

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

DATE: November 19, 2015

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, for the expansion and improvement of an existing golf and country club located at 701 Madera Drive in the unincorporated San Mateo area of San Mateo County. The proposed expansion will add 9,899 sq. ft. to the existing two-story 44,042 sq. ft. clubhouse adding a locker room, showers and pool-side kitchen and dining areas. Improvements include two new mechanical rooms, interior renovations to the main kitchen and dining room, construction of a fire truck turnaround, and accessible parking. One (1) 16-inch magnolia tree is proposed for removal.

County File Number: PLN 2015-00192 (Orino)

PROPOSAL

The applicant, Jean Orino of KSH Architects, requests to amend the current use permit to allow the expansion and improvement of the Peninsula Golf and Country Club (Club). The Club was constructed in 1915 and has undergone numerous improvements. Currently, the facility consists of a 44,042 sq. ft. clubhouse, a pool, a pro shop building, and 246 total parking spaces, including 14 ADA accessible spaces. The proposed architectural upgrade consists of façade changes that closely match the existing chalet-style and includes a new oval shaped roof element at the rear of the building. The first and second story additions and remodel consist of reconfiguring interior spaces and adding areas to the men's, women's, and family locker rooms. The pool would be demolished and replaced with a larger pool. A new pool deck and kitchen would also be added to the pool area. The parking area at the rear of the building would be reconfigured to allow for a new fire truck turnaround. A total of 302 parking spaces would be maintained in excess of required parking (see Section 3).

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit Amendment, County File Number PLN 2015-00192, 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

Report Reviewed By: Camille Leung, Senior Planner, Telephone 650/363-1850

Applicant/Owner: Jean Orino/Peninsula Golf and Country Club

Location: 701 Madera Drive, San Mateo (unincorporated San Mateo County)

APN: 039-501-080

Parcel Size: 126.8 Acres

Parcel Legality: Developed Parcel

Existing Zoning: R-E/S-10 (Residential Estates/20,000 sq. ft. minimum parcel size)

General Plan Designation: Private Recreation

Sphere-of-Influence: City of San Mateo

Existing Land Use: Golf and Country Club

Water Supply: California Water Service Company

Sewage Disposal: City of San Mateo

Flood Zone: Zone X, Panel Number 06081C0162E, with effective date of October 16, 2012.

Environmental Evaluation: This project is categorically exempt pursuant to Section 15301, Class 1(e), of the California Environmental Quality Act, relating to additions to existing structures, provided that the addition will not result in an increase of more than 10,000 sq. ft. if : (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and (B) The area in which the project is located is not environmentally sensitive.

Setting: The subject site is located on a 126-acre parcel owned and operated by the Peninsula Golf and Country Club (Club). Built-up residential areas surround the golf course with access to this site via Alameda de las Pulgas and Madera Drive. The site topography is generally hilly, typical of golf courses designed with undulating fairways. The Club offers its members the services and facilities found in many private clubs such as golf, tennis, and swim facilities, as well as apparel/equipment retail store (pro shop), and a clubhouse.

Chronology:

<u>Date</u>	<u>Action</u>
1915	- Construction of golf and country club.
1957	- Use Permit 1169; relocation of locker rooms and lounge.

Past Use Permit Amendment and Renewals:

1960	- Installation of a 300,000-gallon water storage tank.
1969	- Construction of a 5,000 sq. ft. storage building.
1987	- Renovation of locker rooms.
1988	- Site improvements/interior remodel of club.
2000	- Grading permit for fairway renovations.
2003	- Use permit for new pro shop construction.
2003	- Use permit for new restrooms on 9th hole.
2011	- Submittal of use permit renewal application and amendment to improve maintenance facilities.
2013	- Use permit renewal and amendment to improve maintenance facilities.

Subject Application:

May 2015	- Submittal of use permit amendment application to expand and improve existing clubhouse and parking area.
November 19, 2015	- Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

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

The project site is located in an area adequately buffered by the surrounding golf fairways that include mature trees that screen buildings from the surrounding neighborhood areas. The design of the clubhouse will be upgraded to further visually enhance its chalet-style architecture. New landscaping is also proposed to add to this enhancement. The project complies with this policy since no visual impacts will be created.

Park and Recreation Resources Policy 6.49 (*Role of Private Sector*) encourages the private sector to provide park and recreation facilities and services. The Club offers its members the typical services and facilities found in most private clubs such as golf, tennis, swimming, fitness, apparel/equipment retail store (pro shop), and a clubhouse. The establishment of the Golf Club by the Peninsula Golf and Country Club to provide recreational facilities to private members complies with the policy.

Urban Land Use Policies 8.34 through 8.39 require that the proposed project is consistent with its land use designation and zoning district, including maximum allowed densities, minimum allowed parcel sizes, height, bulk, setback requirements, on-site parking requirements, and specific development standards. The current use of the site includes a golf course and associated facilities which operates under an approved use permit. The golf course use is consistent with the General Plan's Private Recreation Land Use designation and the R-E (Residential Estates)/S-10 Zoning District Regulations for this site, which permits the use subject to the issuance of a Use Permit. The table in Section 2 elaborates further the project's compliance with the R-E/S-10 Development Standards. The project complies with these policies as the addition to the buildings would match the existing design relative to height and facade, would be located well within setback boundaries, and would not affect the neighboring homes' access to light and air. A surplus of parking spaces is maintained in excess of those required by County parking regulations.

2. Conformance with the Zoning Regulations

a. Development Standards

The following table summarizes the project's compliance with the development standards of the R-E/S-10 Zoning District.

Development Regulations	Required	Proposed (Existing)
Building Site Area	20,000 sq. ft.	(126.8 acres)
Minimum Front Yard Setback	20 ft.	No Change
Minimum Rear Yard Setback	20 ft.	>20 ft.
Minimum Right Side Setback	10 ft.	>10 ft.
Minimum Left Side Setback	10 ft.	>10 ft.
Maximum Height	36 ft.	28 ft.
Maximum Lot Coverage	25%	<1%
<u>Parking:</u>		
Required by Parking Standards	242	302

3. Conformance with Parking Regulations

Pursuant to Section 6119 of the Zoning Regulations, 242 parking spaces are required based on the pro shop use, seating for the clubhouse dining areas, and ballroom dance space provided for the recreational needs of the Peninsula Golf and Country Club, as indicated in the approved Use permit Amendment approved in 2013 (PLN 2002-00007). The expansion of the pool dining area has added 37 new seats that require 12 new parking spaces. The Club currently provides 246 parking spaces, including 14 ADA accessible spaces. A use permit amendment was approved in 2013 that added an additional 71 parking spaces to the existing 246 spaces already available (total 317) to accommodate overflow conditions, future expansion plans, and parking for the maintenance yard. Modification of the parking areas to accommodate the fire truck turnaround would eliminate 12 parking spaces to bring the existing parking to 231 spaces, but with the surplus provided, the project still maintains parking in excess of parking regulations that provides 302 parking spaces.

4. Previous Use Permit Condition

The previous use permit renewal and amendment involved the improvement of the existing maintenance facility area of the Club. Site inspections conducted by staff have confirmed compliance with the conditions associated with the approved building and grading permits for this previous project. The continued operations of the Club continue to comply with the Use Permit Renewal approved in 2013 which will expire in 2018.

5. Conformance with Use Permit Findings

Staff's recommendation to approve the project is based on the following findings pursuant to Section 6151 of the San Mateo County Zoning Regulations which states:

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

The proposed expansion and improvements would not involve any operational changes to the existing facility and would improve the member experience by increasing the number of locker rooms and allow for renovation of the existing dining room, bar, kitchen, and pool-side services. The project site is adequately buffered by the surrounding golf fairways that include mature trees to screen views of buildings as seen from the surrounding neighborhood areas. The proposed design of the clubhouse addition visually enhances the existing chalet-style architecture. The surplus parking on-site will be used to provide overflow parking for members and guests during functions and events, minimizing project impacts to on-street parking along Madera Drive and Alameda de las Pulgas. Also, the new paved areas will improve the flow of circulation from the rear parking area. The project includes a new bio-retention area which complies with the County’s Drainage Policy and Provision C3 of the Municipal Regional Permit. The proposed fire turnaround and new fire hydrant improve on-site safety and access.

B. ENVIRONMENTAL REVIEW

Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to additions to existing structures, provided that the addition will not result in an increase of more than 10,000 sq. ft. if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and (B) The area in which the project is located is not environmentally sensitive.

C. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Water
Cal-Fire
Geotechnical Section
Environmental Health Division
City of San Mateo Sewer District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Site Photos

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00192 Hearing Date: November 19, 2015

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15301, Section 15301, Class 1(e), of the California Environmental Quality Act, relating to additions to existing structures, provided that the addition will not result in an increase of more than 10,000 sq. ft. if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and (B) The area in which the project is located is not environmentally sensitive.

Regarding the Use Permit, Find:

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

The proposed expansion and improvements would not involve any operational changes to the existing facility and would improve the member experience by increasing the number of locker rooms and allow for renovation of the existing dining room, bar, kitchen, and pool-side services. The project site is adequately buffered by the surrounding golf fairways that include mature trees to screen views of buildings as seen from the surrounding neighborhood areas. The proposed design of the clubhouse addition visually enhances the existing chalet-style architecture. The surplus parking on-site will be used to provide overflow parking for members and guests during functions and events, minimizing project impacts to on-street parking along Madera Drive and Alameda de las Pulgas. Also, the new paved areas will improve the flow of circulation from the rear parking area. The project includes a new bio-retention area which complies with the County's Drainage Policy and Provision C3 of the Municipal Regional Permit.

The proposed fire turnaround and new fire hydrant improve on-site safety and access.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Zoning Hearing Officer on November 19, 2015. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval.
2. The Use Permit shall be valid for five (5) years from the date of final 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. An extension of this approval will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permit's expiration. The applicant shall apply for a Use Permit renewal with the applicable fees six months prior to the expiration of the Use Permit.
3. Any change in use or intensity of the proposed structure or any other structures or uses shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. The applicant shall include the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
5. 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.
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 measures to be installed upon the commencement of grading and 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 Cal-Fire.
 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 Madera Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Madera Drive. There shall be no storage of construction vehicles in the public right-of-way.
 11. The exterior color samples submitted to the ZHO 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 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. Installation of the approved landscape plan is required prior to final inspection.
14. The applicant shall submit proof of tree replanting before a final inspection has been scheduled.
15. The applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; Natural Resources Conservation Service (NRCS) soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C, or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the Municipal Regional Permit (MRP); and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.
16. The project shall comply with all requirements of the Municipal Regional Stormwater Natural Pollutant Discharge Elimination System (NPDES) Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site. [Optional: http://www.flowstobay.org/bs_new_development.php]
17. Biotreatment measures (including bio-retention areas, flow-through planters and non-proprietary tree well filters) shall be sized to treat runoff from 100% of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow or volume based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c). [Alternative biotreatment measures that are not in the C.3 Technical Guidance concept shall be pre-approved by the Planning Department.]
18. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.
19. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour,

and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.

20. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.
21. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and/or Hydro Modification (HM) measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.
22. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) and HM measure Maintenance Plan(s). Maintenance of all site design and treatment control (and/or HM) measures shall be the owner's responsibility (or HOA's responsibility).
23. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
24. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
25. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems (and HM controls). A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
26. The property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.
27. Within one (1) week of the installation date of the approved facility, the project civil engineer shall notify Richard Lee, Associate Engineer, Department of Public Works, by email at lee@smcgov.org or by fax at 650/363-4859. Notice shall

include the installation date of the last component of the approved facility and the name of the project civil engineer. The County will perform a final inspection of the approved facility within 45 days of the date of installation.

Building Inspection Section

28. The applicant shall apply for a building permit.

Cal-Water

29. The applicant shall comply with all Cal-Water requirements, standards and regulations.

City of San Mateo Sewer District

30. The applicant shall follow and use City of San Mateo standard drawings for any proposed new connections.

Department of Public Works

31. 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 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 Department of Public Works for review and approval.

32. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Environmental Health Division

33. The Club shall maintain an annual health permit for the kitchen.

Geotechnical Section

34. The geotechnical report will be reviewed at the building stage.

Cal-Fire

35. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2 inch stroke.
36. The building will have an N.F.P.A. 13 fire sprinkler installed.
37. Additional fire hydrants need to be installed to meet fire flow requirements.
38. The additions and/or any changes must be on the building plans before approval.
39. All current fire lanes must be repainted.
40. The two parking spaces in parking lot 2, next to the new hydrant, need to shift forward toward the building.

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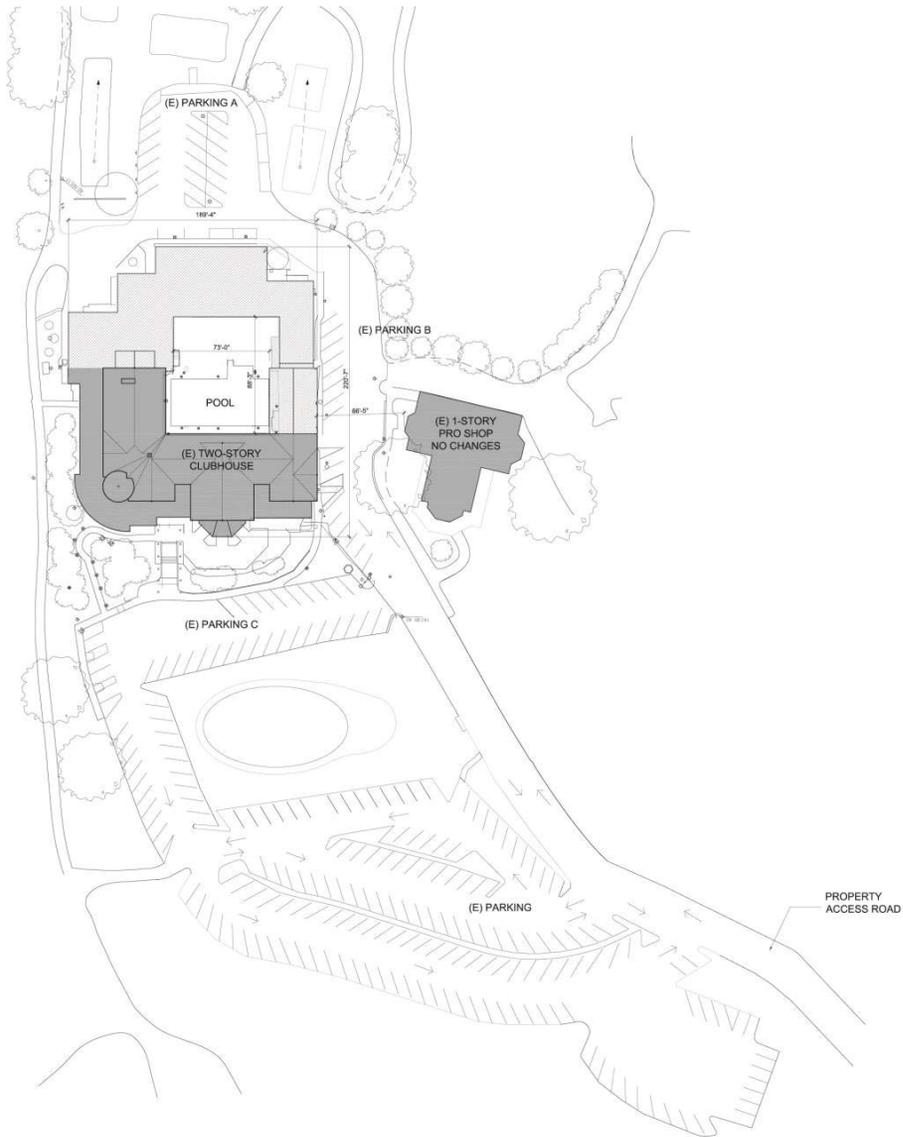


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

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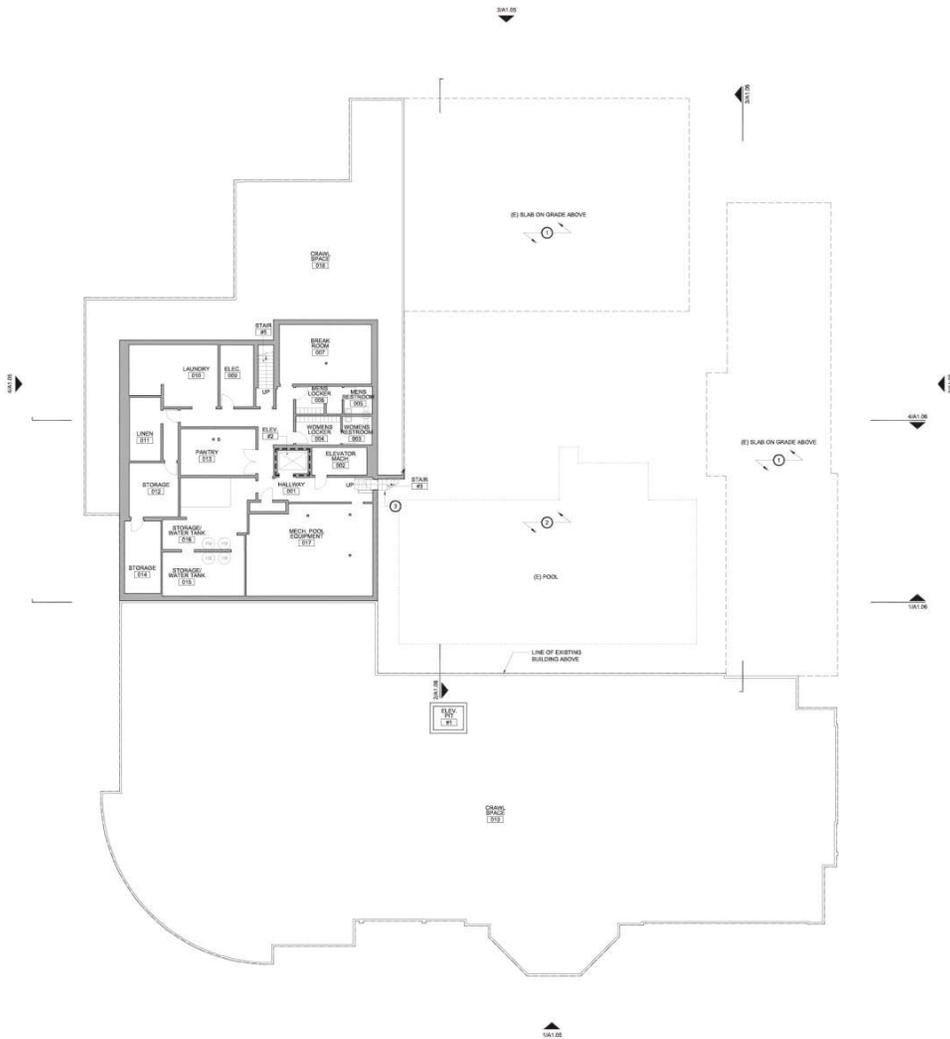
EXISTING SITE PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

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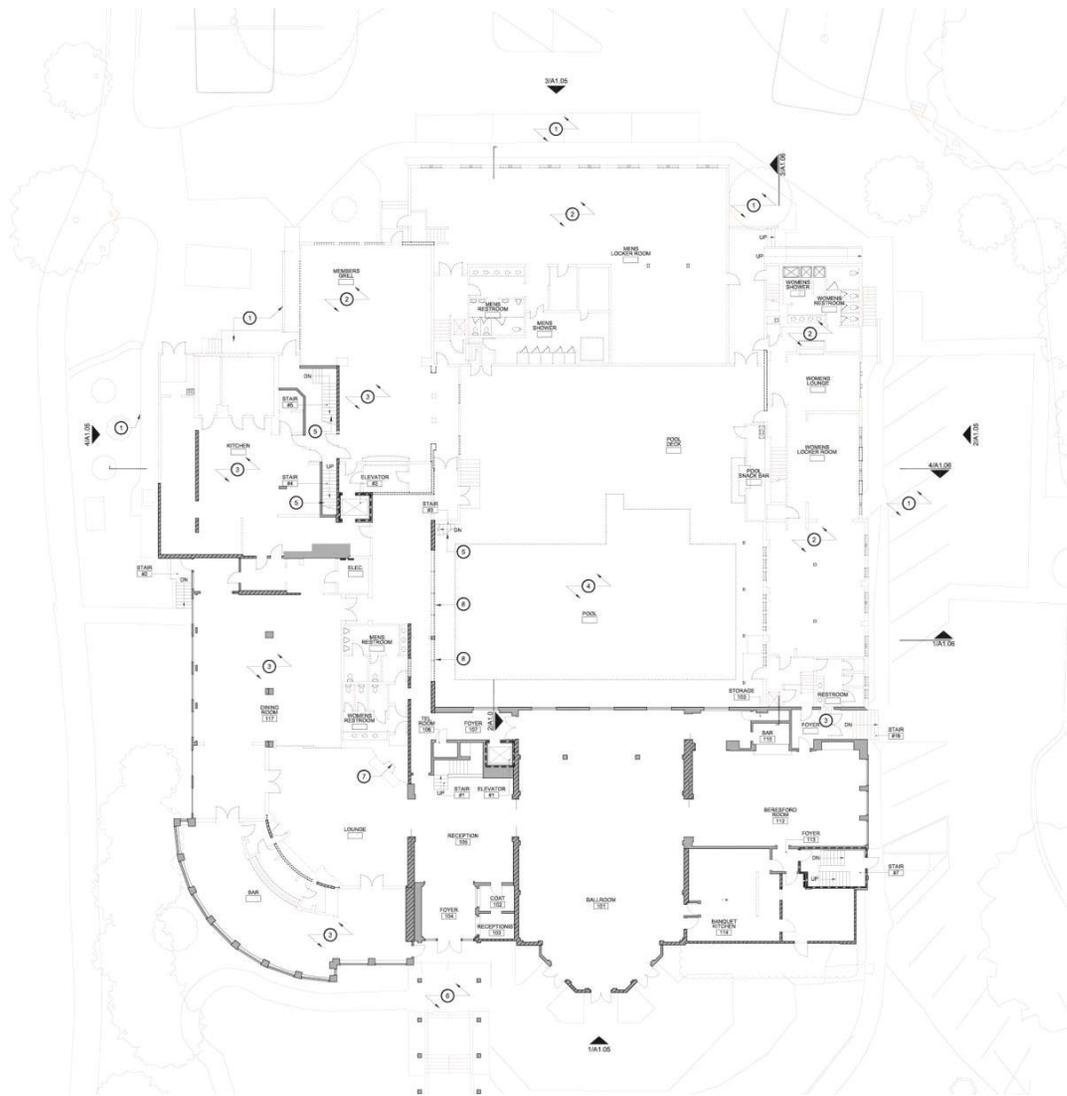
EXISTING BASEMENT PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

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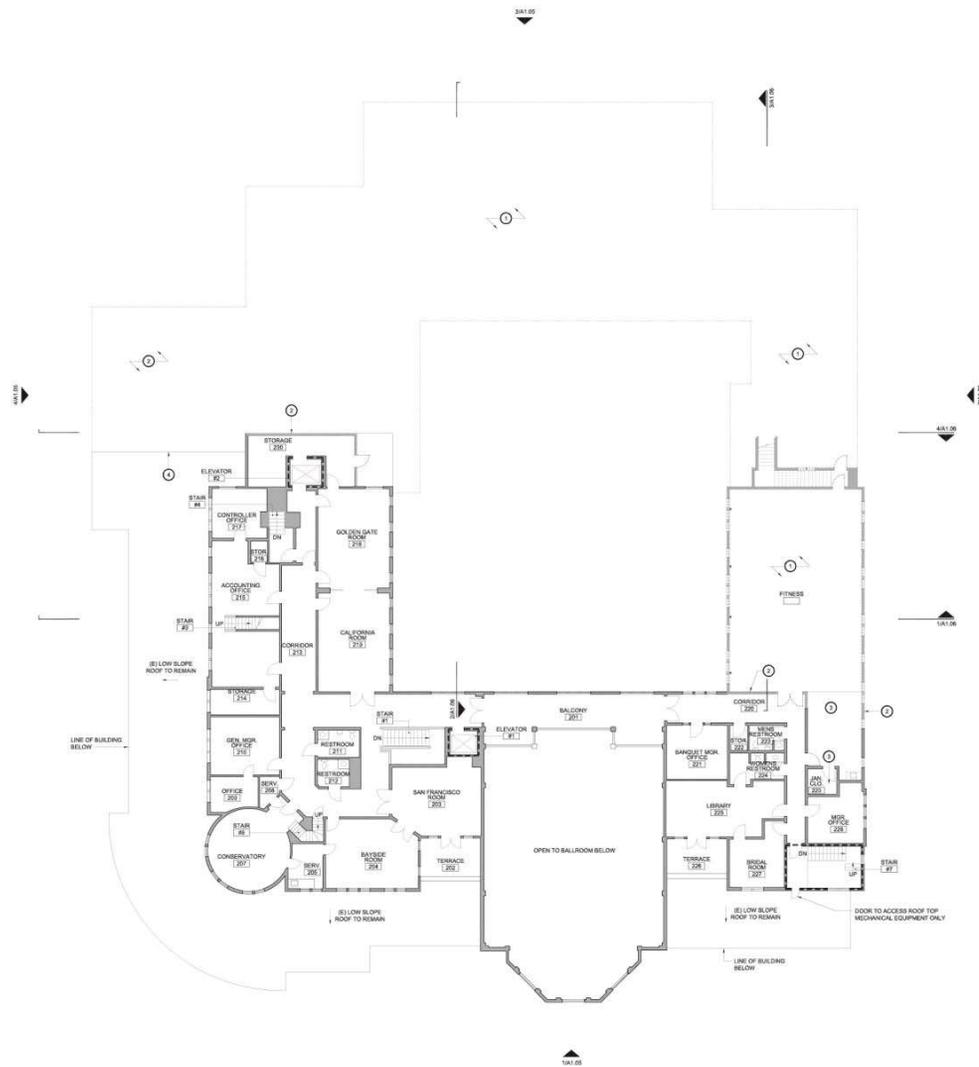
DEMOLITION FIRST FLOOR PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

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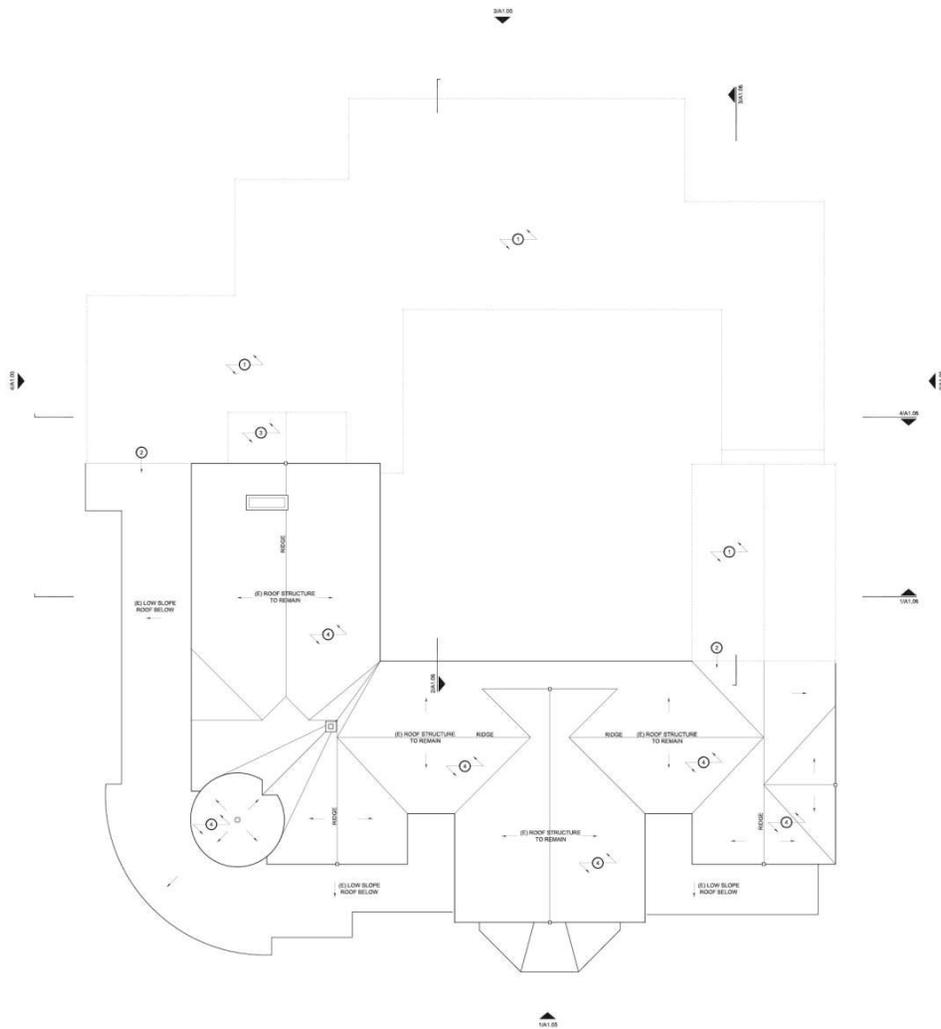
DEMOLITION SECOND FLOOR PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

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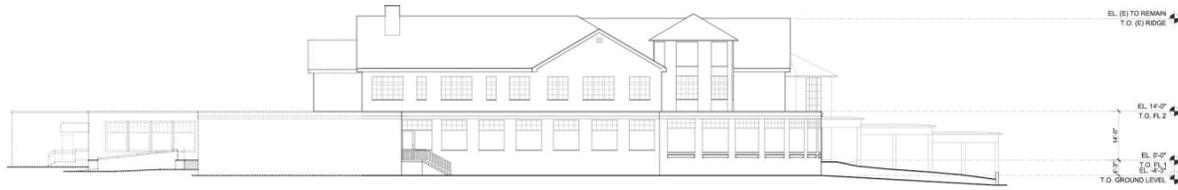
DEMOLITION ROOF PLAN

San Mateo County Zoning Hearing Officer Meeting

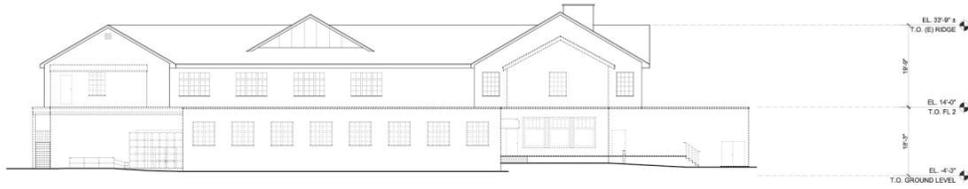
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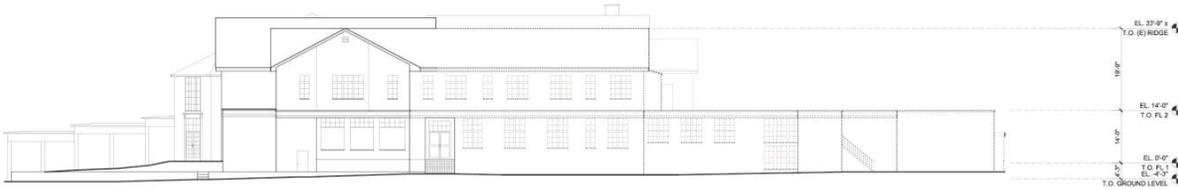
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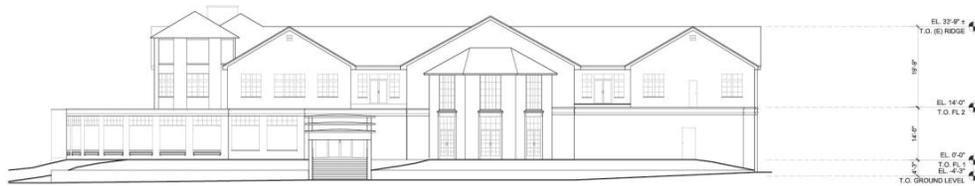
4 | SOUTH EAST ELEVATION



3 | SOUTH WEST ELEVATION



2 | NORTH WEST ELEVATION



1 | NORTH EAST ELEVATION (ENTRY)

EXISTING ELEVATIONS

San Mateo County Zoning Hearing Officer Meeting

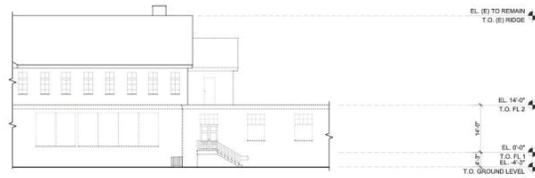
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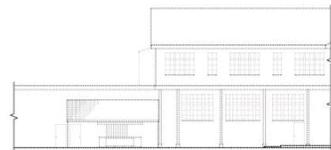
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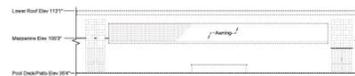
4 COURTYARD - NORTH EAST ELEVATION



3 COURTYARD - SOUTH EAST ELEVATION



2 COURTYARD - NORTH WEST ELEVATION



1 COURTYARD - SOUTH WEST ELEVATION

ALL DIMENSIONS AND MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE AS SHOWN. ANY DIMENSIONS NOT SHOWN SHALL BE DETERMINED BY THE ARCHITECT'S FIELD SURVEY AND SHALL BE SUBJECT TO THE ARCHITECT'S FIELD SURVEY AND SHALL BE SUBJECT TO THE ARCHITECT'S FIELD SURVEY AND SHALL BE SUBJECT TO THE ARCHITECT'S FIELD SURVEY.

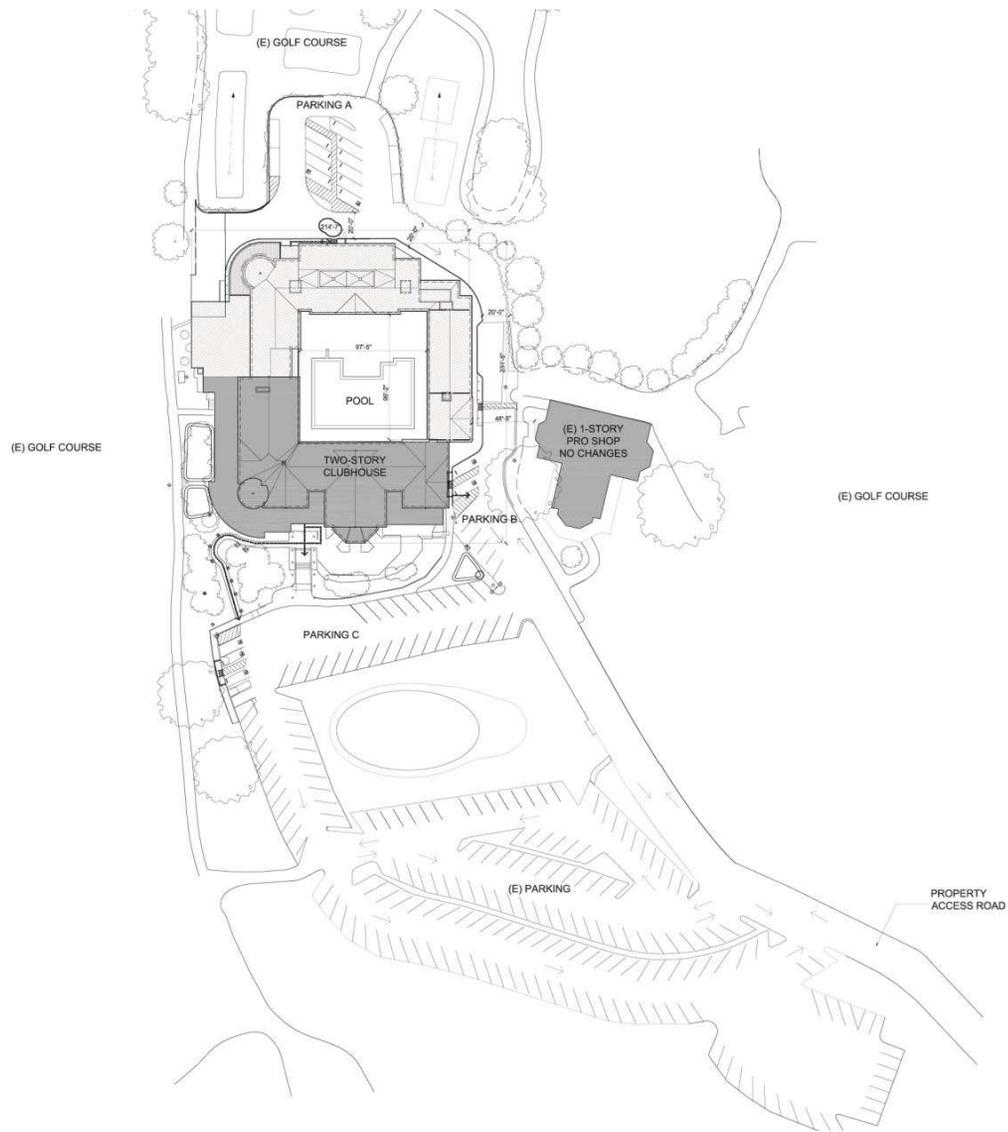
EXISTING COURTYARD ELEVATION

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

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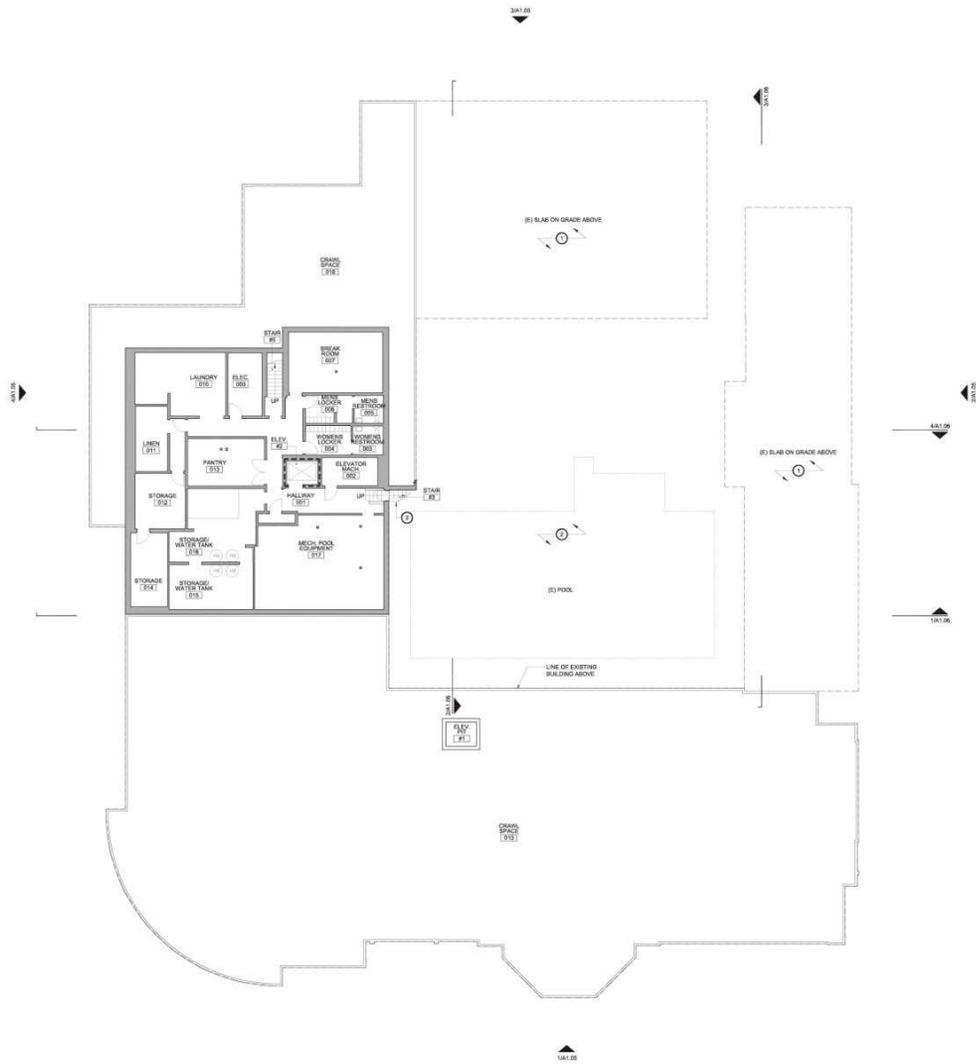
PROPOSED SITE PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

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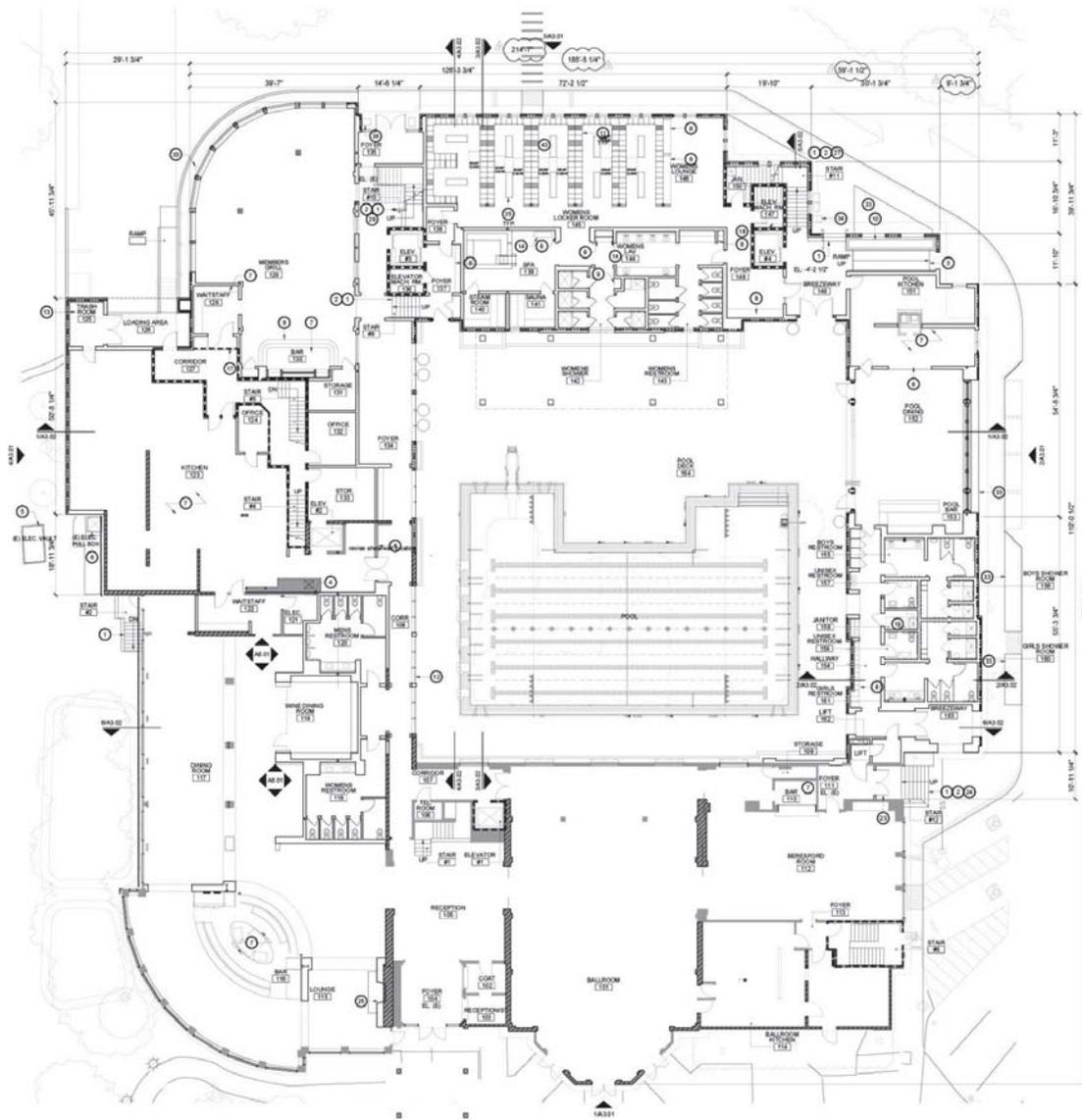
PROPOSED BASEMENT PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

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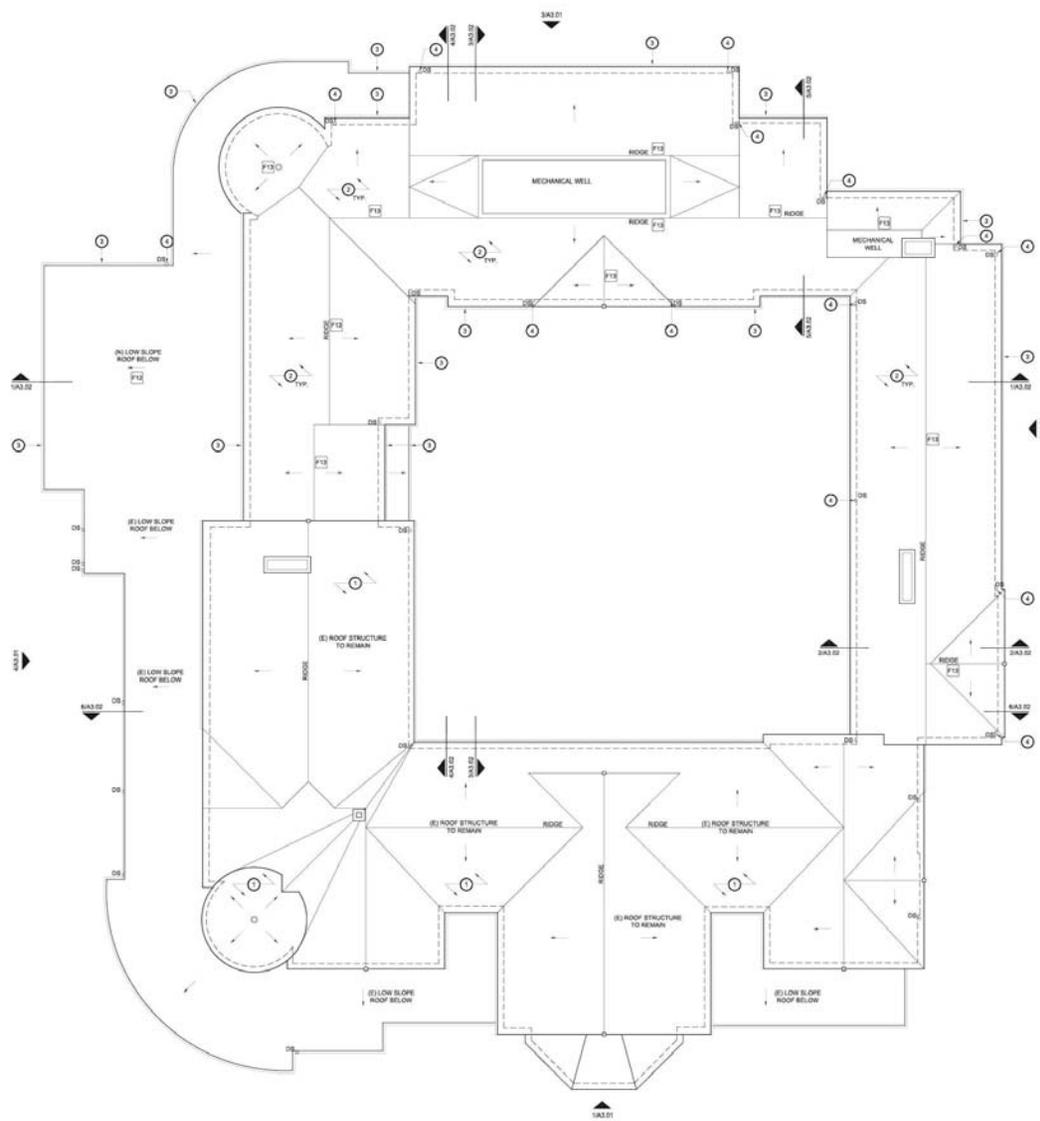
PROPOSED FIRST FLOOR PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

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PROPOSED ROOF PLAN

San Mateo County Zoning Hearing Officer Meeting

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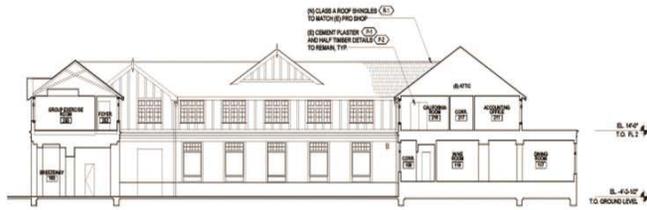
EXTERIOR ELEVATIONS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

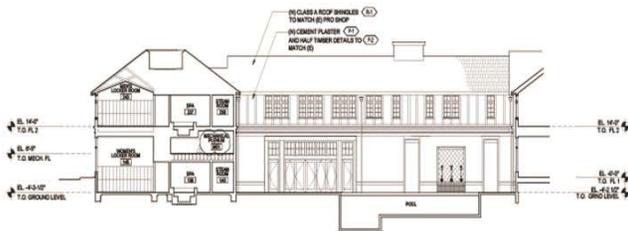
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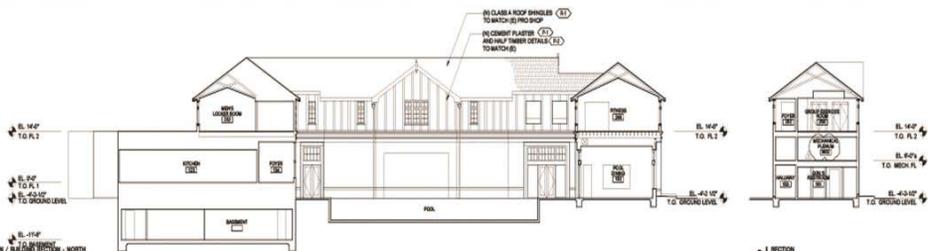
6 COURTYARD ELEVATION / BUILDING SECTION - EAST



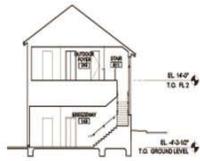
4 COURTYARD ELEVATION / BUILDING SECTION - NORTH



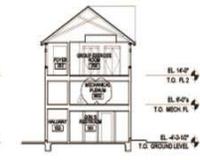
3 COURTYARD ELEVATION / BUILDING SECTION - WEST



1 COURTYARD ELEVATION / BUILDING SECTION - NORTH



5 SECTION



2 SECTION

NOTE: ALL ARCHITECTURAL DETAILS INCLUDING BUT NOT LIMITED TO: COLUMNS, TRIM, CORNERPOSTS, WINDOW TRIM, TRILLS, HALF TYPED AND RAFTER TAILS TO MATCH EXISTING IN SHAP, SIZE AND FINISH.

PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO, CA

KSF ARCHITECTS
EDITH SOMMERHAYES

548 BUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.664.1800 FAX: 415.664.1800

NO. 1000000000
NO. 1000000000
NO. 1000000000

1/8" = 1'-0"
ELEVATION

A3.02

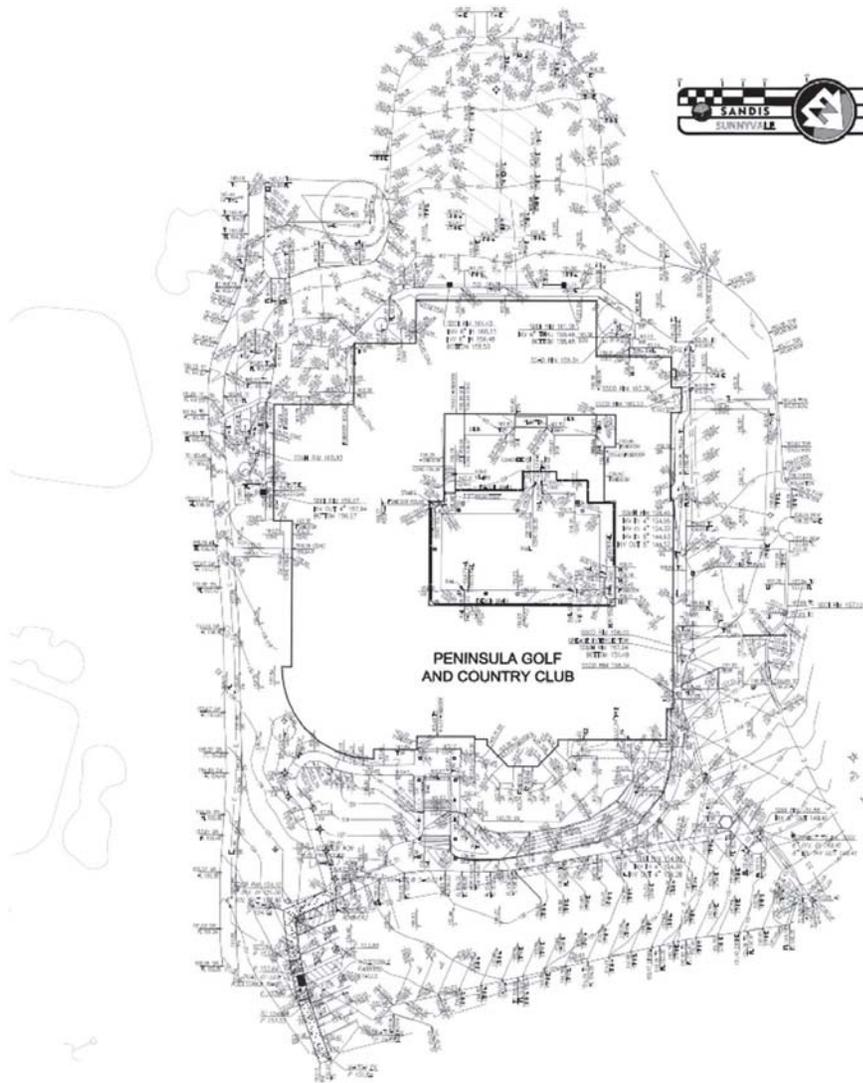
ELEVATIONS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:



BENCHMARK

ALL POINTS FOR THIS SURVEY ARE BASED ON THE ANCHOR BENCHMARK, DUNBAR CORNER, CALIF. AND HAVE BEEN DETERMINED BY CLOSE ADJUSTMENT OF ALL THE SURVEY DATA ACCORDING TO THE LEAST SQUARES AND HAVE THE ADJUSTED HEIGHTS.

UNDERGROUND UTILITY NOTE

THE POINT LOCATIONS, DEPTHS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND HAVE OBTAINED FROM RECORDS OF VARIOUS AGENCIES, LOCAL AUTHORITIES, AND OTHER SOURCES. REASONABLE EFFORTS HAVE BEEN MADE TO LOCATE AND IDENTIFY ALL KNOWN UNDERGROUND UTILITIES, HOWEVER, THE EXISTENCE OR DEPTH OF SUCH UTILITIES AND THE COMPLETION OF RECORDS OF THE DEPTHS OF SUCH UTILITIES SHOULD BE CHECKED BY AN EXPERT BEFORE ANY CONSTRUCTION OF SUCH UTILITIES BEGINS.

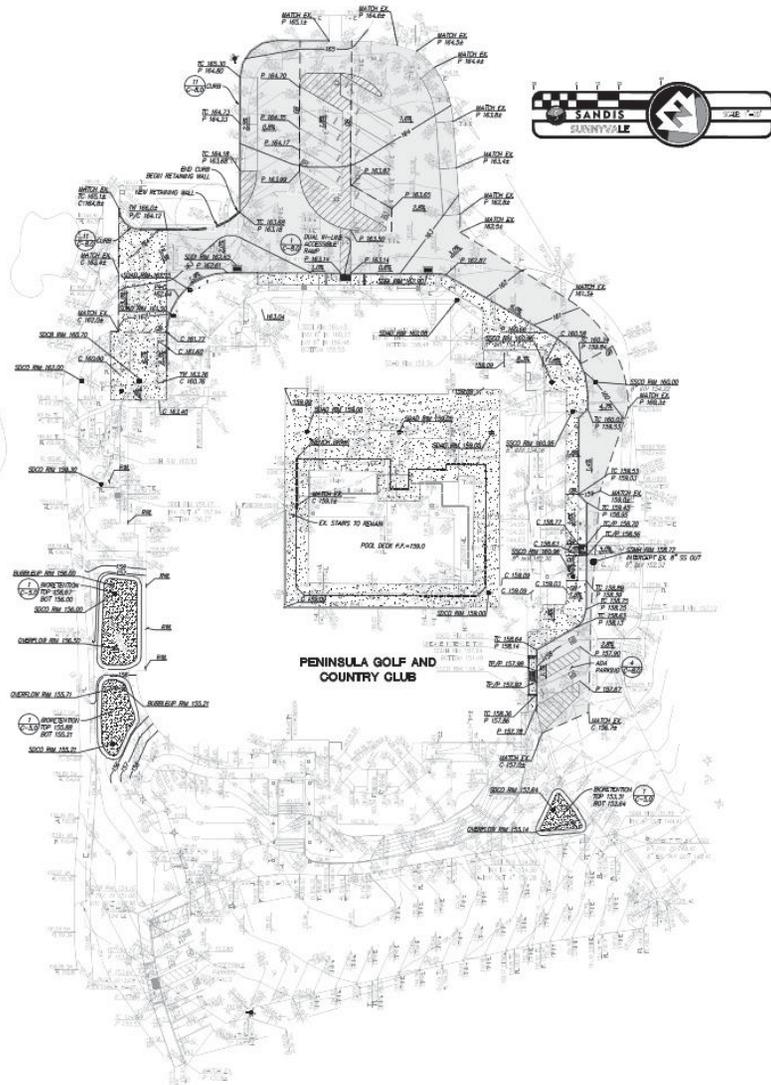
TOPOGRAPHIC SURVEY

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



LEGEND

	ASPHALT CONCRETE
	PROPOSED LANDSCAPE, SEE LANDSCAPE PLANS FOR DETAILS
	CONCRETE
	PROPOSED AREA

- CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPER'S CONSTRUCTION ACTIVITIES.
 2. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES (AQMS).
 3. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REPAIRED AND REDONE AT THE CONTRACTOR'S EXPENSE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
 6. STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
 7. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, DITCH OR DRAIN.
 8. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF COLETT PAINTS, PAINTS, REMANENT OILS, PETROLEUM PRODUCTS, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
 9. ALL CONSTRUCTION DEBRIS SHALL BE HANDLED ON A REGULAR BASIS AND PLACED IN A SHIPPED BIN OR CARTON OF RECYCLED MATERIAL. RECYCLED TAPPS SHALL BE USED ON THE GRADING TO COLLECT PAVED SURFACES OF CRACKS THAT COULD CONTRIBUTE TO DISPERSED POLLUTION.
 10. COARSED TRUCKS AND CONCRETE PAVING OPERATIONS SHALL NOT OCCUR WITHIN 100 FEET OF THE STREET CURB OR DRIVE.
 11. A MINIMUM OF 10 PARKING SPACES SHALL BE PROVIDED AND RESTORED FOR LOW-CURTAIN, FEE-APPROVED AND CARPOOL, PARKING SPACES.

- TREE PROTECTION NOTES**
1. THE GENERAL CONTRACTOR SHALL TAKE THE FOLLOWING STEPS TO PROTECT AND PRESERVE ALL EXISTING TREES SHOWN TO REMAIN:
 - A. PRIOR TO COMMENCEMENT OF EXISTING GRADING AND CONSTRUCTION TEMPORARY FENCING SHALL BE INSTALLED AT THE DRIP LINE OF EACH TREE TO BE PRESERVED. FENCING TO BE INSTALLED SHALL NOT BE REMOVED DURING CONSTRUCTION.
 - B. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE TRIMMED BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. ALL BRANCHES OR BRUISED BRANCHES AND DEAD WOOD SHALL BE REMOVED. ALL CUTS MADE BY TRIMMING SHALL BE PATCHED WITH "TREE SEAL" OR APPROVED EQUAL. IF NO SEAL SHALL ANY TREE BE TRIMMED.
 - C. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE WATERED BY SPOT WATERING BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF GRADING OR EXCAVATION OPERATIONS.
 2. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. NO GRADING IS PERMITTED WITHIN THE DRIP-LINE OF ANY TREE INDICATED TO REMAIN. NO DEBRIS OR MATERIALS SHALL BE STOCKPILED AROUND THE BASE OF THE TREES AND TRAILWAYS SHALL CLEAR DEBRIS OR PLACES WITHIN THE DRIP-LINE OF ANY TREE (PLASTIC, PAINT, TRUNKS, ETC.). ALL TREES SHALL BE PROTECTED BY THE GENERAL CONTRACTOR TO AVOID DAMAGE TO THE TREE ROOT SYSTEM AND DAMAGE TO THE SOIL. THE FENCE SHALL BE SIX FEET HIGH AND EXTEND OUT TO THE DRIP-LINE OF THE TREE.
 3. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE WATERED BY THE GENERAL CONTRACTOR CONTINUOUSLY DURING THE COURSE OF CONSTRUCTION. IF POSSIBLE WATER IS NOT AVAILABLE ON THE SITE, A WATERING TRUCK SHALL BE EMPLOYED TO WATER THE TREES.
 4. DO NOT EXPOSE SURFACE SOIL WITHIN TREE DRIP-LINE EXCEPT AS MANDATED BY CONSTRUCTION PLANS.
 5. DURING PROCESS OF EXISTING GRADING SPRAY BROW TREES TO REMOVE ADDITIONAL CONSTRUCTION.
 6. GRADE A LINES ADJACENT TO THE EXISTING TREE PLANTING SHALL TRIMMED, IF ROOTS ARE EXPOSED WHILE GRADING CUT THEM CLEANLY WITH A SHARP CUTTING TOOL WITH GRADING EQUIPMENT.
 7. DO NOT ATTEMPT REMOVAL OF TREES WITH GRADING EQUIPMENT UNLESS TREES THAT ARE TO BE PRESERVED ARE IN THE VICINITY.

GRADING PLAN



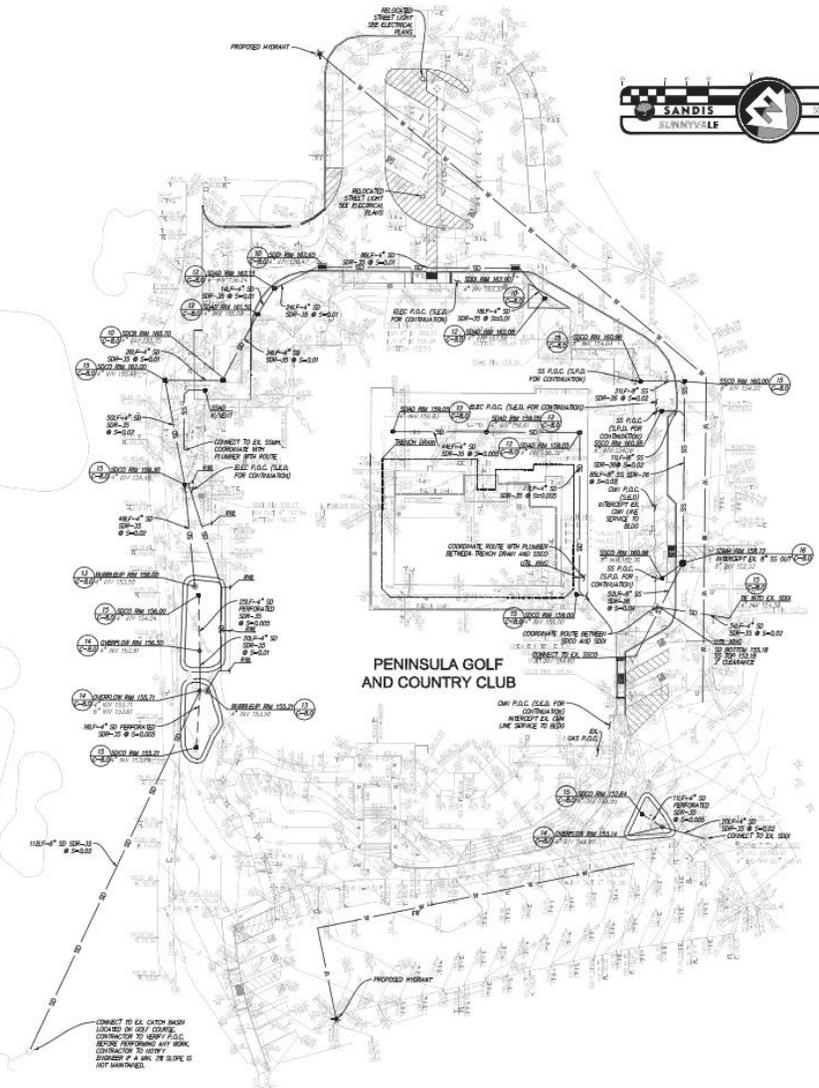


UTILITY/POTHOLE NOTE

THE PIPES, LOCATIONS, DEPT. AND THE DEPT. OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND HAVE BEING PROVIDED FOR VARYING DEPT. ONLY ACTUAL EXCAVATION WILL REVEAL THE PIPES, EXIST, SIZE, LOCATION AND DEPT. OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE DESIGNER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE LOCATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY PENINSULA PRIOR TO COMMENCING CONSTRUCTION.

LEGEND

- 30" — SANITARY SEWER MAIN
- 30" — STORM DRAIN MAIN
- 18" — WATER MAIN
- 12" — FIRE WATER
- 18" — GREASE TRAP
- 12" — GAS MAIN
- 12" — ELECTRIC AND SIGNAL DUCT MAIN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN AREA DRAIN
- STORM DRAIN CLEANOUT
- MANHOLE
- OVERFLOW DRAIN



UTILITY PLAN



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:



LEGEND

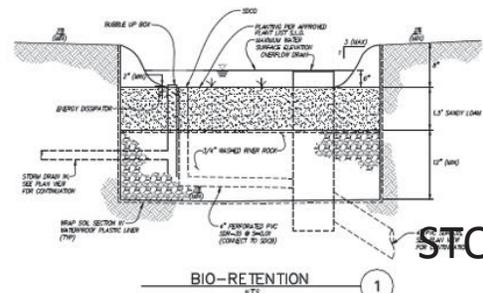
- PERVIOUS COVERAGE
- IMPVIOUS COVERAGE
- TREATMENT AREA
- DRAINAGE MANAGEMENT AREA

STORMWATER NOTE

PROJECT SITE IS EXEMPT FROM HYDROMODIFICATION DUE TO THE LOW IMPERVIOUS SURFACE COVERAGE AND CREATED BEING LESS THAN ONE ACRE.

Table D-300 Stormwater Data

Drainage Area	TOTAL AREA (A.C.)	PERVIOUS AREA (A.C.)	IMPVIOUS AREA (A.C.)	PERCENT IMPVIOUS COVERAGE (%)	Runoff Coefficient (C)	Q (CU)	Treatment Area (Acres)	Treatment Credit (Points)	Treatment (Points)
1	27,212.1	0.02	26,192.1	0.08	0.50	1,000	0.00	100	0
2	1,042.9	0.00	1,042.9	0.00	0.50	1,000	0.00	10	0
3	1,042.9	0.00	1,042.9	0.00	0.50	1,000	0.00	10	0
4	1,042.9	0.00	1,042.9	0.00	0.50	1,000	0.00	10	0
5	1,042.9	0.00	1,042.9	0.00	0.50	1,000	0.00	10	0
TOTAL	31,364.7	0.02	31,344.7	0.07	0.50	5,000	0.00	130	0



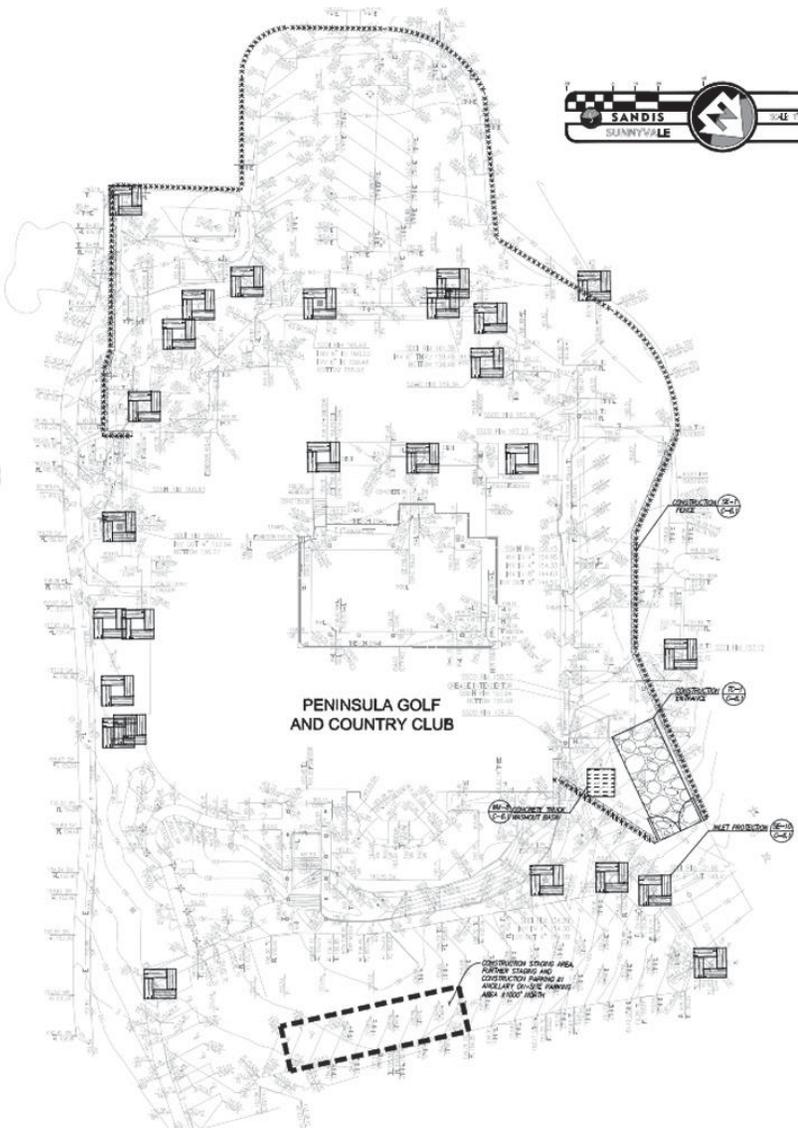
STORM WATER MANAGEMENT PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



LEGEND



EROSION CONTROL NOTES

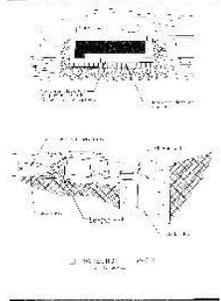
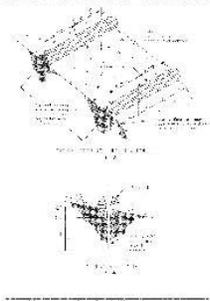
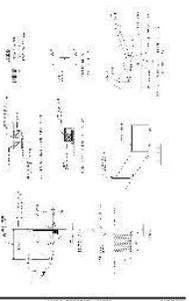
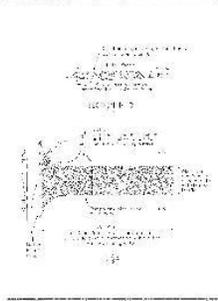
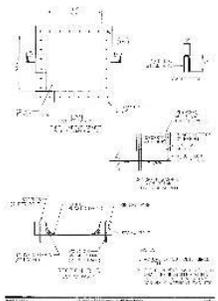
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE PROJECT STANDARD POLLUTION PREVENTION PLAN (PPP) & COMPLY WITH THE STATE'S GENERAL PERMIT AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF CONSTRUCTION IN CONFORMANCE WITH CITY OF SAN MATEO SAN MATEO COUNTY AND ORDINANCE.
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SILT STABILIZATION) WITH SOILMENT CONTROL MEASURES SUCH AS STRAW MATS, SILT FENCE, GRAVEL SILENT TRENCH AND/OR SEDIMENT TRAPS OR BASINS. EROSION CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITION. EROSION CONTROL MEASURES INCLUDING SILT PROTECTION ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO VERIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE REQUIRED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE REQUIRED MEASURES. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BARRIERS AT GATE BASH) AND CONTACT LOCAL AGENCY FOR INFORMATION ON BEST MANAGEMENT PRACTICES.
6. ACTUAL LOCATIONS AND DIMENSIONS OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT, STAGING AREA AND CONCRETE WASH-OUT TO BE DETERMINED BY CONTRACTOR AT THE TIME OF CONSTRUCTION.
7. CONTRACTOR TO MAINTAIN EQUIPMENT STAY PARKING, WALKWAYS AND EXCAVATION WORK TO DEAL WITH TRAFFIC CONTROL DURING DURING DURATION OF CONSTRUCTION.

EROSION CONTROL PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____



Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
 - Store and cover materials of sand, dirt or other construction materials with any other material in a covered area or in an area where they are not exposed to the elements.
 - Use clean water to remove spilled materials from their containers.
- Hazardous Materials**
 - Label all hazardous materials and hazardous wastes (such as petroleum, paints, solvents, adhesives, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in secure tight containers, store in appropriate secondary containment, and cover them in the end of every work day or during wet weather or when sites are inactive.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Observe applicable container labels when used in transport within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Waste Management**
 - Cover waste disposal containers securely with traps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overflowing. Store them in a drainage on the construction site.
 - Check to make portable toilets, and support them frequently for leaks and spills.
 - Dispose of all debris and other property, including materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, dry board, etc.).
 - Dispose of liquid wastes, such as paint, solvents, oil, fuel, grease, and cleaning fluids in hazardous waste.
- Construction Entrances and Exits**
 - Establish and maintain effective entrance controls and establish all concrete entrances and exits in accordance with local and state regulations.
 - Remove or reduce any items blocking entrances and exits, such as wheelbarrows or other items that are not needed for the work.

Equipment Management & Spill Control



- Maintenance and Fueling**
 - Designate an area, fenced with appropriate BODs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If washing or vehicle maintenance must be done on-site, wash in a silted area away from storm drains and away from any area that drains to storm drains. Deploy or dispose of fluids in hazardous waste.
 - If vehicle or equipment cleaning must be done on-site, clean with water only in a silted area that will not allow this water to run into streets, storm drains, creeks, ditches, or water bodies.
 - Do not clean vehicle or equipment using soap, solvents, degreasers, or other cleaning agents.
- Spill Prevention and Control**
 - Keep spill cleanup materials (oil, traps, absorbents, and oil spill kits) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for fuel and oil leaks promptly. Use this time to check hoses and repair any leaks.
 - Check up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not have fuel tanks or other liquid tanks in a spillable (i.e., they leak outside of their tanks, fuel tanks, fuel lines, etc.).
 - Turn up spill kits and materials immediately. Do not try to wash down any spill, even if very small.
 - Clean up spills on site immediately by stopping up and properly disposing of contaminated oil.
 - Report spillages to the appropriate authority. You are required by law to report all spillages to the state of hazardous materials, including oil. To report a spill: 1) Call 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services (www.governor.ca.gov/911/911.asp).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Limit the use of bulldozers, scrapers, and other earthmoving equipment to the minimum necessary to complete the work.
- Use erosion control techniques to stabilize exposed soil.
- Use erosion control techniques to stabilize exposed soil.
- Use erosion control techniques to stabilize exposed soil.
- Use erosion control techniques to stabilize exposed soil.

Paving/Asphalt Work



- Do not grade and seal coating to wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coats, rock, or other seal, etc.
- Collect and recycle or appropriately dispose of excess slurry seal or seal.
- Do not use seal to wash down back asphalt concrete pavement.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets inside cover to prevent flow from rain, runoff, and wind.
- When wet concrete aggregate trucks arrive at the job site, the driver will prevent leaking into the surrounding soil or into stormwater runoff. Let concrete harden and dispose of it properly.
- When using wet aggregate, prevent washwater from entering storm drains. Back any tubes, and concrete trucks, down washwater into the ground and disposed of properly.

Painting & Paint Removal



- Painting Cleanup and Removal**
 - Store cans, buckets or other paint containers into a secure, sealed, sturdy drum, or other.
 - For water-based paints, paint not needed to be used, dilute with water to the extent possible, and store into a clean, dry drum in the storage room. Never pour paint down a storm drain.
 - For oil-based paints, paint not needed to be used, dilute with water to the extent possible and clean with solvent or other as a proper container. Fill and store drums and tubs. Dispose of waste liquids in hazardous waste.
 - Paint cans that are not needed to be used, dilute with water to the extent possible, and store into a clean, dry drum in the storage room. Never pour paint down a storm drain.
 - Lead based paint removal requires a permit and disposal of lead.

Dewatering



- Encourage of practitioners or operators to use dewatering equipment that is properly managed and disposed. When possible, use dewatering equipment to discharge into a stormwater. If discharging to the stormwater, call your local emergency response center.
- Draw water from storm drains away from all disturbed areas.
- When dewatering, notify and obtain approval from the local jurisdiction before discharging water to a storm drain, water body, or stream.
- Discharge of stormwater to a storm drain, water body, or stream may be required.
- Discharge of stormwater to a storm drain, water body, or stream may be required.

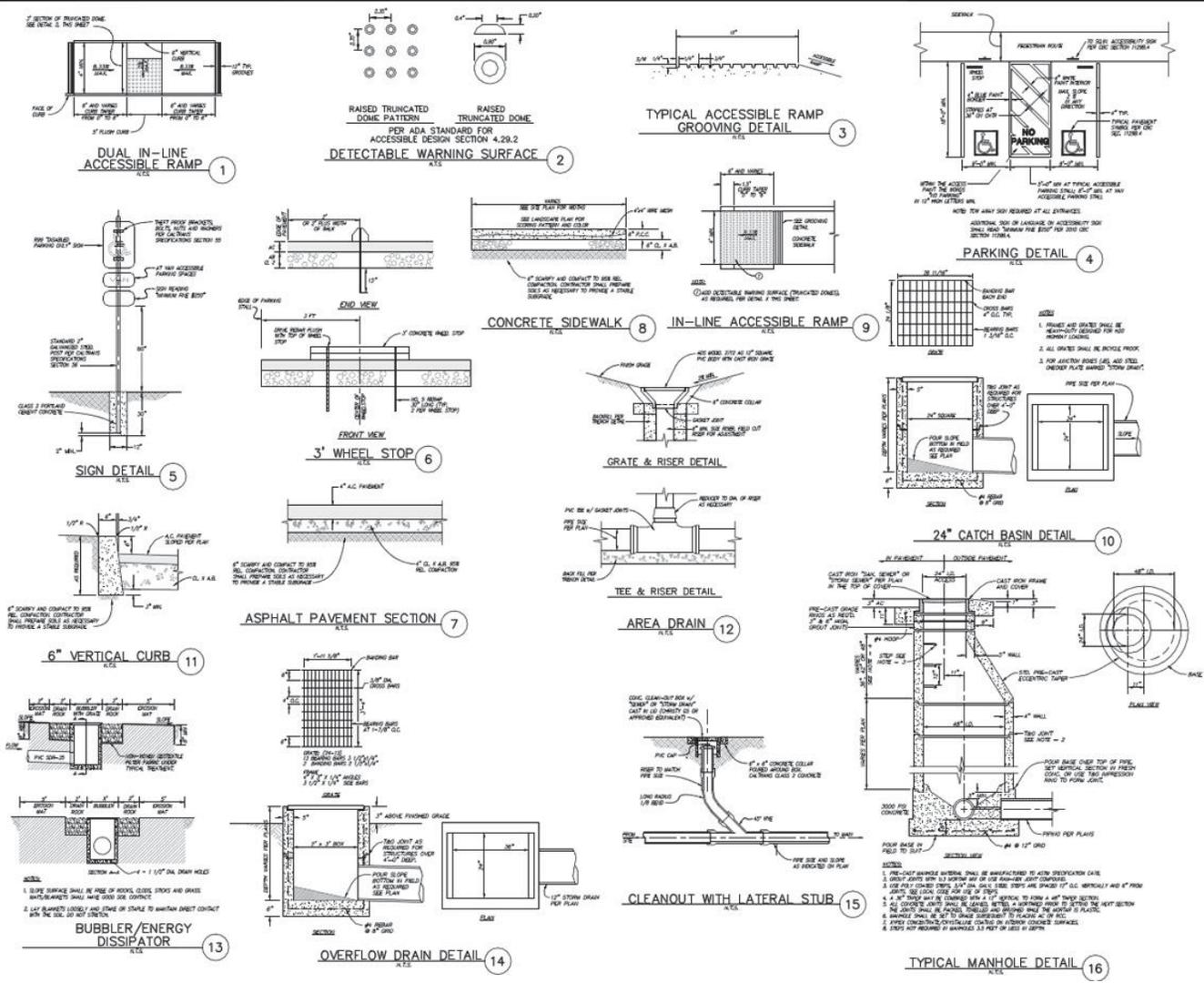
Storm drain polluters may be liable for fines of up to \$10,000 per day!

EROSION CONTROL DETAILS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____



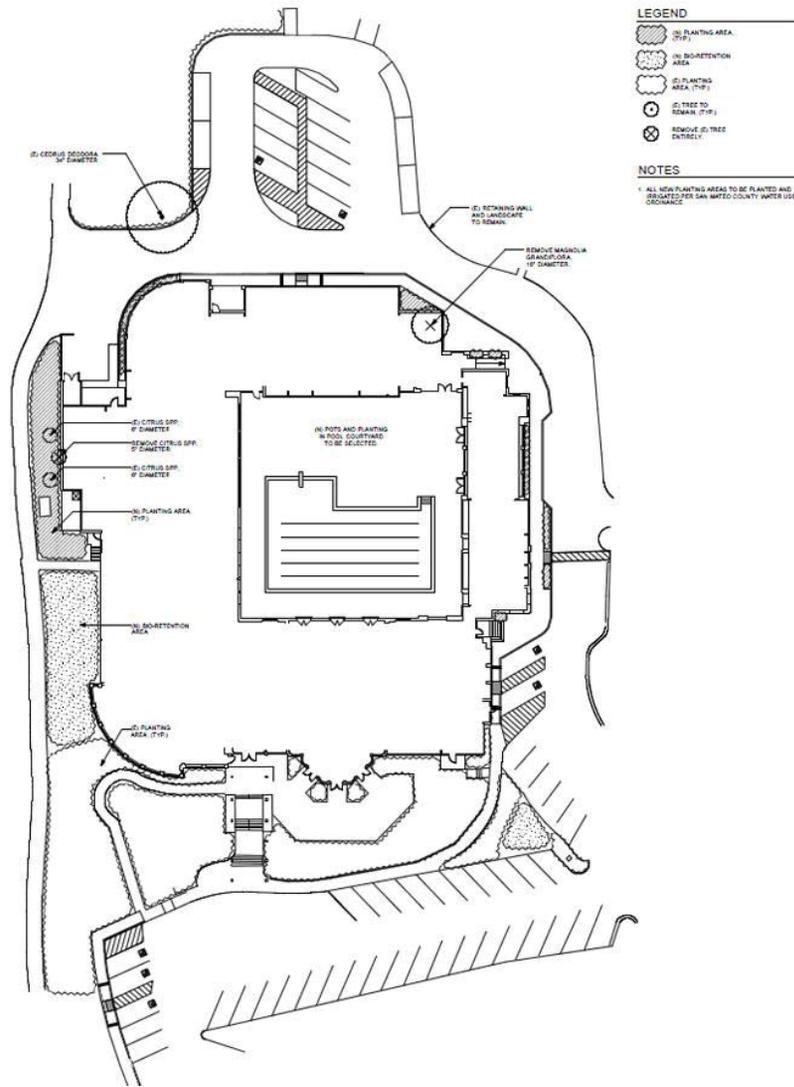
CONSTRUCTION DETAILS

San Mateo County Zoning Hearing Officer Meeting

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Attachment:

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LANDSCAPE MASTER PLAN

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Zoning Hearing Officer Meeting

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