

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

DATE: December 13, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the approval of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, to allow the construction of a new, two-story, 3,201 sq. ft. single-family residence with an attached 502 sq. ft. garage on a previously developed, legal, 6,132 sq. ft., parcel located at 130 Sonora Avenue in the El Granada area of San Mateo County. The project involves only minor grading and no tree removal. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

County File Number: PLN 2022-00367 (Uccelli/Kellond)

PROPOSAL

The project proposes the construction of a new, two-story, 3,201 sq. ft. single-family residence with an attached 502 sq. ft. garage on a vacant, 6,132 sq. ft. parcel in El Granada. The project involves only minor grading and no tree removal.

Sonora Avenue, an improved, public roadway, provides access to the project site. The subject parcel is located in an established residential neighborhood and is surrounded by existing single-family residences and vacant parcels. Deer Creek, which is underground at this location, runs to the east of the proposed residence; no riparian vegetation is associated with the creek in this area.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, by making findings and adopting the conditions of approval in Attachment A.

BACKGROUND:

Report Prepared By: Glen Jia, Project Planner

Owner: Tony Uccelli

Applicant: Steve Kellond

Public Notification: Ten (10) days advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo Times newspaper.

Location: 130 Sonora Avenue, El Granada

Assessor's Parcel Number (APN): 047-122-180

Property Size: 6,132 sq. ft.

Existing Zoning: One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review/Coastal Development District (R-1/S-17/DR/CD)

General Plan Designation: Medium Density Residential

Existing Land Use: Vacant

Water Supply: Granada Community Services District

Sewage Disposal: Coastside County Water District

Flood Zone: Flood Zone X (Area of minimal flood hazard) and Flood Zone AE (1% annual chance floodplain), per FEMA Panel No. 06081C0138F, effective August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), relating to the construction of one (1) single-family residence in an urban, residential zone. The project only involves the construction of a new single-family residence in an urban, residential area. For this reason, the project meets this CEQA categorical exemption criteria.

Setting: The subject property was previously developed with a single-family residence. On April 13, 2020, a Building Permit, BLD 2019-01859, was issued to allow the demolition of the residence. The demolition was completed and inspected on April 30, 2021. As a result, the property is currently vacant.

The subject parcel fronts Sonora Avenue, an improved, public roadway. The subject parcel is located in an established residential neighborhood and is surrounded by existing single-family residences and vacant parcels. Deer creek runs underground to the east of the proposed residence; no riparian vegetation is associated with the creek at this location (see Section A.2.c for further discussion).

Chronology:

<u>Date</u>	<u>Action</u>
December 30, 2022	- Application submitted.
February 7, 2023	- Project deemed incomplete due to an incomplete colors and materials board, lack of an archaeological report, and other issues identified by the County Drainage Section, Coastside County Water District, and County Geotechnical Section.
March 7, 2023	- Resubmittal submitted in response to the incomplete letter.
March 20, 2023	- The Northwest Information Center recommends the preparation of an archaeological report; staff allowed the report requirement to be deferred until prior to the preparation of the staff report.
April 13, 2023	- Project recommended for approval by the Coastside Design Review Committee (CDRC). See Section A.3 for further discussion.
September 22, 2023	- Project deemed complete.
December 13, 2023	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The subject parcel's land use designation is Medium Density Residential, which requires compliance with a density range of 6.1 to 8.7 dwelling units per acre. The project proposes one (1) dwelling unit on a 6,132 sq. ft. parcel, which equates to a density of approximately 7.1 units per acre.

a. Urban Land Use Policies

Policy 8.30 (*Infilling*) encourages the infilling of urban areas, where infrastructure and services are available. The project complies with

this policy, as it is situated within an established residential neighborhood. The Coastside County Water District (CCWD) and the Granada Community Services District (GCSD) have confirmed that adequate water and sewer connections are available for the project. Additionally, the project site can be accessed from Sonora Avenue, a public, improved roadway. These factors substantiate the project's compliance with Policy 8.30 and its suitability for infill development within the neighborhood.

b. Visual Resources Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. The subject parcel is located in a County Design Review District. The project was reviewed under and found to be in compliance with the Design Review Guidelines and Standards for One-Family and Two-Family Residential Developments in the Midcoast by the Coastside Design Review Committee at the regular meeting on April 13, 2023. The project's compliance with the applicable design review guidelines will be discussed further in Section A.3 of this report below.

Policy 4.36 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The project, as reviewed by the Coastside Design Review Commission on April 13, 2023, was found to be compliant with the applicable design review standards. Based on the foregoing, the project would be compatible with the surrounding developments and the development pattern of the neighborhood (See Section A.3 for further discussion).

2. Compliance with the Local Coastal Program

A Coastal Development Permit (CDP) is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. In addition, the CDP is appealable to the California Coastal Commission due to the proximity of the site to Deer Creek.

Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) policies, elaborated as follows:

a. Locating and Planning New Development

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it would be served with adequate water supplies and wastewater treatment facilities. As stated in Section A.1.b above, the CCWD and GCSD have confirmed adequate supply and treatment capacity, respectively, to serve the parcel. For this reason, the project complies with LCP policy 1.19.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. As of the printing of this report, building permits for a total of 25 new dwelling units have been issued in 2023. The requested permits would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

b. Visual Resources

Policy 8.12(a)(1) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes El Granada. The project is, therefore, subject to Design Review criteria established by Section 6565.20 of the Zoning Regulations. The CDRC considered this project at the regularly scheduled CDRC meeting on April 13, 2023, where it was determined that, with the recommended conditions of approval, the project complies with applicable Design Review Standards, as further discussed in Section A.3.

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

- (1) On-site grading is not extensive and only limited to standard construction activity. The project only involves minor grading, which is necessary to accommodate the foundation and associated site improvements of the project.
- (2) The proposed materials for the house, such as cedar siding, have a natural appearance. As reviewed and conditioned by the CDRC on April 13, 2023, the proposed exterior materials and colors are appropriate and complementary to the overall appearance of the proposed single-family residence.
- (3) Project design uses gable roofs, including nonreflective, black composition shingle as the primary roof material. The proposed

single-family residence will use gable roofs, dark shingles as the primary roof from. For this reason, the project is found to be consistent with this guideline.

- (4) The project is designed to be compatible with development in the area. The proposed single-family residence will be located in an established neighborhood that contains primarily single-family residences. The project complies with the applicable zoning standards, as discussed in Section A.5 below. For these reasons, the project is found to be compatible with other developments and the development pattern in the neighborhood.

- a. Establishment of Buffer Zones

Policy 7.11 (*Establishment of Buffer Zones*) requires 30-foot buffer zones on both sides of a riparian corridor and 100-foot buffer zones from wetlands. Deer creek runs underground through the east corner of the subject property. However, no riparian vegetation is present at the project site. Given the absence of surface water or riparian vegetation, staff determined that typical creek setback requirements are not applicable, and that a biological investigation is not necessary for this project. The need to ensure that project does not impact the culverted creek, and that construction methods appropriately account for the culvert and associated fill, are addressed by recommended conditions of approval 17 – 20.

3. Compliance with Design Review Standards

The CDRC considered the project at their regularly scheduled meeting on April 13, 2023. At that meeting, the CDRC required project changes to better conform the project to the standards, including the roof color selection and contrast (as required by Condition 4). and adopted the findings to recommend project approval (Attachment D), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses and has considered the probable location and intensity of future development in the vicinity of the proposed project.
- b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed

residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.

- c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Farmhouse Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.
- d. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries; Standards (2): The entry to the proposed residence would be similar in size and proportional to the other homes in the neighborhood.
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Facade Articulation: Facade articulation (as well as daylight plane) would be employed to break up the appearance of the shear walls through the placement of projecting or recessing architectural details.
- f. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).
- g. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms: Secondary roof forms and dormers to the primary roof form have been proposed to reduce the proposed residence's apparent mass and scale, to enhance visual interest and provide appropriate roof form variations. The additional roof forms would be architecturally compatible with the primary roof form's slope and material.
- h. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood. Further, the size and proportions of the openings, materials, and style have been addressed.
- i. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 1. Landscaping; Standards f.: The proposed landscaping would use drought-tolerant and non-invasive species.
- j. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The

hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

- k. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

4. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

Upon review of the provisions of the Half Moon Bay ALUCP for the Environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project’s site location complies with the safety, noise, and height limit criteria for airport compatibility. The project site is located in the Half Moon Bay Airport Zone 7, Airport Influence Area (AIA), where the accident risk level is considered low. The AIA does not prohibit single-family residential use. The proposed project complies with all AIA development conditions in the Safety Criteria Matrix of the ALUCP, including but not limited to the flight hazard prevention measures, as the proposed two-story single-family residence would not penetrate the established airspace threshold. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise.

5. Compliance with S-17 Zoning District Development Standards

The property is zoned One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review/Coastal Development District (R-1/S-17/DR/CD). The proposed single-family residence is an allowed use in this zoning district.

As shown in the table below, the project complies with the development standards of the S-17 Zoning District.

Development Standards	S-17 Zoning District	Proposed
Building Site Area	5,000 sq. ft.	6,132 sq. ft.
Maximum Building Site Coverage	35% (2,146.2 sq. ft.)	31.6% (1,942 sq. ft.)
Maximum Building Floor Area Ratio	53% (3,249.9 sq. ft.)	52.9% (3,246 sq. ft.)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	Approx. 30.5 ft.
Minimum Side Setback	5 ft.	7.5 ft.

Minimum Combined Side Yard Setback	15 ft.	Approx. 16 ft.
Maximum Building Height	28 ft.	26.5 ft.
Minimum Parking Spaces	2 covered parking spaces	2 covered parking spaces

The proposed single-family residence would comply with applicable development standards, including the maximum building height, maximum building site coverage, maximum floor area, setback requirements, and parking standards of the S-17 zoning district, as shown in the table above.

B. COMMENTS FROM MIDCOAST COMMUNITY COUNCIL (MCC) AND CALIFORNIA COASTAL COMMISSION (CCC)

Staff sent project referrals to MCC and CCC; no comments on this project have been received as of the date of the writing of this report.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone. The project involves the construction of a new single-family residence in an urban, residential neighborhood. For this reason, the project meets this CEQA categorical exemption criteria.

D. REVIEWING AGENCIES

- County Drainage Section
- County Geotechnical Section
- County Department of Public Works
- County Parks Department
- Coastside County Fire District
- Granada Sanitary District
- Coastside County Water District
- Midcoast Community Council
- California Coastal Commission
- Northwest Information Center

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Design Review Recommendation Letter

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County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2022-00367

Hearing Date: December 13, 2023

Prepared By: Glen Jia, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone. The project involves a single-family residence in an urban, residential neighborhood. Therefore, the project is exempt from the California Environmental Quality Act.

Regarding the Design Review, Find:

2. That the project, as proposed and conditioned, has been reviewed 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(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses and has considered the probable location and intensity of future development in the vicinity of the proposed project.
 - b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.
 - c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Farmhouse Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.

- d. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries; Standards (2): The entry to the proposed residence would be similar in size and proportional to the other homes in the neighborhood.
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Facade Articulation: Facade articulation (as well as daylight plane) would be employed to break up the appearance of the shear walls through the placement of projecting or recessing architectural details.
- f. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be “Dark-Sky” compliant as indicated on the exterior elevations and the exterior lighting specification(s).
- g. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms: Secondary roof forms and dormers to the primary roof form have been proposed to reduce the proposed residence’s apparent mass and scale, to enhance visual interest and provide appropriate roof form variations. The additional roof forms would be architecturally compatible with the primary roof form’s slope and material.
- h. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood. Further, the size and proportions of the openings, materials, and style have been addressed.
- i. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 1. Landscaping; Standards f.: The proposed landscaping would use drought-tolerant and non-invasive species.
- j. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.
- k. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

Regarding the Coastal Development Permit, Find:

- 3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section

6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding locating and planning new development, and preservation of visual resources.

4. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
5. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the staff report.
6. That the number of building permits for construction of new dwelling units other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, building permits for 25 new dwelling units have been issued in 2023. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the CDRC on April 13, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Coastside Design Review Committee and the Planning Commission, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

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 would 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 shall be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (3): Change the Level 2 roof color of composition shingle from black to brown to reduce the stark contrast between the roof color and the Level 2 exterior wall color.

5. The Coastside Design Review Committee has the following suggestion regarding the project design: The applicant shall consider raising the sill of the window(s) in the Level 2 rear primary bedroom (i.e., the larger scale southeast facing window).
6. 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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. 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.
 - o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. An Erosion Control and/or 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 trees and a grading permit. Upon the completion of a pre-site inspection, the Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. 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 Project Planner.
9. 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.
10. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Sonora Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sonora Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise 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 County Ordinance Code Section 4.88.360).
14. Installation of the approved landscape plan is required prior to final inspection.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
- a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

- e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; irrigation controller programming data would 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.
16. Per Section 9296.5 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

County Geotechnical Section

17. Creek Backfill Clarifications and Investigation – Prior to the issuance of a building permit, the applicant's consultant shall investigate and characterize the limits and consistency of creek backfill associated with culverting Deer Creek in the vicinity of the proposed residence. The site map shall be updated to delineate the extent of potential fill across the property.
18. Supplemental Liquefaction investigation – Prior to the issuance of a building permit, the project geotechnical consultant shall advance supplemental geotechnical boring(s) or a Cone Penetration Testing (CPT) sounding to characterize and evaluate potential liquefaction hazards at the subject site. The State recommends an investigation to a depth of 50 feet below the ground surface, or bedrock, to investigate the potential for liquefaction in hazard zones. The project geotechnical consultant shall incorporate moisture unit weights, Atterberg limits, and Sieve analysis into the liquefaction analysis, as necessary. The consultant shall analyze the collected subsurface data, evaluate the potential for liquefaction (lateral spreading, surface manifestations, etc.) and provide calculated estimates of total and differential liquefaction induced settlement, potential secondary effects, and surficial distress that may impact the proposed project.
19. Prior to the issuance of a building permit. The geotechnical recommendations shall be updated, as necessary, based on the results of the supplemental creek backfill and liquefaction investigation and analysis.
20. The results of the supplemental geotechnical investigation shall be compiled in an updated report with all the appropriate supporting data and calculations (Mw, PGAM, Groundwater depth, fines content, input files, output files, indication of liquefiable soils, volumetric strains assigned, site map and sections as necessary etc.) and appendices prior to the issuance of a building permit.

Department of Public Works

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

Building Inspection Section

24. A building permit shall be obtained for the proposed construction.
25. The applicant shall complete and submit a Request for Address Assignment form to the Building Inspection Section at buildingcounter@smcgov.org a minimum of 30 days prior to submittal of a building permit application.

County Drainage Section

26. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's 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.

27. The following shall be required at the time of building permit application submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.

Coastside Fire Protection District

28. Smoke Alarms: As per the California Building Code, and State Fire Marshal regulations, 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 reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one (1) detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building permit final. Date of installation shall be added to the exterior of the smoke alarm and shall be checked at the building final inspection.
29. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
30. As per Coastside Fire Protection District Standard CI-013, 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 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. 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 Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
31. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at

least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

32. As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" as defined in the current edition of the California Building Code.
33. The installation of an approved spark arrester is required on all wood burning chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch. If the proposed chimney is not wood burning, the applicant may disregard this condition.
34. Vegetation Management (LRA) – The California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 inches to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
35. Fire Access Roads – The applicant shall have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

36. Fire apparatus roads shall be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet (per CFC 503, D103, T-14 1273). Fire apparatus access roads shall be an approved, all-weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater section. No grades over 20 percent. (Plan and profile required) CFC 503.
37. A plan and profile of the driveway/roadway shall be added to the project plans.
38. Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
39. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide (per CFC D103.6).
40. Fire Hydrant: There is a hydrant within the required 500-foot distance from the proposed single-family residence, but it is a dry barrel hydrant or non-compliant hydrant. Applicant shall upgrade it to the required (Clow 960) hydrant. As per 2019 CFC, Appendix B the hydrant shall produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Please contact the local water purveyor for water flow details.
41. Automatic Fire Sprinkler System: (Fire Sprinkler plans require a separate permit). As per San Mateo County Building Regulations and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations shall be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system shall be submitted to the San Mateo County Planning and Building Department. A building permit shall not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
42. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings shall be pressure-tested with the trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to fire protection plan review.
43. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

44. Please add note to the title page that the building would be protected by an automatic fire sprinkler system.
45. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.
46. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1.
47. All fire conditions and requirements shall be incorporated into your building plans, prior to the building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

Coastside County Water District (CCWD)

48. The project shall comply with CCWD regulations on water service and metering. Coastside County Water District would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.
49. There is an existing domestic water meter installed at this address. This service would need to be destroyed at the corporation stop and reinstalled with a fire service per the CCWD approved location (to be determined) for the new development.
50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD 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, and there shall be no cross connections.
51. The presence of a creek on the subject parcel may trigger the need for approved backflow protection on the domestic water system. Please contact CCWD at cbrennan@coastsidewater.org for more information.
52. Sheet L1.1 listed two different irrigated landscape totals. Please correct this error when submitting for CCWD approval.
53. For informational purpose, CCWD application requirements are available on the CCWD's website at: <https://coastsidewater.org/resources/plan-review/>

Granada Community Services District

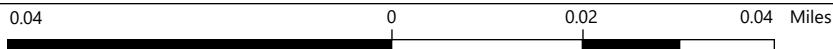
54. A sewer connection shall be obtained from the Granada Community Services District.

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County of San Mateo - Planning and Building Department

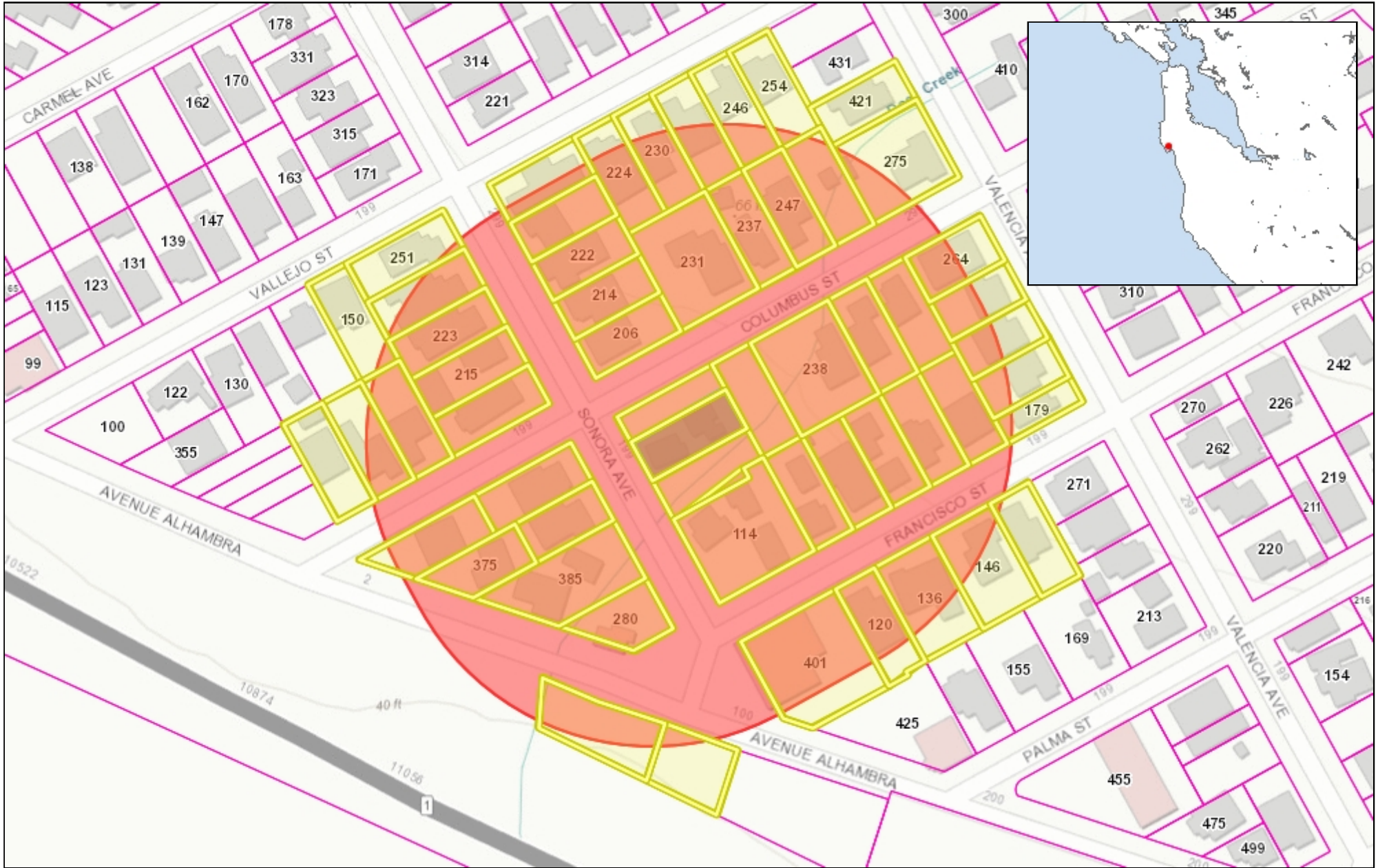
ATTACHMENT B



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1:1,128 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



0.07 0 0.04 0.07 Miles

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© Latitude Geographics Group Ltd.

1:2,257 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C

Planning and Building Department

Application for a Coastal Development Permit

455 County Center , 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name:
Primary Permit #:

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?
Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?
Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Table with 4 columns: Fill in Blanks, Material, Color/Finish, Check if matches existing. Rows include Exterior Walls, Trim, Roof, Chimneys, Accessory Buildings, Decks/Stairs, Retaining Walls, Fences, Storage Tanks.

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|--------------------------|--------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | |
|--|--------------------------|--------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650 ■ 363 ■ 4161 ■ FAX 650 ■ 363 ■ 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Steve Kellond, AIA Architect
 Address: 14510 Big Basin Way #205
Saratoga, CA Zip: 95070
 Phone,W: (408) 741-0600 H: _____
 Email: steve@kellondarchitects.com

Owner (if different from Applicant):

Name: UDAZ, LLC - Tony Uccelli
 Address: 575 Alameda de las Pulgas
San Carlos, CA Zip: 94070
 Phone,W: (650) 464-8291 H: _____
 Email: tuccelli@prodigy.net

Architect or Designer (if different from Applicant):

Name: _____
 Address: _____ Zip: _____
 Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-122-180
 Address: 130 Sonora Ave.
El Granada, CA Zip: 94018
 Zoning: R-1 / S-17
 Parcel/lot size: 6,132 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

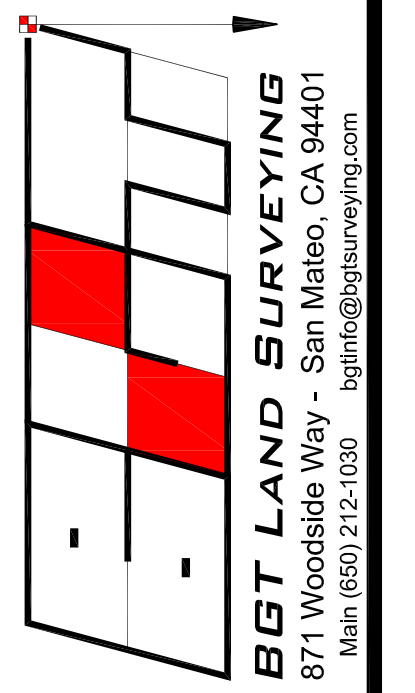
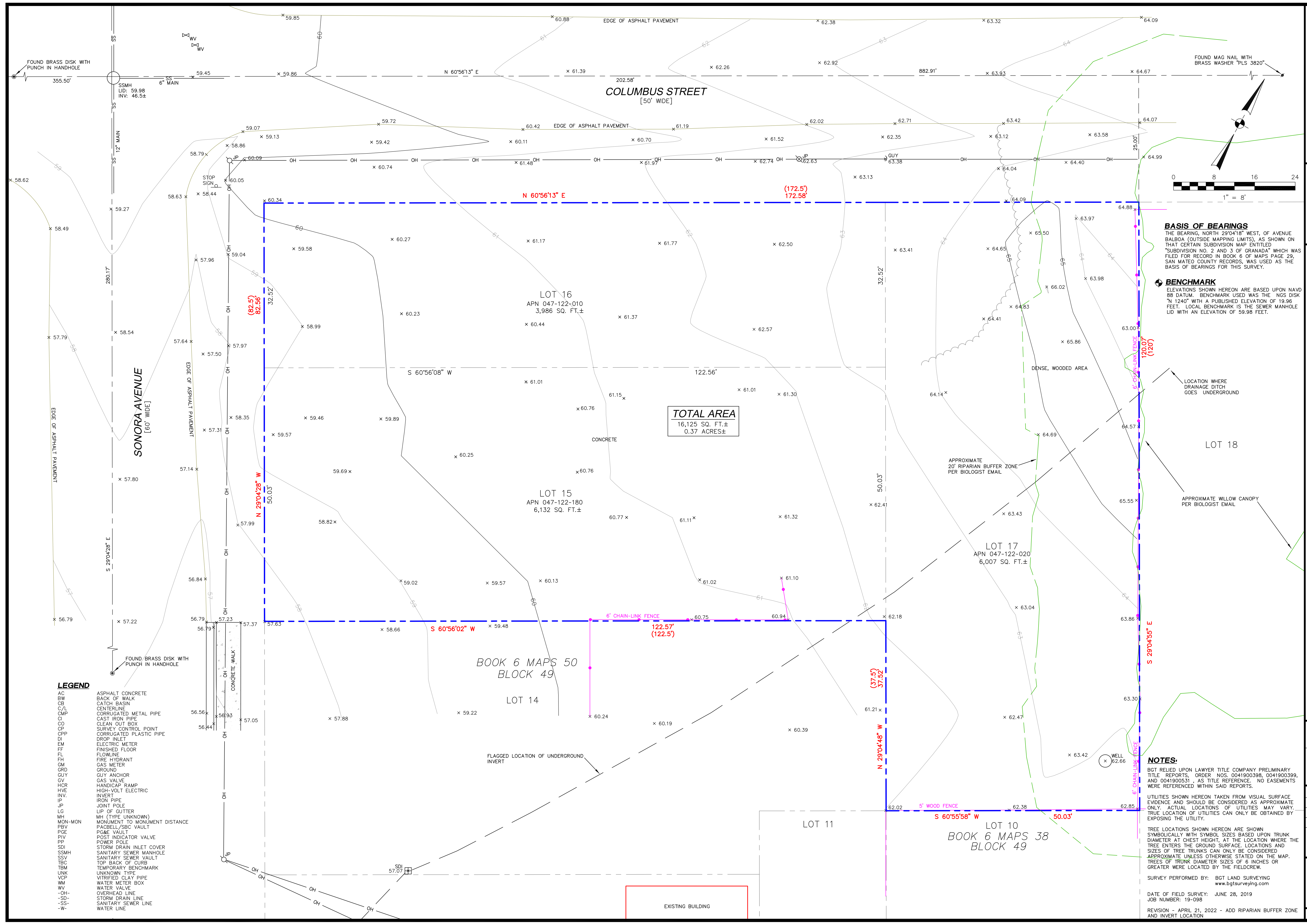
- New Single Family Residence: 3,246 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Describe Project:

Proposed new 2-story single family residence
with all site improvements

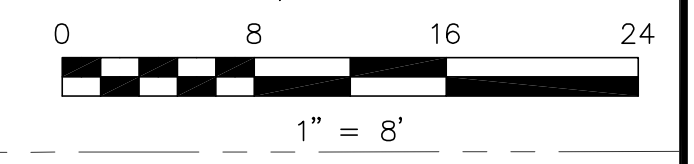
Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance



BASIS OF BEARINGS
THE BEARING, NORTH 29°04'18" WEST, OF AVENUE BALBOA (OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "SUBDIVISION NO. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NOS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET. LOCAL BENCHMARK IS THE SEWER MANHOLE LID WITH AN ELEVATION OF 59.98 FEET.



BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 15-17, BLOCK 49, "SUBDIVISION NO. 5 GRANADA" (BOOK 6 MAPS 50)

130 SONORA AVENUE
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

NOTES:

BGT RELIED UPON LAWYER TITLE COMPANY PRELIMINARY TITLE REPORTS, ORDER NOS. 0041900398, 0041900399, AND 0041900351, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORTS.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

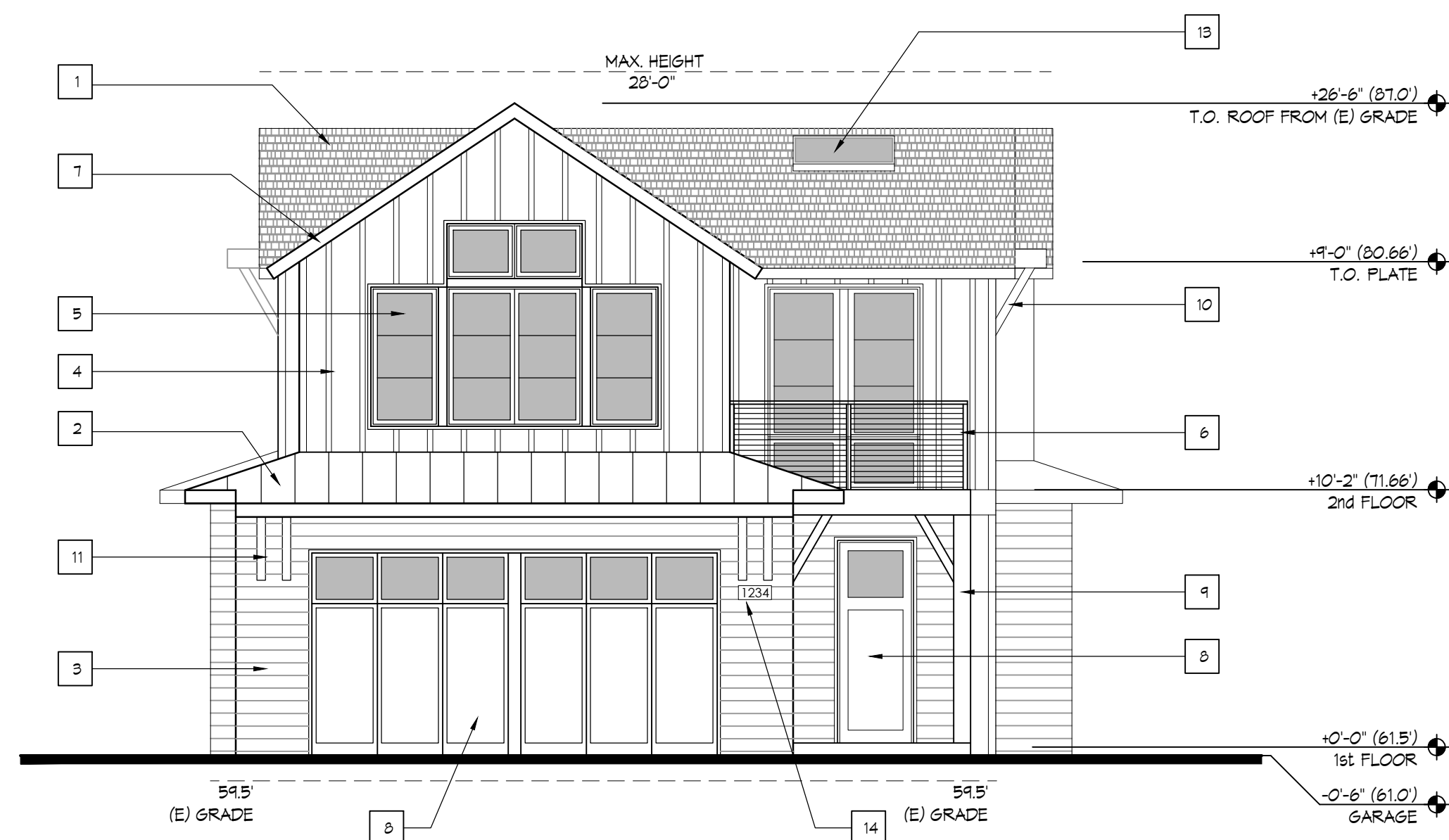
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

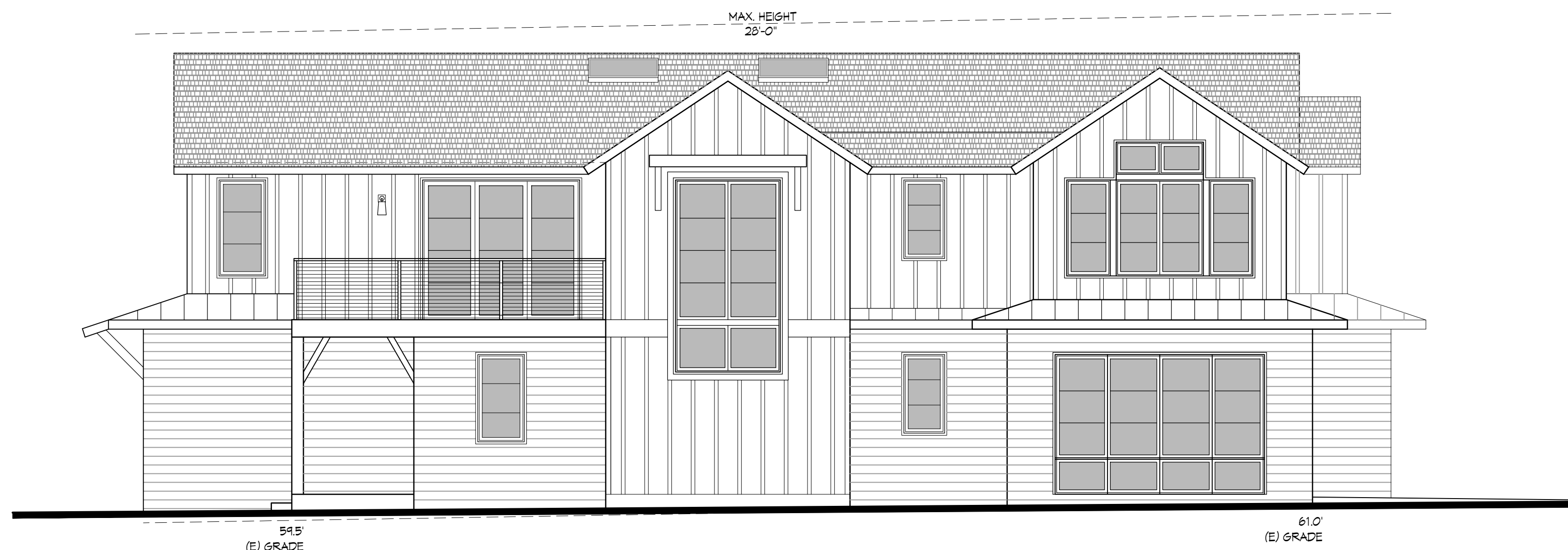
DATE OF FIELD SURVEY: JUNE 28, 2019
JOB NUMBER: 19-098

REVISION - APRIL 21, 2022 - ADD RIPARIAN BUFFER ZONE AND INVERT LOCATION

Assessor Parcel Number:	047-122-010 047-122-020 047-122-180
Prepared For:	TONY UCCELLI 575 Alameda de las Pulgas San Carlos, CA 94070
Date:	OCT. 2022
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	LHL
Revisions:	APRIL, 2022
SU-1	
Job No.	19-098



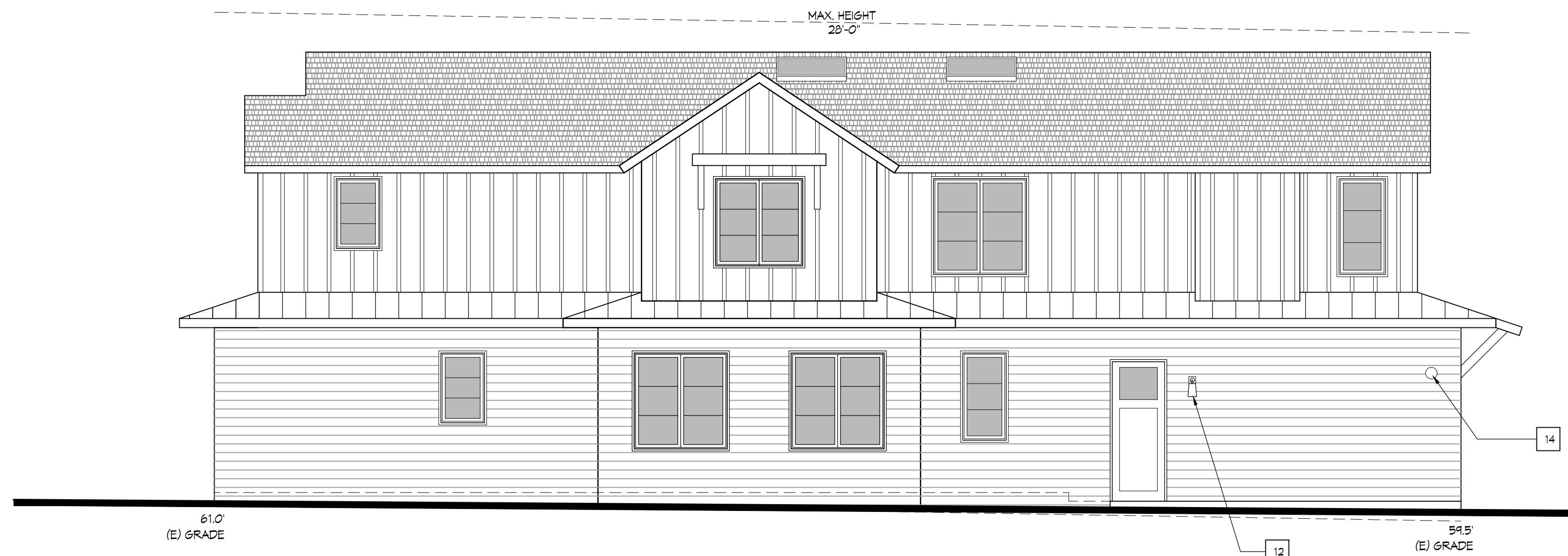
1 FRONT ELEVATION (SOUTHWEST) 3/16"=1'-0"
 0 3 6 12



2 SIDE ELEVATION (SOUTHEAST) 3/16"=1'-0"



3 REAR ELEVATION (NORTHEAST) 3/16"=1'-0"



4 SIDE ELEVATION (NORTHWEST) 3/16"=1'-0"

KEYNOTES

- | | | |
|--|---|--|
| 1 COMPOSITION SHINGLE ROOF CERTAINTED LANDMARK TL, MOIRE BLACK | 6 METAL RAILING @ DECK DARK BRONZE COLOR | 11 WOOD BRACKET, PAINTED TO MATCH TRIM |
| 2 STANDING SEAM METAL ROOF DARK BRONZE COLOR | 7 TRIM, FASCIA & EAVES IV PAINTED FINISH BENJAMIN MOORE, WHITE | 12 WALL MOUNTED DARK SKY LIGHT FIXTURE |
| 3 HARDE LAP SIDING IV PAINTED FINISH BENJAMIN MOORE, BOOTHBAY GRAY | 8 EXTERIOR WOOD DOOR / GARAGE DOOR WITH PAINTED FINISH TO MATCH DOORS/WINDOWS | 13 SKYLIGHT, TYP. |
| 4 BOARD & BATTEN SIDING IV PAINTED FINISH BENJAMIN MOORE, WHITE | 9 PORCH POST, PAINTED TO MATCH TRIM | 14 ILLUMINATED ADDRESS NUMBERS |
| 5 MILGARD TRINIC VINYL WINDOWS & DOORS BRONZE COLOR | 10 EYEBROW ROOF & BRACKET, PAINTED TO MATCH TRIM | 14 PROPOSED FIRE BELL LOCATION |

Kellond Architects

14510 Big Basin Way, #205
 Saratoga, California 95070

408.741.0600 ph.
 408.741.0610 fax

www.kellondarchitects.com

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PROJECT

New Residence

APN: 047-122-180
 130 Sonora Ave.
 El Granada, CA 94018

SHEET TITLE

EXTERIOR ELEVATIONS

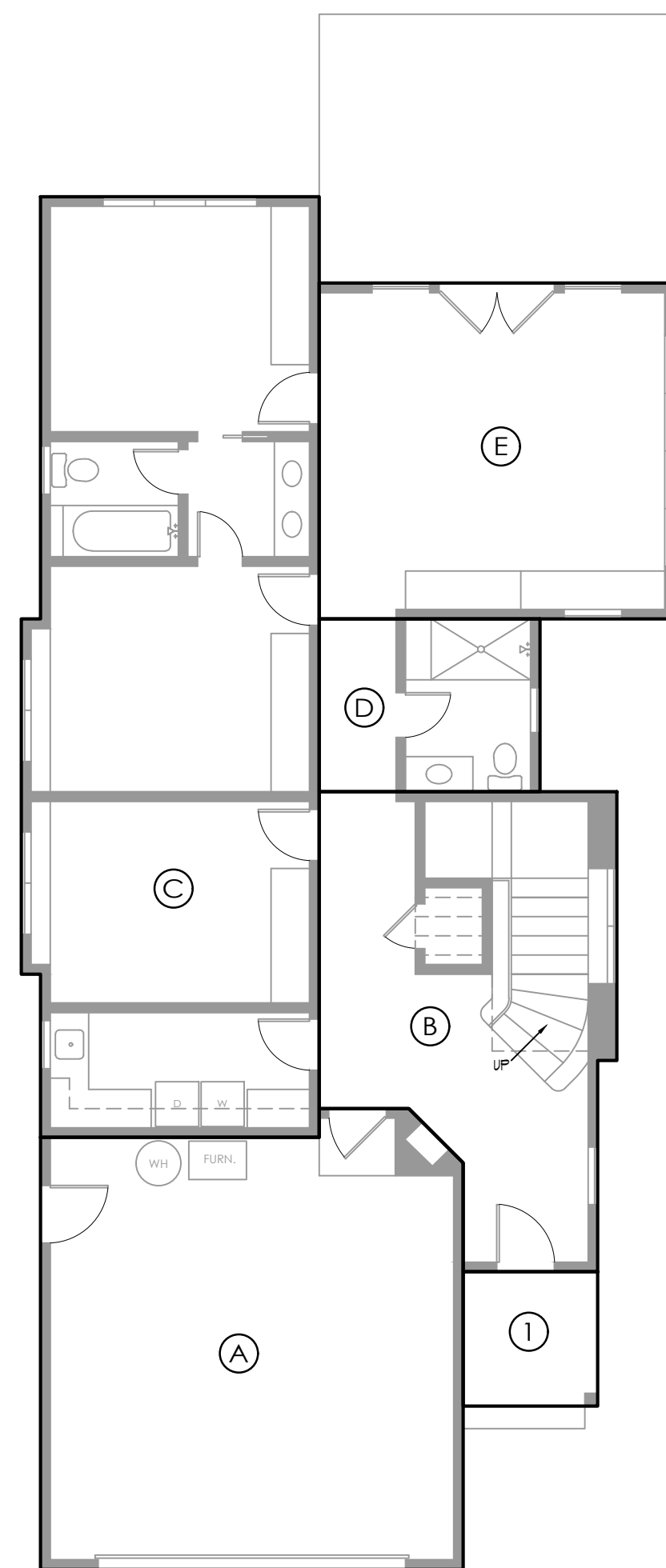
REVISIONS

No.	Date	Notes

PROJECT #: 2022.03

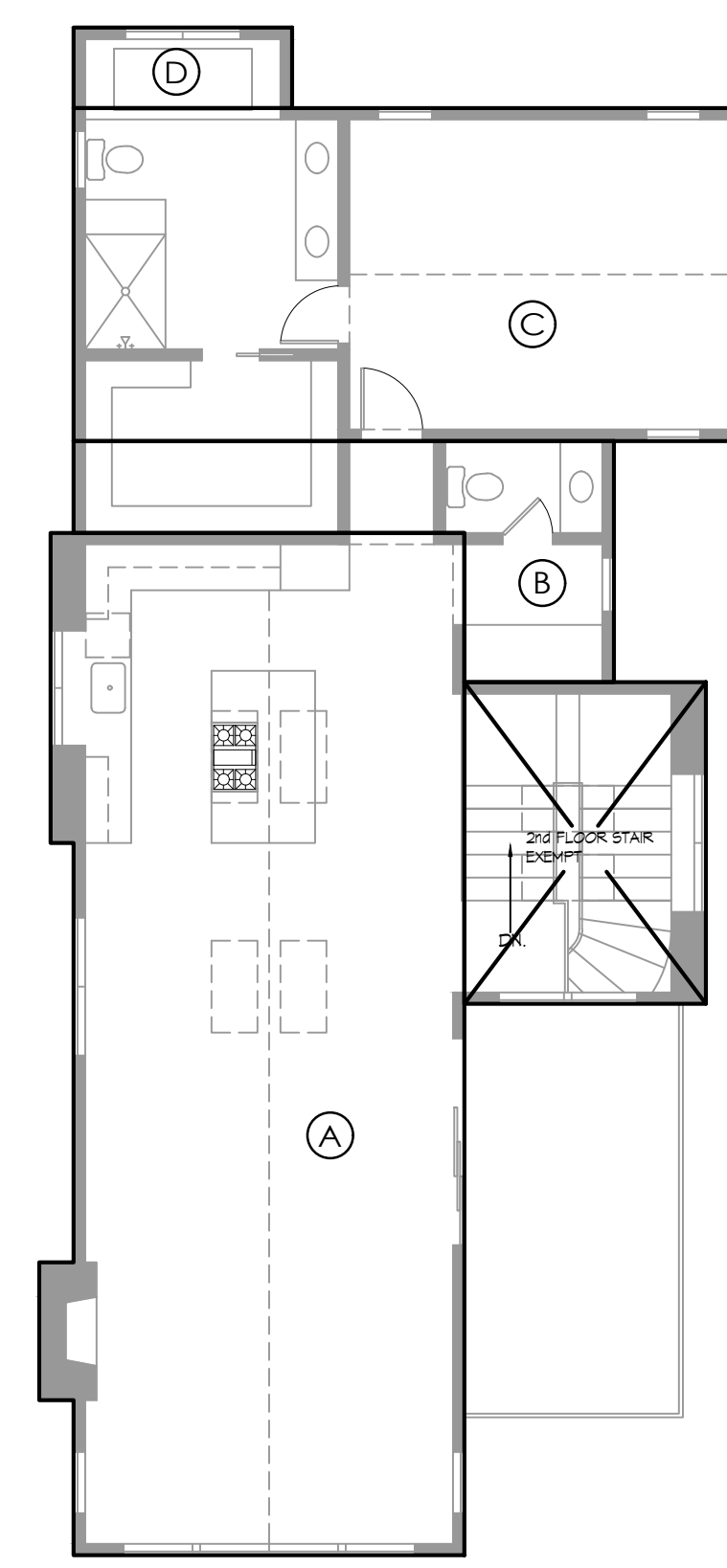
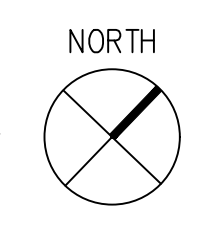
DATE: OCT 2022

SHEET #: SD-3.1



FIRST FLOOR PLAN

1/8"=1'-0"



SECOND FLOOR PLAN

1/8"=1'-0"

PROPOSED FLOOR AREA

HOUSE + PORCH 3,246 S.F.

ALLOWABLE FLOOR AREA

TOTAL 3,249.9 S.F.

PROPOSED COVERAGE

1st FL. + PORCH 1,942 S.F.

ALLOWABLE COVERAGE

TOTAL 2,146.2 S.F.

FLOOR AREA CALCS

FIRST FLOOR

- (A) 502 S.F.
- (B) 290 S.F.
- (C) 710 S.F.
- (D) 90 S.F.
- (E) 305 S.F.
- (I) 45 S.F.

TOTAL = 1,942 S.F.

SECOND FLOOR

- (A) 757 S.F.
- (B) 115 S.F.
- (C) 399 S.F.
- (D) 33 S.F.

TOTAL = 1,304 S.F.

MAIN HOUSE TOTAL = 3,246 S.F.

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

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UNPUBLISHED WORK OF THE ARCHITECT,
WHICH MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

PROJECT

New Residence

APN: 047-122-180
130 Sonora Ave.
El Granada, CA 94018

SHEET TITLE

FLOOR AREA & COVERAGE

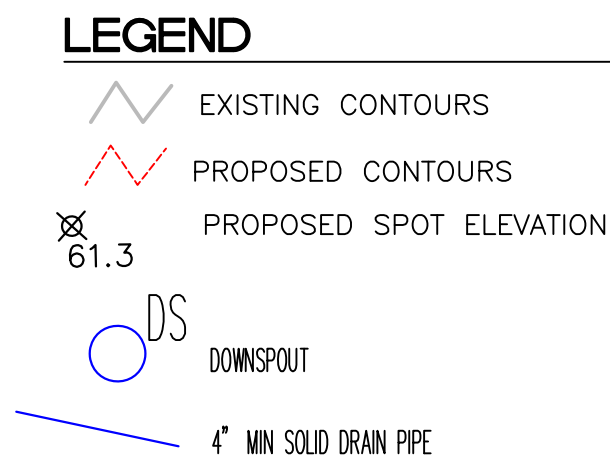
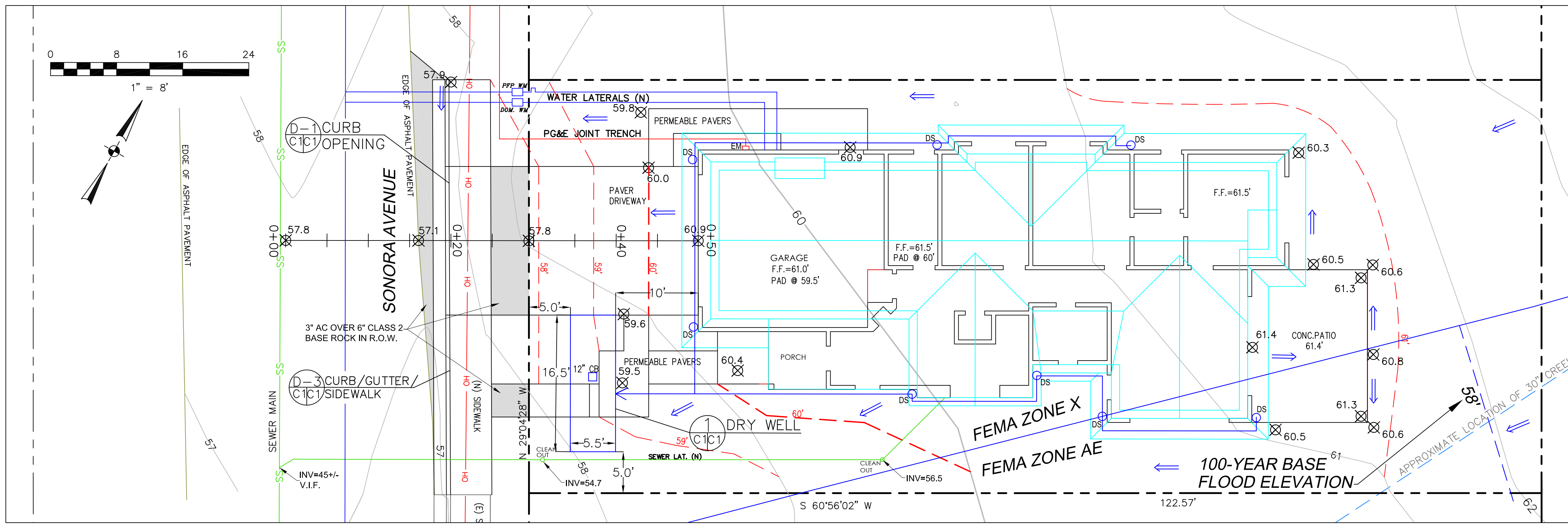
REVISIONS

No.	Date	Notes

PROJECT #: 2022.03

DATE: OCT. 2022

SHEET #: SD-5



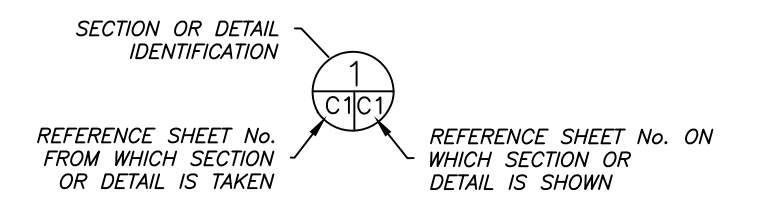
GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: TONY UCCELLI, OWNER
- TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 6-28-19.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM NAVD88.
- THE GEOTECHNICAL REPORT: **GEOTECHNICAL REPORT: LOT 15, SONORA AVENUE, EL GRANADA APN 047-122-180**; DATE: 3-31-22, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 21-228 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS CALL SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- 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. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO DRY WELL, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DRY WELL 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.

SECTION AND DETAIL CONVENTION



GRADING NOTES

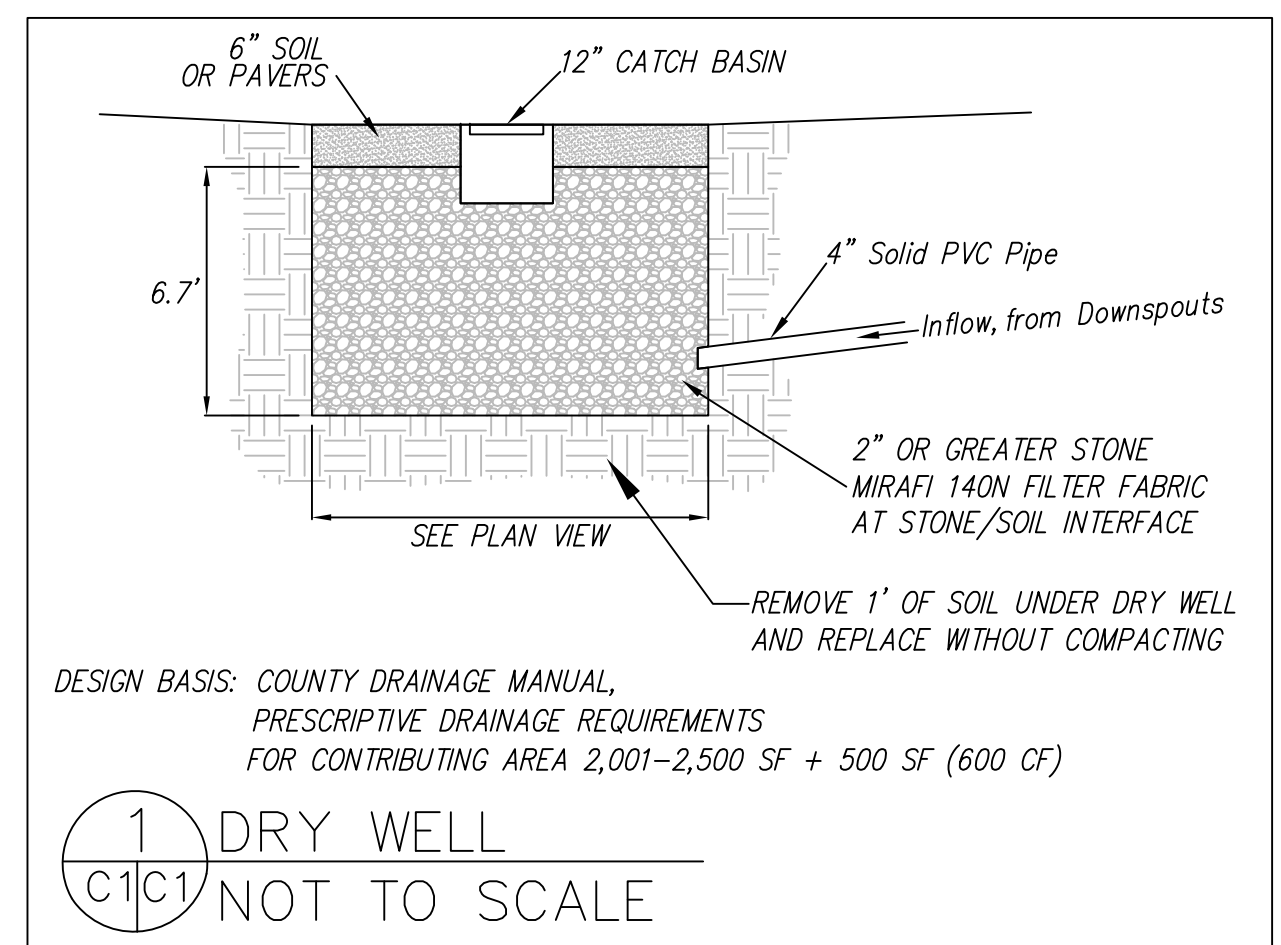
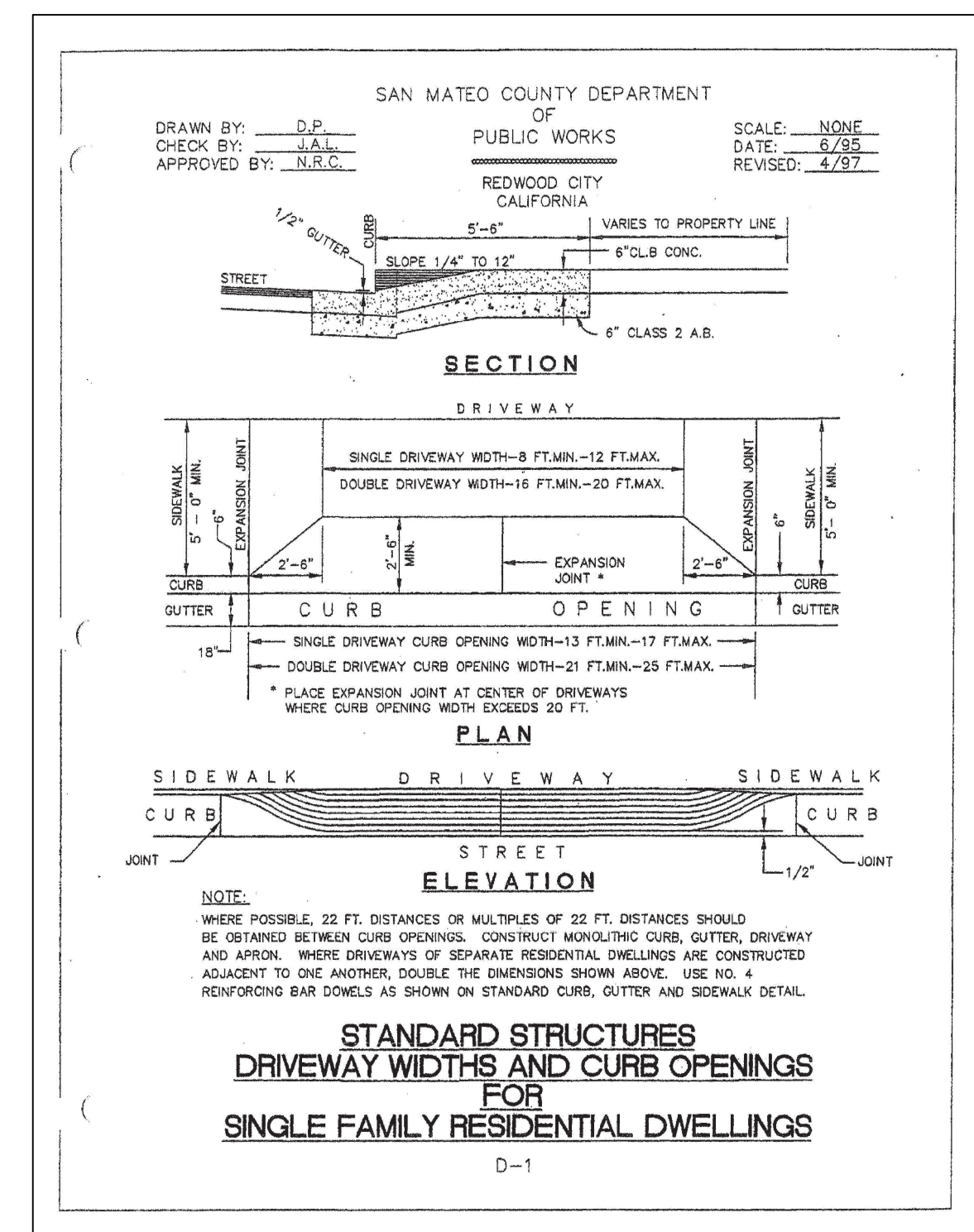
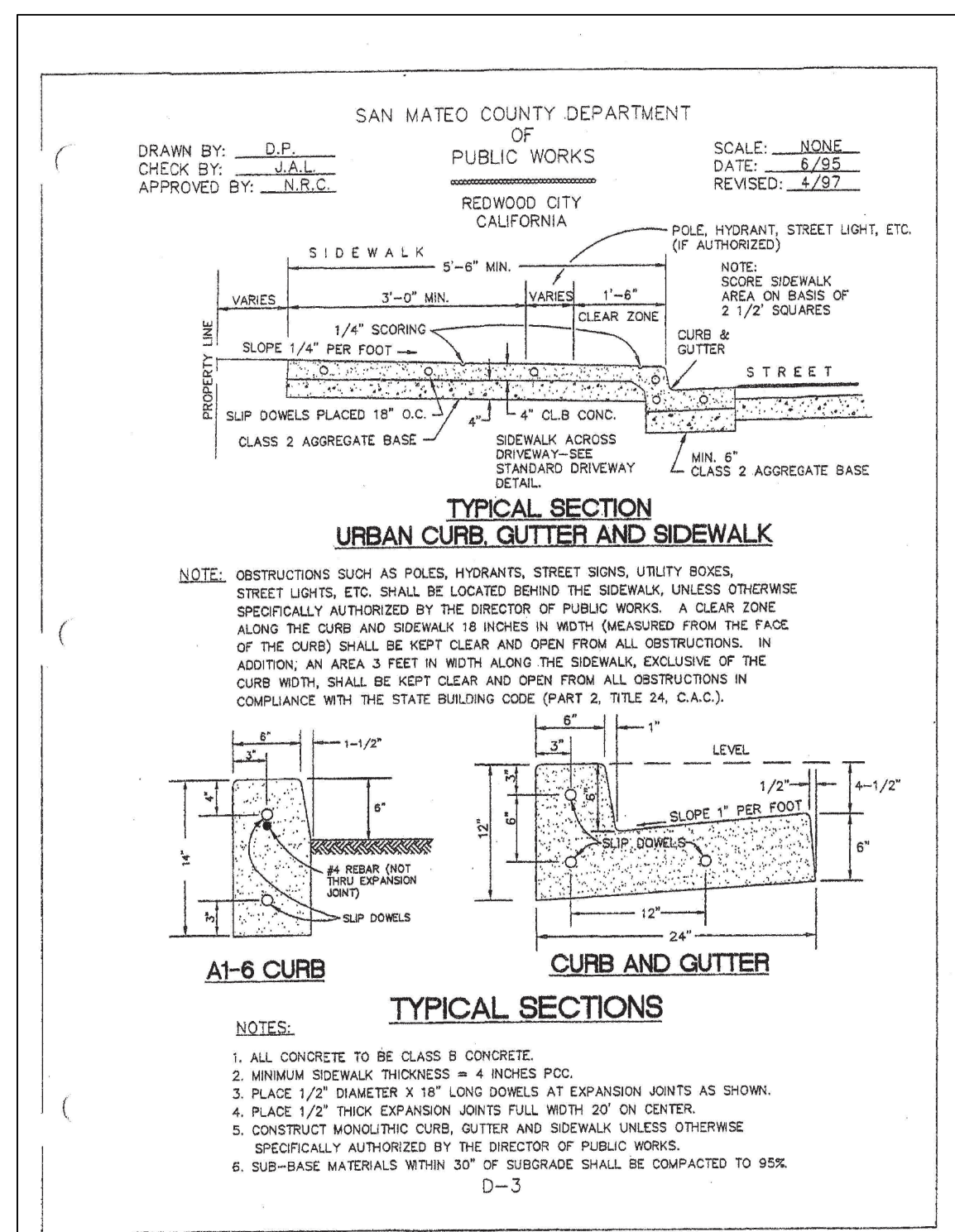
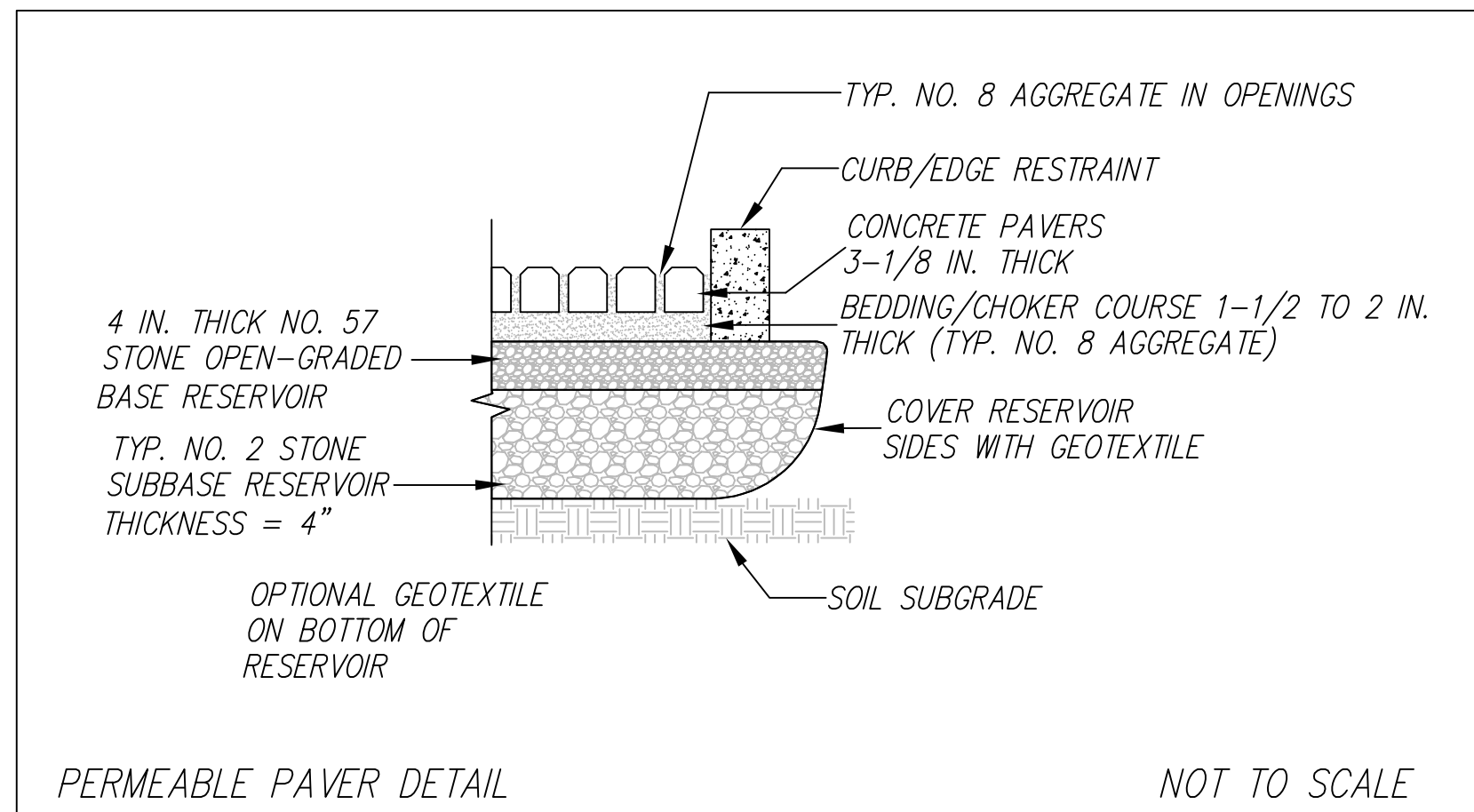
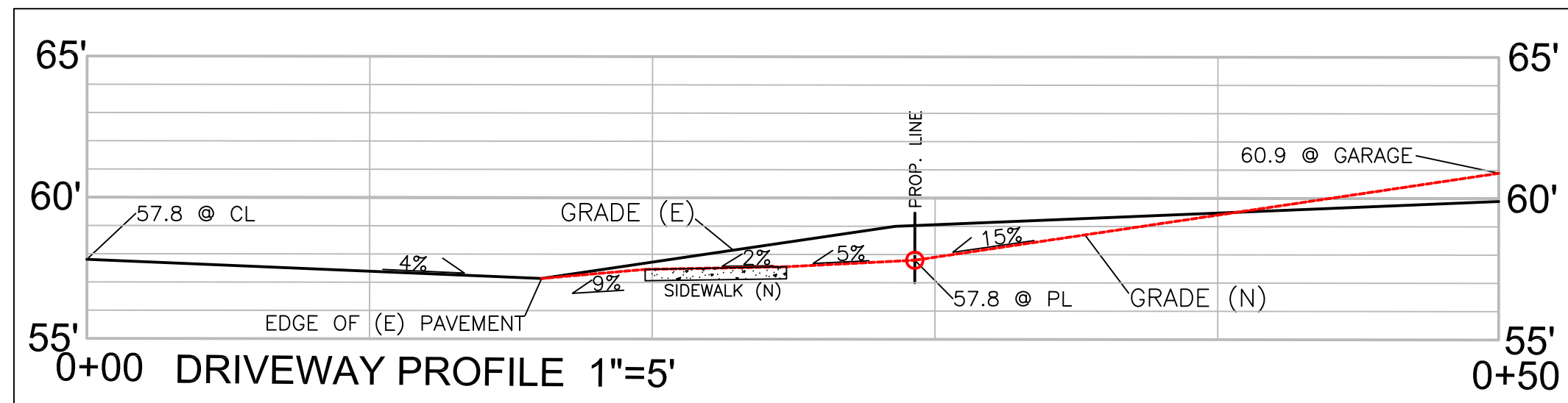
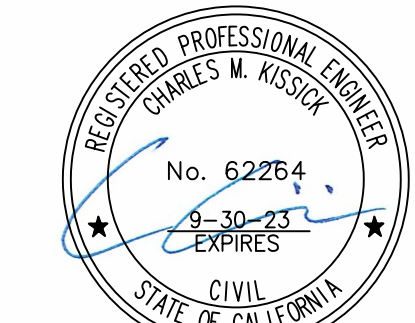
CUT VOLUME: 100 CY
FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

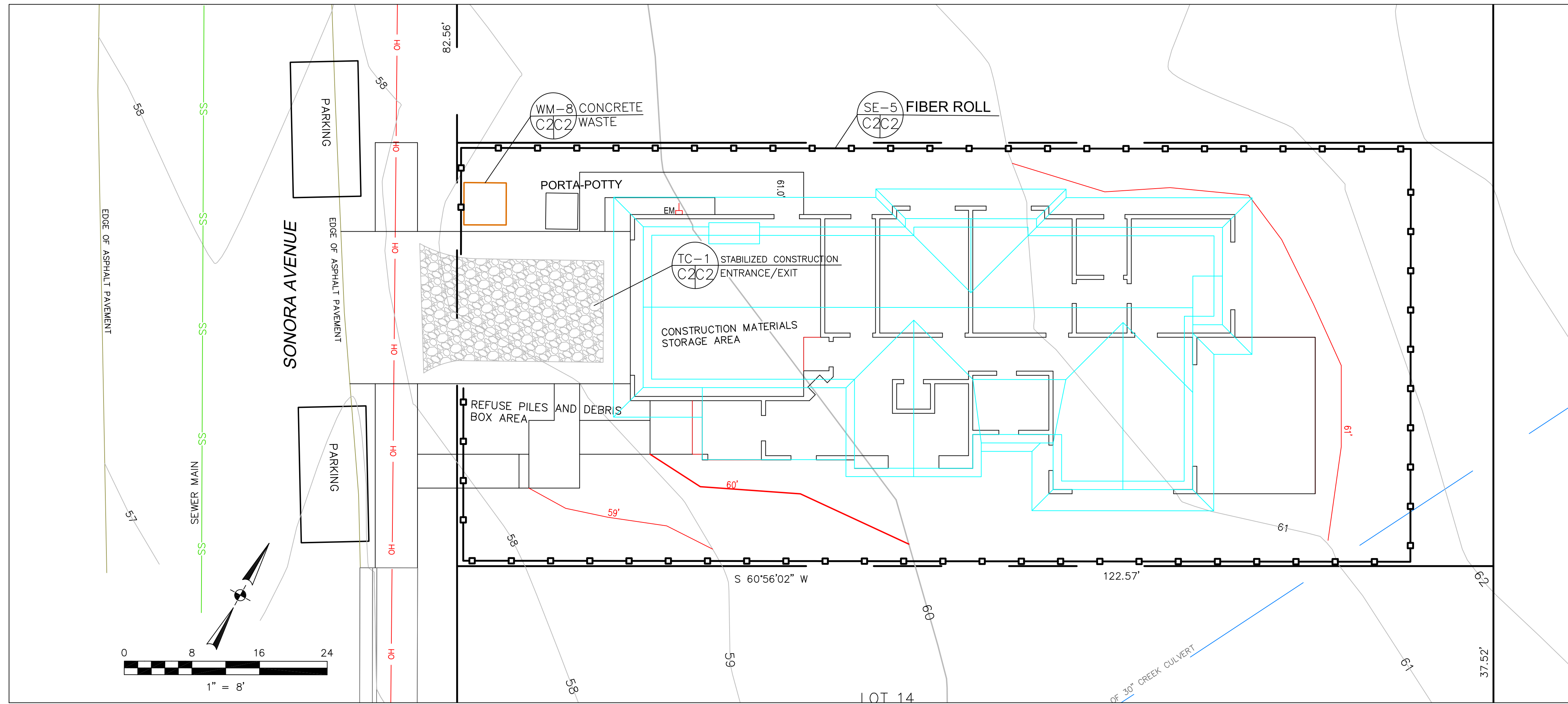
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



DATE: 11-21-22	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 2-17-23	REV. DATE:	REV. DATE:
GRADING AND DRAINAGE PLAN UCCELLI PROPERTY, LOT 16 COLUMBUS STREET EL GRANADA APN 047-122-180					
SHEET C-1					



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- 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.
- Erosion control materials to be on-site during off-season.
- 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.
- 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.
- There are no trees or driplines on the site.
- Provide secondary containment for porta-potty.

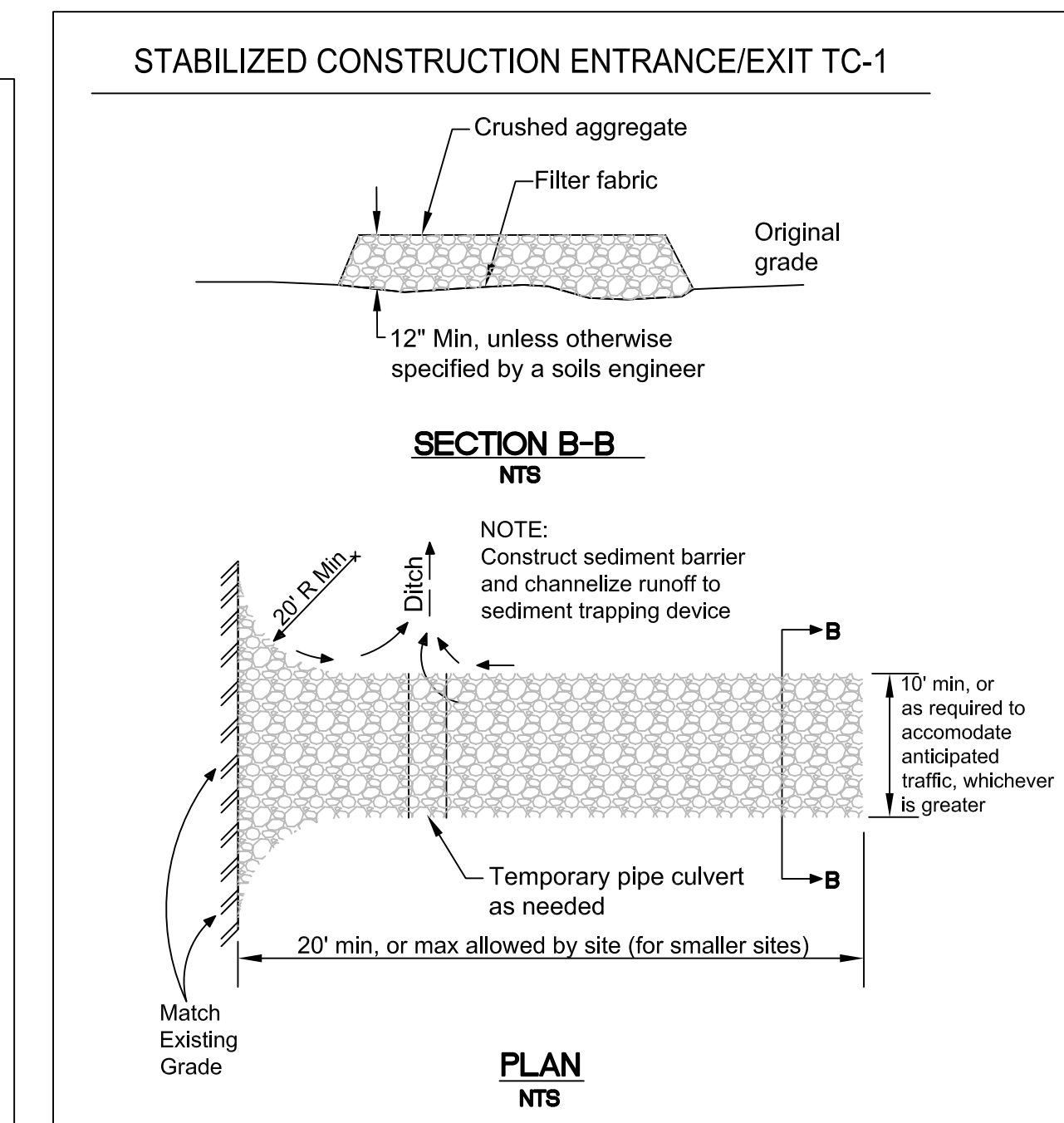
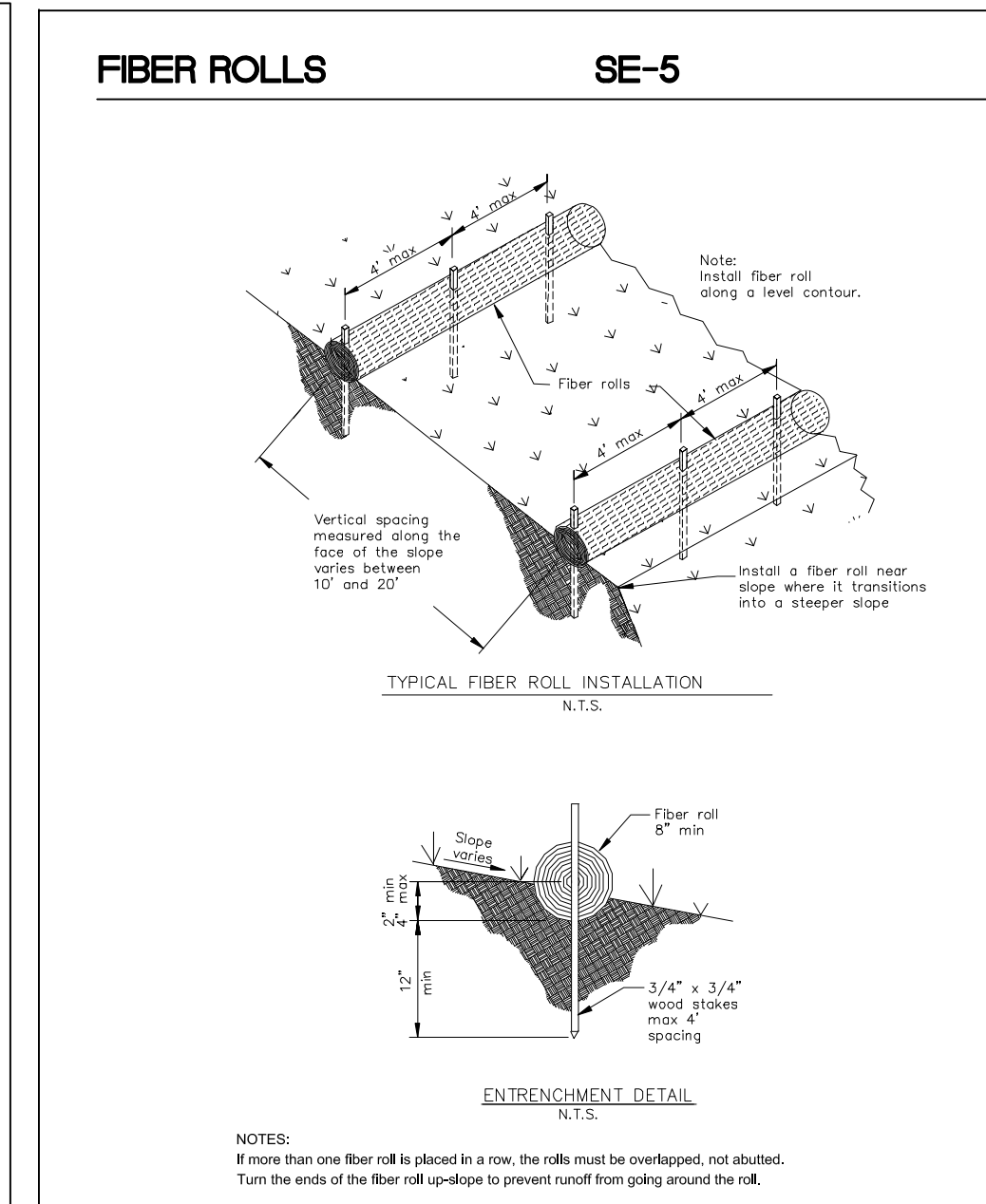
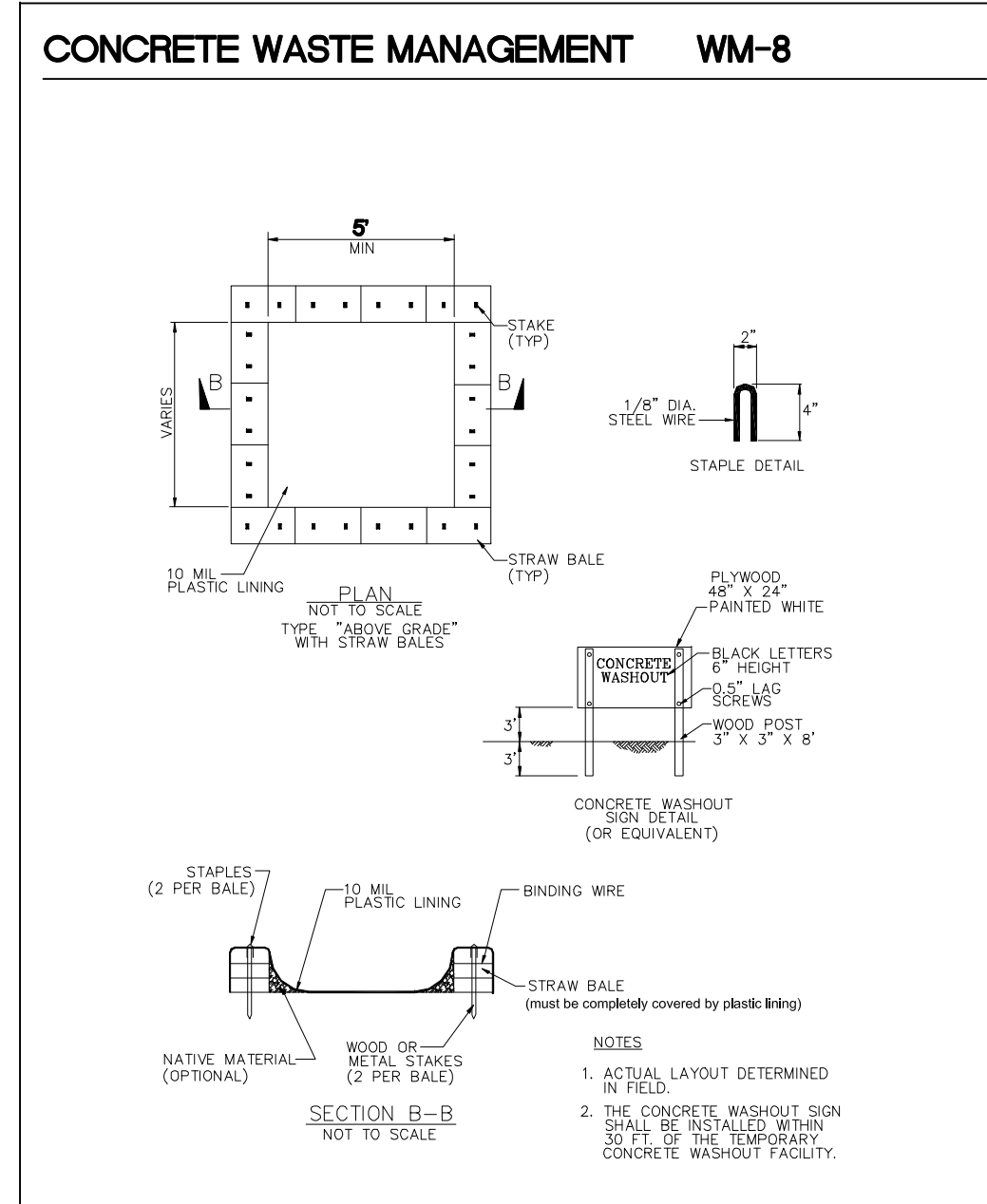


EROSION CONTROL POINT OF CONTACT

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: TONY UCCELLI
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-467-8291
 PHONE:
 E-MAIL: TUCCELLI@PRODIGY.NET

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 726-3590
 FAX 726-3593



DATE: 11-21-22
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

UCCELLI PROPERTY, LOT 15
 COLUMBUS STREET
 EL GRANADE
 APN 047-122-010

SHEET C-2



SAN MATEO COUNTYWIDE

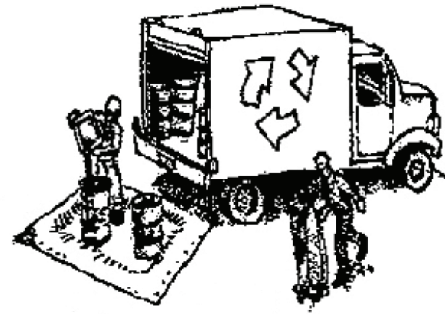
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



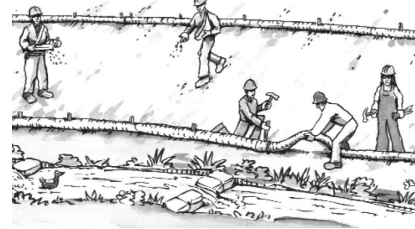
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

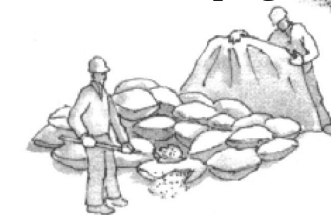
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



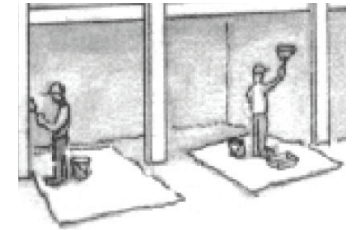
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

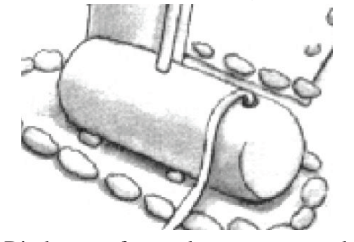
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



County of San Mateo - Planning and Building Department

ATTACHMENT D

November 3, 2023

Steve Kellond
14510 Big Basin Way #205
Saratoga, CA 95070

Dear Steve Kellond:

SUBJECT: Coastside Design Review Recommendation
130 Sonora Avenue, El Granada
APN 047-122-180; County File No. PLN 2022-00367

At its meeting of April 13, 2023, the San Mateo County Coastside Design Review Committee (CDRC) considered a Coastside Design Review (DR) recommendation for a new, two-story, 3,201 sq. ft. single-family residence with an attached 502 sq. ft. garage a legal non-conforming 6,132 sq. ft. parcel, associated with a hearing-level Coastal Development Permit (CDP). The project involves only minor grading and no tree removal. The CDRC's recommendation regarding the project's compliance is based on the design review standards. A Planning Commission public hearing on the DR and CDP at a later date.

Based on the plans, application forms, public testimony 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 Committee found that:

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(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses and has considered the probable location and intensity of future development in the vicinity of the proposed project.
- b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.



- c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Farmhouse Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.
- d. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries; Standards (2): The entry to the proposed residence would be similar in size and proportional to the other homes in the neighborhood.
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Facade Articulation: Facade articulation (as well as daylight plane) would be employed to break up the appearance of the shear walls through the placement of projecting or recessing architectural details.
- f. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).
- g. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms: Secondary roof forms and dormers to the primary roof form have been proposed to reduce the proposed residence's apparent mass and scale, to enhance visual interest and provide appropriate roof form variations. The additional roof forms would be architecturally compatible with the primary roof form's slope and material.
- h. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood. Further, the size and proportions of the openings, materials, and style have been addressed.
- i. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 1. Landscaping; Standards f.: The proposed landscaping would use drought-tolerant and non-invasive species.
- j. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.
- k. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the Coastside Design Review Committee (CDRC) on April 13, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
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 would 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 shall be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the

lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (3): Change the Level 2 roof color of composition shingle from black to brown to reduce the stark contrast between the roof color and the Level 2 exterior wall color.
 - b. Optional: The applicant could consider raising the sill of the window(s) in the Level 2 rear primary bedroom (I.e., the larger scale southeast facing window).
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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. 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.
 - o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. An Erosion Control and/or 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 trees and a grading permit. that the Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee would be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. 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 Sonora Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sonora Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. Color and materials 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 County Ordinance Code Section 4.88.360).
13. Installation of the approved landscape plan is required prior to final inspection.

14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; irrigation controller programming data would not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
15. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

County Geotechnical Section

16. Creek Backfill Clarifications and Investigation – The applicant's consultant shall investigate and characterize the limits and consistency of creek backfill associated with culverting Deer Creek in the vicinity of the proposed residence.

The site map shall be updated to delineate the extent of potential fill across the property.

17. Supplemental Liquefaction investigation – The project geotechnical consultant shall advance supplemental geotechnical boring(s) or a Cone Penetration Testing (CPT) sounding to characterize and evaluate potential liquefaction hazards at the subject site. The State recommends an investigation to a depth of 50 feet below the ground surface, or bedrock, to investigate the potential for liquefaction in hazard zones. The project geotechnical consultant shall incorporate moisture unit weights, Atterberg limits, and Sieve analysis into the liquefaction analysis, as necessary. The consultant shall analyze the collected subsurface data, evaluate the potential for liquefaction (lateral spreading, surface manifestations, etc.) and provide calculated estimates of total and differential liquefaction induced settlement, potential secondary effects, and surficial distress that may impact the proposed project.
18. The geotechnical recommendations shall be updated, as necessary, based on the results of the supplemental creek backfill and liquefaction investigation and analysis.
19. The results of the supplemental geotechnical investigation shall be compiled in an updated report with all the appropriate supporting data and calculations (Mw, PGAM, Groundwater depth, fines content, input files, output files, indication of liquefiable soils, volumetric strains assigned, site map and sections as necessary etc.) and appendices prior to the issuance of a Building Permit.

Department of Public Works

20. Prior to the issuance of a Building Permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
21. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

22. Prior to the issuance of a Building Permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

23. A Building Permit shall be obtained for the proposed construction.
24. The applicant shall complete and submit a Request for Address Assignment form to the Building Inspection Section at buildingcounter@smcgov.org a minimum of 30 days prior to submittal of a building permit application.

County Drainage Section

25. At the time of Building Permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's 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.
26. The following shall be required at the time of Building Permit application submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual
 - c. Final C.3 and C.6 Development Review Checklist

Coastside County Fire Protection District

27. Smoke Alarms: As per the California Building Code, and State Fire Marshal regulations, 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

- reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one (1) detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation shall be added to the exterior of the smoke alarm and shall be checked at the building final inspection.
28. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).
 29. As per Coastside Fire District Standard CI-013, 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 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. 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 shall be placed at the entrance from the nearest public roadway.
 30. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
 31. As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" as defined in the current edition of the California Building Code.

32. The installation of an approved spark arrester is required on all wood burning chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding ½ inch. If the proposed chimney is not wood burning, the applicant would disregard this condition.
33. Vegetation Management (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 inches to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
34. Fire Access Roads –The applicant shall have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
35. Fire apparatus roads shall be a minimum of 20 ft. wide with minimum of 35 ft. centerline radius and a vertical clearance of 15 ft. (per CFC 503, D103, T-14 1273). Fire apparatus access roads shall be an approved, all-weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 ft. in length with a minimum of 500 ft. between the next section. For roads approved less than 20 ft., 20 ft. wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503
36. A plan and profile of the driveway/roadway shall be added to the project plans.
37. Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.

38. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 ft. wide and on one side of roads 26 to 32 ft. wide (per CFC D103.6).
39. As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant shall produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Please contact the local water purveyor for water flow details.
40. Fire Hydrant: There is a hydrant within the required 500-foot distance from the proposed single-family residence but it is a dry barrel hydrant or non-compliant hydrant. Applicant shall upgrade it to the required (Clow 960) hydrant. As per 2019 CFC, Appendix B the hydrant shall produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Please contact the local water purveyor for water flow details.
41. Automatic Fire Sprinkler System: (Fire Sprinkler plans require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations shall be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system shall be submitted to the San Mateo County Planning and Building Department. A Building Permit shall not be issued until plans are received, reviewed and approved. Upon submission of plans, the County would forward a complete set to the Coastside Fire Protection District for review.
42. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings shall be pressure-tested with the trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to fire protection plan review.
43. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
44. Please add note to the title page that the building would be protected by an automatic fire sprinkler system.

45. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.
46. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1.
47. All fire conditions and requirements shall be incorporated into your building plans, prior to the building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

Coastside County Water District (CCWD)

48. The project shall comply with CCWD regulations on water service and metering. CCWD would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.
49. There is an existing domestic water meter installed at this address. This service would need to be destroyed at the corporation stop and reinstalled with a fire service per the CCWD approved location (to be determined) for the new development.
50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD 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, and there shall be no cross connections.
51. The presence of a creek on the subject parcel may trigger the need for approved backflow protection on the domestic water system. Please contact CCWD at cbrennan@coastsidewater.org for more information.
52. Sheet L1.1 listed two different irrigated landscape totals. Please correct this error when submitting for CCWD approval.
53. For informational purpose, CCWD application requirements are available on the CCWD's website at: <https://coastsidewater.org/resources/plan-review/>

Granada Community Services District

54. A sewer connection shall be obtained from the Granada Community Services District.

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 Planning Commission public hearing for your Design Review Permit and Coastal Development Permit (CDP). For more information, please contact Glen Jia, Project Planner, at 650/363-1803, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: <https://www.smcgov.org/planning/webforms/san-mateo-county-planning-and-building-engagement-survey>

Sincerely,

Glen Jia

Glen Jia, Design Review Officer

cc: Tony Ucelli, Homeowner
Rebecca Katkin, Member Architect
Katie Kostiuk, Member Architect
Beverly Garrity, Community Representative
Interested Members of the Public