

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

DATE: February 28, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Major Modification to a Coastal Development Permit (CDP) and Design Review Permit to allow construction of a single-story addition to an existing non-conforming two-story single-family residence with a detached three-car garage, on two legal parcels at 171 Second Street in the unincorporated Montara area of San Mateo County. One (1) Cypress tree is proposed for removal and only minor grading is proposed. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2015-00400 (Hirzel)

PROPOSAL

The applicant, David Hirzel, requests to modify an approved Coastal Development Permit and Design Review Permit to reduce the size of the previously approved addition. The applicant proposes a 690 sq. ft. (formerly 819 sq. ft.) single-story (formerly two-story) addition to an existing 1,805 sq. ft. two-story single-family residence with a detached 600 sq. ft. three-car garage. The existing residence and garage are located on two legal 5,000 sq. ft. parcels (see Attachment D). The applicant has reduced the size of the project to a single-story addition to increase accessibility and to address health concerns. As the design of the project has significantly changed in size and aesthetics from the approved project, the project requires a Major Modification to the approved permits, per Condition No. 1 (Attachment E).

Currently, the property is non-conforming as the house is located on APN 036-042-210 and the detached garage is located on APN 036-042-130. A merger was approved by the Planning Commission on March 22, 2017. The two project parcels will be merged into one legal 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to S-17 Combining District setback and parking requirements. The addition consists of a new family room on the first floor. The Cypress tree proposed for removal is located within the footprint of the addition.

RECOMMENDATION

That the Planning Commission approve the Major Modification of the Coastal Development Permit and Design Review Permit, County File Number PLN 2015-00400, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The existing home is a two-story single family residence with a detached garage that is built over two (2) 5,000 sq. ft. legal parcels. A single-story (formerly two-story) addition is proposed that consists of a new family room on the first floor. The applicant has reduced the size of the project to a single-story addition for health and ease of access reasons. Minimal grading will be involved to establish the foundation. To bring the project into conformance with current zoning standards relative to setbacks and parking, the two aforementioned project parcels will be merged into one (1) legal 10,000 sq. ft. parcel prior to the approval of the building permit. The Merger was approved at the March 22, 2017 Planning Commission meeting.

On March 22, 2017, the Planning Commission found that the original project complied with the Visual Resources Component of the County's Local Coastal Program. While the subject parcel is within the Cabrillo Highway County Scenic Corridor, the project will still not be visible from the scenic corridor due to dense vegetation on the project site and existing two-story homes located to the west. The potential mass and bulk of the proposed addition are mitigated by the adequate articulation of all exterior facades and further mitigated by the removal of the second story from the design when compared to the original approval. An existing Cypress tree that is in the footprint of the proposed addition is to be removed. The tree has a pronounced lean and provides no screening value from Cabrillo Highway because the main canopy of the tree exceeds the height of the home and the proposed addition.

The project is in conformance with the Visual Quality and the Water Supply and Wastewater Policies of the County's General Plan which require development to promote good site design and minimize impacts on these respective resources. The project also meets the County's Zoning Regulations, specifically the development standards of the S-17 Combining District, and the design standards for the Midcoast (Chapter 28.1, Section 6565.20).

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

DATE: February 28, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Major Modification (Modification) to a Coastal Development Permit (CDP) and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a 690 sq. ft. single-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. three-car garage, on two legal 5,000 sq. ft. parcels at 171 Second Street in the unincorporated Montara area of San Mateo County. One (1) Cypress tree is proposed for removal and only minor grading is proposed. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2015-00400 (Hirzel)

PROPOSAL

The applicant, David Hirzel, requests to modify an approved Coastal Development Permit and Design Review Permit to reduce the size of the previously approved addition. The applicant proposes a 690 sq. ft. (formerly 819 sq. ft.) single-story (formerly two-story) addition to an existing 1,805 sq. ft. two-story single-family residence with a detached 600 sq. ft. three-car garage. The existing residence and garage are located on two legal 5,000 sq. ft. parcels (see Attachment D). The applicant has reduced the size of the project to a single-story addition to increase accessibility and to address health concerns. As the design of the project has significantly changed in size and aesthetics from the approved project, the project requires a Major Modification to the approved permits, per Condition No. 1 (Attachment E).

Currently, the property is non-conforming as the house is located on APN 036-042-210 and the detached garage is located on APN 036-042-130. A merger was approved by the Planning Commission on March 22, 2017. The two project parcels will be merged into one legal 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to S-17 Combining District setback and parking requirements. The addition consists of a new family room on the first floor. The Cypress tree proposed for removal is located within the footprint of the addition.

RECOMMENDATION

That the Planning Commission approve the Major Modification of the Coastal Development Permit and Design Review Permit, County File Number PLN 2015-00400, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/363-4582

Applicant: David Hirzel

Owner: Godfrey Watson

Location: 171 Second Street, Montara

APNs: 036-042-210 and 036-042-130

Size: 5,000 sq. ft. each

Parcel Legality: Existing developed parcel

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

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Residential

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Water and Sanitary District

Flood Zone: Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0117F, dated August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1(e), relating to additions to existing structures.

Setting: The project site is relatively flat in topography within a general area of similar single-family residences. Second Street is located to the south. Other developed

parcels to the north, west, and east bound the subject parcels. The parcels are located in the Cabrillo Highway County Scenic Corridor.

Chronology:

<u>Date</u>	<u>Action</u>
September 15, 2015	- Application submitted.
December 8, 2016	- Coastside Design Review Committee recommends approval of the original project.
March 22, 2017	- Planning Commission approves the Coastal Development Permit, Design Review Permit, and Merger for the original project.
November 6, 2017	- Applicant requests a Major Modification to the Coastal Development and Design Review Permits.
December 14, 2017	- Coastside Design Review Committee recommends approval of the Major Modification to the Design Review Permit.
February 28, 2018	- 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 Policies

On March 22, 2017, the Planning Commission found that the original project complies with Policy 4.15(a) (*Appearance of New Development*), which 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 addition remain the same and match the existing home and are complementary with the neighborhood design context. The appearance of mass and bulk has been reduced by facade enhancements and roof articulation. With the removal of the second story from the design, the height of the addition is 17'-6", which is well below the maximum allowed of 28 feet. The Modification 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 4 of this report.

Policy 4.22 (*Scenic Corridors*) dictates that the visual quality of scenic corridors shall be protected and enhanced through the management of the location and appearance of structural development. The parcel is located in the Cabrillo Highway County Scenic Corridor. The Planning Commission determined that the proposal complies with this policy for the original proposal. The proposed addition will still be screened from Cabrillo Highway by the adjacent two story house located to the west and the existing mature trees on the property and around the neighborhood. Also, the potential mass and bulk of the proposed addition are mitigated by the adequate articulation of all exterior facades and further mitigated by the removal of the second story from the design when compared to the original approval.

The one (1) Cypress tree being removed is currently leaning and is in the footprint of the proposed addition. The tree's removal does not affect the screening of the home from Cabrillo Highway because the main canopy of the tree exceeds the height of the home.

Policy 4.36 (*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 to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. On March 22, 2017, the Planning Commission found that the addition is compatible with the architectural style of the existing home and the surrounding neighborhood. The revised proposal utilizes similar materials, colors, and forms as the existing home, exhibited by the use of unpainted redwood trim and cedar shingle siding, gray composition roof shingles, and a gable roof.

Water Supply and Wastewater Policies

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas, respectively. The Montara Water and Sanitary District (MWSD), the service provider for this urban area, currently services the existing residence and shall require the applicant to obtain a Sewer Remodel Permit. MWSD has reviewed the project and confirmed available capacity to serve the project.

2. Conformance with the Local Coastal Program

A Coastal Development Permit was granted for the original project, which required a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District because the project is located in the Cabrillo Highway County Scenic Corridor and would result in an increase of more than 10% of the internal floor area of the existing structure. A Major Modification of the project requires an amendment of the approved Coastal Development Permit. Staff has determined that the project remains in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone which includes Montara. The project is therefore subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 4 of this report, the Coastside Design Review Committee (CDRC) considered the Major Modification of the Design Review Permit of this project at the regularly scheduled CDRC meeting on December 14, 2017, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 4 of this report.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence continues to be in conformance with these guidelines as follows:

- a. The addition fits the topography of the site and only requires minor grading for structural foundation placement.
- b. The proposed addition employs the use of natural materials such as cedar shingle and redwood that match the existing home.
- c. The proposed addition uses a gable roof with non-reflective composition shingles in gray as the primary roofing material.
- d. The proposed addition is designed to be in scale with other homes in the area since the proposed overall lot coverage of 28.7% (2,872 sq. ft.) is less than the maximum allowed of 35% (3,500 sq. ft.). Additionally, the total floor area proposed is 30.84% (3,084 sq. ft.), lower than the maximum allowed of 53% (5,300 sq. ft.). Also, the mass and bulk of the project are mitigated by the adequate articulation of all exterior facades.

3. Conformance with the Zoning Regulations

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

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	10,000 sq. ft.
Building Site Width	50 ft.	100 ft.
Maximum Building Site Coverage	(35%) 3,500 sq. ft.	(28.7%) 2,872 sq. ft.
Maximum Floor Area	(53%) 5,300 sq. ft.	(30.84%) 3,084 sq. ft.
Minimum Front Setback	20 ft.	41 ft.
Minimum Rear Setback	20 ft.	28 ft. (existing)
Minimum Right Side Setback	10 ft.	45 ft. (existing)
Minimum Left Side Setback	5 ft.	8 ft.
Maximum Building Height	28 ft.	17 ft. - 6 in.
Minimum Parking Spaces	2	3 (existing)
Facade Articulation	Finding by CDRC	Complies

Per Section 6135.5 (*Major Repair, Remodel or Upgrade of Non-Conforming Structures*), the upgrade of a non-conforming structure that violates any zoning standard by less than 50% is permitted. The existing structure is legal non-conforming because the front porch encroaches into the required 20' front yard setback by 5', thereby violating the standard by 25%. Section 6135.4 (*Enlargement of Non-Conforming Structures*) allows for such legal non-conforming structures to expand as long as the addition complies with current zoning regulations.

The proposed single-story addition complies with the zoning district height and setback standards and features a design, scale and size compatible with other residences located in the vicinity by virtue of the proposed overall lot coverage of 28.7% (2,872 sq. ft.), under the 35% (3,500 sq. ft.) maximum allowed. Additionally, the total floor area proposed is 30.84% (3,084 sq. ft.) of the total lot size where 53% (5,300 sq. ft.) is the maximum allowed.

The Merger was originally approved by the Planning Commission on March 22, 2017. The recordation of the Notice of Merger is required by Condition No. 17 prior to issuance of the building permit for the addition in ordered to correct for non-conforming parking and setbacks.

4. Conformance with Design Review District Standards

On December 8, 2016, the CDRC adopted the findings to recommend approval of the original project (Attachment F). On December 14, 2017, the CDRC considered the Major Modification to the project and adopted the findings to recommend approval (Attachment E), 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:

- a. Section 6565.20(B) Neighborhood Definition and Neighborhood Character: The proposed design is compatible with the neighborhood context.
- b. Section 6565.20(D) Elements of Design; 1.b.(1) Neighborhood Scale: The dimensions, shape, and form of the proposed house is compatible with the scale of the houses in the neighborhood.
- c. Section 6565.20(D) Elements of Design; 1.d.(2) Daylight Plane/ Facade Articulation: The proposed architectural details, specifically proposed decks and overhangs, break up and articulate the walls of the house.
- d. Section 6565.20(D) Elements of Design; 2.b.(1) and (2) Openings: The size, proportions, style, and detailing of the proposed windows and doors are compatible with the dominant types in the neighborhood and break up solid walls, while respecting the privacy of neighbors.
- e. Section 6565.20(D) Elements of Design; 3(b) Roof Design and 4.a.(2) Exterior Materials and Colors: The proposed design features exterior colors and materials that complement the surrounding neighborhood.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1(e), relating to additions to existing structures.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

E. OTHER REVIEWING AGENCIES

Building Inspection 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. CDRC Decision Letter (Major Modification), dated December 21, 2017
- D. Project Plans (Major Modification), date November 3, 2017
- E. Planning Commission Letter of Decision, dated March 31, 2017
- F. CDRC Decision Letter (Original Approval), dated December 22, 2016
- G. Project Plans (Original Approval), dated November 16, 2016
- H. 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 2015-00400 Hearing Date: February 28, 2018

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding 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(e), relating to additions to existing structures.

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 regarding visual resources and compliance with design review standards and findings.

Regarding the Design Review, Find:

3. That based on the findings made by the Coastside Design Review Committee at its meeting of December 14, 2017, the project is in compliance with applicable 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; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on

February 28, 2018. Minor revisions or modifications to this project may be made subject to the review and approval of the Community Development Director.

2. The Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter including all conditions of approval on the top pages of the building plans.
4. 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 the proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. 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.

or in locations which do not impede safe access on Second Street. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
13. A minimum of one (1) 15-gallon native tree shall be planted on-site. The type and location of the tree shall be indicated on plan submitted at the building permit stage, and shall be subject to the review and approval of the Community Development Director.
14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contraindicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

- e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor, irrigation controller programming data will not be lost due to an interruption in the primary power source, and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
15. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5 feet tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If 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 as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2" x 4" boards in concentric layers to a height of 8 feet; and
 - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
16. A Pre-Site Inspection to verify tree protection and erosion control is required prior to issuance of building permits for demolition and for the addition.
17. Recordation of a Notice of Merger is required prior to issuance of a building permit for the addition.

Building Inspection Section

18. The applicant shall apply for a building permit.

Montara Water and Sanitary District

19. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

Coastside Fire Protection District

20. 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 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 Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
21. Any chimney(s) shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
22. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
23. 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 72-hour notice to the CFPD at 650/726-5213.
24. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
25. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
26. 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.

Department of Public Works

27. 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 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.
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.
29. The applicant shall provide a site survey, plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

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Planning Commission Meeting

Owner/Applicant: **WATSON/HIRZEL**

File Numbers: **PLN 2015-00400**

Attachment: **B**

December 21, 2017

David Hirzel
P.O. Box 1808
Pacifica, CA 94044

Dear Mr. Hirzel:

SUBJECT: Coastside Design Review Recommendation of Approval
171 Second Street, Montara
APN 036-042-210 and 036-042-130; County File No. PLN 2015-00400

At its meeting of December 14, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow Major Modification (Modification) to a previous proposal recommended for approval by the CDRC on December 8, 2016. The previous proposal was approved by the Planning Commission on March 22, 2017. The proposed Modification is to allow construction of a 690 sq. ft. (formerly 819 sq. ft.) single-story (formerly two-story) addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. three-car garage, on two legal 5,000 sq. ft. parcels. One (1) Cypress tree is proposed for removal and only minor grading is proposed. The two project parcels will be merged into one 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. This project is part of a hearing-level Coastal Development Permit (CDP) to be re-considered by the Planning Commission at a later date. The associated CDP is appealable to the California Coastal Commission.

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

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 15301, Class 1(e), relating to additions to existing structures.

The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential

Planning Commission Meeting

Owner/Applicant: **WATSON/HIRZEL**

File Numbers: **PLN 2015-00400**

Attachment: **C**



Development in the Midcoast, Section 6565.20, of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20(B) NEIGHBORHOOD DEFINITION AND NEIGHBORHOOD CHARACTER: The proposed design is compatible with the neighborhood context.
- b. Section 6565.20(D) ELEMENTS OF DESIGN; 1.b.(1) Neighborhood Scale: The dimensions, shape, and form make the scale of the proposed house compatible with the scale of the houses in the neighborhood.
- c. Section 6565.20(D) ELEMENTS OF DESIGN; 1.d.(2) Daylight Plane/Facade Articulation: The proposed architectural details, specifically, the proposed decks and overhangs, break up and articulate the walls of the house.
- d. Section 6565.20(D) ELEMENTS OF DESIGN; 2.b.(1) and (2) Openings: The size, proportions, style, and detailing of the proposed windows and doors are compatible with the dominant types in the neighborhood and break up solid walls, while respecting the privacy of neighbors.
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 3(b) Roof Design and 4.a.(2) Exterior Materials and Colors: The proposed design features exterior colors and materials that complement the surrounding neighborhood.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on December 14, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall include the project approval letter including all conditions of approval on the top pages of the building plans.
3. 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 the proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
4. 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 applications 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.
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. 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.
 7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
 8. No site disturbance shall occur, including any tree and vegetation removal or grading, until a building permit has been issued.

9. 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 Second Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Second Street. There shall be no storage of construction vehicles in the public right-of-way.
10. 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.
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. A minimum of one (1) 15-gallon native tree shall be planted on-site. The type and location of the tree shall be indicated on the plan submitted at the building permit stage, and shall be subject to the review and approval of the Community Development Director.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contraindicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

- d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor, irrigation controller programming data will not be lost due to an interruption in the primary power source, and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
14. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5 feet tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If 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 as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from the site inspection following root cutting.
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight feet.
 - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
15. A Pre-Site Inspection to verify tree protection and erosion control is required prior to issuance of Building Permits for demolition and for the addition.

Building Inspection Section

16. The applicant shall apply for a building permit.

Montara Water and Sanitary District

17. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

Coastside Fire Protection District

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 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 Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
19. Any chimney(s) shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
20. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
21. 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-hour notice to the Fire Department at 650/726-5213.
22. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
23. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and the current California Building and Residential Codes.
24. 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.

Department of Public Works

25. 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 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.
26. 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.
27. The applicant shall provide a site survey, plans with specific construction details, shall be stamped and signed by the Registered Civil Engineer, and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit.

For more information, please contact the project planner, Ruemel Panglao, at 650/363-4582 or by email at rpanglao@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link:
<http://planning.smcgov.org/survey>.

Sincerely,

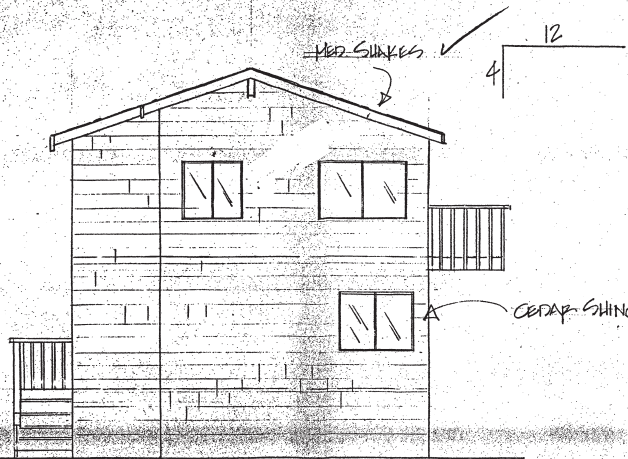


Dennis P. Aguirre, Design Review Officer

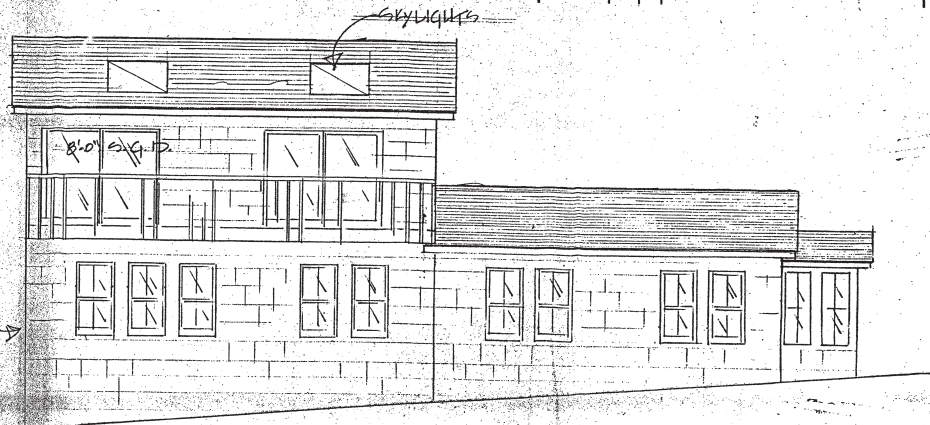
DPA:RSP:jlh – RSPBB0767_WJN.DOCX

cc: Godfrey Watson, Owner
Stuart Grunow, Member Architect
Bruce Chan, Member Landscape Architect
Beverly Garrity, Moss Beach Community Representative

EFFECTIVITY			REVISIONS		
EFFECTIVITY	ZONE	LTR	DESCRIPTION	DATE	APPROVED



REAR VIEW



NORTH VIEW



FRONT VIEW

ELEVATIONS
1/4" = 1'-0"



SOUTH VIEW

SYM	QTY.	PART NO.	DESCRIPTION
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES			
TOLERANCES			
FINISH			
APPROVALS			
RELEASE			
ENGRG			
DESIGN			
CHECK			
DRAFT			
DOC			
MATERIAL			
SIZE			
DO NOT SCALE DRAWING			
SCALE			

WATSON RESIDENCE
1.71 SECOND FLR
MONTANA, CA

DRAWING NUMBER
SCALE
DRAWING

ABZ
PLAN SUB VI



March 31, 2017

PROJECT FILE

David Hirzel
PO Box 1808
Pacifica, CA 94044

Dear Mr. Hirzel:

Subject: LETTER OF DECISION
File Number: PLN2015-00400
Location: 171 Second Street, unincorporated Montara
APNs: 036-042-210 and 036-042-130

On March 22, 2017, the San Mateo County Planning Commission considered a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, and Merger, pursuant to Section 7010 of the Subdivision Regulations, to allow construction of an 819 sq. ft. two-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, located on two legal 5,000 sq. ft. parcels at 171 Second Street in the unincorporated Montara area of San Mateo County. The two project parcels will be merged into one 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. One (1) Cypress tree is proposed for removal. The Coastal Development Permit is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, Design Review Permit, and Merger, County File Number PLN2015-00400, based on and subject to the required findings and conditions of approval listed in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on April 5, 2017.**

The approval of this project is also appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Ruemel Panglao, Project Planner at Telephone 650/363-4582 or Email: rpanglao@smcgov.org.



Planning Commission Meeting

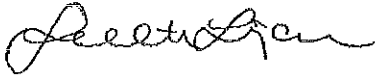
Owner/Applicant: **WATSON/HIRZEL**

File Numbers: **PLN 2015-00400**

Attachment: **E**

March 31, 2017

Sincerely,



Janneth Lujan
Planning Commission Secretary

cc: Department of Public Works
County Geologist
Environmental Health Department
Building Inspection Department
California Coastal Commission
City of Half Moon Bay, Planning Director
Coastside Fire Protection District
Montara Water District
Mr. Godfrey Watson
MidCoast Community Council

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00400

Hearing Date: March 22, 2017

Prepared By: Ruemel Panglao
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to additions to existing structures.

Regarding the Coastal Development Permit, Found:

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 regarding visual resources and compliance with design review standards and findings.

Regarding the Design Review, Found:

3. That based on the findings made by the Coastside Design Review Committee at its meeting of December 8, 2016, the project is in compliance with applicable 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; and uses downward-directed exterior lighting fixtures.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 22, 2017. 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 final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increments with

- submission 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 project approval letter including all conditions of approval on the top pages of the building plans.
 4. 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 the proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
 5. 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.
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 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
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 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
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 - 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.
6. 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.
 7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
 9. No site disturbance shall occur, including any tree and vegetation removal or grading, 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.
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 12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
 13. A minimum of one (1) 15-gallon native tree shall be planted on-site. The type and location of the tree shall be indicated on plan submitted at the building permit stage, and shall be subject to the review and approval of the Community Development Director.
 14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
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- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5 feet tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If 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 as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight feet; and
 - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
16. A Pre-Site Inspection to verify tree protection and erosion control is required prior to issuance of Building Permits for demolition and for the addition.

Building Inspection Section

17. The applicant shall apply for a building permit.

Montara Water and Sanitary District

18. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

Coastside Fire Protection District

19. 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 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 Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
20. Any chimney(s) shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.

21. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
22. 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-hour notice to the Fire Department at 650/726-5213.
23. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
24. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
25. 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.

Department of Public Works

26. 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 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.
27. 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.
28. The applicant shall provide a site survey, plans, with specific construction details, shall be stamped and signed by the Registered Civil Engineer and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

December 22, 2016

David Hirzel
P.O. Box 1808
Pacifica, CA 94044

Dear Mr. Hirzel:

SUBJECT: Coastside Design Review Recommendation of Approval
171 Second Street, Montara
APNs 036-042-210, -130; County File No. PLN 2015-00400

At its meeting of December 8, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of an 819 sq. ft., (formerly 810 sq. ft.) two-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. three-car garage, located on two legal 5,000 sq. ft. parcels. This is part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two project parcels will be merged into one legal 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. The CDP is appealable to the California Coastal Commission. One (1) Cypress tree is proposed for removal.

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:

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 15301, Class 1(e), relating to additions to existing structures.

The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family

Planning Commission Meeting

Owner/Applicant: **WATSON/HIRZEL**

File Numbers: **PLN 2015-00400**

Attachment: **F**



Residential Development in the Midcoast, Section 6565.20, of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. *Section 6565.20(B) Neighborhood Definition and Neighborhood Character:* The proposed design is compatible with the neighborhood context.
- b. *Section 6565.20(D) Elements of Design; 1.b.(1) Neighborhood Scale:* The dimensions, shape, and form of the proposed house is compatible with the scale of the houses in the neighborhood.
- c. *Section 6565.20(D) Elements of Design; 1.c.(2) Second Stories and 1.d.(2) Daylight Plane/Façade Articulation:* The proposed architectural details, specifically proposed decks and overhangs, break up and articulate the walls of the house.
- d. *Section 6565.20(D) Elements of Design; 2.b.(1) and (2) Openings:* The size, proportions, style, and detailing of the proposed windows and doors are compatible with the dominant types in the neighborhood and break up solid walls, while respecting the privacy of neighbors.
- e. *Section 6565.20(D) Elements of Design; 3(b) Roof Design and 4.a.(2) Exterior Materials and Colors:* The proposed design features exterior colors and materials that complement the surrounding neighborhood.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved and reviewed by the Coastside Design Review Committee on December 8, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall 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) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
3. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.

- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
4. The 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 applications 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.
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. 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.
 7. 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.
 8. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
 9. 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 Second Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Second Street. There shall be no storage of construction vehicles in the public right-of-way.
 10. The exterior color samples submitted to the CDRC 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.

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. Installation of the approved landscape plan is required prior to final inspection.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
14. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;

- b. Isolate tree protection zones using 5-ft. tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
- c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
- d. If 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 as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
- f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight feet; and
- g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

15. The applicant shall apply for a building permit.

Montara Water and Sanitary District

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

Coastside Fire Protection District

17. 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 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 Coastside Fire Protection District (CFPD). Numerals shall be

contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

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19. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure
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21. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
22. All roof assemblies shall have a minimum CLASS-B 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.

Department of Public Works

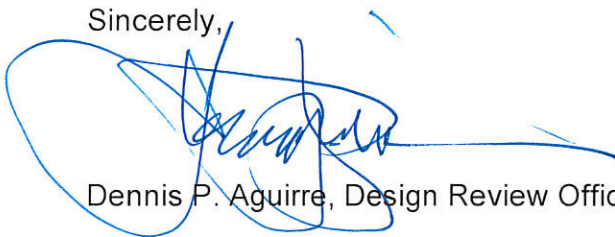
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25. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

26. The applicant shall provide a site survey, plans, with specific construction details, shall be stamped and signed by the Registered Civil Engineer and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit. For more information, please contact me at 650/363-1867 or by email at daquirre@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

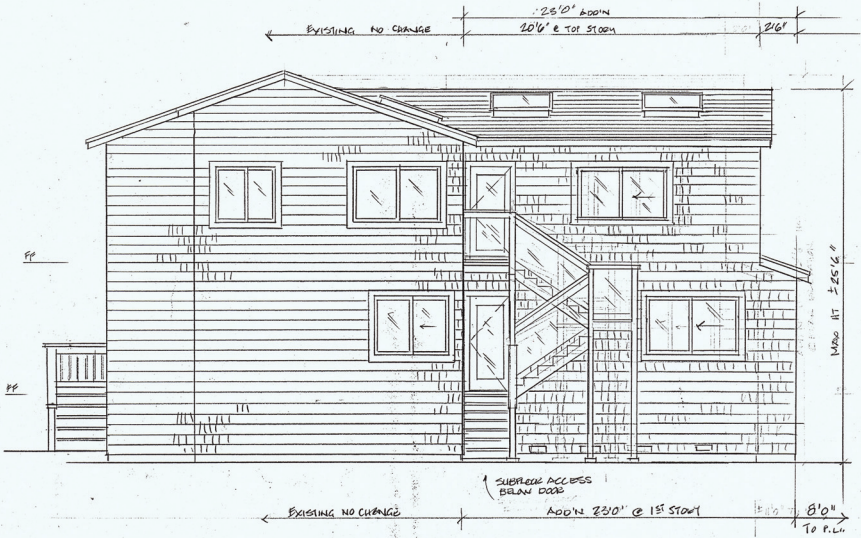
Sincerely,



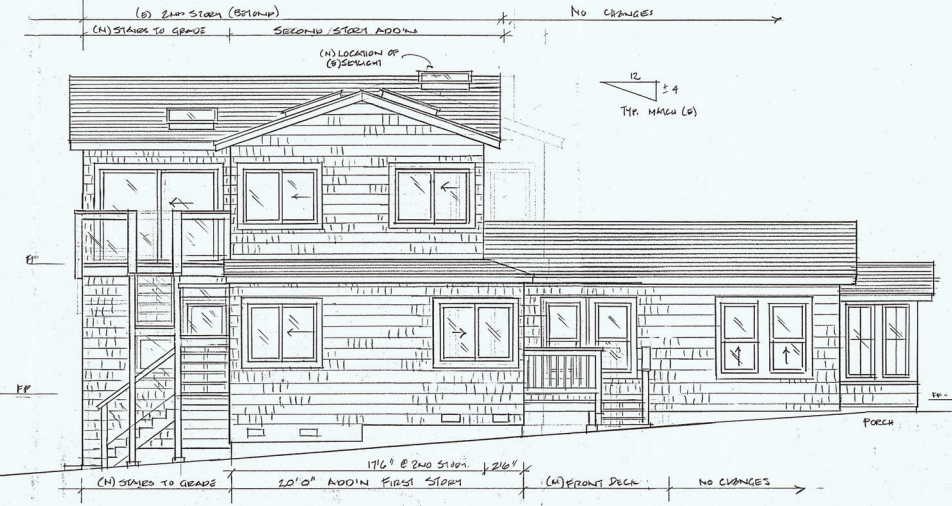
Dennis P. Aguirre, Design Review Officer

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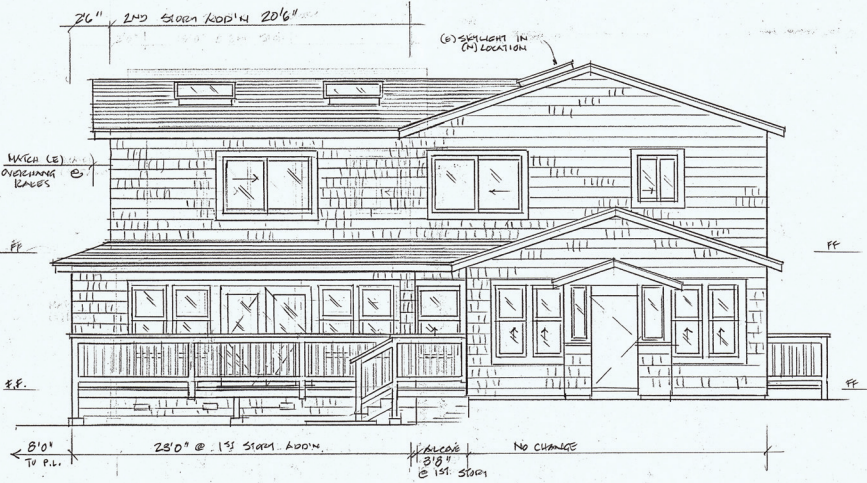
cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Beverly Garrity, Montara Community Representative
Godfrey D. Watson, Godfrey D. Watson Trust, Owner



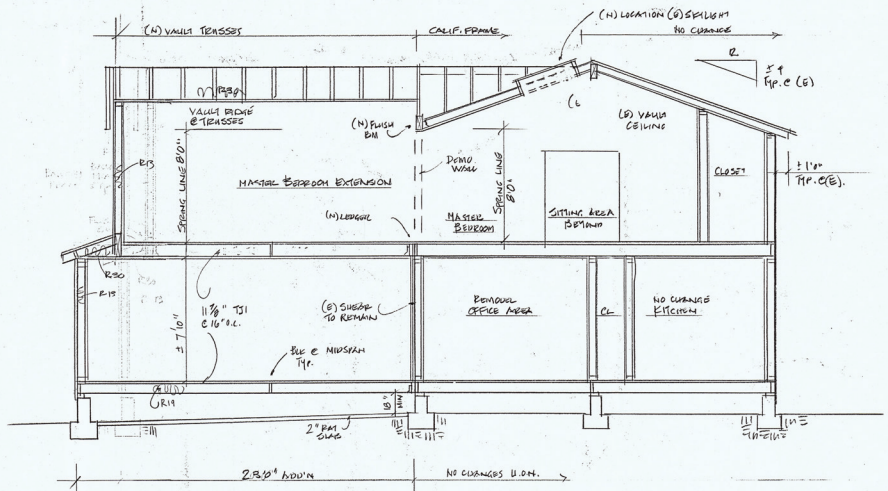
NORTH (BACK) ELEVATION
1/4" = 1'



WEST (LEFT) ELEVATION
(NO CHANGES TO EAST EL.)
1/4" = 1'



SOUTH (FRONT) ELEVATION
1/4" = 1'



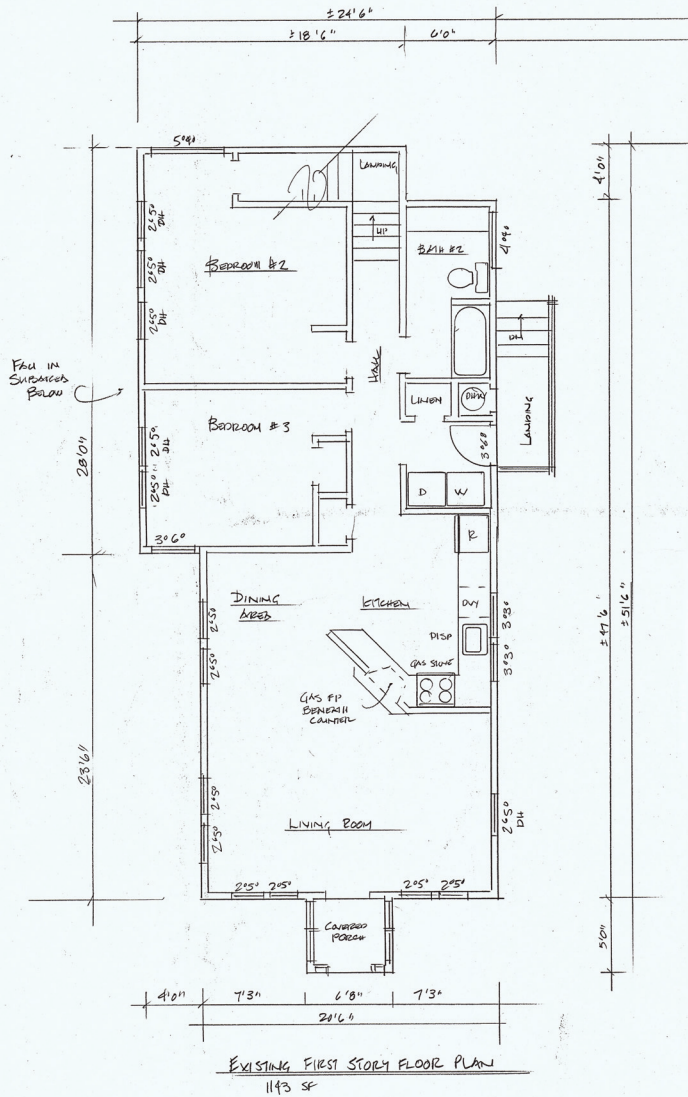
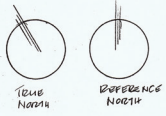
SECTION A-A
1/4" = 1'

REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN
P.O. BOX 1808
MORAGA, CA 94507
PH: (925) 757-6004
dhirzel@earthlink.net

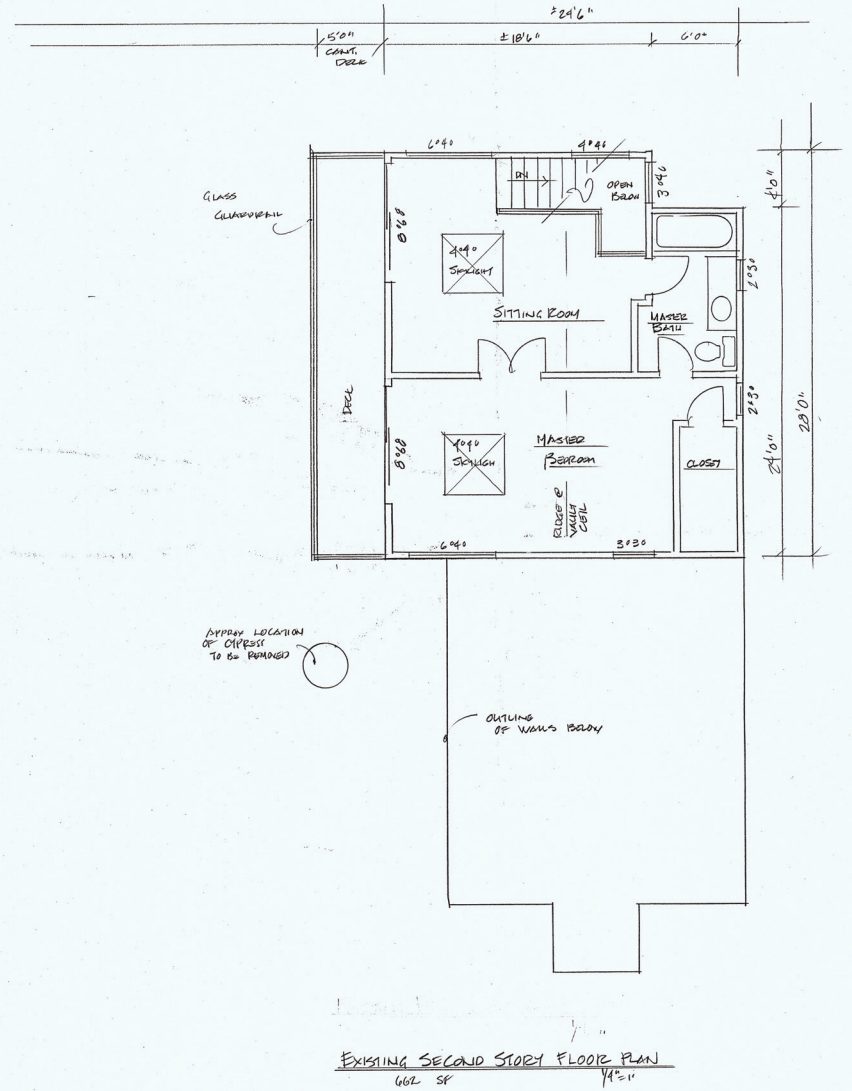
Owner: Geoffrey Watson
P.O. BOX 1808
MORAGA, CA 94507
609-728-7432 (PH) 605-504-1800 (C)
-Geoffrey.Watson@comcast.net
APN: 036-042-139/210

Date 10.19.14
Scale 1/4" = 1'
Drawn 1
Job CORE SUB V3
Sheet
Of **A2** Sheets



ROOF INSUL R30
WALL INSUL R13
SHEATH " R19
WINDOWS DG ALUM
SLIDERS " " A

FALL IN SURFACES BELOW



GLASS CLAMPDOWN

APPROX LOCATION OF CIPREST TO BE PUMPED

OUTLINE OF WALLS READY

REVISIONS	BY

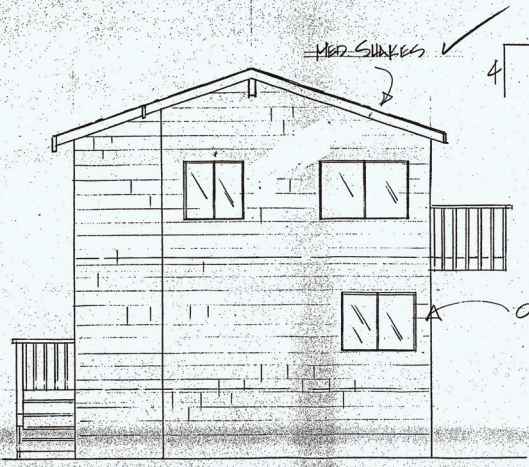
DAVID HIRZEL BUILDING DESIGN
P. O. BOX 1808
PACIFICA, CA 94044
dhirzel@earthlink.net

Owner: Geoffrey Wilson
171 2nd Ave.
Mountain View, CA 94039
<Geoffrey.Wilson@comcast.net>
ANSI: 08/14/2019/210

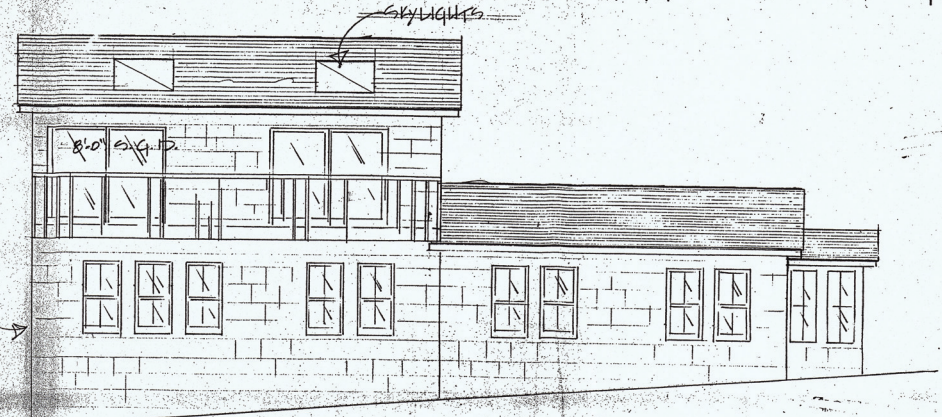
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Scale 1/8" = 1'
Drawn
Job CDB 022

Sheets
ABI
Sheets

EFFECTIVITY			REVISIONS		
ZONE	LTR		DESCRIPTION	DATE	APPROVED



REAR VIEW



NORTH VIEW



FRONT VIEW



SOUTH VIEW

ELEVATIONS
1/4" = 1'-0"

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES
TOLERANCES

FINISH	XXX
ALL MATERIALS	XXX
SHUTTERS	XXX

SYM	QTY	PART NO.	DESCRIPTION
APPROVALS			
RELEASE			
ENGINEER			
DESIGN			
CHECK			
DRAFT			
DOC			
MATERIAL:			
SIZE	DO NOT SCALE	DRAWING	DRAWING NUMBER
D	SCALE	SCALE	LTR

WATSON RESIDENCE
171 SECOND ST
MONTANA, CALIF.

ABZ
PLAN SUB VI

D
C
B
A



Planning Commission Meeting

Owner/Applicant: **WATSON/HIRZEL**

File Numbers: **PLN 2015-00400**

Attachment: **H**

