

Questions on PLN2019-00368 for CDRC hearing 5/14/2020:

1. Landscaping questions

- The GSC made finding for granting variance for sewer conditioned on the amount of impervious area to be lessened from 19.01% to 10% (p 6). How was that accomplished in the new design? The plans March and May look identical, p 2 The paving changed from 134 to 88.2 (if 882 is a misprint), and the walkway coverage went from 447.53 to 61 SF, how is this illustrated? Is it pervious or impervious paving?
- What is the landscaping for the 'red areas', p 4?

2. Parking questions

- It looks like 4 driveways on the plan (p 4). Because of the 3' setback (instead of 10') cars parked in the driveways, will have their 'butts' right up to the sidewalk, making it unsightly (5).
- The architect plan states '2 required, 2 proposed'. Isn't it 2 covered parking spots per 'over 2 bedrooms', which would be 2 required per unit, total of 4? So another variance is needed for this? The California Coastal Commission (CCC) asked for the regulations regarding findings for parking exceptions according to project planner notes. What are the regulations regarding parking exceptions?

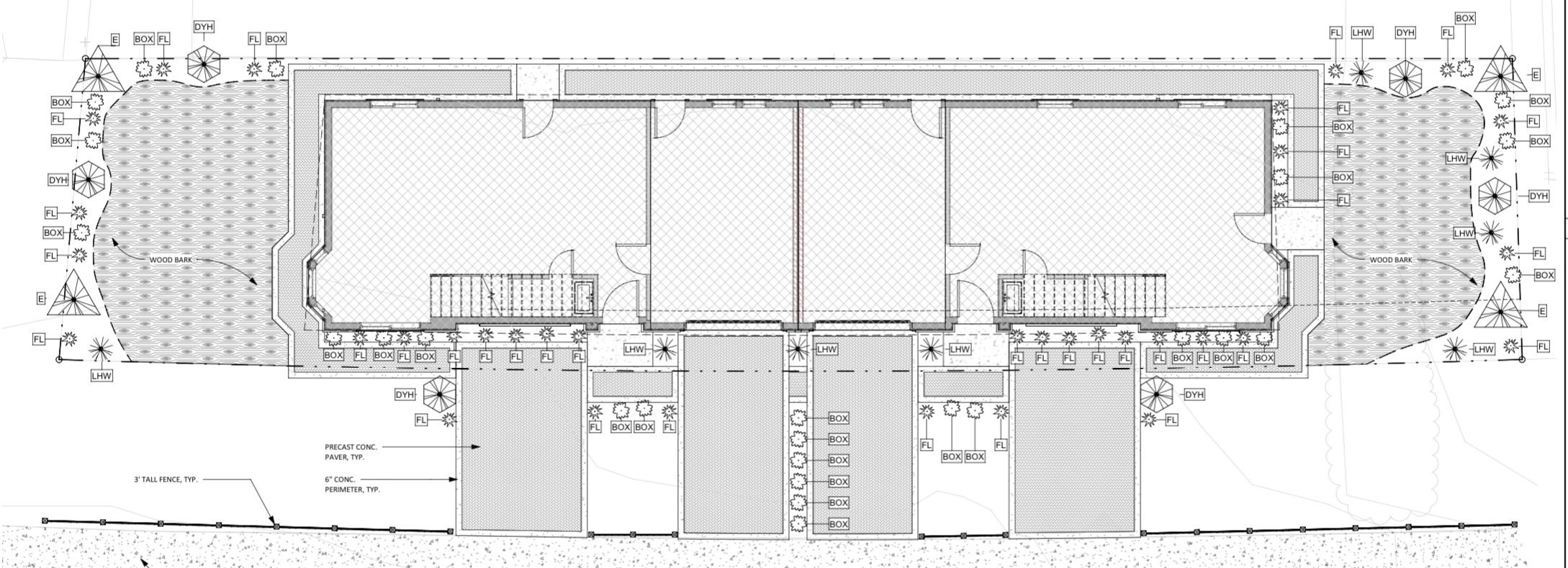
3. Zoning questions

- The architect states that allowed 'lot coverage' is 45% and wants a variance to make it 47,9%. The GSC puts it to 50%, but then cites §§ 6300.9.11.50, 30%, and 6300.9.11.70 (p 7) concerning impervious areas. What are the regulations that apply?
- If the cited §§ apply, doesn't 6300.9.11.60 (p 8) apply concerning 'maximum building floor area'?

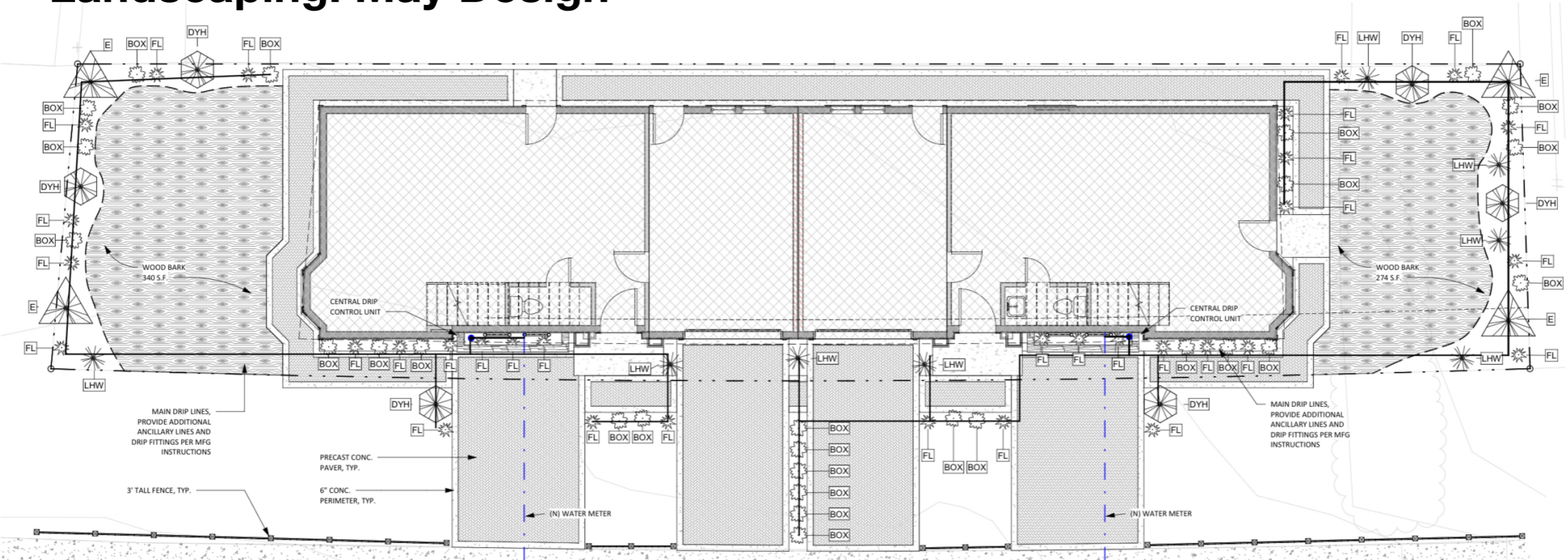
4. Questions concerning claims by the applicant

- The applicant made several claims to the GSC and the Development Center (see Objections part 3: Attachment 1,2,3), what are they based on? The project owner changed the parcel size from 3,056 to 3,290 SF on plan presented at the March CDRC hearing. Where did that number come from? The project planner's map put it to 3,056 and the GSC has it to 3,020, both numbers according to surveyors.

Landscaping: March Design



Landscaping: May Design



MARCH

MAY

PROJECT DATA

PROJECT DATA

PROJECT APN:	047-208-100
ZONING:	R-3, S-3, DR, CD
TOTAL AREA OF PROJECT SITE:	3,290 SF 0.075 ACRES LOT COVERAGE (ALLOWED) - 1,480.5 SF (45%) LOT COVERAGE (PROPOSED) - 1,464 SF (44%)
PROJECT SCOPE:	NEW CONSTRUCTION (DUPLEX)
PROPOSED UNITS:	2
PARKING:	REQUIRED: 2 PROPOSED: 2
APPLICABLE BUILDING CODE:	2016 CBC, CRC, CEC, CMC, CPC, CEC, CEC (ENERGY CODE), CFC, & CGBC
OCCUPANCY GROUP:	LEVEL 1 : R-3 LEVEL 2 : R-3
CONSTRUCTION TYPE:	TYPE V-B FIRE-SPRINKLED

PROJECT APN:	047-208-100
ZONING:	R-3, S-3, DR, CD
TOTAL AREA OF PROJECT SITE:	3,056 SF 0.075 ACRES LOT COVERAGE (ALLOWED) - 1,375.2 SF (45%) LOT COVERAGE (PROPOSED) - 1,464 SF (47.9%)
PROJECT SCOPE:	NEW CONSTRUCTION (DUPLEX)
PROPOSED UNITS:	2
PARKING:	REQUIRED: 2 PROPOSED: 2
APPLICABLE BUILDING CODE:	2016 CBC, CRC, CEC, CMC, CPC, CEC, CEC (ENERGY CODE), CFC, & CGBC
OCCUPANCY GROUP:	LEVEL 1 : R-3 LEVEL 2 : R-3
CONSTRUCTION TYPE:	TYPE V-B FIRE-SPRINKLED

3,290 SF at CDRC in March 2020 — — —> 3,056 SF at CDRC May 2020
3,020 SF according to GCS surveyor. (when presented to them to parcel size was 3,056 in Nov 2019.)

Needs 2 covered parking spots per unit? Regulations?

See GSC:
only 10% impervious surface allowed. The 19.02% needed to be lowered to 10%, instead it increased to 29.1%

PROJECT BUILDING AREA

BUILDING AREA

UNCONDITIONED AREA:	EXISTING AREA	NEW AREA	TOTAL AREA
UNIT A - LEVEL 1 - GARAGE	0 SF	234 SF	234 SF
UNIT B - LEVEL 1 - GARAGE	0 SF	234 SF	234 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
TOTAL UNCONDITIONED AREA:	0 SF	468 SF	468 SF
CONDITIONED AREA:	EXISTING AREA	NEW AREA	TOTAL AREA
UNIT A - LEVEL 1 - LIVING AREA	0 SF	497 SF	497 SF
UNIT A - LEVEL 2 - LIVING AREA	0 SF	701 SF	701 SF
UNIT B - LEVEL 1 - LIVING AREA	0 SF	497 SF	497 SF
UNIT B - LEVEL 2 - LIVING AREA	0 SF	701 SF	701 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
	0 SF	0 SF	0 SF
TOTAL CONDITIONED AREA:	0 SF	2396 SF	2396 SF
TOTAL BUILDING AREA:	0 SF	2864 SF	2864 SF
STRUCTURE LOT COVERAGE:	0 SF 0%	1486.19 SF 48.63%	1486.19 SF 48.63%
PAVING LOT COVERAGE: (PAVERS)	0 SF 0%	134 SF 4.38%	134 SF 4.38%
LANDSCAPE LOT COVERAGE:	0 SF 0%	250.98 SF 8.21%	250.98 SF 8.21%
WALKWAYS/OTHER COVERAGE:	0 SF 0%	447.53 SF 14.64%	447.53 SF 14.64%

AREA	NEW AREA	TOTAL AREA
0 SF	231 SF	231 SF
0 SF	231 SF	231 SF
0 SF	0 SF	0 SF
0 SF	0 SF	0 SF
0 SF	0 SF	0 SF
0 SF	0 SF	0 SF
0 SF	462 SF	462 SF
AREA	NEW AREA	TOTAL AREA
0 SF	511 SF	511 SF
0 SF	712 SF	712 SF
0 SF	511 SF	511 SF
0 SF	712 SF	712 SF
0 SF	0 SF	0 SF
0 SF	0 SF	0 SF
0 SF	0 SF	0 SF
0 SF	2446 SF	2446 SF
0 SF	2908 SF	2908 SF
0 SF	1489 SF	1489 SF
0 SF	882 SF	882 SF
0 SF	372 SF	372 SF
0 SF	61 SF	61 SF

Bark = 614 SF = 20.1%

882/ 3056= 28.9%

88.2/3056= 2.89%

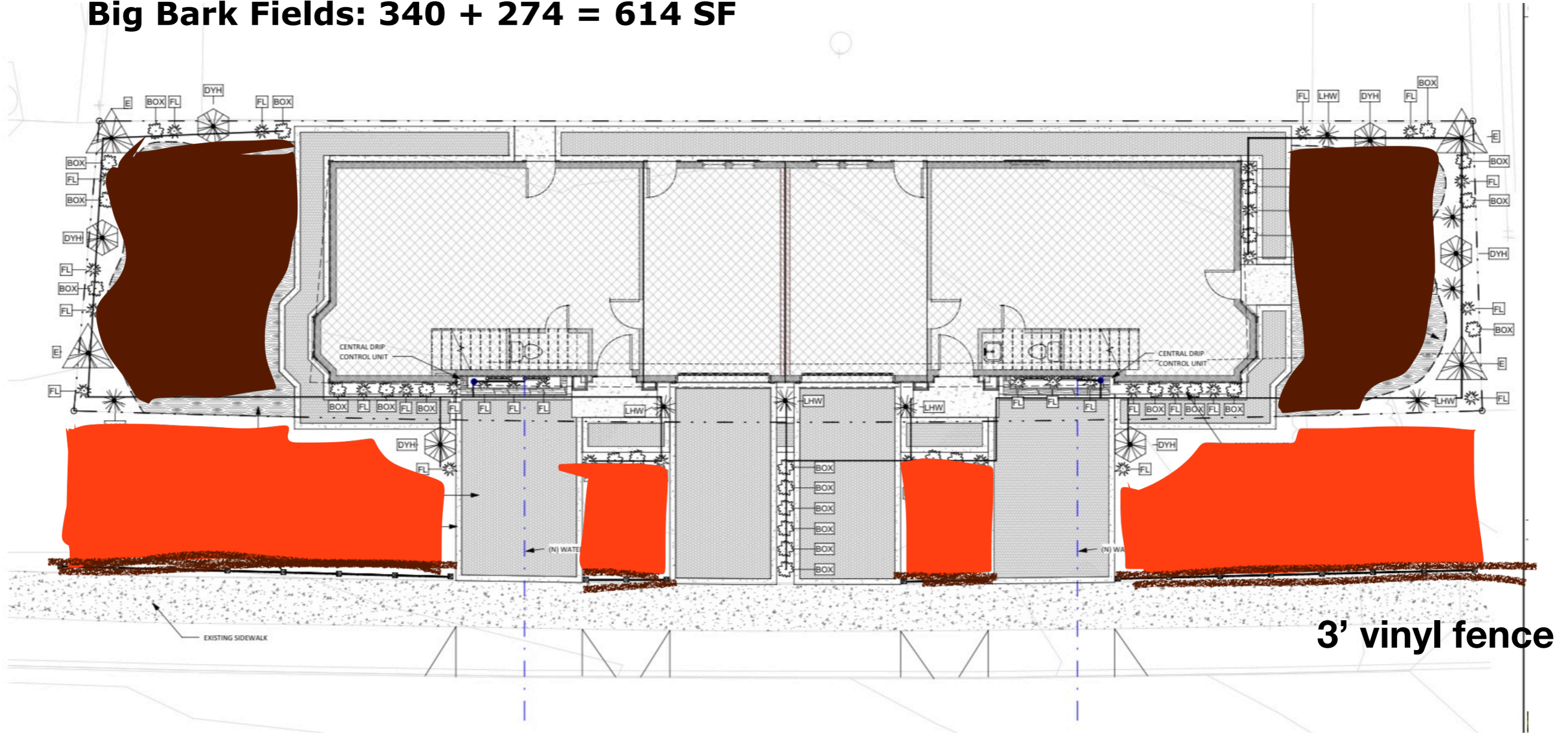
61/3056 = 0.20 %

4.38 % + 14.64 % = 19.02 %

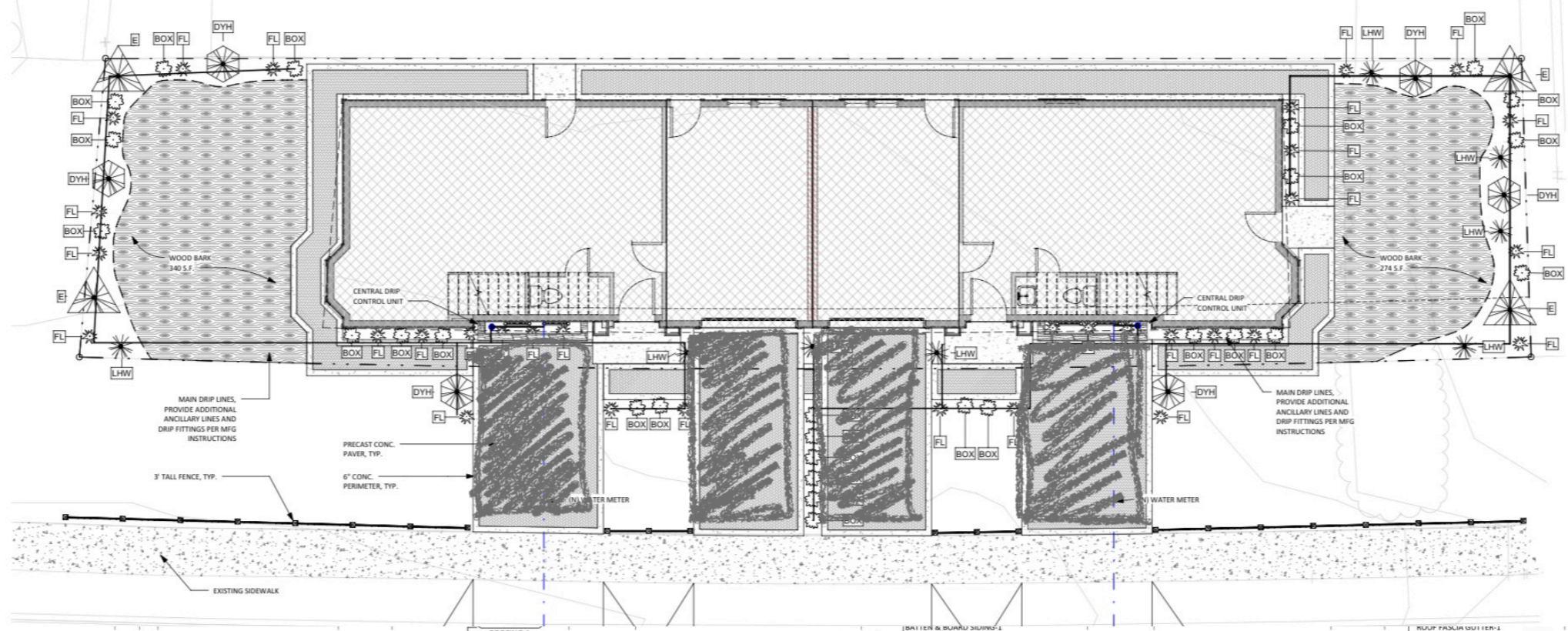
1486.19 + 134 + 250.98 + 447.53 = 2318.67

1489 + 88.2 + 372 + 61 = 2,010.2

Missing landscaping
Big Bark Fields: 340 + 274 = 614 SF



PARKING VARIANCE? 4 Driveways? What size? 12 x 18?



3' parcel

15' right of way

12' x 18'

12' x 18'

12' x 18'

12' x 18'

3' Vinyl Fence

The Alameda

Sewage Variance

The Granada Community Service recommended approving a variance under the condition that the impervious surface was reduced from 581 SF to 306 SF. They pointed to that only 10% of impervious surface was allowed, referencing 6300.9.11.50 and 70:

- (5) ***REQUIRED FINDING:*** There are no features of the property or the development proposed thereon which have the potential to have a greater than usual contribution to wet weather sewage overflow.

INFORMATION REQUIRED: Site Plan, Topographic Map and Building Permit plans for the subject parcel including calculations by the drafter of the plans showing the percentage of the subject parcel covered with impervious surfaces.

FINDING: Pursuant to County of San Mateo Zoning Regulations for Site Coverage, the maximum parcel coverage is 50% for structures in the S-3 district, plus an additional 10% of site coverage for impervious surface area less than 18” above ground level (“non-structures”). (County Zoning Regs §§ 6300.9.11.50 and 6300.9.11.70). The proposed parcel coverage for the structure is 1,486.19 square feet (48.63%) and the development proposed complies with the site coverage for structures. The maximum site coverage for

impervious non-structures is 10% which equals 306 square feet in this case and the proposed coverage for impervious non-structures is 581.53 square feet (19.02%); hence, the site coverage for structures would not comply with the County standards. However, the County will enforce this standard and the applicant will have to reduce the amount of impervious non-structures to make the development comply with the County Code. With compliance, this finding can be made.

ACTION AGENDA

1. **Consideration of Variance for APN: 047-208-100, Owners: Robert and Bertina Moules, Location: The Alameda and Portola Avenue, EG, 3,056 Sq. Ft. Parcel, Zoned R-3/S-3.**

Counsel Parkin reviewed the findings provided. He indicated that Item 5 could not be met unless the percentage of the projects impervious surfaces were reduced to comply with County requirements. Mr. Moules was present, and stated that when he goes through the County planning process, he will be required to make that plan revision.

ACTION: Director Dye moved to approve granting the variance conditioned on the project plans being revised to reduce the percentage of impervious surfaces based on County requirements.

CHAPTER 20. "S-94" DISTRICT
(COMBINING DISTRICT – MIDCOAST)

SECTION 6300.9.11.10. REGULATIONS FOR "S-94" COMBINING DISTRICT (MID-COAST). The following regulations shall apply in any single-family residential district with which the "S-94" District is combined.

SECTION 6300.9.11.20. BUILDING SITE WIDTH. The minimum building site width shall be an average of 50 feet.

SECTION 6300.9.11.30. BUILDING SITE AREA. The minimum building site area shall be 10,000 sq. ft.

SECTION 6300.9.11.40. BUILDING SETBACKS. The minimum setbacks shall be:

<u>Front Setback</u>	<u>Rear Setback</u>	<u>Side Setback</u>
20 feet	20 feet	10 feet

SECTION 6300.9.11.50. PARCEL COVERAGE. The maximum parcel coverage shall be 0.30 (30%).

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

6300.9.11.60 see p 8

SECTION 6300.9.11.70. IMPERVIOUS SURFACE AREA. The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways, and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

1. Non-residential development, and
2. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 6300.9.11.60. BUILDING FLOOR AREA.

If 63009.11.50 and 70 applies - Does 63009.11.60 apply?

- a. The maximum building floor area shall be established according to the following table.

Parcel Size	Maximum Building Floor Area
2,500 - 9,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
9,750 - 9,999 sq. ft.	$0.53 - ((5,000 - \text{parcel size}) \times 0.0002) \times \text{parcel size}$
10,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor

area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.