENT F

GENERAL NOTES

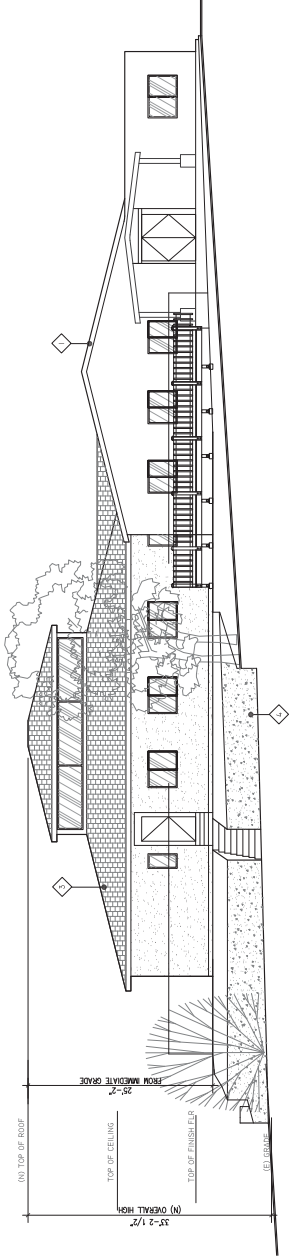
- I. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
- II. PROVIDE PROTECTIVE BARRIERS AND, WHEN APPLIED, RED WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 1" PAPER.
- VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD.

WORK NOTES

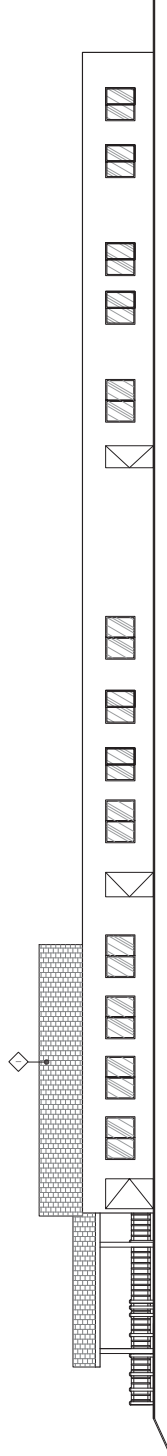
- ◇ (E) BUILDING TO REMAIN, NO WORK
- ◇ (E) 36" HIGH, OPEN WOOD GUARDRAIL, P.T. OR REDWOOD
- ◇ NEW SLOPE ROOF WITH COMPOSITE SHINGLE, TYP.
- ◇ (E) CONC. WALL @ STREET LEVEL OR PARKING LOT
- ◇ NEW ALUM. SLIDING WINDOW, MATCH EXISTING
- ◇ NEW ALUM. ATRIUM WINDOW, PROVIDE LIGHTING TO LIVING ROOM
- ◇ NEW STUCCO WALL FINISH, MATCH EXISTING



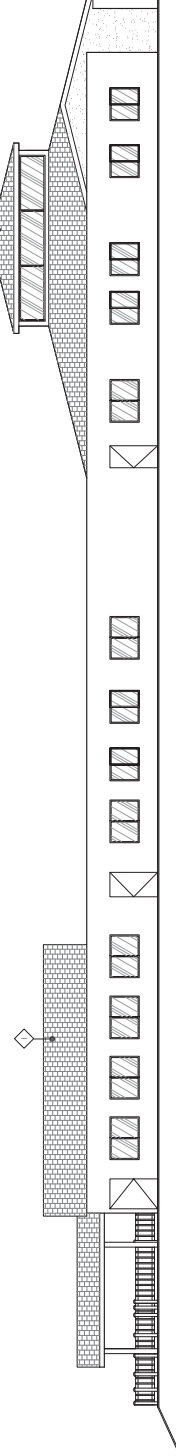
1-NORTH ELEVATION:EXISTING
SCALE: 1/8"=1'-0"



2-NORTH ELEVATION: PROPOSED
SCALE: 1/8"=1'-0"



3-WEST ELEVATION:EXISTING
SCALE: 1/8"=1'-0"



4-WSET ELEVATION:PROPOSED
SCALE: 1/8"=1'-0"

PROJECT:

**NEW ADDITION
FOR
JOYFUL CHAPTER
SENIOR LIVING**

X/E ASSOCIATES

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SAN FRANCISCO, CALIFORNIA
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EMAIL: info@xehome.com

**340
ALTA VISTA
S. SAN FRANCISCO,
CALIFORNIA**

PROJECT:	ALTA VISTA
DATE:	07/23/2019
SCALE:	AS SHOWN
DESIGNER:	X/E ASSOCIATES
ARCHITECT:	X/E ASSOCIATES
ENGINEER:	X/E ASSOCIATES
CONTRACTOR:	X/E ASSOCIATES

**EXTERIOR
ELEVATIONS**

A3.1



County of San Mateo - Planning and Building Department

ATTACHMENT G



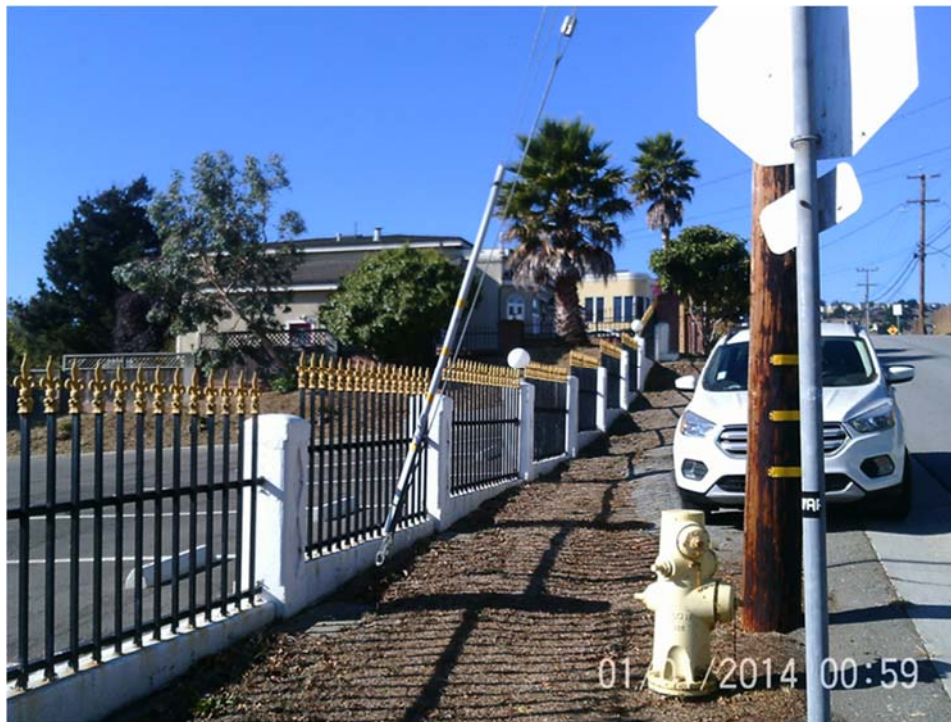
Area of proposed addition.



View of Alta Vista Drive.



Corner of facility location (corner of Alta Vista Drive /Dorado Way)





View across street from Joyful Chapter



Parking Lot on Dorado Way





Secured entrance to Joyful Chapter