

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

DATE: December 11, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Coastal Development Permit and Design Review for a new two-story, 2967 sq. ft. single-family residence with an attached 570 sq. ft. two-car garage on a vacant 13,139 sq. ft. parcel. Minor grading and no tree removal are proposed. This project is a full re-design of and supersedes Design Review permit PLN 2017-00026, and is appealable to the California Coastal Commission.

County File Number: PLN 2019-00068 (Ed Love/Moutrie)

PROPOSAL

The applicant seeks Coastal Development Permit (CDP) and Design Review approvals to allow for the construction of a new two-story, 2,967 sq. ft. single-family residence with an attached 570 sq. ft. two-car garage on a 13,139 sq. ft. undeveloped legal parcel (Parcel legality confirmed via Certificate of Compliance (Type B), PLN 2014-00414). The proposed project involves no tree removal and will entail minimal grading. The project site is a vacant lot located at the corner of Alvarado Avenue and Bernal Avenue in the unincorporated Moss Beach area of San Mateo County. Access to the proposed single-family residence will be from Bernal Avenue. The project site is located in the California Coastal Commission's appeals jurisdiction. The project area comprises parcels developed with single-family homes of varying architectural styles. The parcel is fairly flat with predominant vegetation consisting of shrubs and non-native grasses.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review, County File Number PLN 2019-00224, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Renée T. Ananda

Applicant: Edward Love

Owner: David and Marsha Moutrie

Location: Alvarado Avenue and Bernal Avenue, Moss Beach

APN(s): 037-279-060

Size: 13,139 sq. ft.

Existing Zoning: R-1/S-105/GH/DR (Single-Family Residential District/S-105 Combining District with 20,000 sq. ft. minimum parcel size/Geological Hazard District/Design Review/Coastal Development)

General Plan Designation: Low Density Residential Urban (0.3 to 2.0 dwelling units/acre)

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant/Undeveloped

Water Supply and Sewage Disposal: Montara Water and Sanitary District (MWSD).

Flood Zone: Zone X Areas of Minimal Flooding

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 on a 13,139 sq. ft. (0.30-acre) vacant parcel located on Alvarado Avenue at Bernal Avenue in Moss Beach. The project site is within an existing urban/residential community of Moss Beach. Land uses consist of residential development to the north and southwest, vacant lots to the west, and undeveloped open space as part of Pillar Point Bluff County Park to the east and southeast. Coastal bluffs and the Pacific Ocean are further west of the parcel.

Chronology:

<u>Date</u>	<u>Action</u>
March 19, 2015	- PLN 2014-00414, Certificate of Compliance Type B and associated Coastal Development Permit approved.
May 5, 2015	- Certificate of Compliance Type B recorded on May 5, 2015.
January 30, 2019	- Pre-application review and comments provided to applicant.
February 14, 2019	- Application submitted.

- May 9, 2019 - Coastside Design Review recommends approval of the design as presented in this report.
- June 9, 2019 - Application deemed complete.
- December 11, 2019 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff reviewed the proposed single-family residence against all applicable General Plan (GP) policies and found the proposal to be consistent with the goals and objectives contained therein. The parcel is not located in a scenic corridor, nor does the property adjoin an area of sensitive habitat. Applicable General Plan policies are discussed below.

Vegetative, Water, Fish and Wildlife Resources: Policy 1.1 (*Conserve, Enhance, Protect, Maintain and Manage Vegetative, Water, Fish and Wildlife Resources*) promotes the conservation, enhancement, protection, maintenance, and managed use of the County's biological resources. Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) is to ensure that uses and development activities prevent significant adverse impacts on vegetative, water, and fish and wildlife resources. Policy 1.24 (*Regulate Location, Density, and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*) provides for the regulation of development to minimize impacts and to encourage enhancement of vegetation, water, and fish and wildlife resources. Policies 1.25 (*Protect Vegetative Resources*), 1.26 (*Protect Water Resources*), and 1.27 (*Protect Fish and Wildlife Resources*) provide for the protection of vegetative, water, and fish and wildlife resources.

Field reviews of the parcel were conducted on March 15 and 22, 2017 and the results of the field reviews were reported in the applicant's submittal prepared by Coast Range Biological, LLC. The report, *A Biological Impact Form for Compliance with San Mateo County LCP Program Policy 7.5*, dated March 2017, indicates that no special-status plants were observed on the project site or surrounding study area during the March 15 and 22, 2017 field visits. However the visits occurred outside the typical blooming period for some special-status plant species. A survey was therefore conducted during the growing season in May 2018 to identify the presence or absence of Bladedale's bent grass (*Agrostis blasdelei*), a species ranked 1B by the California Native Plant Society, i.e., either as rare, threatened, or

endangered in California and elsewhere. The results of the survey are provided in the applicant's supplemental report, dated May 11, 2018.

The 2018 survey did not identify the presence of any special-status species, and Coast Range Biological, LLC therefore concluded that no special-status plant species occur, or are expected to occur, on the parcel, also as the result of the lack of suitable habitat. Potential habitat is present for special-status species in the study area (off-site of the parcel), within a nearby Northern coastal scrub plant community, which is a native habitat that could support special-status plants and wildlife including San Francisco dusky-footed woodrat and native nesting birds. No construction will take place within this area, and, as conditioned, no impacts to special status species is expected to occur.

Mitigation measures to prevent vegetation disturbance or other impacts to northern coastal scrub adjacent to the project site in Pillar Point Bluff County Park are required by the recommended conditions of approval. These include a requirement to erect an exclusion fence along the eastern perimeter of the project site during project construction in order to prevent construction vehicles, equipment, or personnel from encroaching outside of the approved construction limits. Other construction Best Management Practices (BMPs), as depicted in project plan sheet C-2, (dated February 4, 2019) are required to be implemented to minimize vegetation removal, erosion, and any other surface disturbance on the project site. Native species are required to be included in project landscaping to minimize the potential for invasive plant species. The proposed project includes an erosion and sediment control plan to protect coastal water quality. The project, as conditioned, is therefore consistent with the General Plan policies identified above.

Soil Resources: Policies 2.2 (*Minimize Soil Erosion*) and 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seek to ensure that development proposals include measures to minimize soil erosion and sedimentation. The recommended condition of approval requires implementation of BMPs and an Erosion and Sediment Control Plan. The Erosion Control and Sediment Plan must be implemented prior to the beginning of construction, and throughout the construction period. Implementation of the Erosion and Sediment Control Plan and BMPs will ensure that all construction-related activities are consistent with the above-cited soils resources policies. The project as conditioned is consistent with the General Plan policies for the protection of soil resources.

Visual Quality: Policy 4.36 (*Urban Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and

be designed and constructed in a manner that contributes to the orderly and harmonious development of the locality.

The proposed residence is a prairie-style design (see Attachment C) with the typical long, low horizontal massing and low slope hip roof. The design is appropriate for the wide, flat lot facing Bernal Avenue, and is compatible with the various architectural styles of Moss Beach. The proposed residence will fit in well with neighborhood, which has an eclectic mix of different eras and styles (including Ranch, Farmhouse, and Contemporary). The Site Plan, Floor Plans and views are oriented to the open space to the east and the hills to the north. The garage at the south end of the house faces the rear of the neighboring, tall "Contemporary" house. The long, strong, horizontal lines of the stone wainscoting, horizontal siding, eaves and ridge lines all contribute to and complement the "Prairie" style design, which fits well on the wide, flat lot. Phone and utility lines will be located underground.

As discussed in the Local Coastal Program (LCP) analysis section of this report, below, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting of May 9, 2019 and determined that the proposed residence complies with applicable Design Review Standards, and recommended approval (see Attachment D). The proposed residence maintains the visual character of the Moss Beach urban neighborhood and is situated in an orderly fashion, consistent with the General Plan policy with respect to visual quality.

Historical and Archaeological Resources: Policy 5.21 (*Site Treatment*) encourages the protection and preservation of archaeological sites, including suspending construction work temporarily when archaeological/paleontological sites are discovered. Policy 5.21 also requires that procedures be established to allow for timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.

In order to address these requirements, the recommended conditions of approval address the potential for archaeological and/or paleontological resources to be found/uncovered during construction activities. These conditions require all activity in the vicinity of the find to cease until it can be evaluated by a qualified archaeologist. The archaeologist will notify the property owner and will develop an appropriate treatment plan, for review and approval of the Community development director prior to the commencement of construction, if he or she determines that significant resources have been found. The archaeologist shall consult with Indigenous/American Indian monitors or other appropriate Indigenous/American Indian representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Indigenous/American Indian in nature.

General Land Use: The goal of Policy 7.3 (*Infrastructure*) is to distribute land uses where public services and facilities exist or can be feasibly provided (such as sewer and water systems) in order to achieve maximum efficiency. Policy 7.7 (*Land Use Patterns*) calls for the distribution of land uses to achieve orderly, understandable, coherent and workable land use patterns. Policy 7.15 (*Designation of Land Uses*) establishes land use designations applicable to urban areas (as well as rural areas) to meet land use objectives. Table 7.1P provides the primary, feasible uses associated with land use designations.

The parcel is located within an area designated Low Density Residential Urban (0.3-2.3 dwelling units/acre, residential uses including but not limited to space for non-transient housing). The objectives of Policy 7.16 (*Land Use Objectives for Urban Areas*) for land use designations in unincorporated urban areas include: (1) to maximize efficiency of public facilities, services and utilities, (2) minimize energy consumption, (3) encourage the orderly formation and development of local government agencies, (4) protect and enhance the natural environment, (5) revitalize existing developed areas, and (6) to discourage urban sprawl.

The proposed project is not in conflict with the land use objectives of the GP for urban areas. Montara Water and Sanitary District confirmed that there is water and sewer infrastructure to accommodate the new residence, consistent with the General Plan.

Urban Land Use: Policy 8.1 (*Urban Land Use Planning*) provides for the planning and arrangement of land uses in urban areas. This GP policy requires land use be compatible and harmonious in urban areas. Land uses should be a type and mix of functionally well-integrated uses to meet the general social and economic needs of the area. An objective of Policy 8.2 (*Land Use Objectives for Urban Communities*) is that a mix and an amount of residential land uses are provided in unincorporated areas; and that land use patterns are established to give urban communities strong individual and identifiable characters. Policy 8.3 (*Land Use Objectives for Urban Neighborhoods*) provides objectives for urban neighborhoods, including that neighborhoods be planned primarily for single-family residential areas which appear and function as residential neighborhoods of contiguous cities. Residential Land Use Policy 8.15 (*Land Use Compatibility*) calls for the protection and enhancement of the character of existing single-family areas and seeks to protect existing single-family areas from incompatible land uses that would degrade the environmental quality and economic stability of the area. The GP also has policies that establish general development standards, such as Policies 8.35 (*Zoning Regulations*), 8.36 (*Uses*), 8.37 (*Density*), and 8.39 (*Height, Bulk and Setbacks*). These ensure that uses and development are consistent with the land use designations, and that specific standards are applied to each zoning district.

The proposed residence meets the zoning district height standards and is compatible in design, scale and size with other residences located in the vicinity. Moss Beach is an existing Urban Community as designated by Policy 8.9. 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 Attachment E). The proposed residence is therefore consistent with LCP policies regarding urban land use.

Water Supply and Wastewater: Water Supply Policy 10.1 (*Coordinate Planning*) requires the County to coordinate 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. Wastewater Policies 11.1 (*Adequate Wastewater Management*) and 11.2 (*Coordinate Planning*) require the County to plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality, and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of water systems as the preferred method of water supply, and sewerage systems as the appropriate method of wastewater management in urban areas. The Montara Water and Sanitary District (MWSD), as the water and sewer service provider for this urban area, has confirmed that a water service and sewer connection is available for this site for which the applicant must obtain required connection permits. Therefore, a recommended condition of approval requires the applicant to obtain all applicable MWSD permits for the proposed residence, prior to issuance of a building permit. MWSD has provided staff with a project review comment letter indicating adequate capacity to serve the project, subject to conditions, including requiring the applicant to obtain Domestic Water/Fire Protection Connection and Sewer Permits and to submit fire flow calculations from a Certified Fire Protection Contractor. The proposed project, as conditioned, complies with the General Plan requirements for water supply and waste water.

Natural Hazards: Policies 15.3 (*Incorporate Information on Natural Hazards into Land Use and Development Decisions*) calls for integrating data on natural hazards into the review of land use and development proposals in order to identify hazardous areas, potential constraints to development, and/or appropriate mitigation measures. Policies 15.18 (*Determination of Existence of a Geotechnical Hazard*) requires the use of the Natural Hazards map to determine general areas where geotechnical hazards may be present when reviewing development proposals.

The parcel is zoned with a GH (*Geological Hazards*) overlay. Section 6296.2. (*Description of Hazardous Zones in Seal Cove Area*) allows development in Zone 3 if suitable mitigation measures are incorporated into the project design. These include siting of homes away from active faults, and providing structural and foundation designs, and adequate surface drainage plans, as recommended by a qualified geotechnical engineer.

In this case, the applicant's engineering consultant conducted geologic and geotechnical reviews of the project site and concluded that the site is suitable for development contingent upon the implementation of the report's geotechnical recommendations. Pursuant to Section 6295.4 of the San Mateo County Zoning Regulations, building permits shall not be approved unless the County Geologist has evaluated the project to show compliance with applicable district regulations. Given these requirements and the analysis that has been conducted to date, the proposed project, as conditioned, is in conformity with the General Plan. See further discussion below regarding the GH District and required conditions for approval.

2. Conformance with the Local Coastal Program

The LCP provides for the protection of resources within the Coastal Zone. The proposed project is located within the Coastal Zone and within the Coastal Development (CD) overlay district which requires a CDP for development projects, pursuant to Section 6328.4 of the County Zoning Regulations (i.e., the LCP Implementation Plan). Staff has reviewed the project and found that it complies with applicable LCP policies, as provided and discussed below.

Locating and Planning New Development: LCP Policy 1.3 (*Definition of Urban Areas*) defines urban areas as those lands suitable for urban development because the area is either: (1) developed, (2) subdivided and zoned for development at densities greater than one dwelling unit/5 acres, (3) served by sewer and water utilities, and/or (4) designated as an affordable housing site in the Housing Component. LCP Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by impacts of new residential development. Staff anticipates that the total building permits to be issued for the 2020 calendar year will not exceed this limit, based upon current projections.

Archaeological/Paleontological Resources: LCP Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) calls for the same protective requirements specified/discussed above in General Plan Policy 5.2. Staff recommends a condition which requires measures to ensure the protection of cultural, archaeological, and paleontological resources, if encountered during construction of the residence. The proposed project complies with the LCP with respect to the protection of Archaeological/Paleontological Resources.

Design Review: The Visual Resources component of the LCP provides standards for Design Review (DR) Districts in urban areas of the Coastal Zone. The GP provides specific policies for the structural and community features in these urban areas. Policy 8.12 (*General Regulations*) applies the DR District overlay to Coastal Zone urban areas, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 (*Standards for Design for One-family and Two-family Residential Development in the Midcoast (El Granada, Miramar, Moss Beach, Montara)*) of the Zoning Regulations. Policy 8.12 requires that proposed development be reviewed against the design standards contained in Section 6565.20. Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes the following design guidelines for Montara, Moss Beach, El Granada, and Miramar: (1) design structures that fit the topography of the site and do not require extensive cutting, grading, or filling for construction; (2) employ the use of natural materials and colors that blend with the vegetative cover of the site; (3) use pitched roofs that are surfaced with non-reflective materials except for the employment of solar energy devices. The limited use of flat roofs may be allowed if necessary, to reduce view impacts or to accommodate varying architectural styles that are compatible with the character of the surrounding area; (4) design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape; and (5) design development, to the extent feasible, to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

The proposed home complies with the above LCP's Design Guidelines as follows:

- a. On-site grading is not extensive (entails 110 cubic yards) and only limited to standard construction activity.
- b. The proposed materials for the home, such as James Hardie siding and trim (respectively Monterey taupe and Navajo beige), flagstone stairs (gray), and natural redwood fencing have a natural appearance.

- c. The proposed home design uses a relatively flat Certainteed Landmark roof with asphalt shingles (Moire black) for the roof material.
- d. The minimal roof mass keeps the proposed structure in scale with the rest of the homes in the neighborhood.

The CDRC adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, established by Section 6565.20 of the San Mateo County Zoning Regulations, as identified below:

- a. Section 6565.20 (C) Site Planning and Structure Placement; 2. Complement Other Structures in the Neighborhood; a. Privacy; (1) Design locates and orients windows, entrances, deck, patio, and porch to minimize and mitigate views into neighboring houses and outdoor areas.
- b. Section 6565.20 (D) Elements of Design; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; (1) House design respects the scale of homes in the neighborhood through building dimensions, style, shape, and form, and materials that are proportional and complementary to homes in the neighborhood.
- c. Section 6565.20 (D) Elements of Design; 2. Architectural Style and Features; a. Architectural Style; (1), (2) House design uses architectural style and materials that complement the coastal, semi-rural small town, such as a one-story design for the main house, wrap-around porch, and metal roof.

As mentioned above, the CDRC considered this project at the regularly scheduled CDRC meeting of May 9, 2019 and determined that the proposed residence complies with applicable LCP Design Review Standards, and recommended approval. The proposed residence is therefore consistent with the Local Coastal Program.

Hazards: Policy 9.10 (*Geological Investigation of Building Sites*) requires the County Geologist or an independent consulting certified engineering geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. As appropriate and where not already specifically required, the LCP requires site-specific geotechnical investigations to determine mitigation measures for the remedy of such hazards as may exist for structures of human occupancy and/or employment other than those considered accessory to agriculture as defined in Policy 5.6. Section 6295 of the Zoning Regulations states that the purpose of the Geological Hazard "GH" District is to safeguard life, limb,

property and the public welfare by regulating land development in areas determined to be hazardous for development because of geologic factors.

The site is located in the GH District Area Zone 3. Section 6296.2 (*Description of Hazardous Zones in Seal Cove Area*) allows development in Zone 3 if suitable mitigation measures are employed, including, but not limited to, siting of homes away from active faults, and using structural and foundation design and surface drainage plans designed by a qualified geotechnical professional.

Zone 3 of Seal Cove is the most stable part of the Seal Cove area; risk to development in this area is considered to be low to moderate. The major geologic hazard in this zone is the possibility of surface faulting along the main traces and subsidiary cross faults of the Seal Cove Fault system. These faults are considered to be active and capable of producing strong surface rupture and ground failure with associated strong ground shaking. The feasibility of reducing the risks to acceptable levels in this zone is considered generally high. The applicant is required to record a deed restriction to acknowledge the property’s location in Zone 3 of the Seal Cove Geologic Hazards in accordance with the GH District Regulations, pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance. Section 6295.4 requires that the applicant to record the a deed restriction with the San Mateo County Recorder’s Office prior to the issuance of the building permit, that states: “This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department.” With this condition, the proposed project conforms to the LCP’s requirements for geological hazards.

3. Conformance with the Zoning Regulations

S-105 District Development Standards: The proposed residence complies with the property’s R-1/S-105/DR/GH/CD Zoning designation, as indicated in the following table:

	S-105 Development Standards	Proposed
Minimum Site Area	20,000 sq. ft.	13,139 sq. ft. (existing)
Maximum Floor Area	6,200 sq. ft.	3,537 sq. ft. (27%)
Maximum Building Site Coverage	3,284.27 sq. ft. (25% maximum)	2,250 sq. ft. (17.1 %)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.

	S-105 Development Standards	Proposed
Minimum Right-Side Setback	10 ft.	10 ft.
Minimum Left Side Setback	10 ft.	10 ft.
Maximum Building Height	28 ft.	22.5 ft.
Minimum Parking Spaces	2	2
Daylight Plane/Facade Articulation	20 ft./45 degrees on setback lines of two opposite facades OR finding by CDRC	Facade articulation conforms

B. ENVIRONMENTAL REVIEW

This proposed single-family residence 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

Staff referred the project to the Midcoast Community Council (MCC) on March 29, 2019. The MCC asked for confirmation of the zoning for the parcel on April 3, 2019. Upon being informed on April 4, 2019 that the site is zoned R-1/S-105/DR/CD the MCC stated that it has no comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission (CCC) on March 29, 2019 and received the Coastal Commission's response on April 19, 2019. CCC staff inquired in general about the R-1 zoning designation in the Midcoast versus outside of the Midcoast, the location of Seal Cove hazards zones, and confirmed the lot coverage and setback requirements allowed by the S-105 District. Staff responded to the CCC's questions and provided a copy of the Cotton Shires *Geological Analysis of Seal Cove Seal Cove*, which includes the GH zoning map. No other comments were made by CCC staff with respect to the proposed residence.

E. REVIEW BY MONTARA WATER AND SANITARY DISTRICT

Staff referred the project to the Montara Water and Sanitary District (MWSD) on March 29, 2019. Staff received a facsimile copy of MWSD's comment letter, dated April 9, 2019. MWSD, in summary, requires sewer and domestic water permits along with payment of the applicable fees. MWSD also indicates that the project must be connected to the District's fire protection system and pay the applicable fee.

F. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission
Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location and Vicinity Map
- C. Project Plans and Site Photos
- D. Coastside Design Review Decision Letter, dated June 5, 2019

RTA:pac - RTADD0617_WPU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00068 Hearing Date: December 11, 2019

Prepared By: Renée T. Ananda
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 Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies requiring compliance with design review standards and findings.
3. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policy 1.23.

Regarding the Design Review, Find:

4. That the project, as proposed and conditioned, has been reviewed under and found to comply with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20, of the San Mateo County Zoning Regulations. Specifically, as follows:
 - a. Section 6565.20 (C) Site Planning and Structure Placement; 2. Complement Other Structures in the Neighborhood; a. Privacy; (1) Design locates and

orients windows, entrances, deck, patio, and porch to minimize and mitigate views into neighboring houses and outdoor areas.

- b. Section 6565.20 (D) Elements of Design; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; (1) House design respects the scale of homes in the neighborhood through building dimensions, style, shape, and form, and materials that are proportional and complementary to homes in the neighborhood.
- c. Section 6565.20 (D) Elements of Design; 2. Architectural Style and Features; a. Architectural Style; (1), (2) House design uses architectural style and materials that complement the coastal, semi-rural small town, such as a one-story design for the main house, wrap-around porch, and metal roof.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed consistent with the plans approved by the Planning Commission and in substantial conformance with plans reviewed by the Coastside Design Review Committee (CDRC) on May 9, 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 project design 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 provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near 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.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
3. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.

- e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
4. 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.
 5. Once approved, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any work and maintained throughout the term of the building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 6. An exclusion fence, such as orange construction fencing erected to a height greater than 4 feet off the ground, shall be installed along the eastern perimeter of the project site during project construction. No construction vehicles, equipment, or personnel shall enter beyond the fenced area.
 7. If feasible, project construction shall take place outside of the February 1 to August 31 breeding bird season. If the project is conducted during the breeding bird season, a qualified biologist shall conduct a pre-construction breeding bird survey throughout areas of suitable habitat up to 300 feet from the project site within 15 days prior to the onset of any construction activity. If bird nests are observed, buffer zones shall be established around all active nests to protect nesting adults and their young from construction disturbance. Buffer zone distances, which depend to some degree on the species and shall be established in consultation with California Department of Fish and Wildlife (CDFW), are typically 35 to 50-feet around native passerines, 100 feet around special-status passerines, and 250 feet or more around raptors. Work within the buffer zone shall be postponed until all the young are fledged, as determined by a qualified biologist.
 8. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
 9. 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 adjacent water bodies by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
 - 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. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Bernal Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Bernal Avenue. There shall be no storage of construction vehicles in the public right-of-way.
 - d. The applicant shall ensure that no construction-related vehicles shall interfere with the public's ability to access the Pillar Point County Park located to the east of the parcel.
11. 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.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
13. Pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, the applicant shall record the following deed restriction with the San Mateo County Recorder's Office stated as follows, prior to the issuance of the building permit:
- "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

Building Inspection Section

14. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading until a building permit has been issued.

Geotechnical Section

15. An up-to-date geologic and geotechnical investigation report shall be submitted for review at the building permit stage, prior to issuance of a building permit.

Department of Public Works

16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.
17. 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%) 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.
18. Encroachment Permit: 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.
19. Roadway Mitigation Fees: 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

20. Fire Access: Fire Department access shall be to within 150 feet 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 feet 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 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% 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.

21. Inspection: Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and a Final Inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
22. Fire Flow: A fire flow of 500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Coastside Fire Protection District's final approval of the building permit or before combustibles are brought on site.
23. Detectors: 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.
24. Fire Sprinkler System: An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
25. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Montara Water and Sanitary District ("District")

26. Applicant, not their contractor, shall directly apply for permits with the District.
27. Prior to issuance of a building permit applicant shall obtain Sewer permits. Sewer mainline extension and a sewer grinder pump may be required.
28. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water Connection permits. Water mainline extension will be required.
29. Connection to the District's fire protection system is required. Certified Fire Protection Contractor shall certify adequate fire flow calculations.

30. Prior to issuance of domestic water connection, sewer connection, fire protection system connection, and Private Fire Protection permits, applicant shall pay all required charges and fees.

RTA:pac - RTADD0617_WPU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B





**Project Site looking east toward
Pillar Point County Park**



**Project Site looking north toward adjacent
residence**



**Project Site looking south toward
Monterey cypress along boundary**



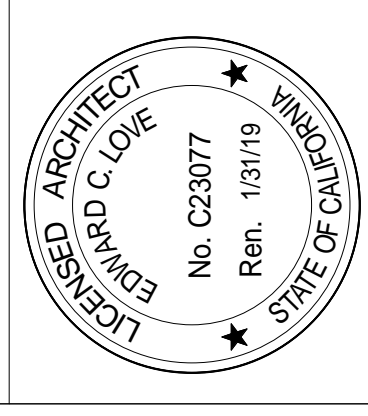
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUBMITTALY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

DATE: 02/01/19
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: MOUTRIE
SHEET: SP



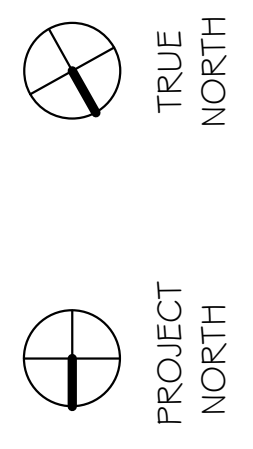
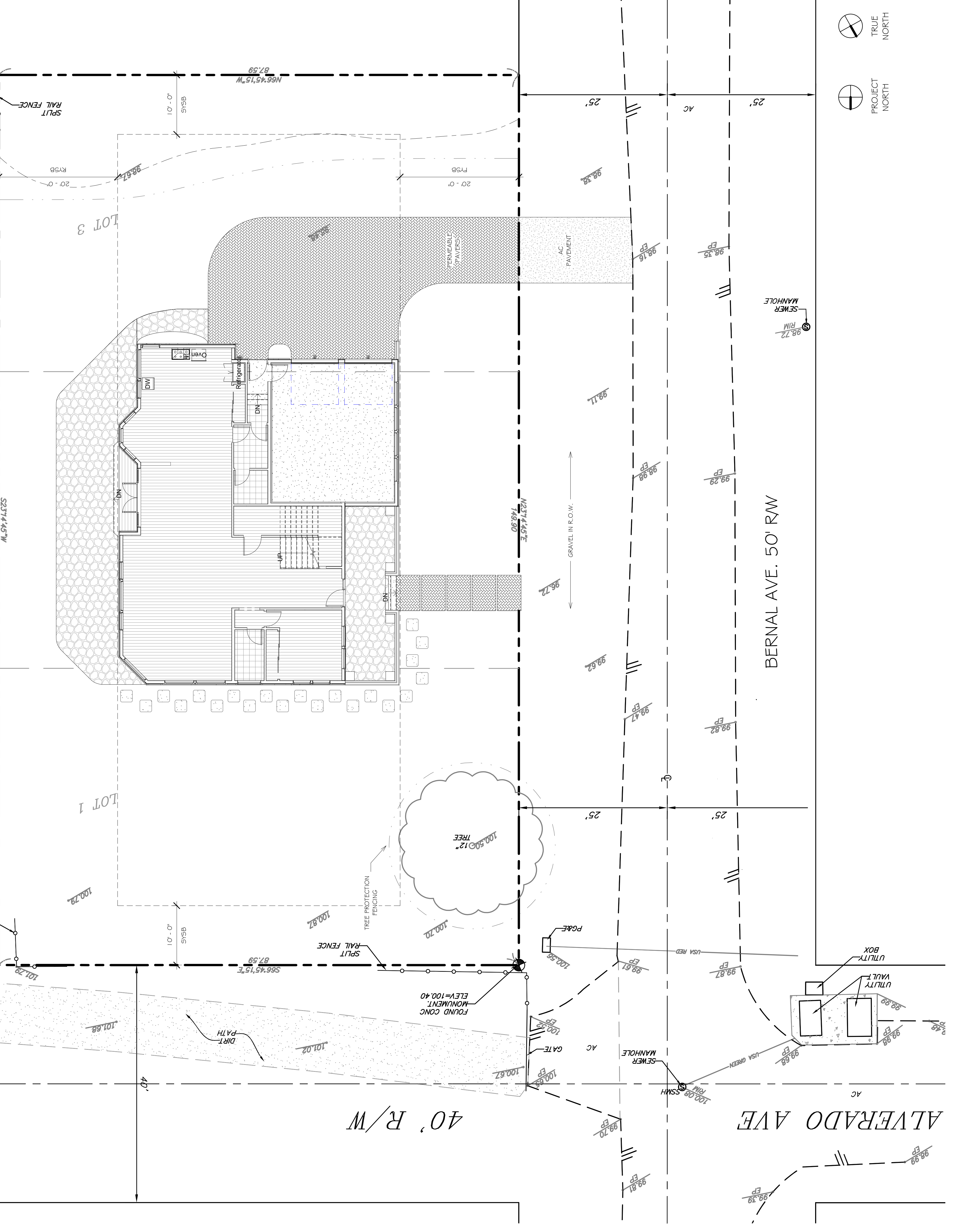
Site Plan

New Residence for
the Moutries
Bernal Ave
Moss Beach, CA

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com



REVISIONS



1 Site
1/8" = 1'-0"

<p>REVISIONS</p>	<p>Edward C. Love Architect 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615 edwardclovearch@gmail.com</p>	<p>New Residence for the Moutries Bernal Ave Moss Beach, CA</p>	<p>Elevations - East & North</p>
<p>DATE: 02/01/19 SCALE: 1/4" = 1'-0" DRAWN: GMH JOB: MOUTRIE SHEET: A202 OF SHEETS</p>			

① East (Rear)
1/4" = 1'-0"

② North (Left)
1/4" = 1'-0"

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT. SUCH DOCUMENTS ARE TO BE RETURNED OR DESTROYED UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE PROJECT. THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

June 5, 2019

Edward Love
720 Mill Street
Half Moon Bay, CA 94019

Dear Mr. Love:

SUBJECT: Coastside Design Review Recommendation of Approval
Alvarado Avenue at Bernal Avenue, Moss Beach
APN 037-279-060; County File No. PLN 2019-00068

At their meeting on May 9, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a new two-story, 2,967 sq. ft. single-family residence with an attached 570 sq. ft. two-car garage on a 13,139 sq. ft. undeveloped legal parcel (parcel legality confirmed via Certificate of Compliance Type A, PLN 2014-00414). Minor grading and no tree removal proposed. The project requires a hearing-level Coastal Development Permit (CDP). The CDRC did not render a decision but has made a recommendation regarding the proposed project's compliance with design review standards, as provided below.

The CDRC **recommended approval** of your project based on and subject to the findings, conditions, and recommendations in the following sections, as based on the plans, application forms, and accompanying materials submitted. Please remove the story poles and all other materials used to demonstrate the proposed building footprint from the project site immediately

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, relating to the construction of a new single-family residence in a residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review



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

- a. Section 6565.20 (C) Site Planning and Structure Placement; 2. Complement Other Structures in the Neighborhood; a. Privacy; (1) Design locates and orients windows, entrances, deck, patio, and porch to minimize and mitigate views into neighboring houses and outdoor areas.
- b. Section 6565.20 (D) Elements of Design; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; (1) House design respects the scale of homes in the neighborhood through building dimensions, style, shape, and form, and materials that are proportional and complementary to homes in the neighborhood.
- c. Section 6565.20 (D) Elements of Design; 2. Architectural Style and Features; a. Architectural Style; (1), (2) House design uses architectural style and materials that complement the coastal, semi-rural small town, such as a one-story design for the main house, wrap-around porch, and metal roof.

RECOMMENDATION

Consider modifying the long roofline to create more variation in roof form.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed consistent with the plans once approved by the Planning Commission and in substantial conformance with plans reviewed by the Coastside Design Review Committee (CDRC) on May 9, 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 project design 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 provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near 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.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
3. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
4. 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.
 5. Once approved, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any work and maintained throughout the term of the building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 6. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
 7. 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 adjacent water bodies by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
 - 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. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.
8. 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 Bernal Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Bernal Avenue. There shall be no storage of construction vehicles in the public right-of-way.
 - d. The applicant shall ensure that no construction-related vehicles shall interfere with the public's ability to access the Fitzgerald Marine Reserve Jean Lauer public access trail located to the north of the parcel.
9. 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.

10. 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).
11. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading until a building permit has been issued.
12. Prior to the issuance of the Building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.

Coastside Fire Protection District

13. *Fire Access:* Fire Department access shall be to within 150 feet 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 feet 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 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% 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.
14. *Inspection:* Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and a Final Inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
15. *Fire Flow:* A fire flow of 500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.

16. *Detectors:* 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.
17. *Fire Sprinkler System:* 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.
18. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Department of Public Works

19. 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%) 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.
20. *Encroachment Permit:* 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.
21. *Roadway Mitigation Fees:* 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.

Montara Water and Sanitary District ("District")

22. Applicant, not their contractor, shall directly apply for permits with the District.
23. Prior to issuance of a building permit applicant shall obtain Sewer permits. Sewer mainline extension and a sewer grinder pump may be required.
24. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water Connection permits. Water mainline extension will be required.

25. Connection to the District's fire protection system is required. Certified Fire Protection Contractor shall certify adequate fire flow calculations.
26. Prior to issuance of domestic water connection, sewer connection, fire protection system connection, and Private Fire Protection permits, applicant shall pay all required charges and fees.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit. A public hearing before the Planning Commission on the CDP will take place shortly.

For more information, please contact the project planner, Renée Ananda, at 650/599-1554 or by email at rananda@smcgov.org.

Sincerely,



Dennis P. Aguirre, Design Review Officer

cc: Bruce Chan, CDRC, Member Landscape Architect
Katie Kostiuik, CDRC, Member Architect
Christopher Johnson, El Granada Community Representative
Beverly Garrity, Montara Community Representative
David and Marsha Moutrie, Owners

DPA:RTA:cmc – RTADD0270_WCN.DOCX