

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

DATE: August 9, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit and a Grading Permit to allow construction of a new 2,268 sq. ft., 3-story single-family residence, plus a 668 sq. ft. attached garage, located on a 7,335 sq. ft. legal parcel in the of El Granada area of unincorporated San Mateo County. The project includes removal of nine (9) significant trees and involves 1,980 cubic yards (c.y.) of excavation and 160 c.y. of fill.

County File Number: PLN 2017-00055 (Pashel)

PROPOSAL

The applicant proposes to construct a new single-family residence on a 7,335 sq. ft. parcel with an approximate upward slope of 27.5%. The property is located at the end of Avenue Portola, an improved County maintained public road, across the street from and adjoining existing single-family residences. The project includes the extension of Avenue Portola to the edge of the proposed driveway and associated grading. The project includes the removal of nine (9) significant trees, including one (1) 18-inch " diameter at breast height (d.b.h.) Pine tree and 8 Eucalyptus trees (16", 18", 20", 20", 20", 24", 36", and 54" d.b.h.) on the subject parcel and approximately 2,140 cubic yards of grading to extend the road and to embed the house into the hillside.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Grading Permit, County File Number PLN 2017-00055, by making the required findings and adopting the conditions of approval identified in Attachment A of the staff report.

SUMMARY

General Plan Compliance: Urban Land Use Policy 8.13 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) designates this portion of unincorporated El Granada with a General Plan Land Use Designation of Medium Density Residential (6.1 - 8.7 dwelling units/net acre). The proposal does not exceed this density and complies with the applicable standards of the R-1/S-17 Zoning District (Single-Family Residential/5,000 sq. ft. Minimum Lot Size) for development. The project also complies with Policy 8.14 (*Land Use Compatibility*) in that the

property's development with a single-family residence would protect and enhance the character of the existing single-family area. The project complies with Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*), as the Coastside County Water District (CCWD) and Granada Community Services District (GCSD) have confirmed that respective water and sewer service connections to their systems are available for the project.

Zoning and Design Review Compliance: The proposed three-story single-family residence meets the R-1/S-17 Zoning District development standards, and includes a design, scale, and size compatible with other residences located in the vicinity. On March 9, 2017, the Coastside Design Review Committee (CDRC) found the project to be in compliance with applicable Design Review Standards, specifically, that the project design conforms to existing topography by featuring step-down of the garage from the first floor in the same direction as the existing grade, the embedded design makes the house complementary in scale to other homes in the neighborhood, and the project's dimensions, shape, and facade articulation add visual interest and are proportional and complementary to other homes in the neighborhood.

Conformance with the Local Coastal Program (LCP): The project qualifies for a Coastal Development Permit Exemption (CDX) as the project site is located within the Single-Family Residence Categorical Exclusion Area. The project and site conform to the lot size, width, and development standards of the R-1/S-17 Zoning District.

Conformance with Grading Regulations: The applicant proposes to perform 1,980 c.y. of excavation and 160 c.y. of fill to extend the road and to embed the house into the hillside. On March 9, 2017, after neighbors expressed to the CDRC their concern regarding how the proposed street elevation could increase the necessary grading for future development of their uphill properties, the CDRC directed the applicant to work with the uphill property owners regarding the slope and grade of the proposed street extension. The current proposal changes the proposed elevation of the centerline of the street at the driveway from 325.9 feet to 326 feet from sea level. While the current proposal represents a small increase in the amount of overall grading by 25 c.y. (including a decrease in the amount of excavation and an increase in the amount of fill), the increase in the street elevation reduces the amount of grading needed for future street extensions associated with the development of uphill properties. Plans were reviewed by the affected neighbors and reviewed and approved by DPW staff and the Geotechnical Section. Conditions of approval require erosion control measures to be inspected and maintained by the engineer of record for the duration of all grading activity, implementation of dust control measures, and limits grading to the dry season.

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

DATE: August 9, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, to allow construction of a new 2,268 sq. ft., 3-story single-family residence, plus a 668 sq. ft. attached garage, located on a 7,335 sq. ft. legal parcel in the of El Granada area of unincorporated San Mateo County. The project includes removal of nine (9) significant trees and involves 1,980 cubic yards (c.y.) of excavation and 160 c.y. of fill.

County File Number: PLN 2017-00055 (Pashel)

PROPOSAL

The applicant proposes to construct a new single-family residence on a 7,335 sq. ft. parcel with an approximate upward slope of 27.5%. The property is located at the end of Avenue Portola, an improved County maintained public road, across the street from and adjoining existing single-family residences. The project includes the extension of Avenue Portola to the edge of the proposed driveway and associated grading. The project includes the removal of nine (9) significant trees, including one (1) 18" diameter at breast height (d.b.h.) Pine tree and eight (8) Eucalyptus trees (16", 18", 20", 20", 20", 24", 36", and 54" d.b.h.) on the subject parcel and approximately 2,140 cubic yards of grading to extend the road and to embed the house into the hillside.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Grading Permit, County File Number PLN 2017-00055, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

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

Applicant: Kayleen "Katie" Pashel, Project Architect

Owner: Michael Kostiuk and Kayleen “Katie” Pashel

Location: Avenue Portola, El Granada

APN: 047-144-370

Size: 7,335.8 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential (6.1 - 8.7 dwelling units/net acre), Urban Land Use

Parcel Legality: The project parcel was legalized through a separate Certificate of Compliance (Type B) process, recorded on February 21, 2017 (PLN 2016-00441).

Existing Land Use: Vacant

Water Supply: Montara Water and Sanitary District (MWSD)

Sewage Disposal: Coastside County Water District (CCWD)

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of 0.2% Annual Chance of Flood, Community Panel No. 06081C0140E, dated October 16, 2012.

Environmental Evaluation: The proposed single-family residence is categorically exempt under provisions of Class 3, Section 15303, of the California Environmental Quality Act Guidelines, for the construction of a single-family residence in an urbanized, residential zone and associated grading.

Setting: The property is located at the end of Avenue Portola, an improved County maintained public road, across the street from and adjacent to existing single-family residences. The project parcel is undeveloped and largely forested, with an approximate upward slope of 27.5% from Avenue Portola. The area north of the parcel remains undeveloped and forested primarily with Eucalyptus trees.

Chronology:

<u>Date</u>	<u>Action</u>
October 13, 2016	- Subject application submitted with a Certificate of Compliance (Type B).

- January 5, 2017 - Certificate of Compliance (Type B) (PLN 2016-00441) is separated from the subject application and approved by the Zoning Hearing Officer.
- February 21, 2017 - Certificate of Compliance (Type B) recorded, legalizing the parcel.
- March 9, 2017 - The Coastside Design Review Committee (CDRC) reviews the project and recommends approval of the Design Review Permit, with the requirement that the applicant coordinate with the County Department of Public Works (DPW) and uphill property owners regarding the slope and grade of the proposed street extension, which foreseeably may change the grade elevation of the garage as reviewed by the CDRC.
- May 10, 2017 - After communicating with uphill property owners and DPW Staff, the applicant submits revised grading plans which change the proposed elevation of the centerline of the street at the driveway from 325.9 feet to 326 feet from sea level. The increase in the street elevation reduces the amount of grading needed for future street extensions associated with the development of uphill properties. Plans are subsequently reviewed and approved by DPW staff.
- August 9, 2017 - Planning Commission Public Hearing.

DISCUSSION

A. **KEY ISSUES**

1. **Conformance with the General Plan**

Soil Resources Policy 2.23 (Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion), Policy 2.29 (Promote and Support Soil Erosion Stabilization and Repair Efforts), and Policy 4.25 (Earthwork Operations) call for the County to regulate excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation, minimize grading operations in rural areas, and encourage contour grading rather than harsh cutting or terracing practices. Current Planning Staff, Department of Public Works Staff, and the Planning and Building Department’s Geotechnical Engineer have reviewed the proposed grading and erosion control plans (included as Attachment D) and have found that the project, as proposed and conditioned, complies with the County’s Grading Regulations. Per Condition Nos. 20, 22, and 23, the

applicant is required to implement erosion and sediment control measures throughout the term of grading and construction, erosion measures shall be monitored by the civil engineer and grading shall be observed by the project geotechnical consultant, and project grading is restricted to the dry season.

Visual Quality Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence will be in El Granada, one of the County's Design Review Districts. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastside Design Review Committee at their regular meeting on March 9, 2017. The project's compliance with the applicable design review standards is discussed further in Section A.3.b of this report, below.

Urban Land Use Policy 8.13 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) designates this portion of unincorporated El Granada with a General Plan Land Use Designation of Medium Density Residential (6.1 - 8.7 dwelling units/net acre). The proposal does not exceed this density and complies with the applicable standards of the R-1/S-17 Zoning District (Single-Family Residential/5,000 sq. ft. Minimum Lot Size) for development. The project also complies with Policy 8.14 (*Land Use Compatibility*) in that the property's development with a single-family residence would protect the character of the existing single-family area.

Urban Land Use Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is adjacent to a developed residential area and within an approved residential subdivision.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas. Coastside County Water District (CCWD) and Granada Community Services District (GCSD) are the respective water and sewer service providers for this urban area. CCWD and GCSD have confirmed that respective water and sewer service connections to their systems are available for the project.

2. Conformance with the Local Coastal Program (LCP)

The project qualifies for a Coastal Development Permit Exemption (CDX) as the project site is located within the Single-Family Residence Categorical Exclusion Area. The project and site conform to the lot size, width, and development standards of the R-1/S-17 Zoning District. As no Coastal Development Permit (CDP) is required, the project is not appealable to the California Coastal Commission.

3. Conformance with 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 described in the following table:

	S-17 Development Standards	Proposed
Minimum Building Site Area	5,000 sq. ft.	7,335.8 sq. ft.
Minimum Building Site Width	50 ft.	50 ft.
Maximum Building Site Coverage	2,567.5 sq. ft. (35%)	1,641 sq. ft. (31%)
Maximum Floor Area	3,888 sq. ft. (53%)	3,011 sq. ft. (41%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	84 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	5 ft.	10 ft.
Maximum Combined Side Yard	15 ft.	15 ft.
Maximum Building Height (natural grade to the topmost point of the building immediately above)	28 ft.	21 ft.
Minimum Covered Parking	2 Spaces	2 Spaces
Daylight Plane or Façade Articulation	Both	Complies

The proposed 3-story single-family residence meets the Zoning District height standards, and includes a design, scale, and size compatible with other residences located in the vicinity. The proposed lot coverage is 31% of total lot size, where 35% is the maximum allowed for structures over 16 feet in height. Furthermore, the total

floor area proposed is 41% of total lot size, where 53% is the maximum allowed.

b. Conformance with Design Review Standards

On March 9, 2017, the Coastside Design Review Committee (CDRC) reviewed the proposed design and found it to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations (see Attachment E), specifically elaborated as follows:

- i. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; a. Relationship to Existing Topography; Standard (1): Project design conforms to existing topography by featuring step-down of the garage from the first floor in the same direction as the existing grade. Standard (2): The proposed design eliminates unused, enclosed space between the lowest floor and the grade below.
- ii. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; b. Neighborhood Scale; Standard (1): The proposed embedded design makes the house complementary in scale to other homes in the neighborhood. The project's dimensions, shape, and facade articulation add visual interest and are proportional and complementary to other homes in the neighborhood.
- iii. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standard (3): The proposed contemporary style of the house is compatible with the natural setting of the area as its proposed shape moves organically up the grade and the proposed materials blend and complement the surrounding area.
- iv. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility; Standard (3): The proposed design uses materials with a natural appearance and colors that blend with surrounding natural features; darker colors help reduce apparent mass of the structure.

With regard to tree removal, the project requires the removal of nine (9) significant trees, including one (1) 18-inch diameter at breast height (d.b.h.) Pine tree and eight (8) Eucalyptus trees, ranging in size from 16 inches to 54 inches d.b.h. Because the property is a relatively narrow, sloping site, it would be impossible to construct the

home without removing significant trees. In this case, the applicant has met the standard, by locating and designing the home so that tree and vegetation removal is minimized to the extent necessary for the construction of the structure. Also, Condition Number 14 requires the submittal of a tree protection plan and a pre-construction site inspection prior to issuance of a building permit to ensure that those trees remaining on the site will be adequately protected during construction.

4. Conformance with Grading Regulations

The applicant proposes to perform 2,140 cubic yards of grading, involving 1,980 c.y. of excavation and 160 c.y. of fill, to extend the road and to embed the house into the hillside. On March 9, 2017, after neighbors expressed to the CDRC their concern regarding how the proposed street elevation could increase the necessary grading for future development of their uphill properties, the CDRC directed the applicant to work with the uphill property owners regarding the slope and grade of the proposed street extension. The current proposal changes the proposed elevation of the centerline of the street at the driveway from 325.9 feet to 326 feet from sea level. While the current proposal represents a small increase in the amount of overall grading by 25 c.y. (including a decrease in the amount of excavation and an increase in the amount of fill), the increase in the street elevation reduces the amount of grading needed for future street extensions associated with the development of uphill properties. Plans were reviewed by the affected neighbors and subsequently reviewed and approved by DPW staff.

In order to approve this project, the Planning Commission must make the required findings as specified in the grading regulations. The findings and supporting evidence are outlined below:

- a. *That the project will not have a significant adverse effect on the environment.*

Consistent with Section 21084 of the Public Resources Code, the CEQA Guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which are categorically exempt from the provisions of CEQA. This project is categorically exempt under provisions of Class 3, Section 15303(a) of the California Environmental Quality Act (CEQA), for construction of one single-family residence in an urban, residential zone.

- b. *That the project conforms to the criteria of Chapter 8, Division VII of the San Mateo County Ordinance Code, including the standards referenced in Section 9269.*

The project, as conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment control, and dust control. Conditions Nos. 17 and 19, respectively, require an erosion control plan to be approved prior to the issuance of the associated building permit and for measures to be implemented prior to any commencement of construction activity. Condition No. 21 requires the erosion control measures to be inspected and maintained by the engineer of record for the duration of all grading activity. Condition No. 24 requires implementation of dust control measures. Condition No. 15 limits grading to the dry season (wet season is October 1st through April 30th). Condition Nos. 5 and 29 have been added to ensure post-construction project compliance with County stormwater and drainage requirements.

The project has been reviewed and approved by the Department of Public Works (DPW) and the Geotechnical Section. The Planning staff has added Condition No. 23 which requires the project's geotechnical consultant to observe grading and improvements at the project site.

c. That the project is consistent with the General Plan.

The County General Plan land use designation for the property is Medium Density Residential (6.1 – 8.7 dwelling units/net acre (du/acre)). As proposed and conditioned, the project complies with applicable General Plan policies, as discussed in Section 1 of this report above.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act Guidelines related to construction of a single-family residence in a residential zone and associated grading.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning Staff sent a project referral to the Midcoast Community Council (MCC). The MCC had no comment on this project.

D. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District (CCWD)
Granada Community Services District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Plans recommended for approval by the Coastside Design Review Committee on March 9, 2017
- D. Current Project Plans, submitted on May 10, 2017, to address neighbors' concerns regarding grading for street extension.
- E. Coastside Design Review Committee Decision Letter, dated March 20, 2017

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00055 Hearing Date: August 9, 2017

Prepared By: Camille Leung For Adoption By: Planning Commission
 Project Planner

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act Guidelines related to construction of a single-family residence in an urban, residential zone and associated grading.

Regarding the Design Review, Find:

2. The project has been reviewed under and, as conditioned, has been found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; a. Relationship to Existing Topography; Standard (1): Project design conforms to existing topography by featuring step-down of the garage from the first floor in the same direction as the existing grade. Standard (2): The proposed design eliminates unused, enclosed space between the lowest floor and the grade below.
 - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; b. Neighborhood Scale; Standard (1): The proposed embedded design makes the house complementary in scale to other homes in the neighborhood. The project's dimensions, shape, and facade articulation add visual interest and are proportional and complementary to other homes in the neighborhood.
 - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standard (3): The proposed contemporary style of the house is compatible with the natural setting of the area as its

proposed shape moves organically up the grade and the proposed materials blend and complement the surrounding area.

- d. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility; Standard (3): The proposed design uses materials with a natural appearance and colors that blend with surrounding natural features; darker colors help reduce apparent mass of the structure.

3. Regarding the Grading Permit, Find:

- a. That the granting of the permit will not have a significant adverse effect on the environment. This project has been reviewed and preliminarily approved by the Department of Public Works and the Building Inspection Section's Geotechnical Consultant. With implementation of the proposed Grading Plan prepared by a licensed civil engineer and Condition No. 23, which requires that the project engineer provide written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations, the potential for geological hazards related to geologic conditions would be minimized. With implementation of the proposed Erosion and Sediment Control Plan and required conditions of approval, potential for significant erosion would be minimized.
- b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9269. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including erosion and sediment control, dust control, and timing of grading activity.
- c. That the project is consistent with the General Plan. The County General Plan land use designation for the property is Medium Density Residential within an urban area. As proposed and conditioned, the project complies with General Plan Policies 2.23 (Regulate Excavation, Grading, Filling, and Land Clearing Activities against Accelerated Soil Erosion) and 2.17 (Erosion & Sedimentation).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on August 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this

approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Design Review and Grading Permit 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 demonstrate compliance with the following requirements on the project plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Provide sizes for plantings.
 - b. The 6-foot retaining wall on the south elevation shall be evaluated with regard to building code and County fence height and location requirements per the County's Zoning Regulations.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

- e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. The Project is subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface). The project shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
6. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
8. 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 Avenue Portola. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola. There shall be no storage of construction vehicles in the public right of way.
9. 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. The applicant shall submit photos to the project planner prior to Planning's final approval of the building permit.
 10. 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).
 11. Installation of the approved landscape plan including replacement trees is required prior to final inspection.
 12. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- 1) Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test).
- 2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant

factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

- 3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - 4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - 5) Irrigation System: The applicant shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
13. An Erosion Control and Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s). Once all review agencies have approved your Building Permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
14. The applicant shall submit a tree protection plan, for Planning review and approval, prior to the issuance of a Building or Planning permit. Said protection plan shall include the following measures as applicable:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

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

Grading Permit

- 15. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
- 16. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
- 17. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

18. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective

stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
19. 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 to prevent erosion and sedimentation off-site.
 20. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
 21. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
 22. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
 23. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented. Such measures shall be included in the Erosion and Sediment Control Plan.
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.

- b. A dust palliative shall be applied to the site when required by the County. If required, the applicant shall submit a Dust Control Plan, a written procedure describing the method, equipment, and materials to be used in minimizing and controlling dust arising from construction activities, subject to the County's review and approval.

Granada Community Services District

24. The property owner shall obtain a ministerial permit from the Granada Community Services District.

Coastside County Water District (CCWD)

25. The Coastside County Water District records confirm that there is one – 5/8" (20 gallons per minute) uninstalled non-priority water service connection assigned to APN047-144-370. The current owner of said water service connection on record with the Coastside County District is Giovanni Bruschi. A main line extension will be required since there is no infrastructure to serve this parcel and the existing fire hydrant will need to be upgraded.
26. The project will be required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. CCWD staff performs inspections to verify compliance with all district regulations during and after construction.
27. Please note that the Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection. There shall be no cross connections, and approved backflow protection is required.
28. Before issuance of a building permit, the Coastside County Water District will need to evaluate a complete set of building plans to determine if plans comply with all CCWD regulations.

Department of Public Works

29. 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.

30. 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 from the nearest "publicly" maintained roadway 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.
31. 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.
32. 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.

Coastside Fire Protection District

33. As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
34. 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.
35. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

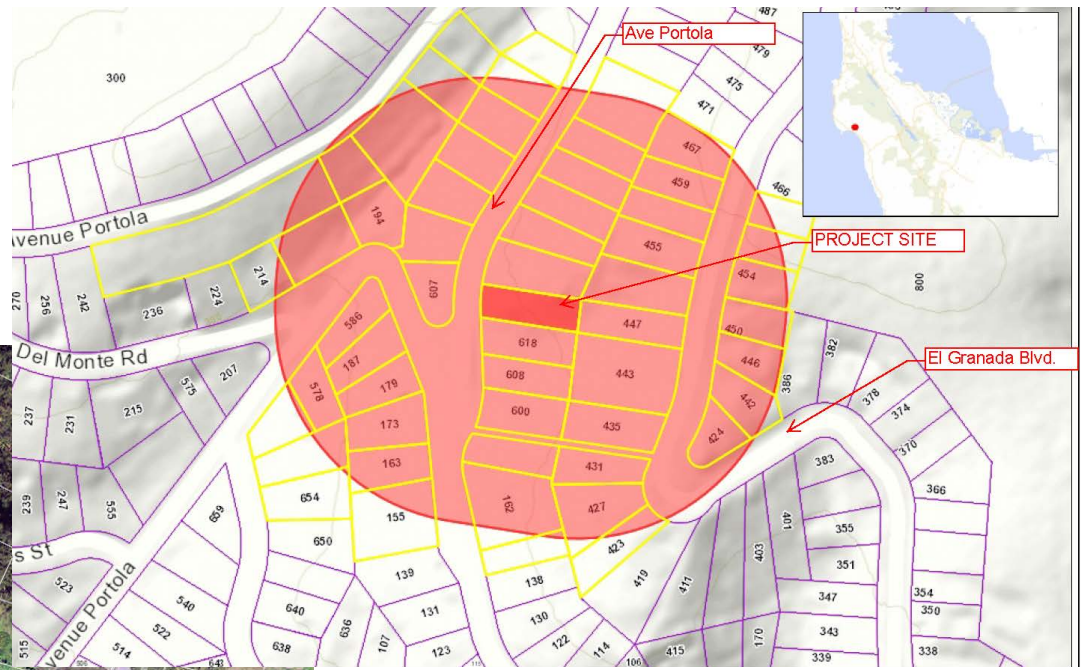
36. As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address signs shall be 4 inches in height 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 finished grade. When the building is served by a long driveway or is otherwise obscured, a reflectorized address sign shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
37. 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 six 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 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.
38. As per Coastside Fire District Ordinance 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 "A" or higher as defined in the current edition of the California Building Code.
39. The building is in a Very High Fire Hazard Severity Zone and will require a Class "A" roof. Please demonstrate compliance on the building plans.
40. Per the Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. This is neither a requirement nor an authorization for the removal of living trees.
41. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

42. 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 District Ordinance 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 Coastside Fire District specifications. As per the 2013 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
43. 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. CFC503, D103, T-14 1273.
44. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 feet to 26 feet wide and on one side of roads 26 feet to 32 feet wide. CFC D103.6.
45. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
46. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire 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 square feet 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 District for review. Fees shall be paid prior to plan review. Installation of an underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection.
47. Exterior Bell and Interior Horn/Strobe: These 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.

48. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
49. All fire conditions and requirements must be incorporated into your building plans, (see conditions listed herein) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
50. In plans submitted with the building permit application, provide Eave & Gutter details that meet R327. The applicant shall demonstrate that all exterior doors including garage door must meet R327.
51. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
52. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at: http://www.fire.ca.gov/fire_prevention_wildland and click the new products link to view the "WUI Products Handbook".

CML:aow – CMLBB0372_WAU.DOCX

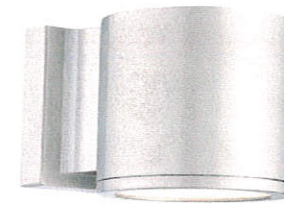


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Number: _____



WAC OUTDOOR
DOWNLIGHT SCONCE
MODEL: WS-W2605
COLOR: AL



CLEAR ANNOZIZED
ALUMINUM WINDOWS &
DOORS



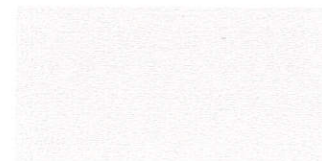
BASALITE STACKED 8X16 CMU
COLOR: S-225 (P)
FINISH: PRECISION
MORTAR: AMERIMIX TYPE "S" 225



RHEINZINK FLAT LOCK PANELS
COLOR: GRAPHITE-GRAY



CLEAR T&G CEDAR



GAF EVERGUARD TPO ROOF
MEMBRANE
COLOR: ENERGY GRAY 322

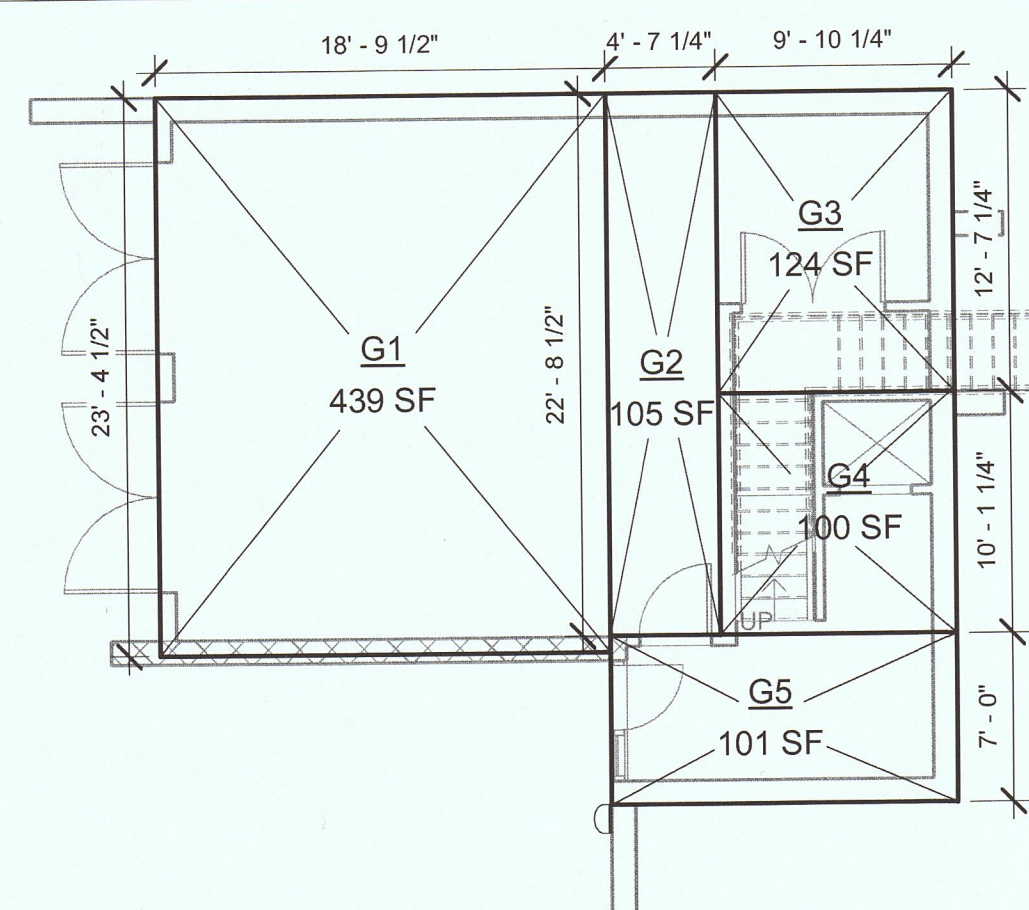
KOSTIUK RESIDENCE

0 AVENUE PORTOLA, EL GRANADA 94018

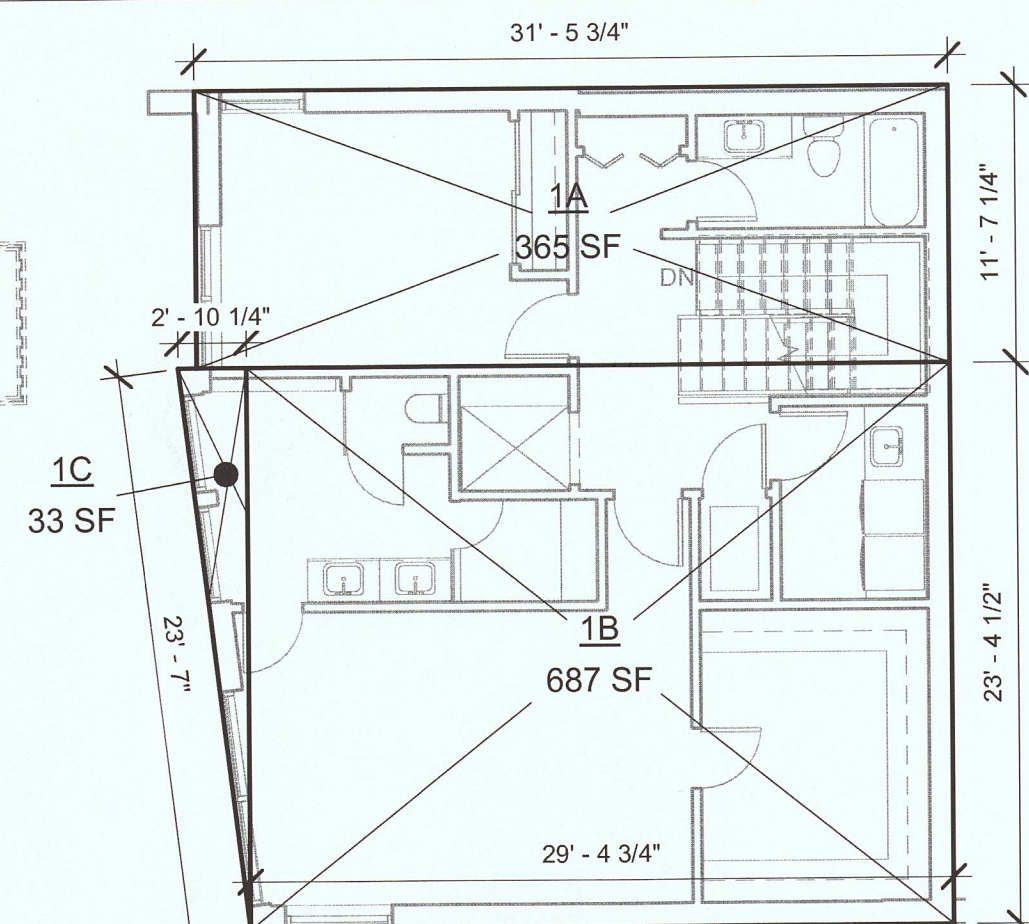
MATERIALS BOARD

02/14/17

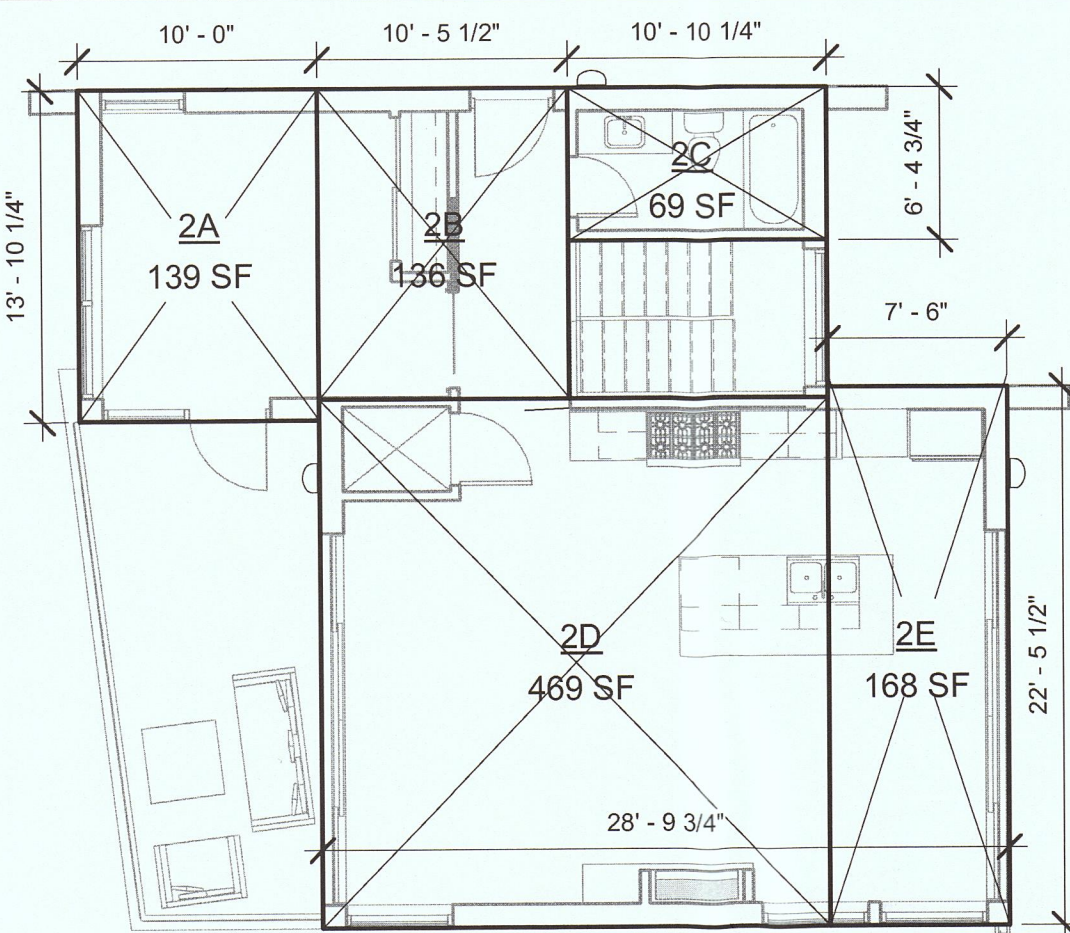
FAT PEN
STUDIOS



05 GARAGE AREA PLAN
1/8" = 1'-0"

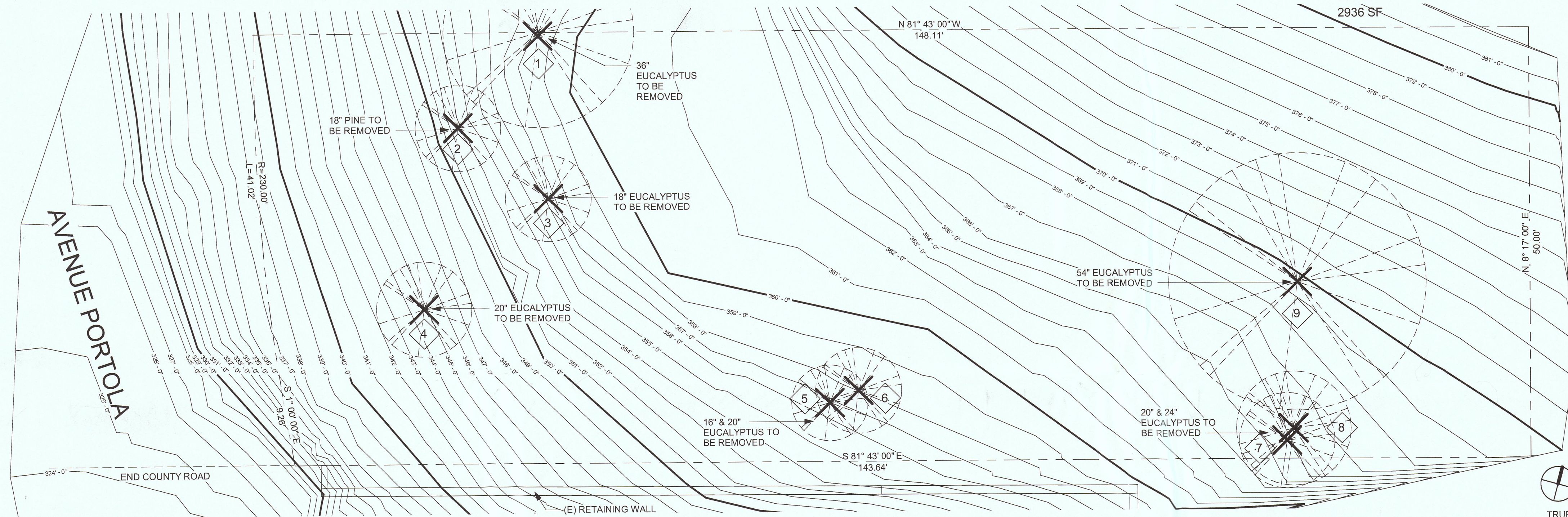


04 FIRST FLOOR AREA PLAN
1/8" = 1'-0"

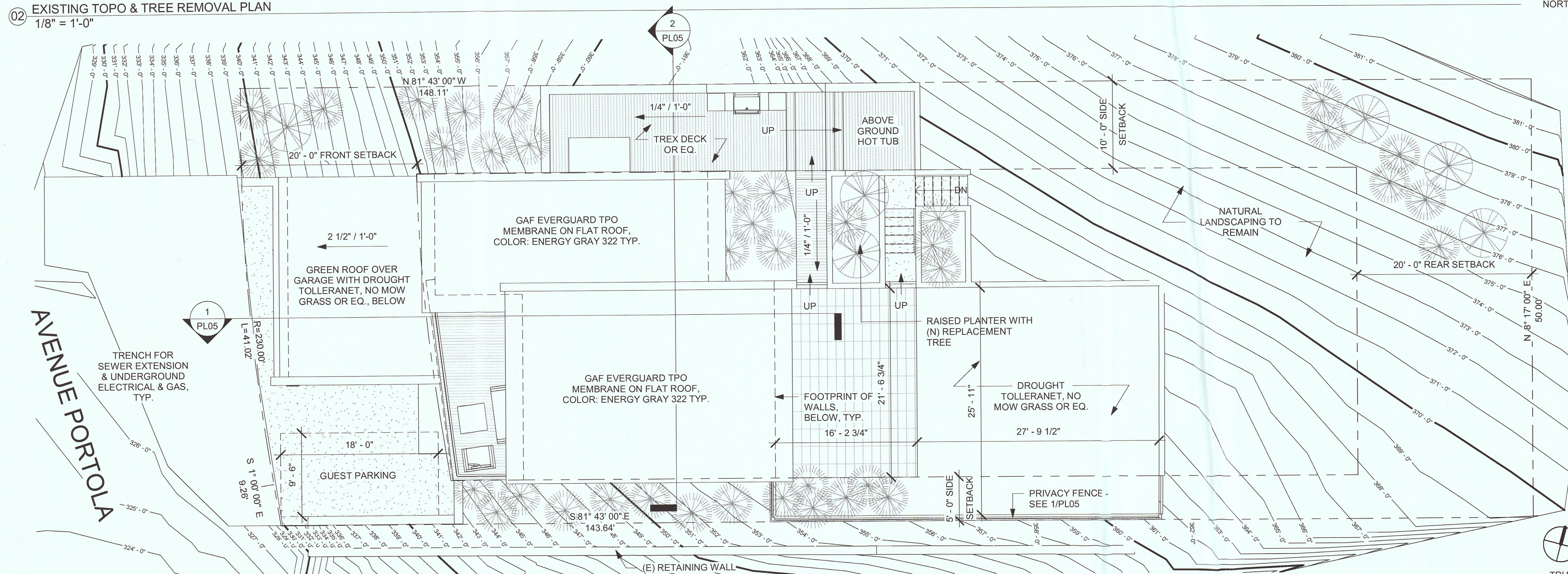


03 SECOND FLOOR AREA PLAN
1/8" = 1'-0"

AREA SCHEDULE		
NAME	AREA	COMMENTS
GARAGE		
G1	439 SF	UNCONDITIONED GARAGE
G2	105 SF	UNCONDITIONED GARAGE
G3	124 SF	UNCONDITIONED GARAGE
G4	100 SF	
G5	101 SF	
	869 SF	
FIRST FLOOR PLAN		
1A	365 SF	
1B	687 SF	
1C	33 SF	
	1086 SF	
SECOND FLOOR		
2A	139 SF	
2B	136 SF	
2C	69 SF	
2D	469 SF	
2E	168 SF	
	981 SF	
	2936 SF	



02 EXISTING TOPO & TREE REMOVAL PLAN
1/8" = 1'-0"



01 PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT DATA

APN: 047-144-370
 ZONING: R-1S-17(D)/C/D
 APPLICABLE CODES: 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS ADOPTED BY SAN MATEO COUNTY.

CONSTRUCTION TYPE: 7,335.8 SF (0.17 ACRES)
 LOT AREA: 2,567.5 SF (SEE BELOW)
 MAX. PARCEL COVERAGE: (35% OF LOT AREA FOR BUILDINGS TALLER THAN 16'-0") = 35 X 7,335.8 SF = 2,567.5 SF

PROPOSED PARCEL COVERAGE: 1,641 SF (REFER TO 2/PL02 FOR AREA CALCS)
 MAX FAR: 3,888 SF (SEE BELOW)
 (53 X PARCEL AREA) = .53 X 7,335.8 SF = 3,888 SF
 3,011 SF (REFER TO AREA CALCS)

PROPOSED FAR: 20'-0"
 GARAGE SETBACK: 0'-0" DUE TO SLOPED TERRAIN
 SIDEYARD SETBACKS: 5'-0" MIN, COMBINED 15'-0" FOR BUILDINGS TALLER THAN 16'-0"
 REAR SETBACK: 20'-0"
 PROJECT SCOPE: NEW 3 BEDROOM, 3 BATHROOM SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE AT STREET LEVEL AND TWO LIVING LEVELS ABOVE.

SHEET INDEX

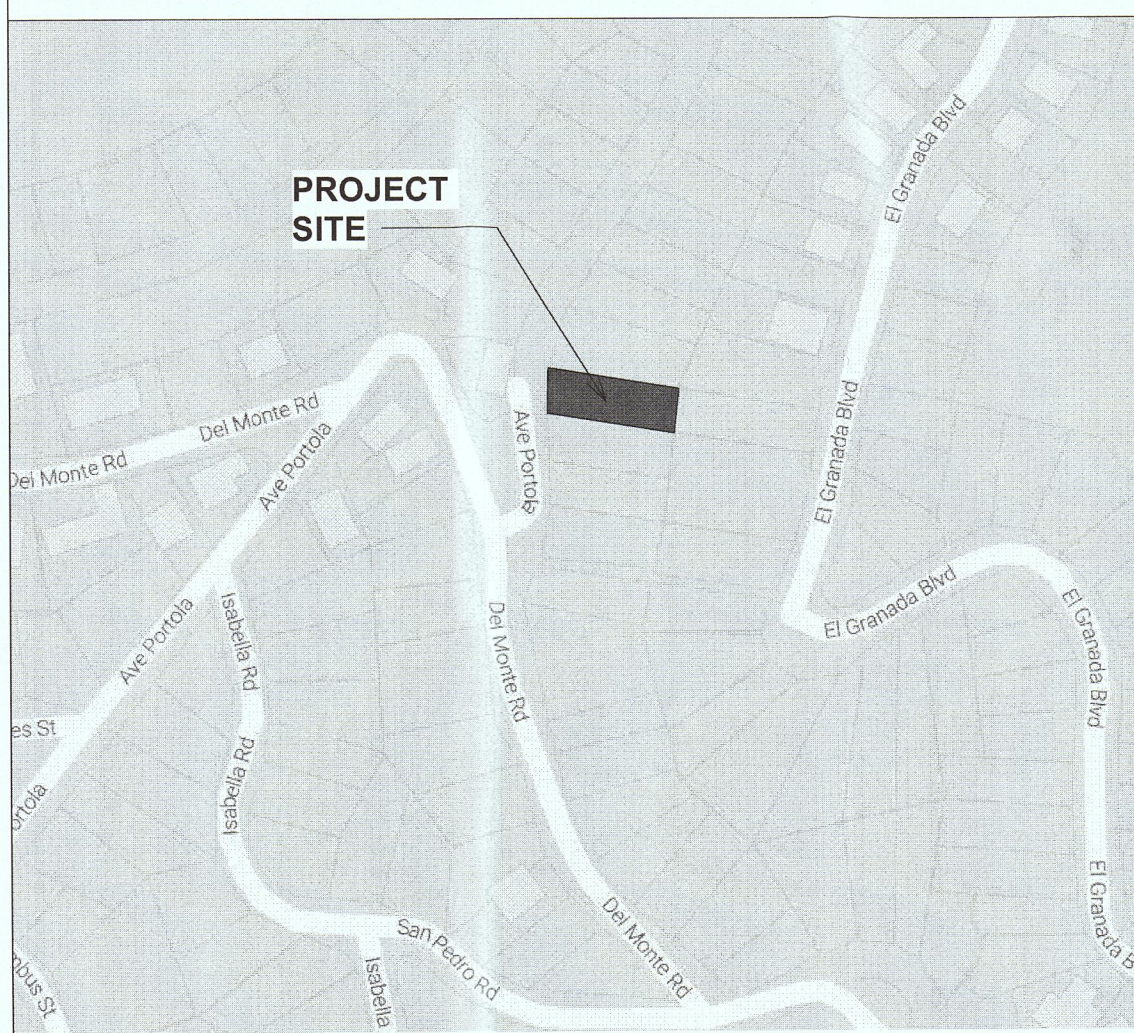
- ARCHITECTURE
- PL00 PROJECT DATA, AREA CALCS, SITE PLANS, VICINITY MAP
 - PL01 PROPOSED FLOOR PLANS
 - PL02 WEST (FRONT) EXTERIOR ELEVATION, MATERIAL SPECS
 - PL03 NORTH (SIDE) & EAST (REAR) EXTERIOR ELEVATIONS
 - PL04 SOUTH (EAST) EXTERIOR ELEVATION
 - PL05 BUILDING SECTIONS
 - PL06 LANDSCAPE PLAN
 - BPM CONSTRUCTION BEST MANAGEMENT PRACTICES
- CIVIL
- 1 TOPOGRAPHIC SURVEY OF THE LANDS OF PASHEL & KOSTIUK
 - C-1 GRADING & DRAINAGE PLAN
 - C-2 EROSION CONTROL PLAN
 - C-3 GRADING BREAKDOWN

RECEIVED
 FEB 01 2017
 San Mateo County
 Planning and Building Department

SYMBOLS & LEGEND

- NEW CONSTRUCTION
- DEMOLITION
- EXISTING TO REMAIN

VICINITY MAP



06 VICINITY MAP
N.T.S.

FAT PEN
STUDIOS

PROJECT DIRECTORY

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XDG ENERGY CONSULTANTS
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 RIVERSIDE, CA 92503
 951-830-2018
 info@title24consultants.net



**KOSTIUK
 RESIDENCE**
 0 AVENUE PORTOLA, EL
 GRANADA 94018

REVISIONS

NO.	DESCRIPTION	DATE
1	OWNER CHANGES	170201

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**
 PROJECT DATA, AREA CALCS, SITE PLANS, VICINITY MAP

PL00

PROJECT DIRECTORY

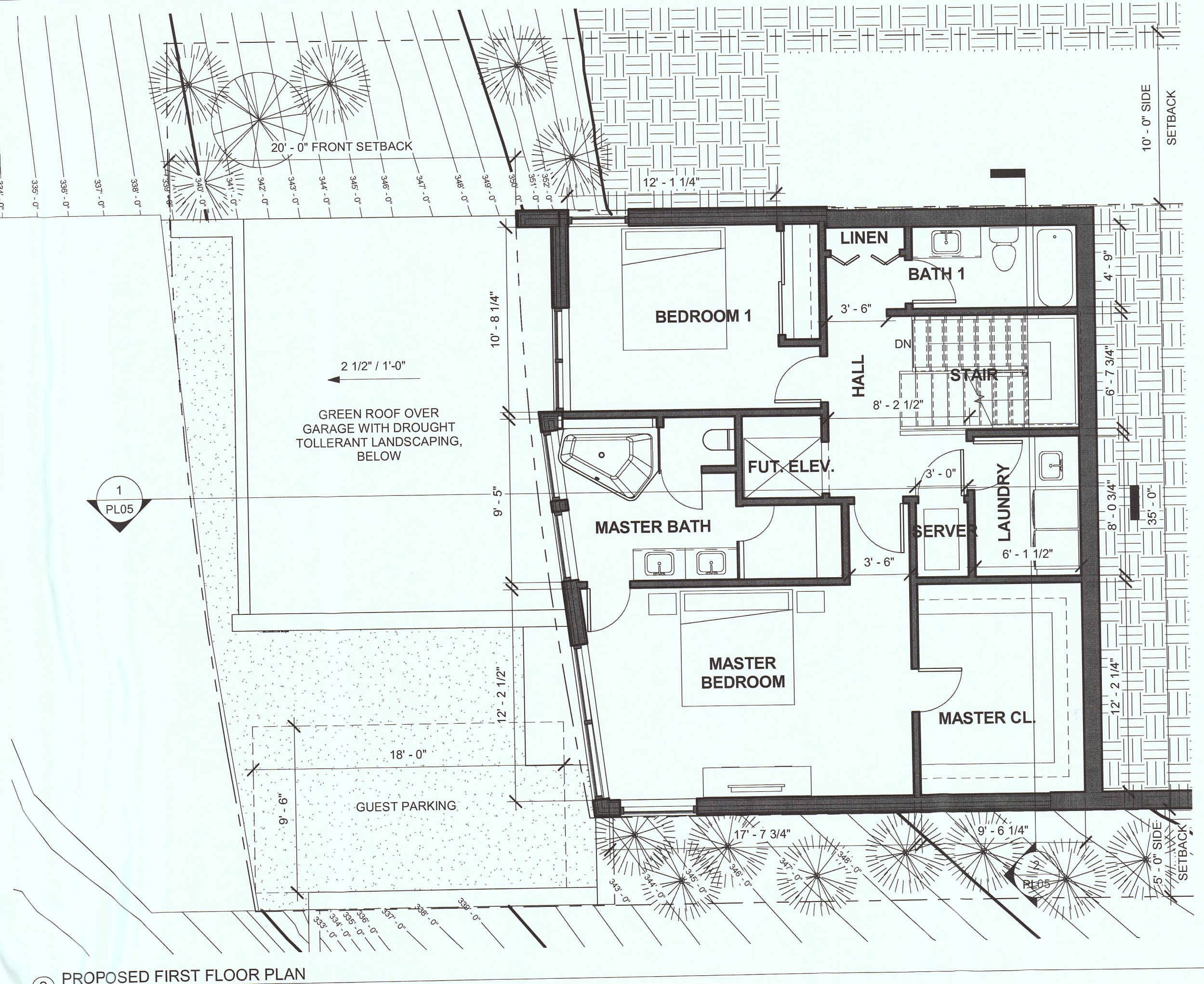
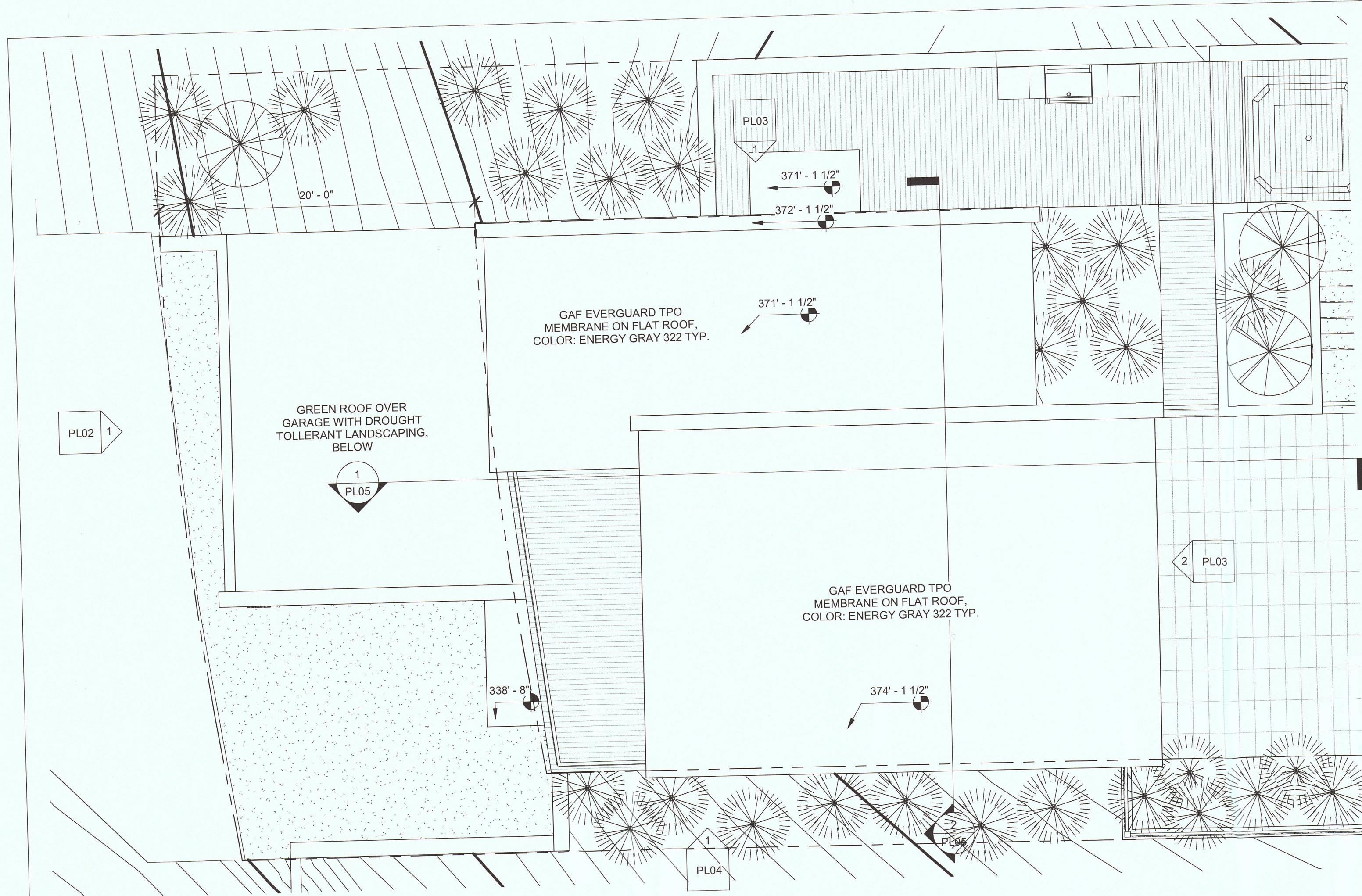
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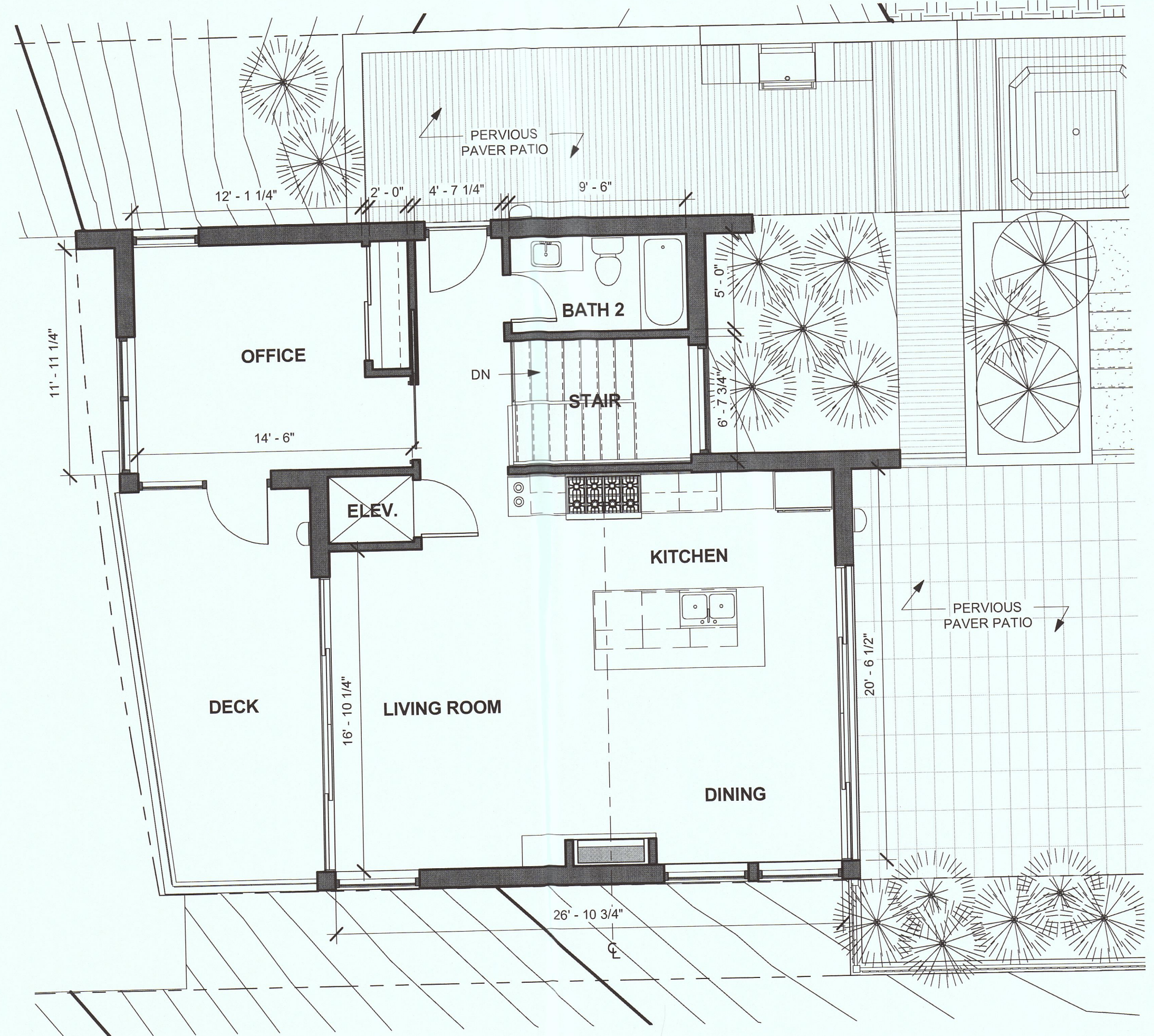
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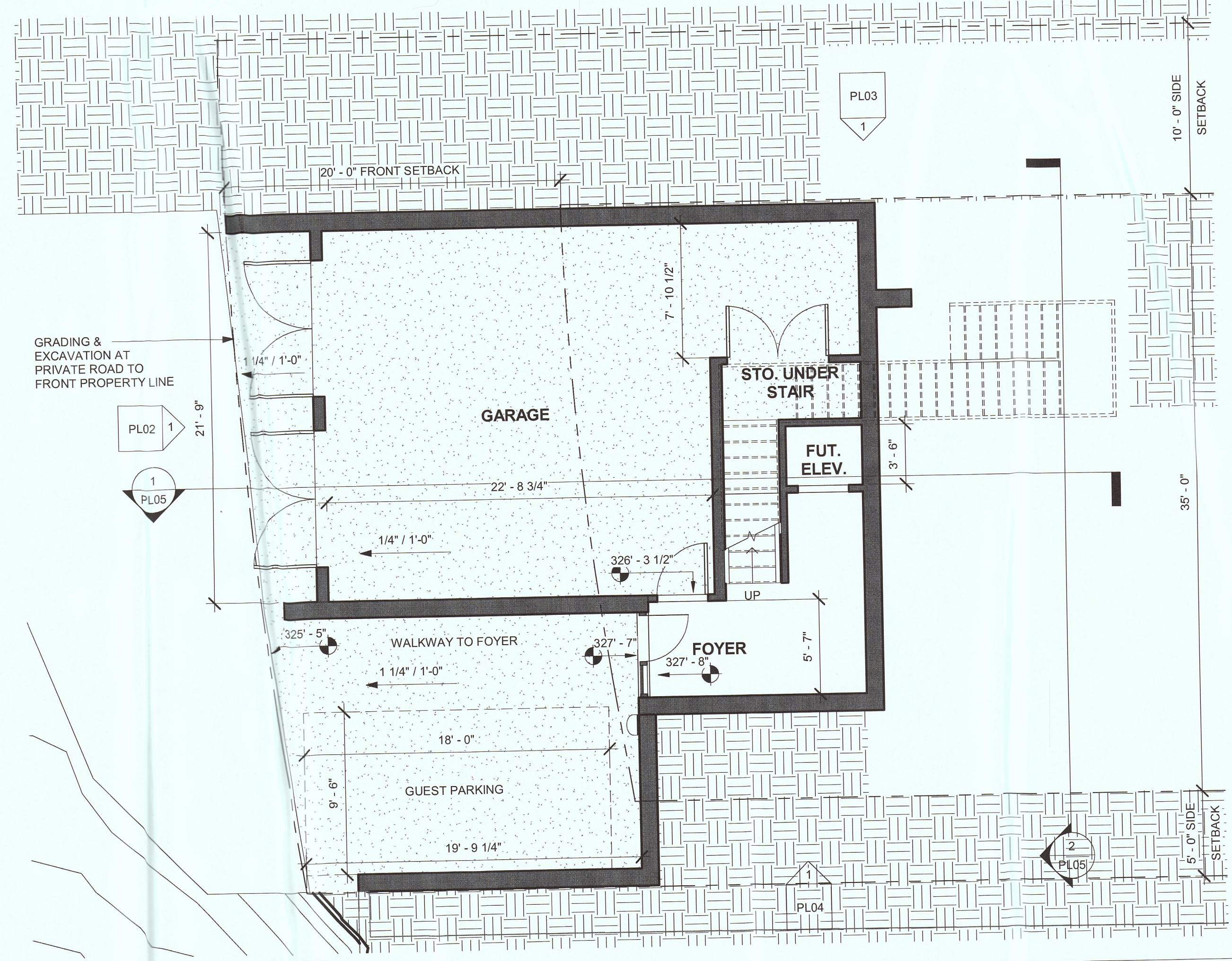


2 PROPOSED FIRST FLOOR PLAN
 3/16" = 1'-0"

3 PROPOSED ROOF PLAN
 3/16" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
 3/16" = 1'-0"



1 PROPOSED GARAGE/FOYER PLAN
 3/16" = 1'-0"

REVISIONS

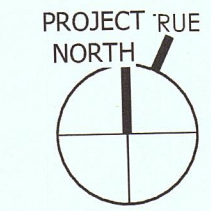
NO.	DESCRIPTION	DATE
1	OWNER CHANGES	17/02/01

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 3/16" = 1'-0"

ISSUE STATUS: PLANNING APPLICATION

PROPOSED FLOOR PLANS

PL01



MATERIAL SPECIFICATIONS

1. BASALITE STACKED CMU, COLOR NATURAL, FINISH PRECISION
2. JAMES HARDIE PANEL
3. CLEAR ANNOIDIZED WINDOWS & EXTERIOR DOORS
4. RHEINZINK GRAPHITE GRAY, FLATLOCK PANELS OR STANDING SEAM PANELS
5. CLEAR T&G CEDAR SIDING
6. CLEAR T&G CEDAR SOFFIT/CEILING
7. GLASS GUARDRAILS WITH CLEAN ANNOIDIZED HANDRAIL
8. CLEAR ANNOIDIZED FASCIA
9. WAC LIGHTING LED OUTDOOR SCONCE LUMINAIRE DOWNLIGHT, FINISH: AL

PROJECT DIRECTORY

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**KOSTIUK
 RESIDENCE**
 0 AVENUE PORTOLA, EL
 GRANADA 94018

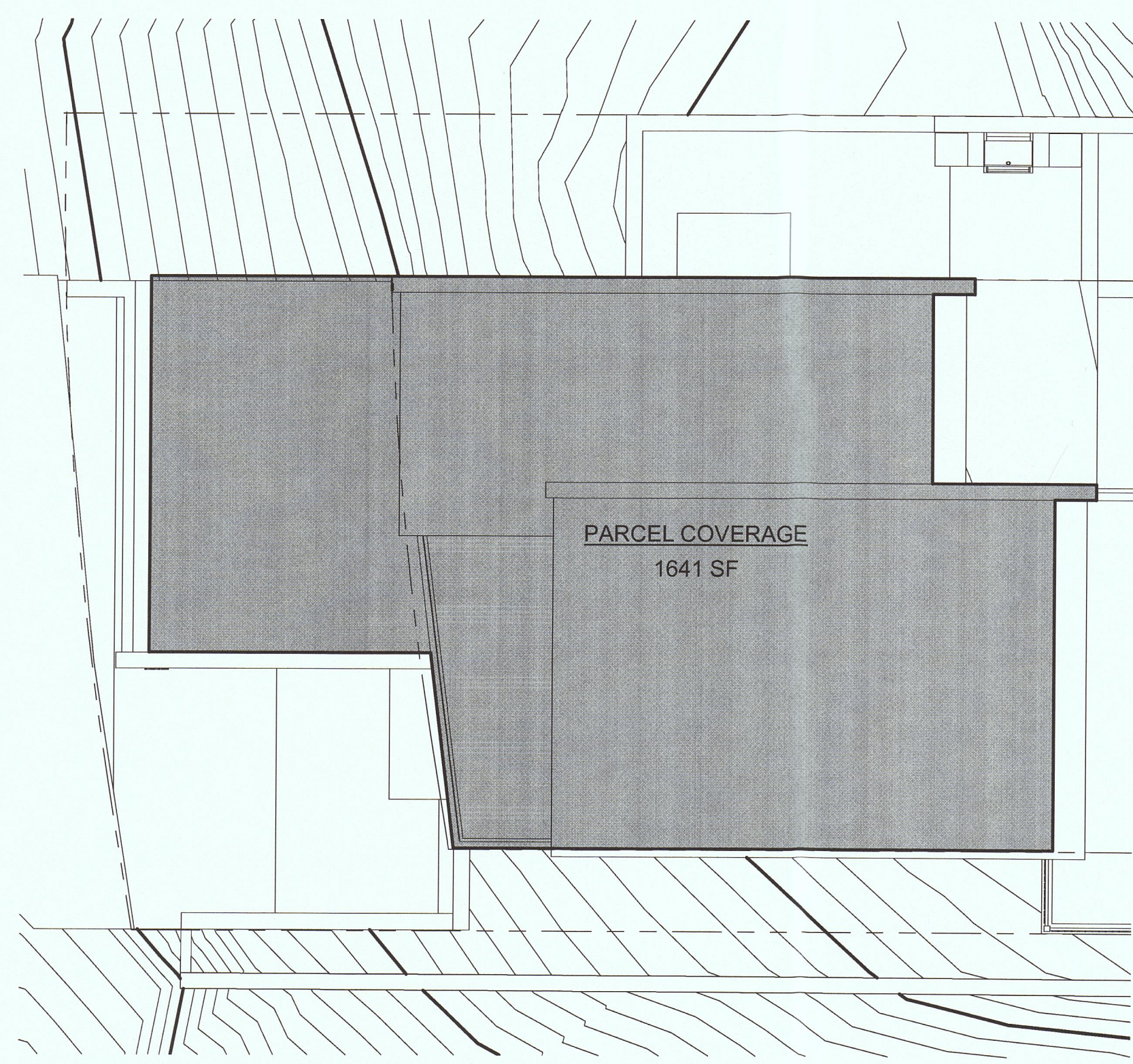
REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**
WEST (FRONT) EXTERIOR ELEVATION, MATERIAL SPECS

PL02



② PARCEL COVERAGE AREA DIAGRAM
 1/8" = 1'-0"



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

PROJECT DIRECTORY

ARCHITECTURE
FAT PEN STUDIOS, INC.
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 info@fatpenstudios.com

STRUCTURAL ENGINEER
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 332 PRINCETON AVENUE
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XDG ENERGY CONSULTANTS
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 951-830-2018
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**KOSTIUK
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 0 AVENUE PORTOLA, EL
 GRANADA 94018

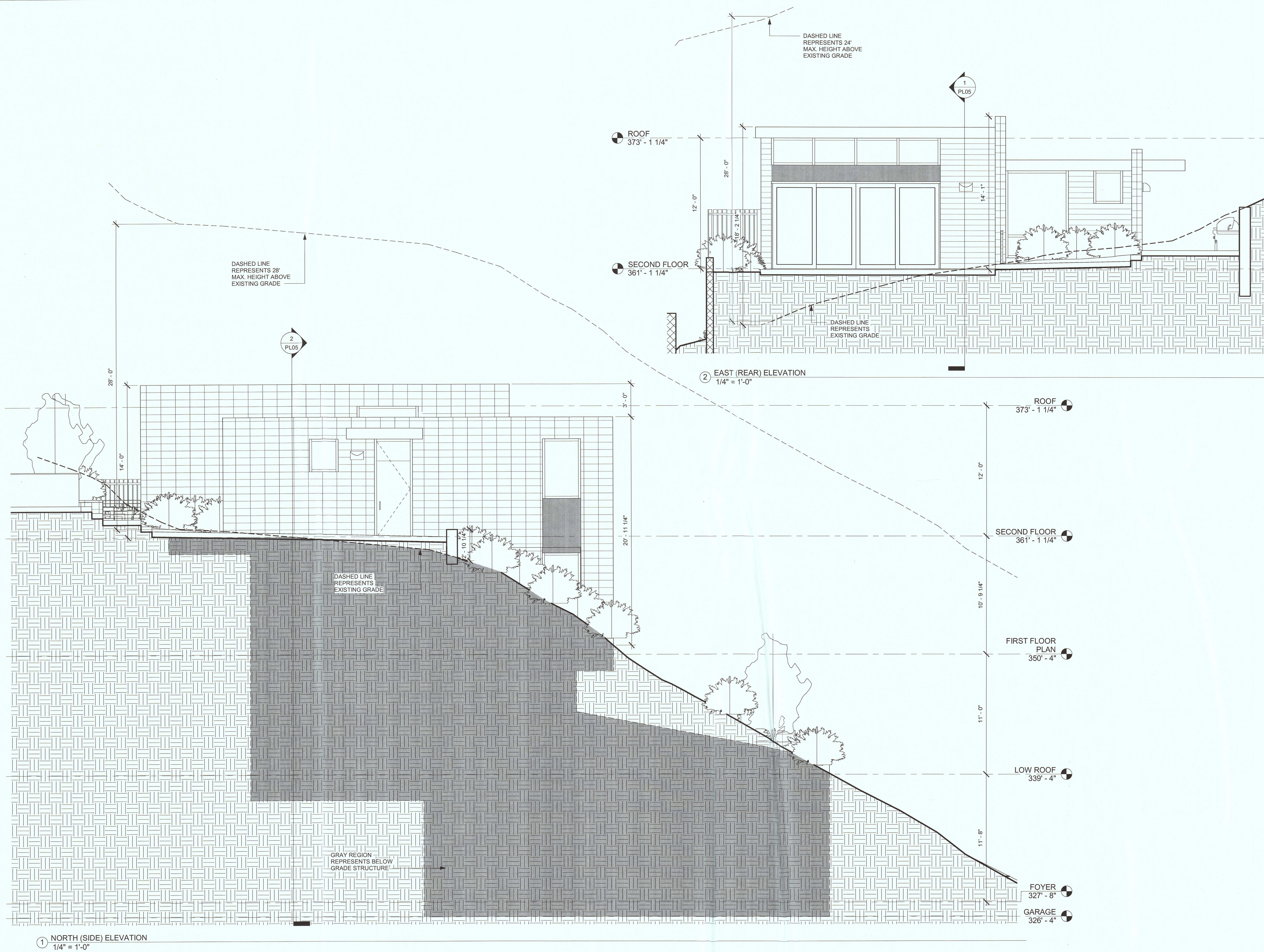
REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 1/4" = 1'-0"

ISSUE STATUS:
**PLANNING
 APPLICATION**
**NORTH (SIDE) & EAST
 (REAR) EXTERIOR
 ELEVATIONS**

PL03



PROJECT DIRECTORY

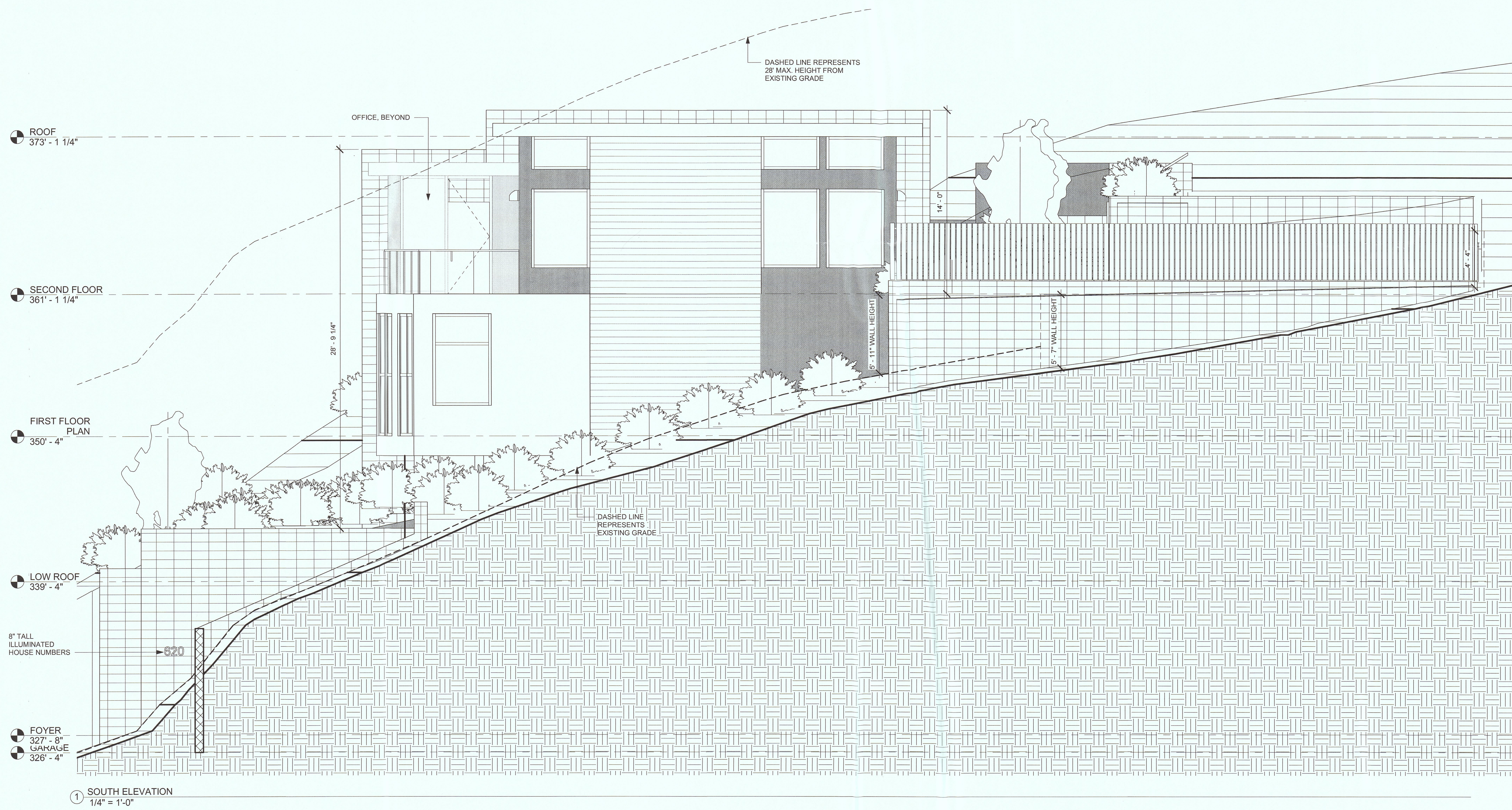
ARCHITECTURE
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**KOSTIUK
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 0 AVENUE PORTOLA, EL
 GRANADA 94018

REVISIONS

NO.	DESCRIPTION	DATE
1	OWNER CHANGES	170201

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 1/4" = 1'-0"

ISSUE STATUS: **PLANNING APPLICATION**

**SOUTH (EAST)
 EXTERIOR ELEVATION**

PL04

PROJECT DIRECTORY

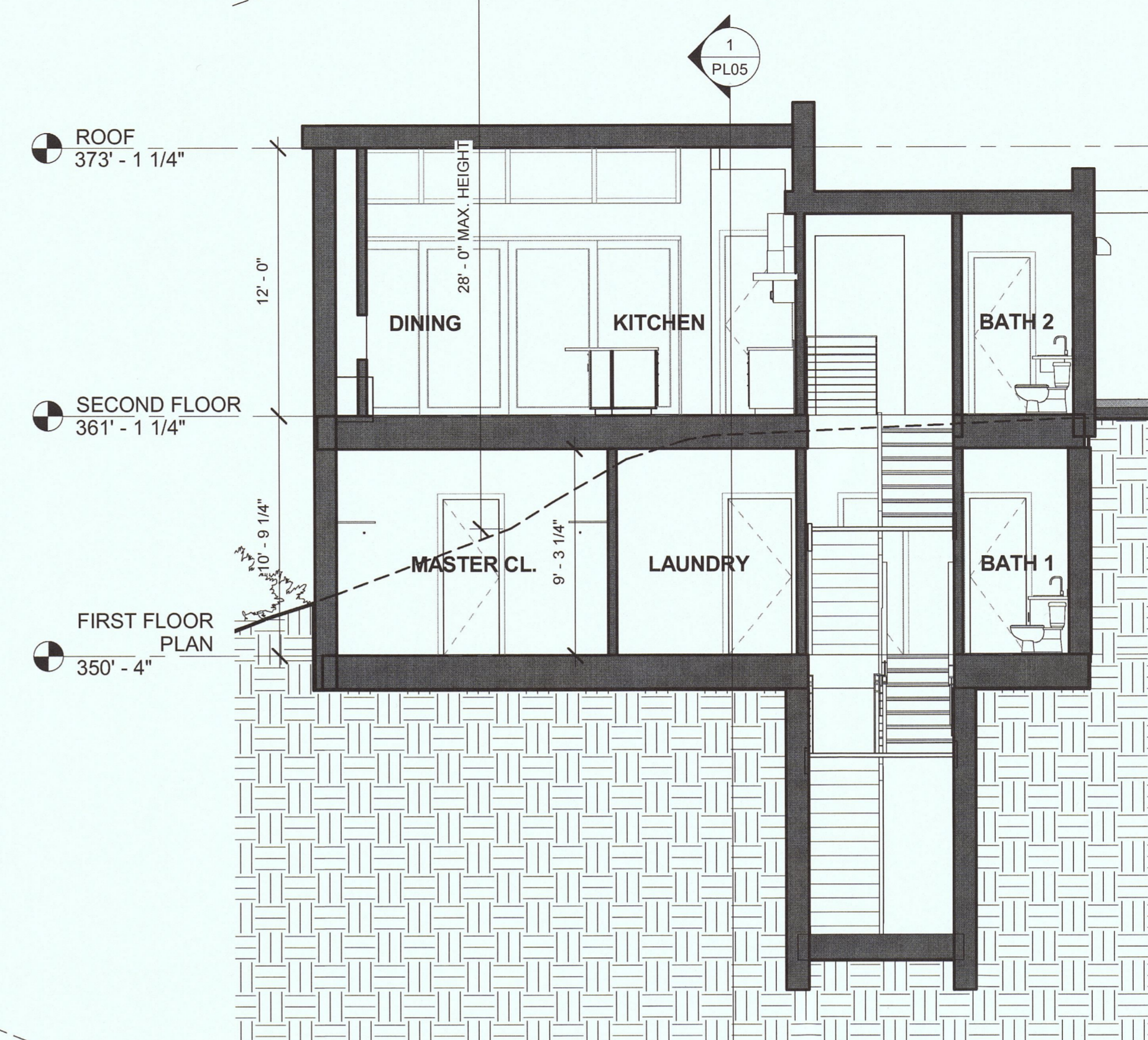
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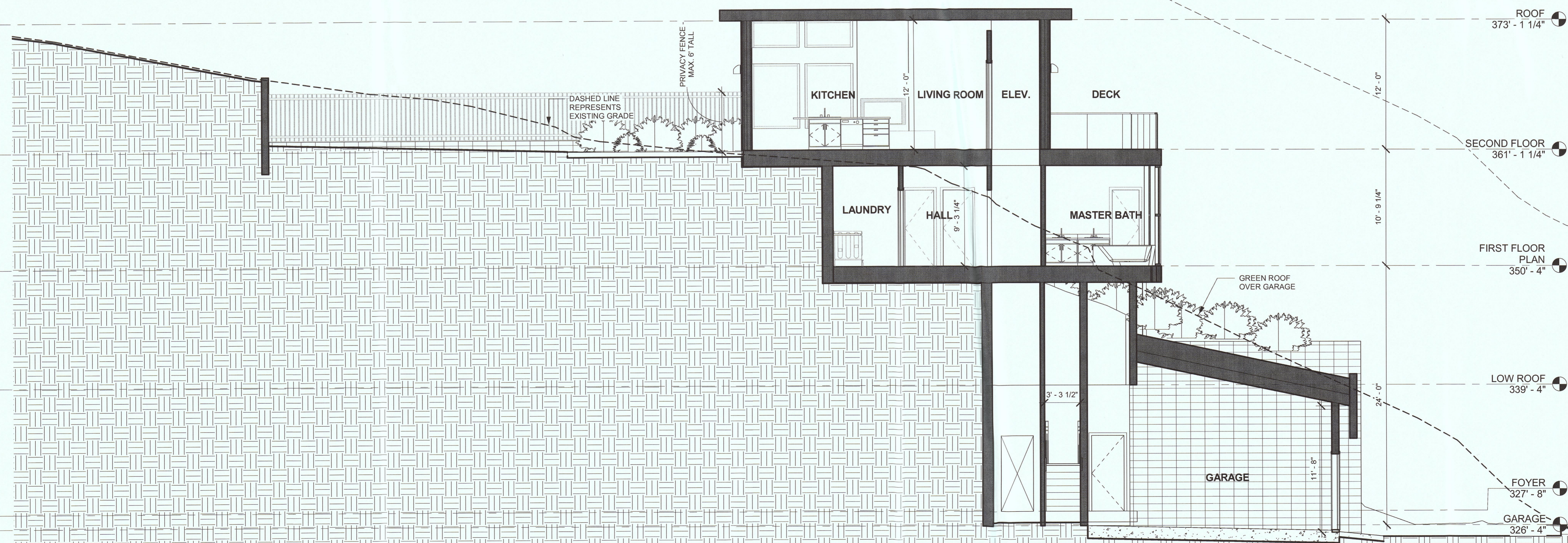
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② BUILDING SECTION 2
 3/16" = 1'-0"



① BUILDING SECTION 1
 3/16" = 1'-0"

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 0 AVENUE PORTOLA, EL
 GRANADA 94018

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 3/16" = 1'-0"

ISSUE STATUS: **PLANNING APPLICATION**





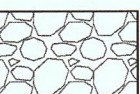
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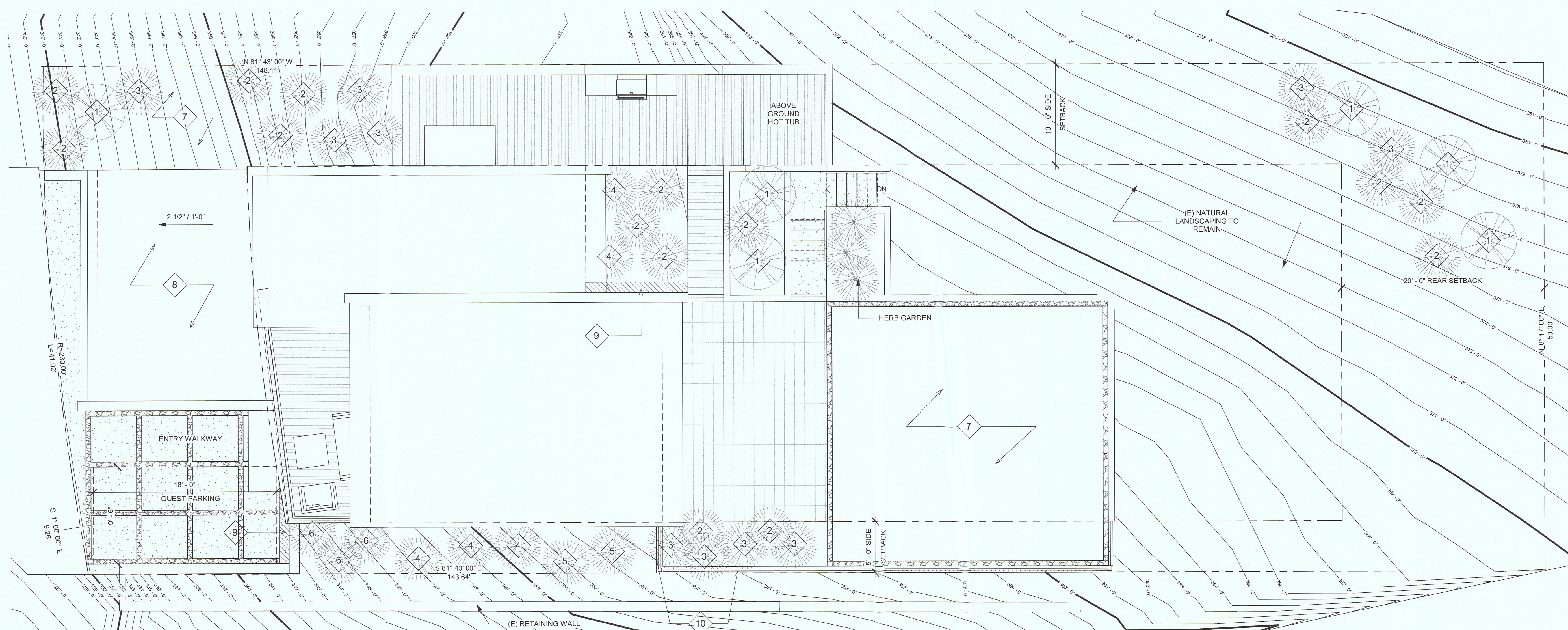
PL05

PLANT KEY

1. ARCTOSTAPHYLOS 'MANZANITA TREE'
2. SEDUM RUPESTRE 'ANGELINA'
3. ACANTHUS MOLLIS 'BEAR'S BREECHES'
4. GALVEZIA SPECIOSA 'ISLAND BUSH SNAPDRAGON'
5. SALVIA 'INDIGO SPIRES SAGE'
6. LAVENDULA 'LAVENDER'
7. DROUGHT TOLERANT NO MOW GRASS
8. GREEN ROOF OVER GARAGE WITH DROUGHT TOLERANT, NO MOW GRASS. PROVIDE DRIP IRRIGATION.
9. EQUISETUM HYEMALE 'HORSETAIL REED'
10. PRIVACY FENCE

HARDSCAPE LEGEND

-  TREX DECKING, OR EQUAL
-  PERVIOUS UNMORTARED STONE OR PAVER PATIO, OR EQUAL
-  CONCRETE DRIVEWAY & WALKWAY
-  PLANTED AREA CONTAINING EUISETUM HYEMAIL 'HORSETAIL REED'
-  MEDIUM-LARGE GRAVEL



1 PROPOSED SITE PLAN
3/16" = 1'-0"

PROJECT DIRECTORY	
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CIVIL & GEOTECHNICAL ENGINEER SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 650-728-3590 info@sigmaprime.net	SURVEYOR SAVIOR P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE SOUTH SAN FRANCISCO, CA 94080 805-709-2423 saviormicallef@gmail.com
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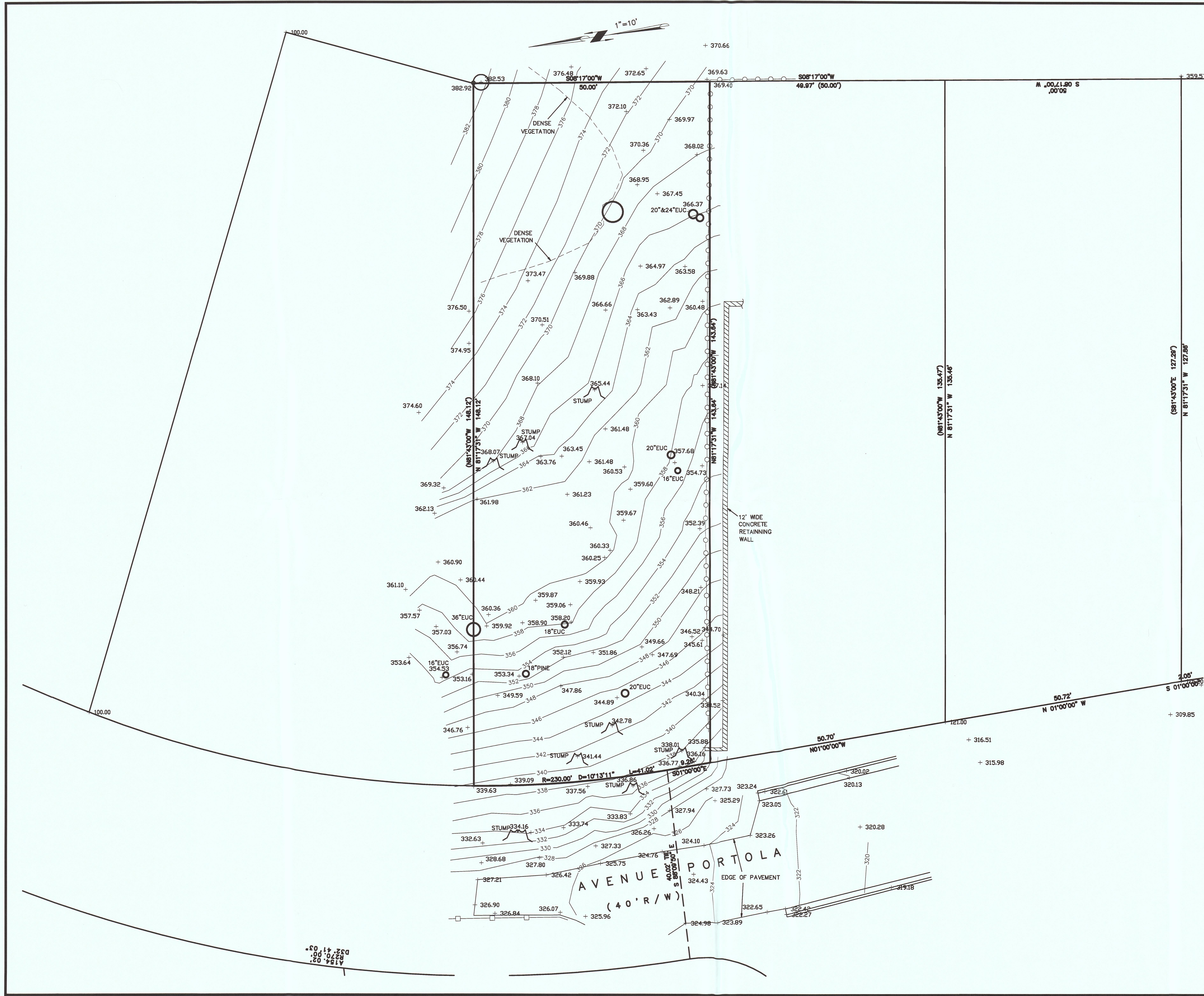
**KOSTIUK
RESIDENCE**
0 AVENUE PORTOLA, EL
GRANADA 94018

REVISIONS		
NO.	DESCRIPTION	DATE
1	OWNER CHANGES	170201

PROJECT NUMBER: 15105
ISSUE DATE: 10/13/2016
SCALE: As indicated
ISSUE STATUS: PLANNING APPLICATION

LANDSCAPE PLAN

PL06



BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE AUGUST 2016. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. A RECORD OF SURVEY WILL FOLLOW. NO EASEMENTS ARE SHOWN. EASEMENTS MAY EXIST A TITLE REPORT WOULD NEED TO BE REVIEWED TO SEE IF ANY EASEMENTS ARE LISTED.



SAVOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

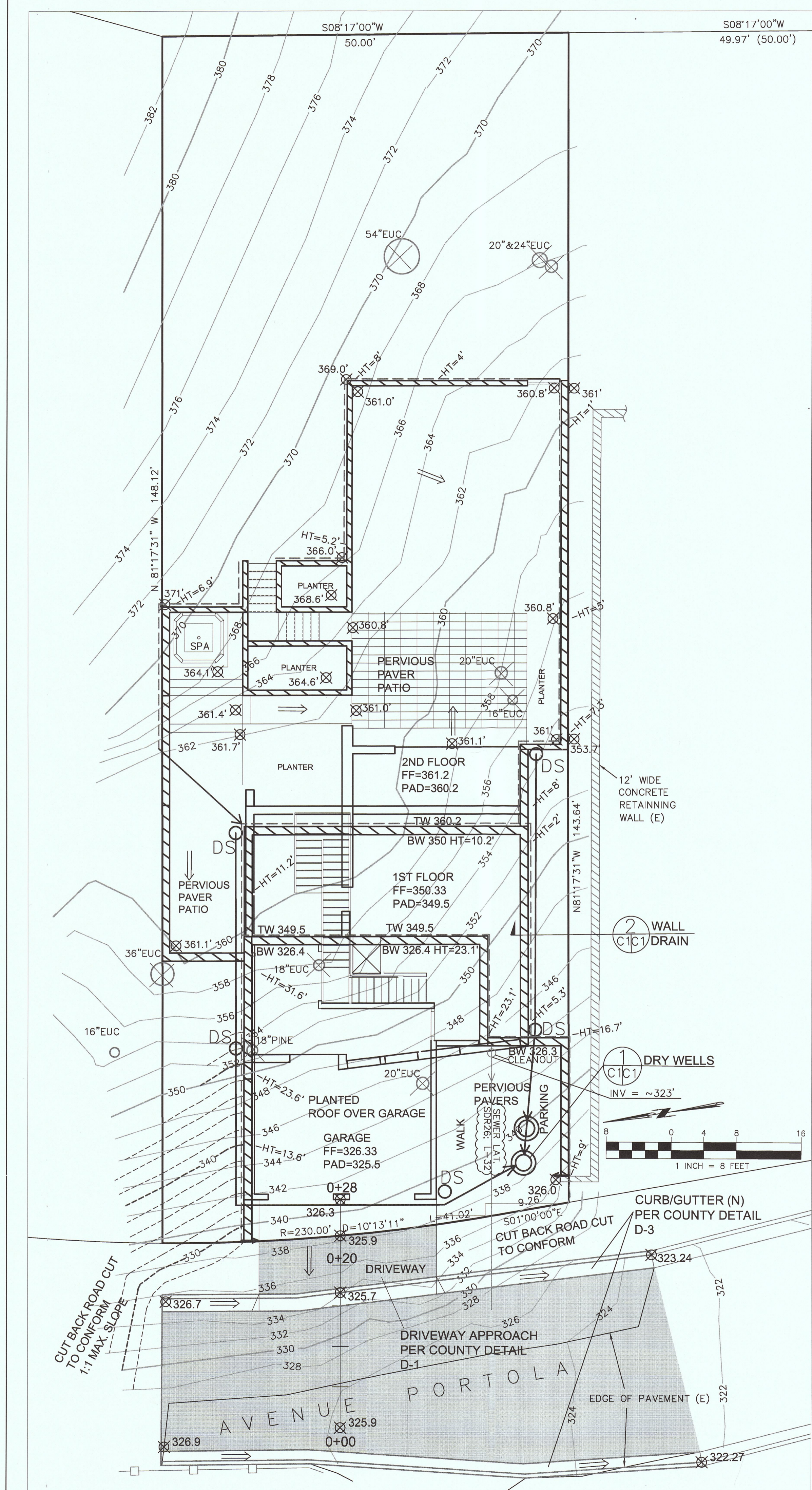
DATE _____

SAVOR P. MICALLEF LAND SURVEYING
21100 BIRCHWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

TOPOGRAPHIC SURVEY OF LANDS OF PASHEL & KOSTIUK
LOT 4, BLOCK 11, BOOK 15 MAPS PAGES 26-28
(APN 047-144-370, DOC NO. 2015-107705)
CITY OF EL GRANADA UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Revisions	No.	Date	By	SPM	Job No.

Drawing Number: _____



LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 97.5' SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DS
- 3" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- PROPOSED RETAINING WALL
- 10" EUC TREE TO BE REMOVED
- PROPOSED ASPHALT IN COUNTY R.O.W.: 2" AC OVER 6" AB

GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: KATIE PASHEL, ARCHITECT
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY TRIAD/HOLMES, JULY 2015.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELL SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

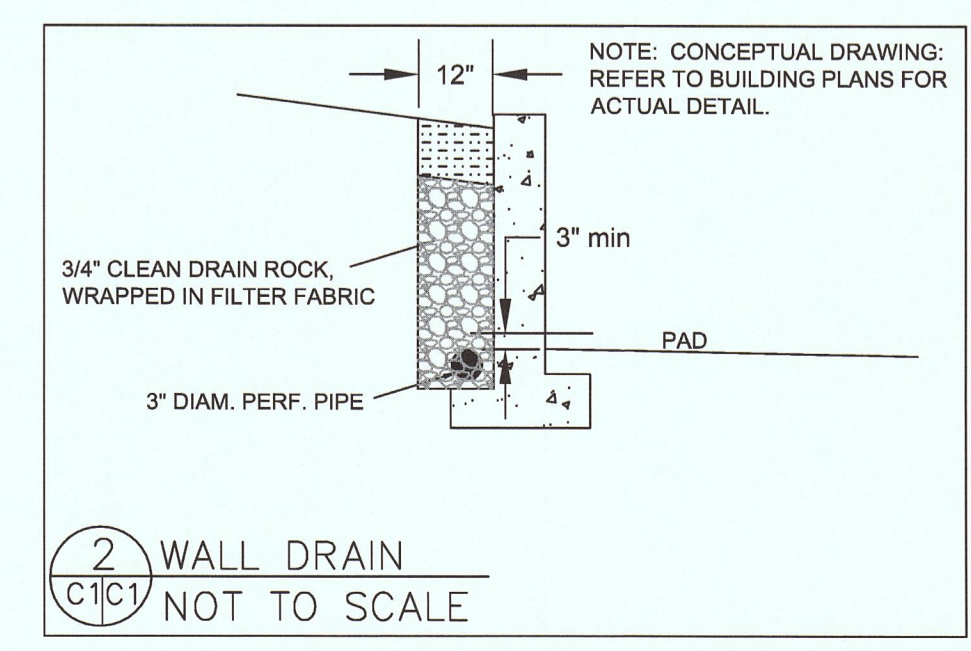
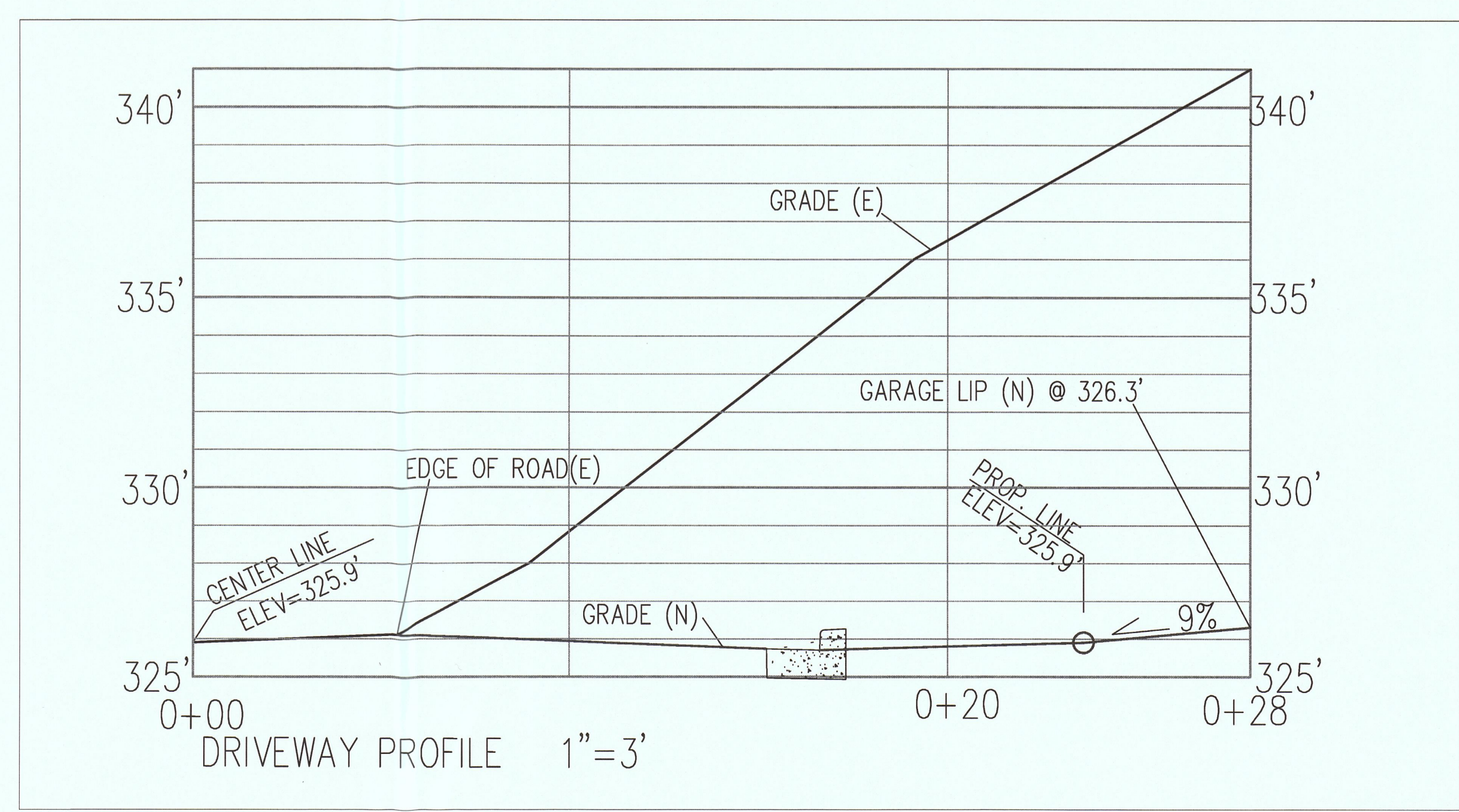
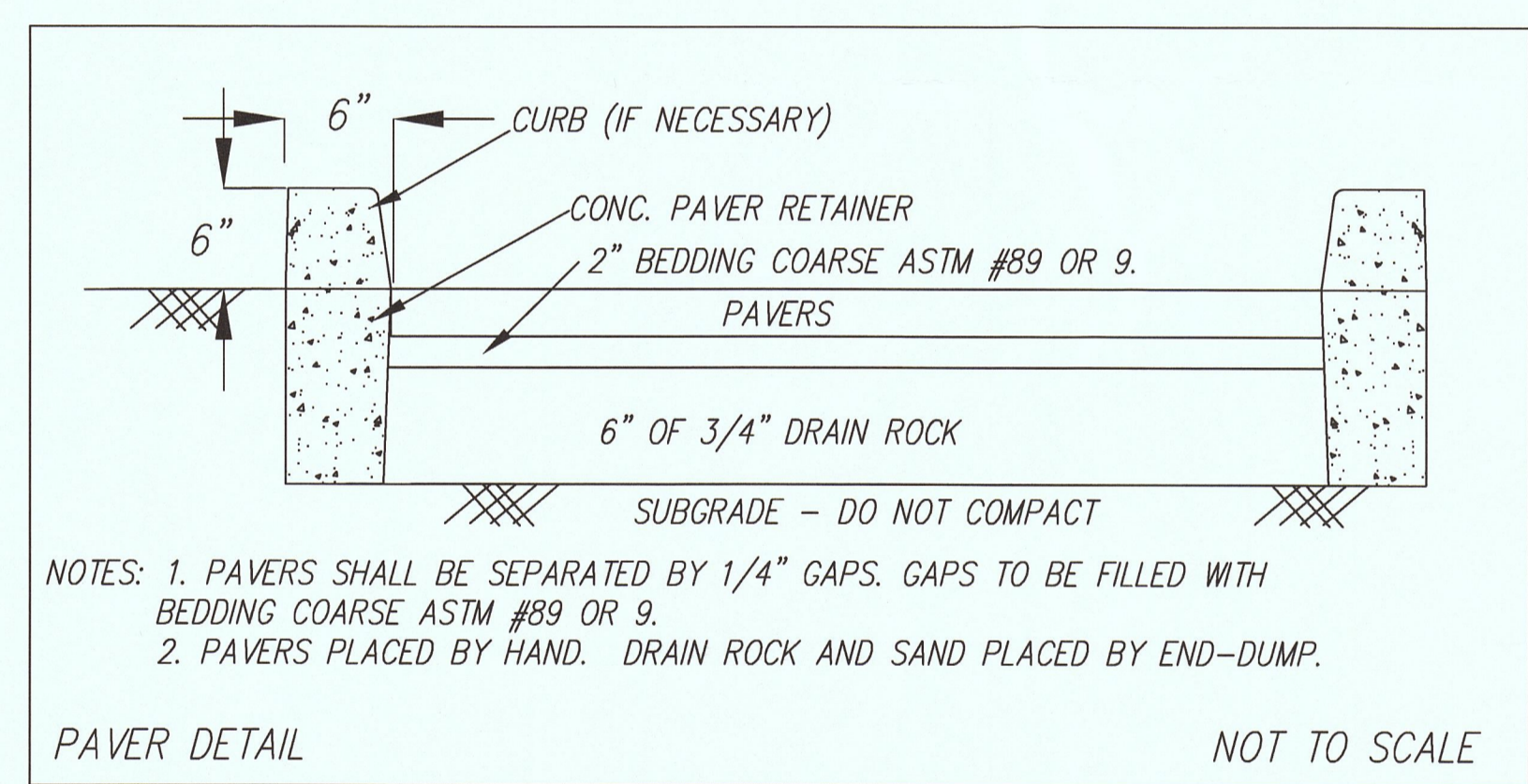
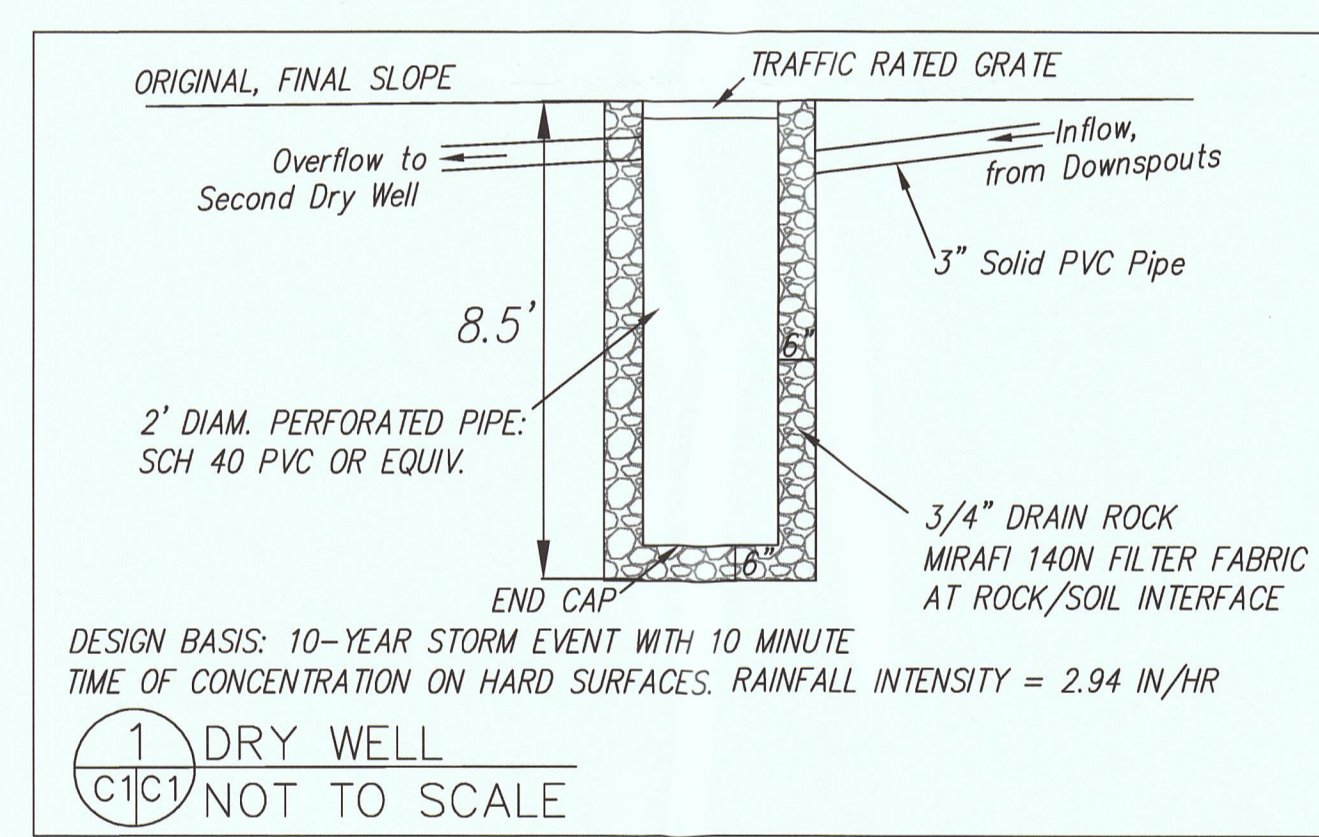
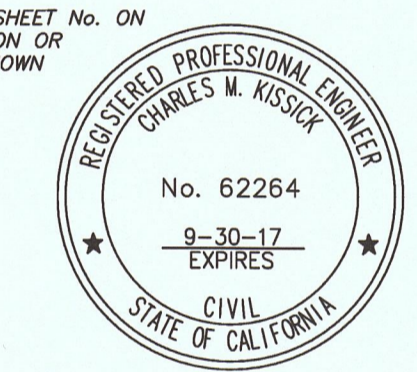
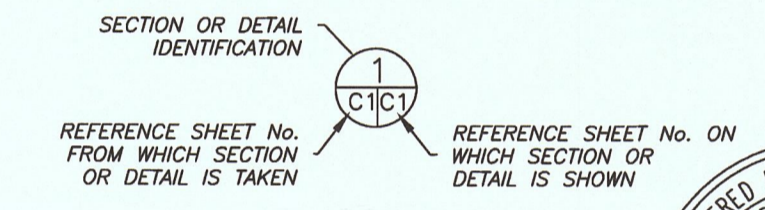
GRADING NOTES

- CUT VOLUME : 2045 CY
FILL VOLUME: 70 CY
- ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG AVENUE PORTOLA.

SECTION AND DETAIL CONVENTION



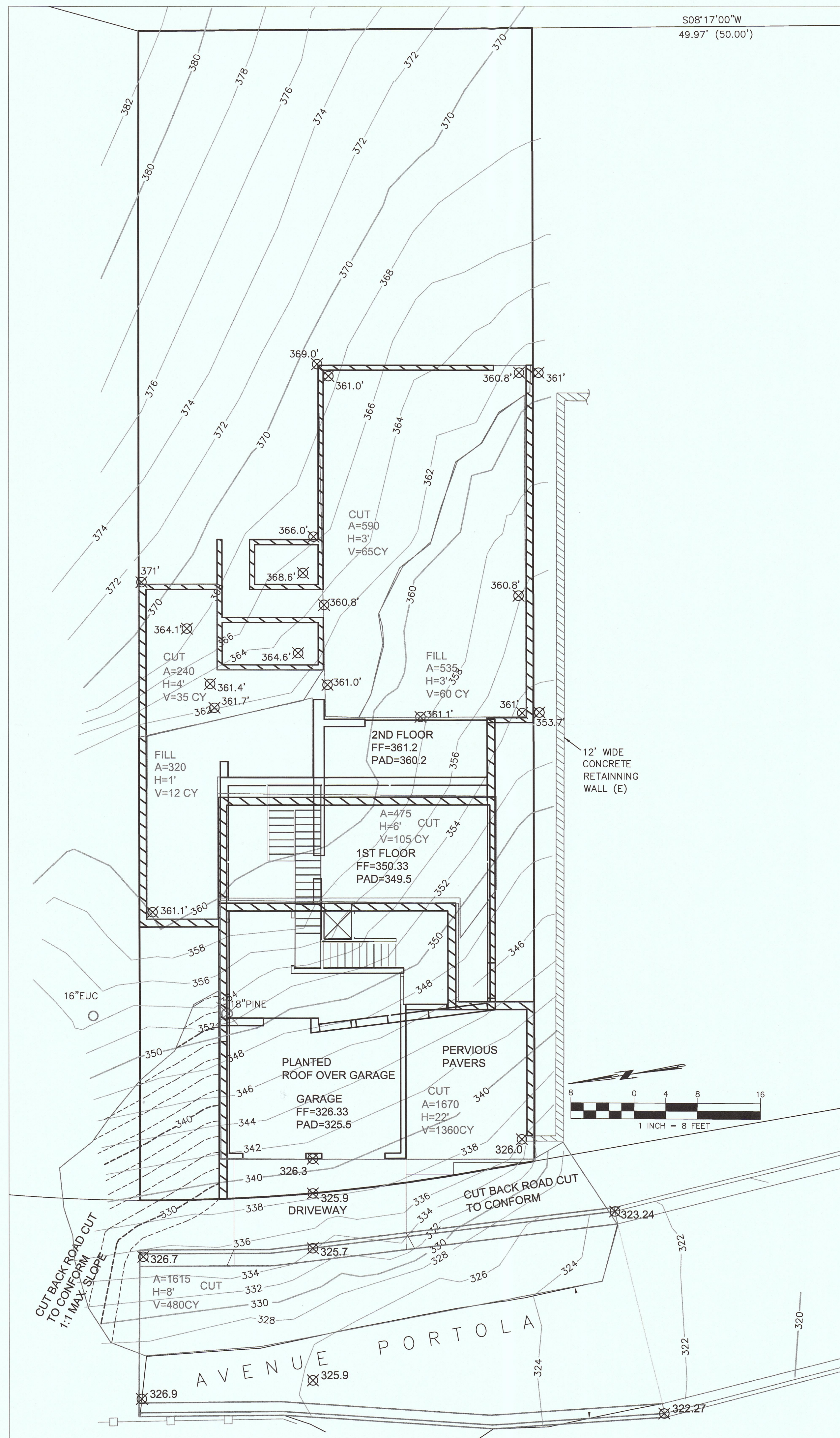
GRADING AND DRAINAGE PLAN

SHEET C-1

KOSTIUK PROPERTY, AVE. PORTOLA, EL GRANADA

DATE: 10-12-16
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 1-3-17
REV. DATE: 2-1-17
REV. DATE:
REV. DATE:

Sigma Prime Geosciences, Inc.
SILVA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593



GRADING QUANTITIES

CUT VOLUME : 2045 CY
FILL VOLUME: 70 CY

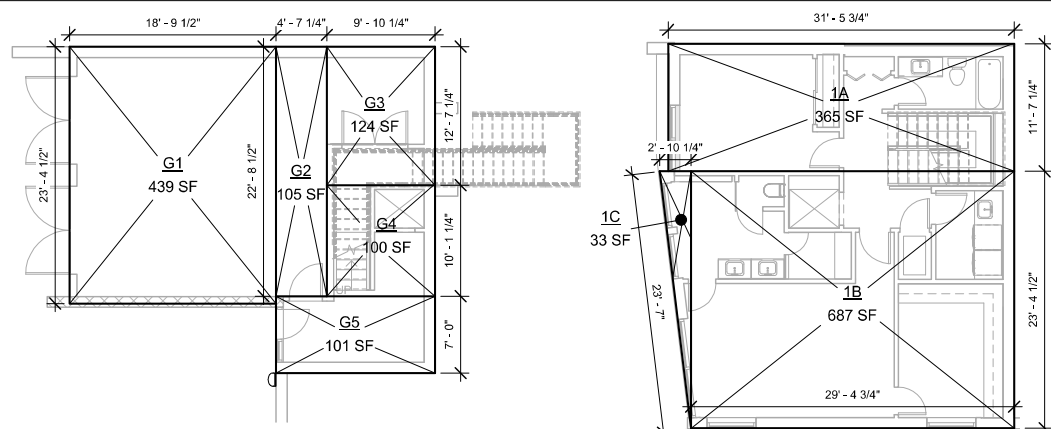


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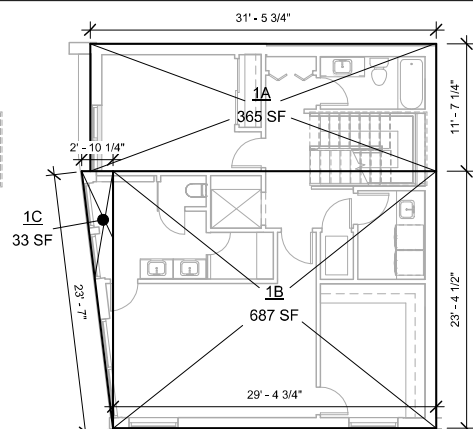
DATE: 2-1-17	DRAWN BY: CMK	CHECKED BY: AZG
REV. DATE:	REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:	REV. DATE:

GRADING BREAKDOWN
KOSTIUK PROPERTY,
AVE. PORTOLA,
EL GRANADA

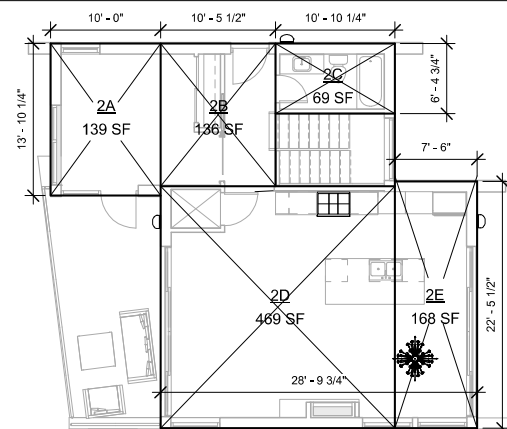
SHEET
C-3



05 GARAGE AREA PLAN
1/8" = 1'-0"



04 FIRST FLOOR AREA PLAN
1/8" = 1'-0"



03 SECOND FLOOR AREA PLAN
1/8" = 1'-0"

AREA SCHEDULE		
NAME	AREA	COMMENTS
GARAGE		
G1	439 SF	UNCONDITIONED GARAGE
G2	105 SF	UNCONDITIONED GARAGE
G3	124 SF	UNCONDITIONED GARAGE
G4	100 SF	
G5	101 SF	
FIRST FLOOR - T.O. SLAB/FINISH		
1A	365 SF	
1B	687 SF	
1C	33 SF	
SECOND FLOOR T.O. SLAB/FINISH		
2A	139 SF	
2B	136 SF	
2C	69 SF	
2D	469 SF	
2E	168 SF	
		981 SF
		2936 SF

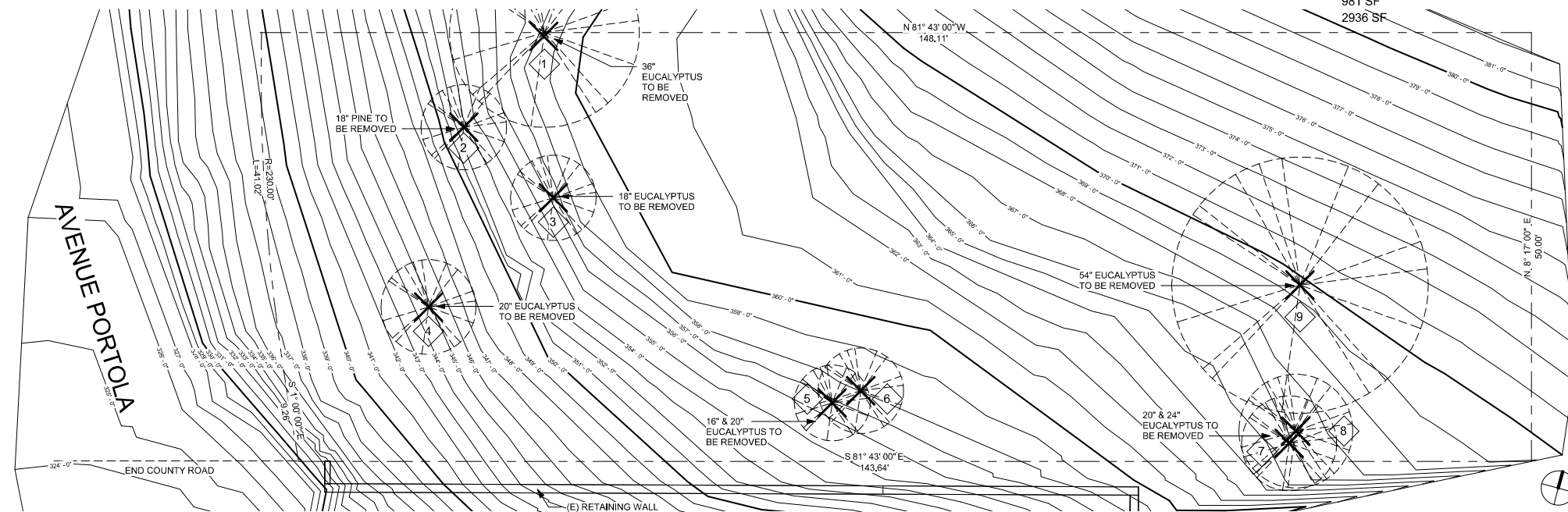
PROJECT DATA

APN: 047-144-370
 ZONING: R-1S-17(DR/ICD)
 APPLICABLE CODES: 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS ADOPTED BY SAN MATEO COUNTY.

CONSTRUCTION TYPE: IB
 LOT AREA: 7,335.8 SF (0.17 ACRES)
 MAX. PARCEL COVERAGE: 2,567.5 SF (SEE BELOW)
 (35% OF LOT AREA FOR BUILDINGS TALLER THAN 16'-0") = .35 X 7,335.8 SF = 2,567.5 SF
 PROPOSED PARCEL COVERAGE: 1,641 SF (REFER TO 2/PL02 FOR AREA CALCS)
 MAX FAR: 3,888 SF (SEE BELOW)
 (.53 X PARCEL AREA) = .53 X 7335.8 SF = 3,888 SF
 PROPOSED FAR: 3,011 SF (REFER TO AREA CALCS)
 FRONT SETBACK: 20'-0"
 GARAGE SETBACK: 0'-0" DUE TO SLOPED TERRAIN
 SIDEYARD SETBACKS: 5'-0" MIN. COMBINED 15'-0" FOR BUILDINGS TALLER THAN 16'-0"
 REAR SETBACK: 20'-0"
 PROJECT SCOPE: NEW 3 BEDROOM, 3 BATHROOM SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE AT STREET LEVEL AND TWO LIVING LEVELS ABOVE.

SHEET INDEX

- ARCHITECTURE
 - PL00 PROJECT DATA, AREA CALCS, SITE PLANS, VICINITY MAP
 - PL01 PROPOSED FLOOR PLANS
 - PL02 WEST (FRONT) EXTERIOR ELEVATION, MATERIAL SPECS
 - PL03 NORTH (SIDE) & EAST (REAR) EXTERIOR ELEVATIONS
 - PL04 SOUTH (EAST) EXTERIOR ELEVATION
 - PL05 BUILDING SECTIONS
 - PL06 LANDSCAPE PLAN
 - BPM CONSTRUCTION BEST MANAGEMENT PRACTICES
- CIVIL
 - 1 TOPOGRAPHIC SURVEY OF THE LANDS OF PASHEL & KOSTIUK
 - C-1 GRADING & DRAINAGE PLAN
 - C-2 EROSION CONTROL PLAN
 - C-3 GRADING BREAKDOWN



02 EXISTING TOPO & TREE REMOVAL PLAN
1/8" = 1'-0"

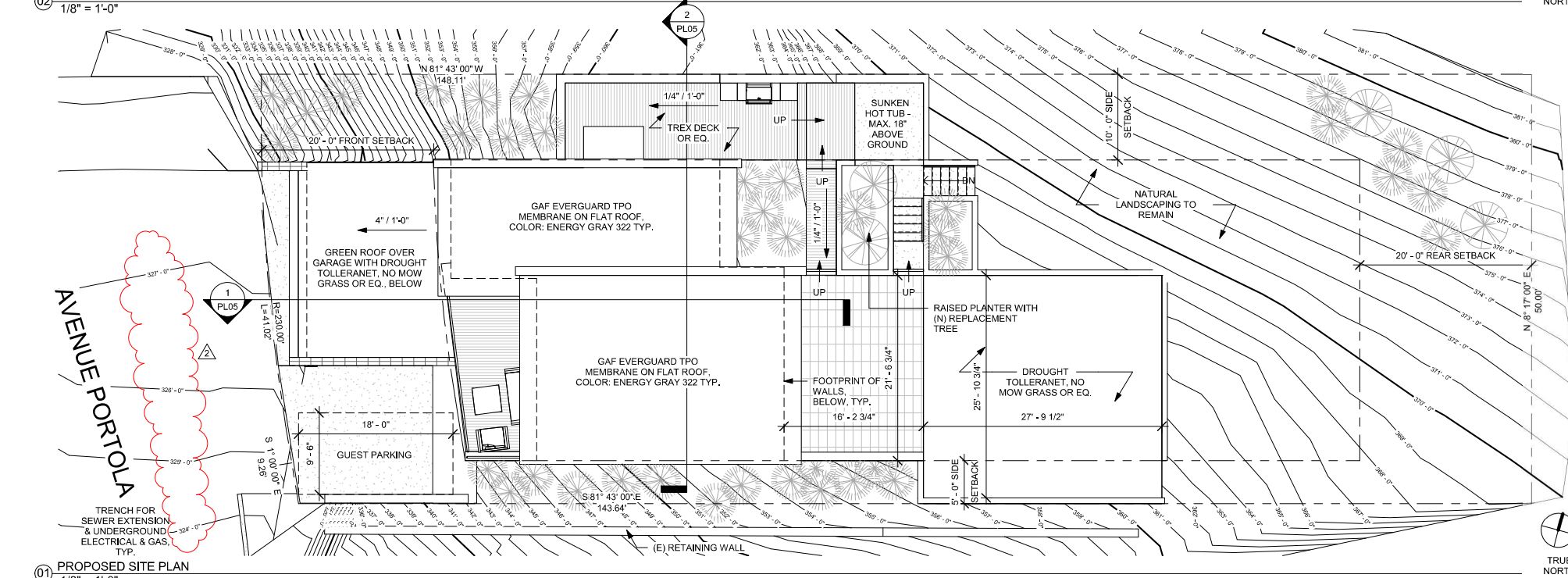
SYMBOLS & LEGEND

- NEW CONSTRUCTION
- DEMOLITION
- EXISTING TO REMAIN

VICINITY MAP



06 VICINITY MAP
N.T.S.



01 PROPOSED SITE PLAN
1/8" = 1'-0"



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KOSTIUK RESIDENCE
 0 AVENUE PORTOLA, EL GRANADA 94018

REVISIONS

NO.	DESCRIPTION	DATE
1	OWNER CHANGES	170201
2	OWNER CHANGES	070508

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**
 PROJECT DATA, AREA CALCS, SITE PLANS, VICINITY MAP

PL00

PROJECT DIRECTORY

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KOSTIUK RESIDENCE

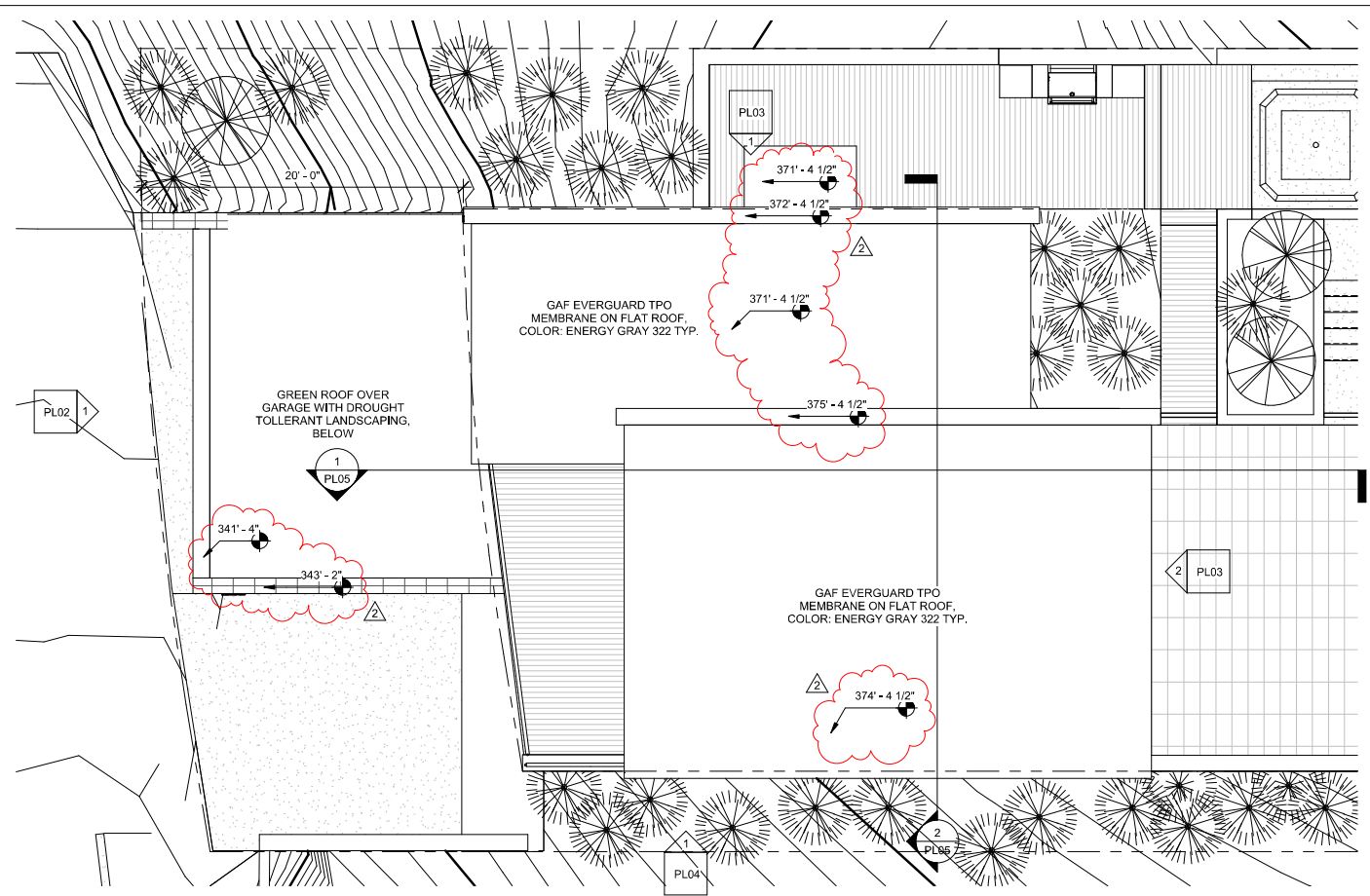
0 AVENUE PORTOLA, EL GRANADA 94018

REVISIONS		
NO.	DESCRIPTION	DATE
1	OWNER CHANGES	17/02/01
2	OWNER CHANGES	07/05/08

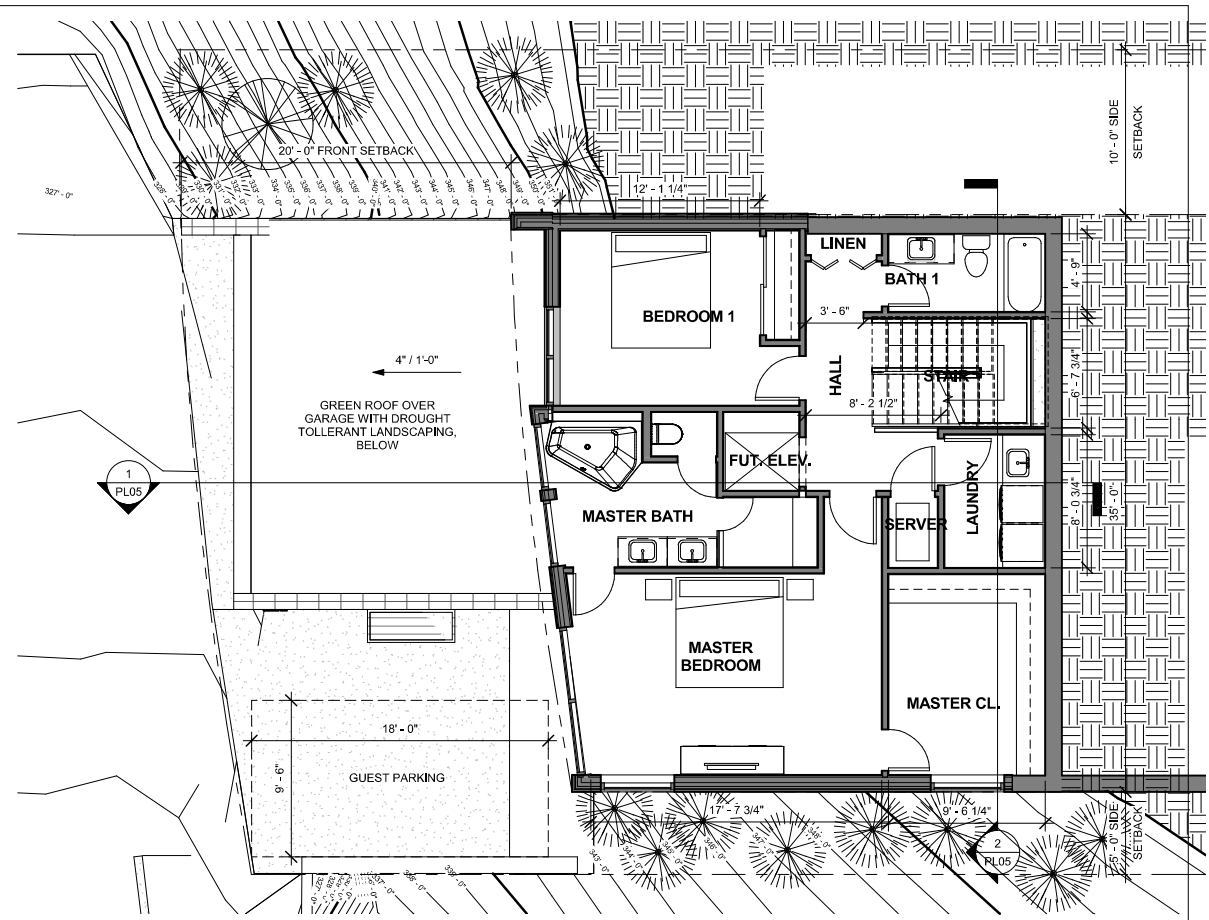
PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 3/16" = 1'-0"
 ISSUE STATUS: PLANNING APPLICATION

PROPOSED FLOOR PLANS

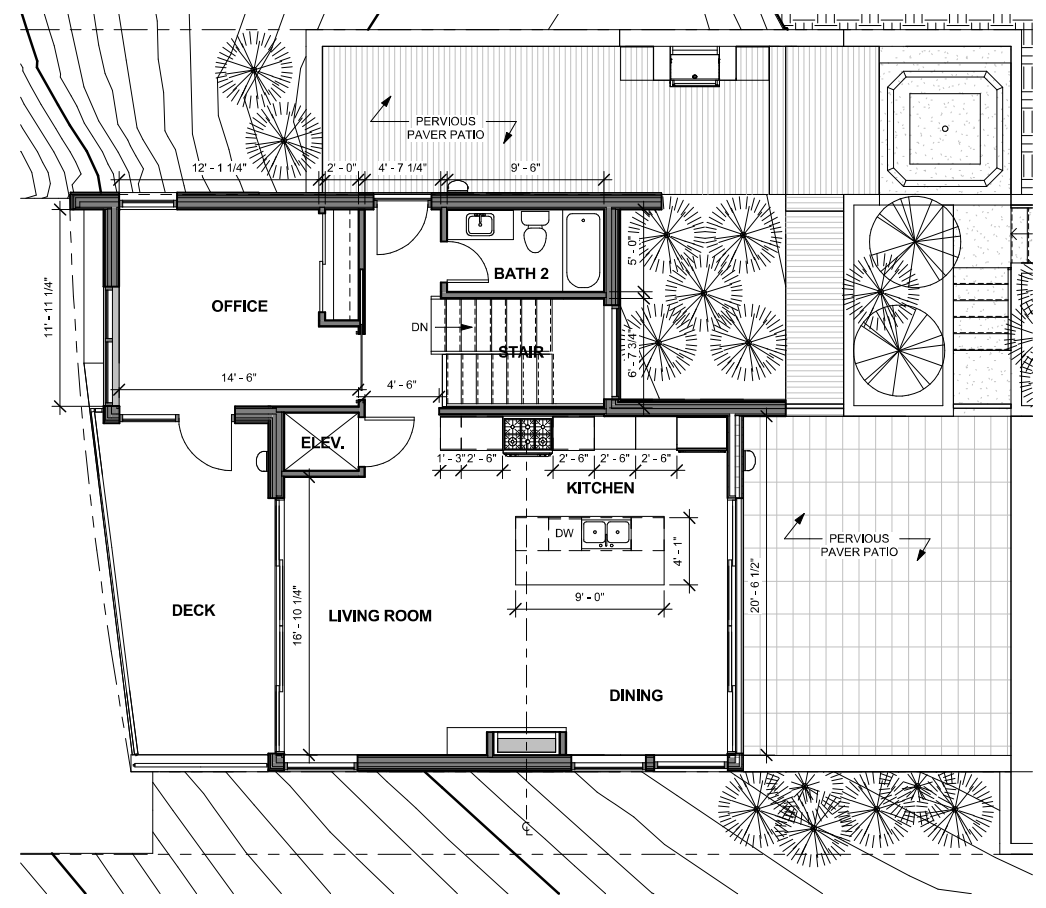
PL01



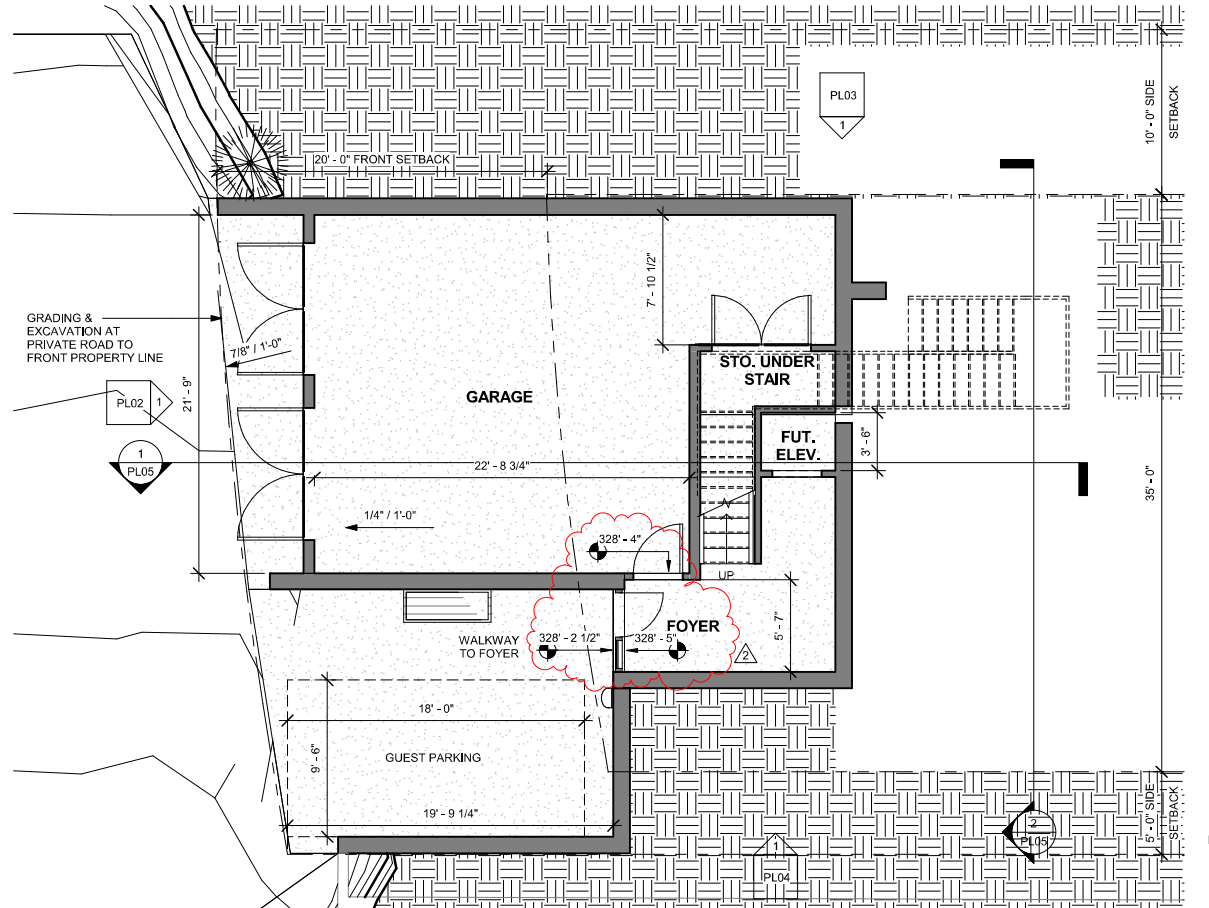
3 PROPOSED ROOF PLAN
3/16" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"



1 PROPOSED GARAGE/FOYER PLAN
3/16" = 1'-0"

MATERIAL SPECIFICATIONS

1. BASALITE STACKED CMU, COLOR S-225 (P), FINISH PRECISION, TYP.
2. CLEAR ANNOXIDIZED WINDOWS & EXTERIOR DOORS, TYP.
3. RHEINZINK GRAPHITE GRAY, FLATLOCK PANELS OR STANDING SEAM PANELS, TYP.
4. CLEAR T&G CEDAR SIDING, TYP.
5. CLEAR T&G CEDAR SOFFIT/CEILING/FASCIA, TYP.
6. GLASS GUARDRAILS WITH CLEAN ANNOXIDIZED HANDRAIL, TYP.
7. WAC LIGHTING LED OUTDOOR SCONCE LUMINAIRE DOWNLIGHT, FINISH: AL
8. CARRIAGE STYLE WOOD GARAGE DOORS WITH GLAZING, TYP.
9. DECORATIVE PLANTERS FOR HORSETAIL REED PLANTING

PROJECT DIRECTORY

ARCHITECTURE
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 saviormicallef@gmail.com

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 4280 DONALD AVENUE
 RIVERSIDE, CA 92503
 951-830-2018
 info@tile24consultants.net

**KOSTIUK
 RESIDENCE**
 0 AVENUE PORTOLA, EL
 GRANADA 94018

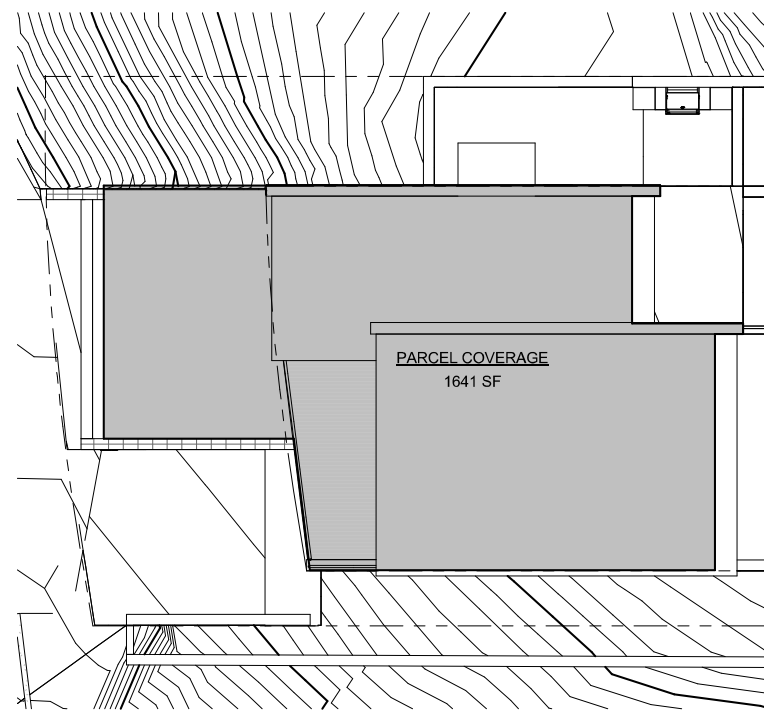
REVISIONS

NO.	DESCRIPTION	DATE
1	OWNER CHANGES	07/05/08

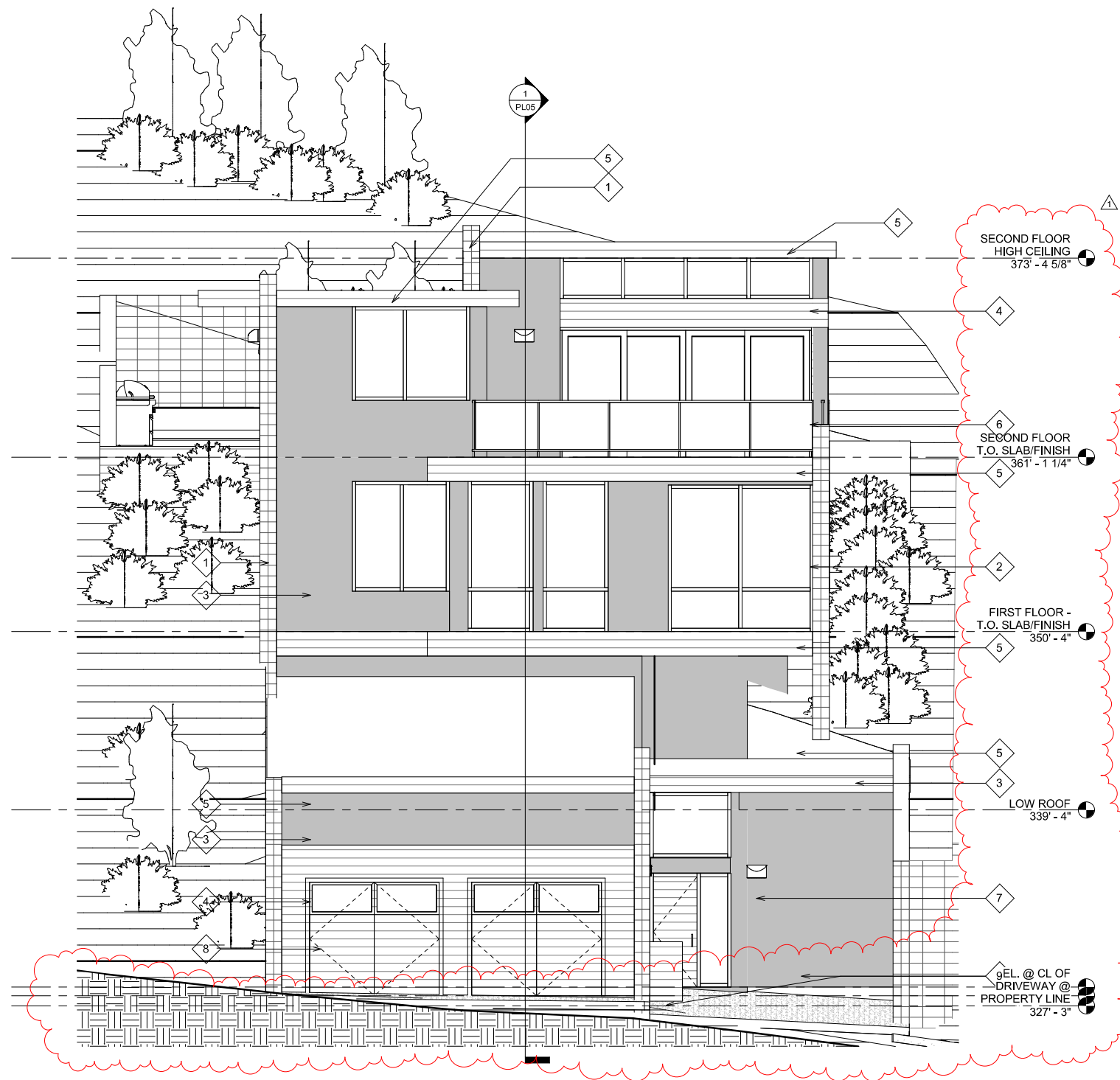
PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**
WEST (FRONT)
EXTERIOR ELEVATION,
MATERIAL SPECS

PL02



② PARCEL COVERAGE AREA DIAGRAM
 1/8" = 1'-0"



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

PROJECT DIRECTORY

ARCHITECTURE
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 3 PLAZA VIEW LANE #329
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 info@fatpenstudios.com

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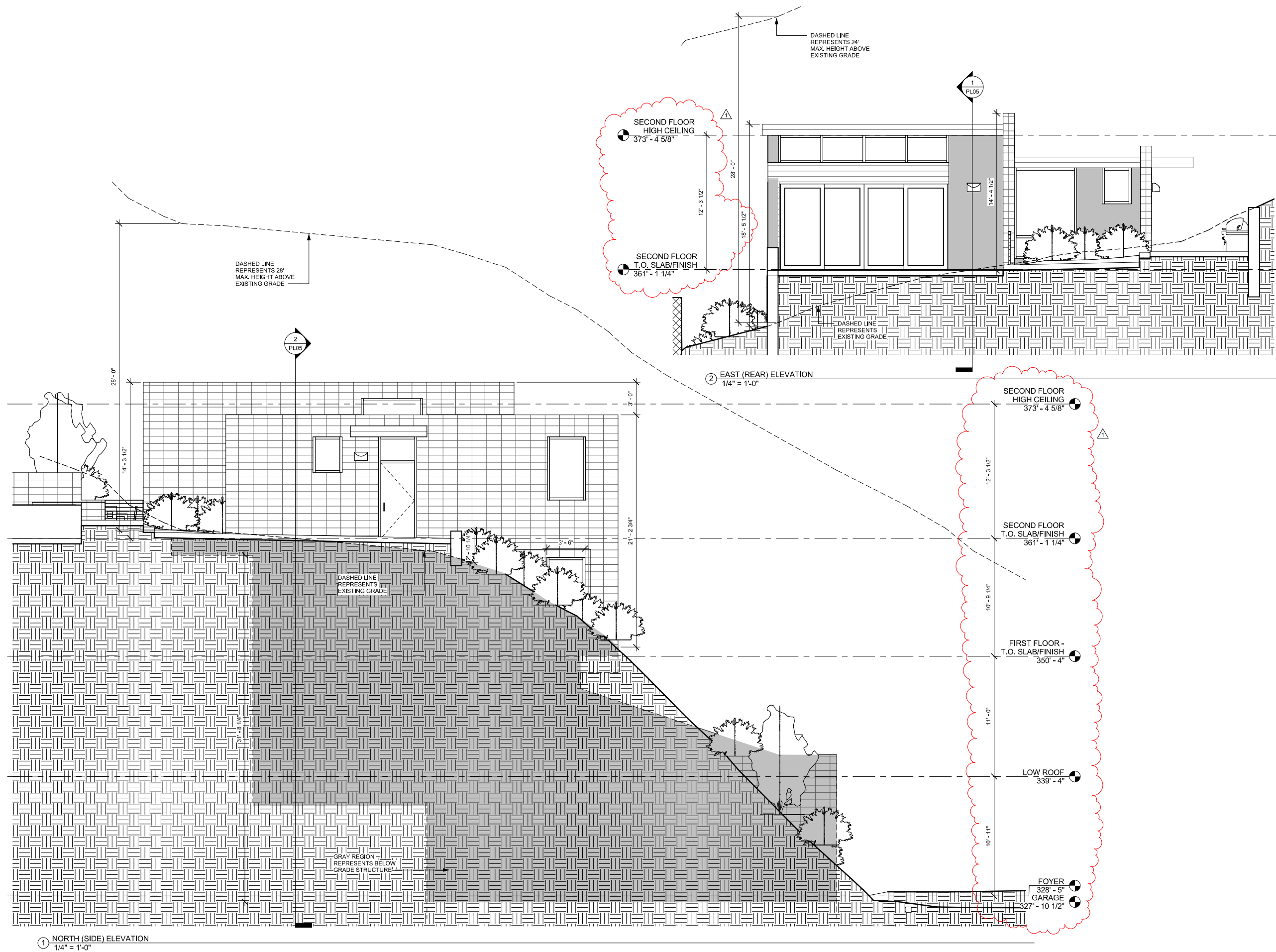
REVISIONS

NO.	DESCRIPTION	DATE
1	OWNER CHANGES	070508

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 1/4" = 1'-0"

ISSUE STATUS:
**PLANNING
 APPLICATION**
 NORTH (SIDE) & EAST
 (REAR) EXTERIOR
 ELEVATIONS

PL03



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

② EAST (REAR) ELEVATION
 1/4" = 1'-0"

PROJECT DIRECTORY

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**KOSTIUK
 RESIDENCE**
 0 AVENUE PORTOLA EL
 GRANADA 94018

REVISIONS

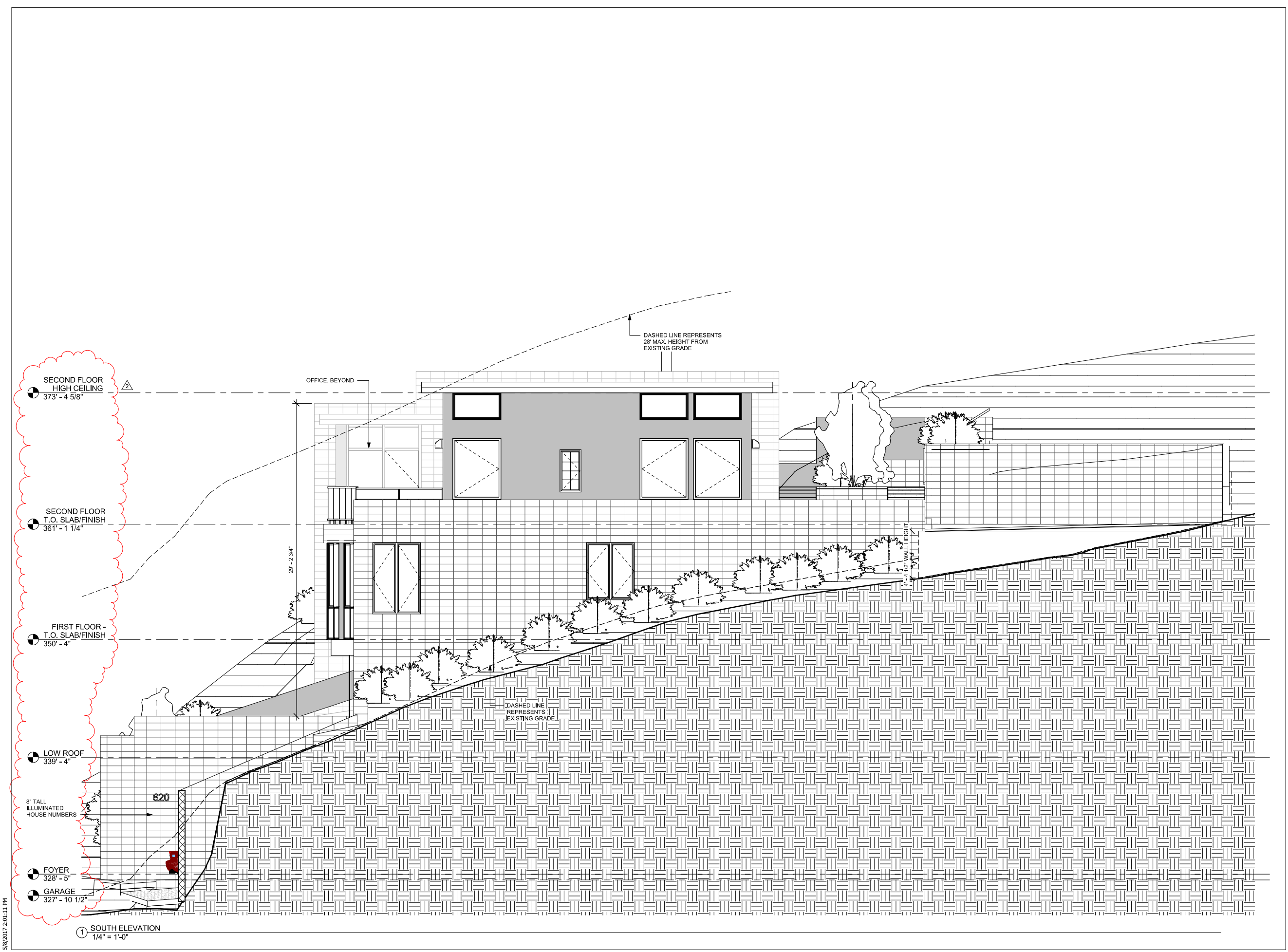
NO.	DESCRIPTION	DATE
1	OWNER CHANGES	170201
2	OWNER CHANGES	170508

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 1/4" = 1'-0"

ISSUE STATUS:
ISSUED FOR PERMIT

**SOUTH (EAST)
 EXTERIOR ELEVATION**

PL04



- SECOND FLOOR HIGH CEILING
373' - 4 5/8"
- SECOND FLOOR T.O. SLAB/FINISH
361' - 1 1/4"
- FIRST FLOOR - T.O. SLAB/FINISH
350' - 4"
- LOW ROOF
339' - 4"
- 8" TALL ILLUMINATED HOUSE NUMBERS
- FOYER
328' - 5"
- GARAGE
327' - 10 1/2"

① SOUTH ELEVATION
 1/4" = 1'-0"

PROJECT DIRECTORY

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KOSTIUK RESIDENCE

0 AVENUE PORTOLA, EL
GRANADA 94018

REVISIONS

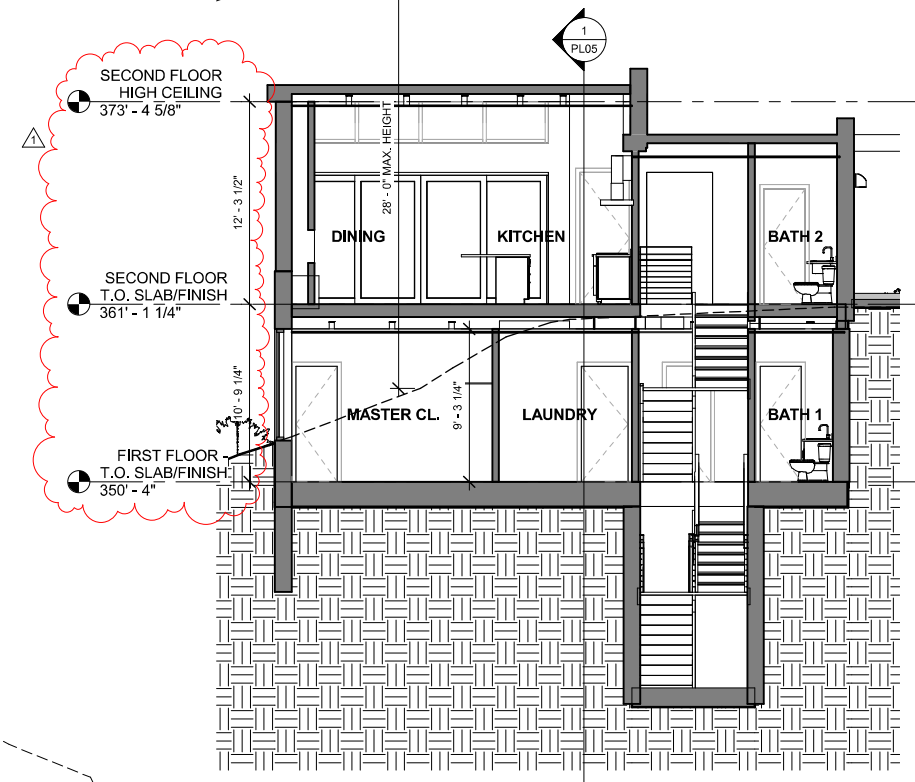
NO.	DESCRIPTION	DATE
1	OWNER CHANGES	07/05/08

PROJECT NUMBER: 15105
 ISSUE DATE: 10/13/2016
 SCALE: 3/16" = 1'-0"

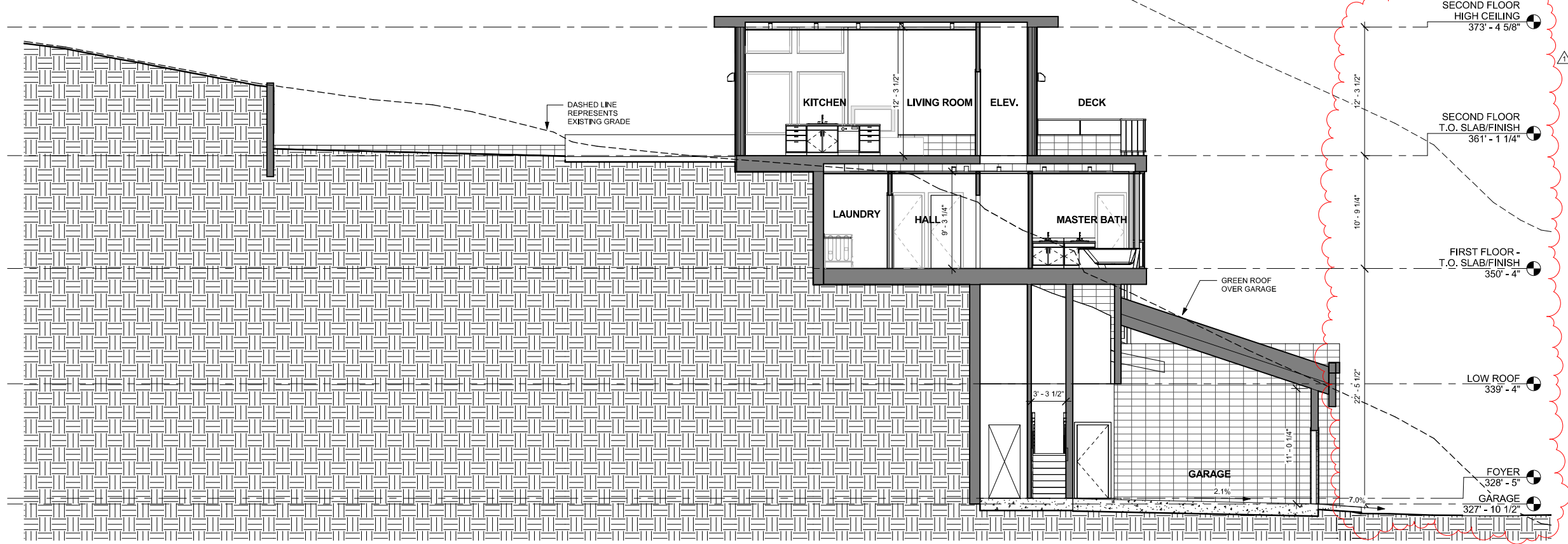
ISSUE STATUS:
**PLANNING
APPLICATION**

BUILDING SECTIONS

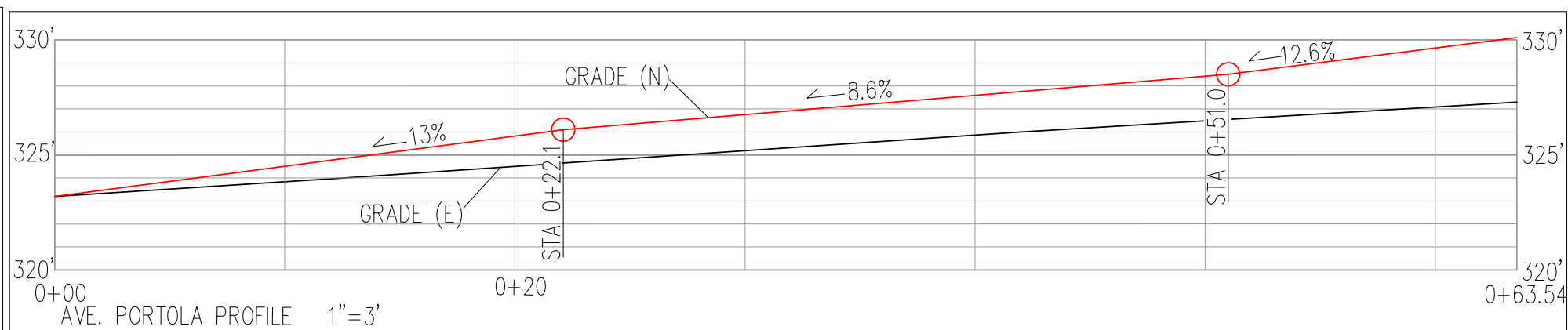
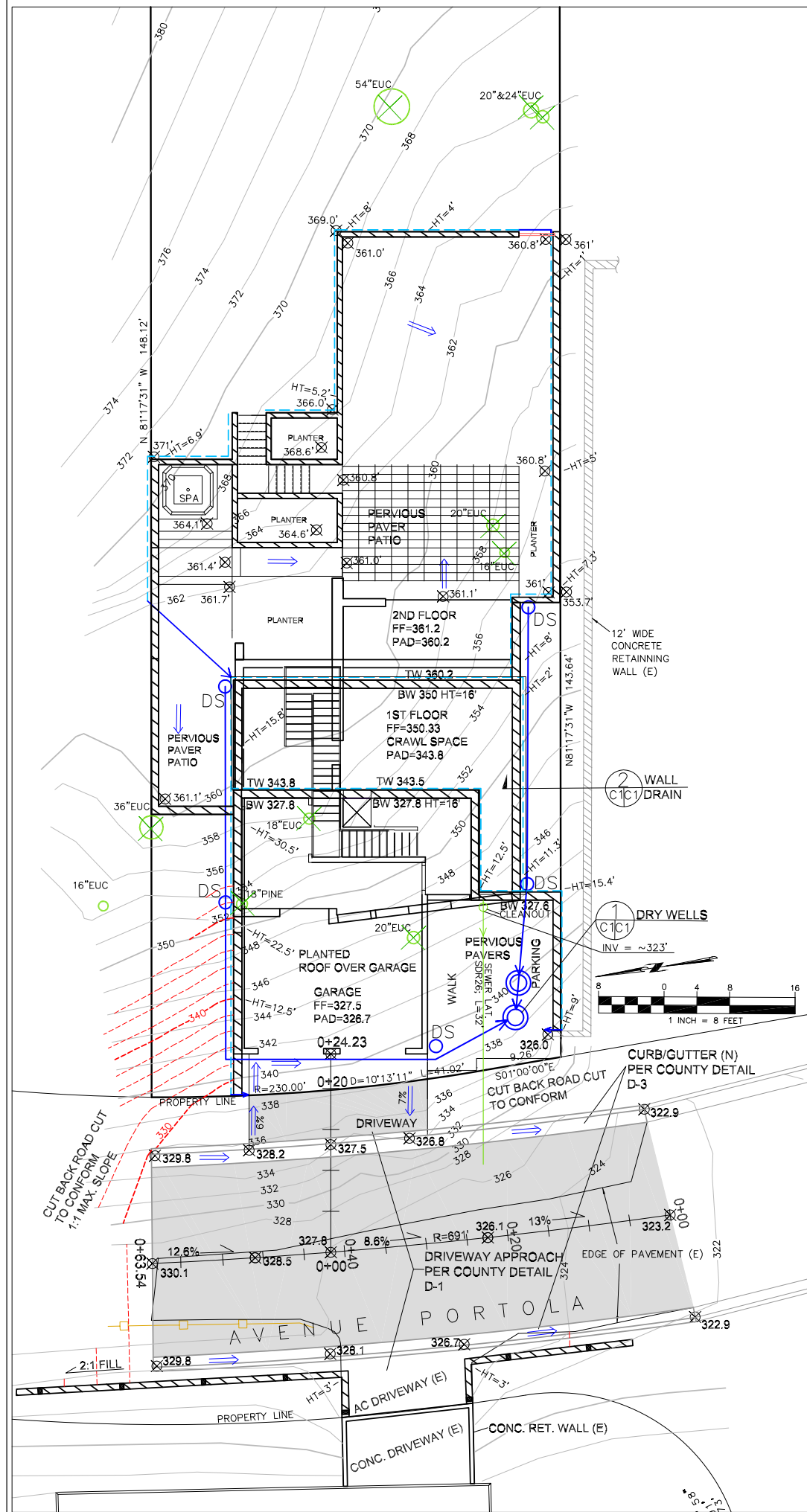
PL05



② BUILDING SECTION 2
 3/16" = 1'-0"



① BUILDING SECTION 1
 3/16" = 1'-0"



LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 97.5' SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DS DOWNSPOUT
- 3" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE
- PROPOSED RETAINING WALL
- WEEP HOLE (WEST SIDE OF AVE. PORTOLA ONLY) 10-FOOT SPACING
- 10" EUC TREE TO BE REMOVED
- PROPOSED ASPHALT IN COUNTY R.O.W. 2' AC OVER 6" AB

GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: KATIE PASHEL, ARCHITECT
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY TRIAD/HOLMES, JULY 2015.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELL SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

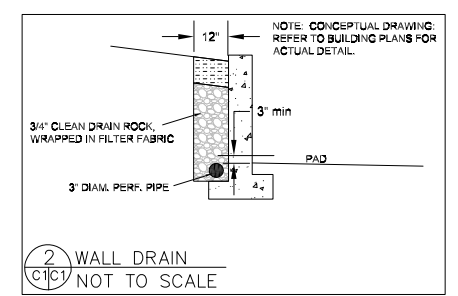
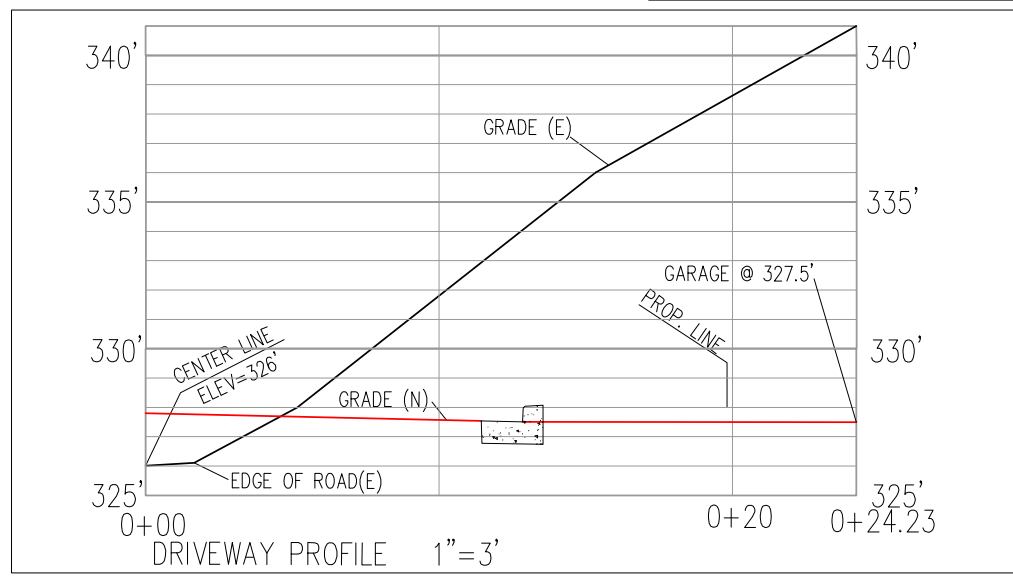
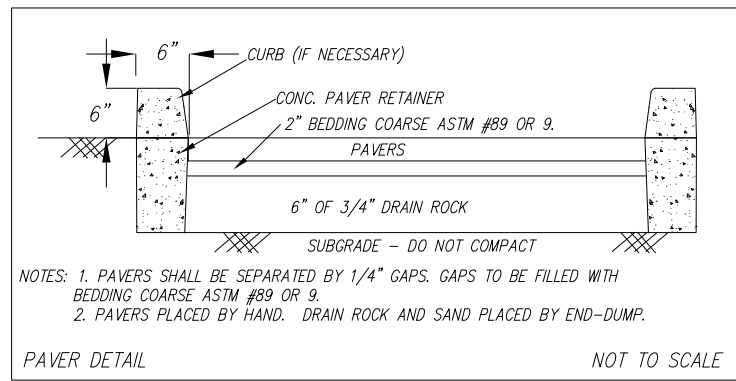
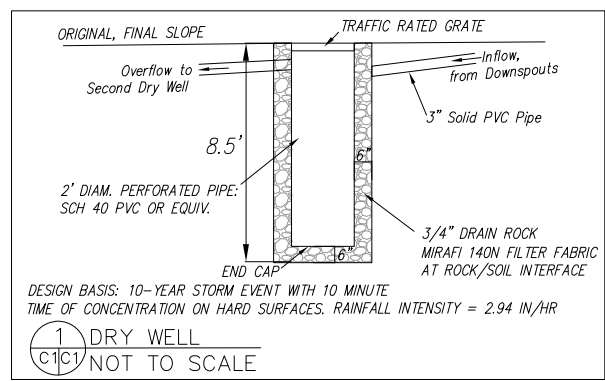
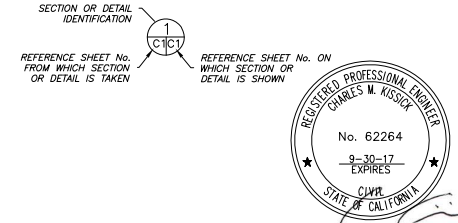
GRADING NOTES

- CUT VOLUME: 1980 CY
 FILL VOLUME: 180 CY (INCLUDING AVE. PORTOLA)
- ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWEAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG AVENUE PORTOLA.

SECTION AND DETAIL CONVENTION



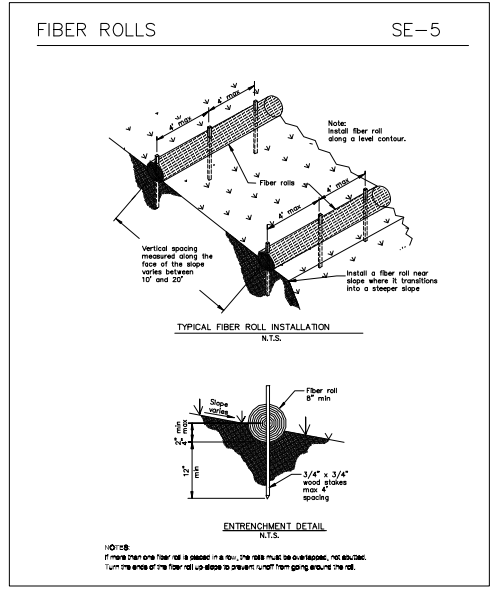
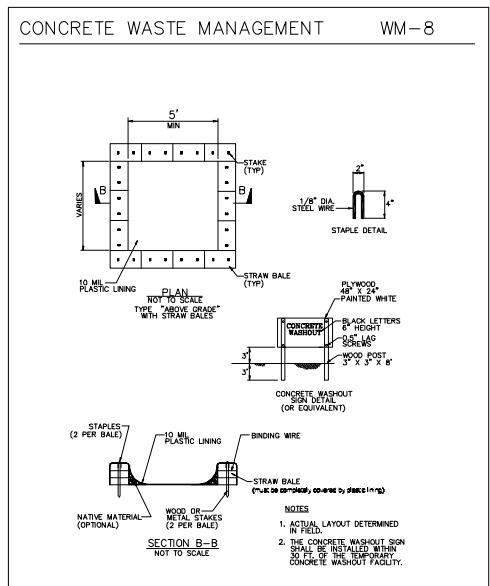
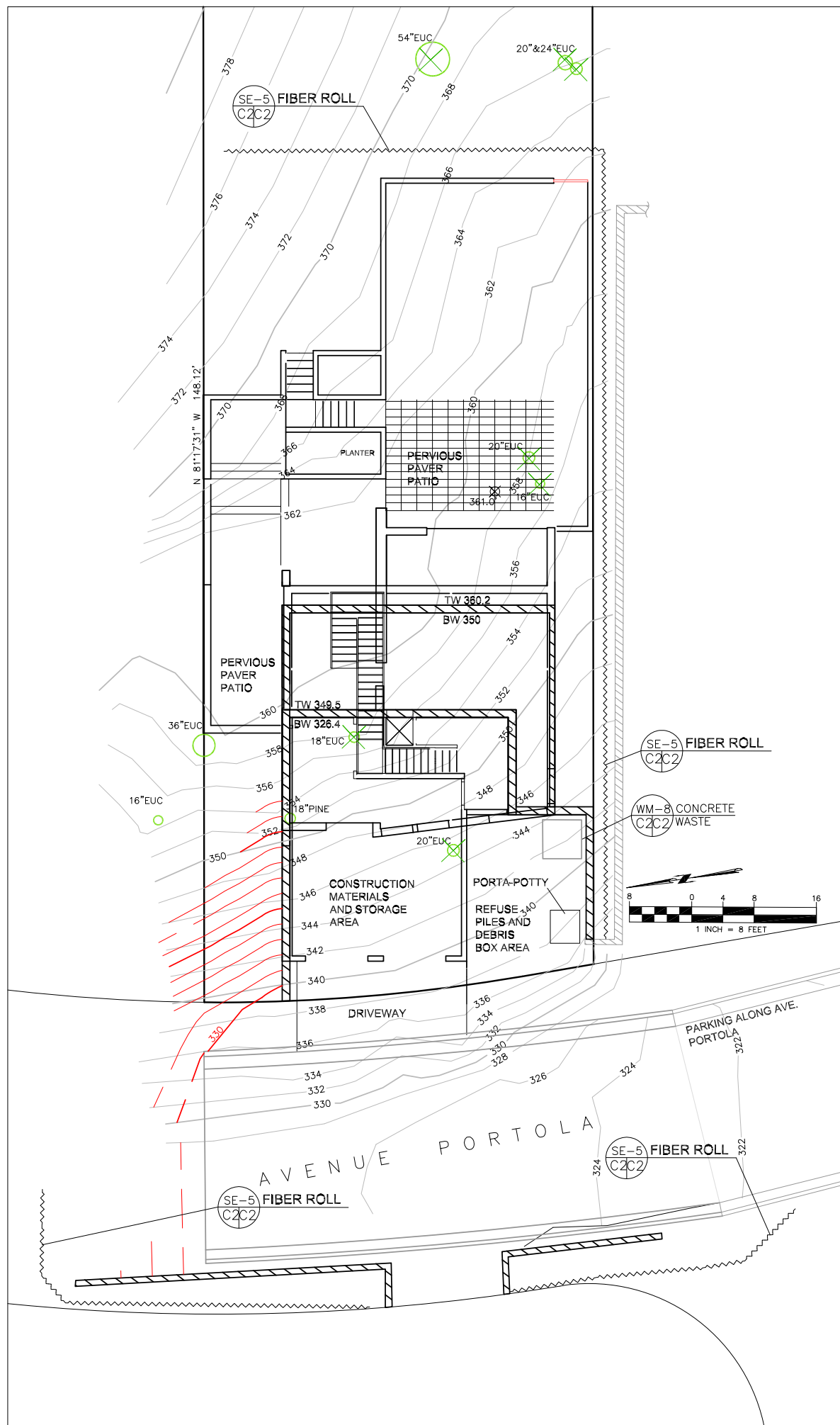
Grading and Drainage Plan

SHEET C-1

DATE: 10-12-16
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 1-1-17
 REV. DATE: 2-1-17
 REV. DATE: 4-21-17
 REV. DATE: 5-1-17

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KOSTIUK PROPERTY, AVE. PORTOLA, EL GRANADA



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: KATIE PASHEL

TITLE/QUALIFICATION: ARCHITECT

PHONE: 650-918-7117

PHONE: _____

E-MAIL: katie@stepstudios.com

• **USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.**

EROSION CONTROL NOTES

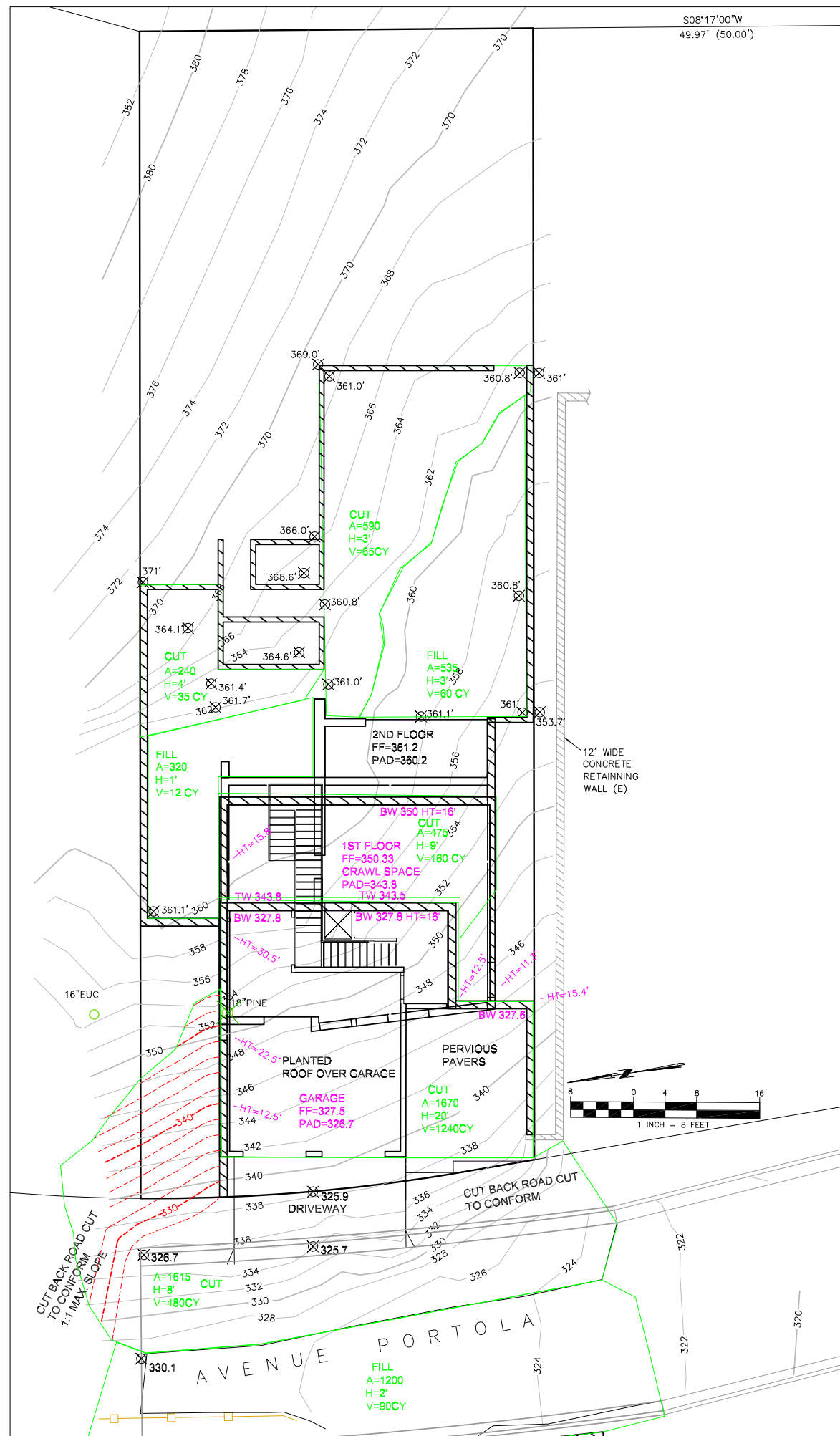
- FIBER ROLL**
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.



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 FAX: 728-3593

DATE: 10-12-16
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 1-3-17
 REV. DATE: 2-1-17
 REV. DATE: 4-21-17

EROSION CONTROL PLAN
 KOSTIUK PROPERTY,
 AVE. PORTOLA,
 EL GRANADA



GRADING QUANTITIES

CUT VOLUME : 1980 CY
 FILL VOLUME : 160 CY



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 332 PRINCETON AVENUE
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 (650) 728-3590
 FAX: 725-3593

DATE: 2-1-17	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE: 9-1-17
REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:

GRADING BREAKDOWN
 KOSTIUK PROPERTY,
 AVE. PORTOLA,
 EL GRANADA

March 20, 2017

Kayleen Michele Pashel
1288 East Hillsdale Boulevard, Apt. B110
Foster City, CA 94404

Dear Ms. Pashel:

SUBJECT: Coastside Design Review Recommendation Approval
Avenue Portola, El Granada
APN 047-144-370; County File No. PLN 2017-00055

At its meeting of March 9, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 2,268 sq. ft. 3-story single-family residence, plus a 668 sq. ft. attached garage, located on a 7,335 sq. ft. parcel, as a part of a hearing-level Grading Permit and Coastal Permit Exemption (CDX). The project includes removal of nine significant trees and involves 2,045 cubic yards (c.y.) of excavation and 70 c.y. of fill.

At its meeting of March 9, 2017, based on the plans, application forms, and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project, based on and subject to the following findings and recommended conditions:

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review

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



- a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; a. Relationship to Existing Topography; Standard (1): Project design conforms to existing topography by featuring step-down of the garage from the first floor in the same direction as the existing grade. Standard (2): The proposed design eliminates unused, enclosed space between the lowest floor and the grade below.
- b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; b. Neighborhood Scale; Standard (1): The proposed embedded design makes the house complementary in scale to other homes in the neighborhood. The project's dimensions, shape, and facade articulation add visual interest and are proportional and complementary to other homes in the neighborhood.
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standard (3): The proposed contemporary style of the house is compatible with the natural setting of the area as its proposed shape moves organically up the grade and the proposed materials blend and complement the surrounding area.
- d. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility; Standard (3): The proposed design uses materials with a natural appearance and colors that blend with surrounding natural features; darker colors help reduce apparent mass of the structure.

RECOMMENDED CONDITIONS

Current Planning Section

1. Once the project receives final approval, the project shall be constructed in compliance with the plans, as reviewed by the Coastsides Design Review Committee on March 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The applicant shall demonstrate compliance with the following requirements on the plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. Provide sizes for plantings.
 - b. The 6-ft. retaining wall on the south elevation needs to be evaluated with regard to building code and County fence height and location requirements per the County's Zoning Regulations.

- c. The applicant shall coordinate with the County Department of Public Works (DPW) and uphill property owners regarding the slope and grade of the proposed street extension, which foreseeably may change the grade elevation of the garage as reviewed by the CDRC.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
4. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
 7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
 9. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
 10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- 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 Avenue Portola. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola. There shall be no storage of construction vehicles in the public right of way.
11. 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.
 12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
 13. Installation of the approved landscape plan is required prior to final inspection.
 14. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- 1) Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test).
- 2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
- 3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

- 4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
- 5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Granada Community Services District

15. The property owner shall obtain a ministerial permit from the Granada Community Services District.

Coastside County Water District (CCWD)

16. A main line extension will be required since there is no infrastructure to serve this parcel and the existing fire hydrant will need to be upgraded.
17. The project will be required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. CCWD staff performs inspections to verify compliance with all district regulations during and after construction.
18. Please note that the Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection. There shall be no cross connections, and approved backflow protection is required.
19. Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this development and complies with all CCWD regulations.

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 from the nearest "publicly" maintained roadway 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.

Coastside Fire Protection District

24. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
25. 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.
26. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

27. Address Numbers: As per Coastside Fire District Ordinance 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 finished grade. When the building is served by a long driveway or is otherwise obscured, a reflectorized address sign shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
28. 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 six 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 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.
29. Roof Covering: As per Coastside Fire District Ordinance 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 "A" or higher as defined in the current edition of the California Building Code.
30. The building is in a Very High Fire Hazard Severity Zone and will require a Class "A" roof. Add this to the plans
31. Vegetation Management: The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. This is neither a requirement nor an authorization for the removal of living trees.
32. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

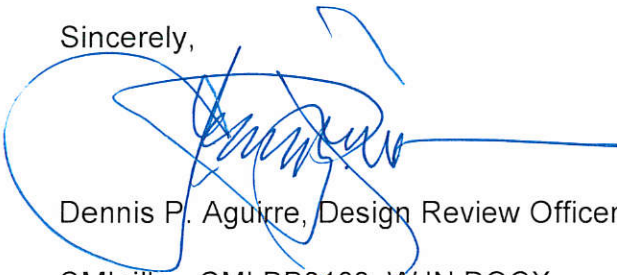
33. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2013 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
34. Fire apparatus roads to be a minimum of 20 ft. wide with a minimum of 35 ft. centerline radius and a vertical clearance of 15 ft. CFC503, D103, T-14 1273.
35. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 ft. to 26 ft. wide and on one side of roads 26 ft. to 32 ft. wide. CFC D103.6.
36. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
37. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire 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 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or to the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review. Installation of an underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection.
38. Exterior Bell and Interior Horn/Strobe: These 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.

39. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
40. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
41. In plans submitted with the building permit application, provide Eave & Gutter details that meet R327. The applicant shall demonstrate that all exterior doors including garage door must meet R327.
42. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
43. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at: http://Yfww.fire.ca.gov_v/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook".

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Grading Permit. The hearing on the Grading Permit will be scheduled at a later date. For more information, please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

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

Sincerely,



Dennis P. Aguirre, Design Review Officer

CML:jlh – CMLBB0123_WJN.DOCX

cc: Stuart Grunow, Member Architect
Dianne Whitaker, Member Architect
Chris Johnson, El Granada Community Representative
Hugh Doherty, Interested Member of the Public
Michael Martin, Interested Member of the Public