

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

DATE: December 10, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (Type B), to allow construction of a new 2,575 sq. ft., four-story single-family residence, plus an attached 404 sq. ft. two-car garage, including 1,110 cubic yards of grading, on an existing 6,100 sq. ft. parcel, located at Isabella Road in the unincorporated El Granada area of San Mateo County. Nine (9) trees are proposed for removal. This project is appealable to the California Coastal Commission.

County File Number: PLN 2013-00394 (Strathdee)

PROPOSAL

The applicant, Fred Strathdee (Architect), requests approval to legalize the subject parcel and construct a new single-family residence on an existing 6,100 sq. ft. undeveloped parcel. The proposed grading consisting of 1,100 cubic yards of excavation is required to accommodate the placement of the residence on a steeply sloped site. Nine trees are proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, Grading Permit and Certificate of Compliance (Type B), County File Number PLN 2013-00394, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located on Isabella Road in the unincorporated residential El Granada area of San Mateo County, within an existing developed neighborhood. The subject site is steeply sloped in topography (approximately 52%) with predominant vegetation consisting of eucalyptus trees. Isabella Road is westward, while developed parcels to the north, south and east bound this parcel.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with General Plan LCP Policies relating to water and wastewater supply. The property is shown on the existing El Granada Highlands Subdivision No. 4 (recorded in 1928) in the urban area of El Granada, where public facilities, services and utilities are available. The project would connect to the Coastside County Water District and the Granada Sanitary District for water and wastewater supply, respectively, where both service providers have confirmed adequate capacity to serve the project.

The Coastside Design Review Committee (CDRC) considered the project at the April 10, 2014, CDRC meeting, determined that the project complies with applicable Design Review Standards, and recommended the project for approval. Staff has determined that the well-articulated design of the single-family residence and the appropriate level of grading that lowers the structure further into the hillside, helps to mitigate potential impacts related to mass and bulk and to existing public and private ocean views.

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County File Number: PLN 2013-00394 (Strathdee)

PROPOSAL

The applicant, Fred Strathdee (Architect), requests approval to legalize the subject parcel and construct a new 2,575 sq. ft., four-story single-family residence, plus an attached 404 sq. ft. two-car garage on an existing 6,100 sq. ft. undeveloped parcel. The project design remains unchanged as considered and recommended for approval by the Coastsides Design Review Committee, with the exception on an increased front setback and an associated minor increase in project excavation to conform the project to the R-1/S-17 Zoning District minimum setback requirements. The proposed house consists of a garage on the first floor, and three bedrooms on the second floor. The third floor consists of a kitchen, dining, living and laundry rooms, an alcove and exterior terrace, while the fourth floor accommodates a master bedroom, bath areas, and an exterior patio and roof terrace. Nine trees are proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, Grading Permit and Certificate of Compliance (Type B), County File Number PLN 2013-00394, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Applicant/Owner: Fred Strathdee/Adel Shapiro c/o Eli Sigal

Location: Isabella Road, El Granada

APN: 047-172-110

Parcel Size: 6,100 sq. ft.

Parcel Legality: Certificate of Compliance (Type B) approval for consideration at this meeting.

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

General Plan Designation: Medium-Low Density Residential (2.1 to 6.0 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water Service: Coastside County Water District

Sewer Service: Granada Sanitary District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0140E, effective October 16, 2012

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

Setting: The project site is a vacant lot located on Isabella Road in the unincorporated El Granada area of San Mateo County, within an existing developed residential neighborhood. The subject site is steeply sloped (approximately 52%) in topography with predominant vegetation consisting of eucalyptus trees. Isabella Road is westward, while developed parcels to the north, south and east bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
January 9, 2014	- Application submitted.
March 31, 2014	- Coastside Design Review Committee (CDRC) continues review of proposal, recommending redesign of the residence

to bring the design into conformance with applicable design standards and to address neighbor view concerns.

- April 10, 2014 - CDRC recommends approval of the revised design.
- July 23, 2014 - Scheduled Planning Commission public hearing date. Staff requests continuance, with the applicant's concurrence, in order to allow sufficient time for minor site placement modifications to comply with the required minimum front setback of 20 feet in the R-1/S-17 Zoning District.
- August 20, 2014 - Applicant submits incomplete plans. Staff requests applicant for complete resubmittal.
- October 30, 2014 - Applicant submits complete plans.
- December 10, 2014 - Planning Commission public hearing.

DISCUSSION

A. **KEY ISSUES**

1. **Conformance with the General Plan**

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

Visual Quality Policy 4.14(a) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The architectural elements and exterior materials and colors proposed for the new structure are complementary with the neighborhood design context. The proposed grading contributes to the placement of the structure further into the natural topography, thereby reducing the potential height impact of the new home potential view from neighbors' homes. Potential and bulk impacts have also been mitigated by keeping the height at 19 feet which is substantially below the maximum allowed of 28 feet. The project has received a recommendation for approval from the Design Review Committee based on the Committee's conclusion that the project conforms to the design standards that implement this policy as discussed in Section 3.b below.

Urban Design Concept Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and

ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The project is compatible with the various architectural styles of the neighborhood. The design of the new structure also harmonizes with the other structures in El Granada as exemplified by the selection of compatible materials and colors such as hardi-plank siding, non-reflective standing seam metal roofing, cement plaster walls, and earth-tone colors as the project's color scheme of choice.

Urban Land Use Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposed three-story structure meets the zoning district height standards, and includes a design, scale and size compatible with other residences in the vicinity. The proposed total lot coverage is 25% (1,544 sq. ft.) where 35% (2,135 sq. ft.) is the maximum allowed, while the total floor area proposed is 49% (2,575 sq. ft.) where the maximum allowed is 53% (3,233 sq. ft.). Although within the upper limits allowable, potential mass and bulk impacts of the new residence are mitigated by the proposed grading that lowers the structure further into the topography and the adequate articulation of exterior facades, which are further improved by implementation of Condition No. 4.a as discussed in Section 3.b.(9) below. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastside Design Review Committee's recommendation of approval (see Section 3.b).

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District, as the service provider for this urban area, has confirmed that a 5/8th-inch (20 gallons per minute) non-priority water service connection is available from the Crystal Springs Water Supply Project for this site.

Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of wastewater management in urban areas. The Granada Sanitary District, as the service provider for this urban area, has provided staff with a project review comment letter indicating that there is a sewer mainline facility available for the subject parcel. The applicant is required to apply for a sewer connection permit to connect to the District's wastewater facilities.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Local Coastal Program Policies 1.28 and 1.29(d) (*Legalizing Parcels/ Coastal Development Permit Standards of Review for Legalizing Parcels*) state that when issuing a Certificate of Compliance to legalize parcels pursuant to Section 66499.35 of the California Government Code wherein parcels were illegally created without government review and approval, a Coastal Development Permit is required. On undeveloped parcels created before the Coastal Act of 1976, a Coastal Development Permit shall be issued to legalize the parcel if the parcel configuration will not have any substantial adverse impacts on coastal resources. The subsequent discussions further elaborate conformance with policies that protect coastal resources.

Local Coastal Program 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 current building permits to be issued for the calendar year will not exceed this limit, based on projections and estimates of current applications for building permits received thus far.

b. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes El Granada. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meetings of March 31, 2014 and April 10, 2014, and determined it is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

Visual Resources Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach,

El Granada, and Miramar. The proposed home complies with these guidelines as follows:

- (1) The amount of proposed on-site grading conforms the new residence to the existing steep topography, which has a 52% slope.
- (2) The proposed home uses materials and color with a natural appearance such as hardi-plank siding, non-reflective standing seam metal roofing, cement plaster walls, and earth-tone colors that will blend with the vegetative cover of the site and surrounding area.
- (3) The proposed home uses gable roofs and non-reflective, standing seam metal as the primary roof material.
- (4) As previously stated, the potential mass and bulk impacts of the new residence are mitigated by the proposed grading that lowers the structure further into the topography and the adequate articulation of exterior facades that conform the structure to the scale of the established neighborhood design context.
- (5) The public and private views from Isabella Road and other private properties in the neighborhood are maintained as a result of the proposed grading and well-articulated design of the new residence.

Visual Resources Policy 8.9(g) (*Trees*) allows the removal of trees which pose a threat to public health, safety and welfare. The applicant has acknowledged the adjacent neighbors' concerns regarding the potential fire hazard that may occur from the combustion of mature eucalyptus trees to propose and abide by their request to remove nine (9) trees located at rear of the project site. Additionally, the removal of the trees would optimize the use of the property since more open space would be available for backyard activity areas and landscaping. Proposed tree replanting will be undertaken in coordination with the neighbors using native, drought tolerant, non-invasive species.

3. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

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

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	6,100 sq. ft. (existing)
Maximum Floor Area	3,233 sq. ft. (53% max.)	2,575 sq. ft. (49%)
Maximum Building Site Coverage	2,135 sq. ft. (35% max.)	1,544 sq. ft. (25%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	48 ft. 6 in.
Minimum Right Side Setback	10 ft.	11 ft.
Minimum Left Side Setback	5 ft.	7 ft.
Maximum Building Height	28 ft.	19 ft.
Minimum Parking Spaces	2	2

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings on March 31, 2014 and April 10, 2014, and adopted findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) The replacement trees integrate well with the proposed structure and the natural setting (Section 6565.20(C)1.a).
- (2) The amount of grading has been minimized as a result of the stepping down of the house that allows the site topography to be maintained (Section 6565.20(C)1.b).
- (3) Strategically placed landscaping ensures the protection of the privacy of adjacent neighbors. No views are affected from neighboring houses as a result of the stepping down of the house into the hillside (Section 6565.20(C)2.a and b).
- (4) The new residence fits the neighborhood scale comprised of homes situated on sloping lots, based on its stepped-down configuration that follows the topography of the site and well-articulated facades (Section 6565.20(D)1.a and b).
- (5) The entire structure exhibits numerous articulated areas that include broken up wall planes and recessed and protruding architectural features, such as a fourth floor patio, side entryway and decks (Section 6565.20(D)1.d and e).

- (6) The architectural style incorporates design elements, such as gable roofs, decks, and strategically placed fenestrations framed with trims, that complement and enhance the predominant style of the neighborhood homes (Section 6565.20(D)2.a).
- (7) The proposed materials, such as hardi-plank siding, non-reflective standing seam metal roofing, cement plaster walls, and earth-tone colors as the project's color scheme of choice, make the project compatible with various architectural styles of the neighborhood (Section 6565.20(D)4.a and b).
- (8) The proposed landscaping layout that includes drought tolerant, native and non-invasive species prevents adverse impacts to the site and surrounding areas while at the same time maintaining the visual integrity of the home (Section 6565.20(F)1).
- (9) As proposed and conditioned, the downward lighting fixture integrates well with the overall design of the home (Section 6565.20(F)4).

4. Conformance with the Grading Regulations

Staff's recommendation to approve the project is based on findings pursuant to Section 8604.6(a) of the San Mateo County Ordinance Code elaborated as follows:

- a. That the granting of the permit will not have a significant adverse action on the environment.

The project is categorically exempt from environmental review pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA), related to new construction of small structures, including one single-family residence in a residential zone in an urban area. The primary permitted use of the property is for single-family residential and the proposed grading that sets a portion of the home into the slope is required to mitigate potential mass, bulk and height impacts of the new home in order to preserve views from neighbors' homes.

The project has been reviewed by the Department of Public Works and the Geotechnical Section and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

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

Upon review by Planning staff, the Department of Public Works and Geotechnical Section, the grading plan, erosion, sediment control plan and soils report, the project has been deemed to comply with the grading standards and of, as conditioned, all grading work shall conform to plans prepared and submitted by Precision Engineering and Construction, Inc., and Romig Engineers, Inc. (Geotechnical Report), the project's engineering consultants. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

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

As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies pertaining to Visual Quality, Urban Design Concept, Urban Land Use, Water Supply and Wastewater.

5. Conformance with Subdivision Regulations

A conditional Certificate of Compliance (CoC) Type B is required to legalize the subject parcel in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before new development (e.g., construction of the new single-family residence) can proceed.

As a result of recent court case decisions, the subject parcel's legality must be confirmed because it is an undeveloped parcel of an antiquated subdivision, in this case, Lot 18, Block 18 of the "El Granada Highlands Subdivision Number 4," recorded in November 7, 1928. The County Subdivision Regulations, Section 7134, allow for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. To qualify for a CoC (Type A) (pursuant to Section 7134.1), relative to the cited court cases, it must be confirmed that the subject parcel was conveyed separately from any surrounding parcels prior to the County's adoption of its first Subdivision Ordinance in July 1945. Otherwise, if such conveyance is determined to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

While subject Lot 18 was initially part of the cited "El Granada Highlands Subdivision Number 4" recorded in 1928, it continued to be conveyed

together with adjacent parcel(s) until October 29, 1964 (see Grant Deed included as Attachment F). Only at that time was there separate conveyance of the parcel from surrounding adjacent lots, thus triggering the need for the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing, and allows for the placement of conditions to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose “any conditions which would have been applicable [to the division] at the time the applicant acquired his or her interest in the property, and which had been established at the time of the Map Act or the County Subdivision Regulations.” The zoning of this parcel and the surrounding El Granada area was R-1 from the late 1940s to date, with a required minimum parcel size was 5,000 sq. ft. The size of the subject parcel is 6,100 square feet. Aside from the need to confirm the subject parcel’s legality pursuant to the previously cited court case, this parcel was shown as Lot 18 of Block 18 of the “El Granada Highlands Subdivision Number 4,” recorded in 1928. Additionally, the roadway, sanitary and energy infrastructure exists within the road right-of-way in this predominantly developed and improved subdivision in Montara. Given these facts, along with the nature and intent of the previously cited court cases mandating that this parcel’s legality be confirmed, there are no additional improvements (typical of an urban subdivision) that must be required via conditions. The only additional and applicable improvements (i.e., building permits, sewer connection and energy line laterals from the street to a future house), will be triggered and required at the time of the submittal and issuance of those respective permits. Thus, the Community Development Director, pursuant to Subsection (c) of the above-cited section, stipulates that “compliance with the conditions of the Conditional Certificate of Compliance is not required until the time which a permit or other grant of approval for development of the property is issued by the County.”

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not forward a response to staff’s referral for this project. The MCC has been notified of the Planning Commission’s review of this project.

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) did not forward a response to staff’s referral for this project. The CCC has been notified of the Planning Commission’s review of this project.

D. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District
Granada Sanitary District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter dated July 7, 2014
- E. Site Photos
- F. Copy of Grant Deed dated October 29, 1964

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00394 Hearing Date: December 10, 2014

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to 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 related to new development and 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 Policies 1.23 and 1.24.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastsides Design Review Committee at its meeting of April 10, 2014, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated and adequately set back and into the topography; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

Regarding the Grading Permit, Find:

5. That the granting of the permit will not have a significant adverse action on the environment. The primary permitted use of the property is single-family residential and the proposed grading that sets a portion of the home into the slope mitigates potential mass, bulk and height impacts of the new home and preserves views from neighbors' homes. The project has been reviewed by the Department of Public Works and the Geotechnical Section and, as conditioned, ensures compliance with their respective standards to mitigate any potential negative environmental impacts.
6. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards of the Grading Regulations, specifically including erosion, sediment, and dust control measures and limiting the timing of grading activity to the dry season.
7. That the project is consistent with a General Plan. As proposed and conditioned, the project complies with applicable General Plan Policies related to Visual Quality, Urban Design Concept, Urban Land Use, Water Supply and Wastewater.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 10, 2014. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall include the recommended approval letter on the top pages of the building plans.
3. The Coastal Development Permit, Grading Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

4. The applicant shall submit the following item and/or include the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee.
 - a. Manufacturer's specification sheet for the proposed downward directed exterior lighting fixture.

5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) 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 Community Development Director.

6. The applicant shall include an erosion and sediment control plan on the plans submitted for the 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. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
9. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
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 Isabella Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Isabella Road. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

13. Installation of the approved landscape plan is required prior to final inspection to include replacement trees.
14. Unless otherwise authorized by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading permit “hard card” is required prior to the start of any land disturbance/grading operations. The “hard card” shall only be issued at the same time or after the issuance of the building permit for the new residence.
15. Prior to the issuance of the grading permit “hard card,” the applicant shall submit a dust control plan to include the following measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c. Pave, apply water two times daily, or (non-toxic) soil on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
16. 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.
 - a. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - b. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - c. Collect the rinse water in a tank and haul off-site for proper disposal.
17. Unless otherwise authorized by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule.
18. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
19. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
20. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's

Geotechnical Engineer; and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Building Inspection Section

21. At the time of application for a building permit, the applicant shall submit plans meeting the requirements of the Building Inspection Section, showing the required details including, but not limited to, the following:
 - a. Cross section at elevator.
 - b. Specifications sheet of elevator.

Department of Public Works

22. Prior to the issuance of the building permit or grading permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
23. Prior to the issuance of the building permit or building permit (if applicable), 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.
24. 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.

25. 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.

Geotechnical Section

26. Prior to the issuance of a building permit, the applicant shall submit an updated Geotechnical Report that applies current applicable codes and standards to the development project.

Coastside Fire Protection District

27. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufactures instruction and NFPA 72.
28. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
29. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
30. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
31. Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
32. Vegetation Management: As per the Coastside Fire District Ordinance 2007-01, the 2010 California Fire Code and Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line.
33. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

34. Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
35. A Knox padlock or key switch will be required if there is limited access to properly. CFC 506.1. For application or further assistance please contact Coastside Fire Protection District.
36. Fire access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
37. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute at 20 pounds per square inch. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

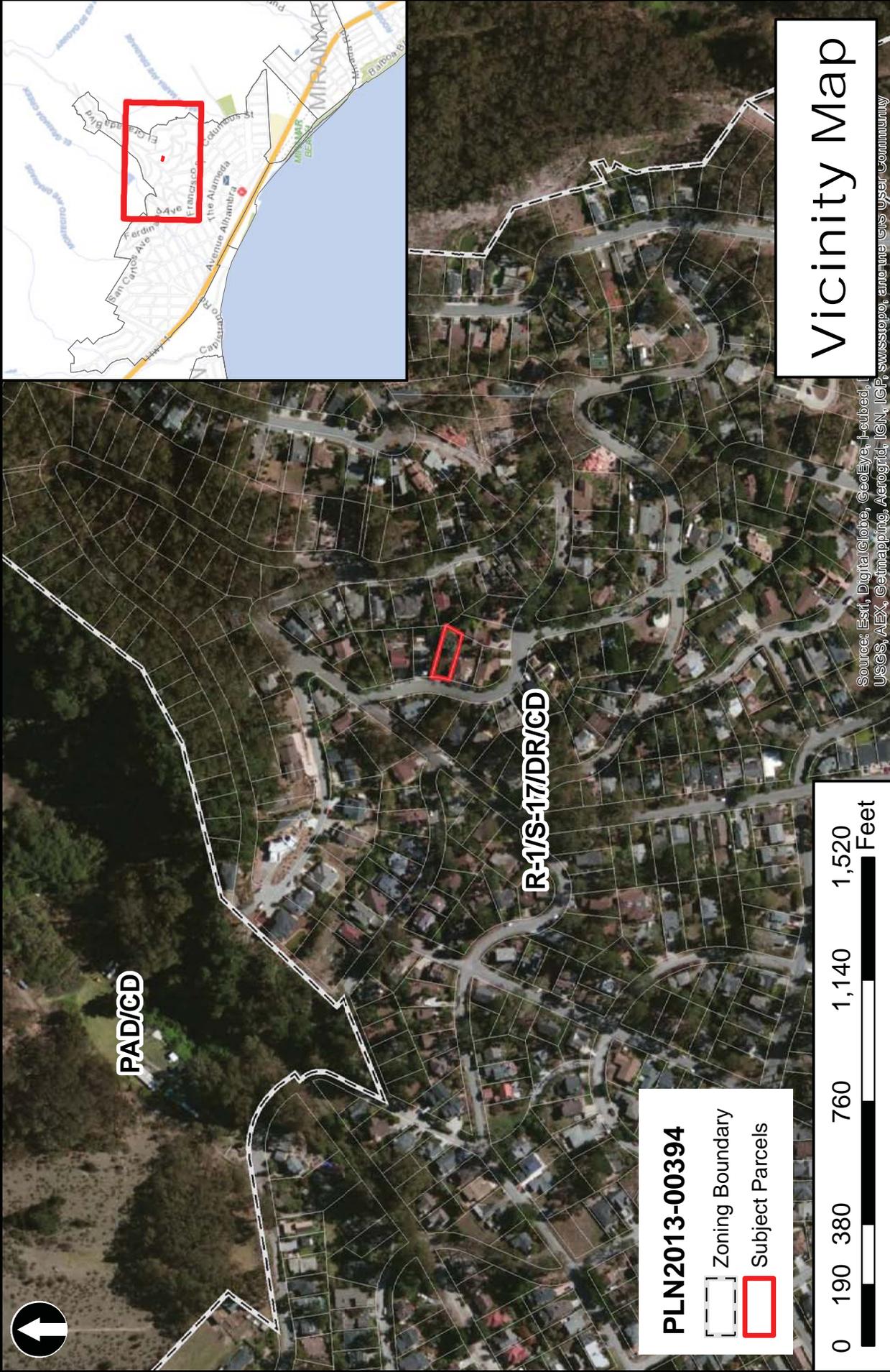
Granada Sanitary District

38. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit.

Coastside County Water District

39. Prior to the issuance of a building permit, the applicant shall obtain a water service connection.

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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Vicinity Map

PLN2013-00394

-  Zoning Boundary
-  Subject Parcels

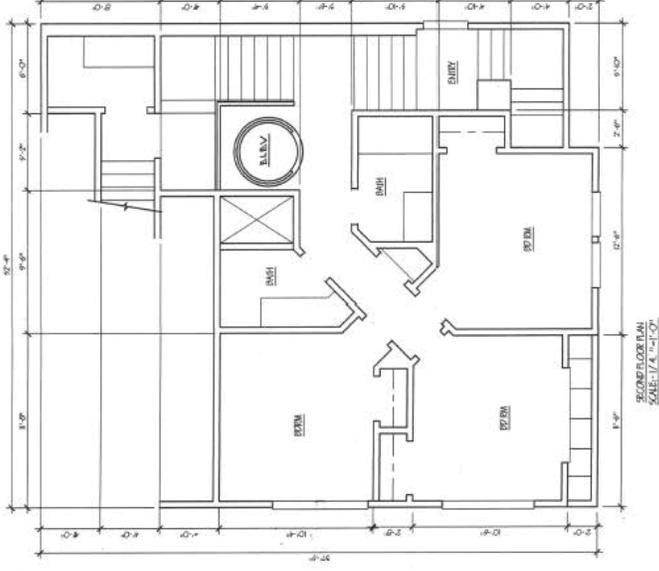
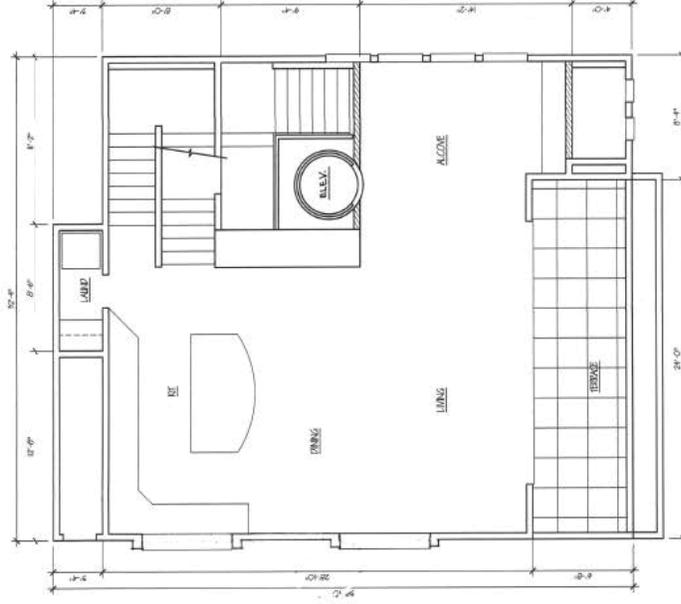
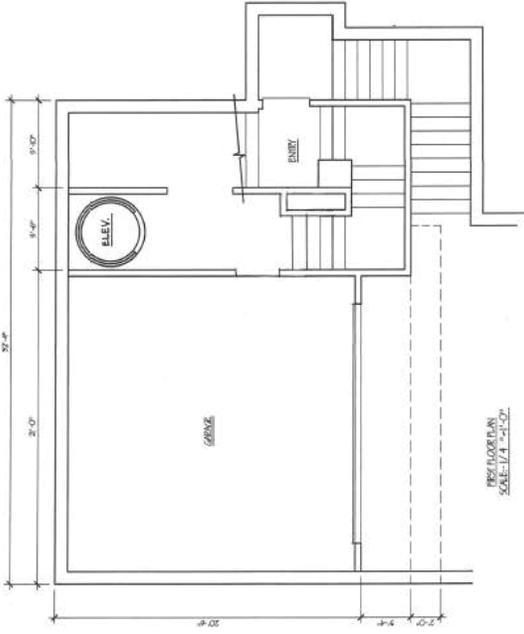


San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

File Numbers: PLN2013-00394

Attachment: B

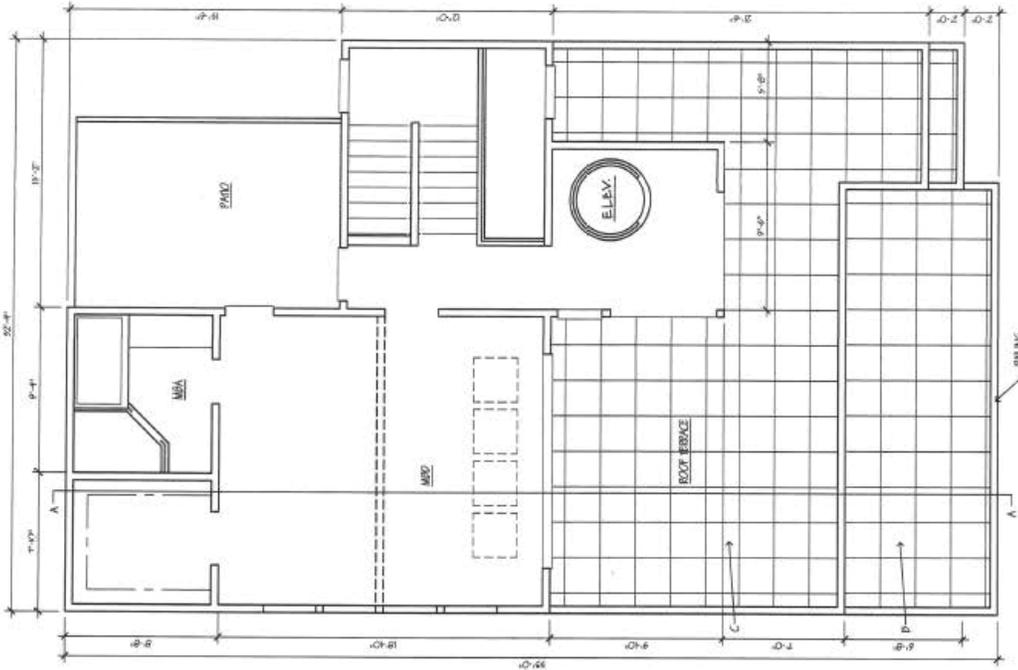


San Mateo County Planning Commission Meeting

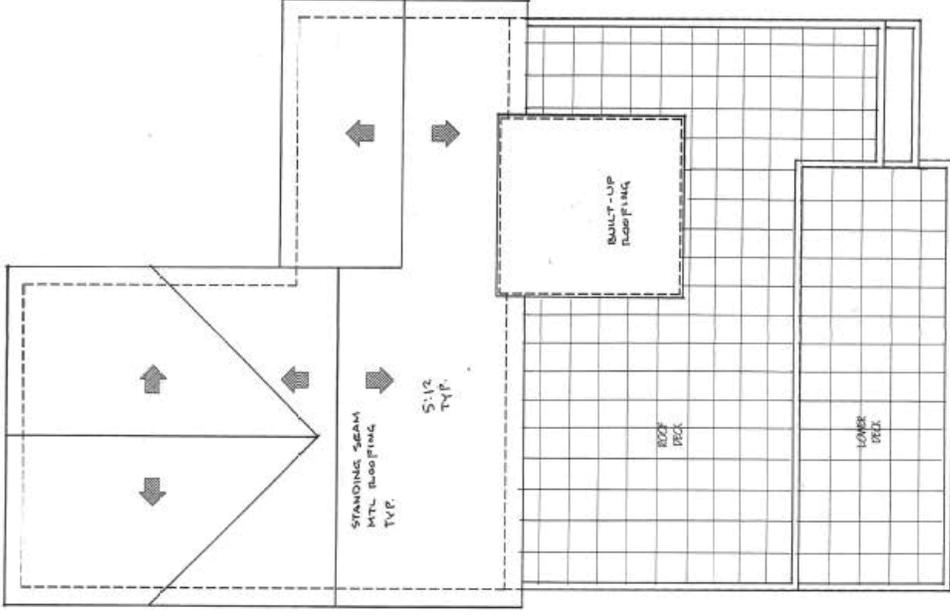
Owner/Applicant: STRATHDEE

File Numbers: PLN2013-00394

Attachment: C



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



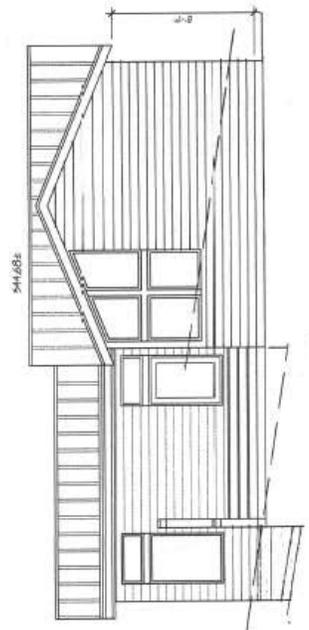
ROOF PLAN
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

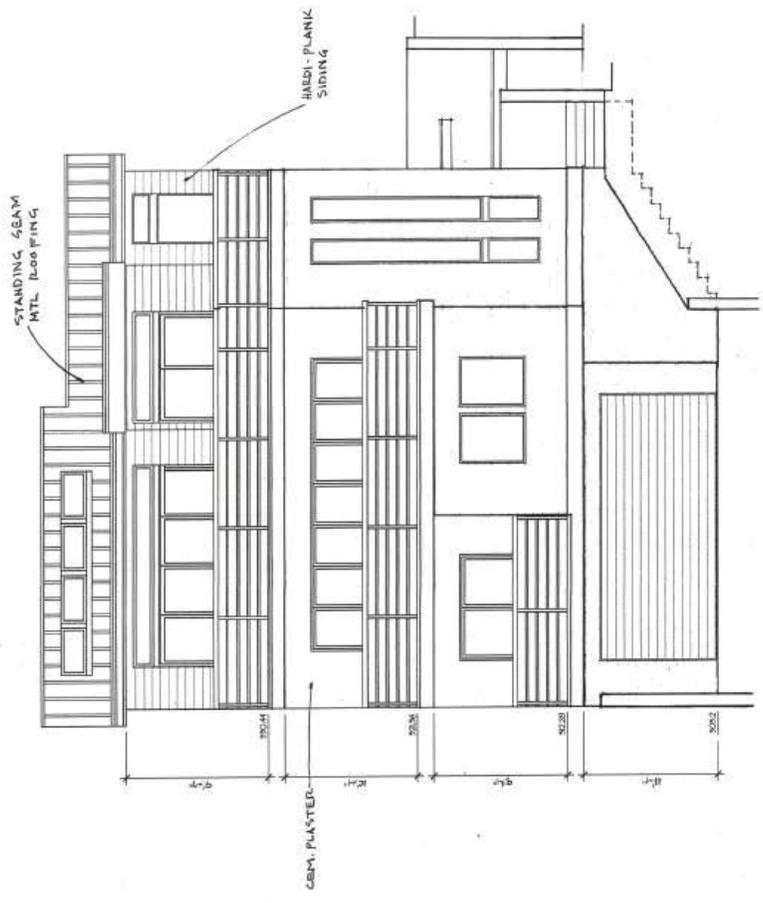
Owner/Applicant: STRATHDEE

File Numbers: PLN2013-00394

Attachment: C



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



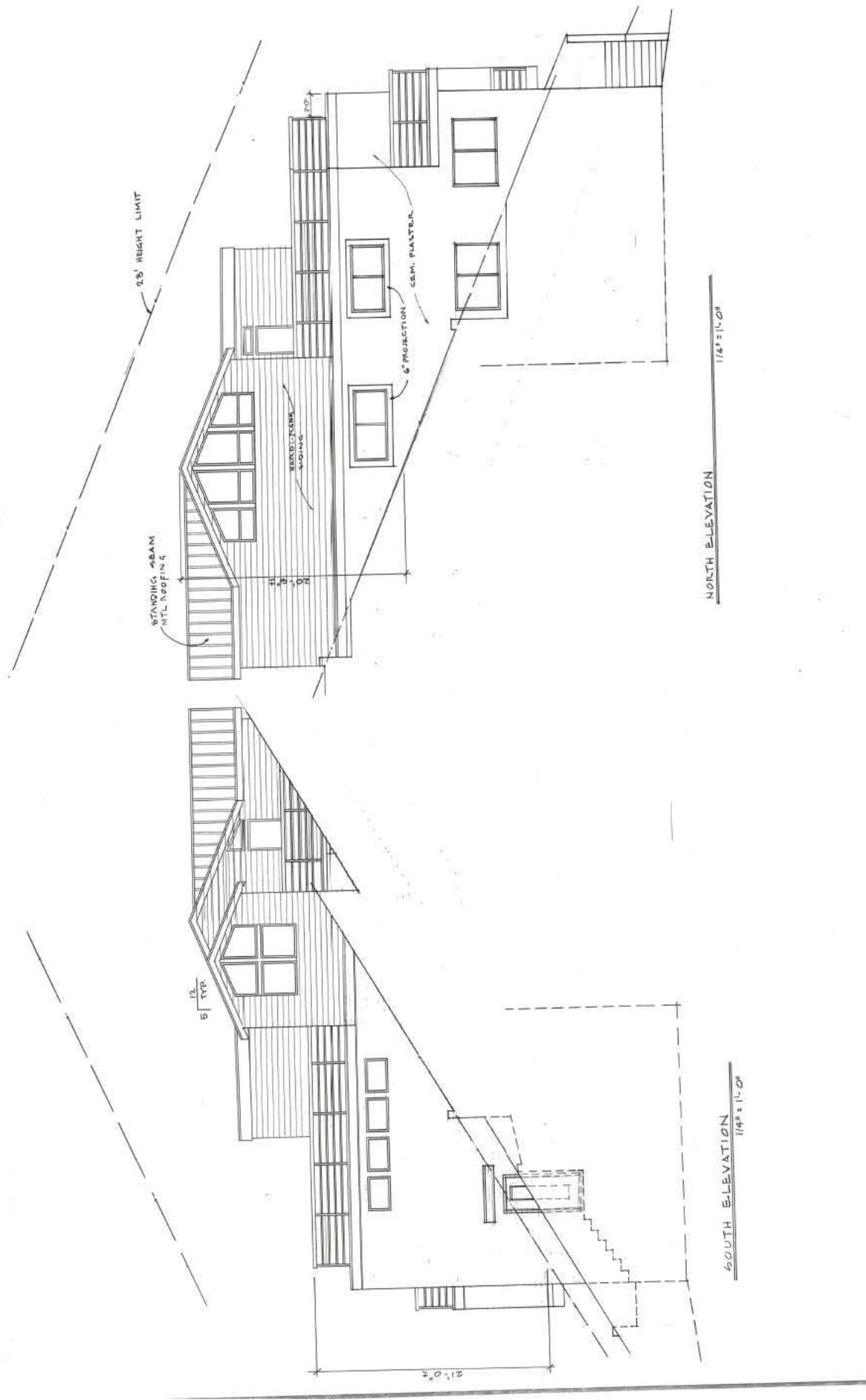
WEST ELEVATION
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

File Numbers: PLN2013-00394

Attachment: C

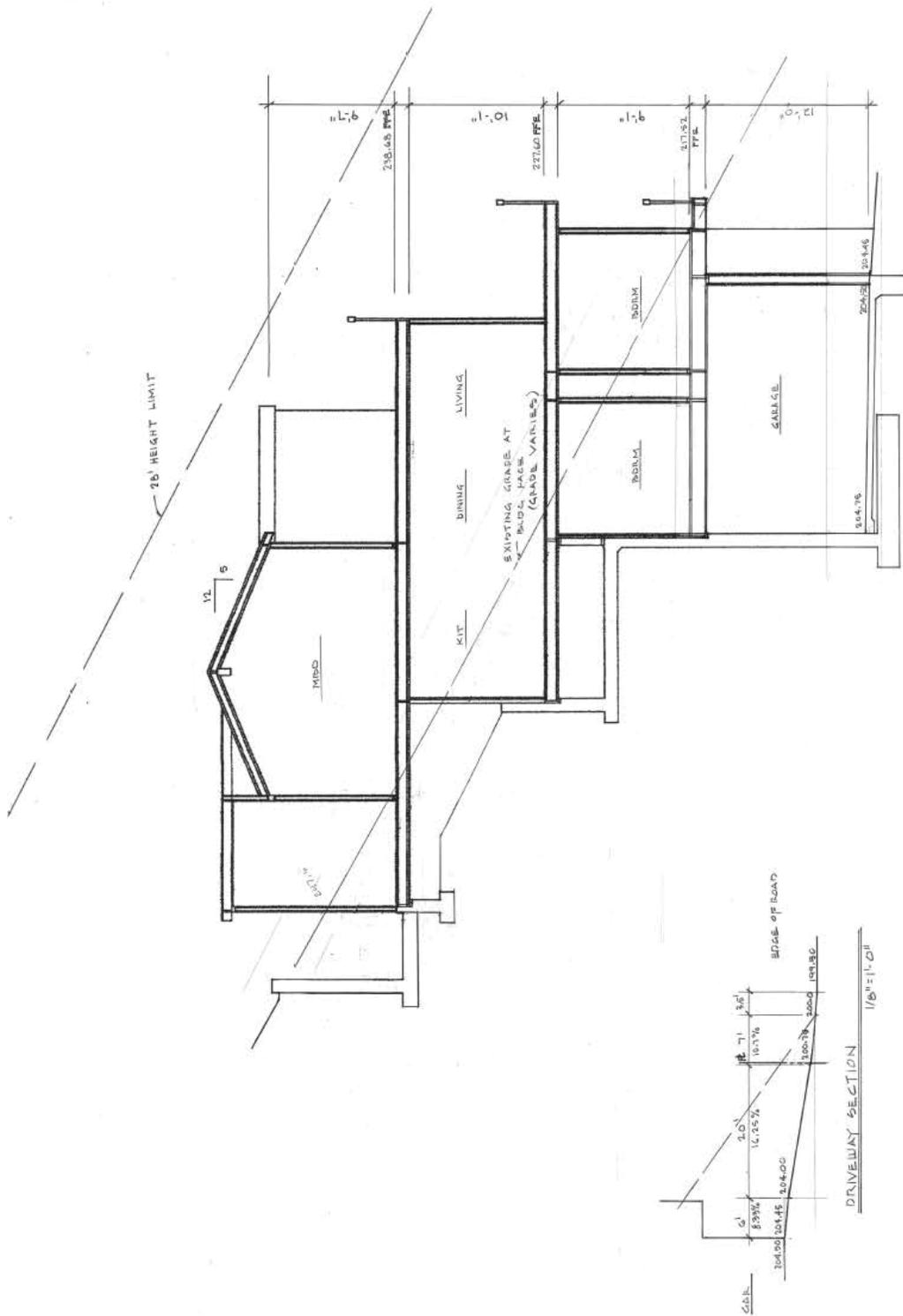


San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

Attachment: C

File Numbers: PLN2013-00394



San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

Attachment: C

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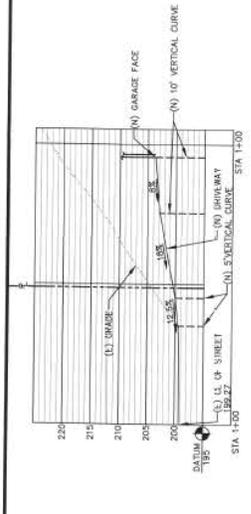
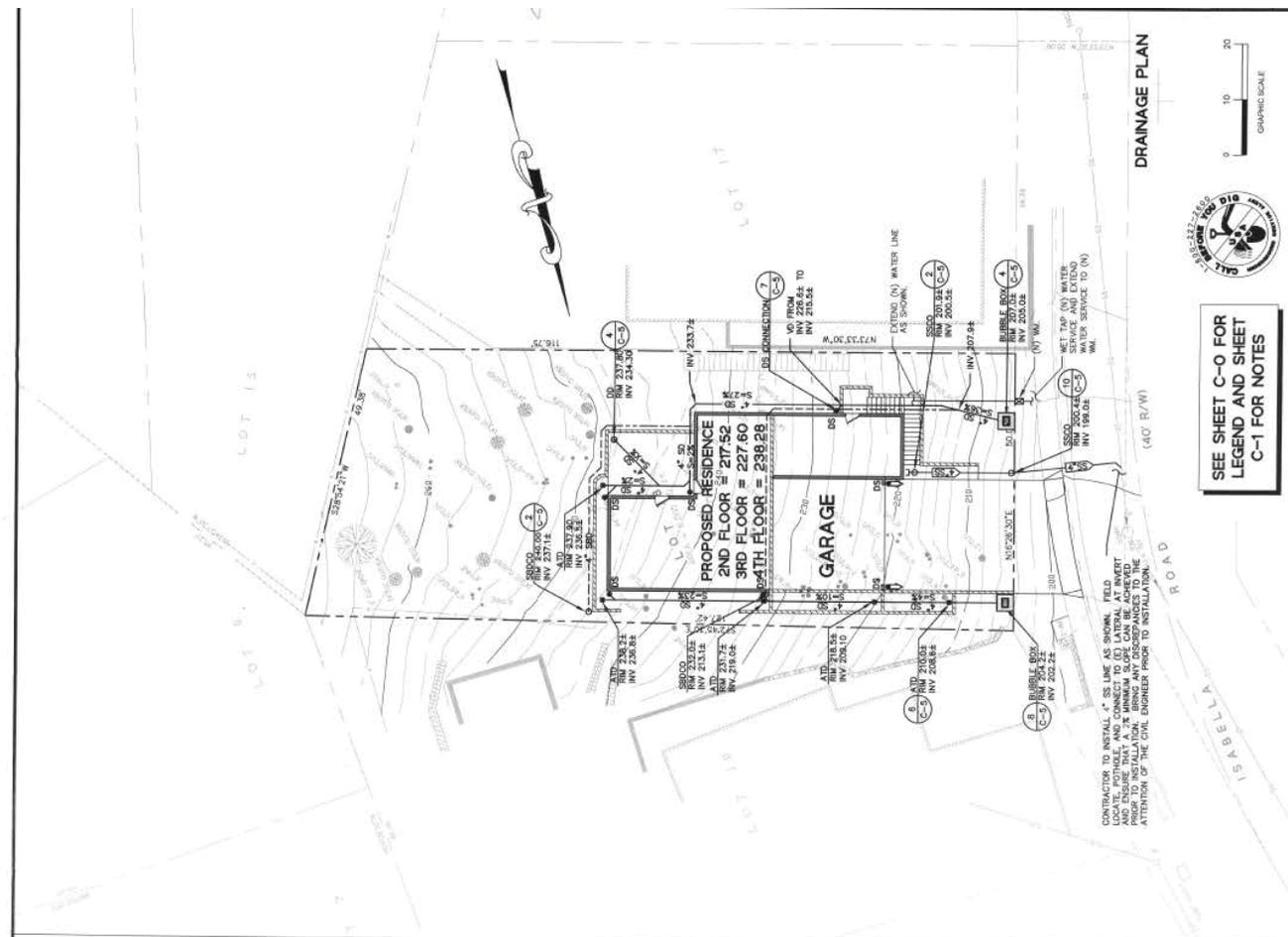
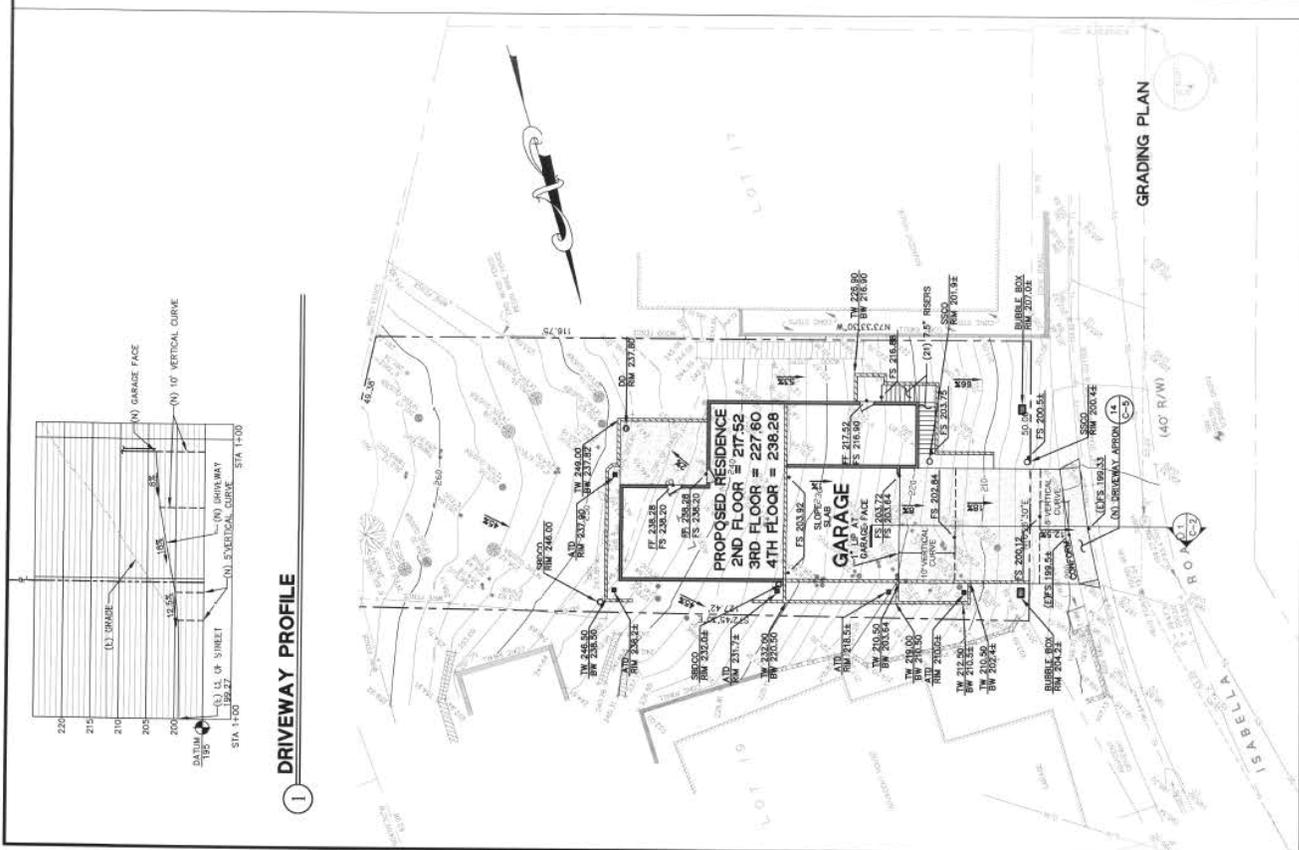


San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

File Numbers: PLN2013-00394

Attachment: C



San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

Attachment: C

File Numbers: PLN2013-00394



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

Attachment D

July 7, 2014

Mr. Fred Strathdee
108 East Court Lane
Foster City, CA 94404

Dear Mr. Strathdee:

SUBJECT: Coastside Design Review Recommended Approval
Isabella Road, El Granada
APN 047-172-110; County File No. PLN 2013-00394

At its meeting of April 10, 2014, the San Mateo County Coastside Design Review Committee considered your application for design review approval as part of a Coastal Development Permit, Grading Permit and Certificate of Compliance (Type B), to allow construction of a 2,575 sq. ft. new four-story, single-family residence, plus a 404 sq. ft. attached two-car garage on an existing 6,100 sq. ft. parcel.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of new structures.

The Coastside Design Review Committee found that:

2. For the Design Review

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

- a. The replacement trees integrate well with the proposed structure and the natural setting (Section 6565.20(C)1a).
- b. The amount of grading has been minimized as a result of the stepping down of the house that allows the site topography to be maintained (Section 6565.20(C)1b).
- c. Strategically placed landscaping ensures the protection of the privacy of adjacent neighbors. No views are affected from neighboring houses as a result of the stepping down of the house into the hillside (Section 6565.20(C)2a and b).
- d. The new residence fits the neighborhood scale comprised of homes situated on sloping lots, based on its stepped-down configuration that follows the topography of the site and well-articulated facades (Section 6565.20(D)1a and b).
- e. The entire structure exhibits numerous articulated areas that include broken up wall planes and recessed and protruding architectural features, such as a fourth floor patio, side entryway and decks (Section 6565.20(D)1d and e).
- f. The architectural style incorporates design elements, such as gable roofs, decks, and strategically placed fenestrations framed with trims, that complement and enhance the predominant style of the neighborhood homes (Section 6565.20(D)2a).
- g. The proposed materials, such as hardi-plank siding, non-reflective standing seam metal roofing and cement plaster, including earth-tone colors as the project's color scheme of choice, make the project compatible with various architectural styles of the neighborhood (Section 6565.20(D)4a and b).
- h. The proposed landscaping layout that includes drought tolerant, native and non-invasive species prevents adverse impacts to the site and surrounding areas while at the same time maintaining the visual integrity of the home (Section 6565.20(F)1).
- i. As proposed and conditioned, the downward lighting fixture integrates well with the overall design of the home (Section 6565.20(F)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on April 10, 2014, and the Coastal Development Permit and Grading Permit once approved. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are

in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall submit the following item and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Manufacturer's specification sheet for the proposed downward directed exterior lighting fixture.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) 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 Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the 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.
8. 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.

9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the respective Fire Authority.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. 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 Isabella Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Isabella Road. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
14. Installation of the approved landscape plan is required prior to final inspection.

Building Inspection Section

15. At the time of application for a building permit, the following will be required:
 - a. Cross section at elevator.
 - b. Specifications sheet of elevator.

Department of Public Works

16. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
17. Prior to the issuance of the building permit or building permit (if applicable), 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. 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. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Granada Sanitary District

20. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

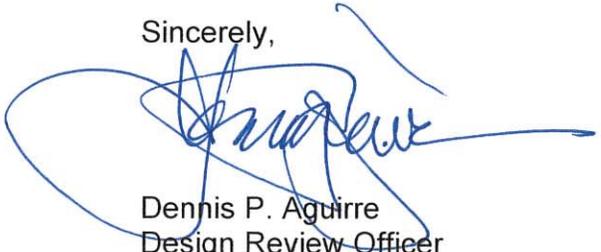
21. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Coastside Fire Protection District

22. The applicant shall comply with all conditions required by the Coastside Fire Protection District (see attachment).

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a Coastal Development Permit, Grading Permit and Certificate of Compliance (Type B). The decision on the Coastal Development Permit, Grading Permit and Certificate of Compliance (Type B) will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at daguirre@smcgov.org

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:fc – DPAY0544_WFN.DOCX

Attachment

- cc: Diane Whitaker, Member Architect
Willard Williams, Member Architect
Ronald Madson, Community Representative
Eli Sigal
Greg Burke
John Pecau
Sabrina Stetko



COASTSIDE FIRE PROTECTION DISTRICT

1191 MAIN STREET ■ HALF MOON BAY, CA 94019

TELEPHONE (650) 726-5213
FAX (650) 726-0132

Attachment

March 11, 2014

Fred Strathdee
108 E Court Lane
Foster City, CA 94404

Dear Applicant,

After reviewing the planning application for a new Single Family Dwelling with an attached garage at 642 or 644 Isabella, Assessor's Parcel Number 047-172-110 in El Granada (~~San Mateo County Permit No. PLN2013-00394~~) I offer the following comments/conditions, which will be applied to this project:

Your building plans have been **conditionally approved** subject to the following conditions completed prior to a final inspection by the fire department. It is your responsibility to make contact with the fire department if you do not understand any of the following project conditions.

- **Smoke Detectors which are hard wired:** As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are **hard wired, interconnected, and have battery backup**. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
- Add note to plans smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72
- Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

- Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
- **Vegetation Management:** The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291.
 - A fuel break or defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
 - Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
- Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
- Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity.
- Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application or further assistance please contact Coastside Fire Protection District.
- **Fire Access Roads:** The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and

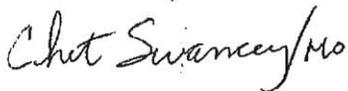
maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

- Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

If you have any questions regarding the above conditions, please call the administration office during normal working hours.

Respectfully,



Chet Swancey
CAL FIRE/Coastside Fire Protection District

cc: San Mateo County Planning & Building
File



San Mateo County Planning Commission Meeting

Owner/Applicant: STRATHDEE

Attachment: E

File Numbers: PLN2013-00394



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Owner/Applicant: STRATHDEE

Attachment: E

File Numbers: PLN2013-00394

12

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RECORDING REQUESTED BY

AND WHICH RECORDER SHALL TO

Ruth J. Scott
2727 Edison Street
San Mateo, California

81678X 4828 346
RECORDED AT REQUEST OF 51

TITLE INSURANCE AND TRUST CO.
OCT 29 11 24 AM 1964

OFFICE OF THE
SAN MATEO COUNTY
Recorder
Redwood City
California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX L.R.S. IN THIS SPACE

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY FRI 60 RWC 357632

TO 400 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TITLE INSURANCE AND TRUST COMPANY

a corporation organized under the laws of the state of California
WITHOUT WARRANTY EXPRESSED OR IMPLIED hereby Grants to

RUTH J. SCOTT, an unmarried woman and CAROLINE E. SCOTT, a single woman

the following described real property in the
County of San Mateo State of California:

Lot 18, Block 18, as designated on the map entitled "EL GRANADA
HIGHLANDS SUBDIVISION NO. 4 SAN MATEO COUNTY, CALIFORNIA", which
map was filed in the office of the Recorder of the County of San
Mateo, State of California on November 7, 1928 in Book 17 of Maps
at page 29.

RESERVING THEREFROM a temporary Easement for roadway slope purposes
said temporary Easement to expire December 31, 1965, more particularly
described as follows:

The Northwesterly 5.00 feet of said Lot 18, being a strip of land
of the uniform width of 5.00 feet, extending from the Northeasterly
line of said Lot 18 to the Southwesterly line of said Lot 18 and
lying contiguous to and Southeasterly of the Southeasterly line of
Isabella Road, as said Road is shown on said map.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this
instrument to be executed by its Vice President and Assistant Secretary
thereunto duly authorized.

Dated: October 29, 1964

STATE OF CALIFORNIA
COUNTY OF San Mateo
On October 29, 1964 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Paul L. Johnson known to me to be the Vice President, and
Willie Kirste known to me to be
Assistant Secretary of the Corporation that executed the
within instrument on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the within instru-
ment approved to its bylaws or a resolution of its board of directors.

TITLE INSURANCE AND TRUST COMPANY

Paul L. Johnson Vice-President

Willie Kirste Assistant-Secretary

196210

Signature: Marie A. Kolberg 8/6/67
Notary Public in and for said County and State

Title Order No.

Face or Loan No.

81678X

Planning Commission Meeting

PLN 2013-00394

Case

F

Attachment