

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

**DATE:** March 27, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Design Review Permit and a Non-Conforming Use Permit, to allow construction of a major remodel and non-conforming addition to a non-conforming 2,094 sq. ft. single-family residence, on a 20,320 sq. ft. parcel at 2147 Edgewood Road in Emerald Lake Hills. A Non-Conforming Use Permit is required to allow 1,000 sq. ft. of converted understory area to maintain a 4.6-foot front yard setback, additional remodel work exceeding 50% value of the existing structure, and to maintain an existing 173 sq. ft. accessory structure (storage shed) located at the rear of the property, where location at the center of the property is required. The existing two-car garage will remain and one accessory structure will be demolished. No significant trees are proposed to be removed.

County File Number: PLN 2018-00260 (Singh)

**PROPOSAL**

The applicant proposes an addition and major remodel for an existing non-conforming 2,095 sq. ft. single-family residence on a 20,320 sq. ft. parcel, in the Residential Hillside (RH) and Design Review (DR) Zoning Districts of the Emerald Lake Hills neighborhood. The existing residence was built in 1927 with a non-conforming 4.6 feet front yard setback and is primarily accessed from Lakeview Way. To convert a 1,000 sq. ft. existing understory area to living space, with a non-conforming 4.6 foot front yard setback, a Non-Conforming Use Permit and a Design Review Permit are required. The property also contains three detached accessory structures, a garage and two sheds, located at the rear of the property and accessed from Edgewood Road.

The applicant has requested to retain one of the accessory structures on the property. The structure is approximately 173 sq. ft. and is just 4.6 feet from the rear property line adjacent to Edgewood Road, and two (2) feet from the side property line. There are no records for the construction of the structure, therefore a Non-Conforming Use Permit is required to retain the structure in this location.

## **RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit, for County File Number PLN 2018-00260, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

The project has several components. Two applications are required, a Design Review Permit and a Non-Conforming Use Permit (for three non-conformities). The project's compliance with the required findings are as follows.

Design Review Permit: The project was heard on September 11, 2018, at the Emerald Lake Hills Design Review meeting. The proposed location of improvements to the structure minimizes tree removal and alteration to natural topography. The DRO required the north elevation of the house to be modified to reduce the height of the staircase tower so that the façade is better proportioned with the roof line. A Condition No. 2 has been added to address the change.

Non-Conforming Use Permit: A Non-Conforming Use Permit, per Zoning Section 6137, can be granted for the addition/remodel and retention of the accessory structure subject to the following finding: "the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood".

Staff has reviewed the project and determined that it complies with this finding in that the project is not injurious to the community. The living area conversion, garage addition, and the new siding and roof exceed 50% valuation of the existing structure, which also trigger the need for a use permit. However, due to the location and scope of work, the project will have little negative impact to the surrounding community, as the non-conforming construction is within the existing footprint of the structure.

The 173 sq. ft. accessory structure also requires a Non-Conforming Use Permit to remain in place as it is located at the rear of the property, where location at the center of the property is required. The finding can be made, as the structure is small, will be substantially screened by a 6-foot high fence structure, and Condition No. 2 requires the applicant to change the color to be compatible with the main residence.

Based on the aforementioned design, location and characteristics, findings can be made for both the single-family residence and the storage shed. The project has been reviewed by Cal-Fire and the Department of Public Works and been preliminarily approved. Conditions of approval have been added to Attachment A. The project is not located in the Coastal Zone and would not impact coastal resources.

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

**DATE:** March 27, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3, and 6137 of the San Mateo County Zoning Regulations, respectively, to allow construction of a major remodel and non-conforming addition to a non-conforming 2,095 sq. ft. single-family residence, on a 20,320 sq. ft. parcel at 2147 Edgewood Road in Emerald Lake Hills. The project includes an addition of a new 361 sq. ft. attached, one-car garage, conversion of an understory area to approximately 1,000 sq. ft. of living area, replacement of a 286 sq. ft. deck, and exterior siding, windows, and color changes. A Non-Conforming Use Permit is required to allow converted understory area to maintain a 4.6-foot front yard setback where a twenty-foot setback is required, additional remodel work exceeding 50% value of the existing structure, and to maintain an existing 173 sq. ft. accessory structure (storage shed) located at the rear of the property, where location at the center of the property is required as the property abuts two streets. The existing two-car garage will remain and one accessory structure will be demolished. No significant trees are proposed to be removed.

County File Number: PLN 2018-00260 (Singh)

**PROPOSAL**

The applicant proposes an addition and major remodel for an existing non-conforming 2,095 sq. ft. single-family residence on a 20,320 sq. ft. parcel, in the Residential Hillside (RH) Zoning District of the Emerald Lake Hills neighborhood. The existing residence, built in 1927 with a non-conforming 4.6 foot front yard setback, is primarily accessed from Lakeview Way. To convert a 1,000 sq. ft. existing understory area to living space, a Non-Conforming Use Permit is required, as the new living space will also have a non-conforming 4.6 foot front yard setback and the project's scope in its entirety will exceed 50% value of the existing structure. The property also contains three detached accessory structures, a garage and two accessory structure (storage sheds), located at the rear of the property and accessed from Edgewood Road.

The applicant has requested to retain one of the storage sheds on the property. The structure is approximately 173 sq. ft. and is just 4.6 feet from the rear property line

adjacent to Edgewood Road, and two (2) feet from the side property line. There are no records for the construction of the structure, therefore a Non-Conforming Use Permit is required to retain the structure in this location.

## **RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit, for County File Number PLN 2018-00260, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Erica Adams, Project Planner, Telephone 650/363-1828

Applicant: Apri Ghuman

Owner: Sanjiv Singh

Location: 2147 Edgewood Road, Emerald Lake Hills

APN: 057-011-090

Size: 20,320 sq. ft.

Existing Zoning: RH/DR (Residential Hillside/Design Review)

General Plan Designation: Low Residential/Urban

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: Zone X, Panel Number 06081C0282E, Effective Date: October 16, 2012

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and the property is located in an established residential community.

Setting: The property is located in the unincorporated community of Emerald Lake Hills. It is developed with a single-family residence constructed in 1927, and three detached accessory structures, a garage and two sheds. The parcel size is 20,320 sq. ft., and conforms to the zoning district. Surrounding parcels are of conforming and non-conforming sizes, and are also developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
November 20, 2016	- An inquiry was made and building permit opened and cancelled to legalize a 500 sq. ft. addition.
December 30, 2016	- A Stop Work Notice (SWN2016-00166) was issued regarding unpermitted construction on the structure.
January 27, 2017	- A Design Review Exemption (PLN2017-00029) was applied for to add a 105 sq. ft. for a 2-story stairwell.
February 23, 2017	- A building permit (BLD2017-00370) was submitted to address the Stop Work Notice.
January 19, 2018	- A revision to building permit (REV2018-00016) is submitted to convert understory area.
March 23-27, 2018	- A second Design Review Exemption (PLN2018-00120) application was submitted for windows, siding and roof. (A building permit (REV2018-00120) and application was submitted for changes to siding, windows and roof and interior remodel which included conversion of non-habitable space.  - The review by the Planning section determined that the project requires a Non-Conforming Use Permit and a formal design review hearing for the new "tower" like feature added to the project.
July 10, 2018	- A planning application for Design Review Permit (PLN2018-00260) and Non-Conforming Use Permit was submitted.
August 27, 2018	- Design Review and Non-Conforming Use Permit (PLN2018-00260) application deemed complete.
September 11, 2018	- Project was heard by the Emerald Lake Hill Design Review Officer and recommended for approval with minor modifications.

- October 2019 - A request to keep the unpermitted accessory structure was added to the proposal.
- February 25, 2019 - Additional plans supporting proposal modifications were submitted.
- March 27, 2019 - Planning Commission hearing.

## **DISCUSSION**

### **A. KEY ISSUES**

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

The General Plan Visual Quality Policy 4.4 requires the appearance of urban development to “promote aesthetically pleasing development.” The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Section 6565 of the San Mateo County Zoning Regulations, is the mechanism that fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) therefore conforms with the General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to improve the appearance and visual character of development in the area through the location and appearance of the structure.

The project, as proposed and conditioned, has been reviewed by the Emerald Lake Hills Design Review Officer and, as conditioned, is in compliance with the Design Review Standards for Emerald Lake Hills. Condition of Approval No. 2 requires the applicant to change the color of both the existing garage and the storage shed to be compatible with the main residence. The non-conforming shed will also be obscured from views from Edgewood Road by the proposed wood fence. A detailed discussion is provided in Section A.3 of this report.

2. Conformance with the Zoning Regulations

A summary of project conformance with the current requirements of the Residential Hillside (RH) Zoning District is provided in the table below. The Non-Conforming Use Permit is required to address (as indicated by a double asterisk \*\*) the proposed non-conforming front yard setback and major remodel (50% or greater valuation) of the non-conforming residence, and to keep an unpermitted storage shed in a non-conforming location.

Development Standards	Zoning Requirements	Existing	Proposed
Minimum Building Site Area	12,000 sq. ft. (slope of 0-17%)	20,320 sq. ft. (15.3 % slope)	No changes
Minimum Building Site Width	50 ft.	323.63 ft.	No changes
Front Setback (Lakeview Way)	House: 20 ft.  Garage: No setback required if the slope of the front half of the parcel exceeds 14%	Existing House: 4.6 feet	New Attached Garage: 1 ft. 7 inches  House: No change** New construction 4.6 ft.
Rear Setback (Edgewood Road)	20 ft.	Approx. 180 ft.	No change
Side Setbacks	Combination of 20 ft. with a minimum 7.5 ft.	Right side 7.42 ft.* Left side 23.4 ft. for house	New construction on right side - 7.5 feet  Left side - No change
Detached Garage in the Rear Yard	Due to the double street frontage, the structure must be located in the center of the parcel (2 <sup>nd</sup> and 3 <sup>rd</sup> quadrants of the parcel).  The garage is a legal, non-conforming structure built with a 1979 permit. No work is proposed on this building.	7.75 feet rear* 8.83 feet right*	No changes
Accessory structure in Rear Yard	Due to the double street frontage, the structure must be located in the center of the parcel (2 <sup>nd</sup> and 3 <sup>rd</sup> quadrants of the parcel).	4.5 foot rear  2-foot left**  87 feet right	Structure to be legalized**

Development Standards	Zoning Requirements	Existing	Proposed
Maximum Lot Coverage	25% or 5,080 sq. ft.	12.8% or 2,592 sq. ft.	16.2% or 3,290 sq. ft.
Maximum Building Floor Area	30% or 6,096 sq. ft.	16.1% 3,264 sq. ft.	24.5% 4,984 sq. ft.
Maximum Building Height	28 ft.	23 ft.	25.75 ft.
Minimum Parking	2 covered spaces and 2 guest spaces (uncovered)	2 covered spaces and 2 uncovered spaces	3 covered spaces and 1 uncovered space
<p>* Existing legal non-conformity to remain unchanged.  ** Proposed non-conformity to be addressed by the Use Permit.</p>			

As shown in the table above, the parcel size is 20,320 sq. ft., and conforms to the Residential Hillside (RH) Zoning District. The residence built in 1927 does not conform to the setbacks of the RH Zoning District. The proposed new lower level will maintain the non-conforming 4.6 ft. setback and requires a Non-Conforming Use Permit. In addition, to legalize the unpermitted storage shed in its current non-conforming location, a use permit is required. Project conformance with Non-Conforming Use Permit findings is discussed in further detail in Section A.4 of this report.

### 3. Conformance with the Design Review Regulations

The project was heard on September 5, 2018, at the Emerald Lake Hills Design Review meeting. No members of the public submitted written correspondence or attended the meeting. At the hearing, the Design Review Officer (DRO) recommended approval of the project, finding that, as designed and conditioned, the addition would be consistent with applicable Design Review Standards, Section 6515.15 of the Zoning Regulations.

The project’s compliance with these Design Review Standards is discussed below:

a. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five objectives:

(1) *Minimize tree removal.*

No trees are proposed to be removed. In addition no trees on the site are in the immediate vicinity of the proposed work.

(2) *Minimize alteration of the natural topography.*



The site is currently developed with a single-family residence, a detached garage and two storage sheds. The project involves construction consisting of an addition and modifications to the existing structure. Proposed work is within or very near the existing footprint of the residential improvements. There is minimal alteration to the existing topography for the new driveway.

- (3) *Respect the privacy of neighboring houses and outdoor living areas.*

The project involves new windows on the lower level. However, these changes are on the lower level and will be obscured by the topography and a proposed fence.

- b. Facades: Requires well-articulated and proportioned facades.

The DRO required the north elevation of the house to be modified to reduce the height of the staircase tower so that the façade is better proportioned with the roof line. Condition No. 2 has been added to address the change.

- c. Roofs: Requires pitched roofs.

The roof plan of the house includes pitched roofs and complies with this design standard.

- d. Materials and Colors: Requires that varying architectural styles are made compatible by using similar materials and colors that blend with the natural setting and the immediate area.

The existing residence uses wood siding. As part of the project, the exterior materials will be changed to a mix of stucco, wood siding and stone accents. The proposed colors will consist of a mix of browns and greys, which blend with the natural setting and immediate area. The proposed mix of materials and colors is consistent with the design standards.

- e. Utilities: New utilities should be placed underground.

There are no new utilities associated with this proposal.

- f. Paved Areas: Requires minimization of paved areas.

A short driveway is proposed in front of the new garage. The amount of proposed paved areas complies with this standard as the amount of

pavement is limited to that necessary for appropriate vehicle access and parking.

4. Conformance with the Use Permit Regulations

The existing residence was constructed in 1927 in its current location of 4.6 feet from the front property line along Lakeview Way. This location is inconsistent with the existing RH Zoning District, and makes the house a legal non-conforming structure. The applicant is seeking to add square footage to the structure with a conversion of understory area to living space, which will maintain the 4.6-foot front setback, and increases the amount of square footage in the front setback. The new garage addition, converted square footage, and exterior changes combine to exceed a 50% valuation of the existing residence and qualifies as a major remodel. A Use Permit is necessary to allow both the expansion into the front setback and the major remodel.

In addition, the applicant seeks to retain a storage shed for which no building records can be found. The structure is located in the rear setback, near Edgewood Road, instead of at the center of the parcel. The subject parcel has double road frontage, therefore an accessory structure on such parcel must be located outside the first and fourth quadrants (those adjacent to the roads) of the parcel, per Zoning Regulations Section 6412. The existing detached garage is in a similar non-conforming location, however a use permit is not required for this building to remain, as the structure was constructed with a 1979 building permit.

A Non-Conforming Use Permit, per Zoning Regulations Section 6137, can be granted for the addition/remodel, and retention of the storage shed subject to the following finding by the Planning Commission. The finding reads: “the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood”.

With respect to the residence, staff has determined that the proposed addition and remodel will not have a detrimental impact to the public welfare or be injurious to the neighborhood. The proposed construction is for a residence which has existed in its location for since 1927. The project was reviewed by the Emerald Lake Hills Design Review Officer who found that the project complies with the design review standards and recommended approval of the design.

The proposed non-conforming construction, conversion of 1,000 sq. ft. of understory area to living space with a 4.6-foot front setback, is within the existing footprint of the structure. The remainder of the residence complies

with the standards of the RH Zoning District. The garage addition is relatively small and in an area which has already been disturbed. The converted understory area, combined with a 361 sq. ft. garage addition, and the new siding and roof make the project exceed a 50% valuation. However, due to the location and scope of work, the project will have little impact to the surrounding community.

With respect to the 173 sq. ft. unpermitted storage shed which requires a Use Permit to remain in place, the structure is small in size, but its construction is substantial, as it is on a foundation and has water fixtures. The applicant has proposed a fence along Edgewood Road, which will substantially screen the structure. In addition, per Condition of Approval No. 2, the applicant would change the color of both the existing garage and the shed to be compatible with the main residence

Based on the aforementioned design, location and characteristics, findings can be made for both the single-family residence and the storage shed. The project has been reviewed by Cal-Fire and the Department of Public Works and been preliminarily approved. Conditions of approval have been added to Attachment A. The project is not located in the Coastal Zone and would not impact coastal resources.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project site has been previously disturbed, residential community that is not environmentally sensitive area.

C. REVIEWING AGENCIES

Emerald Lake Hills Design Review Officer  
Building Inspection Section  
Department of Public Works  
Cal-Fire

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Assessor's Parcel Map
- C. Project Plan Site Plan
- D. Project Floor Plan
- E. Project Elevations
- F. Colors
- G. Use Permit Supporting Statements
- H. Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2018-00260

Hearing Date: March 27, 2019

Prepared By: Erica Adams  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project site has been previously disturbed and is located in an established residential community.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on September 11, 2018.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) facades are well-articulated and proportional, (c) and the project use of materials and colors is compatible with the natural setting and the immediate area.

For the Non-Conforming Use Permit, find:

4. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to

coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The proposed addition and remodel will not have a detrimental impact to the public welfare or be injurious to the neighborhood. The proposed construction is for an existing residence where the majority of the work is to be within the existing footprint of the structure. The garage addition is relatively small, meets required setbacks, and in an area which has already been disturbed. The project was reviewed by the Emerald Lake Hills Design Review Officer who found that the project complies with the design review standards and the recommended approval of the design. Aside from the new living area on the lower level which would have a 4.6-foot front yard setback, the remainder of the residence complies with the RH Zoning District.

The 173 sq. ft. storage shed has existed on site for numerous years. The structure will be painted a color scheme which is compatible to both the detached garage and the single-family residence. In addition a new fence, which will provide screening from the public right of way, is proposed along Edgewood Road.

### **Conditions of Approval**

#### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 27, 2019. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Emerald Lake Hills Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Emerald Lake Hills Design Review Officer:
  - a. The roof on the staircase addition shall be lowered to be lower than, and not conflict with, the main roofline.
  - b. The applicant shall change the color of both the existing garage and the storage shed to be compatible with the main residence.

3. Prior to any construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
  - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
  - b. Tree protection zones shall be delineated using four-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
  - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
  - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
  - e. Any root cutting shall be monitored by an arborist or forester and documented.
  - f. Roots to be cut should be severed cleanly with a saw or topers.
  - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
4. The approved exterior colors and materials of all structures shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
6. Prior to the Current Planning Section 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. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage

slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

7. 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.

If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

8. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Cal-Fire.
9. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
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 impede through traffic along the right-of-way on Lakeview Way and Edgewood 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 Lakeview Way and Edgewood Road. There shall be no storage of construction vehicles in the public right-of-way.
11. 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).

12. 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.
13. 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.

#### Building Inspection Section

14. A building permit is required.
15. Due to the project location in a Very High Fire Hazard Severity Zone, the Fire Department requirement for possible installation of a new fire hydrant meeting the maximum distance is an optional one in that the house is not new.
16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.

#### County Fire (Cal-Fire)

17. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first-story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 ft. wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%.

When gravel roads are used, it shall be class two (2) base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

18. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six (6) feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than four (4) inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
19. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at (650) 573-3846.
20. A fire flow of 1000 gpm for two hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
21. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than thirty (30) feet and up to hundred (100) feet around the perimeter of all structures or to the property line, if the property line is less than thirty (30) feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within ten (10) feet of the outlet of any chimney or stovepipe, or within five (5) feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
22. All roof assemblies in Very high Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

23. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
24. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Division for review and approval.
25. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
26. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

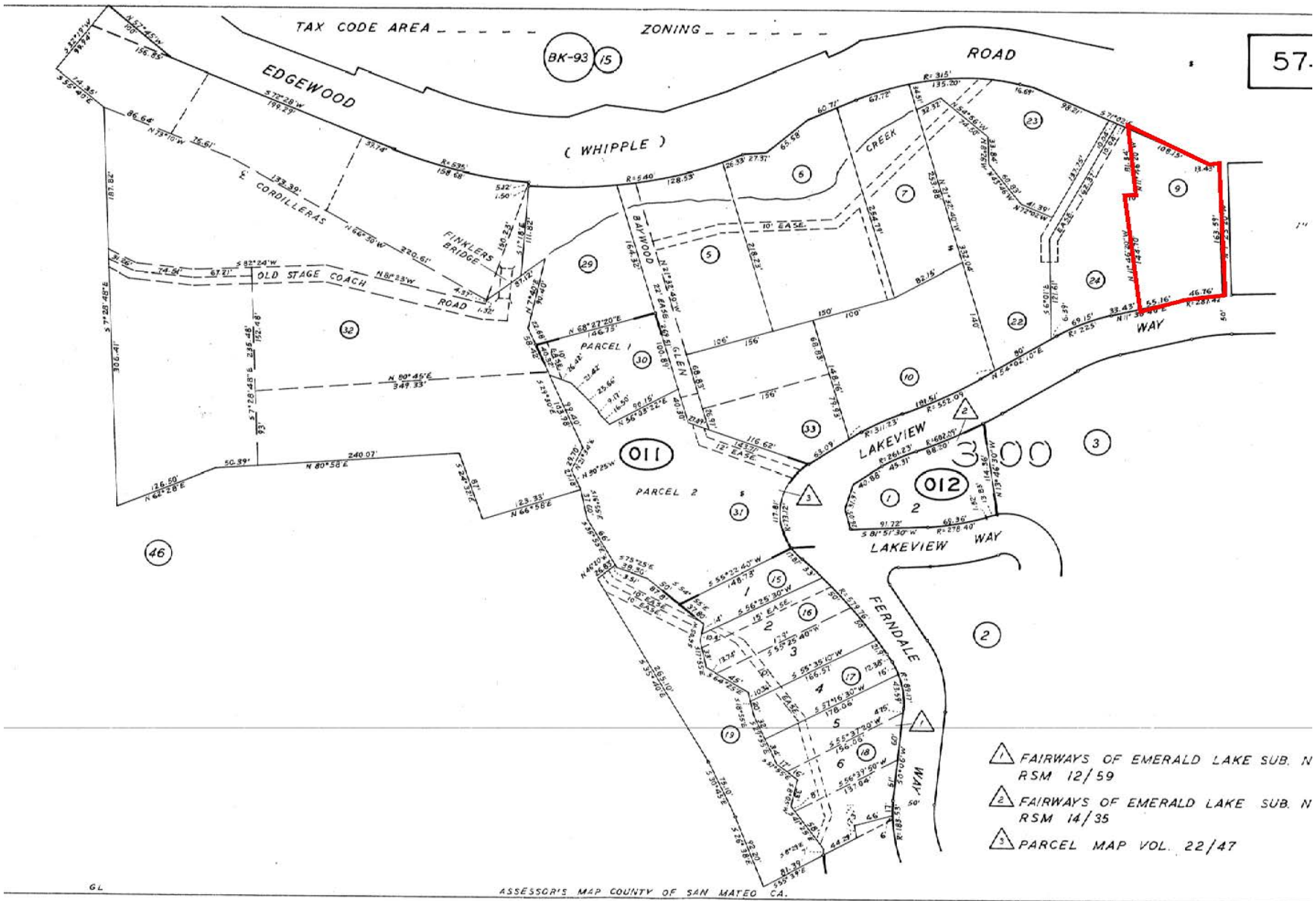
#### Department of Public Works

27. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right of-way.
28. 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.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



### San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment: **B**

File Numbers:



**VICINITY MAP**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: **B**

File Numbers: \_\_\_\_\_



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**



**SITE PHOTOS**

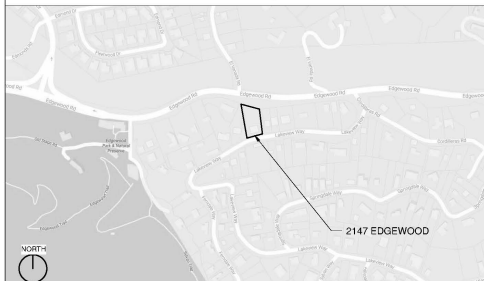


**REVISIONS TO EXISTING BUILDING PERMIT  
#BLD2017-00370  
SIDING REPLACEMENT, WINDOW REPLACEMENT,  
WINDOWS & DOORS MODIFICATIONS, & INTERIOR WALL  
CHANGES AT LEVEL 1 & LEVEL 2, NEW ATTACHED  
GARAGE & DRIVEWAY, & NEW FENCES AT LAKEVIEW &  
EDGEWOOD FRONTAGES**

**SHEET INDEX**

COVER PAGE	A0.1
CAL FIRE CODE WORKSHEET	A0.3
EXISTING SITE PLAN	A1.0
ROOF PLAN	A1.3
ELEVATIONS	A2.0
ELEVATIONS	A2.1
ELEVATIONS	A2.2
EXISTING GARAGE ELEVATION	A2.3
L1 DEMO FLOOR PLAN	A3.0
L1 PROPOSED PLAN	A3.1
L2 DEMO FLOOR PLAN	A3.2
L2 PROPOSED FLOOR PLAN	A3.3
SECTIONS	A4.1
GRAPHIC WINDOW LEGEND	A6.0
GRAPHIC WINDOW LEGEND	A6.1

**VICINITY MAP (NO SCALE)**



**PROJECT INFO**

APN: 057011090

RESIDENTIAL ZONE: RH / DR  
CONSTRUCTION TYPE: TYPE-V  
OCCUPANCY TYPE: R3

**FLOOR AREA CALCULATIONS**

(E) BAY WINDOW	22 SF
(E) LOWER LEVEL	372 SF
(E) STAIRWELL	210 SF
(E) UPPER LEVEL	1,490 SF
(N) ADDITIONAL BAY WINDOW	28 SF
(N) CFA @ LOWER LEVEL	1022 SF
(N) WRAP AROUND DECK	286 SF
(N) GARAGE	361 SF
(E) GARAGE	997 SF
(E) BRIDGE	61 SF
TOTAL:	4,849 SF

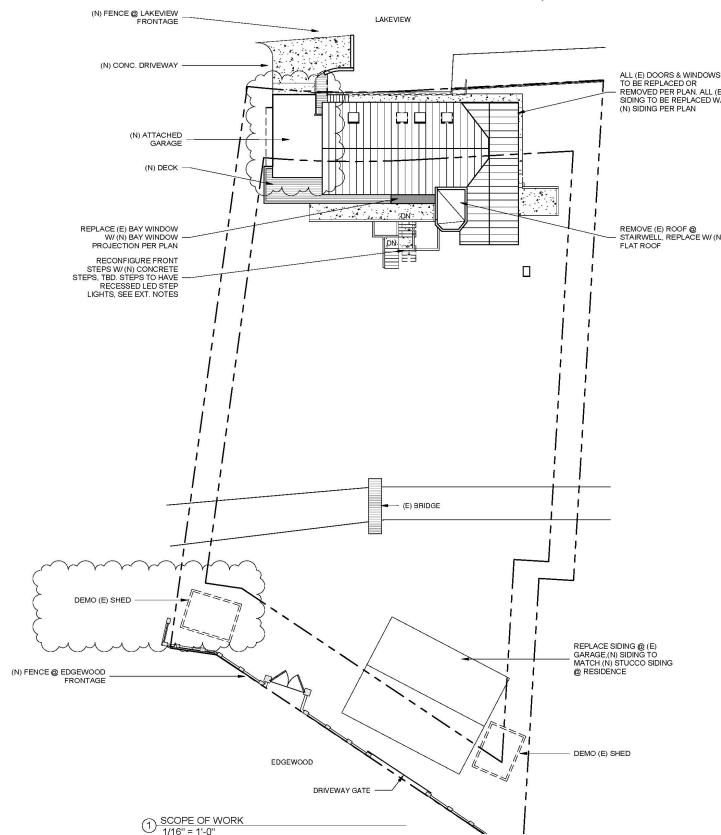
LOT SIZE +/- 20,320 SF  
FLOOR AREA RATIO:  
PROPOSED = 4,849 SF / 20,320 SF = 23.86 %  
MAX = 6,696 SF / 20,320 SF = 30%

**LOT COVERAGE AREA CALCULATIONS**

(E) UPPER LEVEL	1,490 SF
(E) STAIRWELL	105 SF
(N) ADDITIONAL BAY WINDOW	28 SF
(E) GARAGE	997 SF
(N) GARAGE	361 SF
(N) WRAP AROUND DECK	286 SF
(E) BRIDGE	61 SF
LOT SIZE	+/- 20,320 SF

LOT COVERAGE:  
PROPOSED = 3,328 SF / 20,320 SF = 16.38 %  
MAX = 5,080 SF / 20,320 SF = 25%

(N) LOT COVERAGE	688 SF
DEMOLISHED (E) DECK	-508 SF
DEMOLISHED (E) SHED	-154 SF
DEMOLISHED (E) SHED	-173 SF
TOTAL NET (N) LOT COVERAGE	-135 SF



**APPLICABLE BUILDING CODES**

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE, BUILDING ENERGY EFFICIENCY STANDARDS (CBEEES)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)

ANY APPLICABLE LOCAL AMENDMENTS TO THE ABOVE CODE

ANY OTHER LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.

**SYMBOLS LEGEND**

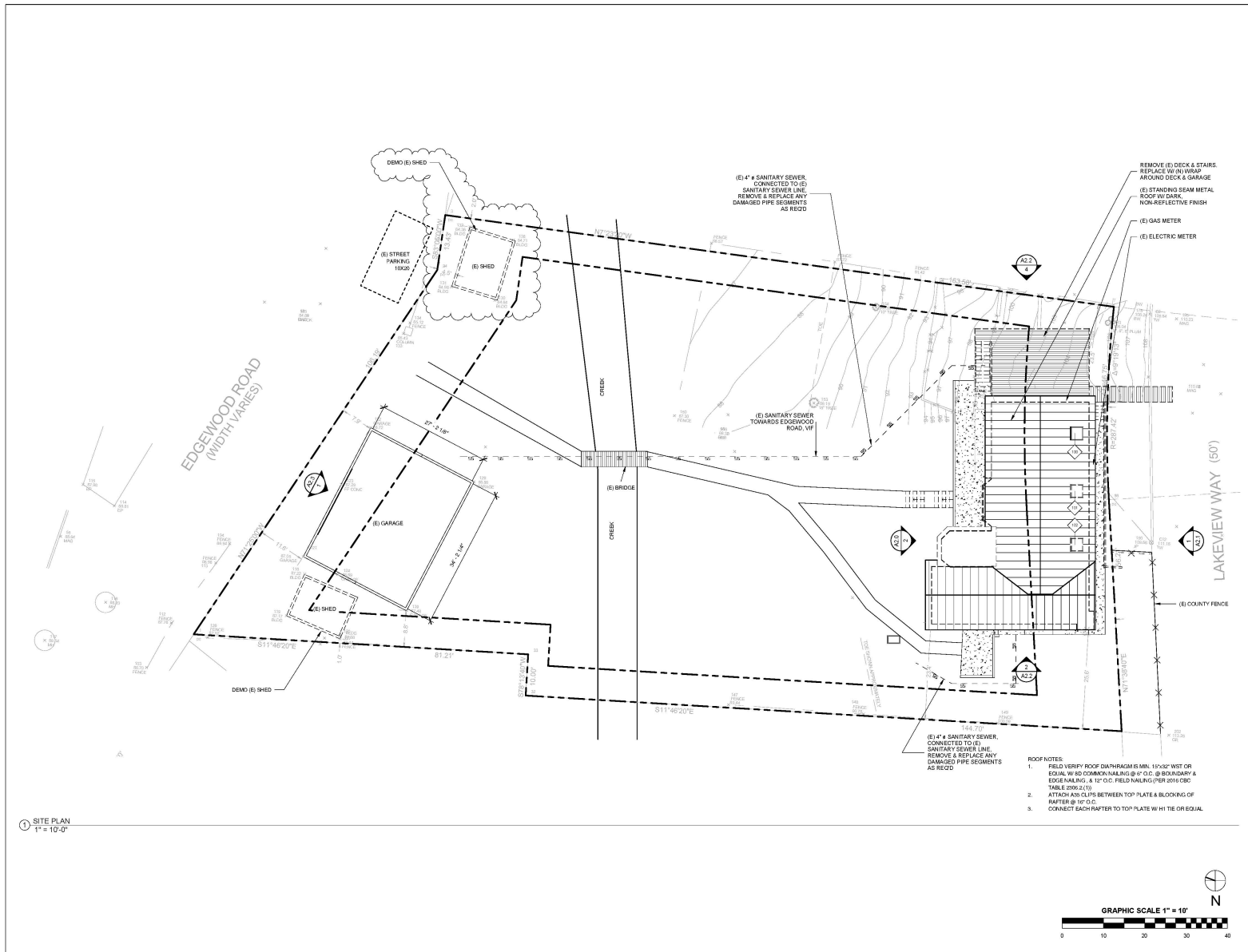
- VIEW REFERENCE
- TYPICAL OR SIMILAR
- SHEET NUMBER
- DETAIL / ENLARGED PLAN CALL OUT
- TYPICAL OR SIMILAR
- VIEW REFERENCE
- SHEET NUMBER
- ELEVATION / SECTION CALLOUT
- DOOR TAG, WIDTH - HEIGHT
- WINDOW TAG
- REVISION
- ELEVATION / LEVEL MARKER
- SHEAR WALL TAG, TYPE / LENGTH

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

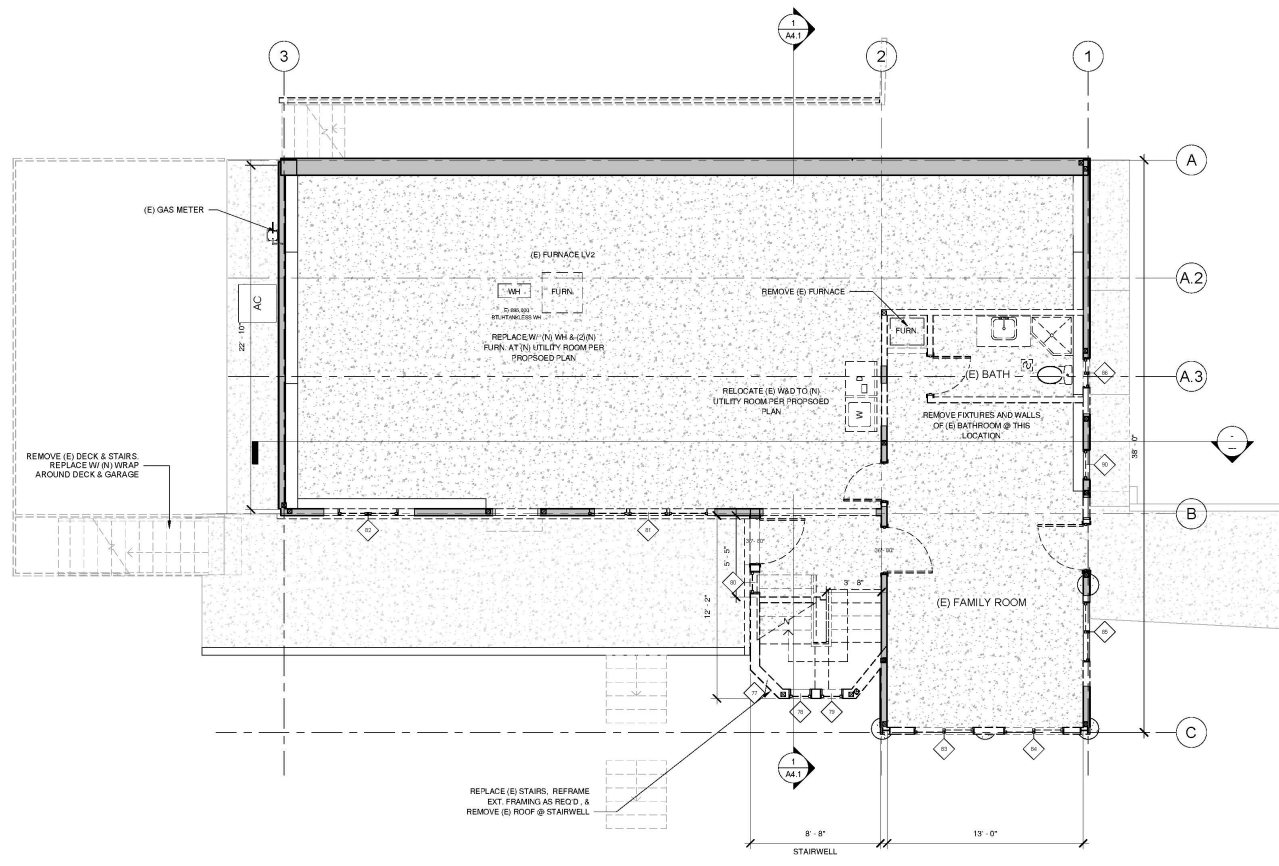
File Numbers: \_\_\_\_\_



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

WALL LEGEND	
	EXISTING 2x STUD WALL, TYP.
	DEMOLISHED
	NEW 2x STUD WALL, TYP.



① EXISTING LV1 (BASEMENT) DEMO FLOOR PLAN  
1/4" = 1'-0"

## San Mateo County Planning Commission Meeting

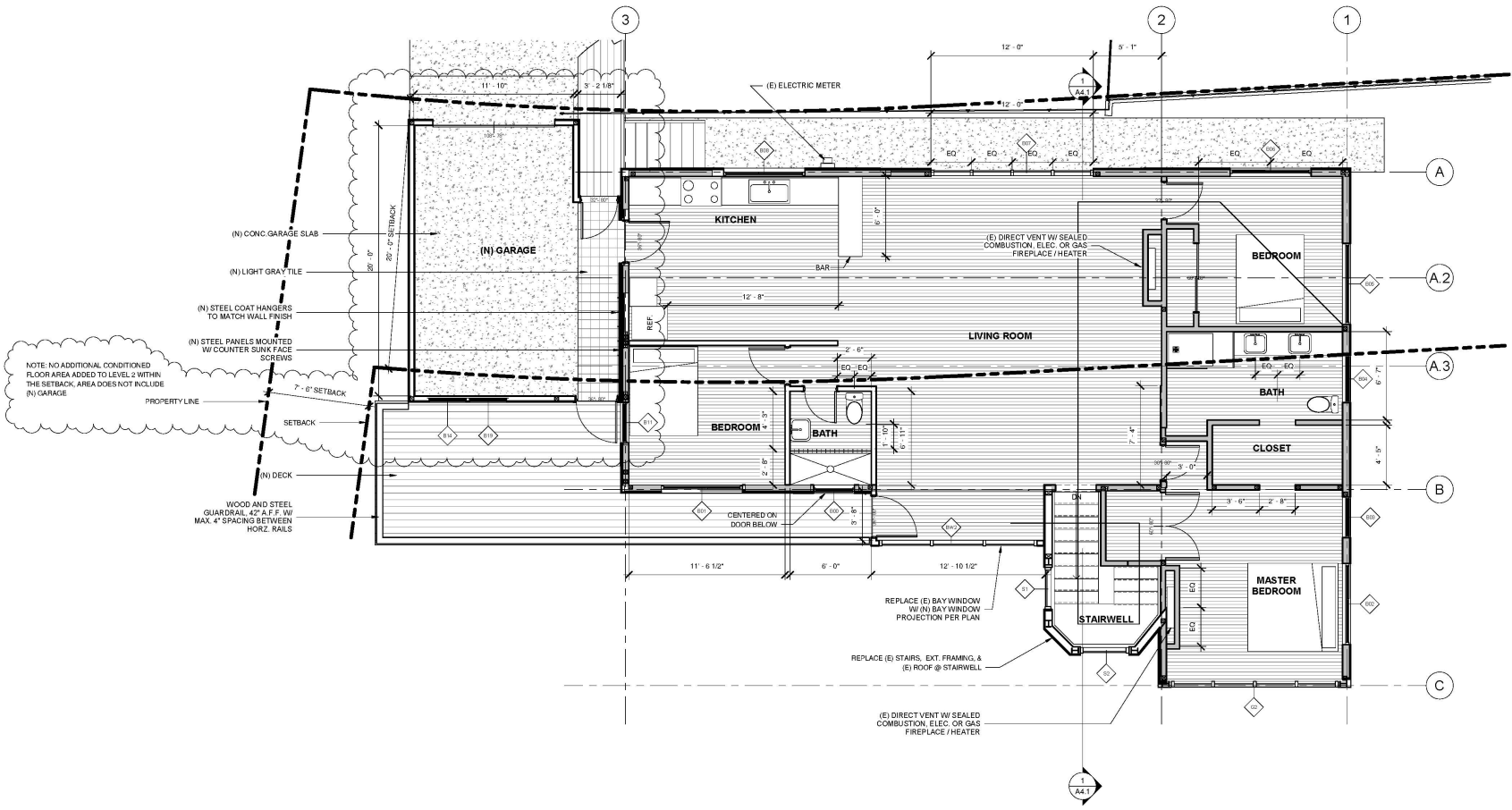
Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



WALL LEGEND	
	EXISTING 2x STUD WALL, TYP.
	DEMOLISHED
	NEW 2x STUD WALL, TYP.



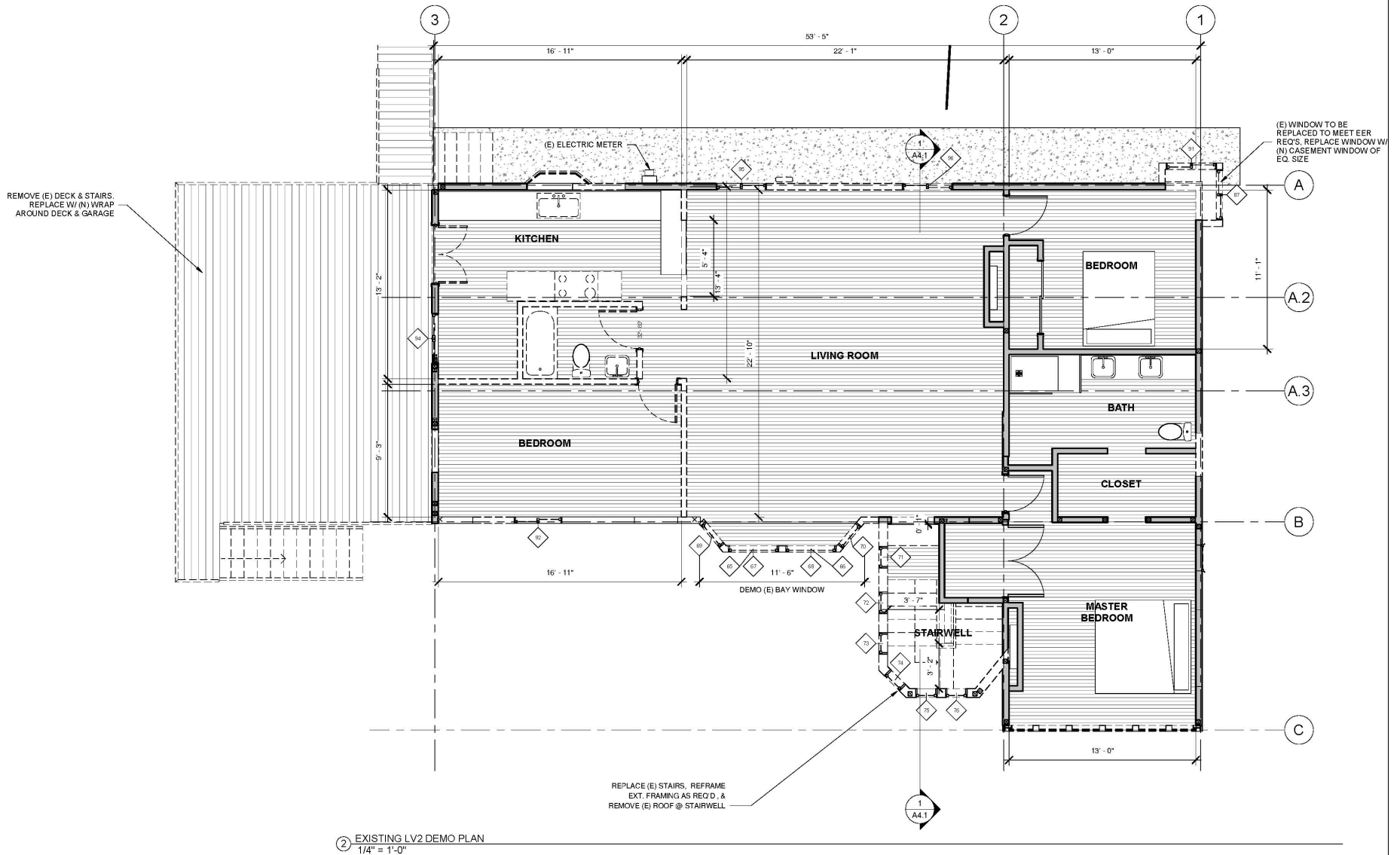
1 PROPOSED LV2 FLOOR PLAN  
1/4" = 1'-0"

# San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



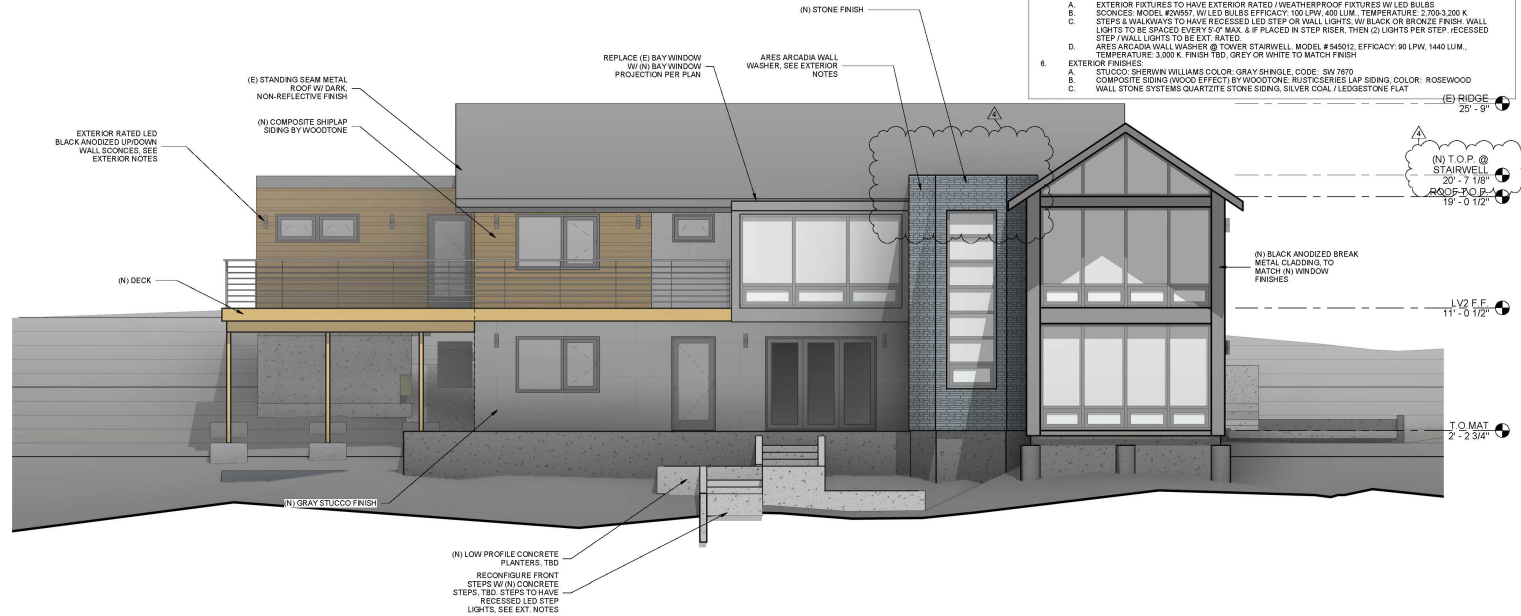
**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**

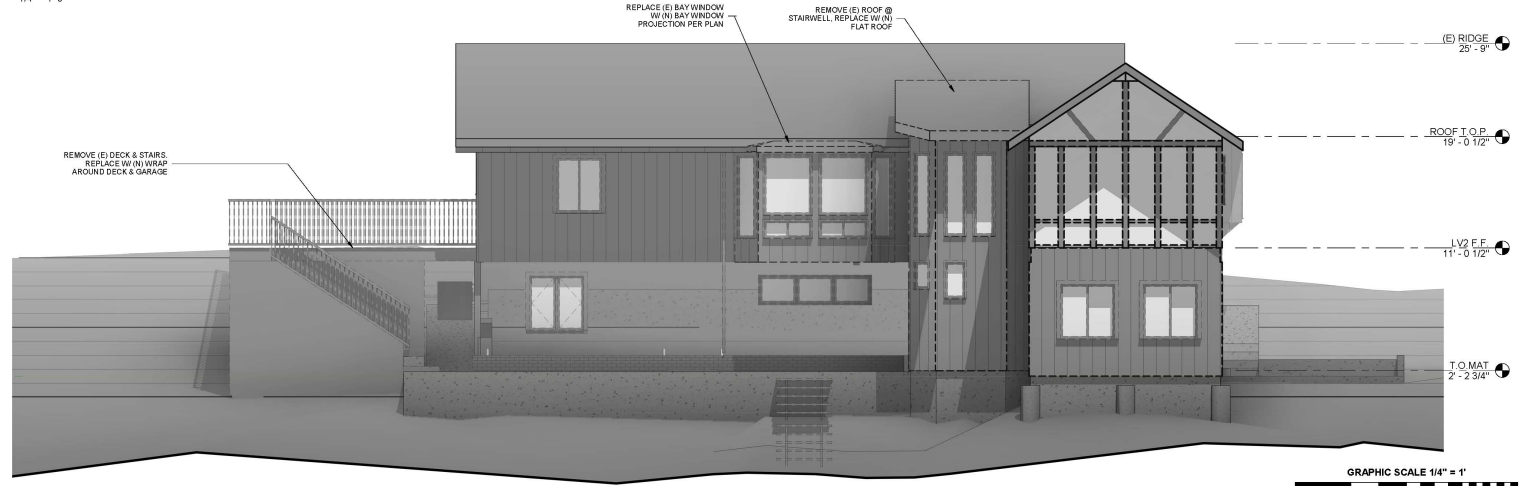


**EXTERIOR NOTES**

1. ALL EXISTING WINDOWS & DOORS TO BE REPLACED OR REMOVED
2. ALL NEW WINDOWS TO BE BLACK ANODIZED
3. ALL EXISTING WOOD SIDING TO BE REPLACED W/ NEW SIDING
4. REMOVE (E) DECK & REPLACE WITH (N) WRAP AROUND DECK, & (N) GARAGE
5. EXTERIOR LIGHTING
  - A. EXTERIOR FIXTURES TO HAVE EXTERIOR RATED / WEATHERPROOF FIXTURES W/ LED BULBS
  - B. SCONCES, MOULDS, ROSETTS, W/ LED BULBS EFFICACY: 100 LPW, 400 LUM, TEMPERATURE: 2,700-3,200 K
  - C. STEPS & WALKWAYS TO HAVE RECESSED LED STEP OR WALL LIGHTS, W/ BLACK OR BRONZE FINISH, WALL LIGHTS TO BE SPACED EVERY 2'-0" MAX. & PLACED IN STEP RISER, THEN (C) LIGHTS PER STEP, RECESSED STEP / WALL LIGHTS TO BE EXT. RATED.
  - D. ARES ARGADIA WALL WASHERS @ TOWER STAIRWELL, MODEL # 545012, EFFICACY: 90 LPW, 1440 LUM., TEMPERATURE: 3,000 K, FINISH TBD, GREY OR WHITE TO MATCH FINISH
6. EXTERIOR FINISHES
  - A. STUCCO: SHERWIN WILLIAMS COLOR: GRAY SHINGLE, CODE: SW 7670
  - B. COMPOSITE SIDING: WOOD EFFECT BY WOODSTONE, HISTRIERIES LAP SIDING, COLOR: ROSEWOOD
  - C. WALL STONE SYSTEMS QUARTZITE STONE SIDING, SILVER COAL / LEDGESTONE FLAT



2 PROPOSED ELEVATION NORTH (FRONT)  
1/4" = 1'-0"



1 EXISTING ELEVATION NORTH (FRONT)  
1/4" = 1'-0"



**San Mateo County Planning Commission Meeting**

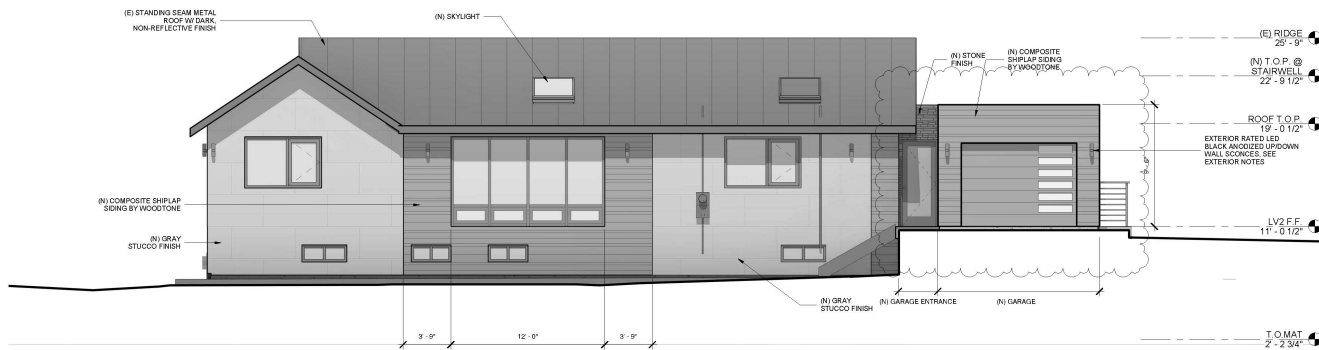
Owner/Applicant:

Attachment:

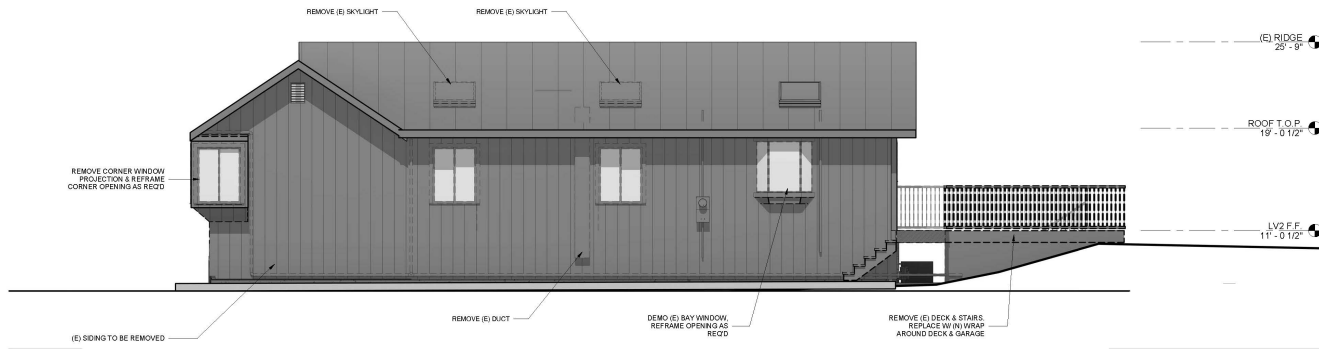
File Numbers:

**EXTERIOR NOTES**

1. ALL EXISTING WINDOWS & DOORS TO BE REPLACED OR REMOVED
2. ALL NEW WINDOWS TO BE BLACK ANODIZED
3. ALL EXISTING WOOD SIDING TO BE REPLACED W/ NEW SIDING
4. REMOVE (E) DECK & REPLACE WITH (N) VINYL ARCHING DECK, & (N) GARAGE
5. EXTERIOR LIGHTING
  - A. EXTERIOR FIXTURES TO HAVE EXTERIOR RATED / WEATHERPROOF FIXTURES W/ LED BULBS
  - B. SCONCES MODEL: RENOVA W/ LED BULBS EFFICACY: 100 LPW, 40 LUM, TEMPERATURE: 2,700K, 200K
  - C. STEPS & WALKWAYS TO HAVE RECESSED LED STEP OR WALL LIGHTS, W/ BLACK OR BRONZE FINISH. WALL LIGHTS TO BE SPACED OVER 1'-0" MAX. & 1" PLACED IN STEP RISER, THEN (2) LIGHTS PER STEP, RECESSED STEP / WALL LIGHTS TO BE EXT. RATED.
  - D. AREZ ARCHAZ WALL WASHES @ TORREY STAINWELL, MODEL: # 545012, EFFICACY: 90 LPW, 1440 LUM, TEMPERATURE: 3,000 K, FINISH TBD, GREY OR WHITE TO MATCH FINISH
6. EXTERIOR FINISHES
  - A. STUCCO: SHERWIN WILLIAMS COLOR: GRAY SHINGLE, CODE: SW 7870
  - B. COMPOSITE SIDING: WOOD EFFECT BY WOODSTONE, RUSTIC SIDING LAP SIDING, COLOR: ROSEWOOD
  - C. WALL STONE SYSTEMS: QUARTZITE STONE SIDING, SILVER COAL / LEDGESTONE FLAT



2 PROPOSED ELEVATION SOUTH (REAR)  
1/4" = 1'-0"



1 EXISTING ELEVATION SOUTH (REAR)  
1/4" = 1'-0"



DRAWINGS PREPARED BY:  
  
 1485 Bayshore Blvd., #100,  
 San Francisco, CA 94124  
 Tel: 415.467.8000  
 Fax: 415.467.8900

Owner:  
**ARUNA VENKATESAN & SANJIV N SINGH**

Project Address:  
**2147 EDGEWOOD RD.  
 REDWOOD CITY,  
 CALIFORNIA  
 94062**



No.	Description	Date
1	PERMIT	1-18-2017
3	DESIGN REVIEW COMMENTS	8-25-2018

EDGEWOOD RENOVATION  
 ELEVATIONS

**A2.1**

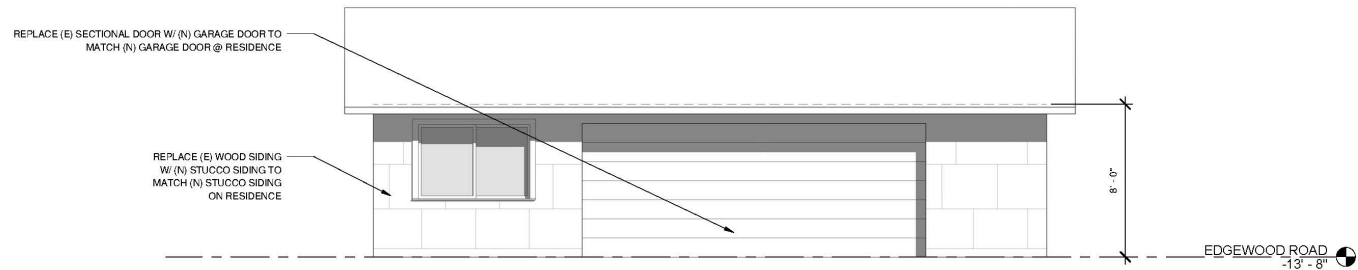
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**San Mateo County Planning Commission Meeting**

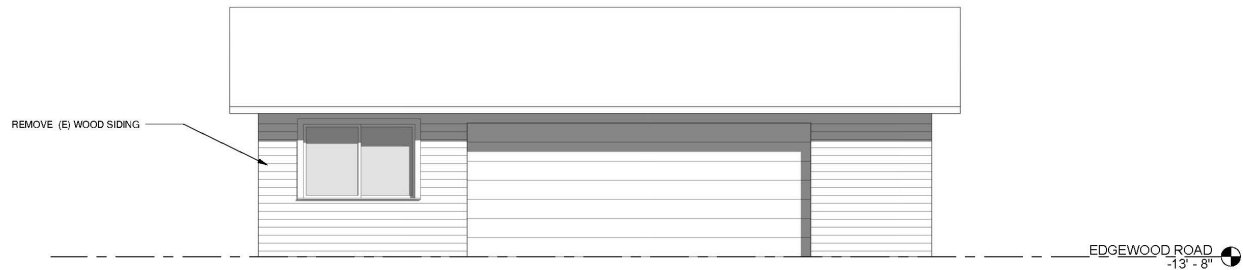
Owner/Applicant:  
 File Numbers:

Attachment:





② (E) GARAGE ELEVATION PROPOSED  
1/4" = 1'-0"



① (E) GARAGE ELEVATION  
1/4" = 1'-0"

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

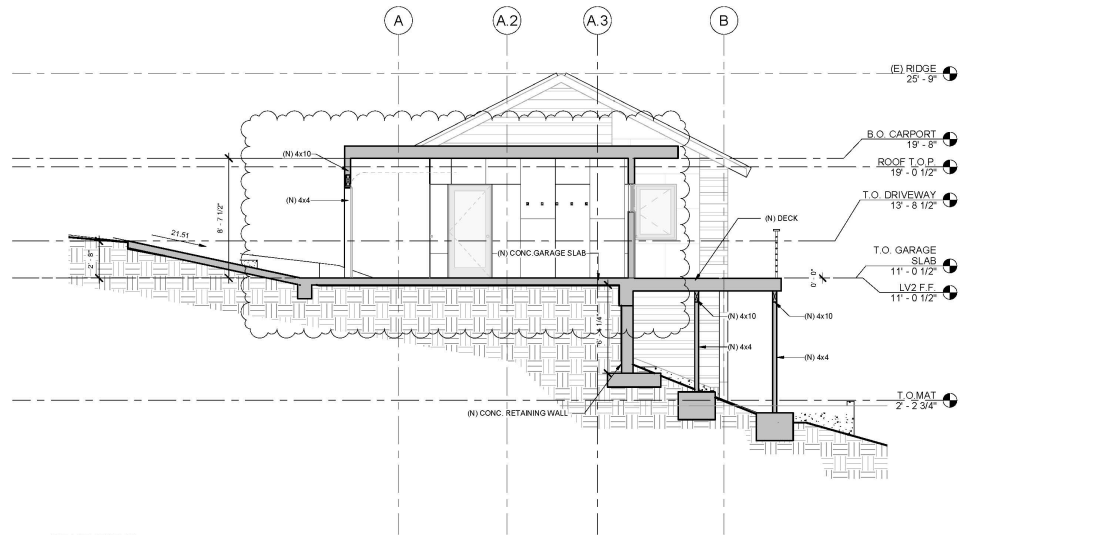
File Numbers: \_\_\_\_\_

WALL LEGEND	
	EXISTING 2x STUD WALL, TYP.
	DEMOLISHED
	NEW 2x STUD WALL, TYP.

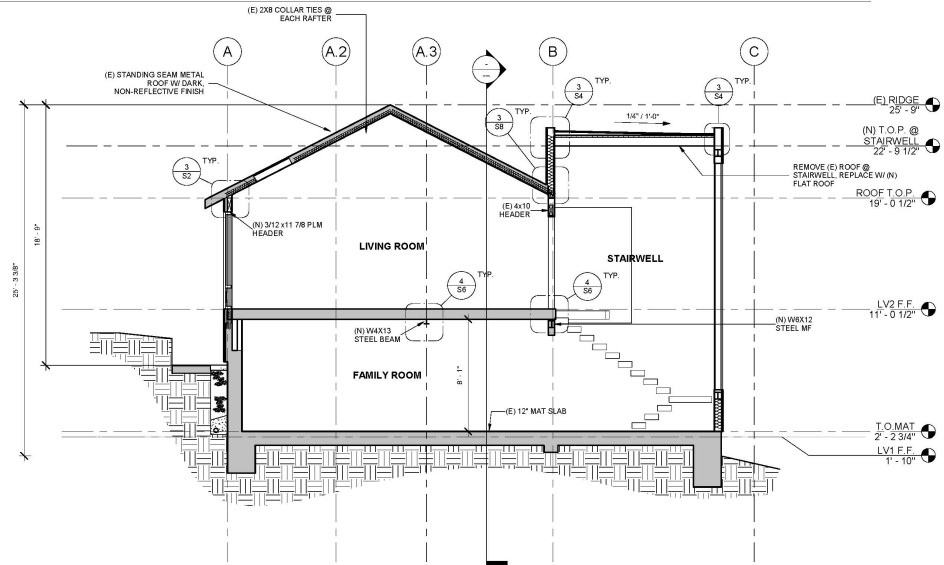
Keystone Legend	
Key Value	Keystone Text
1	(E) STANDING SEAM METAL ROOF W/ DARK, NON-REFLECTIVE FINISH
2	REMOVE (E) ROOF @ STAIRWELL, REPLACE W/ (N) FLAT ROOF
3	(E) 2X8 COLLAR TIES @ EACH RAFTER
4	(N) DECK
5	(N) CONC. RETAINING WALL
6	(N) CONC. GARAGE SLAB

**NOTES:**

1. R-30 INSULATION IN RAFTERS BAYS, TYP.
2. R-13 BATT INSULATION IN ALL NEW WALLS, TYP.
3. ALL EXTERIOR WALL / FLOOR / ROOF FRAMING EXPOSED DURING THE COURSE OF CONSTRUCTION IS TO BE INSULATED PER NOTES 1-2 ABOVE.



2 GARAGE SECTION  
1/4" = 1'-0"



1 Section 4  
1/4" = 1'-0"



## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

File Numbers: \_\_\_\_\_

Attachment: \_\_\_\_\_



**County of San Mateo - Planning and Building Department**

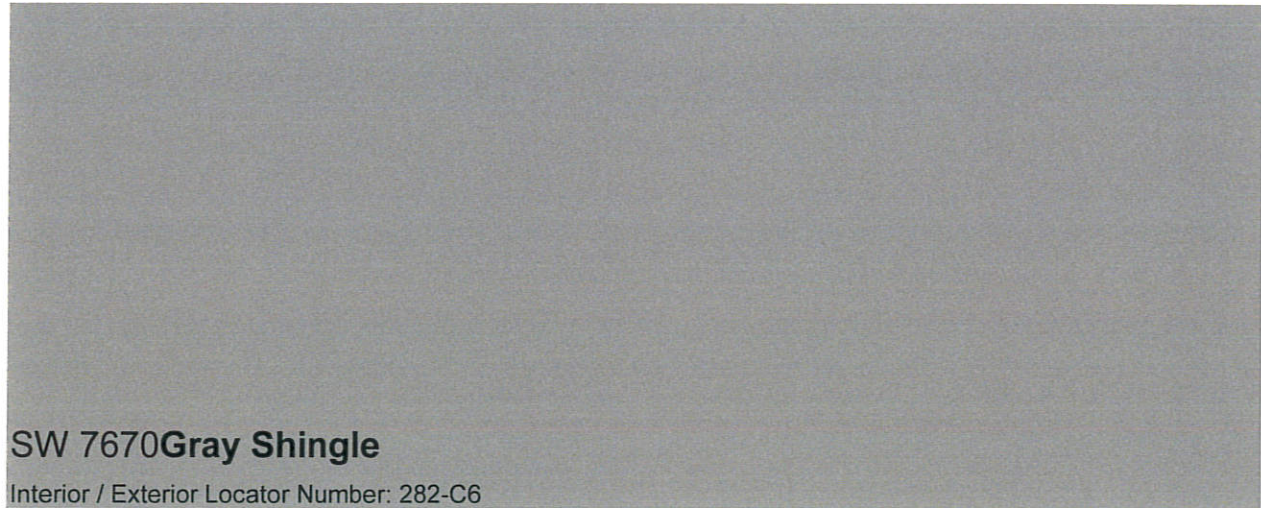
# **ATTACHMENT F**

RUSTICSERIES LAP SIDING made by WOODTONE (ROSEWOOD Color)



PCN 2018-00260

**SHERWIN WILLIAMS 7670 GRAY SHINGLE (for EXTERIOR STUCCO)**



**SW 7670 Gray Shingle**

Interior / Exterior Locator Number: 282-C6

**Wall Stone Systems Quartzite Stone Siding Silver Coal  
Ledgestone Flat 6" x24"**







**County of San Mateo - Planning and Building Department**

# **ATTACHMENT G**

*6565.15.A. Site Planning - The site planning standards require minimization of (1) tree removal, (2) alteration of topography, (3) blockage of sunlight, and (4) stream/drainage channel alteration, in addition to respect for privacy of neighboring houses.*

No further tree removal other than what was permitted and completed in 2016 and 2017 are planned or needed (noting that 3 of the 6 trees removed were removed because of the health of the trees, not for the development—only three trees were removed because of encroachment into the old foundation and impediment to construction of the new foundation.) The proposed development, has minimal grading and will not block sunlight. The design respects privacy for neighboring houses, since there are already several mature trees between the houses and proposal for new fencework. The only work that will be near the stream is redoing the siding of the Edgewood garage and Edgewood storage shed, and installation of a fence at the front of the property. The vast majority of the construction is on the main house which is far from the creek near Lakeview. As proposed, the project should meet the site planning standards.

*6565.15.B. Architectural Style - The design standard requires that new buildings be architecturally compatible with existing buildings and the natural surroundings.*

The proposed residence has a “rustic modern” style which is compatible with the surrounding buildings and the natural surroundings. The proposed construction will utilize wood or wood composite (for fire resistance) with neutral toned stucco or cement composite. This is very consistent with other rustic modern structures in the area, including several newly constructed homes in the Emerald Hills Area. Similar blends of wood and cement composite/stucco is also used by surrounding houses for front fences. The proposal will likely therefore comply with this design standard.

*6565.15.C. Building Shapes and Bulk - The standard requires that buildings be designed with shapes, which respect and conform to the natural topography, and control the bulk of the buildings by stepping up or down the hillsides in the same direction of the natural grade.*

While the house is two stories, it does not exceed height limits, and in fact the first floor is built partially into the hillside. The preexisting house was also two stories. In addition, the proposed garage addition is only one story and for one car with a flat roof (i.e. no additional height).

*6565.15.E. Facades - The standard requires that facades be well designed and articulated facades.*

The proposed facades will comply with the design review standard. See design application. There are no blank walls and the scale of the windows and doors on the proposed additions (i.e. the basement space) are consistent with adjacent buildings and only as required.

*6565.15.G. Materials and Colors - The standard requires the use of similar colors and materials which blend with the natural setting and the immediate area.*

The proposed siding material is a blend of dark to medium tone wood or wood composite with grey stucco or cement composite to match the surroundings with a modern rustic style but improve the fire resistance of the property. The Lakeview garage door will match the wood accents of the main house. The building materials are compatible with, and have been used in construction for, other architectural styles in the vicinity. Siding changes on the Edgewood side will be of similar quality and nature.

### 3. Conformance with Use Permit Findings

In order to grant the use permit as applied for, the following findings must be made:

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

The proposed addition requires exceptions to one development standard: (1) addition of living space to an existing non-conforming structure that has a [ ] foot setback where a 20-foot rear setback is required. The setback issue existed historically for the property. The non-conformity will not be enlarged by the proposal in terms of envelope size of the structure, but rather only in terms of the increase of habitable space with the conversion of some of the basement space within the existing envelope. The deviations from zoning requirements have existed on the site for decades without a detrimental impact to the neighborhood. The proposed remodel will improve the safety of the home, the appearance of the home, the accessibility of the home to young people and older people, and will be an asset to the community.

- b. Development on a non-conforming parcel requires the following additional findings:

- (1) The proposed development is proportioned to the size of the parcel on which it is being built. As noted by prior Applicants, this area of Emerald Lake Hills is unique in that there are a very high number of substandard lots and non-conforming structures. The current zoning allows 25% lot coverage and 30% floor area. As set forth above, the project is well within these requirements.

- (2) All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven infeasible. The adjacent parcels are owned by other people and are developed with residences. Purchase of additional contiguous land is not possible. Moreover, this is a large parcel that meets minimum site size for building.

(3) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The new construction will not cause the nonconformities to materially enlarge, and there will be relatively no impact to the surrounding community. The current proposal is as nearly in conformance as is reasonably possible since there are no other options for locating a garage next to the house, and no viable alternative to add additional living space within the existing footprint. Alternatives to the proposal which were examined include (1) using the Edgewood garage, which is not possible with young children and elderly; and (2) adding living space elsewhere, which is simply not feasible on the property or encouraged, given that any such proposals would require tree removal, additional footprint on the land, etc.

(4) The establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to the coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood. The proposed single-family residence remodel, as designed and located, will not have any adverse impacts on the surrounding neighborhood, as the proposed use is an allowed use in this district. To date, there have been no concerns expressed by neighbors or the larger community regarding this project except for concerns by one neighbor about the tree removal in 2016 and 2017, which concerns were addressed with previous permits and the replanting plan. No tree removal is required for this project, and the prior tree removals were for the foundation repair and/or to remove dying trees or dangerously leaning trees. Owner has met with owner who expressed concern about trees, and is working actively with the owner to get his input on replanting plans and repopulating the tree population.

(5) Use permit approval does not constitute a granting of special privileges. As noted in prior applications of this kind, within Emerald Lake Hills, there are numerous residences which are legal non-conforming from construction at a time which predated current zoning. The proposed construction is a beneficial remodel which does not increase the envelope of the house and adds a necessary one car garage which does not exist next to the house, and the exceptions can be granted through the use permit process. In addition, other situations exist due to previously granted variances and exceptions or were legal allowances with the prior zoning. This proposal is comparable in scope to other non-conforming residences in the area and would not grant a special privilege to the applicant.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT H**



Existing residence along Lakeview Way

***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



Detached accessory building to remain (on right)

***San Mateo County Planning Commission Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





Shed to be removed

***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



Detached garage near Edgewood Road

***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers: