

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

**DATE:** September 14, 2016

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Public hearing to consider an appeal of the Coastside Design Review Committee's decision to approve a Design Review Permit for the construction of a new 2,132 sq. ft. two-story single-family residence, plus a 474 sq. ft. attached two-car garage on an existing 5,000 sq. ft. legal parcel in the unincorporated Montara area of San Mateo County. No trees are proposed for removal.

County File Number: PLN 2015-00011 (Segner/Lai)

**PROPOSAL**

The applicants propose to construct a single-family residence on an existing undeveloped parcel located on Farallone Avenue in the unincorporated Montara area of San Mateo County. The project involves grading of 121 cubic yards (c.y.) of balanced cut and fill (242 c.y. total). There are no trees on the property. The legality of the parcel was confirmed by the County through the recordation of a Certificate of Compliance (Type A) on April 19, 2010. The site is located within a developed residential neighborhood, with the exception of an adjoining undeveloped lot located to the south of the parcel.

**RECOMMENDATION**

Deny the appeal and uphold the decision of the Coastside Design Review Committee to approve the Design Review Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

**SUMMARY**

Point of Appeal Regarding Privacy Impacts from the Proposed Window Sizes:

In his appeal application, Charles Gerard states that the Applicants have placed two oversized windows on the North Elevation of the house which compromise the Appellant's privacy, particularly for use of his rear deck. In approving the project, the CDRC found that window placement and size of the second floor windows mitigate privacy impacts to the adjacent neighbor by limiting the total width to 9 feet and placing

one of the windows at a 45-degree angle westward. After the filing of the appeal, the Planning staff worked with the Applicants and the Appellant on major points of the appeal to see whether design changes that are agreeable to both parties could be made. The Applicants have submitted revised plans (Attachment D of the staff report) to address this concern. In a phone conversation with the Appellant on August 23, 2016, the Appellant stated that the revised plan addresses his concerns regarding the window.

Point of Appeal Regarding Privacy Impacts from Proposed Building Pad Elevation:

The Appellant states that the project's First Floor Elevation of 495 feet is based on higher natural grade elevations on the south side/front of the property and is too high, causing the proposed second floor roof deck to be significantly higher than his yard and rear deck, thereby compromising his privacy. He adds that the height of the building pad is out of place with the elevation of other properties in the immediate area. Planning staff supports the CDRC's decision to approve the project, as the Applicants have incorporated design features that would protect Mr. Gerard's privacy while using his rear deck, such as a 12.5-ft. side setback on the left side between the proposed rear deck and the shared property line. Additionally, as shown in the revised plans, the Applicants have lowered the elevation of the house by 2 feet, from 495 feet to 493 feet to match the proposed elevation of the garage. In a phone conversation with Planning staff on August 23, 2016, the Appellant stated that the house should be lowered a minimum of 4-5 feet from the CDRC-approved floor elevations and that the subsequent lowering of the house by 2 feet was not adequate to his concerns. The Applicants have stated that due to increased costs associated with additional grading, they do not agree to further lower the elevation of the house.

Point of Appeal Regarding Compatibility with Neighborhood Context:

Documents included in the appeal application state that the house owned by David Gilbert at 335 5th Street (photo included in Attachment J of the staff report) should be used as a "model" for the subject property, specifically, using the Gilbert's house ridge elevation as a maximum ridge elevation for the project. Planning staff compared the approved ridge elevation (505.2 ft.) and the grade elevation (483.0 ft.) at the front of the 21'3"-high Gilbert house with the average grade elevation (494 ft.) of the project site and the proposed ridge elevation (516 ft.). Staff found that the 23-ft. high house would need to be unreasonably limited to an 11 ft. height limit or the grade of the site would need to drop unreasonably by 11 feet, which would significantly alter the topography of the site, in order to match the ridge elevation of the Gilbert house.

As discussed in the staff report, the project complies with applicable policies of the County's General Plan and the Zoning Regulations related to the R-1/S-17 Zoning District. The project qualifies for a Coastal Permit Exemption as the site is located in the Single-Family Residence Development Categorical Exclusion Area.

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

**DATE:** September 14, 2016

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Public hearing to consider an appeal of the Coastside Design Review Committee's decision to approve a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, for the construction of a new 2,132 sq. ft. two-story single-family residence, plus a 474 sq. ft. attached two-car garage on an existing 5,000 sq. ft. legal parcel in the unincorporated Montara area of San Mateo County. No trees are proposed for removal.

County File Number: PLN 2015-00011 (Segner/Lai)

**PROPOSAL**

The applicants propose to construct a single-family residence on an existing undeveloped parcel located on Farallone Avenue in the unincorporated Montara area of San Mateo County. The project involves grading of 121 cubic yards (c.y.) of balanced cut and fill (242 c.y. total). There are no trees on the property. The legality of the parcel was confirmed by the County through the recordation of a Certificate of Compliance (Type A) on April 19, 2010. The site is located within a developed residential neighborhood, with the exception of an adjoining undeveloped lot located to the south of the parcel.

**RECOMMENDATION**

Deny the appeal and uphold the decision of the Coastside Design Review Committee to approve the Design Review Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

**BACKGROUND**

Report Prepared By: Camille Leung, Senior Planner, Telephone 650/363-1826

Project Planner: Dennis Aguirre, Telephone 650/363-1867

Applicants/Owners: Dayna Segner and Marvin Lai

Appellant: Charles Gerard, 580 Farallone Avenue, Montara

APN: 036-017-050

Size: 5,000 sq. ft.

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 District/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: Undeveloped Parcel

Water and Sewer Services: Montara Water and Sanitary District

Flood Zone: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0117E, effective October 16, 2012.

Parcel Legality: A Certificate of Compliance (Type A) verifying parcel legality was recorded on April 19, 2010.

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

Setting: The project site is a vacant lot located on Farallone Avenue, north of the intersection of Farallone Avenue and 5th Street in the unincorporated Montara area of San Mateo County. The subject site slopes downward approximately 7% from the front southwest corner to the rear northeast corner. The site is predominantly vegetated with grass and a few shrubs. Del Mar Avenue is westward, Bernal Avenue is southward, and San Ramon Avenue is eastward.

Chronology:

<u>Date</u>	<u>Action</u>
April 19, 2010	- Certificate of Compliance Type A is recorded (PLN 2010-00062).
January 8, 2015	- Application submitted.
May 14, 2015	- Coastside Design Review Committee (CDRC) continues review of the proposal, recommending that the Applicants reduce the height of the project and set the building lower into the topography to more closely match the existing neighborhood context. The CDRC also requested that the Applicants add additional articulation to the second story, increase the recessed wall areas of the second floor to a minimum of 24 inches, extend projecting bays to the roof line

and change the roof form over the bay to a gable, use downward-directed light fixtures, use pervious pavers, and consider hiring a landscape professional to achieve a more natural (non-linear) look to the landscaping.

- October 22, 2015 - Coastside Design Review Committee (CDRC) continues review of the proposal, recommending a substantial reduction in the roof ridge height, changes to the landscape plan, and decrease width of a second floor window on the north elevation to 10 feet, and changing the color of a vertical strip on the garage door to match the garage trim.
- December 10, 2015 - Coastside Design Review Committee (CDRC) continues review of the proposal, recommending revisions to the ridge elevation and slope, installation of two windows on the second story of the North Elevation with a minimum separation of 12 inches, and changing the color of a vertical strip on the garage door to match the garage trim, as well as submittal of a new landscaping plan and correction of the story poles to reflect the new ridge height.
- February 11, 2016 - CDRC recommends approval of the revised design (as presented in this report), adding a condition of approval that the Applicants remove the proposed exterior lighting fixtures on the side of the garage near the front entry. Letter of decision is included as Attachment H.
- February 25, 2016 - Appeal submitted to the County by the Appellant (Attachment E).
  - The County works with the Applicants and the Appellant to schedule a public hearing date that works with the Appellant's schedule, Appellant's supporters, as well as the Applicant. At the same time, the Project Planner works with the Applicants and the Appellant on major points of the appeal to see whether design changes that are agreeable to both parties could be made. Revised plans (Attachment D) were provided to Planning staff.
- September 14, 2016 - Planning Commission public hearing.

## **DISCUSSION**

### **A. PLANNING COMMISSION ACTION AND SUBSEQUENT APPEAL**

After several project revisions over three earlier meeting dates, the Coastside Design Review Committee (CDRC) considered the project at its February 11, 2016 meeting, and voted to approve the project (decision letter is included in Attachment H). On February 25, 2016, Planning staff received an appeal filed by

Charles Gerard, property owner of 580 Farallone Avenue (the adjoining parcel to the north), challenging the CDRC's decision (Attachment E). In a phone conversation with staff on July 18, 2016, Mr. Gerard explained that while his is the only name on the appeal application, other neighbors are also involved in the appeal, including, but not limited to, David Gilbert (335 5th Street).

B. APPELLANT'S MAIN POINTS OF APPEAL

The following discussion summarizes the major points of the appeal followed by Staff's response:

1. Appellant: The Applicants have placed two (2) oversized windows on the North Elevation of the house which compromise the Appellant's privacy, particularly for use of his rear deck. On both floors, continuous sets of windows are, in total, approximately 8 to 9 feet wide. He requests that the Applicants split the sets of windows on both levels, which would still provide the Applicants adequate natural light and views.

Staff's Response No. 1: As directed by the CDRC at its October 22, 2015 meeting, the Applicants have reduced the span of the second floor set of windows to no more than 10 feet, proposing a total span of 7 feet. The width of the first floor set of windows have been reduced to 9 feet. In approving the project, the CDRC found that the window placement and size of the second floor windows mitigate privacy impacts to the adjacent neighbor by limiting the total width to 9 feet and placing one of the windows at a 45-degree angle westward.

After the filing of the appeal, the Project Planner worked with the Applicants and the Appellant on major points of the appeal to see whether design changes that are agreeable to both parties could be made. The Applicants have submitted revised plans (Attachment D) to address this concern. In a phone conversation with the Appellant on August 23, 2016, the Appellant stated that the revised plan addresses his concerns regarding the window.

2. Appellant: The project's First Floor Elevation of 495 feet is based on the higher grade elevations on the south side of the property and is too high, causing the proposed second floor roof deck to be significantly higher than his yard and rear deck, thereby compromising his privacy. In addition, the height of the building pad is out of place with the elevation of other properties in the immediate area and does not follow the natural elevation. The Appellant requests the Applicants to lower the building pad by 6 feet.

Staff's Response No. 2: Overall, natural grade elevations on the property range from 488 feet on the left/rear (northeast) corner (adjacent to the Appellant's property) to 497 feet on the front/right (southwest) corner. The proposed First Floor Elevation of 495 feet matches natural grade elevations at the front center of the property, as shown on a Topographic Survey prepared by Turnrose Land Surveying in November 2013. While the front center of the property has an elevation of 495 feet, the elevation of the lot

then drops toward the Appellant's property, dropping a height of 7 feet over a 20-ft. span on the left side of the property. Due to this drop in elevation between the two properties, the Appellant is concerned that his rear deck (at Elevation 488 feet) would be highly visible from the proposed rear deck (at Elevation 504 feet) which would rise above it by approximately 16 feet.

Planning staff supports the CDRC's decision to approve the project, as the Applicants have incorporated a large 12.5-ft. left setback that would protect Mr. Gerard's privacy while using his rear deck. Also, the project complies with daylight plane requirements which allow for a vertical side wall up to 20 feet in height, with the Applicants proposing a 11.5-ft. first story side wall and a second story sidewall which is set in another 3 feet.

In the Appeal Application (Attachment E), the Appellant requested the Applicants to lower the building pad by 6 feet (to 489 feet). This would alter the existing topography and significantly increase grading to approximately 355 c.y., requiring a Grading Permit. As shown in the revised plans, the Applicants have lowered the elevation of the house by 2 feet, from 495 feet to 493 feet, to match the proposed elevation of the garage. In a phone conversation with Planning staff on August 23, 2016, the Appellant stated that the house should be lowered a minimum of 4-5 feet from the CDRC-approved floor elevations and that the subsequent lowering of the house by 2 feet was not adequate to his concerns. The Applicants have stated that due to increased costs associated with additional grading, they do not agree to further lower the elevation of the house from the elevations shown in the revised plans.

3. Appellant: A 3-ft. high retaining wall along the left side property line along with a 6-ft. high fence would result in a 9-ft. high fence that would further block already limited sunlight to his property.

Staff's Response No. 3: While 6 feet is typically the maximum height for a fence along a side property line, Section 6412.1 of the County's Zoning Regulations allows for a higher fence "whenever there exists an abrupt shift in the height of the land at the boundary line between two different property owners," specifically, saying that the "*lower owner* may erect a fence, wall, or hedge on the boundary to a height limit set out in Section 6412, and in no event more than twelve (12) feet high." In this instance, the property owner on the uphill side (the Applicants) may not erect a wall, fence, hedge, or combination thereof higher than 6 feet at the shared property line, as measured from the lower grade, unless the written authorization of the lower owner (the Appellant) is granted and provided to the County. Therefore, without such authorization, the Applicants would be limited by a 6-ft. height limit for any wall, fence, hedge, or combination thereof, located along the left side property line (with the exception of the area of the front setback which is limited by a 4-ft. height limit). Condition No. 5 has been added to clarify this regulation as it applies to this property.

4. Appellant: The project does not meet design review standards pertaining to compatibility with neighborhood context (the house will have a larger footprint than the average for the area and would be located at a higher elevation) and protection of privacy (particularly regarding location of windows to minimize direct views into neighboring houses and high activity areas). Documents included in the appeal application state that the house owned by David Gilbert at 335 5th Street should be used as a “model” for the subject property, specifically, using the Gilbert’s house ridge elevation as a maximum ridge elevation for the project. A photo of the residence at 335 5th Street is included in Attachment J.

Staff’s Response No. 4: The CDRC reviewed the proposal and requested revisions over four separate meetings. The CDRC found that the Applicants adequately addressed the recommendations described in several letters of continuance and that the project complies with applicable Design Review standards.

Additionally, Planning staff reviewed the request for the Applicants to the use of the Gilbert’s house height as a maximum height for the project. According to approved construction plans from the Building Inspection Section, the approved ridge elevation of the Gilbert house is 505.2 ft., with a grade elevation of 483.0 ft. at the front of the house. The total height of the house at the front was 21’3”.

In comparison, the average grade elevation through the middle of the project site is 494 feet (11 feet above the grade elevation for the Gilbert’s house). The project ridge elevation for the 23-ft. high house is 516 ft., as shown on the revised plans.

Therefore, in order for the project site to match the approved ridge elevation of the Gibert house at 335 5th Street, the house would need to be unreasonably limited to an 11-ft. height limit or the grade of the site would need to drop unreasonably by 11 feet (which would significantly alter the topography of the site).

5. Appellant: At its February 11, 2016 meeting, the CDRC did not vote to close the public hearing and, therefore, the action to approve the project is invalid. Also, the Appellant questions the validity of the action taken at the meeting, as the meeting was not tape recorded nor were minutes of the meeting prepared. Also, the Appellant believes that the architect may have spoken about the project with a CDRC member prior to the decision.

Staff’s Response No. 5: Planning staff consulted with County Counsel regarding these matters. Counsel concluded that, while the public comment session of the item was not formally closed, the CDRC’s vote to approve the project remains valid. Regarding documentation of the decision, Dennis Aguirre prepared and distributed a decision letter dated February 25, 2016 (Attachment H), summarizing the action taken by the CDRC. Mr. Gilbert filed a request for information under the California Public Records Act



(CPRA) for communication between members of the CDRC and the architect. The documents subject to the CPRA were reviewed by County Counsel who determined that the documents demonstrated no legal violations. The documents subject to the CPRA were provided to Mr. Gilbert.

C. ANALYSIS OF PROJECT COMPLIANCE WITH APPLICABLE COUNTY POLICIES AND REGULATIONS

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:

Urban Design Concept Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The Design Review standards implement this policy within Design Review Zoning Districts of the County, including the Midcoast. In approving the project, the CDRC found that “the project contributes to the eclectic character of the neighborhood and adds to the context of craftsman style homes in the near vicinity.” Discussion of compliance with Design review standards is provided in Section C.3.b of this report.

Urban Land Use Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposed two-story structure meets the zoning district height standards and is compatible in design, scale and size with other residences located in the vicinity. The appearance of mass and bulk of the new residence is reduced by articulation of all exterior façades and the minimization of roof mass. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastside Design Review Committee’s approval (see Section 3.b of this report).

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

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

2. Conformance with the Local Coastal Program

The project qualifies for a Coastal Permit Exemption as the site is located in the Single-Family Residence Development Categorical Exclusion Area. The parcel is not located in a scenic corridor, nor does the property adjoin an area of sensitive habitat. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, with the discussion of applicable policies below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The building site is a legal parcel, as confirmed via Certificate of Compliance (Type A) recorded on April 19, 2010. The site is served by the Montara Water and Sanitary District and is designated by the General Plan for Medium-Density Residential (6.1 to 8.7 dwelling units/acre) use, for which the proposal complies.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by rapid residential growth. Staff estimates that the current building permits to be issued for the calendar year will not exceed this limit, based on projections and current applications for building permits received thus far.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements - Map 1.5*) locates the project site in the Half Moon Bay Airport

Influence Area. Although in this area, the proposed development is outside of Airport Safety Zones based on the Half Moon Bay Airport Land Use Compatibility Plan (HMB ALUCP). Regarding noise, the project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours and is, therefore, not exposed to significant levels of aircraft noise.

b. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The site consists of ruderal vegetation and does not contain sensitive habitat. No trees are proposed for removal.

c. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Montara. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section C.3.b of this report, the Coastside Design Review Committee (CDRC) considered this project at four regularly scheduled CDRC meetings and, at its February 11, 2016 meeting, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

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

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

3. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

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

	<b>S-17 Development Standards</b>	<b>Proposed</b>
Minimum Site Area	5,000 sq. ft.	5,000 sq. ft. (legal site)
Maximum Floor Area (includes garage)	2,650 sq. ft. (53% maximum)	2,606 sq. ft. (42%)
Maximum Building Site Coverage	1,750 sq. ft. (35% maximum)	1,704 sq. ft. (34%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	28 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	10 ft.	10 ft.
Maximum Building Height (18% slope)	28 ft.	23 ft.
Minimum Parking Spaces	2	2
Daylight Plane/Facade Articulation	20 ft./45 degrees on setback lines of two opposite façades OR finding by CDRC	Complies with both

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings on May 14, 2015; October 22, 2015; December 10, 2015; and February 11, 2016 (see Attachments H and I).

After redesign of the project, on February 11, 2016, the CDRC adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment H):

- (1) The project contributes to the eclectic character of the neighborhood and adds to the context of craftsman style homes in the near vicinity (Section 6565.20(B)2).
- (2) The project complies with all applicable development standards in the R-1/S-17 Zoning District (Section 6565.20(A)).

- (3) The proposed earthwork respects and conforms to the site's topography (Section 6565.20(C)1b).
- (4) The window placement and size of the second floor windows mitigate privacy impacts to the adjacent neighbor by putting the window at a 45-degree angle westward. The size of the living room window has been reduced and the dining room window has been downsized and offset from the initial proposal (Section 6565.20(D)2).
- (5) As proposed and conditioned, the downward-directed lighting fixtures integrate well with the overall design of the residence. Condition 4.a requires the removal of the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry (Section 6565.20(F)4).

#### D. ENVIRONMENTAL REVIEW

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

#### E. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Geotechnical Section  
Environmental Health Division  
Coastside Fire Department  
Midcoast Community Council

#### ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Revised Plans
- E. Appeal Application
- F. Letter from Appellant, dated February 8, 2016
- G. Letter from Applicants, dated August 3, 2016
- H. Letter from February 11, 2016 Coastside Design Review Committee Meeting, dated February 25, 2016
- I. Site Photos
- J. Photos of Nearby Houses along Fifth Street, including 335 Fifth Street

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2015-00011      Hearing Date: September 14, 2016

Prepared By: Camille Leung  
Senior Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

The Coastsides Design Review Officer found that:

1. For the Environmental Review, Found that:

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of one single-family residence in a residential zone.

2. For the Coastal Development Exemption, Found that:

The proposed residence and parcel conform to Section 6328.5(e) of the County Zoning Regulations and are located within the area designated as a Single-Family Residence Categorical Exclusion Area.

3. For the Design Review, Found that:

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

- a. The project contributes to the eclectic character of the neighborhood and adds to the context of craftsman style homes in the near vicinity (Section 6565.20(B)2).
- b. The project complies with all applicable development standards in the R-1/S-17 Zoning District (Section 6565.20(A)).
- c. The proposed earthwork respects and conforms to the site's topography (Section 6565.20(C)1b).
- d. The window placement and size of the second floor windows mitigate privacy impacts to the adjacent neighbor by putting the window at a

45-degree angle westward. The size of the living room window has been reduced and the dining room window has been downsized and offset from the initial proposal (Section 6565.20(D)2).

- e. As proposed and conditioned, the downward-directed lighting fixtures integrate well with the overall design of the residence. Condition 4.a requires the removal of the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry (Section 6565.20(F)4).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans recommended for approval by the Planning Commission on September 14, 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 Coastsides Design Review Committee, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended 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 a copy of this letter on the top pages of the building plans.
4. The applicant shall include the following revision on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
  - a. Remove the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry.
5. While 6 feet is typically the maximum height for a fence along a side property line, Section 6412.1 of the County's Zoning Regulations allows for a higher fence "whenever there exists an abrupt shift in the height of the land at the boundary line between two different property owners," specifically, saying that the "lower owner may erect a fence, wall, or hedge on the boundary to a height limit set out in Section 6412, and in no event more than twelve (12) feet high." In this instance, the high property owner (the Applicants) may not erect a wall, fence, hedge, or combination thereof higher than 6 feet at the shared property line, as measured from the lower grade, unless the written authorization of the lower owner (the Appellant) is granted and provided to the County. Therefore, without such

authorization, the Applicants would be limited by a 6-ft. height limit for any wall, fence, hedge, or combination thereof, located along the left side property line (with the exception of the area of the front setback which is limited by a 4-ft. height limit).

6. 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.
7. The site is located in the watershed of the Fitzgerald Area of Special Biological Significance. Dry season runoff and other pollution from the site are prohibited. Development shall minimize erosion, treat stormwater from impervious surfaces, and prevent pollution (e.g., car washing in driveway or street, pesticide application on lawn).



8. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
9. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
10. 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.
11. 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.
12. 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.
13. No site disturbance shall occur, including any grading, until a building permit has been issued.
14. 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 Farallone Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Farallone Avenue. There shall be no storage of construction vehicles in the public right-of-way.
15. 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.
  16. 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).
  17. Prior to the issuance of a building permit, the applicant shall submit landscape plans including irrigation plans (if required) for review and approval that are consistent with the approved landscape plans and that demonstrate compliance with the Water Efficiency Landscape Ordinance (WELO). Installation of the approved landscape plans is required prior to final inspection of the building permit for the residence.

#### Building Inspection Section

18. The applicant shall apply for a building permit.

#### Montara Water and Sewer District

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

#### Department of Public Works

20. 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.

21. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
24. The applicant shall install, to the satisfaction of the Department of Public Works, sidewalk facilities that meet or exceed the County's minimum standards for a "standard sidewalk," and including provisions for existing and proposed drainage and drainage facilities.

#### Coastside Fire Protection District

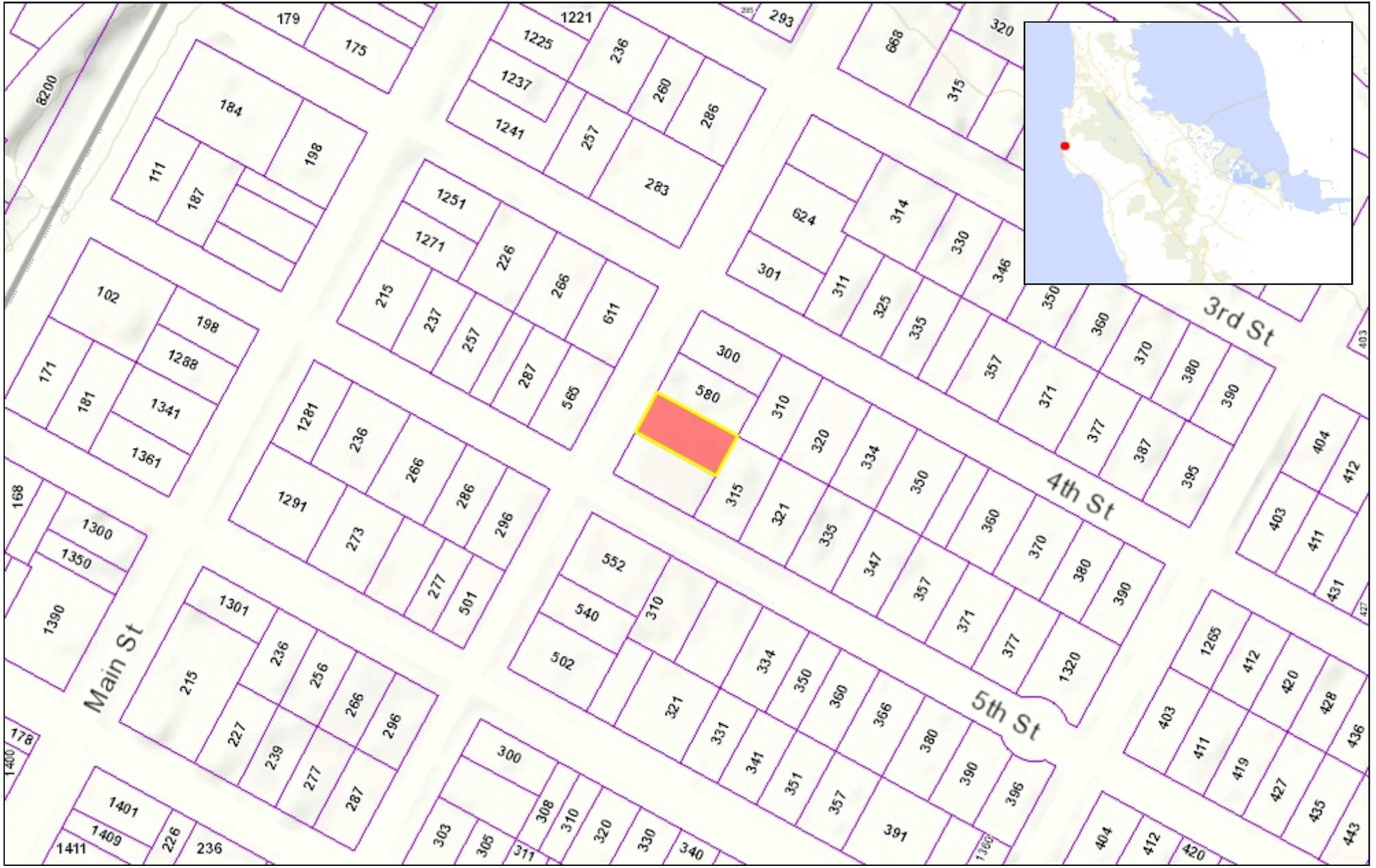
25. Smoke Detectors Which Are Hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
26. Add Note To Plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.

27. Add Note To Plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
28. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
29. Address Numbers: As per CFPD Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
30. Add The Following Note To The Plans: 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. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
31. Roof Covering: As per CFPD Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
32. Chimney Present: The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gauge woven or welded wire screening having openings not exceeding 1/2 inch.
33. Vegetation Management: As per CFPD Ordinance No. 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

- b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
35. Fire apparatus roads to be a minimum of 20 feet wide with a minimum of 35 feet centerline radius and a vertical clearance of 15 feet, CFC 503, D103, T-14 1273.
36. Fire apparatus access roads shall be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-ft. wide turnouts shall be on each side of 15% or greater section. No grades over 20% (plan and profile required), CFC 503.
37. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide, CFC D103.6.
38. Fire Hydrant: As per 2013 CFC, Appendices B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.
39. Show Location Of Fire Hydrant On A Site Plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is no hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

40. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception are small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
41. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
42. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
43. All fire conditions and requirements must be incorporated into the building plans, prior to building permit issuance. The applicant/owner shall notify their contractor, architect, and engineer of these requirements.

CML:jlh – CMLAA0403\_WJU.DOCX



0.07 0 0.04 0.07 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

1:2,256

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

# NEW SINGLE FAMILY RESIDENCE

## LAI FAMILY

### FARALLONE AVE MONTARA, CA

#### SITE DATA

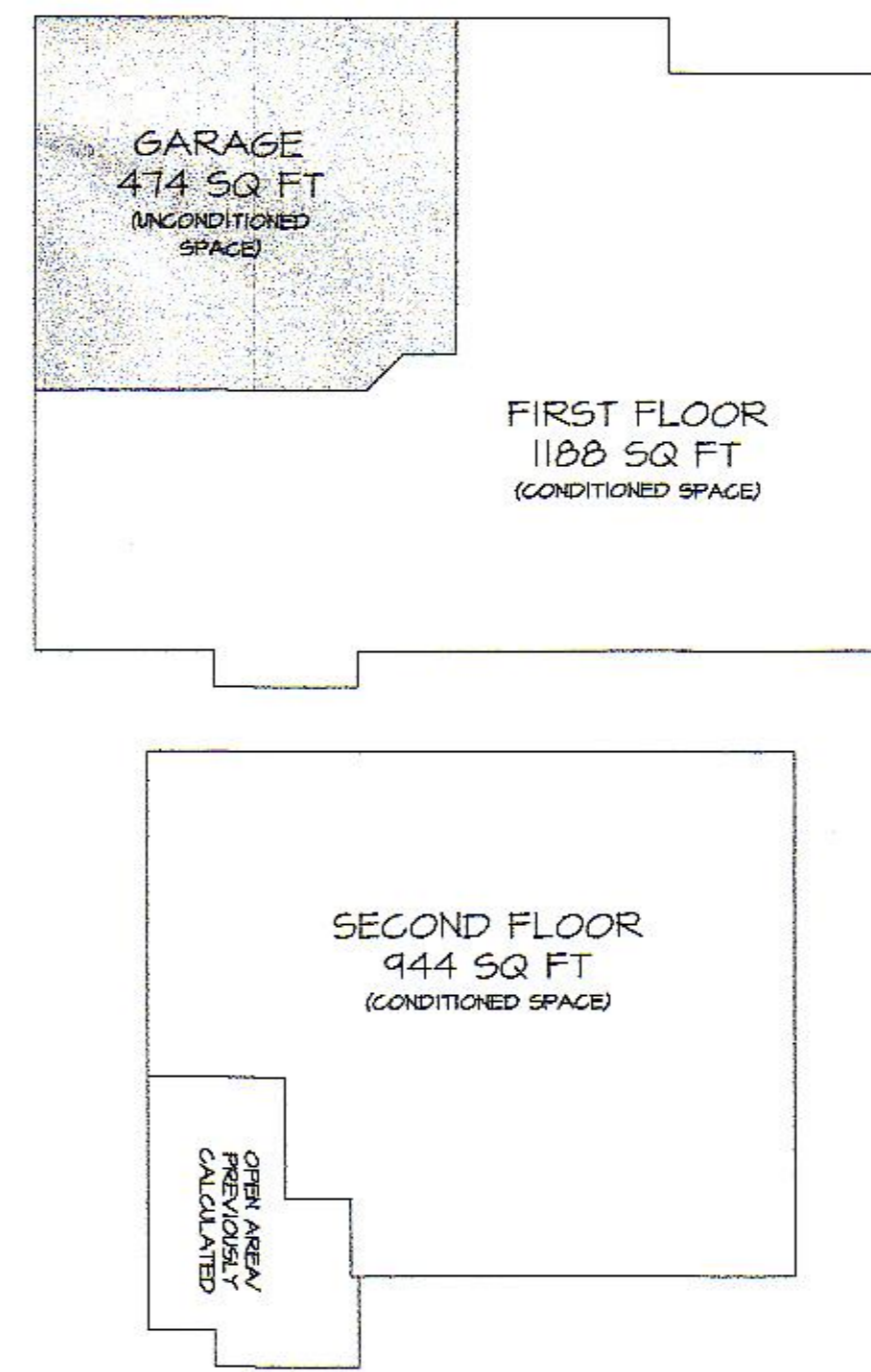
APN: 36-017-050  
 ZONING: R-1/S-17/DR/CD  
 OCCUPANCY GROUP: R-3/U  
 TYPE OF CONSTRUCTION: V-N

#### APPLICABLE CODES

SAN MATEO COUNTY

- SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PLN2015-00011
- ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	5000					
PARCEL COVERAGE			1704	34	1750	35
FLOOR AREA			FIRST FLR: 1188			
			GARAGE: 474			
			SECOND FLR: 944			
			TOTAL: 2606	52.12	2650	53

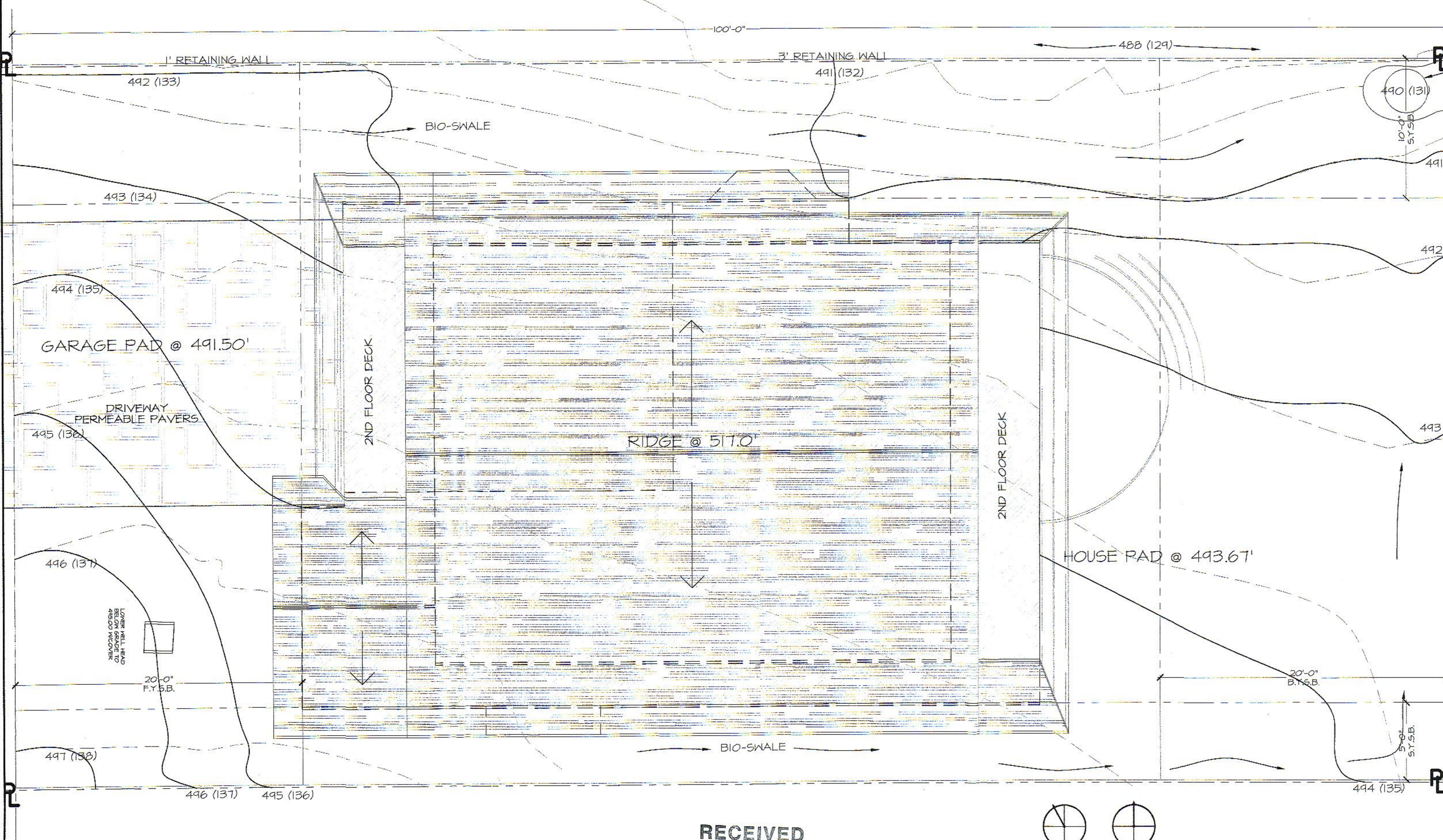


#### DRAWING INDEX

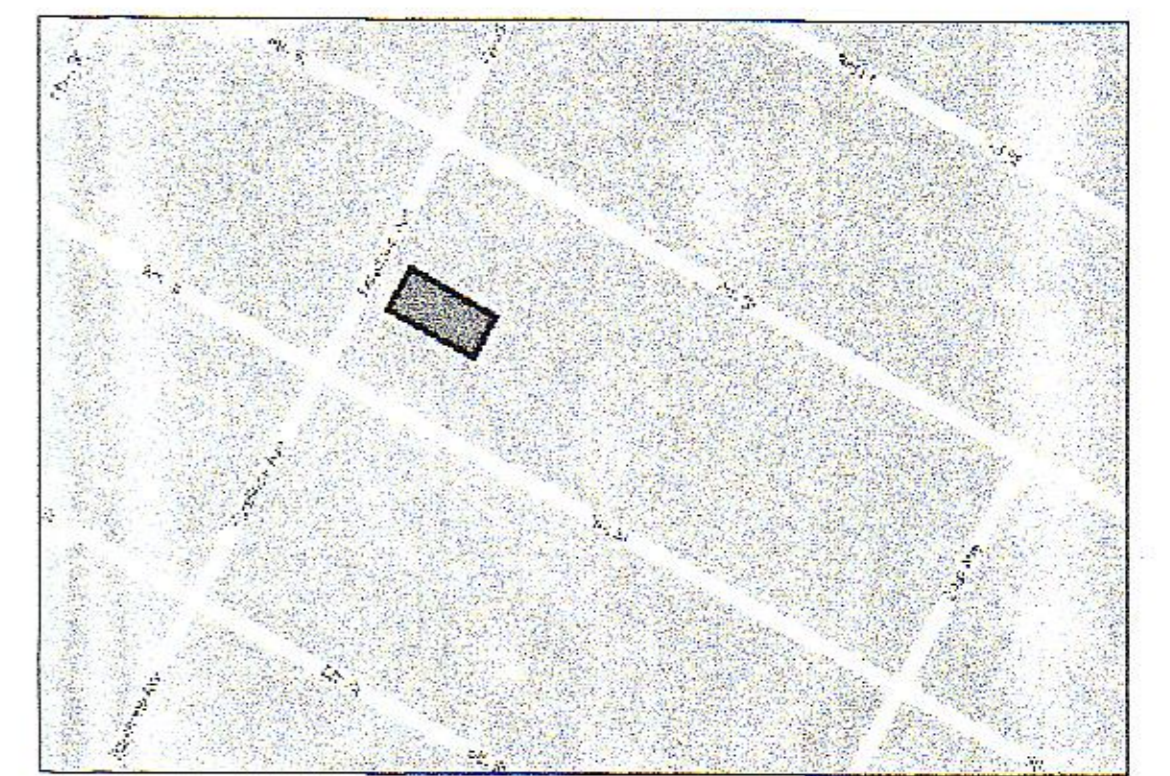
SHEET	TITLE
CS	COVER SHEET
SP	SITE PLAN
SU	SURVEY BY TURNROSE LAND SURVEYING
A2.1	FLOOR PLANS
A2.2	ROOF PLAN
A3.1	WEST & NORTH ELEVATIONS
A3.2	EAST & SOUTH ELEVATIONS
A4.1	SECTION VIEWS
LP	LANDSCAPE PLAN
GP	GRADING PLAN

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SCOPE OF WORK:  
 NEW CONSTRUCTION OF A WOOD FRAME, 2 STORY, SINGLE FAMILY RESIDENCE

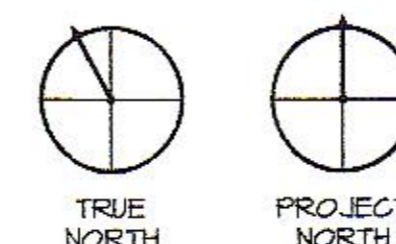


VICINITY MAP

RECEIVED

JAN 05 2016

San Mateo County  
Planning Division

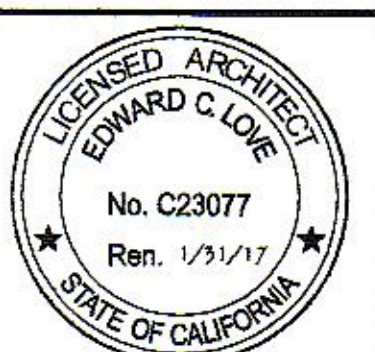


Attachment C

PLN2015-00011

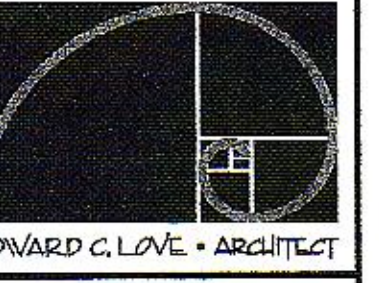
New Residence for:  
 the Lai family  
 Farallone Ave  
 Montara, CA

COVER SHEET



DATE:	12-28-15
SCALE:	NO SCALE
DRAWN:	GMH
JOB:	LAI
SHEET:	CS

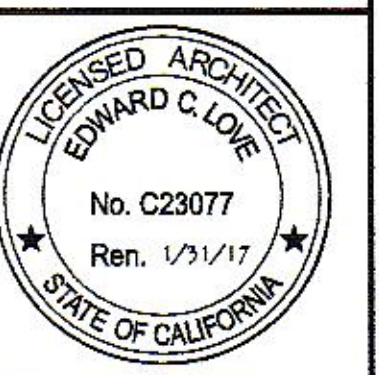




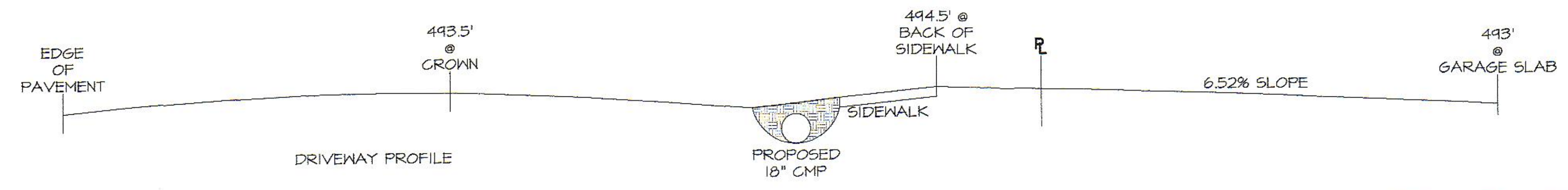
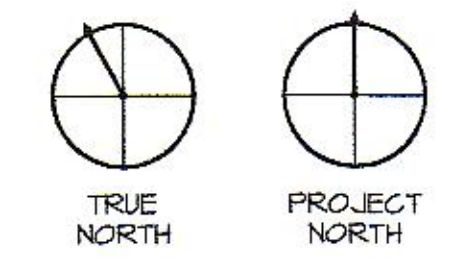
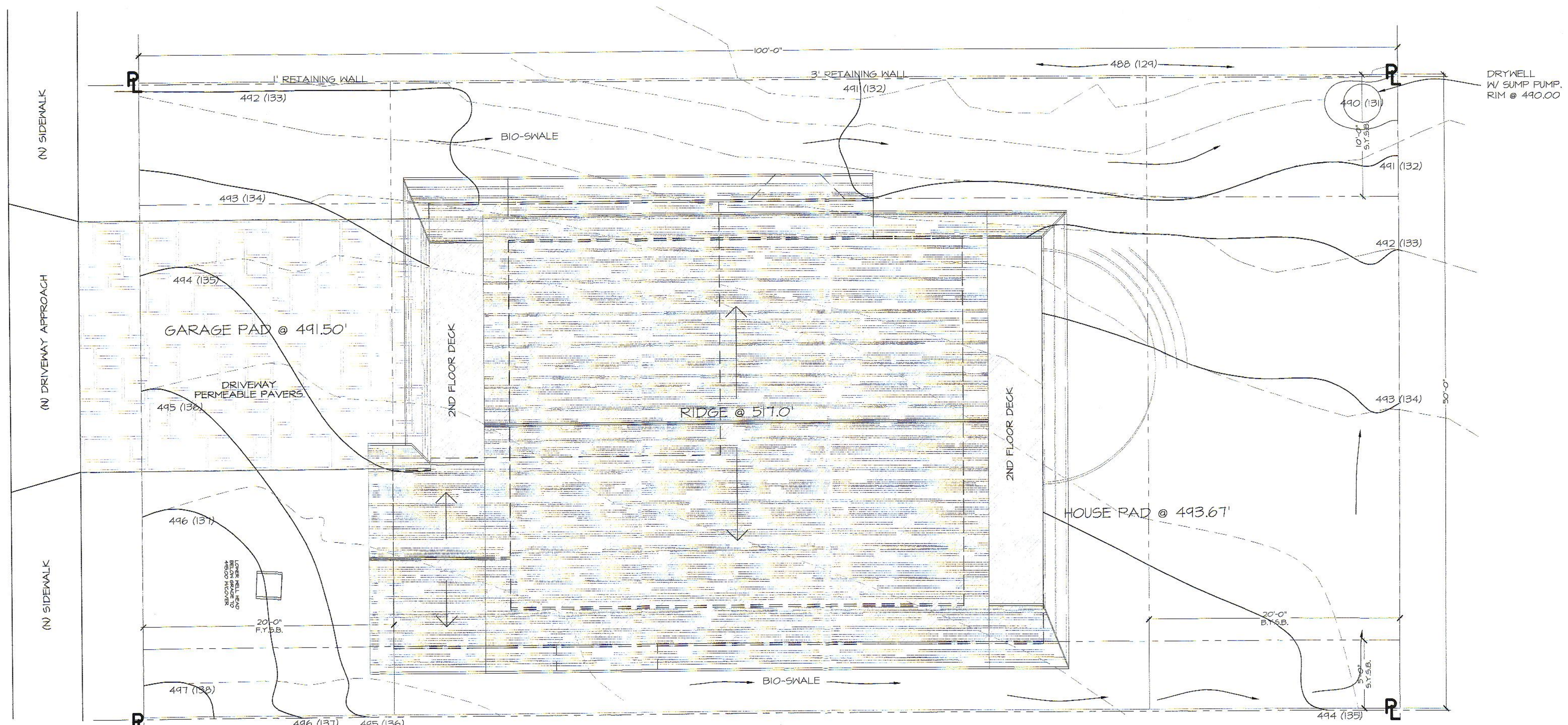
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New Residence for:  
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SITE PLAN  
ROOF PLAN

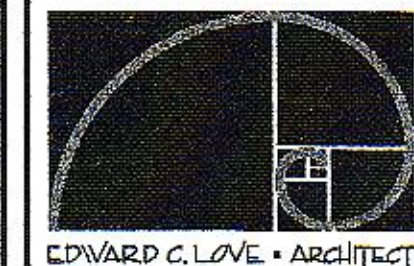


DATE: 12-28-15  
SCALE: 1/4" = 1'  
DRAWN: GMH  
JOB: LAI  
SHEET: SP  
OF SHEETS



THIS SITE PLAN WAS PREPARED  
BASED ON SURVEY BY  
TURNROSE LAND SURVEYING  
DATED SEPT 2013





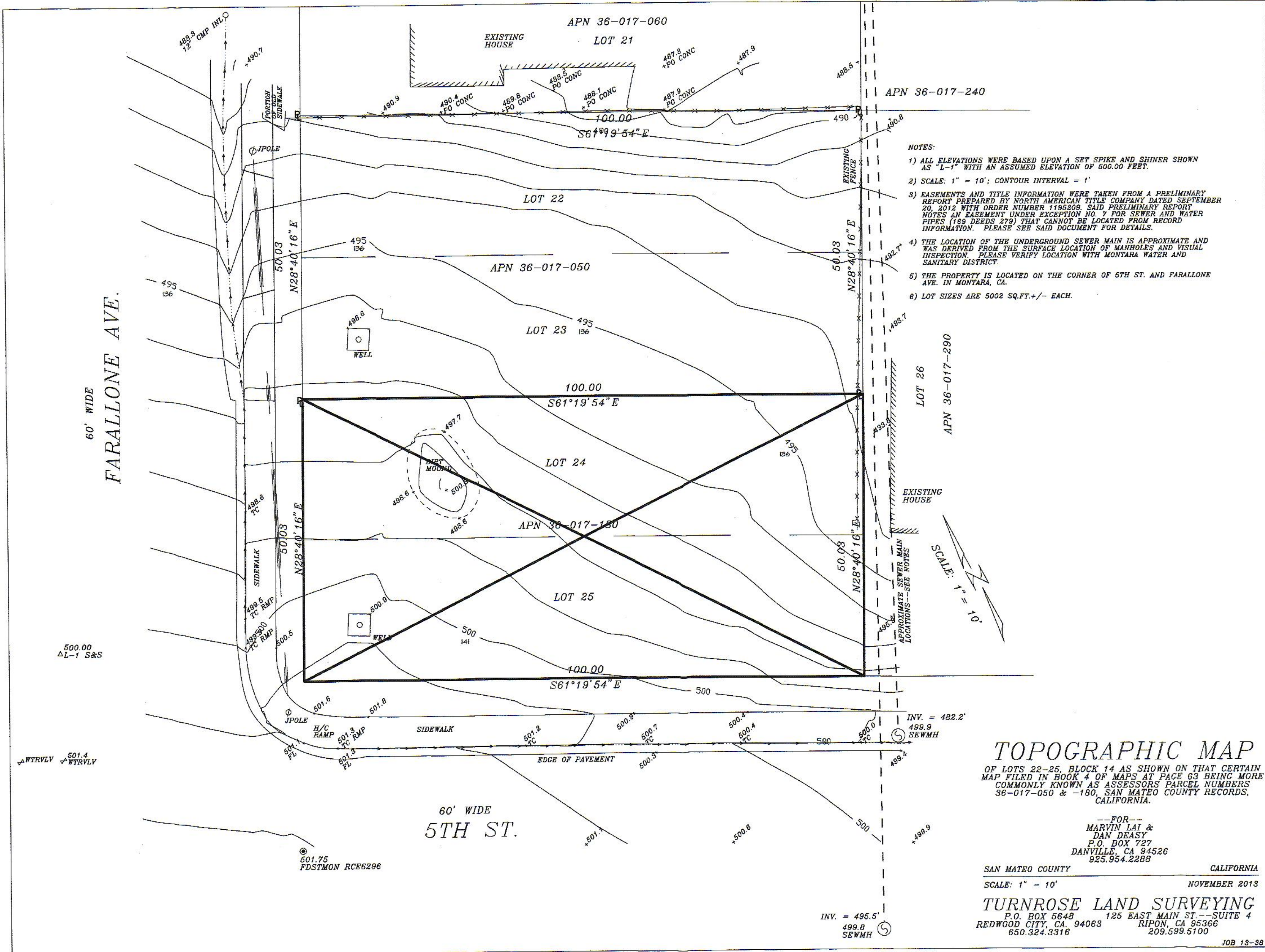
EDWARD C. LOVE - ARCHITECT

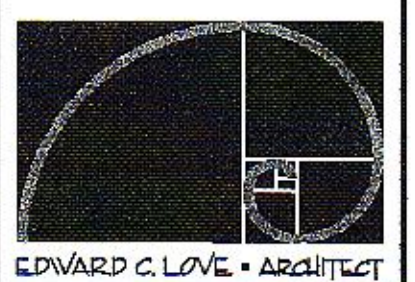
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New Residence for:  
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Montara, CA

SURVEY

DATE: 12-28-15  
SCALE: 1" = 10'  
DRAWN: GMH  
JOB: LAI  
SHEET:  
SU  
of SHEETS

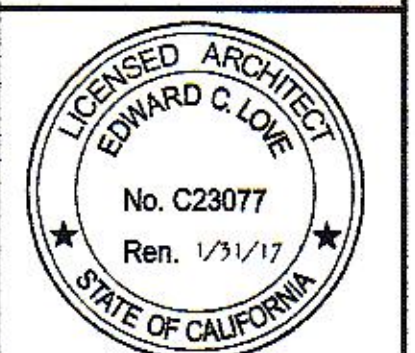




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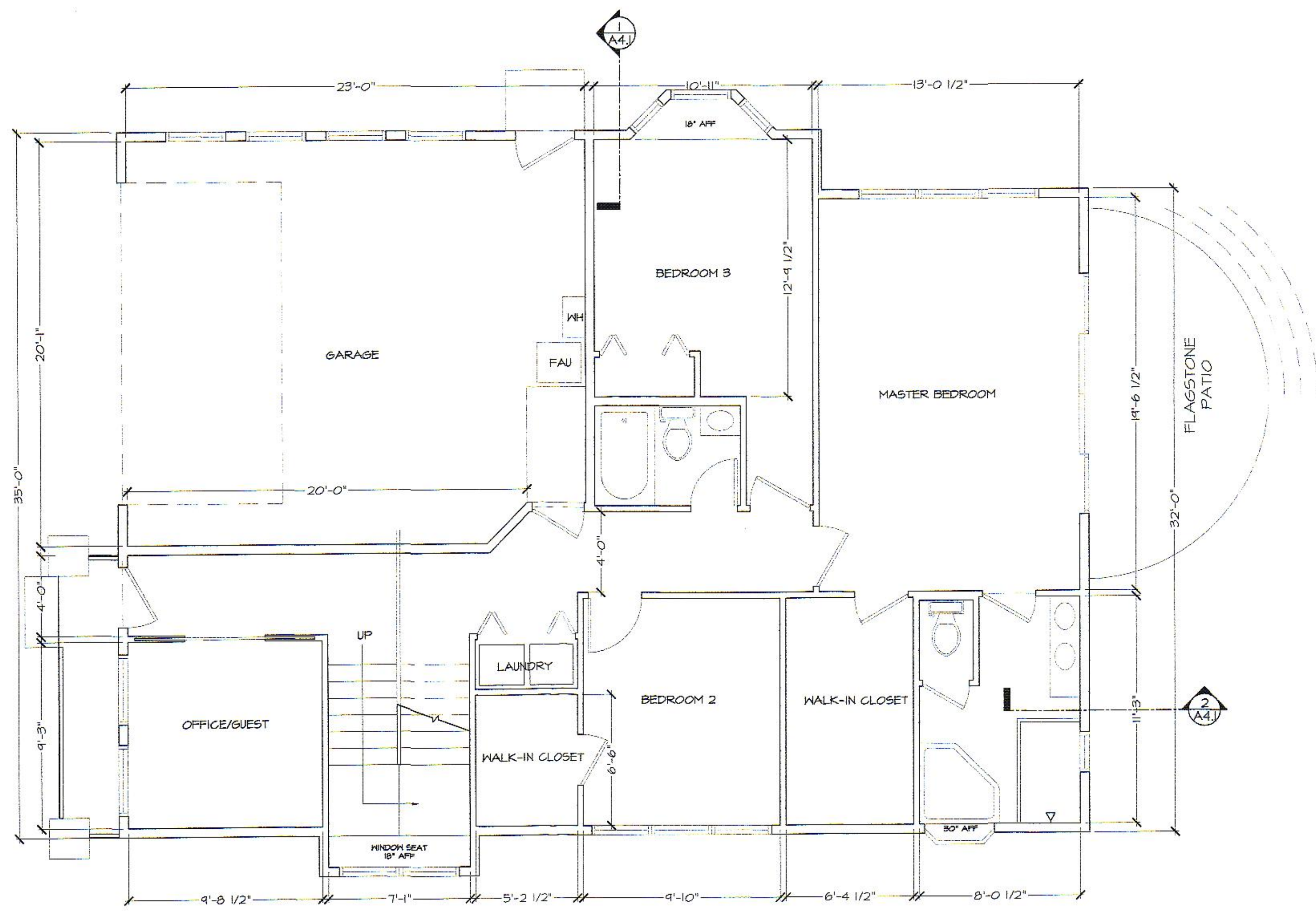
New Residence for:  
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Montara, CA

FLOOR PLAN

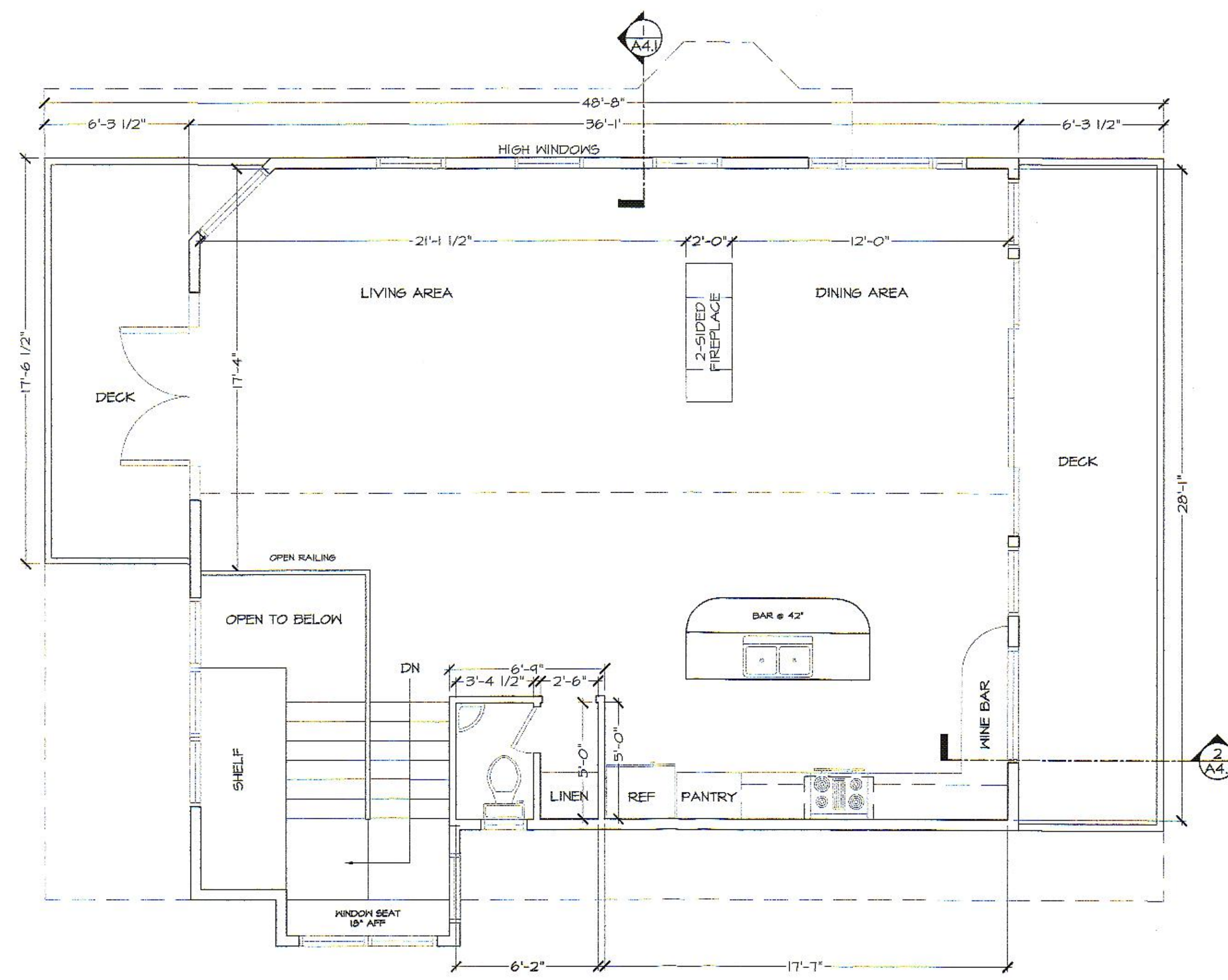


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DRAWN: GMH  
JOB: LAI  
SHEET:

A2.1  
OF SHEETS

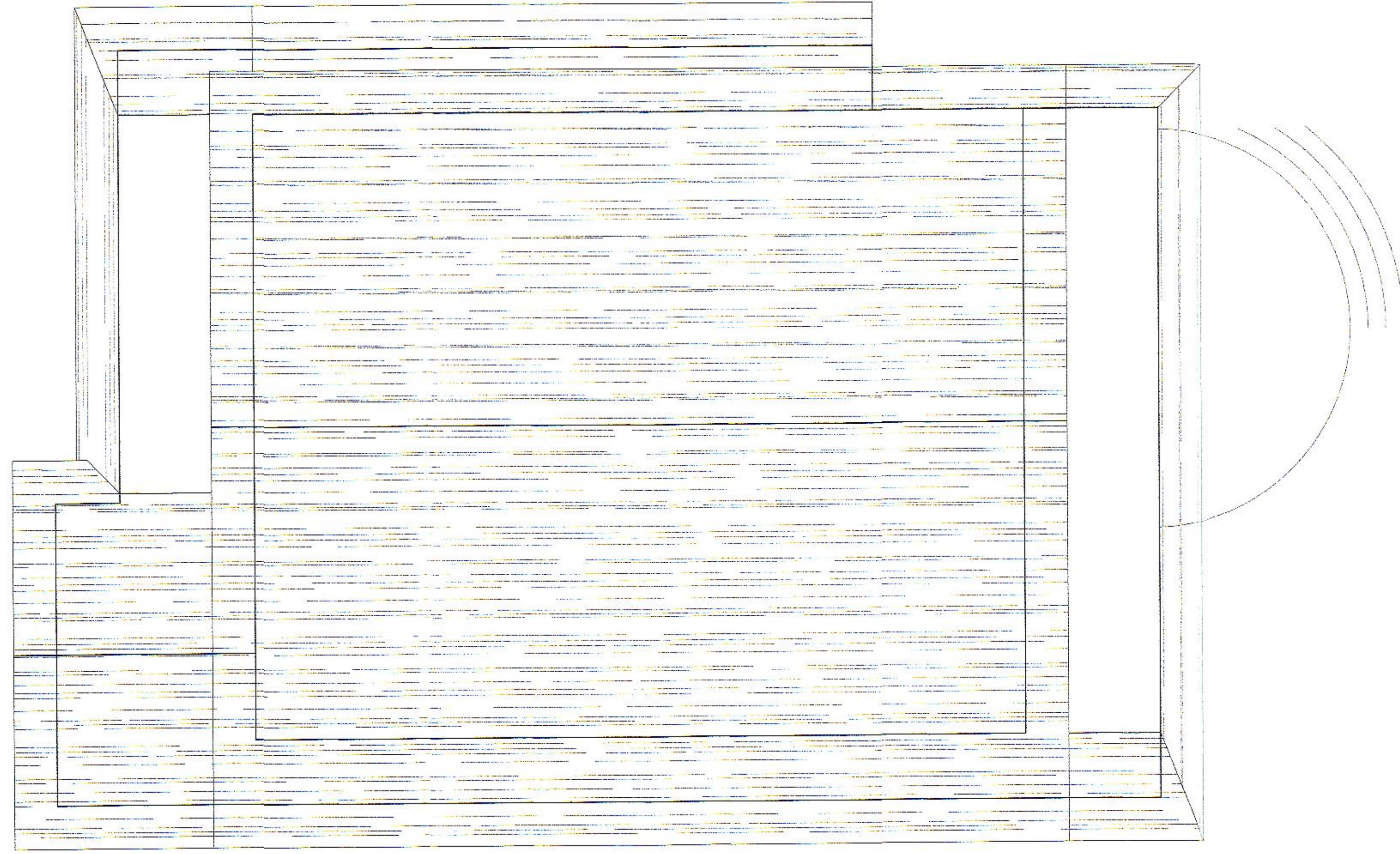


1 FIRST FLOOR PLAN SCALE: 1/4" = 1'

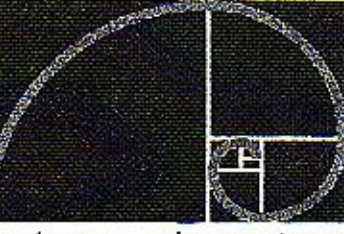


2 SECOND FLOOR PLAN SCALE: 1/4" = 1'





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Montara, CA

ROOF PLAN



DATE: 12-28-15

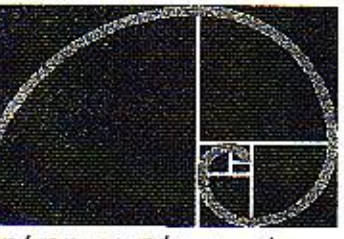
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DRAWN: GMH

JOB: LAI

SHEET:

A2.2  
OF SHEETS

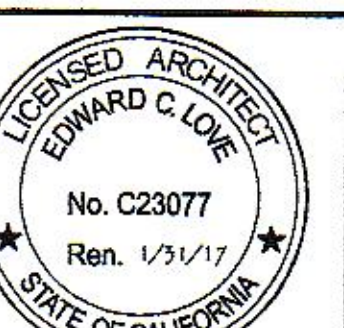


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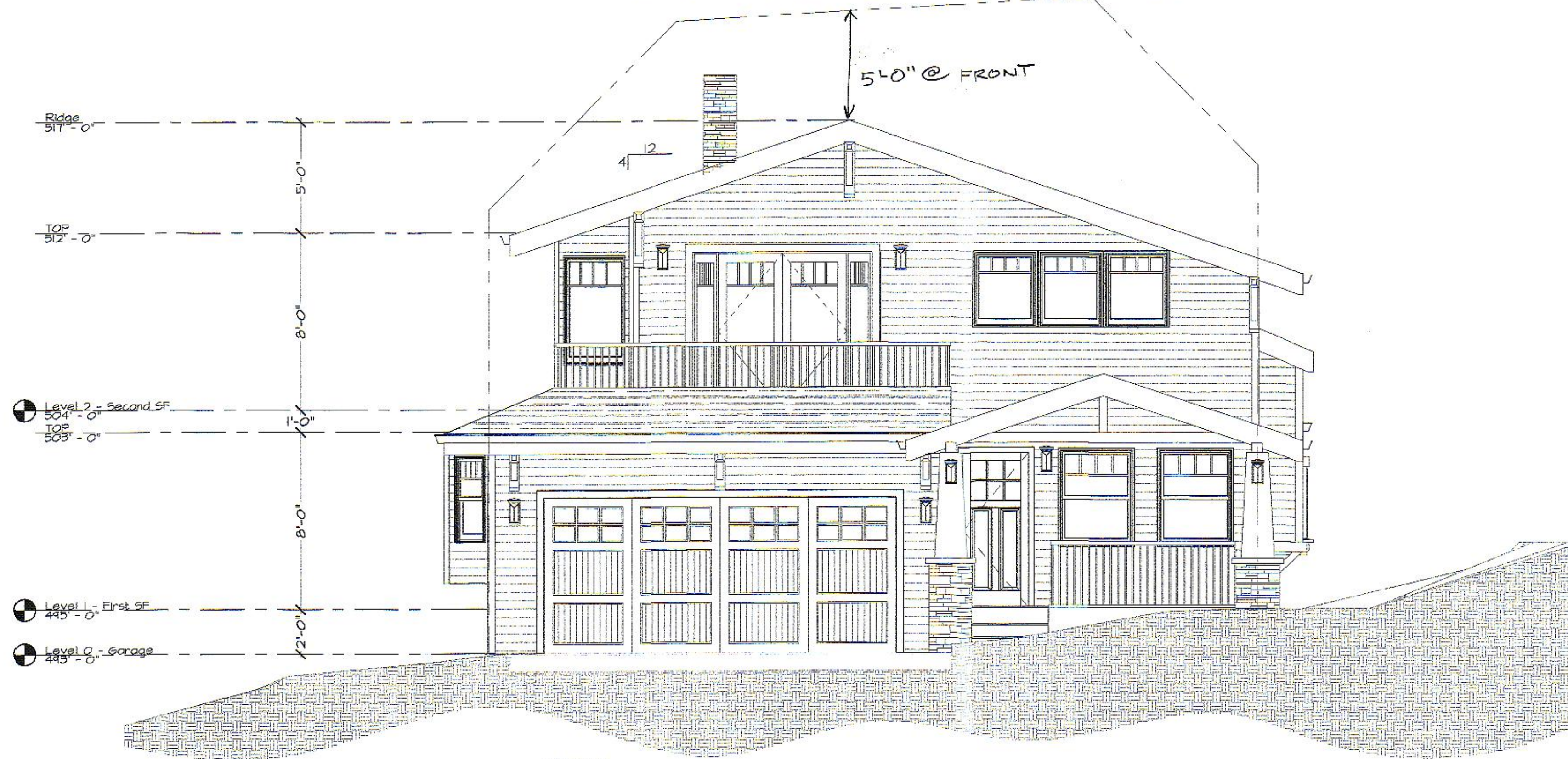
New Residence for:  
the Lai family  
Farallone Ave  
Montara, CA

ELEVATION  
WEST - NORTH



DATE: 04-28-15  
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DRAWN: GMH  
JOB: LAI  
SHEET:  
A3.1  
OF SHEETS

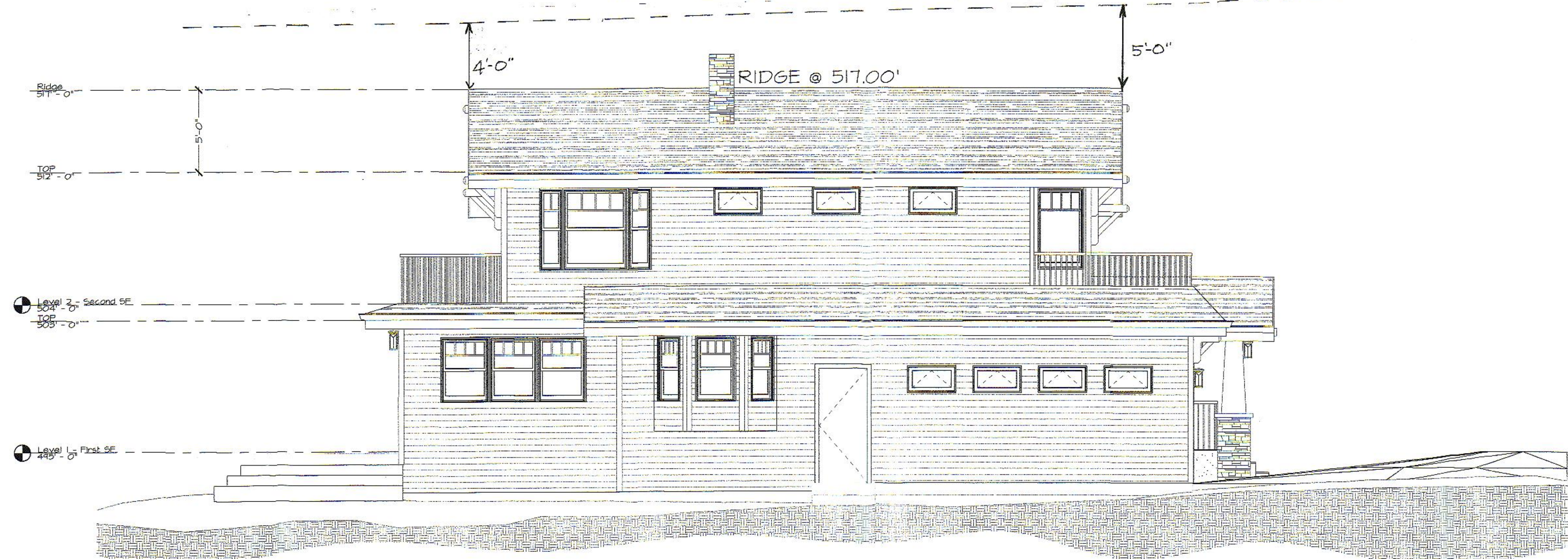
MAX. HEIGHT @ 28' ABOVE NATURAL GRADE



1  
A4.1  
WEST  
ELEVATION (FRONT)

SCALE: 1/4" = 1'

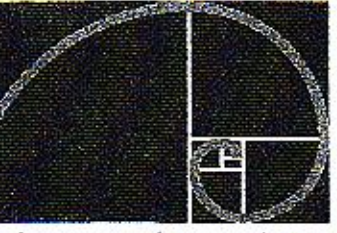
MAX. HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



2  
A4.1  
NORTH  
ELEVATION (LEFT)

SCALE: 1/4" = 1'





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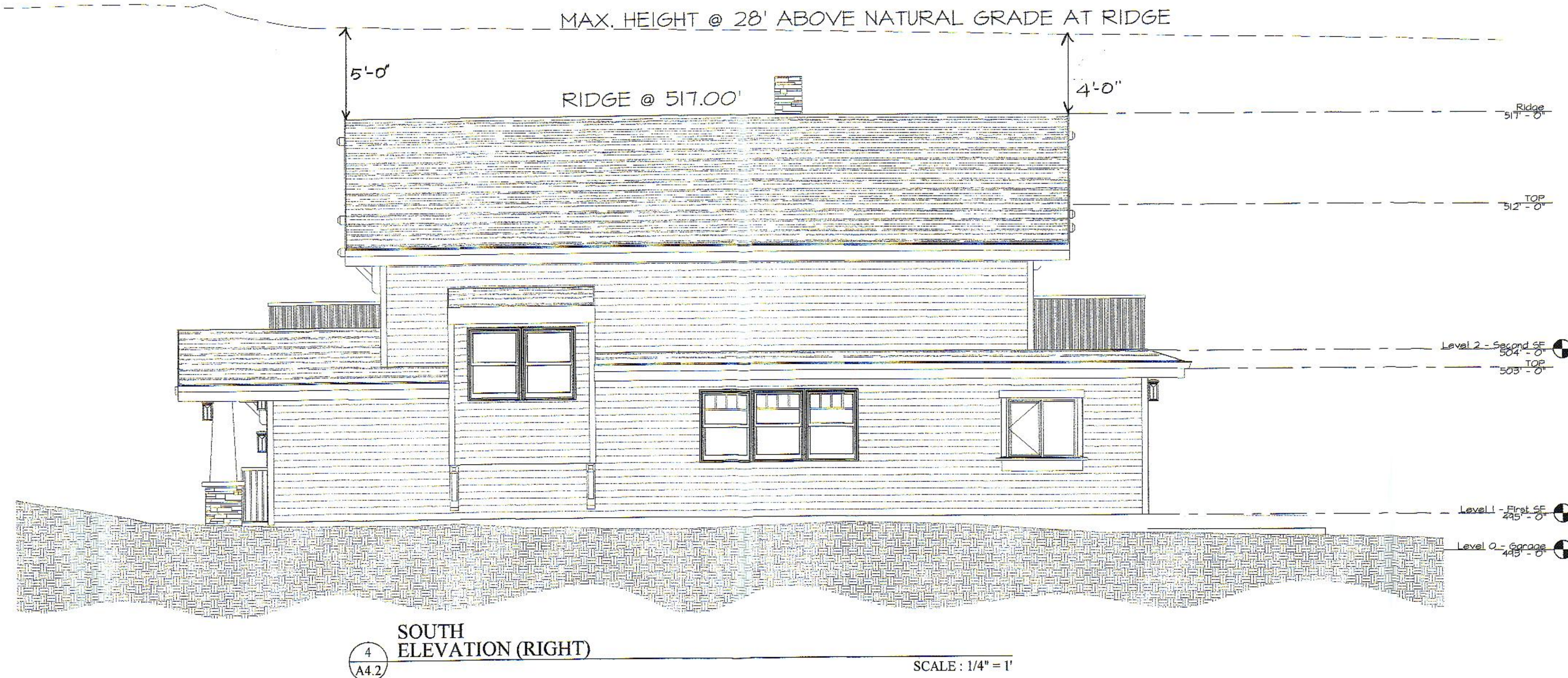
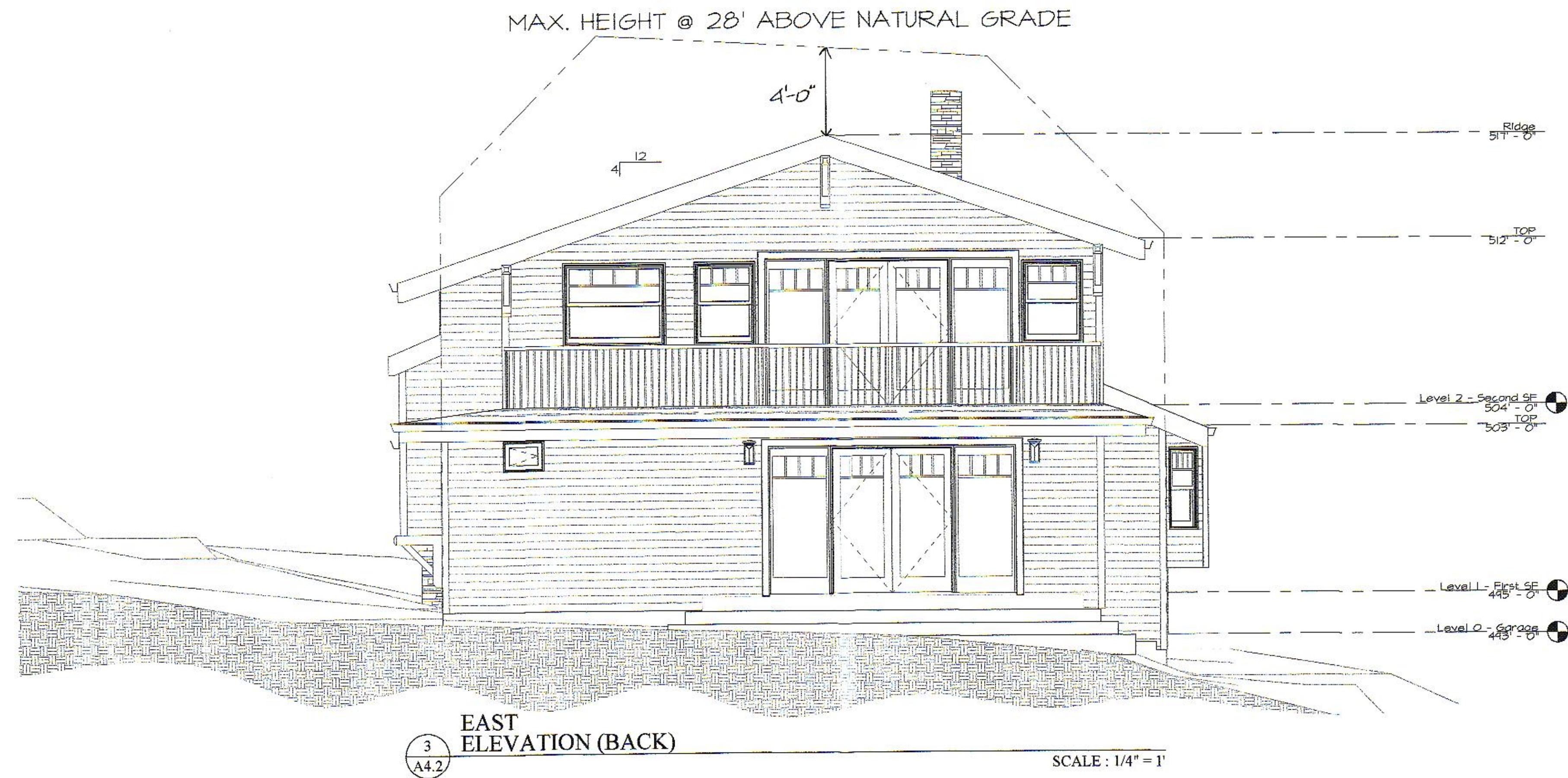
New Residence for:  
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Montara, CA

ELEVATION  
EAST - SOUTH

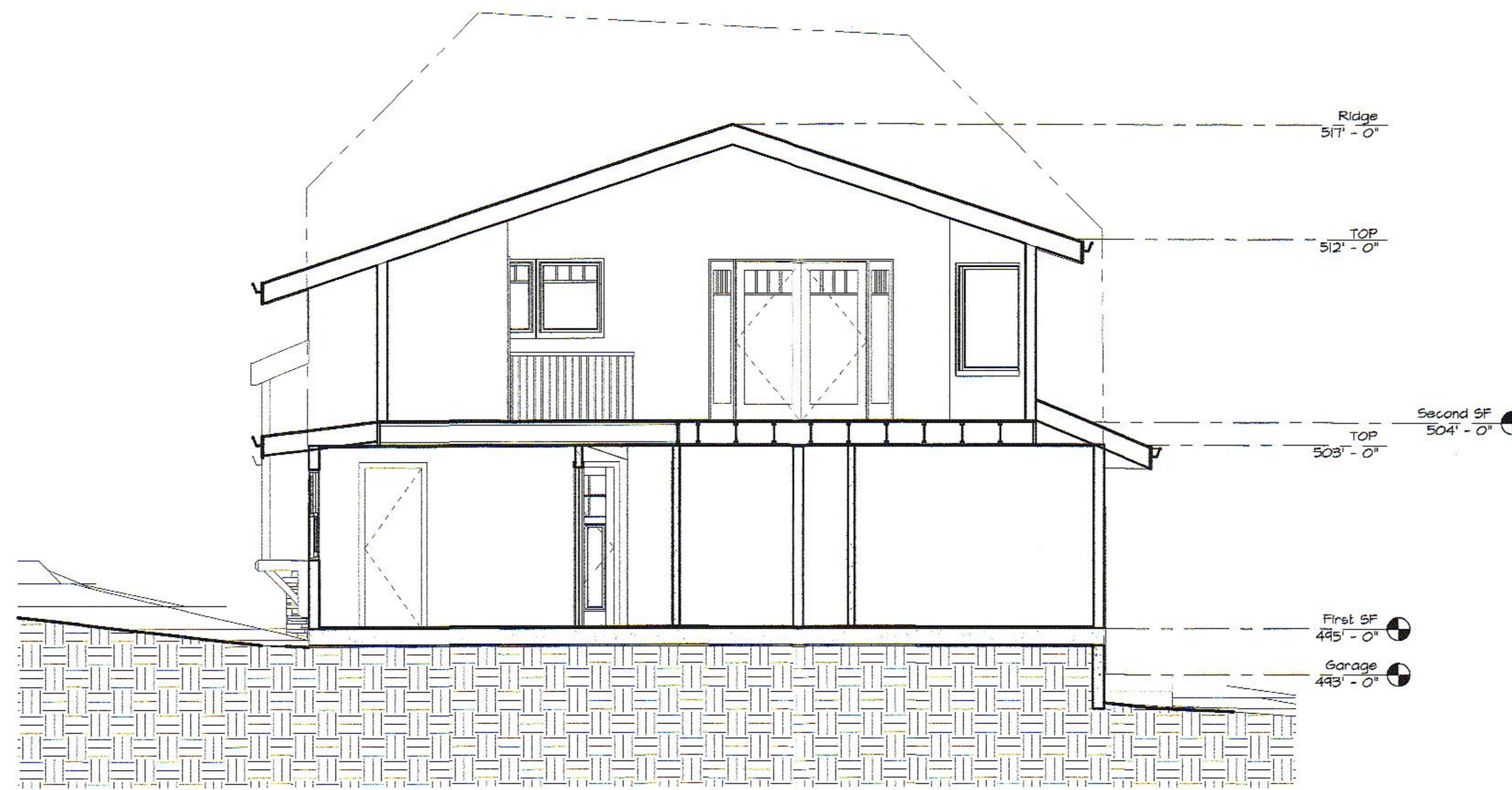


DATE: 04-28-15  
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JOB: LAI  
SHEET:

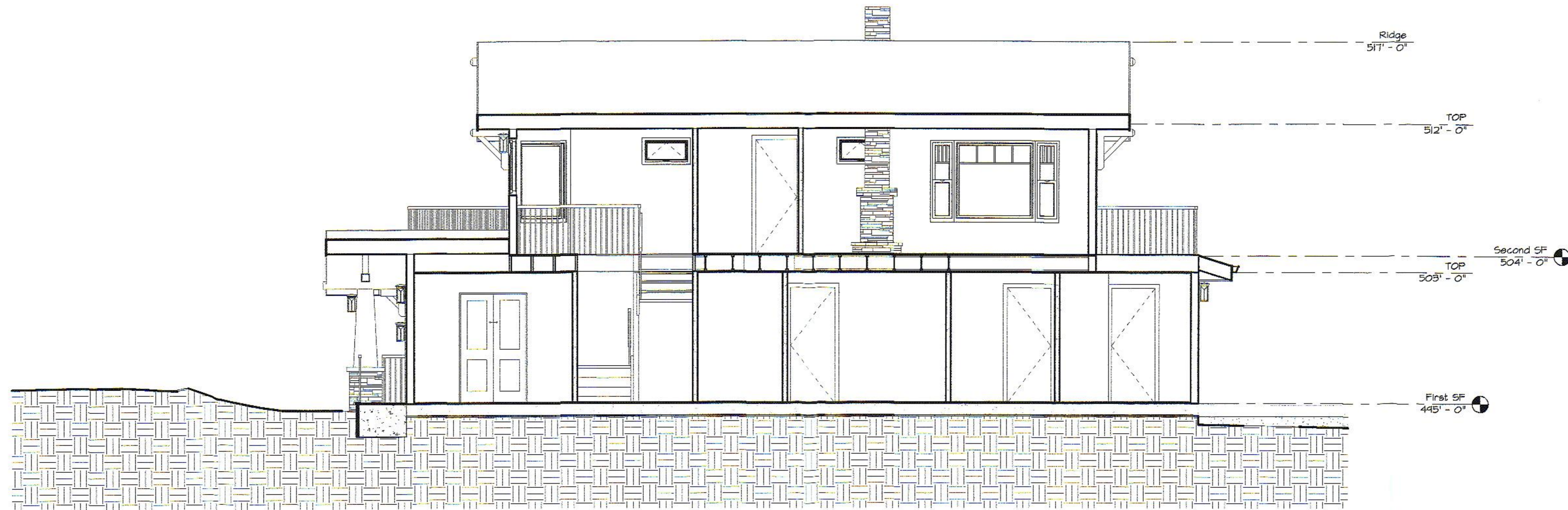
A3.2  
OF SHEETS



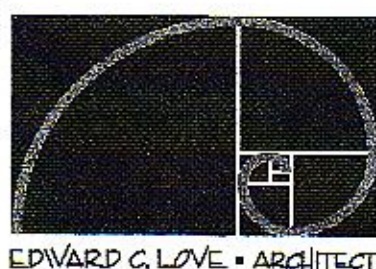
MAX. HEIGHT @ 28' ABOVE NATURAL GRADE



MAX. HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

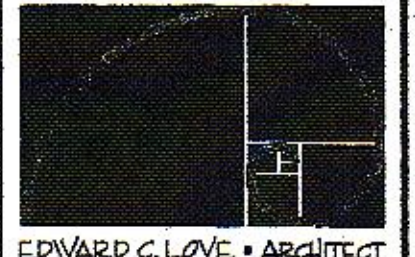
New Residence for:  
the Lai family  
Farallone Ave  
Montara, CA

SECTION VIEWS



DATE: 12-28-15  
SCALE: 1/4" = 1"  
DRAWN: GMH  
JOB: LAI  
SHEET:

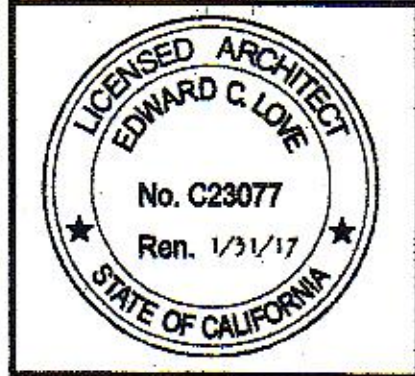
A4.1  
OF SHEETS



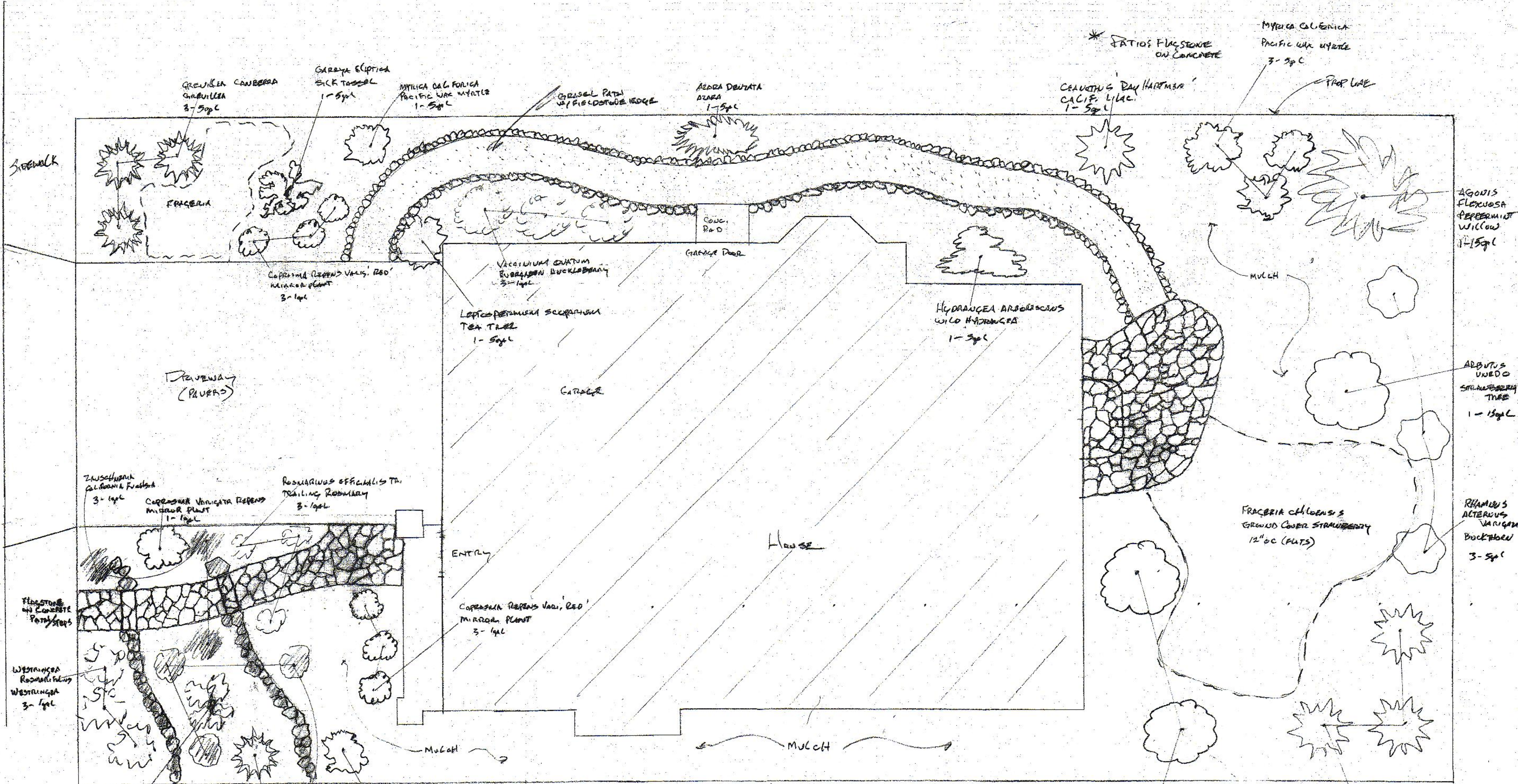
Edward C. Love  
Architect  
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HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearcht@gmail.com

New Residence for:  
the Lai family  
Farallone Ave  
Montara, CA

FLORA FARM  
LANDSCAPE PLAN



DATE: 12/8/15  
SCALE: 1/4" = 1'  
DRAWN: [Signature]  
JOB: LAI  
SHEET:



- LEUCADENDRON SPERM. CONEBUSH 1-5gpl
- DRYSTACK FIELD STONE WALLS 18" MAX
- MIXED SUCCULENTS TO BE PLANTED IN AND AROUND THE BOULDER AND ROCK WALL 40-2 1/4"
- GRUVILLA CANBERRA 1-5gpl
- MYRTICA CALIFORNICA PACIFIC WAX MYRTLE 1-5gpl
- ARBUJUS UNEDD STRAWBERRY TREE 2-15gpl
- CEANOTHUS 'RAY HARTMAN' CALIFORNIA LILAC 3-5gpl

LAI FAMILY  
Farallone Ave  
Montara, CA.  
1/4" = 1'-0"

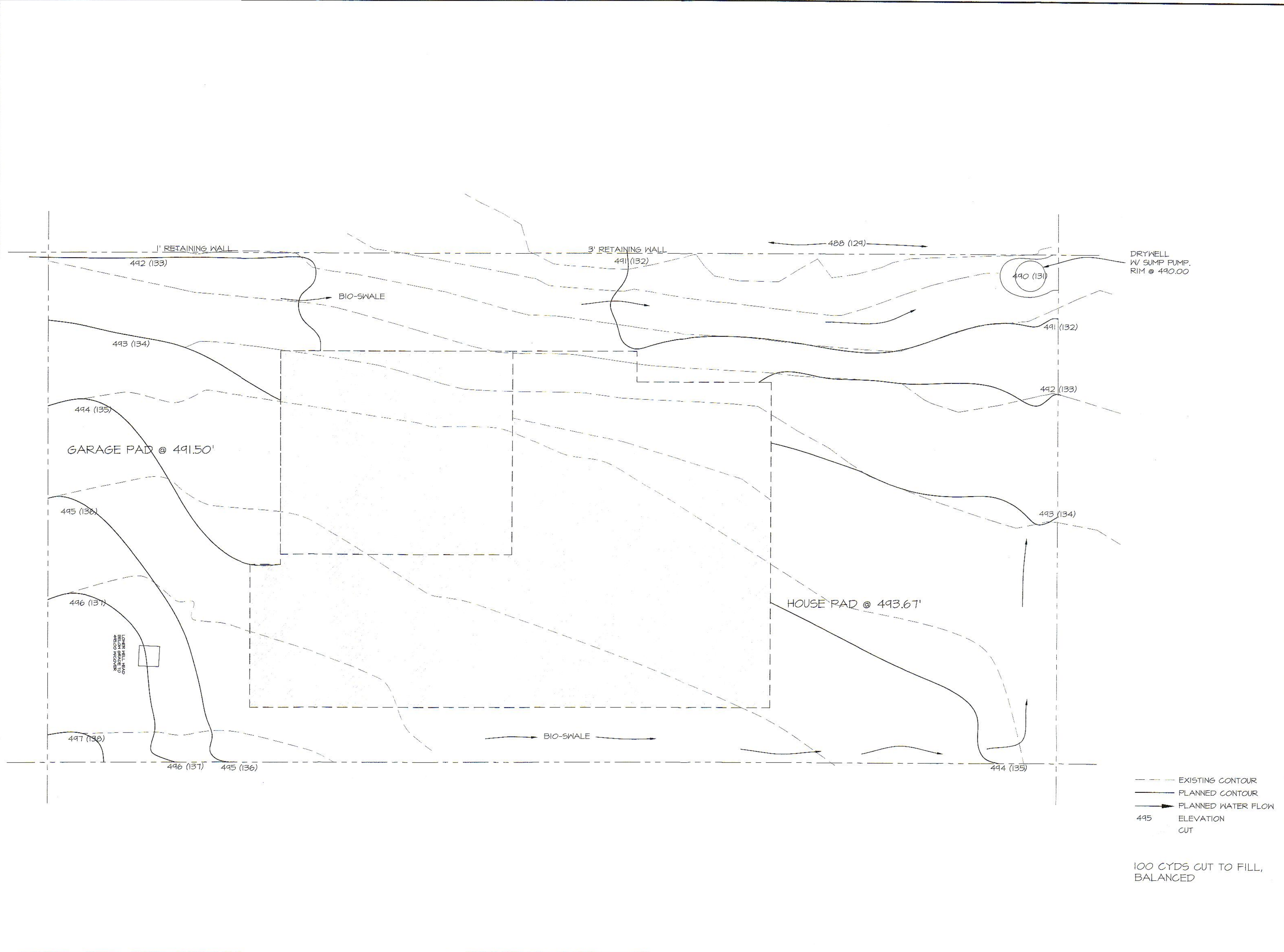


FLORA FARM  
340 PULZESSINA ST.  
HALF MOON BAY, CA  
DRAWN BY: JERRY W. TING  
11/15

TOTAL PLANTS:  
4 - 15gpl  
21 - 5gpl  
22 - 1gpl  
40 - 2 1/4" SUCCULENTS  
5 - PLANTS

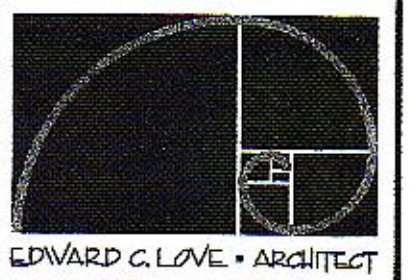
- \* SPRINKLER SYSTEM WILL BE DWP.
- HUNTER XC400I4 W/RAIN SENSOR
- RAINBIRD DASASVF 025 VALVE
- RAINBIRD R-8705 MATX-3 FILTER/REGULATOR
- 1/2" PEPCO TUBING
- 1/4" PEPCO LATERAL TUBING
- SW 10-10 PK EMITTERS





100 CYDS CUT TO FILL,  
BALANCED

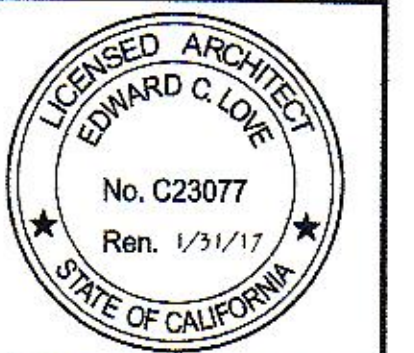
REVISIONS



**Edward C. Love Architect**  
 720 MILL STREET  
 HALF MOON BAY, CA 94019  
 (650) 728-7615  
 edwardclovearch@gmail.com

New Residence for:  
 the Lai family  
 Farallone Ave  
 Montara, CA

GRADING PLAN



DATE:	04-28-15
SCALE:	1/4" = 1'
DRAWN:	GMH
JOB:	LAI
SHEET:	GP

# NEW SINGLE FAMILY RESIDENCE

## LAI FAMILY

### FARALLONE AVE

### MONTARA, CA

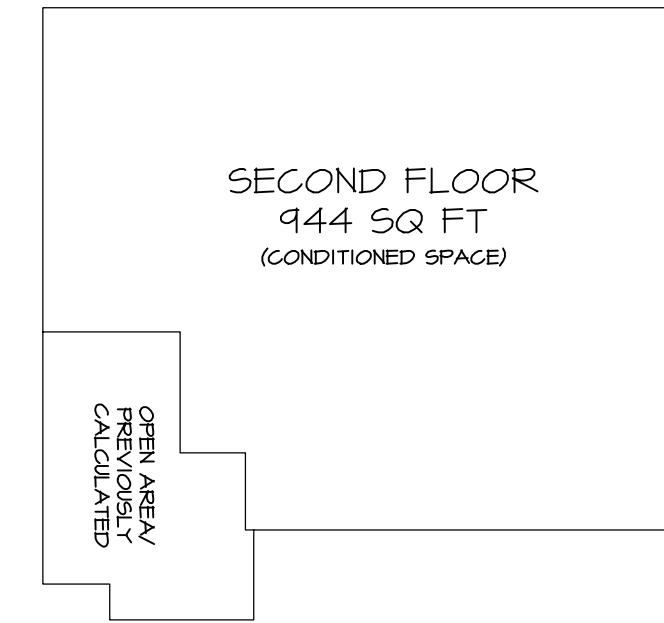
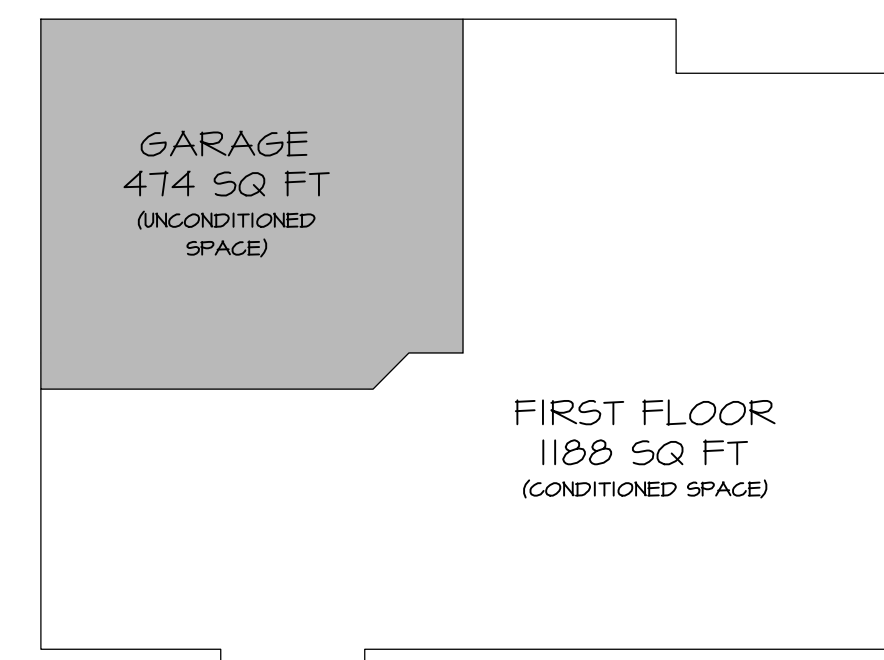
#### SITE DATA

APN: 36-017-050  
 ZONING: R-1/S-17/DR/CD  
 OCCUPANCY GROUP: R-3/U  
 TYPE OF CONSTRUCTION: V-N

#### APPLICABLE CODES

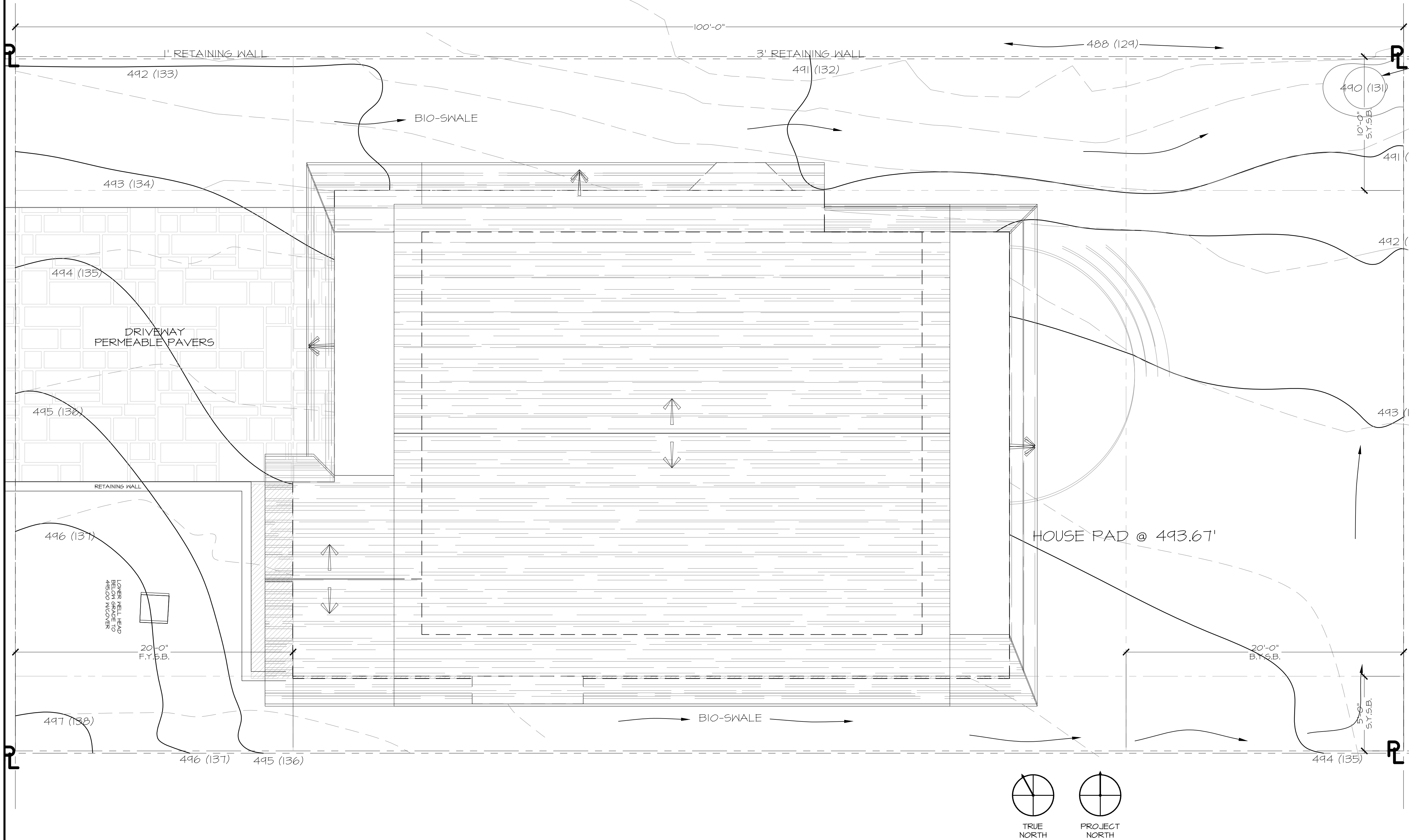
- SAN MATEO COUNTY
- SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
  - 2013 CALIFORNIA RESIDENTIAL CODE
  - 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
  - 2013 CALIFORNIA MECHANICAL CODE
  - 2013 CALIFORNIA PLUMBING CODE
  - 2013 CALIFORNIA ELECTRICAL CODE
  - 2013 CALIFORNIA ENERGY CODE
  - 2013 CALIFORNIA FIRE CODE
  - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - PLN2015-00011
  - ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	5000				—	—
PARCEL COVERAGE			1704	34	1750	35
FLOOR AREA			FIRST FLR: 1188			
			GARAGE: 474			
		SECOND FLR: 944				
		TOTAL:	2606	52.12	2650	53



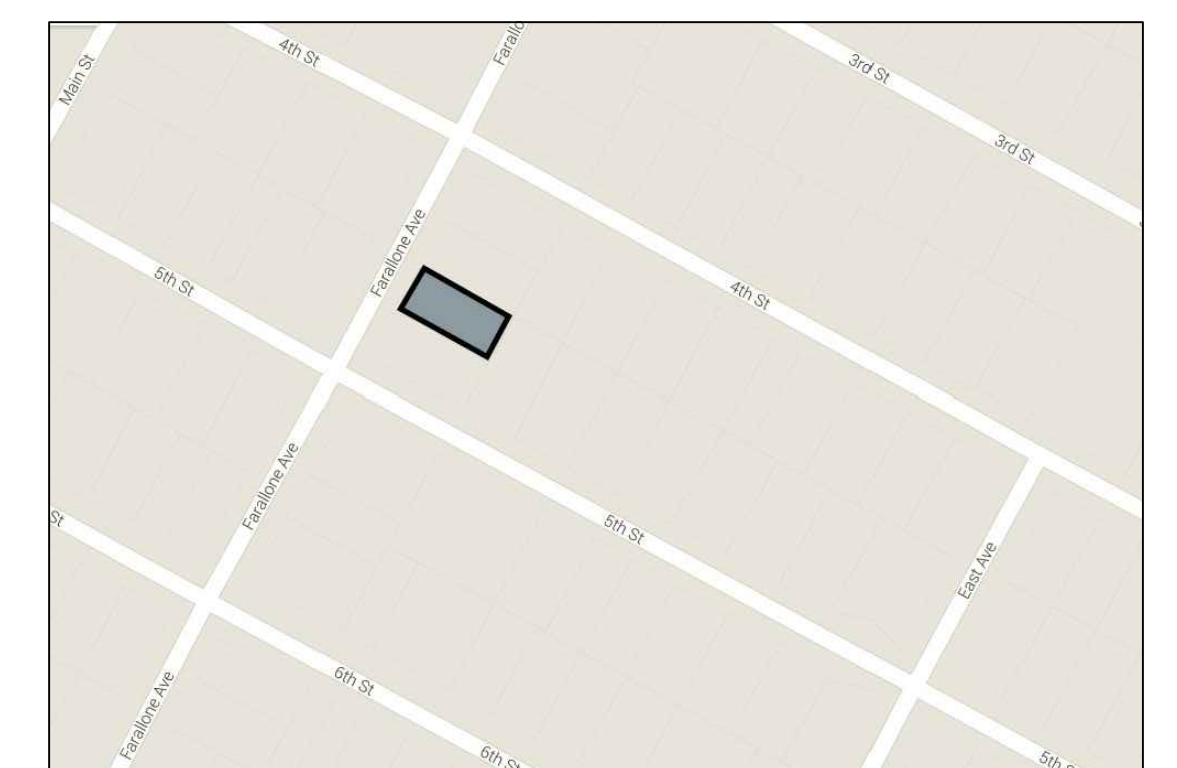
#### DRAWING INDEX

SHEET	TITLE
CS	COVER SHEET
SP	SITE PLAN
SU	SURVEY BY TURNROSE LAND SURVEYING
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	WEST & NORTH ELEVATIONS
A3.2	EAST & SOUTH ELEVATIONS
A4.1	SECTION VIEWS
LP	LANDSCAPE PLAN
GP	GRADING PLAN



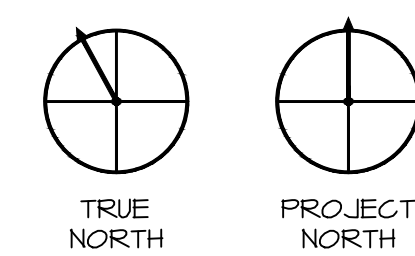
#### SCOPE OF WORK:

NEW CONSTRUCTION OF A WOOD FRAME, 2 STORY, SINGLE FAMILY RESIDENCE



VICINITY MAP

THIS SITE PLAN WAS PREPARED  
 BASED ON SURVEY BY  
 TURNROSE LAND SURVEYING  
 DATED SEPT 2013



#### REVISIONS



EDWARD C. LOVE ARCHITECT

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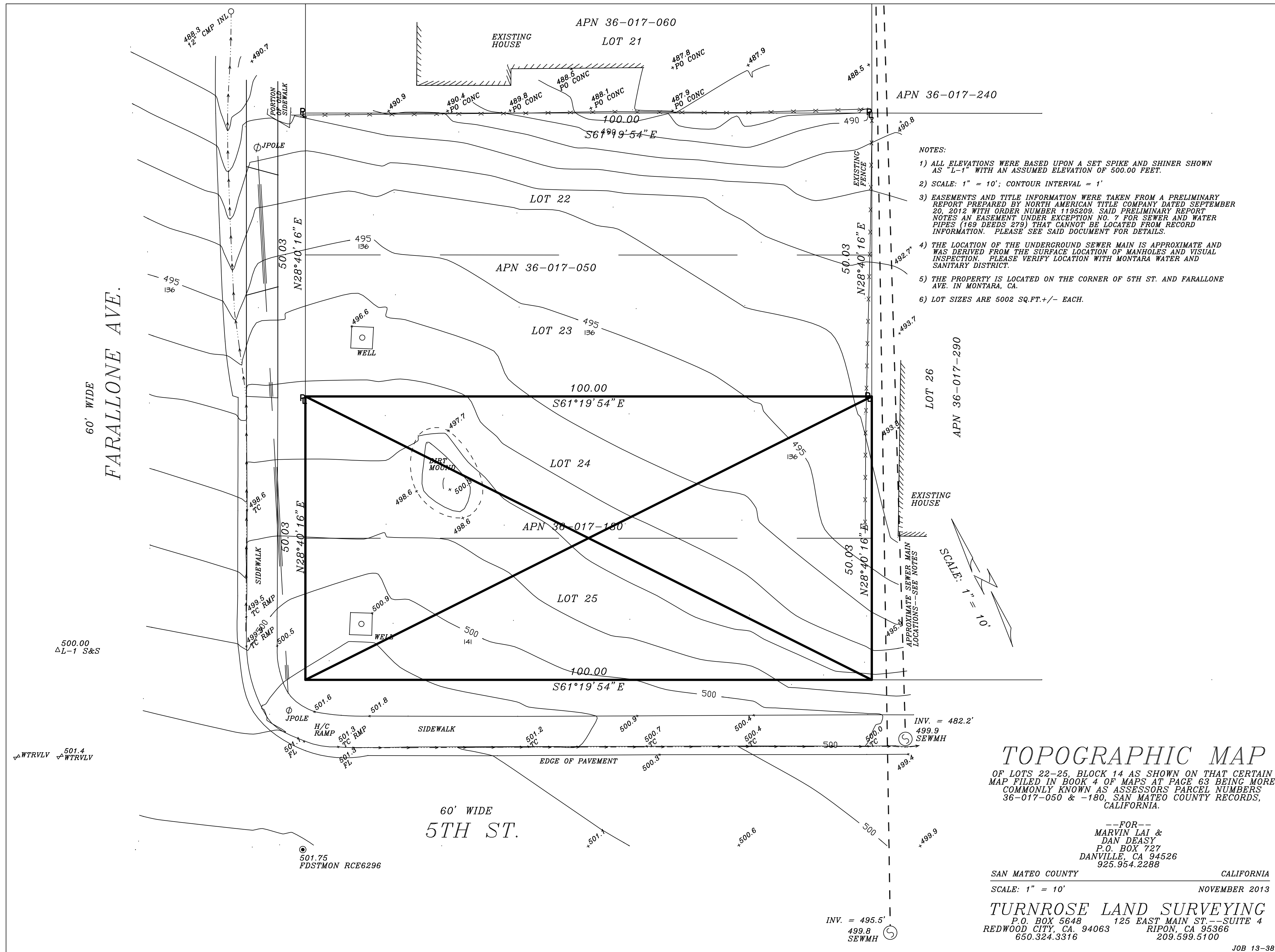
COVER SHEET



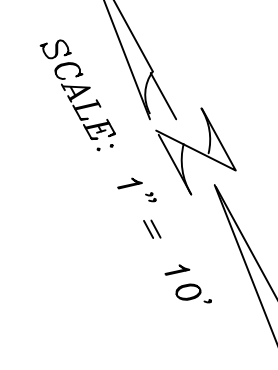
DATE: 09-01-16  
 SCALE: NO SCALE  
 DRAWN: GMH  
 JOB: LAI  
 SHEET:

CS  
 OF SHEETS

**Attachment D**



- NOTES:
- 1) ALL ELEVATIONS WERE BASED UPON A SET SPIKE AND SHINER SHOWN AS "L-1" WITH AN ASSUMED ELEVATION OF 500.00 FEET.
  - 2) SCALE: 1" = 10'; CONTOUR INTERVAL = 1'
  - 3) EASEMENTS AND TITLE INFORMATION WERE TAKEN FROM A PRELIMINARY REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY DATED SEPTEMBER 20, 2012 WITH ORDER NUMBER 1156209. SAID PRELIMINARY REPORT NOTES AN EASEMENT UNDER EXCEPTION NO. 7 FOR SEWER AND WATER PIPES (169 DEEDS 279) THAT CANNOT BE LOCATED FROM RECORD INFORMATION. PLEASE SEE SAID DOCUMENT FOR DETAILS.
  - 4) THE LOCATION OF THE UNDERGROUND SEWER MAIN IS APPROXIMATE AND WAS DERIVED FROM THE SURFACE LOCATION OF MANHOLES AND VISUAL INSPECTION. PLEASE VERIFY LOCATION WITH MONTARA WATER AND SANITARY DISTRICT.
  - 5) THE PROPERTY IS LOCATED ON THE CORNER OF 5TH ST. AND FARALLONE AVE. IN MONTARA, CA.
  - 6) LOT SIZES ARE 5002 SQ.FT. +/- EACH.

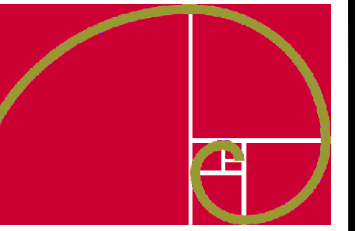


**TOPOGRAPHIC MAP**

OF LOTS 22-25, BLOCK 14 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 4 OF MAPS AT PAGE 63 BEING MORE COMMONLY KNOWN AS ASSESSORS PARCEL NUMBERS 36-017-050 & -180, SAN MATEO COUNTY RECORDS, CALIFORNIA.

--FOR--  
 MARVIN LAI &  
 DAN DEASY  
 P.O. BOX 727  
 DANVILLE, CA 94526  
 925.954.2288

SAN MATEO COUNTY CALIFORNIA  
 SCALE: 1" = 10' NOVEMBER 2013  
**TURNROSE LAND SURVEYING**  
 P.O. BOX 5648 125 EAST MAIN ST. - SUITE 4  
 REDWOOD CITY, CA. 94063 RIPON, CA 95366  
 650.324.3316 209.599.5100

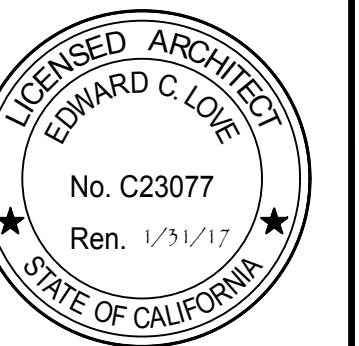


EDWARD C. LOVE • ARCHITECT

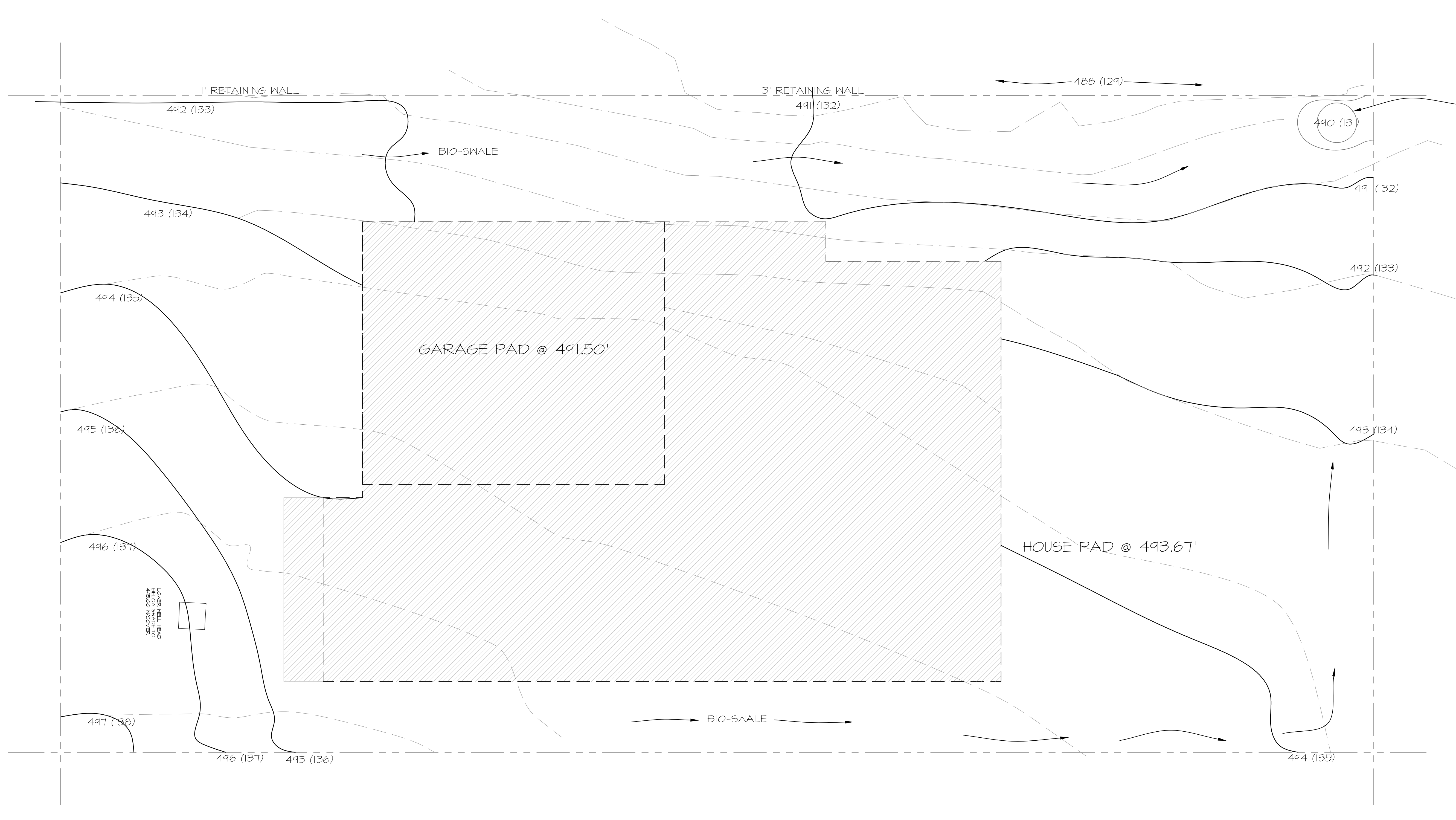
Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearcht@gmail.com

New Residence for:  
the Lai family  
Farallone Ave  
Montara, CA

GRADING PLAN



DATE 09-01-16  
SCALE 1/4" = 1'  
DRAWN GMH  
JOB LAI  
SHEET:  
GP  
OF SHEETS

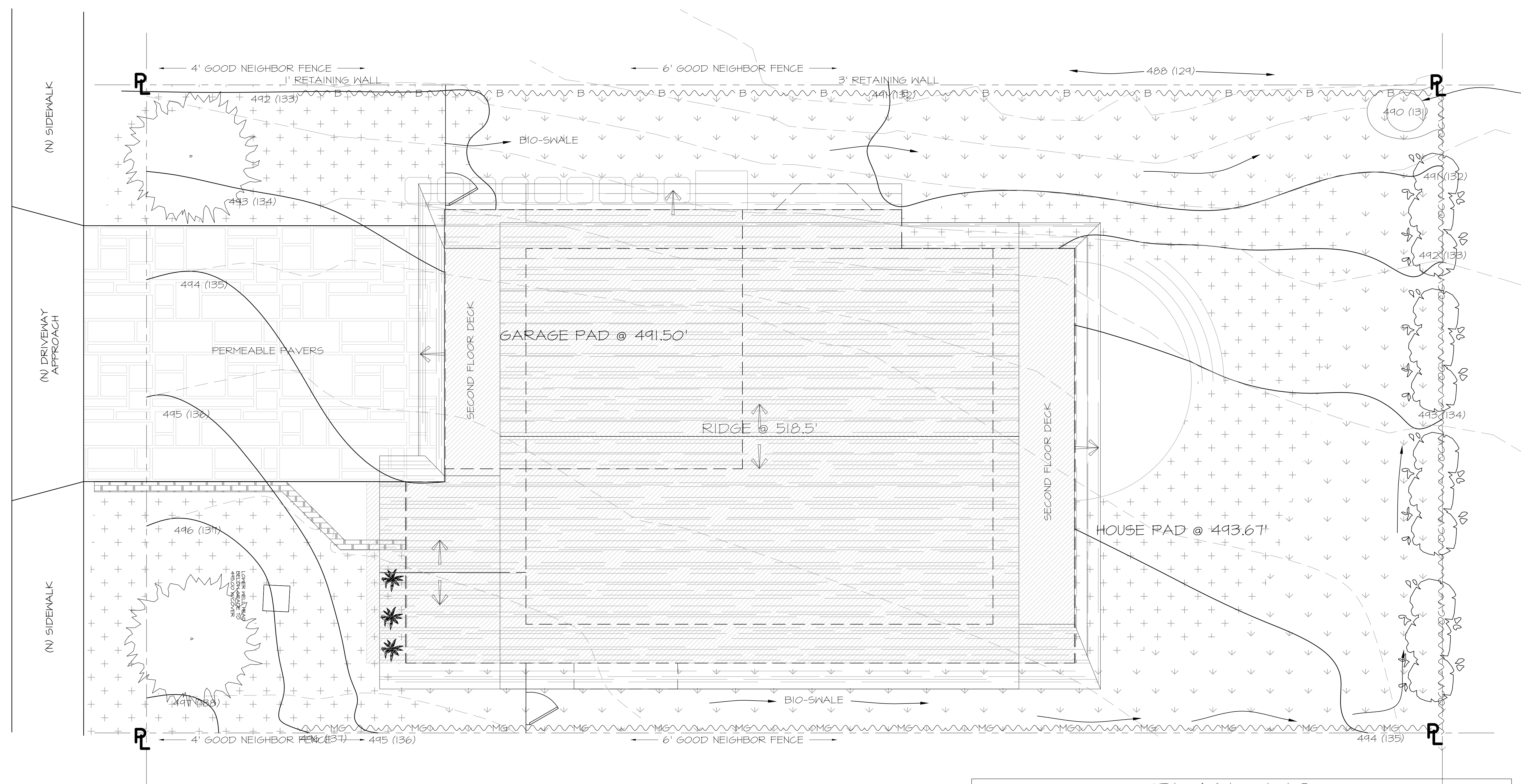


DRYWELL  
W/ SUMP PUMP.  
RIM @ 490.00

- EXISTING CONTOUR
- PLANNED CONTOUR
- PLANNED WATER FLOW
- 495 ELEVATION
- CUT

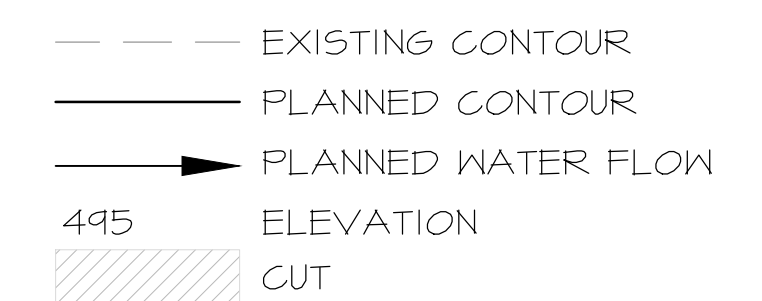
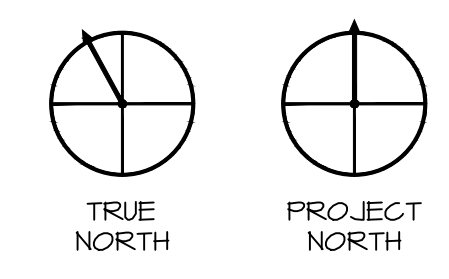
121 CYDS CUT TO FILL,  
BALANCED

ALL DRAWINGS SPECIFICATIONS AND CONTENTS ARE PREPARED AND CONTROLLED BY THE ARCHITECT. SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH REFERENCE TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS WORK, IN WHOLE OR IN PART, IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DEATH OR INJURY OF ANY PERSON OR OTHER REASONABLE DAMAGES ARISING FROM THE USE OF THIS WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

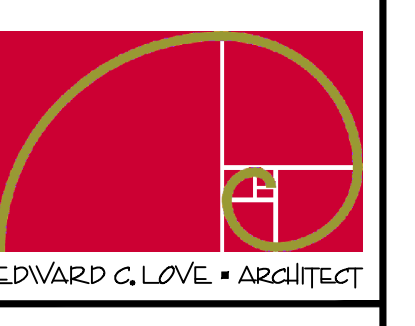


### PLANT LIST

SYMBOL	TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	BUSH	PHOTINIA	PHOTINIA FRASERI	1 GAL.	3'
	GRASS	DWARF FESCUE		SOD	12" - 18"
	GRASS	CANYON PRINCE, WILD RYE	LEYMUS CONDENSATUS	FLATS	12" - 18"
	FLOWER	LILY OF THE NILE	AGAPANTHUS AFRICANUS	1 GAL.	3' - 4'
	TREE	BEACH PINE	PINUS CONTORTA	24" BOX	15'
	CLIMBING VINE	ORANGE CLOCK VINE	THUNBERGIA GREGORII	1 GAL.	10'
	VINE	BOUGAINVILLEA	BOUGAINVILLEA	1 GAL.	10'
	VINE	MORNING GLORY	IPOMEA ACUMINATA	1 GAL.	10'



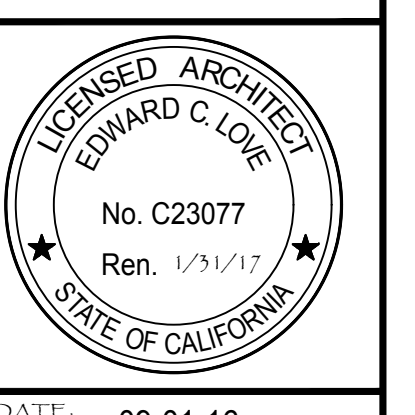
REVISIONS



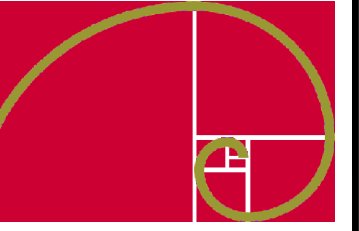
Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

New Residence for:  
the Lai family  
Farallone Ave  
Montara, CA

LANDSCAPE PLAN  
DRAINAGE PLAN



DATE: 09-01-16  
SCALE: 1/4" = 1'  
DRAWN: GMH  
JOB: LAI  
SHEET:  
LP  
OF SHEETS

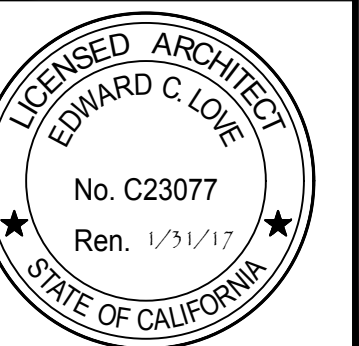


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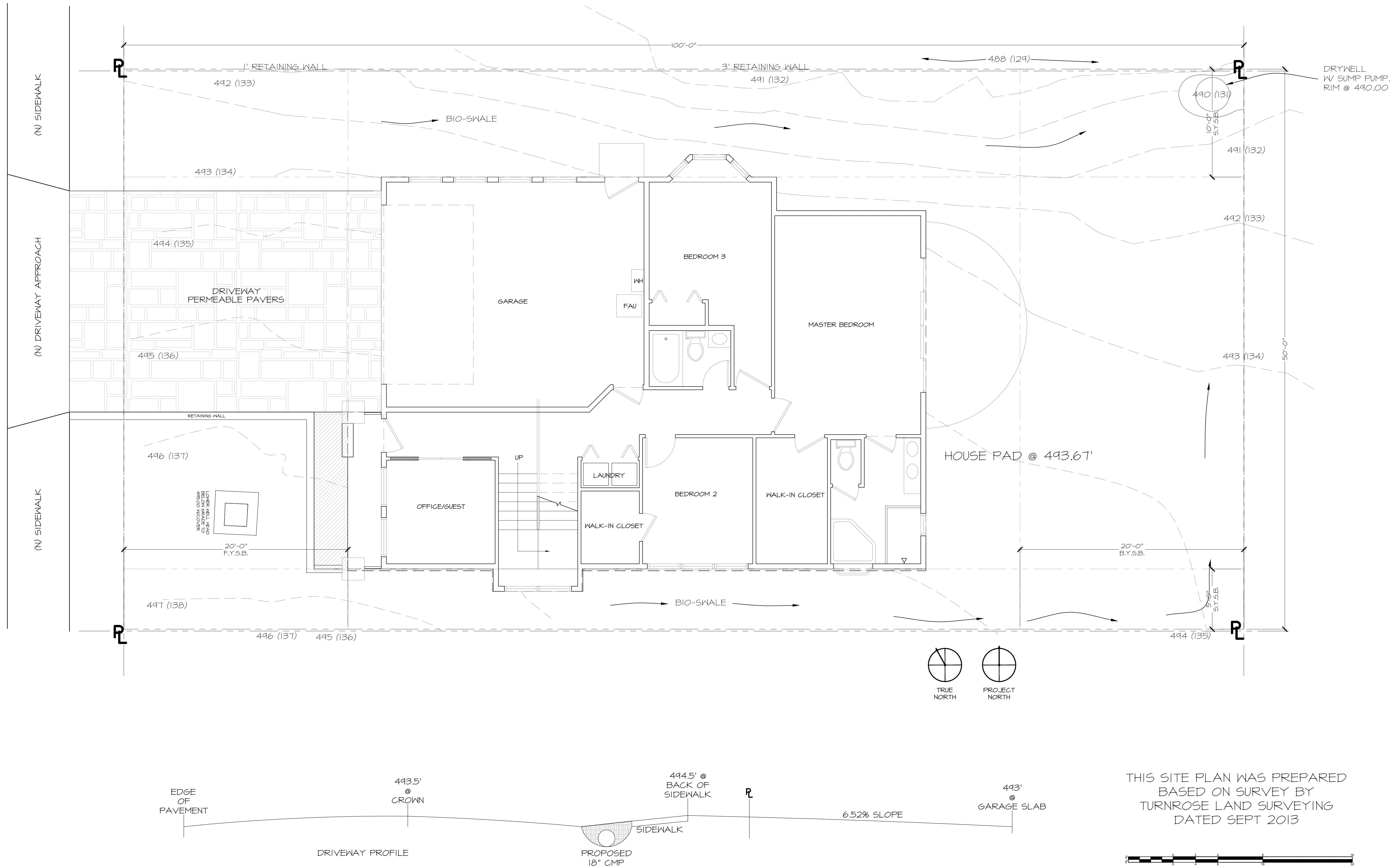
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New Residence for:  
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Farallone Ave  
Montara, CA

SITE PLAN  
ROOF PLAN

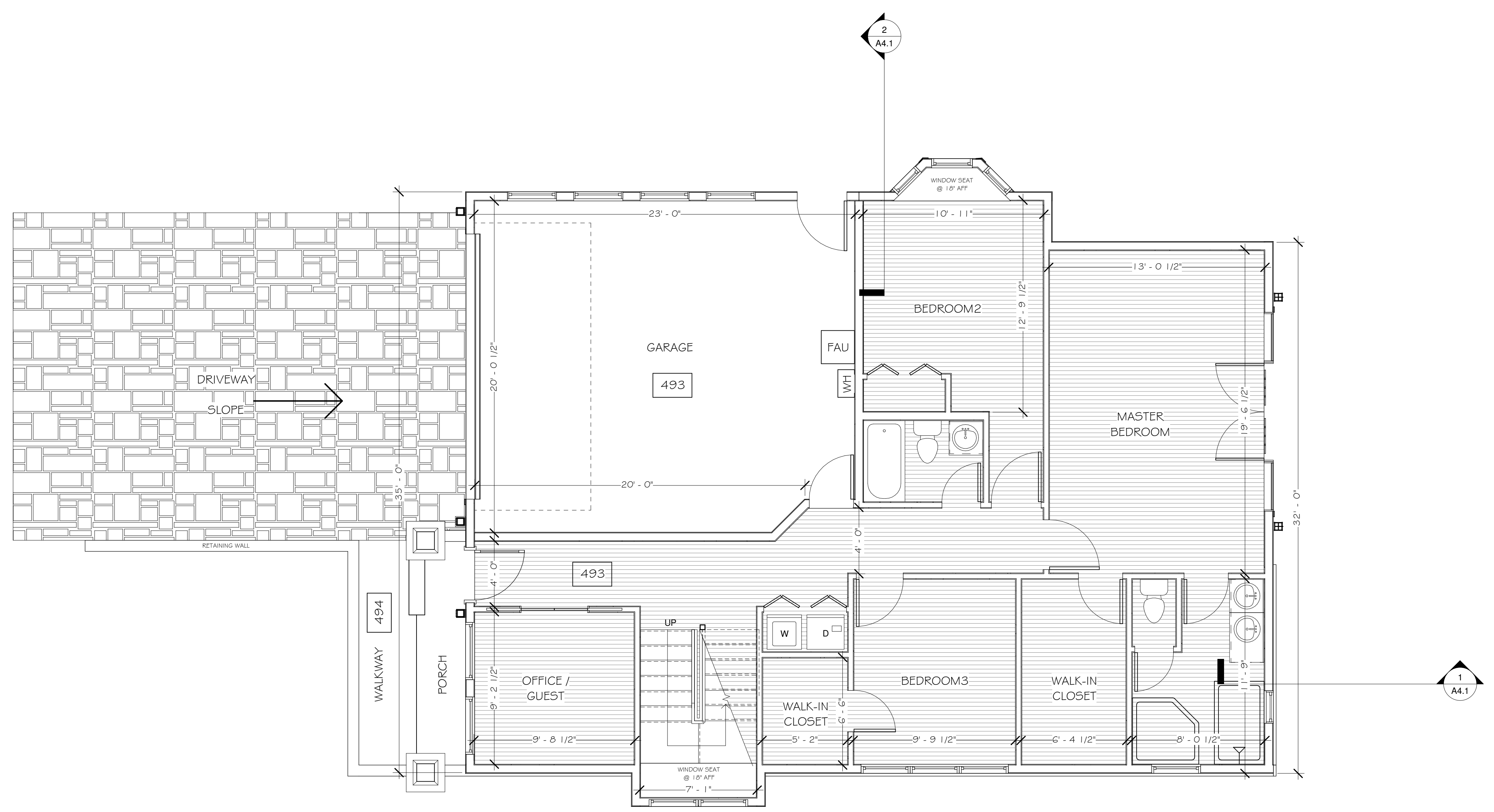


DATE: 09-01-16  
SCALE: 1/4" = 1'  
DRAWN: GMH  
JOB: LAI  
SHEET: SP  
OF SHEETS



THIS SITE PLAN WAS PREPARED  
BASED ON SURVEY BY  
TURNROSE LAND SURVEYING  
DATED SEPT 2013





① Level 1 - First SF  
1/4" = 1'-0"

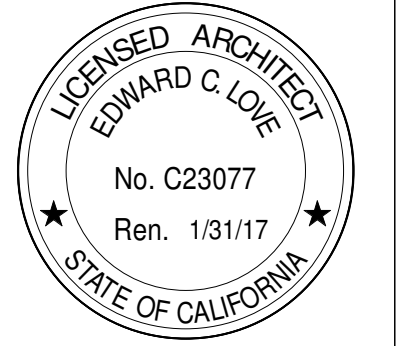
REVISIONS



EDWARD C. LOVE, ARCHITECT  
Edward C. Love  
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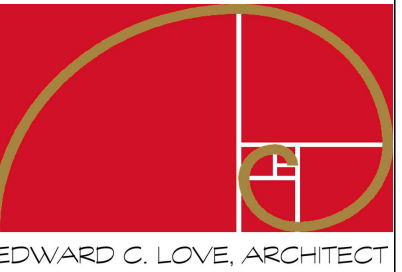
New Residence for:  
the Lai Family  
Faralone Ave  
Montara, CA

First Floor  
Plan



DATE: 07/22/16  
SCALE: 1/4" = 1'-0"  
DRAWN: Author  
JOB: Owner

SHEET:  
**A2.1**  
OF SHEETS

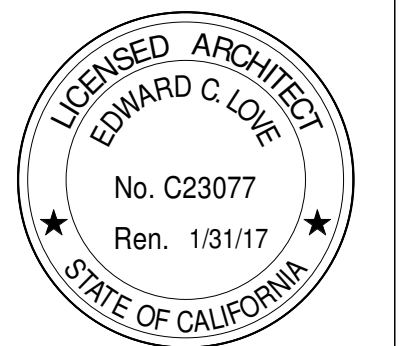


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edwardclovearcht@gmail.com

New Residence for:  
the Lai Family  
Faralone Ave  
Montara, CA

Second Floor  
Plan



DATE: 07/22/16

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

DRAWN: GMH

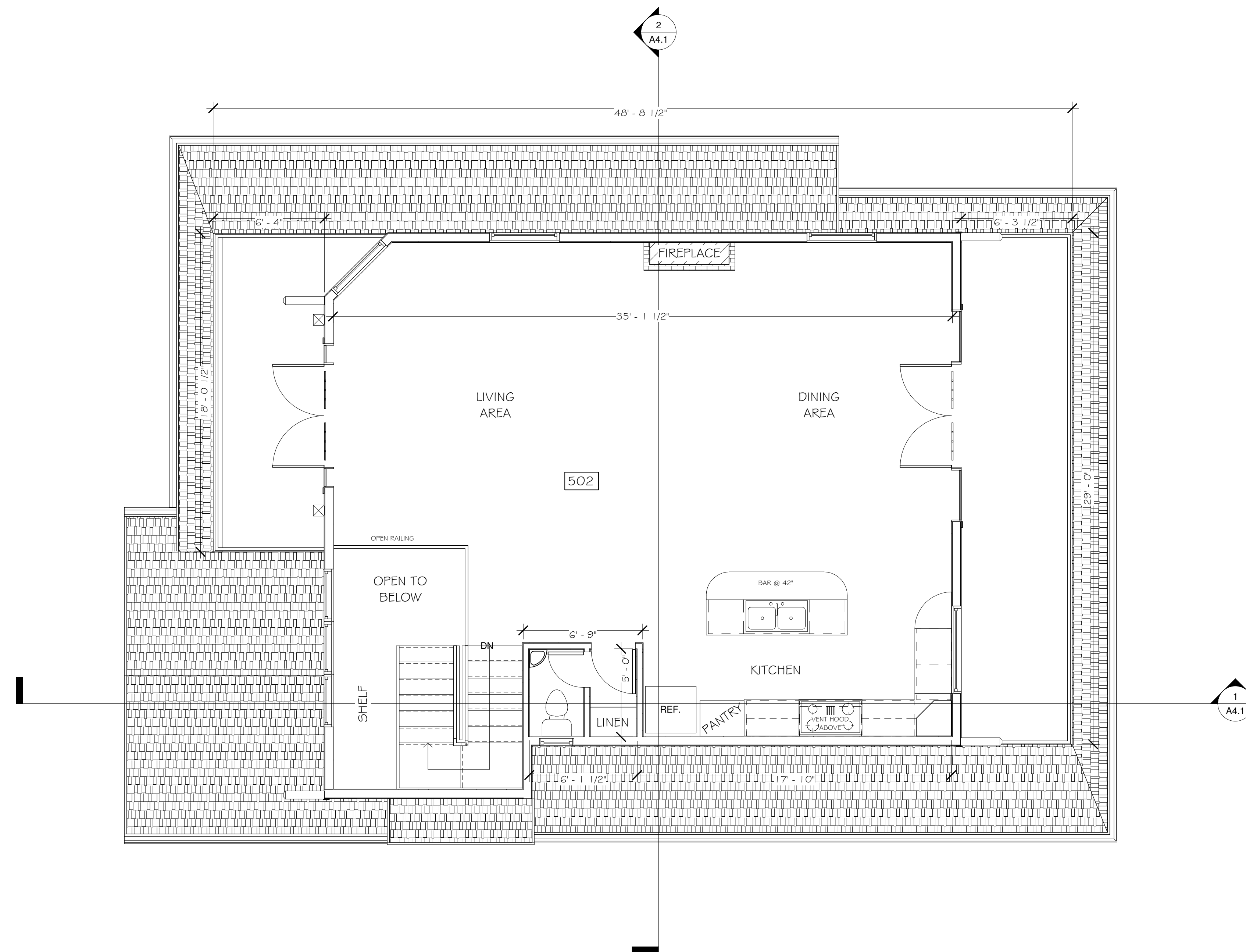
JOB: Owner

SHEET:

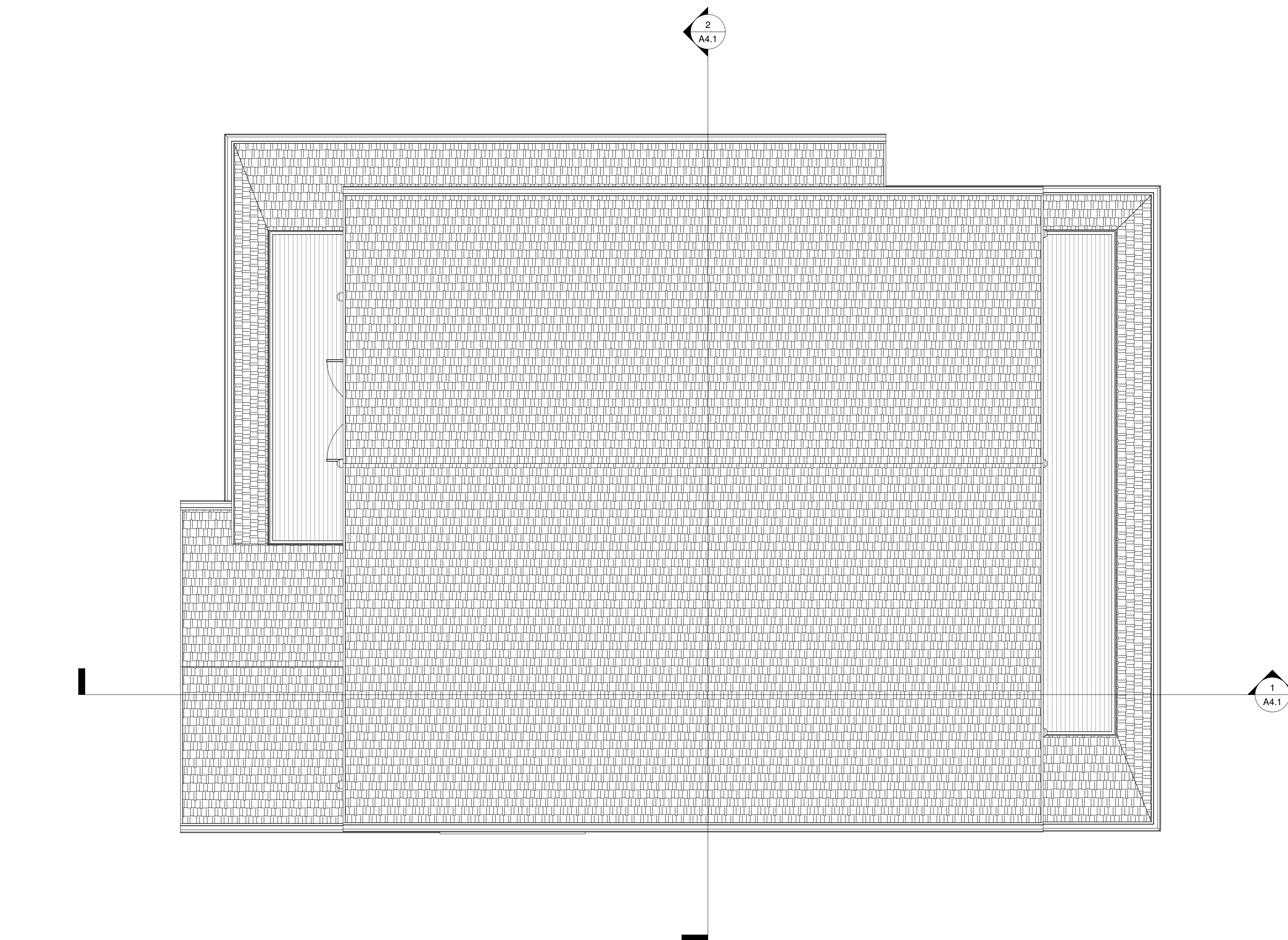
A2.2

OF SHEETS

① Level 2 - Second SF  
1/4" = 1'-0"

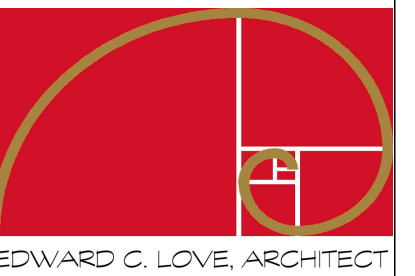






① Level 3 - Roof  
1/4" = 1'-0"

REVISIONS

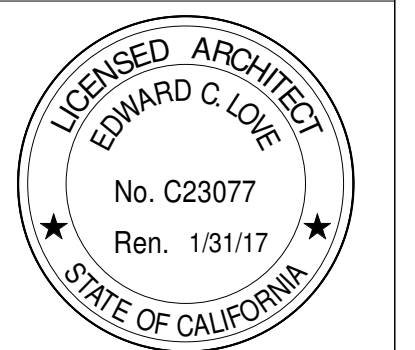



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New Residence for:  
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Faralone Ave  
Montara, CA

Roof  
Plan



DATE: 07/22/16

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

DRAWN: GMH

JOB: Owner

SHEET:

A2.3

OF SHEETS



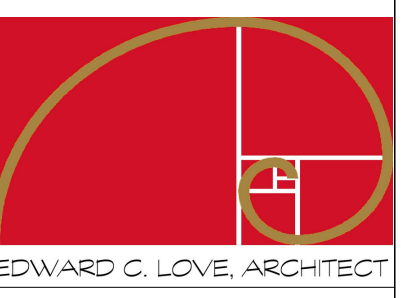
① West  
1/4" = 1'-0"

MAX HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



② North  
1/4" = 1'-0"

REVISIONS

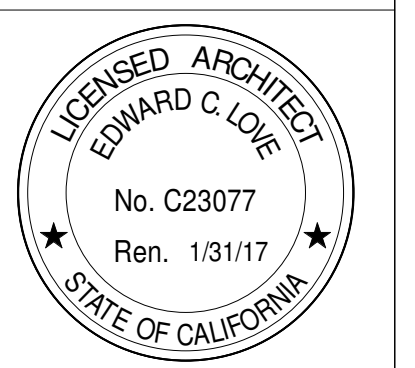


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(650) 728-7615  
edwardclovearcht@gmail.com

New Residence for:  
the Lai Family  
Faralone Ave  
Montara, CA

West & North  
Elevations



DATE: 07/21/16  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: Owner

SHEET:  
**A3.1**  
OF SHEETS

REVISIONS



Edward C. Love  
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HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearcht@gmail.com

New Residence for:  
the Lai Family  
Faralone Ave  
Montara, CA

East & South  
Elevations



DATE: 08/31/15

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

DRAWN: GMH

JOB: Owner

SHEET:

A3.2

OF SHEETS



① East  
1/4" = 1'-0"

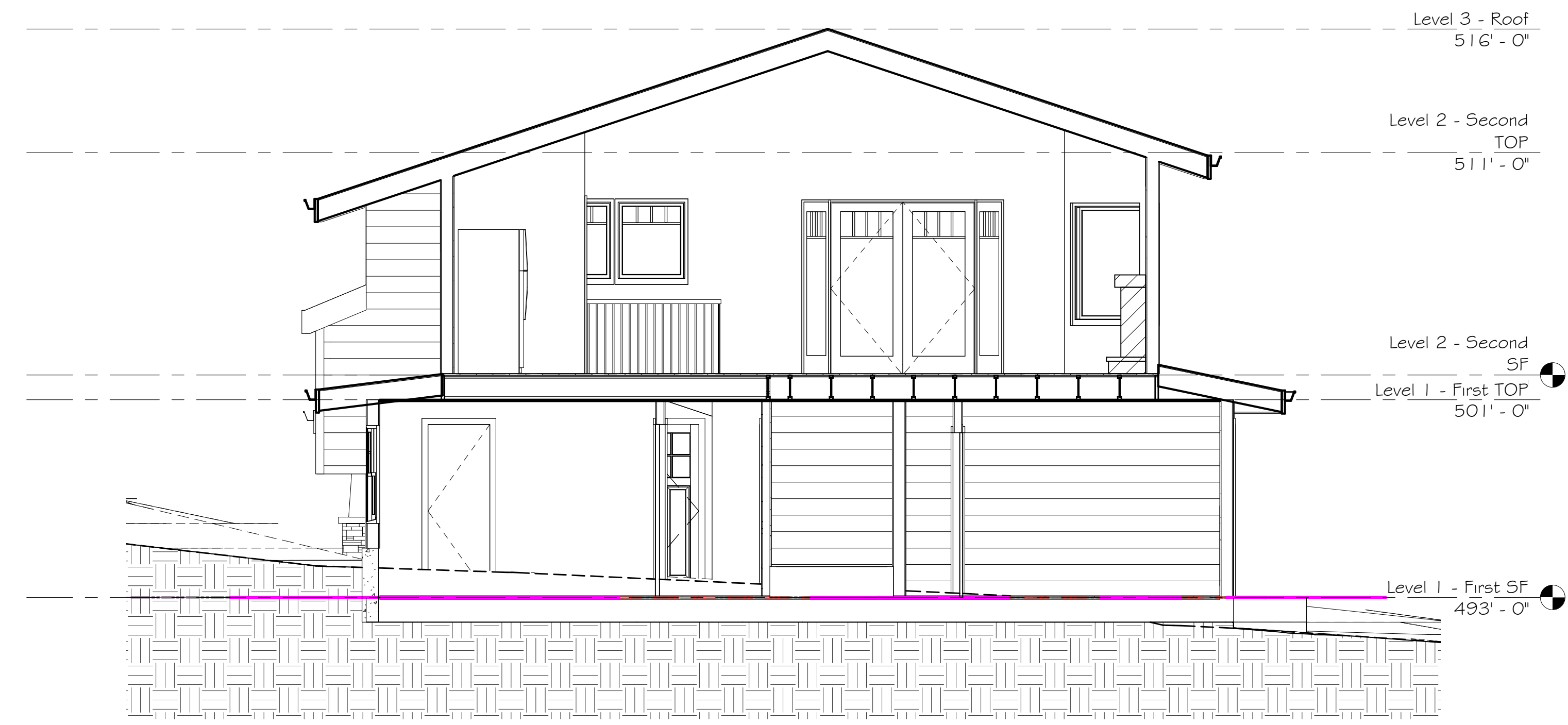
MAX HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



② South  
1/4" = 1'-0"

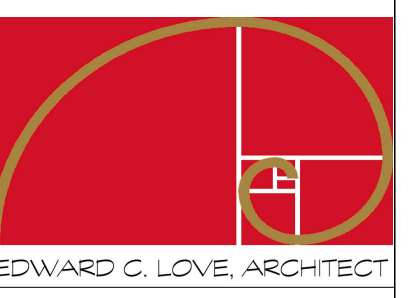


1 Section 1  
1/4" = 1'-0"



2 Section 2  
1/4" = 1'-0"

REVISIONS

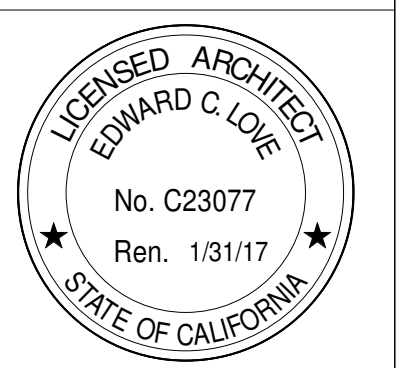


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New Residence for:  
the Lai Family  
Faralone Ave  
Montara, CA

Section  
View



DATE: 09/07/15  
SCALE: 1/4" = 1'-0"  
DRAWN: Author  
JOB: Owner

SHEET:  
**A4.1**  
OF SHEETS

County Government Center • 455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

# Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

Name: CHARLES T. GERARD

Phone, W: 510-577-3109 H: SAME

Address: P.O. BOX 370506  
MONTARA, CA

Zip: 94037

Permit Numbers involved:  
PLN 2015-00011

I have read and understood the attached information regarding appeal process and alternatives.

- yes
- no

I hereby appeal the decision of the:

- Staff or Community Development Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

*Charles T. Gerard*

Date: 22 FEB 2016

made on FEB. 11, 2016, to approve/deny the above-listed permit applications.

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

PLEASE SEE ATTACHED STATEMENT.

**RECEIVED**

FEB 25 2016

San Mateo County  
Planning Division

451 + 18.04 + 22.55 =

San Mateo County Planning & Building Department

Planning Service Fee Schedule

Established by Board of Supervisors Resolution Number 071529 (Adopted June 12, 2011). Effective September 12, 2011.

Permit	Fee	Permit	Fee	Permit	Fee
<b>Appeal of Any Permit</b>	451	S-11, RH, S-104 Districts	451	100,001 - cby and above	9,633
<b>Agricultural Preserve and Farmland Security</b>		<b>Design Review (DR District)</b>		<b>Information Technology Surcharge</b>	4%
Contract - Less Than 40 Acres	6,941	Exemption (Admin)	451	<b>Land Clearing Permit</b>	
Contract - 40 Acres or More	5,783	Second Units, staff level	451	State or County Scenic	3,489
Non-Renewal	400	Review by Design Review Committee New Use	3,489	Road Corridor	1,782
Cancellation - Immediate	5,783	Review by Design Review Committee Major Revision	1,500	Other	1,782
Amendment	5,783	Addition to Existing Use	1,782		
<b>Archeological/Historical Research</b>	83	<b>Environmental Review</b>		<b>Land Division</b>	
<b>Architectural Review in State Scenic Highway Corridor</b>		Categorical Exemption	287	San Mateo County Fire Review	
Exemption	572	Initial Study and Negative Declaration	2,234	First 4 lots	199
Any New Use	3,489	Environmental Impact Report		Each additional 4 lots	199
Addition to an Existing Use	1,782	Processing Fee	5,783	Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	1,782
<b>Building Permit Plan Reviews</b>		Preparation	Cost plus 10%	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	6,796
Minor Type (Counter Review Only)	0	Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 10%	Lot Line Adjustment	2,655
Plan Review and 1 Resubmittal	400	Environmental Document		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	1,331
Additional Resubmittal(s) (each)	100	Recording Fee	81	Major Subdivision	
Plan Revision (each)	150	<b>Exceptions</b>		First 5 Lots or Units	15,549
<b>San Mateo County Fire</b>		Fence Height	670	Each Additional Lot or Unit	287
Review Fee (See note # 7)	173	Off-Street Parking		Minor Subdivision	10,371
<b>Coastal Development Permit</b>		Administrative	2,648	Merger (by request of property owner)	400
Exemption	287	w/Public Hearing, add	2,648	Unmerger (Government Code Section 66451.30)	2,655
Staff Level	1,782	Street Improvement	3,489	<b>Landscape Plan Review</b>	
Public Hearing	3,489	Tandem Parking (new second dwelling unit)	1,782	Up to 10,000 sq. ft. parcel	287
Biologic Report	287	Home Improvement	1,782	10,001 to 25,000 sq. ft. parcel	451
With a Lot Line Adjustment	1,782	w/Public Hearing, add	1,706	25,001 sq. ft. to 1 acre parcel	572
<b>Confined Animal Permit</b>		<b>Extension of any Permit</b>	881	Over 1 acre	1,257
Certificate of Exemption	114	<b>General Plan Amendment</b>	15,549	Revised plans	169
Initial Permit		<b>General Plan Conformity</b>	3,489	<b>Large Family Day Care Facility Permits</b>	
No Hearing Required	900	<b>General Plan Update Surcharge</b> (See note #9)	40	w/Staff Level Coastal Development Permit, add	557
Hearing Required	1,800	<b>Geotechnical Review</b>		<b>Legal Counsel Surcharge</b>	5%
Permit Self-Renewal (six years)	None	Basic Fee (no report)	622	<b>Major Development Pre-Application Procedure</b>	1,534
Permit Review (three years)	450	Basic Fee (report required)	2,656	<b>Natural Resource Permits</b>	
<b>Credit Card Processing Fee</b>	3%	Review by Geologist (basic fee) (See note #4 below)	940	Drilling Permit	
<b>Department of Public Works</b>		<b>Grading Permits</b>		Exploratory	11,532
Review Fee	400	Exemption	572	Production	5,783
Each additional service (Review or Site Inspections, see Note # 10)	100	1-100 cubic yards (cby)	1,482	Inspection	1,190
<b>Density Analysis</b>		101-1,000 cby	3,489		
PAD, RM, TPZ Districts		1,001-5,000 cby	5,333		
Less Than 40 Acres	803	5,001- 10,000 cby	5,783		
40 to 200 Acres	1,615	10,001-100,000 cby	8,213		
201 Acres or More	3,098				



County of San Mateo

# Planning & Building Department

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

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

### Payment Receipt

Check #: 3386  
Receipt #: 214715  
Name: MARVIN LAI & DAYNA SEGNER  
Address: 0 FARALLONE AVE, MONTARA, CA  
Parcel #: 036017050

Case Number	Account Number	Description	Date Paid	Amount Due	Amount Paid
<b>Planning Department</b>					
PLN2015-00011	38430-2116	Appeal	2/25/16	\$451.00	\$451.00
				Total Paid:	\$451.00
<b>IT Department</b>					
PLN2015-00011	80110-2215	IT Surcharge	2/25/16	\$18.04	\$18.04
				Total Paid:	\$18.04
<b>Legal Department</b>					
PLN2015-00011	16111-2093	Legal Counsel Surcharge	2/25/16	\$22.55	\$22.55
				Total Paid:	\$22.55
				<b>Grand Total:</b>	<b>\$491.59</b>
				<b>Balance Due:</b>	<b>\$0.00</b>

22 February 2016

Application for Appeal: PLN 2015-00011

Charles J. Gerard

Mobile: 510-517-3109

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FEB 25 2016

San Mateo County  
Planning Division

### 3. Basis for Appeal

With regard to the February 11, 2016 approval by the Coastal Design Committee I have the following objections. I am not opposed to construction on this lot, but the following items can and should be rectified in the design of the proposed plan.

- a. **Size and placement of Windows:** The applicant has placed two oversized windows on the North Elevation side of the house. The upper floor window in the dining area appears to be 8 to 9 feet wide (through a combination of adjoining windows) and 5 feet high. The lower floor window in the master bedroom is also a combination of adjoining windows of 8 to 9 feet wide. Both of these windows are looking directly down onto my back deck that is adjacent to my house. This back deck is accessed through a sliding glass door in the back yard side of my house, which is the primary entry/exit to the back deck and yard.

It is understandable that the applicant seeks a view of Montara Mountain that all of us in the neighborhood enjoy from our yards, driveways, streets, windows, etc. However size and placement of these windows directly impacts my privacy in an area that I use frequently. The poor placement of these windows is a result of:

- The size and scale of the proposed construction
- The elevation of the proposed construction and the basis for that elevation
- The set back from the street of the proposed home which causes not only significant blocking of the sun from my property in the winter, but also places these windows in direct line with my back deck.

I expect that the applicant will point out that I also have a large picture window in my living room that faces north. However, this window faces the roof and a blank wall on my neighbor's home. It also gives me a slight view of his SIDE yard (as his house faces North on 4<sup>th</sup> Street). This neighbor's side yard does not have a deck and does not have any entry/exit doors to the house.

I ask that these two sets of windows be split into two smaller windows on the both the upper and lower levels of the house. Both of these rooms (dining and master bedroom) will still have significant light and views from the large sliding glass doors on the East Elevation as well as from additional East facing windows in the master bedroom.



- b. Elevation of the proposed construction:** During the Design Review Committee meetings the applicant incorrectly characterized the grade of the property as “about five feet.” The South-West side of this property shows an elevation of 497 feet. The elevation on my property adjacent to lot under construction is 488 feet. The submitted documents show an elevation of 490 to 490 on this empty lot side of the property line. I can attest that there is NOT a two foot drop between the applicant’s side of the existing property fence and my side of the property fence.

The proposed design includes a 3 foot retaining wall to be built on the property line. Hence, I presume the applicant meant to tell the Planning Review Board that once the 3 foot retaining wall was in place that the grade of the property would be “about 5 feet.” The proposed elevation and construction of this retaining wall is objectionable as follows:

- The height of the proposed construction is simply out of place with the alignment of other properties in the immediate area, and it does not follow the natural elevation and grading going downhill on Farallone Avenue from 5<sup>th</sup> Street to 4<sup>th</sup> Street and beyond.
- The applicant is basing his plans on the South, or higher elevation side, of the property. The result is that in addition the 3 foot retaining wall; the applicant’s back deck (See North Elevation (Left)) will also be approximately 3 feet above the grade on the North side of this construction. That is a total of 6 feet above the elevation of my property and back yard. Therefore I am again left with privacy concerns because the height of this back deck will be significantly higher relative to my yard, decks and property.
- Related to the above point is that if the applicant is to build a standard 6 foot fence on his side of the property line, that fence will already be elevated by another 3 feet from the retaining wall. The result will be that I am faced with a 9 to 10 wall along the South side of my property blocking my existing views to the South from my deck and yard. This 9 to 10 foot wall will also further block the limited sun exposure on my property and house throughout the winter months when the sun is low in the Southern sky.

Throughout the review process to date, there were numerous calls for the applicant to lower the elevation of the proposed construction. I would ask the Planning Commission to have this proposed construction lowered 6 feet by excavating the property and aligning the height of construction to conform to the natural and existing topography within the neighborhood.

**Additional points for consideration in regards to the Appeal in addition the points raised in the attached letter from Charles Gerard to Dennis Aquirre dated Feb 8, 2016**

- 1. During the last meeting on Feb. 11<sup>th</sup>, the development was approved even though the Coastside Design Review Committee DID NOT close the public comments during the meeting. Therefore the meeting was not completed per procedures and hence invalid.**
  - 2. It is clear to the neighboring homeowners upon review of the latest drawings provided that the development as proposed DOES NOT meet the requirements of the planning manual and hence all areas of non-compliance should be considered during the appeal process. Neighborhood context, (as noted on page 2 of the Design Manual of San Mateo County,) states that "immediate context or how a house relates to adjacent houses" & neighborhood context, or how a house relates to the visual character and scale of other houses in the vicinity." Page 3 also defines neighborhood character to include (item d.) "Scale, or the appearance or proportion of a house relative to others," and (item j.) window type and placement.**
  - 3. This development violates the privacy standards as stated on page 9 of the above manual. Specifically, standards 1 & 2 that address location of windows to minimize direct views into neighboring houses and high activity areas.**
  - 4. It was noted in previous minutes of the Coastside Design Review Committee that the Gilbert home at 335 5<sup>th</sup> Street was the "model" for what should be done on this specific lot. (See attached letter from CDR dated June 9<sup>th</sup>, item #1.) The Gilbert home was built at a much lower height due to the requirements of the Coastside Design Review Committee in 2006 and involved the lowering of the lot by almost four feet to keep the Gilbert home in line with the other rooflines on this block of 5<sup>th</sup> Street. The Farallone developer has not made any effort to lower the home in this lot and has no valid**
-

reason why it cannot be done other than cost which is not valid as Mr. Gilbert absorbed the same cost on his home. Lowering the home will keep the roofline of the subject development in line with the neighboring homes in a much more appropriate manner. Photographs will be presented to the committee at the hearing to show the differential in heights between the story poles and neighboring homes.

At the February 11<sup>th</sup> meeting, we were told by the DRC that the reference point of the 335 5<sup>th</sup> St. was incorrect after we had presented evidence that the developer did not comply. When we presented evidence to the contrary (the attached copy of the recommendations) the chair ignored us and proceeded. Ms. Garriety clearly changed the point of reference for the project after we presented evidence that the developer did not comply.

5. Mr. Gilbert (335 5<sup>th</sup> Street homeowner) met with Tiare Pena of the Planning and Building Development Department at 455 County Center, 2<sup>nd</sup> floor in Redwood City on February 19<sup>th</sup>, 2016 to pick up a copy of the meeting minutes of the February 11<sup>th</sup> meeting of the Coastside Design Review Committee, she spoke to Dennis Aquirre who was in the office while Mr. Gilbert was in their office and Mr. Gilbert was told that minutes were not taken and normally the meetings are recorded using a tape recorder. Mr. Gilbert was told that the tape recorder was not in order on that day so there is no record of the meeting available to the neighboring homeowners for use in this appeal. Furthermore, this was not announced to the attendees at the meeting, yet the meeting still proceeded. We do not believe that this is proper procedure or best practice and we question whether any discussions and decisions are hence valid.
6. The home on the lot is not in line with the other homes in the impacted neighborhood. The proposed project is a 2126 sq. ft. footprint on a 5000sq ft. lot. The average footprint in the immediate area on a 5000sq ft. lot or less is 1592 sq. ft. The proposed footprint is 34% larger than the average footprint

on a similar size lot in the sample area. (See attached data sheet.)

7. At the February 11<sup>th</sup> meeting it was apparent to the attendees at the meeting that some discussions had taken place between Ed Love and the committee members in advance of the meeting in regards to the windows on the North side of the development in question and it was clear that the committee had already negotiated the solution they approved outside of the meetings open to the public. The final plans at the Feb. meeting were different than what was agreed upon in the Dec. meeting. When Mr. Gerard asked about the discrepancy, the board replied that they felt that the changes were "better for you." Clearly members of the board met with Mr. Love and negotiated before the meeting. We believe that this is improper and the neighboring homeowners are filing a Freedom of Information request to reveal the non-public negotiations, as they may exist in emails, letters or other documents between the Committee and the Developers representative, Ed Love. We respectfully request the Planning Commission look into this matter during the appeal and consider whether proper protocol was observed.
8. We have met with DRC on four occasions. At the first meeting, (May 14 2015) the developer agreed to lower the home into the ground by 5-6 feet and use 335 5<sup>th</sup> street as a reference. At the second meeting in October, the poles indicated that the house had been raised, not lowered. The new architect, Mr. Love, pleaded ignorance to the original requirements. He was told again to lower the house using the Gilbert house (335 5<sup>th</sup>) as a reference. At the third meeting, Dec. 2015, the house was lowered, but to the original height of May 2015 within a few inches. At the February meeting, the DRC said that the reference point of 335 5<sup>th</sup> was incorrect and meant for the adjoining lot. The board has either fallen for the bait and switch tactics of Mr. Love or made a huge error. We respectfully request that the commission review this case.

June 9, 2015

Marvin Lai  
P.O. Box 727  
Danville, CA 94526

Dear Mr. Lai:

SUBJECT: Coastside Design Review  
Farallone Avenue, Montara  
APN 036-017-050; County File No. PLN 2015-00011

At its meeting of May 14, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a 2,279 sq. ft. new two-story, single-family residence, plus a 364 sq. ft. attached two-car garage on an existing 5,000 sq. ft. legal parcel. No trees are proposed for removal.

The CDRC was unable to make the findings to recommend approval of the current proposal based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required, with emphasis on, but not limited to, Section 6565.20(C)1(d); Section 6565.20(C)2(b); Sections 6565.20(D)1(a) and (b); Section 6565.20(D)2; Section 6565.20(D)4; Section 6565.20(E) and Section 6565.20(F). As such, recommendations from the CDRC for further project redesign are as follows:

1. Reduce the height of the building to more closely match the existing neighborhood context (i.e., reference the height of 335 - 5th Street).
2. Increase the recessed areas of the second floor to a minimum 24 inches.
3. Set the building lower into the topography to achieve better integration with the surrounding neighborhood.
4. Add articulation to the second story at the sides and rear, such as using staggered walls (gaps) and shingles for the exterior material.
5. Consider acquiring the services of a landscape professional to revise the landscape plan such that proposed landscaping presents a natural non-linear appearance.
6. Use pervious pavers for all proposed paved areas.



December 8, 2015

Marvin Lai  
P.O. Box 727  
Danville, CA 94526

Dear Mr. Lai:

SUBJECT: Coastside Design Review  
Farallone Avenue, Montara  
APN 036-017-050; County File No. PLN 2015-00011

At its meetings of May 14, 2015 and October 22, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a new 2,132 sq. ft., two-story single-family residence, plus a 474 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel. No trees are proposed for removal.

The CDRC was unable to make the findings for the design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required. As such, the CDRC recommends further project redesign as described below:

1. Substantially reduce the ridge height to closely match the existing neighborhood context.
2. Create a landscape plan that supports and complements the proposed architectural style of the residence to include but not limited to the following: a) Add trees to the backyard; b) Use the front yard as a showplace with avenues of approach and meandering paths to create depth of vision; c) Replace the fescue located in front of the parcel with succulents, perennials, herbs, and lavender; and d) Consult with a landscape professional familiar with the Midcoast.
3. Decrease the north elevation level 2 window widths to 10 feet.
4. Change the color of the vertical strip on the garage door to "Polar Bear" to match the garage trim, so as to minimize the visual impact of the garage door.



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

County Government Center  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
650-363-4161 T  
650-363-4849 F  
www.planning.smcgov.org

January 29, 2016

Marvin Lai  
P.O. Box 727  
Danville, CA 94526

Dear Mr. Lai:

SUBJECT: Coastside Design Review  
Farallone Avenue, Montara  
APN 036-017-050; County File No. PLN 2015-00011

At its meeting of December 10, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a new 2,132 sq. ft., two-story single-family residence, plus a 474 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel. No trees are proposed for removal.

The CDRC was unable to make the findings for project compliance with the design review approval based on certain design deficiencies, as listed below. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, recommendations and one requirement from the CDRC for further project redesign are as follows:

1. Revise the ridge height to 24 ft. - 6 in. with a corresponding elevation of 158.5 ft.
2. Revise the roof slope to 4:12.
3. Install two new north elevation level 2 windows (3.5 ft. width by 5 ft. height) with a minimum separation of 12 inches.
4. Submit a new landscape plan.
5. Change the color of the vertical strip on the garage door to "Polar Bear" to match the garage trim, so as to minimize the visual impact of the garage door.
6. Correct the story poles to reflect the new ridge height, to identify the building envelope and the ridgeline using orange netting extended on grade, from one corner pole to the other and atop one pole to another along the direction of the ridgeline, respectively.



Street #	Street	Sq. Ft	Lot size	%coverage	Less/=5000sq	Greater
215	5th	2050	7500	27		2050
257	5th	1140	5000	23	1140	
237	5th	1580	5000	32	1580	
287	5th	1280	5000	26	1280	
236	5th	1860	7500	25		1860
286	5th	1620	5000	32	1620	
296	5th	1620	5000	32	1620	
310	5th	1420	6000	24		1420
321	5th	2394	6000	40		2394
334	5th	2060	6000	35		2090
350	5th	1300	4500	29	1300	
360	5th	2548	4500	57	2548	
368	5th	2200	6000	37		2200
380	5th	2568	6011	43		2568
390	5th	2160	5500	39		2160
396	5th	2576	5500	47		2576
315	5th	2470	6000	40		2470
335	5th	2320	6000	38		2320
347	5th	1600	6000	27		1600
357	5th	2810	6000	47		2810
371	5th	2850	6000	48		2850
377	5th	2300	6000	38		2300
565	Farallone	2070	5000	41	2070	
811	Farallone	1260	6098	21		1260
501	Farallone	1000	3700	27	1000	
502	Farallone	2670	7500	36		2670
540	Farallone	1520	5000	30	1520	
552	Farallone	2100	7500	28		2100
580	Farallone	2500	5000	50	2500	
524	Farallone	1480	10,000	15		1480
1360	East	1733	4200	41	1733	
1320	East	2060	8000	26		2060
277	6th	910	3700	25	910	
321	6th	1610	6000	28		1610
331	6th	2460	4761	52	2460	
341	6th	2460	5000	49		2460
351	6th	2460	5000	49	2460	
357	6th	1660	6000	28		1660
391	6th	640	9000	7		640
1320	East	2060	8000	48		2060
360	4th	1570	6000	26		1570
350	4th	1350	6000	23		1350
334	4th	2353	6000	39		2353
320	4th	2240	6000	37		2240
310	4th	1330	6000	22		1330
301	4th	1630	5000	33	1630	
311	4th	920	5000	18	920	
325	4th	1300	5000	26	1300	
357	4th	1210	6500	19		1210
371	4th	2440	7500	33		2440
257	4th	1860	6200	30		1860
1271	Main	910	5000	18	910	
1251	Main	1050	5000	21	1051	
260	3rd	1880	5000	38	1880	
314	3rd	1600	9147	17		1600
330	3rd	1580	6000	26		1580
346	3rd	1200	6000	20		1200
<b>Sums</b>		<b>103832</b>	<b>336817</b>	<b>1833</b>	<b>33432</b>	<b>70401</b>
<b>Averages</b>		<b>1822</b>	<b>5909</b>	<b>32.2</b>	<b>1592</b>	<b>1956</b>

Lot 03644040 Farallone 2132 5000 43% **Delta between Subject and norms is 10.8%**

This house is 34% larger than the average home on a 5000 sf or less lot in sample area

Subject house inc. Garage 2606 5000 52% **Delta between Subject and norms is 19.6%**  
 5909 is ave lot  
 32.2 % is the  
 1592 sq ft is

This house is 64% larger than the average home on a 5000 sf or less lot in sample area



Photos taken from rooftop 552 Farallone Ave. towards the North

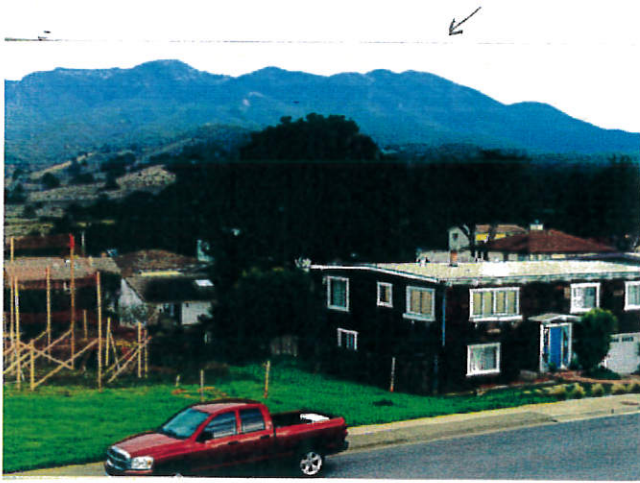
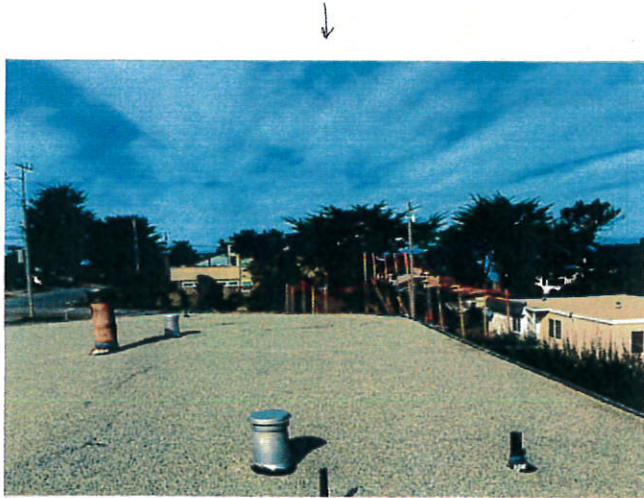


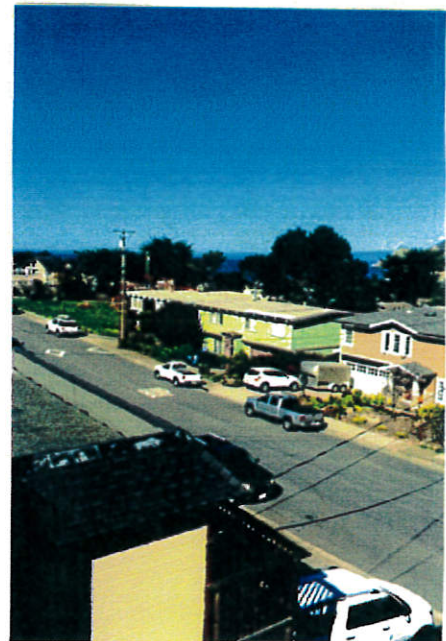
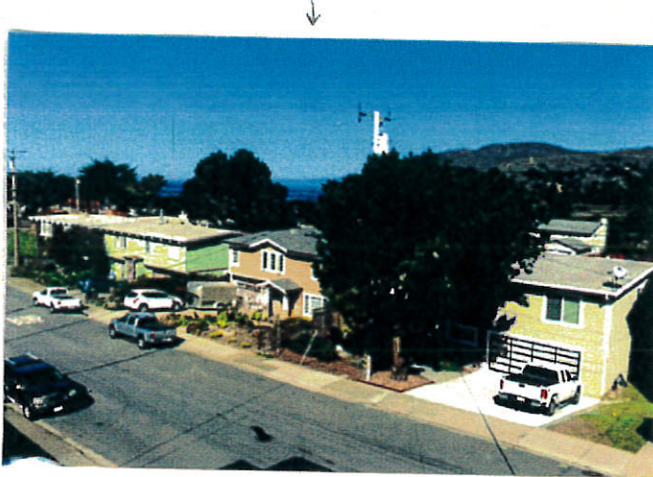
Photo taken from rooftop 315 Fifth Street towards the West



Photos taken from rooftop 315 Fifth Street towards the East



Photos taken from 360 Fifth Street towards the North/West



8 February 2016

PO Box 370506  
Montara, CA 94037

Dennis P. Aguirre, Planner  
Fax: 650-363-4849  
Email: [daguirre@smcgov.org](mailto:daguirre@smcgov.org)

Dear Dennis,

I am writing to voice my objection regarding the residential plans submitted for Planning and Building approval. The property under consideration is File No. PLN 2015-00011. I am not sure if I will be able to attend the planning meeting this week, but I do hope my concerns will be shared and considered.

1. At the last meeting in October it was agreed that the two second story oversize windows on the North side of the house (facing my property) would be split into two sets of windows with maximum width of 3.5 feet and separated by 12 inches (item #3). This point was clearly discussed and agreed. The new plans now show a single window on the Farallone Avenue end of the North side of the house. I assume that is 3.5 feet wide. It also shows three windows on the East end of the North side that are joined together to create one large window. This window or combination of windows is oversized and does not meet the agreed upon requirement. This window appears to be six feet or more in width. Based on this reason alone - following the long discussion on this point at the last meeting - the project should be denied.
2. Now that the story boards were properly put in place showing the dimensions of the house, it is clear that there is also a problem with the first floor windows. There is an oversize window on the North side first floor of the proposed construction. This window appears to be approximately 9 feet wide. Due to the elevation of this house relative to the grade, it is now obvious that this window will also be "peering" into my yard at a height well over the existing 6 foot fence causing additional privacy concerns and light pollution.
3. Please note the following clause from the Standards for Design for One-family and Two-family residential Development in the Midcoast.

Locating, orienting and designing windows, entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios;

The below picture is taken from the center of the deck in my back yard. This deck is adjacent to my house and shows that the proposed oversized side windows are front and center to the view from my deck. From inside the proposed construction, anyone looking out either the first floor Master bedroom window or the second story window will be peering directly on to my deck and my entire back yard.

**Attachment F**



Likewise, under the newly proposed window placement, the window near the front of the of the proposed construction is aligned directly with my kitchen window, looking down into my kitchen and kitchen table. To have any privacy I will have to keep my kitchen blinds permanently closed.



4. My third concern continues to be the height of this proposed project. As you can see from the pictures above, the outline of the property towers over the size of my home and property which is of roughly the equivalent size (except in height). Referring again to the Standards of Design document, the proposed construction does not match the natural grading. The house is being compared to the height of the houses on 5<sup>th</sup> Street, but this lot is not on 5<sup>th</sup> Street. The house will be down the hill from 5<sup>th</sup> Street on Farallone Avenue. This lot is lower and downhill from 5<sup>th</sup> street. The grading of the property is a down slope both in the North and East directions. The applicant appears to be building the entire home based on the highest elevation within the lot, even though that highest hump in the lot is only a few square feet.

It is quite apparent from the corner of Farallone Ave and 5th Street that the story poles are definitely higher than the height of the first three houses going East on 5<sup>th</sup> Street.

The proposed construction:

- does not meet the Design standards in terms of grading
- does not sit low enough in the topography to conform with the surrounding neighborhood
- does not allow for privacy of existing and neighboring homes
- does not meet the ridgelines, skylines, and view corridors that exist today

I ask the Planning Board to deny this application.

*Charles J. Gerard*

Charles J. Gerard

Owner

580 Farallone Ave.

Montara, CA 94037

August 3, 2016

Camille Leung, Senior Planner  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> floor  
Redwood City, CA 94063

Edward Love, Architect  
P.O. Box 3023  
Moss Beach, CA 94038

Re: Coastside Design Review Appeal

Good afternoon Camille and Ed:

Marvin and I contacted Charles Gerard via phone to address his concerns with window size & placement as well as elevation. We discussed the changes in our windows for our residence and it would seem we have reached an agreement. Charles wanted us to drop our grade to 4 feet. We offered to drop our grade two additional feet. It appears we are at a standstill.

Ed, please make the following changes to the elevation and site plans and send me the 3D rendering and new elevations. We would like to review the new window placements on the second floor northside before formally submitting to Camille as part of her report. Camille will need the plans by August 15th for the Appeal date of September 14th. Let me know if you have any questions with the changes.

***To address Gerard's concerns re: window size & placement***

- 1) Remove two windows adjacent to slider on the eastside of the house on the second floor.
- 2) Remove the master bedroom window on the first floor on the northside of the house.
- 3) Remove the bay window on the second floor on the northside of the house.
- 4) Install two smaller windows the size of the 45 angle window spaced appropriately on the second floor on the northside of the house.

***To address Gerard's concerns re: elevation***

- 1) Change the elevation and lower the grade 2ft to match the garage.

Camille, thank you for following up with Charles to confirm the Appeal date of September 14th. If you have any concerns or questions, please feel free to contact us.

Sincerely,  
Dayna and Marvin Lai

**Attachment G**

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING**

County Government Center  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
650-363-4161 T  
650-363-4849 F  
www.planning.smcgov.org

February 25, 2016

Marvin Lai  
P.O. Box 727  
Danville, CA 94526

Dear Mr. Lai:

**SUBJECT:** Coastside Design Review  
Farallone Avenue, Montara  
APN 036-017-050; County File No. PLN 2015-00011

At its meeting of February 11, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review to allow construction of a new 2,132 sq. ft. two-story single-family residence, plus a 474 sq. ft. attached two-car garage on an existing 5,000 sq. ft. legal parcel. No trees are proposed for removal.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee APPROVED 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 15303, Class 3(a), relating to the construction of one single-family residence in a residential zone.

2. For the Coastal Development Exemption

The proposed residence and parcel conform to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Single-Family Residence Categorical Exclusion Area.



**Attachment H**

The Coastside Design Review Committee found that:

3. For the Design Review

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

- a. The project contributes to the eclectic character of the neighborhood and adds to the context of craftsman style homes in the near vicinity (Section 6565.20(B)2).
- b. The project complies with all applicable development standards in the R-1/S-17 Zoning District (Section 6565.20(A)).
- c. The proposed earthwork respects and conforms to the site's topography (Section 6565.20(C)1b).
- d. The window placement and size of the second floor windows mitigate privacy impacts to the adjacent neighbor by putting the window at a 45-degree angle westward. The size of the living room window has been reduced and the dining room window has been downsized and offset from the initial proposal (Section 6565.20(D)2).
- e. As proposed and conditioned, the downward-directed lighting fixtures integrate well with the overall design of the residence. Condition 4.a requires the removal of the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry (Section 6565.20(F)4).

**RECOMMENDED CONDITIONS**

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on February 11, 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 design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended 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 a copy of this letter on the top pages of the building plans. This would provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Remove the proposed exterior lighting fixtures located on the garage front elevation immediately adjacent to the front entry.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) 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.

6. The site is located in the watershed of the Fitzgerald Area of Special Biological Significance. Dry season runoff and other pollution from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent pollution during project operation (e.g., car washing in driveway or street, pesticide application on lawn).
7. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
8. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
9. 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.
10. 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.

11. 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.
12. No site disturbance shall occur, including any grading until a building permit has been issued.
13. 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 Farallone Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Farallone Avenue. There shall be no storage of construction vehicles in the public right-of-way.
14. 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.
15. 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).
16. Installation of the approved landscape plan is required prior to final inspection.
17. Prior to the issuance of a building permit, the applicant shall submit plans for review and approval that demonstrate compliance with the Water Efficiency Landscape Ordinance (WELO).

Building Inspection Section

18. The applicant shall apply for a building permit.

Montara Water and Sewer District

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

Department of Public Works

20. 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.
21. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
24. The applicant shall install, to the satisfaction of the Department of Public Works, sidewalk facilities that meet or exceed the County's minimum standards for a "standard sidewalk," and "standard driveway" including provisions for existing and proposed drainage and drainage facilities.

Coastside Fire Protection District

25. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
26. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
27. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
28. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
29. Address numbers: As per CFPD Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
30. Add the following note to the plans: 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. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

31. Roof covering: As per CFPD Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
32. Chimney present: The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gauge woven or welded wire screening having openings not exceeding 1/2 inch.
33. Vegetation management: As per CFPD Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
  - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
34. Fire access roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
35. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet, CFC 503, D103, T-14 1273.
36. Fire apparatus access roads shall be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20% (plan and profile required), CFC 503.

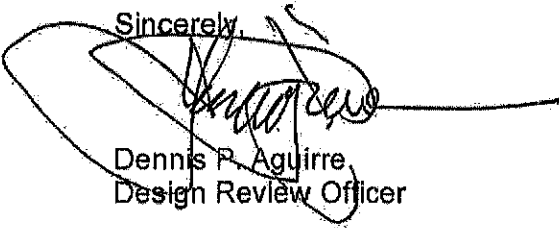
37. "No Parking – Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide, CFC D103.6.
38. Fire hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.
39. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is no hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
40. Automatic fire sprinkler system: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
41. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
42. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
43. All fire conditions and requirements must be incorporated into building plans, prior to building permit issuance. The applicant/owner shall notify their contractor, architect and engineer of these requirements.

This decision may be appealed by the applicant or any aggrieved party on or before **5:00 p.m. February 26, 2016**, the first working day following the tenth working day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department and paying the applicable appeal fee.

For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at [daquirre@smcgov.org](mailto:daquirre@smcgov.org).

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Dennis P. Aguirre', is written over a large, loopy scribble. A horizontal line extends to the right from the end of the signature.

Dennis P. Aguirre  
Design Review Officer

DPA:fc – DPAAA0099\_WFN.DOCX

cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Beverly Garrity, Moss Beach Community Representative  
Edward Love  
Leni Liakos  
Charles Gerard  
Art McGaw  
Karen Wilson







5th St

Montara, California

Street View - Apr 2011

335 5th Street

Hide imagery

Attachment J