

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

DATE: August 27, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Design Review to construct a new 2,550 sq. ft., 2-story, single-family residence, plus an attached 400 sq. ft. 2-car garage, on an existing 6,993 sq. ft. undeveloped, legal non-conforming parcel, on San Ramon Avenue, in the unincorporated Moss Beach area of San Mateo County. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00007 (Abdulqader)

PROPOSAL

The applicant, Madji Abdulqader, requests approval to construct a new 2,550 sq. ft., 2-story, single-family residence, plus an attached 400 sq. ft. 2-car garage, on an existing 6,993 sq. ft. undeveloped, legal non-conforming parcel. The 2-story home includes a 2-car garage, a family room, dining room, kitchen, pantry, laundry rooms and a half bathroom on the first floor, while the second floor accommodates a master bedroom and bath and four additional bedrooms and two bathrooms. The proposed development is located at the corner of Bernal Avenue and San Ramon Avenue. Access to the proposed single-family residence will be from Bernal Avenue. The project site is located in the California Coastal Commission's appeals jurisdiction.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review, County File Number PLN 2014-00007, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located at the corner of Bernal Avenue and San Ramon Avenue in the unincorporated Moss Beach area of San Mateo County, within a general area of developed parcels with single-family homes of various architectural styles. The subject site is fairly flat in topography with predominant vegetation consisting of shrubs

and grass. Del Mar Avenue is westward, Bernal Avenue is southward, San Ramon Avenue is eastward and developed parcels to the north bound this parcel.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding the General Plan, the project complies with applicable policies, specifically those relating to water and wastewater supply. The project would connect to the Montara Water and Sanitary District (MWSD) for water and wastewater supply, where MWSD has indicated that there is adequate capacity to accommodate the project. Regarding the LCP, the project complies with policies requiring infill development and compliance with design review standards and findings. The property is within the existing Riviera Ocean Villa Tract Subdivision (recorded in 1908) in the urban area of Moss Beach, where public facilities, services and utilities are available.

The Coastsides Design Review Committee (CDRC) considered the project at the March 31, 2014 and April 10, 2014 meetings and, on April 10, 2014, the CDRC determined that the project, as redesigned, complies with applicable Design Review Standards to warrant a recommendation for project approval. The well-articulated design of the single-family residence and the corresponding break-up of the roof mass helps to mitigate the appearance of mass and bulk and minimizes impacts to existing views from neighbors' properties.

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

DATE: August 27, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to construct a new 2,550 sq. ft., 2-story, single-family residence, plus an attached 400 sq. ft. 2-car garage, on an existing 6,993 sq. ft. undeveloped, legal non-conforming parcel, on San Ramon Avenue, in the unincorporated Moss Beach area of San Mateo County. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00007 (Abdulqader)

PROPOSAL

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RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review, County File Number PLN 2014-00007, 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

Owner/Applicant: Madji Abdulqader

Location: San Ramon Avenue, Moss Beach

APN: 037-285-190

Parcel Size: 6,993 sq. ft.

Parcel Legality: Certificate of Compliance Type B (PLN 2011-00315), as recorded on June 5, 2012.

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

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

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water and Sewer Services: Montara Water and Sanitary District

Flood Zone: Zone X, Areas of Minimal Flooding

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

Setting: The project site is a vacant lot located at the corner of Bernal Avenue and San Ramon Avenue in the unincorporated Moss Beach area of San Mateo County, adjacent to single-family homes of various architectural styles located to the west and south. The subject site is fairly flat in topography with predominant vegetation consisting of shrubs and grass. Del Mar Avenue is westward, Bernal Avenue is southward, and San Ramon Avenue is eastward.

Chronology:

<u>Date</u>	<u>Action</u>
June 5, 2012	- Certificate of Compliance Type B and associated Coastal Development Permit approved on May 24, 2012 (PLN 2011-00315). Certificate of Compliance Type B recorded on June 5, 2012.
January 9, 2014	- Application submitted.

- March 31, 2014 - Coastside Design Review Committee (CDRC) continues review of proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbor view concerns.
- April 10, 2014 - CDRC recommends approval of the revised design, as presented in this report.
- August 27, 2014 - Planning Commission public hearing.

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 General Plan Policies, including the following:

Visual Quality Policy 4.14(a) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The architectural elements and exterior materials and colors proposed for the new structure are complementary with the neighborhood design context. The appearance of mass and bulk has been reduced by enhancements to façade and roof articulation. The height of the structure is 26 feet, which is below the maximum allowed of 28 feet. The project has received a recommendation for approval from the Coastside Design Review Committee based on the Committee's findings that the project conforms to the design standards that implement this policy as discussed in Section 3.b below.

Urban Design Concept Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The project is compatible with the various architectural styles of Moss Beach and the neighborhood, as exemplified by the proposed use of stucco, composition roof shingles, and earth-tone colors as the project's color scheme of choice.

Urban Land Use Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and

(4) ensure public health and safety. The proposed 2-story structure meets the zoning district height standards and is compatible in design, scale and size with other residences located in the vicinity. The appearance of mass and bulk of the new residence is reduced by articulation of all exterior façades and the minimization of roof mass, despite being within the upper limits allowable for lot coverage and floor area. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastside Design Review Committee's recommendation of approval (see Section 3.b).

Water Supply Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Montara Water and Sanitary District (MWSD) has confirmed that a water service connection is available for this site.

Wastewater Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. MWSD has provided staff with a project review comment letter indicating adequate capacity to serve the project, subject to conditions, including requiring the applicant to obtain Domestic Water/Fire Protection Connection and Sewer Permits and to submit fire flow calculations from a Certified Fire Protection Contractor.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property adjoin an area of sensitive habitat. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of

vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies since the subject property is within the existing Riviera Ocean Villa Tract Subdivision (recorded in 1908) in the urban area of Moss Beach, where public facilities, services and utilities are available.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. Staff estimates that the current building permits to be issued for the calendar year will not exceed this limit, based on projections and current applications for building permits received thus far. As a point of clarification, the date of building permit issuance is not equivalent to the date of building permit application.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements – Map 1.5*) locates the project site in the Half Moon Bay Airport Influence Area. Although it is in this area, the proposed development is outside of Airport Safety Zones based on the 1996 San Mateo County Comprehensive Airport Land Use Plan. Regarding noise, the site is within the 55-60 Community Noise Equivalent Level (CNEL) noise contour where single-family residential uses are allowed.

b. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The site consists of low-lying vegetation and does not contain sensitive habitat. Wetlands, existing approximately 400 feet east of the property on the east side of Esmeralda Avenue (paper street), are separated from the site by intervening development (e.g., homes and trails). No trees are proposed for removal. As the site is flat, project grading is minimal.

c. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3.b of this report, the Coastsides Design Review Committee (CDRC)

considered this project at the regularly scheduled CDRC meeting on April 10, 2014, and determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

Visual Resources Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed home complies with these guidelines as follows:

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed materials for the home, such as stucco and composition roof shingles, have a natural appearance.
- (3) The proposed home design uses hip and gable roofs, including non-reflective, composite roof shingles as the primary roof material.
- (4) The minimal roof mass and the enhanced façade articulation bring the proposed structure to scale with the rest of the homes in the neighborhood.

3. Conformance with the Zoning Regulations

a. Conformance with S-105 District Development Standards

The proposal complies with the property's R-1/S-105/DR/GH/CD Zoning designation, as indicated in the following table:

	S-105 Development Standards	Proposed
Minimum Site Area	20,000 sq. ft.	6,993 sq. ft. (existing)*
Maximum Floor Area	3,356 sq. ft. (48% maximum)	2,950 sq. ft. (42%)
Maximum Building Site Coverage	1,748 sq. ft. (25% maximum)	1,715 sq. ft. (24.73%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	10 ft.	10'1"
Minimum Left Side Setback	10 ft.	19'4"

	S-105 Development Standards	Proposed
Maximum Building Height	28 ft.	26 ft.
Minimum Parking Spaces	2	2
Daylight Plane/Façade Articulation	20 ft./45 degrees on setback lines of two opposite façades OR finding by CDRC	Complies with both
*Development of a non-conforming parcel may occur without the issuance of a use permit if the development conforms to current zoning and building code regulations, pursuant to Section 6133.3(a) of the San Mateo County Zoning Regulations.		

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project (see Attachment C) at regularly scheduled CDRC meetings on March 31, 2014 and April 10, 2014. On March 31, 2014, the CDRC continued its review of the proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbor view concerns. After redesign of the project, on April 10, 2014, the CDRC adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment D):

- (1) Strategically placed windows ensure the protection of the adjacent neighbors' privacy. Views from neighboring houses are adequately maintained as a result of the reduction in the structure's roof mass from the original proposal (Section 6565.20(C)2a and b).
- (2) The entire structure exhibits several articulated areas that include broken up wall planes and protruding architectural features such as second floor balconies (Section 6565.20(D)1d and e).
- (3) The proposed architectural style incorporates design elements such as hip and gable roofs, a central entry area along the south elevation and strategically placed fenestrations framed with trims. These elements complement and enhance the predominant style of the neighborhood homes (Section 6565.20(D)2a).
- (4) The properly scaled entryway serves as a complementary feature that contributes to the overall design character of the

south elevation façade, further enhanced by the reduction in size of the entry area windows (Section 6565.20(D)2c).

- (5) The revised roof form exemplified by the combination of hips and gables further enhances the design of the new home, while at the same time serving both as a mitigating factor relative to mass and bulk and a unifying element for neighborhood roof form compatibility (Section 6565.20(D)3).
- (6) The proposed materials such as stucco and composition roof shingles, including earth-tone colors as the project's color scheme of choice, make the project compatible with various architectural styles of the neighborhood (Section 6565.20(D)4a and b).
- (7) The landscaping plan, as proposed and conditioned, adequately maintains the visual integrity of the home that requires a more comprehensive plan, to include a layout that mimics/complements the natural surroundings, by incorporating drought tolerant, native and non-invasive species and removing ice plants on-site, in order to prevent adverse impacts to the site and surrounding areas (Section 6565.20(F)1).
- (8) The proposed downward-directed lighting fixtures for all entry doors integrate well with the overall design of the home as exemplified by the model of choice such as: The Great Outdoors GO 8281 Wall Sconce (Section 6565.20(F)4).

c. Conformance with Geological Hazards (GH) District Standards

The site is located in the Geological Hazard Area Zone 3. Section 6296.2 (*Description of Hazardous Zones in Seal Cove Area*) allows development in Zone 3 if suitable mitigation measures including, but not limited to, siting of homes away from active faults, structural and foundation design and adequate surface drainage plans are applied as recommended by any required geotechnical investigation. A soils report has been submitted and reviewed by the Geotechnical Section of the Planning and Building Department. The requirements applicable to Zone 3 have been added as Condition No. 17.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, related to new construction of small structures, including single-family residences in a residential zone.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council on February 18, 2014. Staff did not receive any comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission on February 18, 2014. Staff did not receive any comments.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Geotechnical Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated July 7, 2014
- E. Site 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 2014-00007

Hearing Date: August 27, 2014

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA), related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies requiring infill development and compliance with design review standards and findings.
3. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Find:

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

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on August 27, 2014. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review approvals 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 these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. The applicant shall include the permit approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall submit the following item and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee, subject to the review and approval of Planning and Building Department staff:

Comprehensive landscaping plan that shows a less static appearance so as to mimic/complement the natural surroundings that incorporates drought tolerant, native and non-invasive species, calling out the removal of existing ice plants on-site.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of

the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

- e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
 10. No site disturbance shall occur, including any grading, until a building permit has been issued. The grading permit and building permit shall be issued at the same time.
 11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the rights-of-way on Bernal Avenue and San Ramon Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Bernal Avenue and San Ramon Avenue. There shall be no storage of construction vehicles in the public right-of-way.
 12. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00

p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

13. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
14. This project is subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) and shall implement at least one of the six site design measures listed below:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
15. Upon staff's review and approval of the revised landscaping plan, installation of the approved landscaping is required prior to final inspection of the building permit.
16. The site is in the Fitzgerald Marine Reserve Area of Special Biological Significance (ASBS) Watershed. Weekly erosion and sediment control inspections during the rainy season are required by the Special Protections.
17. Prior to any development, there shall be an engineering geologic investigation by a certified engineering geologist and a soil and foundation engineering investigation by a registered civil engineer, or a combined equivalent of the above, unless evidence is available to show that such investigations are not required. Engineering geologic investigation shall address the seismic hazards related to the master and branching traces of the Seal Cove fault. Particular emphasis of the engineering geologic investigations shall be placed on the evaluation of possible surface faulting. Investigative techniques within this area will require the use of subsurface trenching and possible geophysical traverses unless clear

evidence is established to show that no active fault crosses the parcel in question. The soil and foundation engineering investigation shall address, but not necessarily be confined to, the following items: site preparation and grading, surface and subsurface, drainage, and design parameters for all proposed development.

Building Inspection Section

18. The applicant shall apply for a building permit.

Department of Public Works

19. Prior to the issuance of a building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
20. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
21. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides which can contribute to runoff pollution. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain into a designated, effective infiltration area or structure (refer to Best Management Practices (BMPs) Handbook for infiltration system designs and requirements). Prior to completion of the building permit, all storm drains on-site shall be labeled "No Dumping - Drains to Bay."
22. The applicant shall demonstrate, to the satisfaction of the Department of Public Works and the Coastside Fire Protection District, that the existing road access

from the nearest “publicly” maintained roadway to the building site meets or exceeds the County’s minimum standards for an “Interim Access Roadway,” including provisions for existing and proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, meeting the Fire Marshal requirements, exist or can be provided, if applicable. The applicant must coordinate with the Department of Public Works prior to issuance of a building permit regarding the location of the driveway with the location of the new green street project, if required.

23. 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.
24. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Montara Water and Sanitary District

25. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Coastside Fire Protection District

26. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
27. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer’s instruction and NFPA 72.
28. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

29. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
30. Chimney present: The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2 inch.
31. Vegetation management: As per the Coastside Fire District Ordinance No. 2013-03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line.
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33. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
34. Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
35. Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
36. A Knox padlock or key switch will be required if there is limited access to property (CFC 506.1). For application or further assistance, please contact Coastside Fire Protection District.
37. Fire Access Roads: The applicant must have a maintained all-weather surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance No. 2007-01, and the California Fire Code shall set road standards. As per the 2007 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project

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


38. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
39. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.


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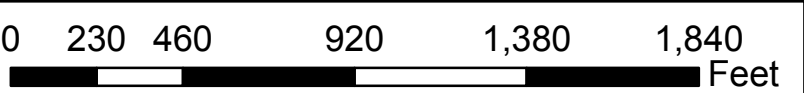
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PLN2014-00007

 Subject Parcels

 Zoning Boundary



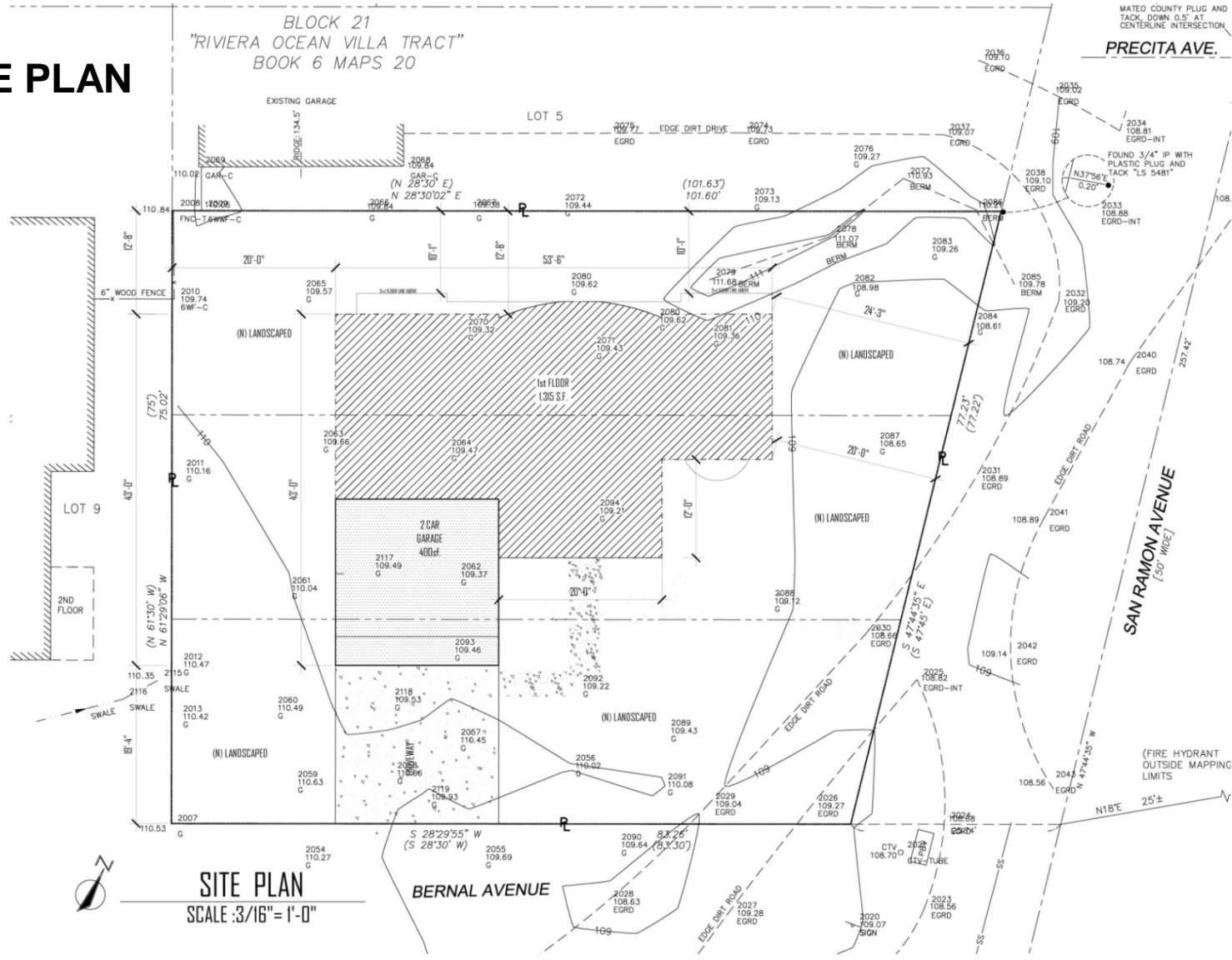
Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____

SITE PLAN

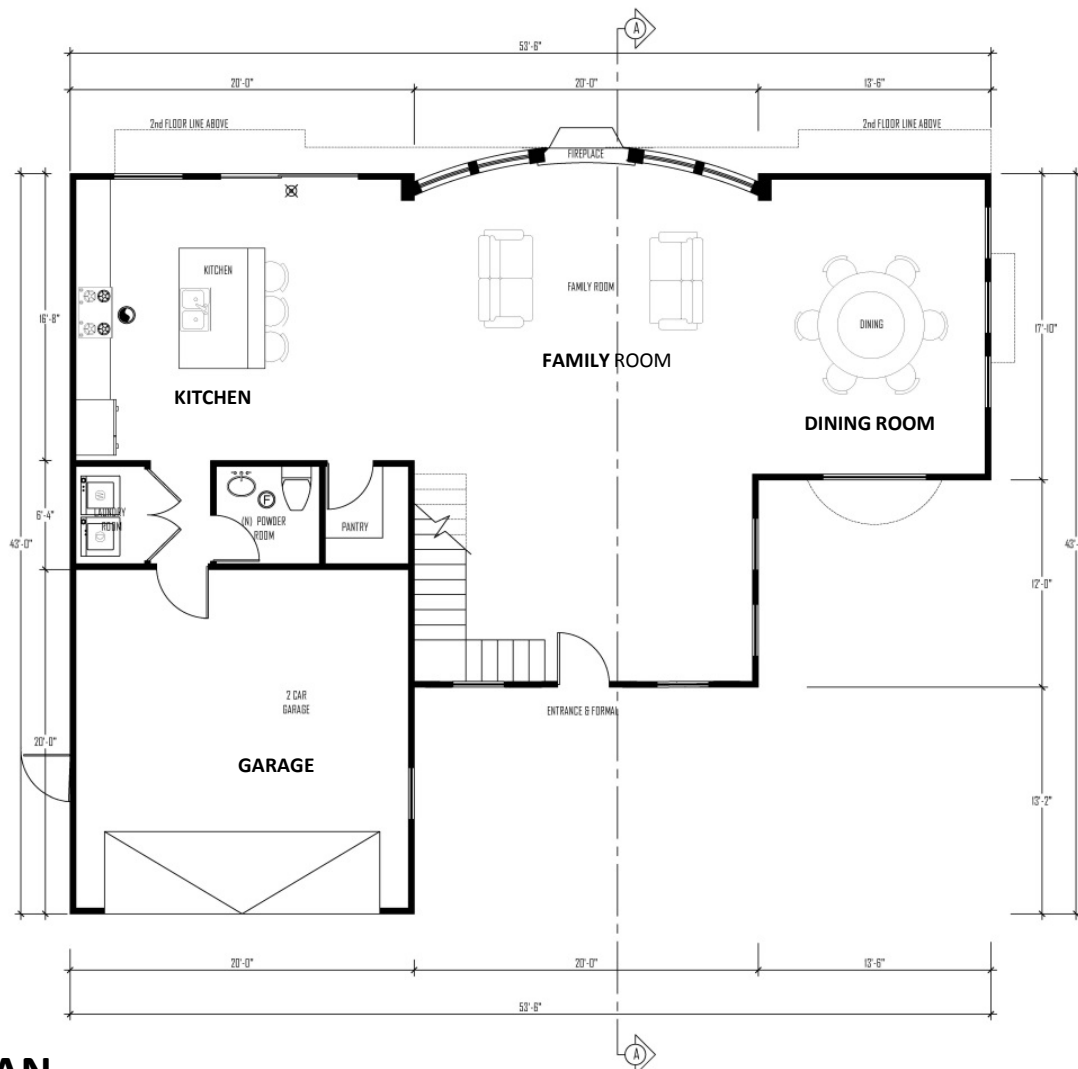


San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



FIRST FLOOR PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



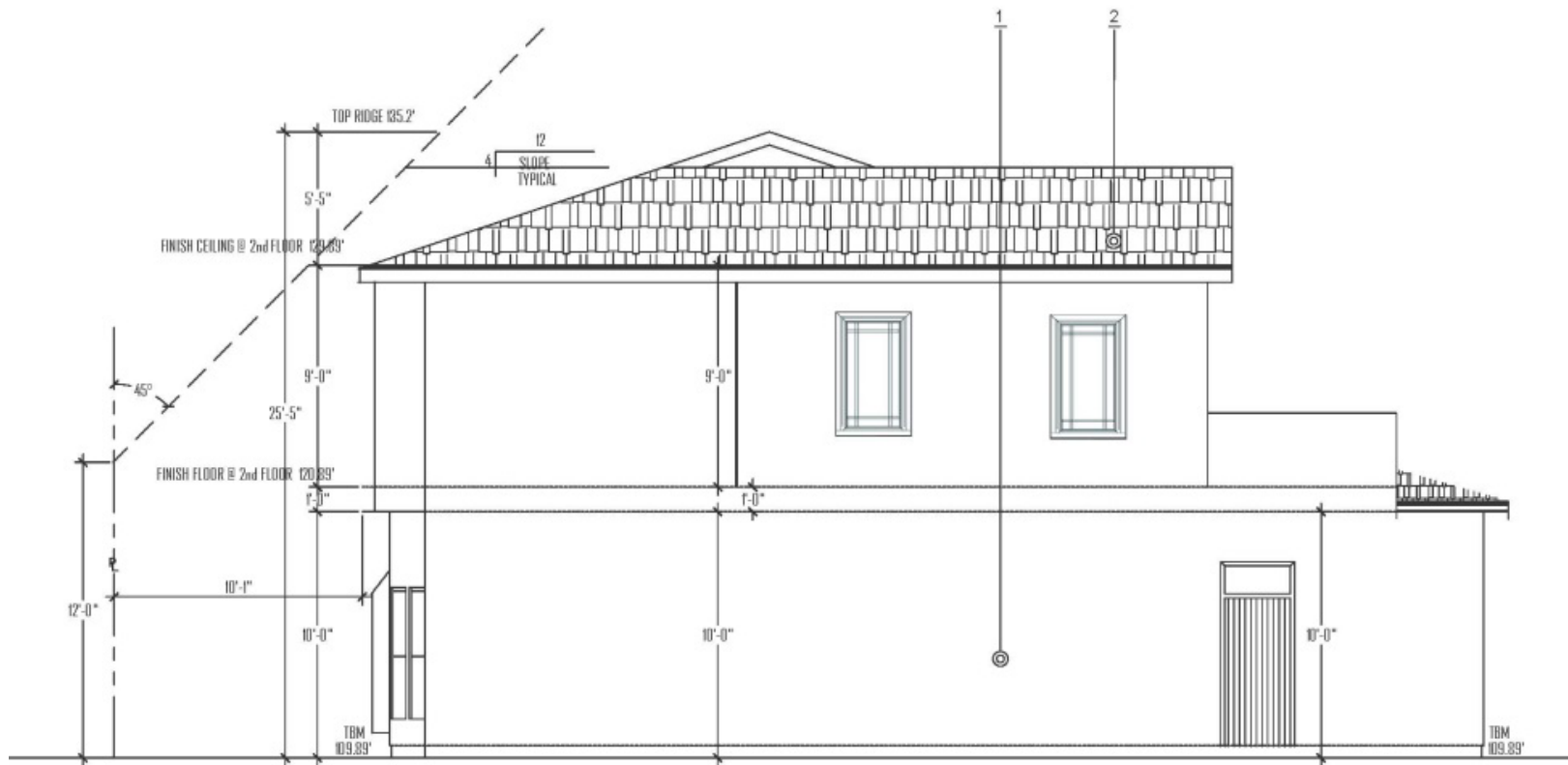
SECOND FLOOR PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



WEST ELEVATION

San Mateo County Planning Commission Meeting

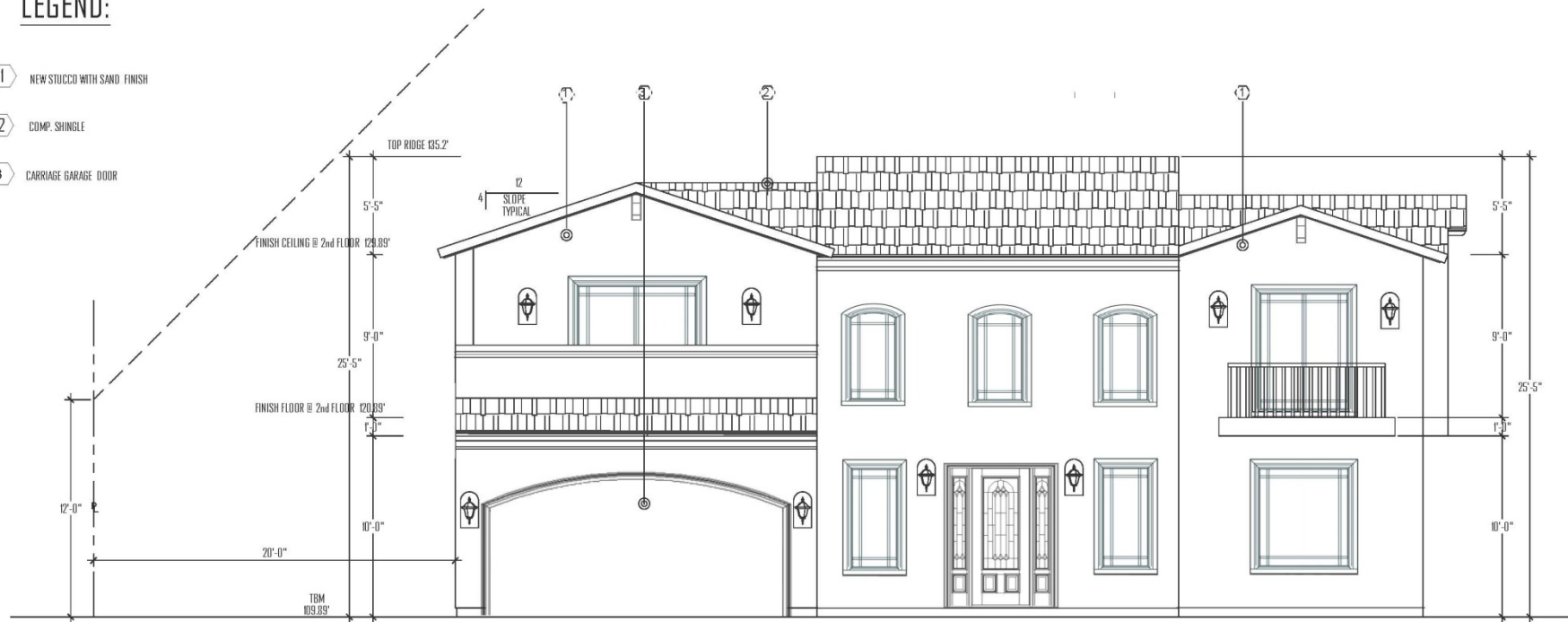
Owner/Applicant:

Attachment:

File Numbers:

LEGEND:

- ① NEW STUCCO WITH SAND FINISH
- ② COMP. SHINGLE
- ③ CARRIAGE GARAGE DOOR



SOUTH ELEVATION
SCALE :1/4"= 1'-0"

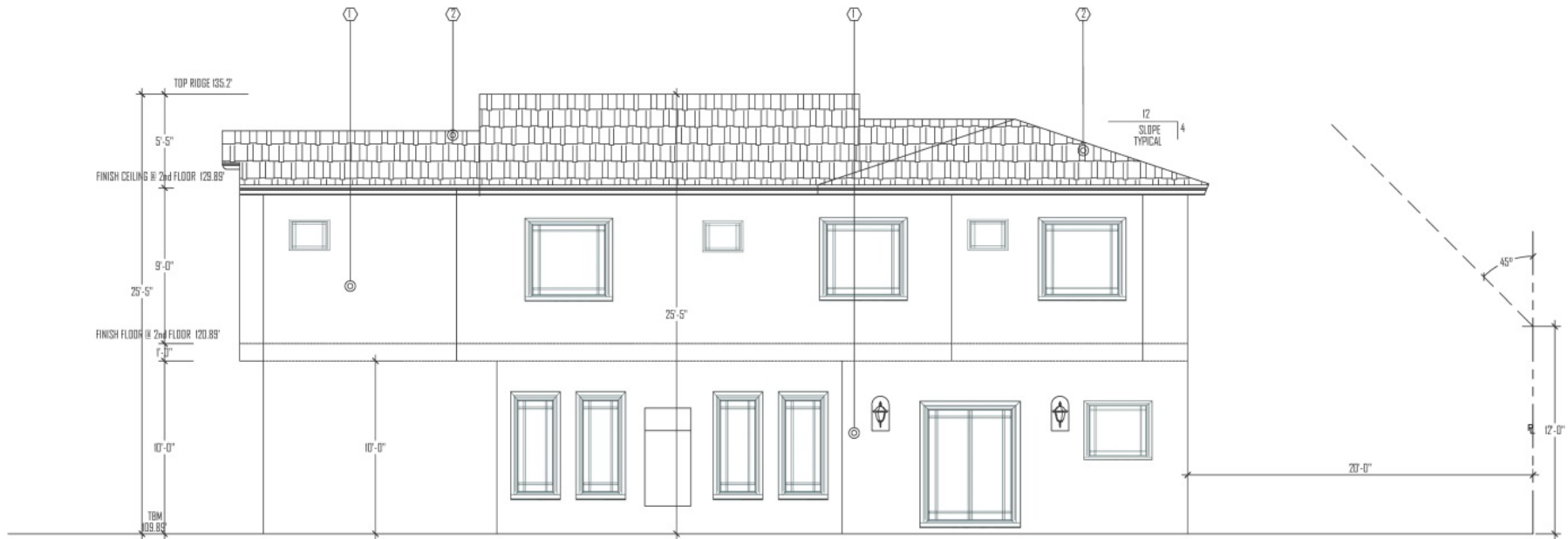
SOUTH ELEVATION

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

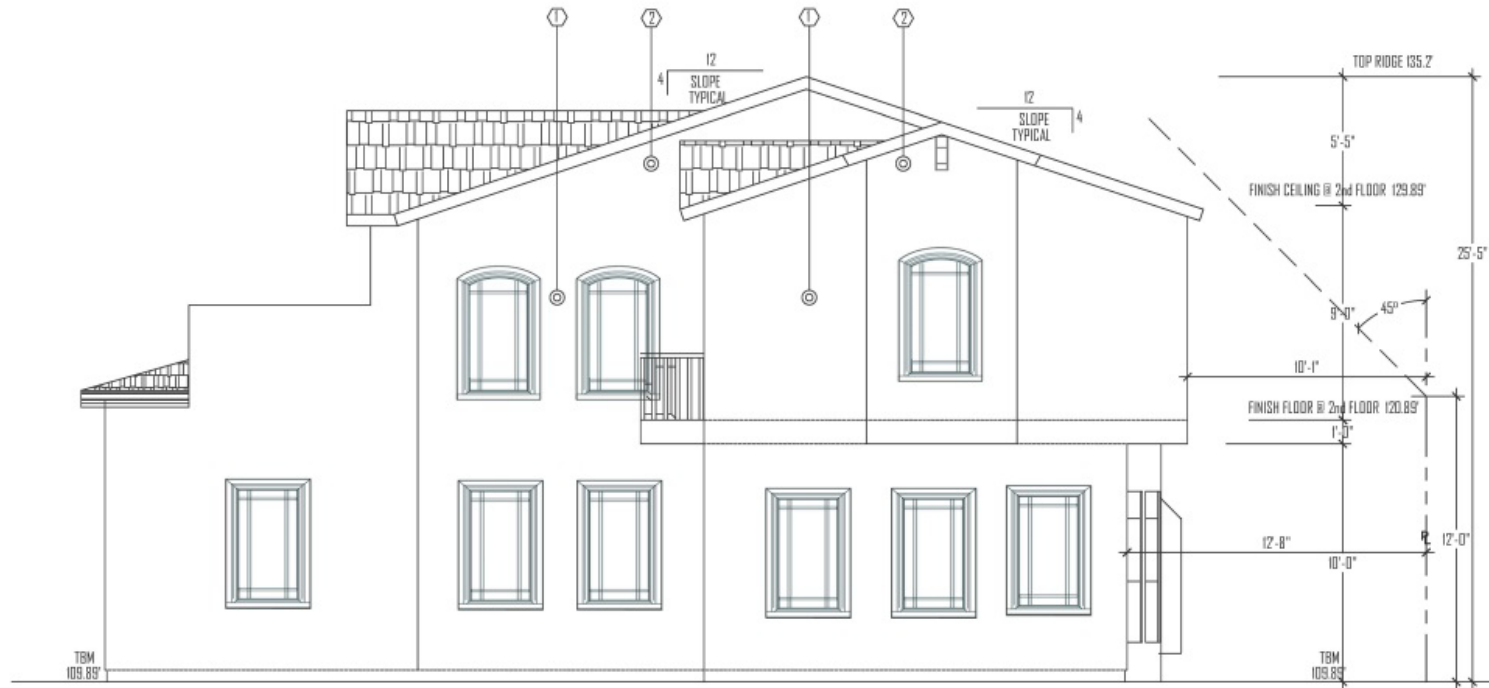
NORTH ELEVATION

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



EAST ELEVATION

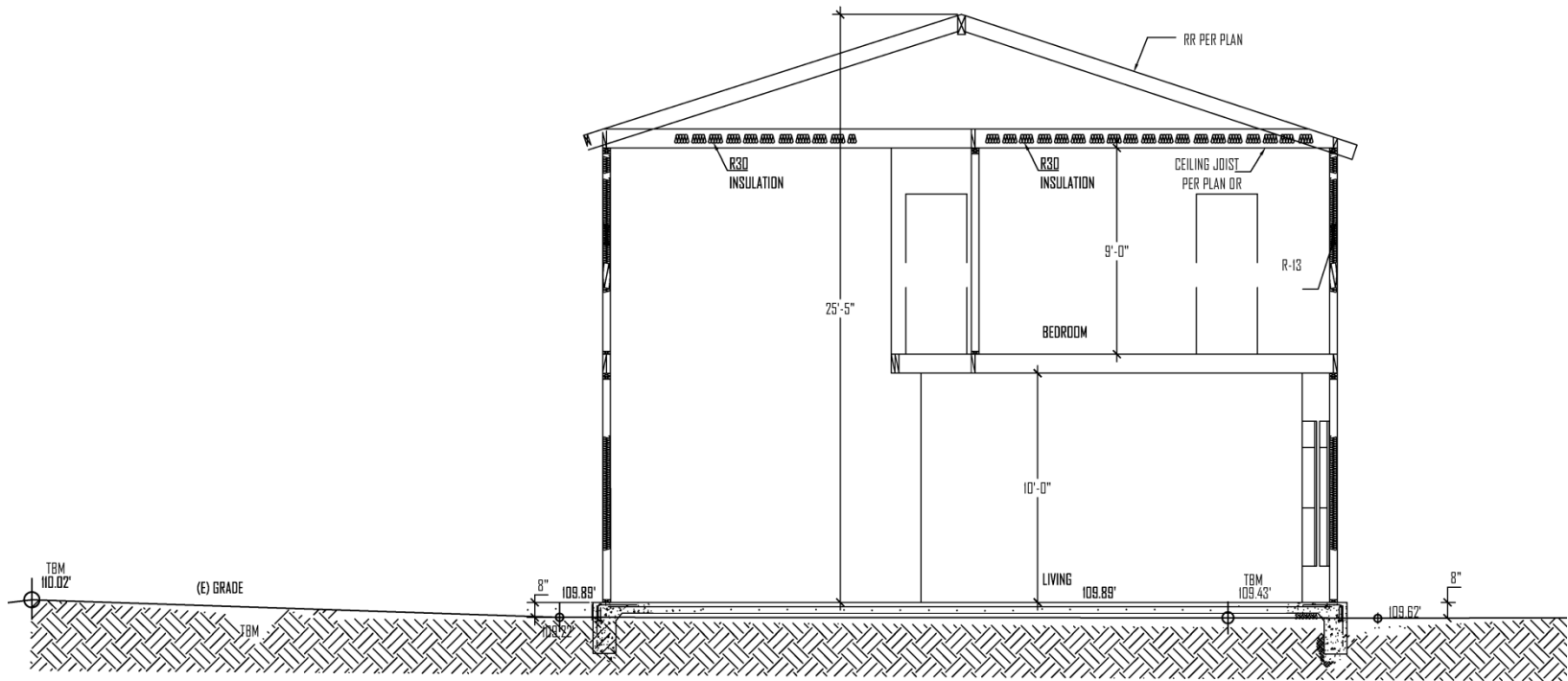
EAST ELEVATION

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



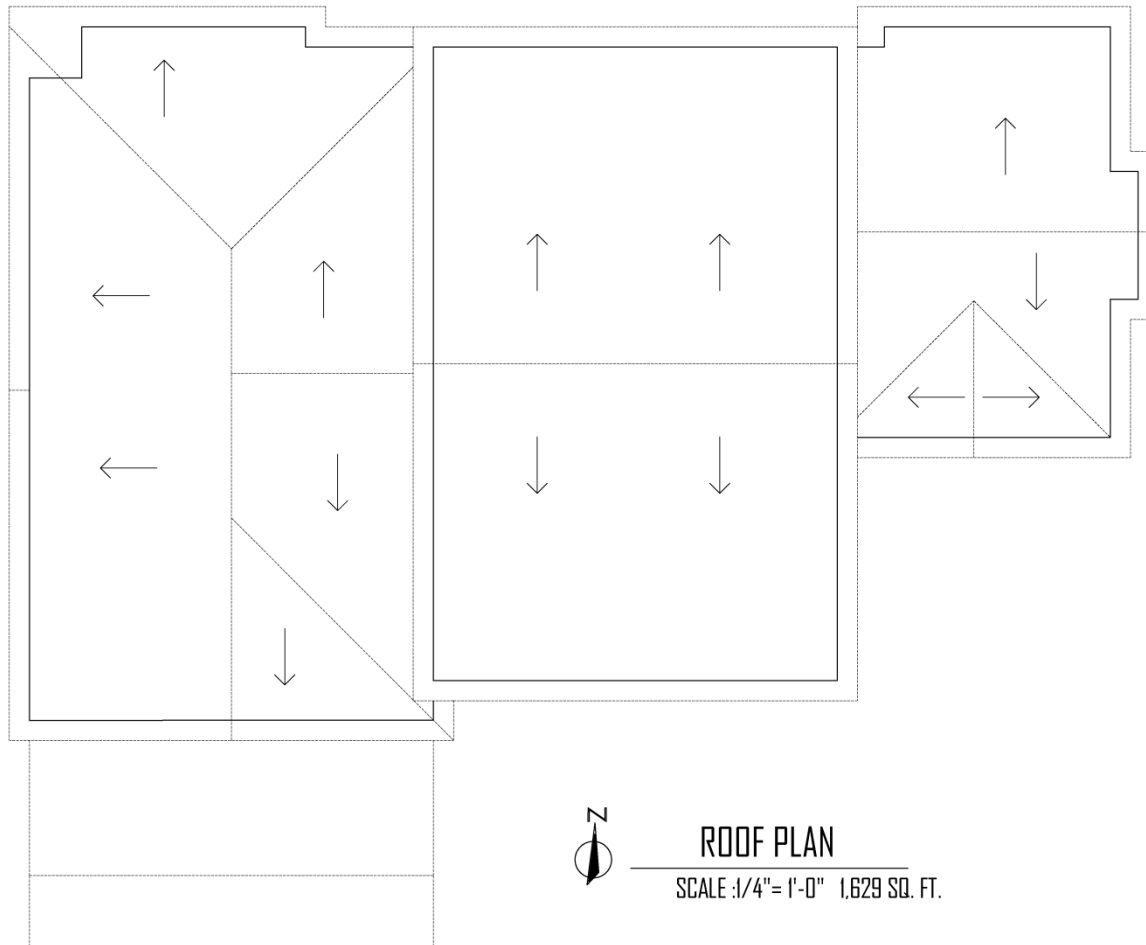
SECTION A-A'

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



ROOF PLAN

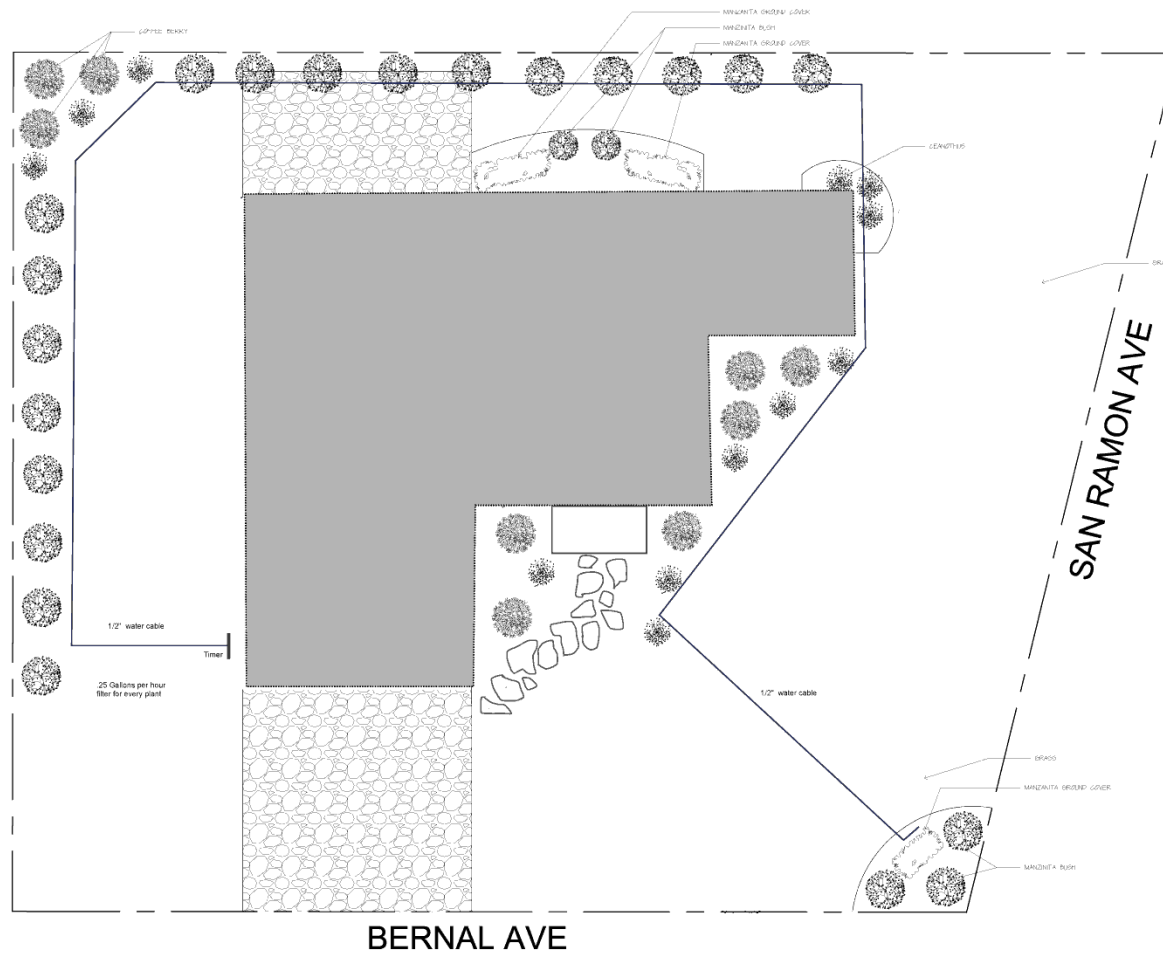
SCALE :1/4"= 1'-0" 1,629 SQ. FT.

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



LANDSCAPING PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



County of San Mateo

Planning & Building Department

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

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

July 7, 2014

Madji Abdulqader
1904 Paprika Drive
Brentwood, CA 94513

PROJECT FILE

Dear Mr. Abdulqader:

SUBJECT: Coastside Design Review Recommended Approval
San Ramon Avenue, Moss Beach
APN 037-285-190; County File No. PLN 2014-00007

At its meeting of April 10, 2014, the San Mateo County Coastside Design Review Committee considered your application for design review approval as part of a Coastal Development Permit (CDP) to allow construction of a 2,550 sq. ft. new two-story, single-family residence, plus a 400 sq. ft. attached two-car garage on an existing 6,933 sq. ft. legal parcel.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review

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

Planning Commission Meeting

PLN 2014-00007

Case

D

Attachment

- a. Strategically placed windows ensure the protection of the adjacent neighbors' privacy. Views from neighboring houses are adequately maintained as a result of the reduction in the structure's roof mass from the original proposal (Section 6565.20(C)2a and b).
- b. The entire structure exhibits several articulated areas that include broken up wall planes and protruding architectural features such as second floor balconies (Section 6565.20(D)1d and e).
- c. The proposed architectural style incorporates design elements such as hip and gable roofs, a central entry area along the south elevation and strategically placed fenestrations framed with trims. These elements complement and enhance the predominant style of the neighborhood homes (Section 6565.20(D)2a).
- d. The properly scaled entryway serves as a complementary feature that contributes to the overall design character of the south elevation façade, further enhanced by the reduction in size of the entry area windows (Section 6565.20(D)2c).
- e. The revised roof form exemplified by the combination of hips and gables further enhances the design of the new home, while at the same time serving both as a mitigating factor relative to mass and bulk and a unifying element for neighborhood roof form compatibility (Section 6565.20(D)3).
- f. The proposed materials such as stucco and composition roof shingles, including earth tone colors as the project's color scheme of choice, make the project compatible with various architectural styles of the neighborhood (Section 6565.20(D)4a and b).
- g. The landscaping plan, as proposed and conditioned, adequately maintains the visual integrity of the home that requires a more comprehensive plan, to include a layout that mimics/complements the natural surroundings, by incorporating drought tolerant, native and non-invasive species and removing ice plants on-site, in order to prevent adverse impacts to the site and surrounding areas (Section 6565.20(F)1).
- h. The proposed downward lighting fixtures for all entry doors integrate well with the overall design of the home as exemplified by the model of choice such as: The Great Outdoors GO 8281 Wall Sconce (Section 6565.20(F)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on April 10, 2014 and the CDP once approved. Any changes or revisions to the approved plans shall be submitted to

the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall submit the following item and/or indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Comprehensive landscaping plan that shows a less static appearance so as to mimic/complement the natural surroundings that incorporates drought tolerant, native and non-invasive species, calling out the removal of existing ice plants on-site.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of

- the roof, and (4) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
- e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the respective Fire Authority.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on San Ramon Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on San Ramon Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
14. Upon staff's review and approval of the revised landscaping plan, installation of the approved landscaping is required prior to final inspection of the building permit.
15. The site is in the Fitzgerald Marine Reserve Area of Special Biological Significance (ASBS) Watershed. Weekly erosion and sediment control inspections during the rainy season are required by the Special Protections.

Building Inspection Section

16. The applicant shall apply for a building permit.

Department of Public Works

17. 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.
18. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
19. 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.
20. 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.
21.
 - a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides which can contribute to runoff pollution.
 - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain into a designated, effective infiltration area or structure (refer to BMP Handbook for infiltration system designs and requirements).

- c. Prior to completion of the building permit, all storm drains on-site shall be labeled "No Dumping - Drains to Bay."
22. The applicant shall demonstrate, to the satisfaction of the Department of Public Works and the appropriate Fire District or Fire Marshal, that the existing road access from the nearest "publicly" maintained roadway to the building site meets or exceeds the County's minimum standards for an "Interim Access Roadway," including provisions for existing and proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, meeting Fire Marshal requirements, exist or can be provided, if applicable.

Montara Water and Sanitary District

23. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Coastside Fire Protection District

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

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA;jlh – DPAY0543_WJN.DOCX

Attachment

cc: Dianne Whitaker, Member Architect
Willard Williams, Member Architect
Kris Liang, Community Representative
Stacy Sabol
David Vespremi
Pamela Eakins
Maureen Hawkins



COASTSIDE FIRE PROTECTION DISTRICT

1191 MAIN STREET ■ HALF MOON BAY, CA 94019

Attachment

TELEPHONE (650) 726-5213

FAX (650) 726-0132

FILE COPY

March 11, 2014

Majdi Abdulquader
1904 Paprika Drive
Brentwood, CA 94513

Dear Applicant,

After reviewing the planning application for a new Single Family Residence with a garage at 0 Ramon Avenue, Assessor's Parcel Number 037-259-200 in Moss Beach (San Mateo County Permit No. 2014-00007) I offer the following comments/conditions, which will be applied to this project:

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

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

Planning Commission Meeting

PLN 2014-00007

Case

D

Attachment

- Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
- **Chimney present:** The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding ½ inch.
- **Vegetation Management:** The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291.
 - A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
 - Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
- Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
- Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity.
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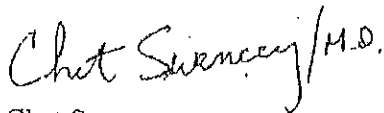
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- Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
- All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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

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

Respectfully,



Chet Swancey
CAL FIRE/Coastside Fire Protection District

cc: San Mateo County Planning & Building
File



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

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File Numbers:

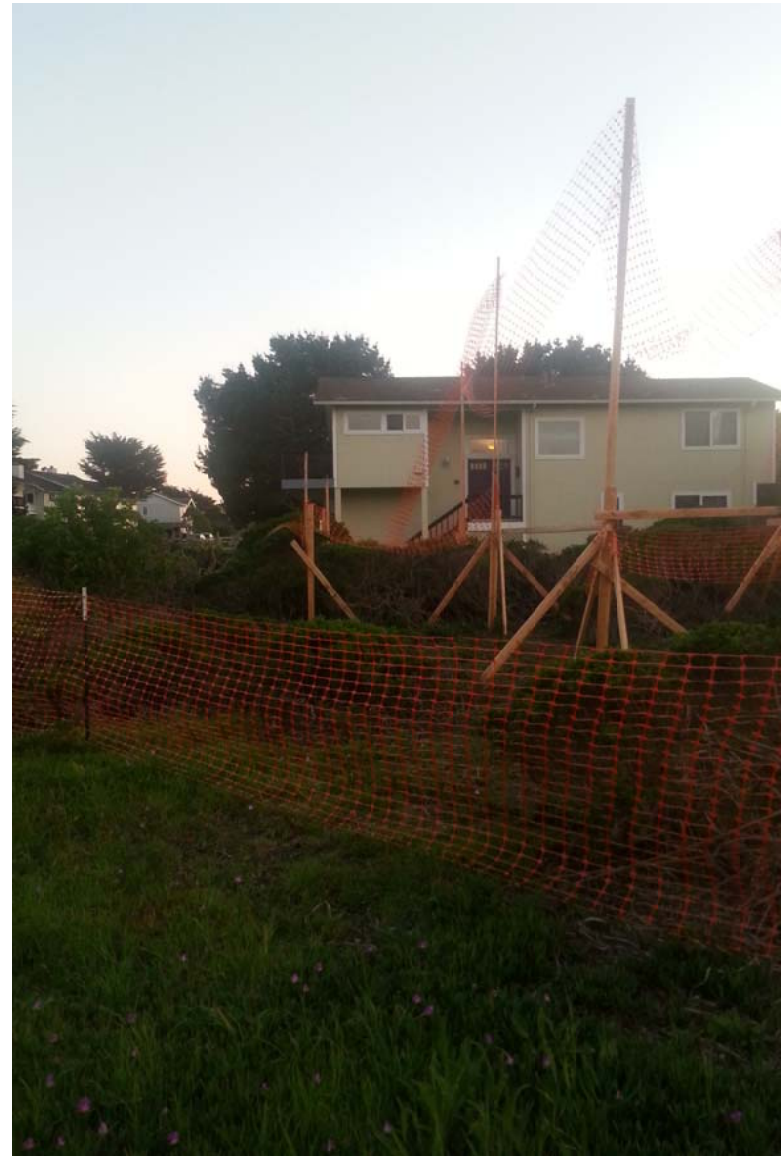


San Mateo County Planning Commission Meeting

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