

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

DATE: May 11, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review, and Certificate of Compliance/Type B to allow construction of a new 2,442 sq. ft. triplex, on an existing 6,287 sq. ft. parcel, located on Avenue Portola in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00377 (Conran/Boyle)

PROPOSAL

The applicant proposes to legalize the subject parcel and construct a new 2,442 sq. ft., single-story triplex, including two one-bedroom and one studio apartments, with three attached one-car garages, including minimal grading and no tree removal.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review and Certificate of Compliance/Type B, County File Number PLN 2015-00377.

SUMMARY

Setting: The project site is undeveloped and zoned R-3/S-3/DR, surrounded to the north and south by the same zoning, located between R-1/S-17/DR zoning to the east and C-1/S-3/DR zoning to the west. The immediate surrounding area is developed with a mix of duplexes, multi-residential and some single-family residences. The moderately sloped site hosts vegetation consisting of grass and shrub groundcover with no trees. The adjacent parcel (at corner of Coronado Avenue) also has a pending (staff level Coastal Development Permit (CDP) and Design Review (DR)) triplex development under the same owner and applicant.

General Plan, Local Coastal Program (LCP) Compliance: The project is consistent with the General Plan's "High-Density Residential" Land Use designation for the site, Urban Land Use Policy 8.30 and Water Supply and Wastewater Policies 10.10 and 11.5 respectively, as well as with the Land Use Objectives for Urban Communities as called out for the Montara-Moss Beach-El Granada area as an Urban Community.

The project complies with applicable LCP Policies 1.23 (*Timing of New Housing Development*) and 1.29(d) (*Legalizing Parcels*). Policy 8.12(a) applies the DR Zoning District to this area. The Coastside Design Review Committee (CDRC) recommended approval of this project on December 10, 2015, having determined it is in compliance with applicable Design Review Standards and the Community Design Manual Standards.

Certificate of Compliance Compliance: As required by both the County Subdivision Ordinance and cited LCP Policy, a Certificate of Compliance/Type B is required to legalize the subject parcel, since its initial deed conveyance (of lots that were initially created via a 1907 subdivision) did not occur until April 19, 1954. Zoning at that time was C-1, but still had a minimum lot size of 5,000 square feet.

Zoning and Design Review Compliance: The project complies with all R-3/S-3 zoning regulations as they relate to parcel size, setbacks, lot coverage, and height and parking requirements. As previously stated, the project was found to be in compliance with all Design Review Standards pursuant to the CDRC's recommendation.

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

DATE: May 11, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Design Review, and Certificate of Compliance (CoC) Type B, pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 2,442 sq. ft. triplex (including garages), on an existing 6,287 sq. ft. parcel, located on Avenue Portola in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00377 (Conran/Boyle)

PROPOSAL

The applicant proposes to legalize the subject parcel and construct a new 2,442 sq. ft., single-story triplex, including two (2) one-bedroom and one studio apartments, plus three (3) attached one-car garages (one for each unit). The proposed grading is calculated at approximately 165 cubic yards of cut and 30 cubic yards of fill. Access to the development will be via a single driveway entering the site on its right side, leading to the three garages.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review and Certificate of Compliance (CoC) Type B, County File Number PLN 2015-00377, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dave Holbrook, Project Planner, Telephone 650/363-1837

Applicant/Owner: Steve Conran/James Boyle

Location: Avenue Portola, El Granada

APN: 047-233-350

Parcel Size: 6,287 sq. ft.

Parcel Legality: Subject Parcel comprises Lots 3, 4 and a portion of 27, Block 24 of the "Plat of Subdivision No. 2 of Granada," recorded in 1907. The Certificate of Compliance (Type B) included in this application is to confirm this parcel's legal status.

Existing Zoning: R-3/S-3/DR/CD (Multiple-Family Residential District/S-3 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: High-Density Residential (17.5 to 34.9 dwelling units/net acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water and Sewer Service: Coastside County Water District (CCWD)

Sanitary Sewer Service: Granada Community Services District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0119E, effective October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA), related to new construction of small structures, including multiple-residential consisting of less than four units, in a residential zone.

Setting: The project site is a vacant lot located on Avenue Portola, between The Alameda and Coronado Avenue in the unincorporated El Granada area of San Mateo County, within an existing developed neighborhood. The subject site is moderately sloped in topography (approximately 8%) from north to south, with the higher end being along Avenue Portola. The site's vegetation consists of patches of grass, shrubs and groundcover, with no trees. The adjacent parcel (at the corner of Coronado Avenue) is owned by the same person (Boyle), with the same applicant (Conran) having proposed another triplex development (County File No. PLN 2015-00376). Since that parcel's legal status is already confirmed, its approval is dependent upon a pending Coastal Development Permit (the Design Review Committee reviewed and recommended approval of that development on December 10, 2015, the same day as it considered this subject proposal). The adjacent parcel to the west is vacant and also owned by Boyle, but with no pending development proposals or permit applications. Parcels generally northwest and southeast of the subject site are also zoned R-3/S-3/DR, whose development ranges from some vacant parcels to a mix of single-family, duplex residences, and multiple family residences. The area across The Alameda (to the

northeast), is zoned R-1/S-17/DR, while the area across Avenue Alhambra (to the southwest) is zoned C-1/S-3/DR.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The proposed residential addition is consistent with the General Plan's "High- Density Residential" (17.5 – 34.9 units/net acre) land use designation for the site; the proposed three units on a 6,287 sq. ft. parcel are well within this allowed density range. The project involves the construction of a triplex at the property. The General Plan designates the Montara-Moss Beach-El Granada area as an existing Urban Community. As the project is located within a generally developed high density residential neighborhood, the project complies with the Land Use Objectives for Urban Communities, which direct the County to provide a mix of residential, commercial, and industrial land uses in the area.

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all General Plan Policies, including the following:

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

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

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has determined that the project complies with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

LCP Policy 1.29(d) (*Legalizing Parcels*) states that when issuing a Certificate of Compliance (CoC) Type B to legalize parcels pursuant to Section 66499.35(b) of the California Government Code wherein parcels were illegally created without government review and approval, a Coastal Development Permit is required. For undeveloped parcels created before the Coastal Act of 1976, a Coastal Development Permit may be granted to legalize the parcel if the parcel configuration will not have any substantial adverse impacts on coastal resources. The subsequent discussions further elaborate conformance with policies that protect coastal resources.

LCP 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 impacts of new residential development. Staff anticipates that the building permits to be issued for the 2016 calendar year will not exceed this limit, based on projections and estimates of current applications for building permits received for 2015.

b. Visual Resources Component

LCP Policy 8.12(a) (*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 Section 6565.17 of the Zoning Regulations. As discussed in Section 3 of this report, the Coastsides Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting of December 10, 2015, and determined it is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

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

- (1) The project requires minimal grading and does not alter the existing topography (8% slope).
- (2) The proposed triplex uses materials and color with a natural appearance such as Hardie-Shingle and Hardie-Plank lap siding, and non-reflective “Timberline High Definition Mission

Brown” asphalt roof shingles that will blend with the vegetative cover of the site and surrounding area.

- (3) The proposed triplex utilizes a 4:12 pitch hip roof and non-reflective, asphalt shingles (as cited above) as the primary roof material.
- (4) The potential mass and bulk impacts of the new triplex are mitigated by the proposed grading that lowers the structure further into the topography and the adequate articulation of exterior facades that conform the structure to the scale of the established neighborhood design context.
- (5) The public and private views from residences east of The Alameda and from other private properties in the neighborhood are maintained due to the project’s one-story and low-pitched roof design.

3. Conformance with Zoning Regulations

a. Conformance with R-3 District Development Standards

The proposal complies with the property’s R-3/S-3/DR/CD Zoning Designation, as described in the following table:

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	6,287 sq. ft. (existing)
Maximum Floor Area	N/A in R-3 District	N/A
Maximum Building Site Coverage	3,143 sq. ft. (50% max.)	2,442.8 sq. ft. (38.8%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	5 ft.	5 ft.
Maximum Building Height	35 ft.	14-18 ft.
Minimum Covered Parking	3 spaces	3 spaces

b. Conformance with Design Review Standards

The project was reviewed by the Coastside Design Review Committee on December 10, 2015. They reviewed the design and found it to comply with the Community Design Manual Standards for Review and Section 6565.17 of the San Mateo County Zoning Regulations,

specifically elaborated with that Section's applicable standards, as follows:

- The proposed height and location of the single-story triplex preserve existing views.
- The proposed design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of the neighborhood.
- As proposed and conditioned, the materials and colors of the new residence harmonize with other residences in the surrounding neighborhood. Condition No. 4.a requires changing the roof detail at the east elevation; Condition No. 4.b requires the addition of vertical boards between units; Condition No. 4.c requires changing the color of the siding between the vertical boards at the rear of each unit; Condition No. 4.d requires the addition of a small deck at the rear door (east elevation); Condition No. 4.e requires a different roof shingle color from the adjacent project and Condition No. 4.f requires the installation of downward directed lighting fixtures at all exterior door locations.
- Paved areas are integrated into the site, relate to their structure and are landscapes to reduce visual impact from residential areas and roadways. The project's paved area is limited to the driveway providing access to the property and parking to the right side of the development. The driveway is flanked by landscaping as to its left side within the parcel's front yard area, as well as to rear of the driveway.

4. Conformance with Subdivision Regulations

A conditional Certificate of Compliance (CoC) Type B is required to legalize the subject parcel under the provisions of the County and State subdivision laws in effect at the time of creation. This process is required before or concurrent with the approval of any new development.

As a result of two 2007 court case decisions, the subject parcel's legality must be confirmed because it is an undeveloped parcel of an antiquated subdivision. In this case, the subject parcel comprises Lots 3, 4 and a portion of 27, Block 24 of the "Plat of Subdivision No. 2 of Granada," recorded on December 2, 1907. The County Subdivision Regulations, Section 7134, allow for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. To qualify for a CoC (Type A) (pursuant to Section 7134.1), relative to the cited court cases, it must be confirmed that

the subject parcel was first conveyed separately from any surrounding parcels prior to the County's adoption of its first Subdivision Ordinance in July 1945. Otherwise, if such conveyance is determined to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

The submitted chain of title confirms that the subject parcel (consisting of Lots 3, 4 and a portion of 27) was not conveyed by deed separately from any adjacent parcels until April 19, 1954 (see Grant Deed included as Attachment F). Only at that time was there separate conveyance of the parcel from surrounding adjacent lots, thus triggering the need for the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing, and allows for the placement of conditions to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose "any conditions which would have been applicable at the time the applicant acquired his or her interest in the property, and which had been established at the time of the Map Act or the County Subdivision Regulations." In or around 1954, the zoning of this parcel and the strip of properties fronting onto Avenue Portola, from The Alameda down to Avenue Alhambra, was C-1, with a minimum lot size of 5,000 square feet. The parcels behind this strip (on both sides of Avenue Portola) were zoned R-2, with the same minimum lot size.

The roadway, sanitary, water distribution and energy infrastructure currently exists within the road right-of-way in this developed and improved area of El Granada. Given these facts, there are no additional improvements (typical of an urban subdivision) that must be required via conditions. The only additional and applicable improvements (i.e., building permits, sewer/water connections and energy line laterals from the street to the proposed triplex) will be required at the time of the submittal and issuance of those respective permits.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

review of this project. Since the CDP element of this project make our final decision appealable to the CCC, they will be duly notified of our final decision, which will initiate their appeal period.

D. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District
Granada Sanitary District
Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated December 10, 2015
- E. Site Photos
- F. Copy of Grant Deed, dated April 19, 1954
- G. Copy of 1907 Subdivision

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00377

Hearing Date: May 11, 2016

Prepared By: Dave Holbrook
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to new construction of small structures, including multiple family residences of less than four units in a residential zone.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies related to new development, and will not have any adverse impacts on coastal resources or coastal access.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. Future development of this property represents infill within an otherwise predominantly developed residential area. The process of confirming the parcel's legality or the proposed development does not affect any known resources stipulated in the San Mateo County Local Coastal Program.

Regarding the Design Review, Find:

4. The project has been reviewed under and found to be in compliance with the Community Design Manual Standards for Review and Section 6565.17 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- The proposed height and location of the single-story residence preserve existing views.
- The proposed design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of the neighborhood.
- As proposed and conditioned, the materials and colors of the new residence harmonize with other residences in the surrounding neighborhood. Condition No. 4.a requires changing the roof detail at the east elevation; Condition No. 4.b requires the addition of vertical boards between units; Condition No. 4.c requires changing the color of the siding between the vertical boards at the rear of each unit; Condition No. 4.d requires the addition of a small deck at the rear door (east elevation); Condition No. 4.e requires a different roof shingle color from the adjacent project and Condition No. 4.f requires the installation of downward directed lighting fixtures at all exterior door locations.
- Paved areas are integrated into the site, relate to their structure and are landscapes to reduce visual impact from residential areas and roadways. The project's paved area is limited to the driveway providing access to the property and parking to the right side of the development. The driveway is flanked by landscaping as to its left side within the parcel's front yard area, as well as to rear of the driveway.

Regarding the Certificate of Compliance, Find:

5. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (Legalization of Parcels; Certificate of Compliance) particularly Section 7134.2(a), (b), and (c).
6. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et seq.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on December 10, 2015, and as submitted to and approved by the Planning Commission on May 11, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval.

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

2. The Coastal Development and Design Review Permit final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the approval letter on the top pages of the building plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Change the roof detail at the east elevation.
 - b. Add vertical boards between residential units.
 - c. Change the color of the siding between the vertical boards at the rear of each unit.
 - d. Add a small deck at the rear door (east elevation).
 - e. Use a different roof shingle color from the adjacent project.
 - f. Install downward directed lighting fixtures at all exterior door locations.
5. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners

(at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

7. The applicant shall include an erosion and sediment control plan meeting County guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
9. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Avenue Portola. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Installation of the approved landscape plan is required prior to final inspection.
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 Ordinance Code Section 4.88.360).

Building Inspection Section

14. All energy, electrical and cable utilities shall be installed underground, leading from their nearest main lines in the adjacent road right-of-way to the triplex structure. This shall be confirmed prior to the Building Inspection Section's final inspection approval of the project.
15. The applicant shall apply for a building permit.

Granada Community Services District

16. Prior to the issuance of a building permit, the applicant shall obtain and show proof of a sewer connection.

Coastside County Water District

17. Prior to the issuance of a building permit, the applicant shall obtain and show proof of a water service connection to include fire suppression plans for review and approval.

Department of Public Works

18. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.
19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
22. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed units.
23. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

Coastside Fire Protection District

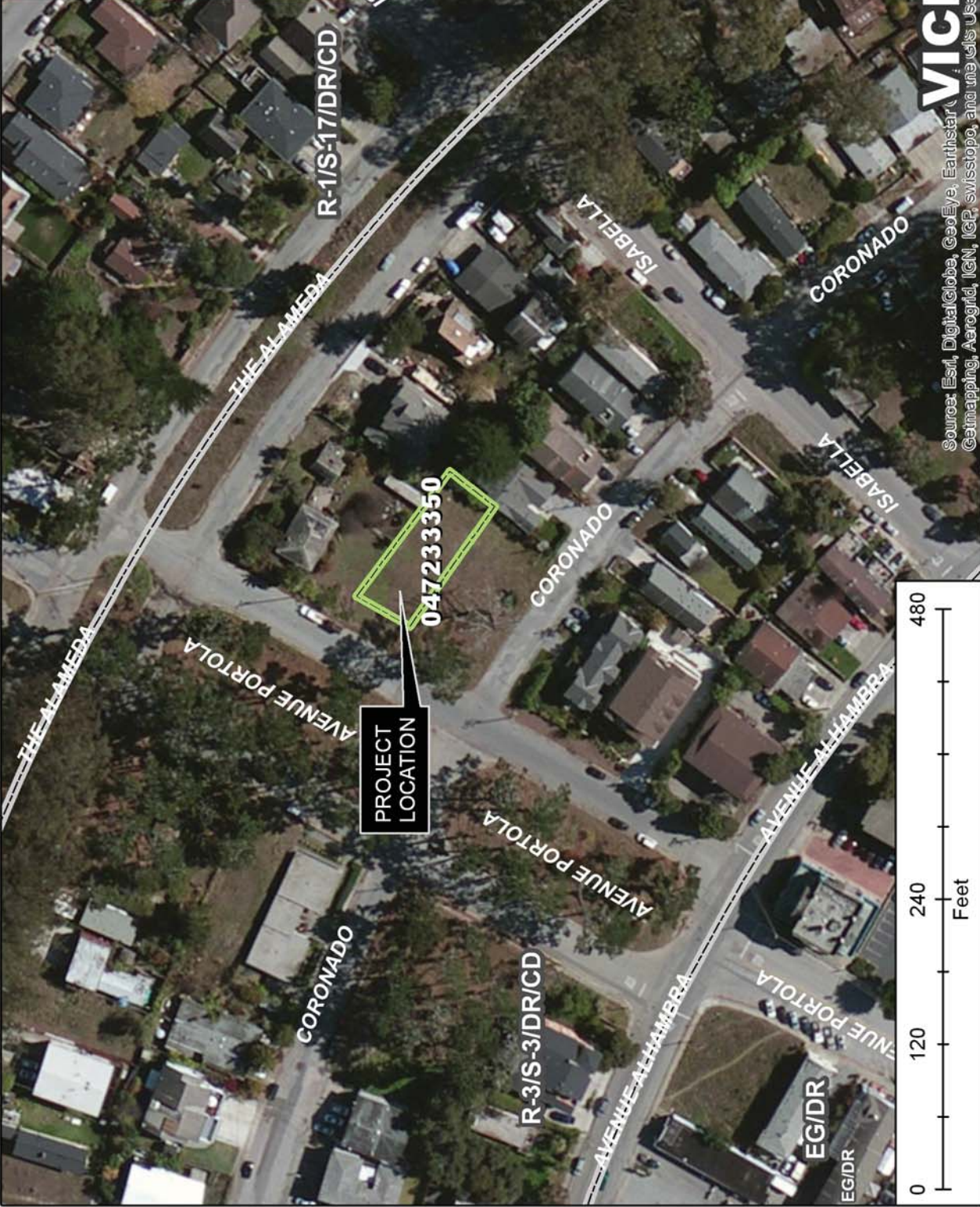
24. Fire Hydrant: An approved fire hydrant (Clow 960) must be located a minimum of 250 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Department for review and approval.
25. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed, and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Department. Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department.
26. Unobstructed Fire Sprinkler Coverage: Shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.

27. Fire Sprinkler Hardware: Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed, and approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department.
28. Fire Access Roads: Fire suppression operations involve heavy pieces of apparatus that must set-up and operate close to the building. The California Fire Code and fire district ordinances require construction that allows fire apparatus to be placed directly outside the building. Additionally, it is the developer/owner's responsibility to assure that well-marked fire lanes are provided around the entire outside perimeter of the building. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required, such protection shall be installed and made serviceable prior to and during the time of construction and before combustibles are on the project site. Approved signs and painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction. Fire lanes shall be in accordance with Coastside Fire Protection District specifications. Contact the Fire Prevention Bureau for those specifications.
29. Emergency Building Access: The proposed project will require the installation of "Knox Boxes." These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox," key-operated emergency entry device. The applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.
30. Address Numbers: 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 numbers shall be of 6-inch height with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.
31. Roof Covering: The roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
32. Vegetation Management: As per the Coastside Fire Protection District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or

to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

33. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
34. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
35. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, the California Code of Regulations.
36. CBC Chapter 7A: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection to meet CBC Chapter 7A requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."

DH:pac – DJHAA201_WPU.DOCX

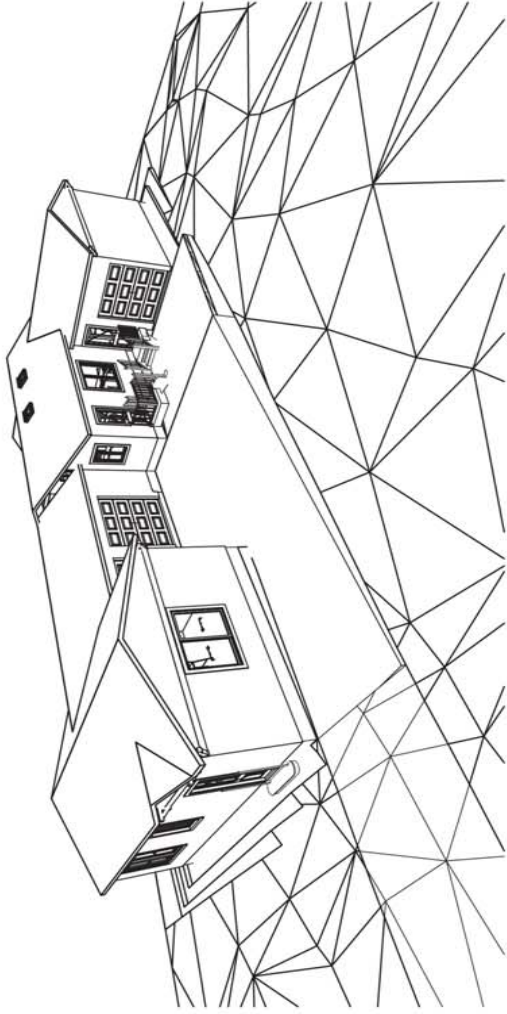


VICINITY MAP
Source: Esri, DigitalGlobe, GeoEye, Earthstar, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

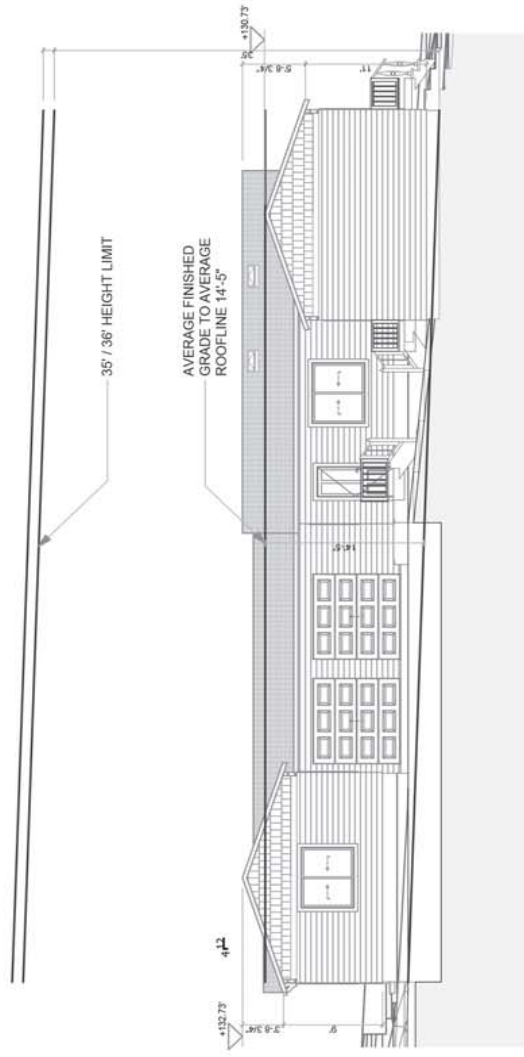
San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran
File Numbers: PLN2015-00377

Attachment: B



SW Aerial Hidden Line

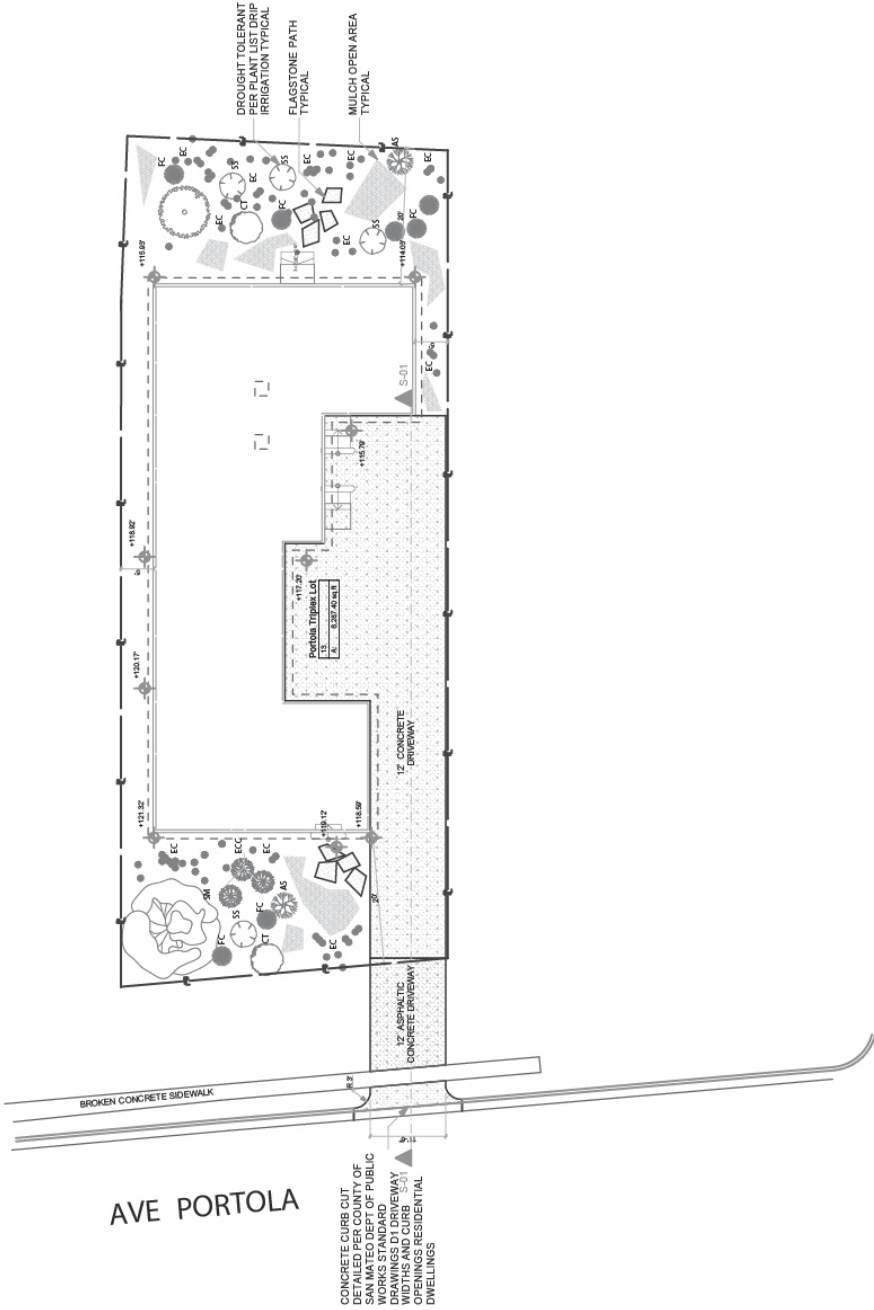


San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

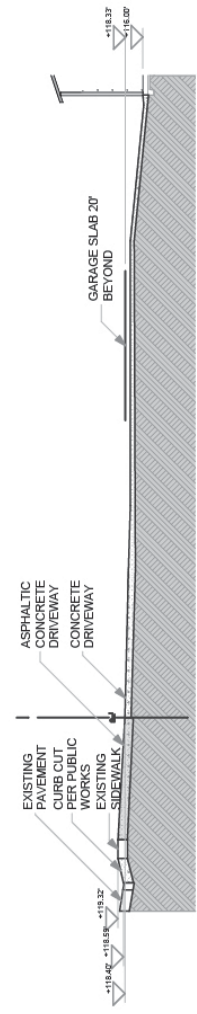
File Numbers: PLN2015-00377

Attachment: C



CORONADO ST

SITE PLAN



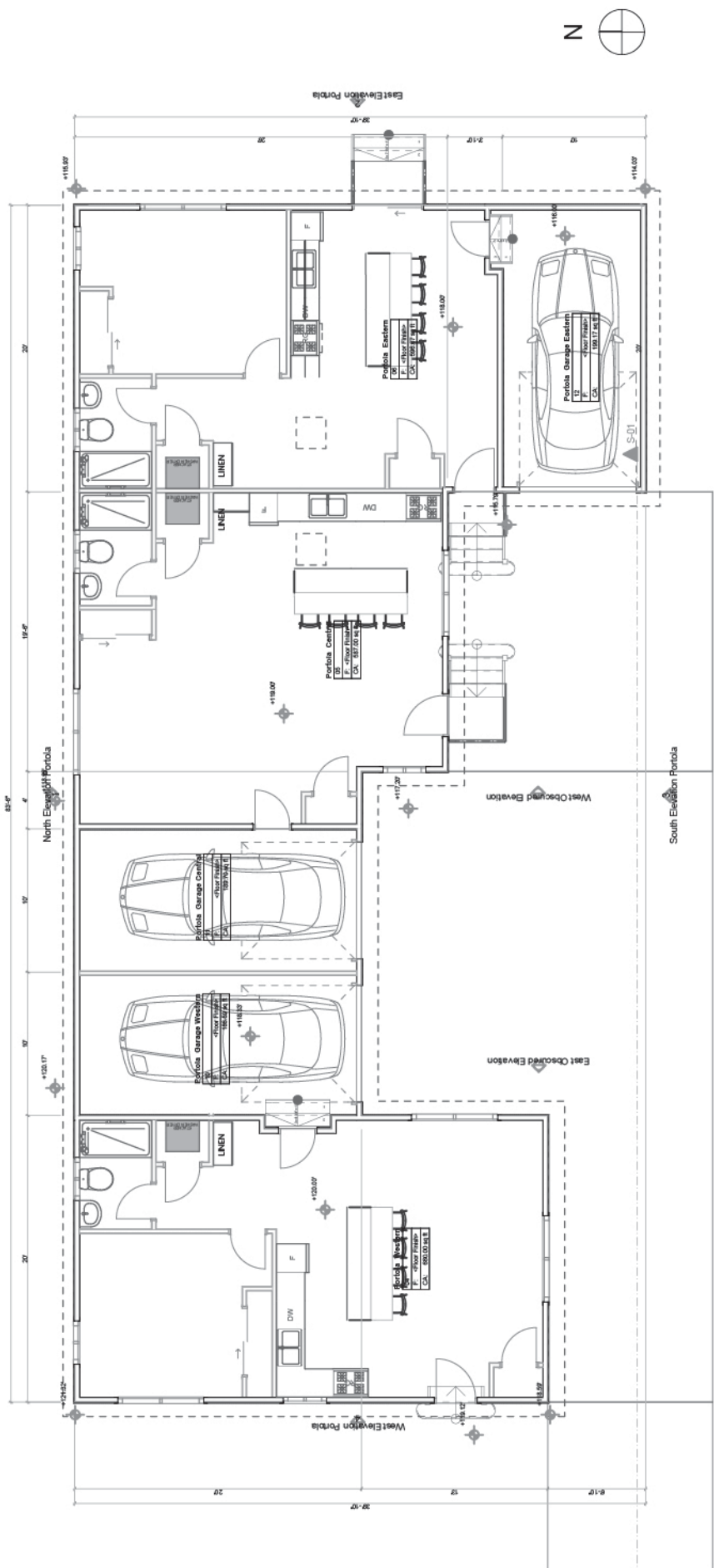
DRIVEWAY PROFILE

San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

File Numbers: PLN2015-00377

Attachment: C



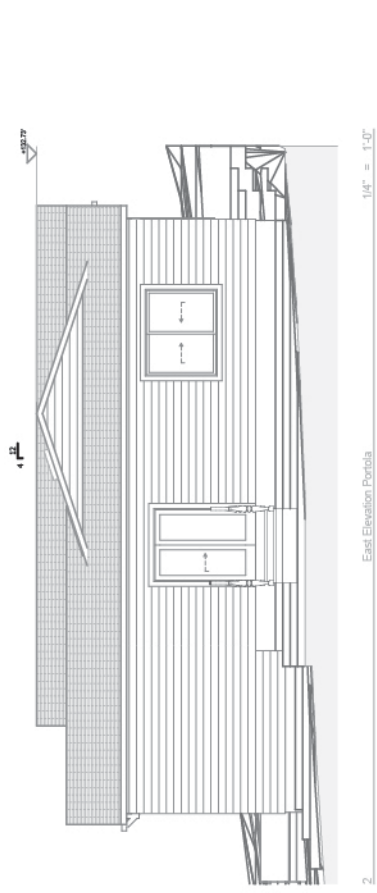
Ground Floor

San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

File Numbers: PLN2015-00377

Attachment: C



West Elevation Porchola
1/4" = 1'-0"

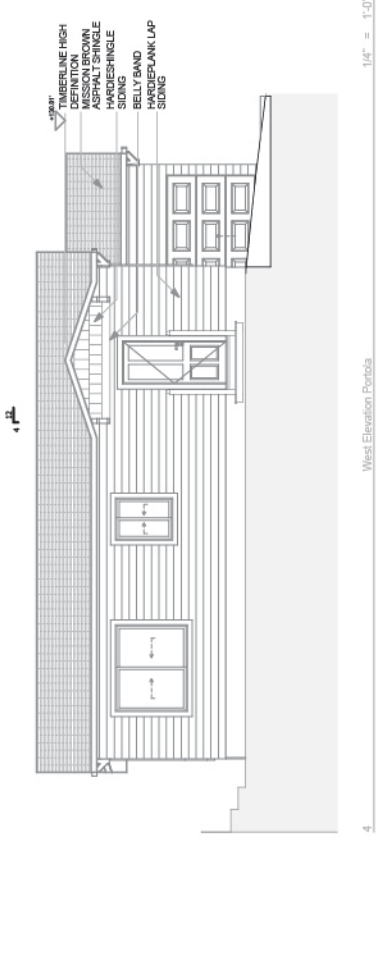
East Elevation Porchola
1/4" = 1'-0"

South Elevation Porchola
1/4" = 1'-0"

North Elevation Porchola
1/4" = 1'-0"

East Obscured Elevation
1/4" = 1'-0"

West Obscured Elevation Porchola
1/4" = 1'-0"



South Elevation Porchola
1/4" = 1'-0"

North Elevation Porchola
1/4" = 1'-0"

East Obscured Elevation
1/4" = 1'-0"

West Obscured Elevation Porchola
1/4" = 1'-0"



East Obscured Elevation
1/4" = 1'-0"

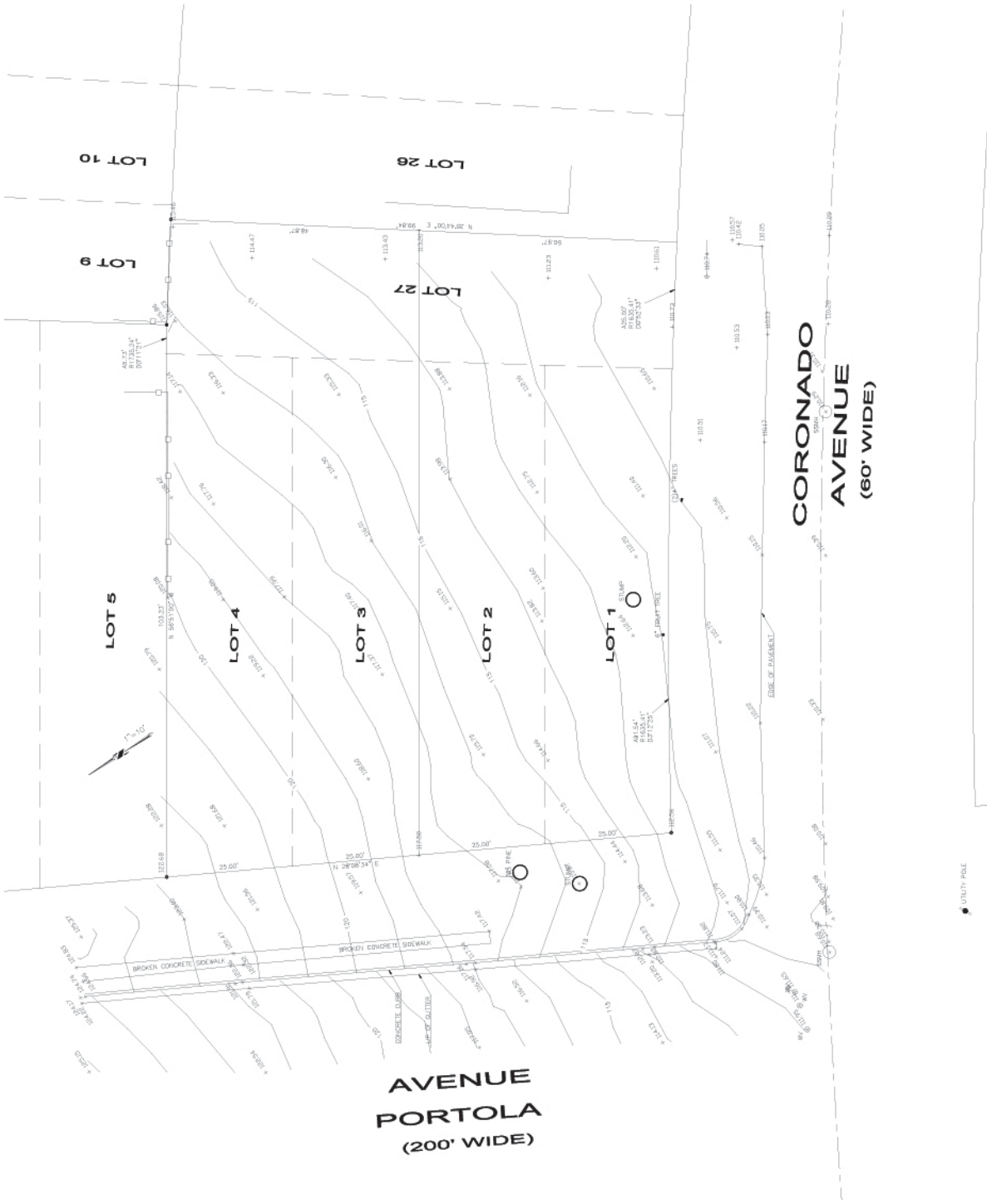
West Obscured Elevation Porchola
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

File Numbers: PLN2015-00377

Attachment: C



RECOMMENDATION: APPROVED FOR THE CITY OF SAN MATEO COUNTY.

THIS PLAN IS A PRELIMINARY PLAN AND HAS BEEN MADE BY THE CITY OF SAN MATEO COUNTY. THE CITY OF SAN MATEO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE CITY OF SAN MATEO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE CITY OF SAN MATEO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.



DATE: _____

San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran
 File Numbers: PLN2015-00377

Attachment: C

April 14, 2016

Steve Conran
P.O. Box 1632
El Granada, CA 94018

Dear Mr. Conran:

SUBJECT: Coastside Design Review Committee Recommendation of Approval
Avenue Portola, El Granada
APN 047-233-350; County File No. PLN 2015-00377

At its meeting of December 10, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a new 1,843 sq. ft. single-story triplex, including two (2) one-bedroom and one (1) studio apartments, plus 599 sq. ft. for three attached one-car garages, located on an existing 6,287 sq. ft. undeveloped parcel, as part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (CoC) Type B. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(b), relating to the construction of a multi-family residential structure totaling no more than six (6) dwelling units in urbanized areas.

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Community Design Manual Standards for Review and Section 6565.17 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. The proposed height and location of the single-story residence preserve existing views.



- b. The proposed design of the structure is appropriate to the use of the property and is in harmony with the shape, size, and scale of the neighborhood.
- c. As proposed and conditioned, the materials and colors of the new residence harmonize with other residences in the surrounding neighborhood. Condition No. 2.a requires the applicant to change the roof detail at the east elevation; Condition No. 2.b requires the addition of vertical boards between units; Condition No. 2.c requires the applicant to change the color of the siding between the vertical boards at the rear of each unit; Condition No. 2.d requires the addition of a small deck at the rear door (east elevation); Condition 2.e requires use of a roof shingle color different from the adjacent project (PLN 2015-00376); and Condition 2.f requires the installation of downward directed lighting fixtures at all exterior door locations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved and as recommended for approval by the Coastside Design Review Committee on December 10, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Change the roof detail at the east elevation.
 - b. Add vertical boards between residential units.
 - c. Change the color of the siding between the vertical boards at the rear of each unit.
 - d. Add a small deck at the rear door (east elevation).
 - e. Use a roof shingle color different from the adjacent project (PLN 2015-00376).
 - f. Install downward directed lighting fixtures at all exterior door locations.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
4. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

- d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
5. The applicant shall include an erosion and sediment control plan meeting County guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
 6. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
 7. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
 8. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Avenue Portola. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola. There shall be no storage of construction vehicles in the public right-of-way.
 9. With the modifications required by Condition No. 4, the exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 10. Installation of the approved landscape plan is required prior to final inspection.

11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

12. The applicant shall apply for a building permit.

Granada Community Services District

13. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

14. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

15. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.
16. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
17. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a

Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

18. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
19. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed units.
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Coastside Fire Protection District

21. Fire Hydrant: An approved fire hydrant (Clow 960) must be located a minimum of 250 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Department for review and approval.
22. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed, and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Department. Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department.
23. Unobstructed Fire Sprinkler Coverage: Shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.
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the location of all required fire sprinkler hardware to the San Mateo County Building Department.

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31. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
32. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, the California Code of Regulations.
33. CBC Chapter 7A: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection to meet CBC Chapter 7A requirements. Items 57-60 below need to meet these requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (CoC) Type B. The decision on the CDP and CoC will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or by email at daguirre@smcgov.org.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:jlh – DPAAA0195_WJN.DOCX

cc: Dianne Whitaker, Architect
Ronald Madson, El Granada Community Representative
James Boyle



San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

Attachment: E

File Numbers: PLN2015-00377



San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

File Numbers: PLN2015-00377

Attachment: E



San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

File Numbers: PLN2015-00377

Attachment: E



San Mateo County Planning Commission Meeting

Owner/Applicant: Steven Conran

Attachment: E

File Numbers: PLN2015-00377

GRANT DEED

MANUEL R. BETTENCOURT (A SINGLE PERSON)
THOMAS ~~EST~~
herby do ~~ES~~ GRANT to REX ROWLEN ~~EST~~ and MARGARET M. THOMAS his wife,
as joint tenants

all that real property situated in the E L Granada
County of San Mateo - - - - - State of California, described as follows:

Lots 3 and 4 and adjoining portions of lot 27 in Block 24 as shown on that certain map entitled "PLAT OF RE-SUBDIVISION NOS. 2 and 3 of GRANADA, SAN MATEO COUNTY, CALIFORNIA" which map was filed in the Recorders office of San Mateo County on August 4, 1908 in Book 6 of Maps at page 29
Lot 20 in Block 5 as shown on that certain map entitled "MAP OF SUB-DIVISION NO 1 of GRANADA, SAN MATEO COUNTY, CALIFORNIA" which map was filed in the Recorders Office of San Mateo County on November 18, 1907 in Book 5 of maps at page 43.



Dated: November 10th, 1954.

Manuel R. Bettencourt
by Carr S. Pechtel
attorney in fact

SOLELY FOR RECORDERS USE

VOL 2569 PAGE 118

506081

RECORDED AT REQUEST OF

Carr S. Pechtel

APR 19 4 32 PM 1954

OFFICIAL RECORDS

SAN MATEO COUNTY

Rex Rowlan
RECORDER

STATE OF CALIFORNIA
COUNTY OF

On ... before me,
... a Notary Public
in and for said ... County and State,
personally appeared ...

known to me to be the person whose name ... subscribed to the
within instrument and acknowledged that ... executed the same.

WITNESS my hand and official seal.

(SEAL) ... Notary Public

My Commission Expires

On this 11 day of April, 1954, in the year one thousand nine hundred and fifty four
before me, H.A.A. VAILLIER, a Notary Public in and for the County of San Mateo

State of California, residing therein, duly commissioned and sworn, personally appeared
Garr S. Peortel, known to me to be the person whose name is sub-
scribed to the within instrument as the attorney in fact of Manuel R. Bettencourt

and acknowledged to me that he subscribed the name of Manuel R. Bettencourt
thereto as principal, and his own name as attorney in fact

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the
County of San Mateo, the day and year in this certificate
first above written

Notary Public in and for the

State of California

San Mateo

County's Ref. No. 24 Acknowledgment - Attorney in Fact.
C. S. No. 11621

My Commission Expires MY COMMISSION EXPIRES SEPT. 3, 1954

506081

GRANT DEED

Manuel R. Bettencourt

INDEXED

TO

Rex Rowlen Thomas and
Margaret L. Thomas

When Recorded Mail To

Rex Rowlen Thomas
920 North Ridge Road
San Francisco Calif

Rex Rowlen
El Brando, Calif.

PENINSULA TITLE
GUARANTY COMPANY

2428 BROADWAY

REDWOOD CITY, CALIFORNIA

APPOINTMENT WITH

CITY TITLE
INSURANCE COMPANY

SAN FRANCISCO, CALIFORNIA

PLAT OF SUB-DIVISION NO. 2.

OF

GRANADA

SAN MATEO COUNTY CALIFORNIA

Scale 1inch=100 Ft.

KNOW ALL MEN BY THESE PRESENTS, that the **LINE INVESTMENT COMPANY**, a corporation under the laws of the State of California, and its President, **J. DONANEY HARMONY**, do hereby certify that the following described lands in the County of San Mateo, State of California, and real property being situate in the County of San Mateo, State of California, and being subject to the mortgage and lien of said **LINE INVESTMENT COMPANY**, and the interest thereon, and the boundaries of said plot as shown on the map of said plot or map in the manner and form set forth herein, shall be hereinafter and therein as **GRANADA**. That all of the above described lands, and shown or marked upon said map or plat as to the boundaries and the same, are hereby dedicated to the public use, and the **LINE INVESTMENT COMPANY** further certifies that it is the owner of the fee and real property, that the same is unencumbered, sunny and exceeding year rent not yet due or payable.

J. DONANEY HARMONY, President of said **LINE INVESTMENT COMPANY**, has caused this certificate to be signed on its behalf, by its President, duly attested by its Secretary, and the Corporation attested this day of December, A.D. 1907.

By **J. DONANEY HARMONY** - PRESIDENT
ATTEST: EDITH CAROL - SECRETARY.

DORVILLE J. HAYES

Notary Public in and for the County of San Mateo, State of California, do hereby certify that I have seen the above described lands, and the boundaries thereof, and the same are as shown on the map or plat as to the boundaries and the same, and that such corporation executed the same.

I have hereunto set my hand and official seal on this certificate first above written, this 2nd day of December, A.D. 1907.

Hamilton A. Bauer,
 Notary Public in and for the City and County of San Francisco, State of California.

DORVILLE J. HAYES

Notary Public in and for the County of San Mateo, State of California, do hereby certify that I have seen the above described lands, and the boundaries thereof, and the same are as shown on the map or plat as to the boundaries and the same, and that such corporation executed the same.

I have hereunto set my hand and official seal on this certificate first above written, this 2nd day of December, A.D. 1907.

J. DONANEY HARMONY, President of said **LINE INVESTMENT COMPANY**, has caused this certificate to be signed on its behalf, by its Secretary, and the Corporation attested this day of December, A.D. 1907.

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

The County of San Mateo acting through its Board of Supervisors duly assembled, has accepted, and does hereby accept for and on behalf of the said County of San Mateo and the public, all of the highways, streets, avenues, alleys, and public places, set forth, shown and described within and upon the map or plat to which this certificate is attached, the same being known as **GRANADA**, and that from and after the recording of this plat in the manner required by law, all of said highways, streets, avenues, alleys and public places shall be, and thereupon become dedicated to the public use.

IN WITNESS WHEREOF, the said Board of Supervisors, pursuant to a resolution duly passed on the 2nd day of December, A.D. 1907, has caused this certificate to be duly attested and attested hereto and signed by the Clerk of said Board of Supervisors, this 2nd day of December, A.D. 1907.

By **J. H. NORTH**,
 Clerk of the Board of Supervisors, San Mateo County, State of California.

NOTE: Official Block numbers are indicated by large figures approximately in center of Block.
 Official lot or subdivision numbers are indicated by smaller figures approximately in center of lot.

All dimensions or measurements shown on plat are in feet and decimals thereof. The side lines of all lots forming or comprising **FRANCISCO PALM STREETS**, **THE ALAMEDA CARONARO STREET**, and **PLAZA ALHAMBRA** except as otherwise noted are laid out radially from a common center marked by which is the center of the curves defining **THE PLAZA ALHAMBRA**, **CARONARO STREET** and **PLAZA ALHAMBRA**.

All angles shown between curves and straight lines are measured between the straight line and the tangent to the curve at the point of intersection.

All angles measured in degrees, minutes and seconds of minutes.

All curves laid out with 100 feet chords.
 All bearings shown on this map are computed from bearing of Ocean Shore Park way tangent and to reduce to true bearings as determined from Plat's they should be turned 0° 05' to right.

—●●●—

Filed at request of **J. I. BULLOCK** Dec. 2nd A.D. 1907 of 45 min. part 4 blocks San Mateo County Records.

J. I. Buchanan - County Recorder
 by **Pauline E. Hanson** Deputy Recorder.

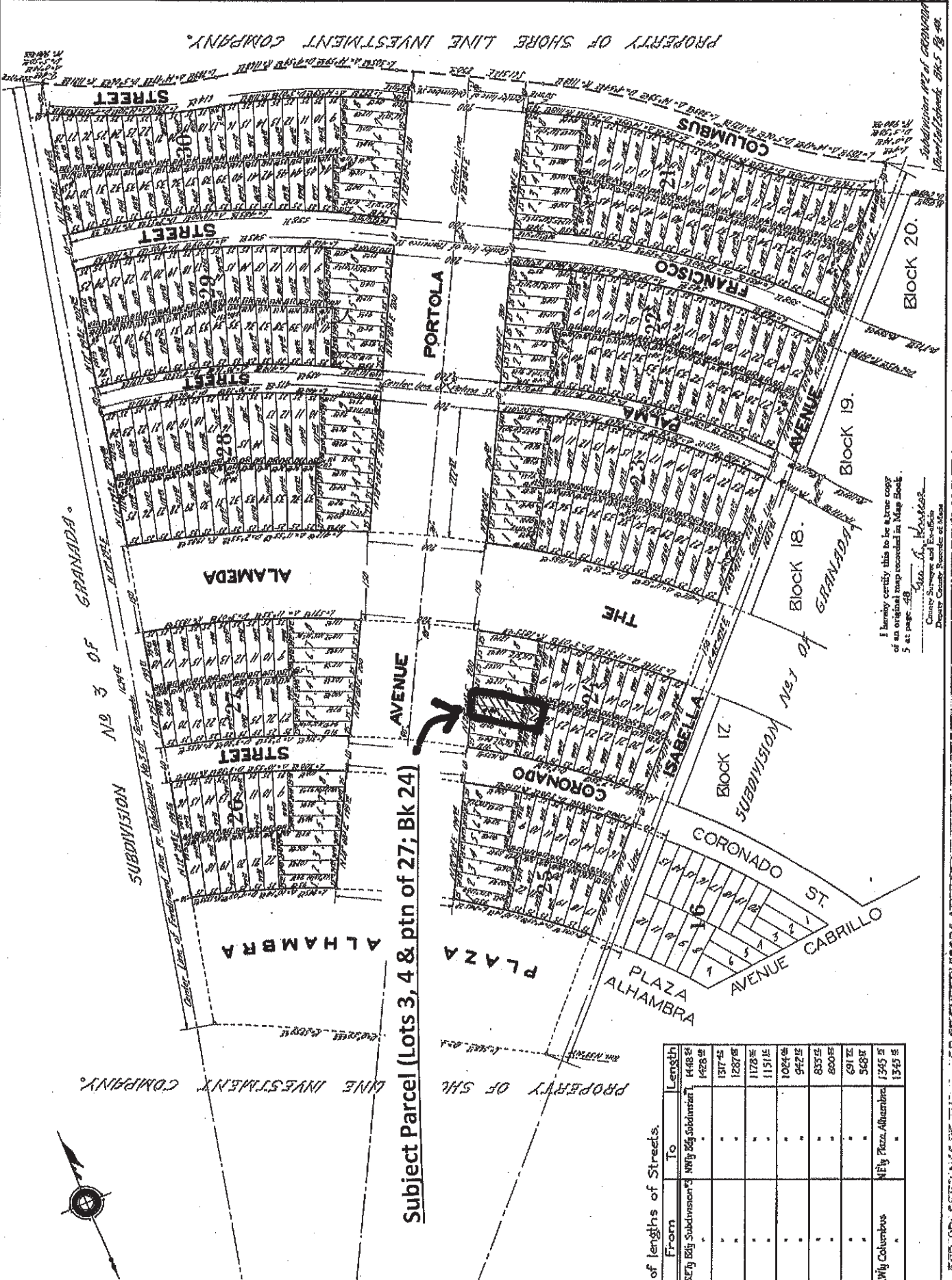
—●●●—

I hereby certify that this is a true copy of an original map recorded in Map Book 5 at page 48.

J. I. Buchanan
 County Recorder and Notary Public
 State of California, County of San Mateo

Sheet of Subdivision - Block 5 - Page 48

SEE Vol. 6 of MAPS P. 29 Results of Subs. 1 & 2



LINE INVESTMENT COMPANY.

Subject Parcel (Lots 3, 4 & ptn of 27; Bk 24)

PROPERTY OF THE

PROPERTY OF SHORE LINE INVESTMENT COMPANY.

of lengths of Streets.

From	To	Length
SE 1/4 Subdivision	W 1/4 Subdivision	1448.54
"	"	1428.48
"	"	1317.45
"	"	1287.98
"	"	1178.56
"	"	1151.15
"	"	1024.06
"	"	942.12
"	"	835.15
"	"	800.85
"	"	691.12
"	"	568.87
W 1/4 Columbus	N 1/4 Plaza Alhambra	1345.15
"	"	1345.15

I hereby certify this to be a true copy of an original map recorded in Map Book 5 at page 48.

Map 5, 48
 County Surveyor and Recorder
 County of Santa Clara, State of California

FOR PROCEEDINGS OF THE BOARD OF SUPERVISORS AFFECTING THIS MAP REFERENCED THEREIN CLERK'S OFFICE, Vol. 26 Page 103, Vol. 177 P. 162
 Also New Subdivision Map of Tract No. 4 Superior Court Case No 12014

ATTACHMENT G