

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

**DATE:** August 18, 2016

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit and a Non-Conforming Use Permit, pursuant to Sections 6133.3.b.2 and 6428.2 of the Zoning Regulations, to add a new 694 sq. ft. second dwelling unit by converting the attic above an existing 1,000 sq. ft. detached garage located on an existing 12,060 sq. ft. legal non-conforming parcel. The Use Permit is required to allow a second unit to maintain an existing 3-ft. side setback where 10 ft. is required and existing 5-ft. and proposed 5.5-ft. rear setbacks where 20 ft. is required. The project is located at 140 Precita Avenue in the Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00383 (Beardsley)

**PROPOSAL**

The applicant proposes to convert the uninhabitable attic above an existing legally constructed detached four-car garage to a 694 sq. ft. second dwelling unit and to build a 356 sq. ft. second-story deck attached to the new dwelling unit and over a driveway. The project includes modification to the exterior to create a new gable in the roof and a door from the second floor to the second floor deck. The garage was built with permits and conforms to the standards for detached accessory buildings. However, because it does not comply with the setback requirements of the S-105 Zoning District, the addition of a second dwelling unit requires a use permit to allow the nonconforming setbacks.

**RECOMMENDATION**

Approve the Coastal Development Permit and Non-Conforming Use Permit, County File Number PLN 2015-00383, by adopting the required findings and conditions of approval identified in Attachment A.

**BACKGROUND**

Report Prepared By: Steven Rosen, Project Planner, Telephone 650/363-1814

Applicant/Owner: Steve Beardsley

Location: 140 Precita Avenue, Moss Beach

APN: 037-285-180

Existing Zoning: R-1/S-105/DR/GH/CD (One-Family Residential District/Midcoast Combining District/Design Review District/Geologic Hazard District/Coastal Development District)

General Plan Designation: Low Density Residential (0.3 to 2.3 Dwelling Units/Acre)

Existing Land Use: Single-Family Dwelling with Detached Garage

Flood Zone: The project site is in a minimal risk area outside the 1 percent and 0.2 percent annual chance floodplains (Zone X), per FEMA Panel 060081C-0119E, effective date October 16, 2012.

Water and Sewer Service: Montara Water and Sanitary District

Environmental Evaluation: This project is exempt from review pursuant to Section 15301 of the California Environmental Quality Act, relating to the minor alteration to existing structures.

Setting: There is a two-story, 1,257 sq. ft. single-family dwelling, issued a building permit in 1985 (associated with CDP85-17), and a 1,000 sq. ft. two-story detached garage, issued a building permit in 1985 and enlarged in 2001 (approved pursuant to PLN 2000-00471), on the site. The subject property is located in a neighborhood comprised of single-family residences and vacant lots. The subject lot wraps around a vacant lot.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the County General Plan**

##### ***Vegetative, Water, Fish and Wildlife Resources Policies***

The project site is not in a sensitive habitat designated by the General Plan Sensitive Habitats map or the California Natural Diversity Database.

##### ***Soil Resources Policies***

*Policy 2.17 - Regulate Development to Minimize Soil Erosion and Sedimentation.* This policy directs the County to regulate development to minimize erosion. This project will be required to include construction erosion and sediment control measures that will stabilize soil during the construction phase of the project. Condition of Approval 3 and the County's

water discharge permit require that building permit plan sets include a construction erosion and sediment control plan. The site is in the Fitzgerald Marine Reserve's runoff area, so the erosion and sediment control measures will be inspected weekly from October 1 to April 30.

### Visual Quality Policies

Policy 4.36 - *Urban Design Concept*. This policy directs the County 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 design of the conversion and additional gable match the existing garage and adjacent house in materials and style. Staff believes that the project enhances the existing design concept, and that the structures on this lot are consistent with the appearance of the surrounding residential development. The applicant has proposed to match the existing black composition shingle roof and wood siding.

### Urban Land Use

Policy 8.30 - *Infilling*. This policy directs the County to encourage the infilling of urban areas where infrastructure and services are available. This project is creating a new housing unit without converting any undeveloped land. The project is on a developed lot in a neighborhood developed with other housing units.

## 2. Conformance with the San Mateo County Local Coastal Program (LCP)

### Locating and Planning New Development Component

Policy 1.18 - *Location of New Development*. This policy directs the County to concentrate new development in urban areas and rural service centers by requiring the "infilling" of existing residential subdivisions and commercial areas. As previously discussed, this is an infill project.

### Hazards Component

Policy 9.3 - *Regulation of Geologic Hazards*. This policy directs the County to require geologic reports prepared by a certified engineering geologist consistent with "Guidelines of Geologic/Seismic Reports" for all proposed development. This report has been prepared, and its conclusions are discussed in the portion of this report that discusses the Geologic Hazards District regulations.

3. Conformance to Zoning District Regulations

The project is located in the R-1/S-105/DR/GH/CD Zoning District (One-Family Residential District/Midcoast Combining District/Design Review District/Geologic Hazard District/Coastal Development District). These are five sets of regulations that govern development on this site.

R-1/S-105 (One-Family Residential/Midcoast Combining District)

The R-1 District governs the uses allowed on the site. The use, Second Dwelling Unit, is an allowed use in this zoning district.

The S-105 Overlay District regulates the size and location of structures on this site. The project requires a use permit because the second dwelling unit and deck will be within required side and rear yard areas mandated by the S-105 District.

This use permit may be granted pursuant to Section 6133.3.b.2 of the Zoning Non-Conformities Chapter of the Zoning Regulations. This section allows development on an improved non-conforming parcel that does not conform to the zoning regulations currently in effect upon issuance of a use permit. This parcel is 12,060 sq. ft. in size where the minimum parcel size is 20,000 sq. ft.

The measurements in the following table are for the detached second dwelling unit only. (For instance, the existing primary dwelling unit has a 20-ft. front setback that will remain unchanged.)

Compliance with S-105 Zoning District Standards		
	Standard	Proposed
Front Yard Setback (Section 6300.14.30)	20 ft. min.	77 ft.
Rear Yard Setback (Section 6300.14.30)	20 ft. min.	5 ft.
Right Side Yard Setback (Section 6300.14.30)	10 ft. min.	3 ft.
Left Side Yard Setback (Section 6300.14.30)	10 ft. min.	55.75 ft.
Lot Coverage Area (Section 6300.14.40)	3,015 sq. ft. max.	2,136 sq. ft.
Building Floor Area (Section 6300.14.50)	6,200 sq. ft. max.	2,951 sq. ft.
Building Height (Section 6300.14.70)	28 ft. max.	24.5 ft.
Facade Articulation (Section 6300.14.90(b))	See Below	

Section 6300.14.90 of the S-105 Zoning District requires development to conform to either the daylight plane or façade articulation options. These options do not apply to detached accessory structures, but they do apply to second dwelling units.

It is impossible for this structure to conform to the daylight plane option because it was built as to meet to the setback requirements for detached garages but not to meet the setback requirements for dwelling units. The existing façade is articulated by having a split-level pitched roof and a large dormer facing the interior of the lot. The building conforms to the maximum height and plate height requirements for accessory buildings, and the sides facing the neighboring lots will remain unchanged. The unenclosed deck will be within the required yard areas and can be approved with this use permit.

*DR (Design Review)*

The project does not entail substantial changes to the bulk of the detached garage in which the unit would be located. The proposed changes complement other structures in the neighborhood and preserve privacy by only creating new openings that face the interior of the lot. The changes are harmonious with the existing portions of the structure because the new perpendicular ridgeline of the roof has a similar pitch to the existing roof and the windows are of the same style.

*GH (Geologic Hazards District)*

This project is located in Zone 3 of the Geologic Hazards District. It is the most stable part of the Seal Cove area; risk to development in this area is considered to be low to moderate. The major geologic hazard in this zone is the possibility of surface faulting along the main traces and subsidiary cross faults of the Seal Cove Fault system. These faults are considered to be active and capable of producing strong surface rupture and ground failure with associated strong ground shaking. The feasibility of reducing the risks to acceptable levels in this zone is considered generally high.

Development shall be allowed in Zone 3 if suitable mitigation measures including, but not limited to, siting of homes away from active faults, structural and foundation design, and adequate surface drainage plans are applied as recommended by any required geotechnical investigation.

The Geotechnical Study, prepared by Sigma Prime Geosciences on March 17, 2016, was reviewed and approved by the County Geotechnical staff. This report concluded that, from a geotechnical viewpoint, the site is suitable for the proposed remodel, provided that the recommendations presented in the study are followed during design and construction. County Geotechnical staff and the Building Inspection Section will ensure that the design and construction follow the recommendations.

*CD (Coastal Development District)*

This project requires a Coastal Development Permit. In order to approve a Coastal Development Permit, the Zoning Hearing Officer must find that the

project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. This conformity is discussed above in Section A.2.

4. Conformance to the Second Dwelling Unit Regulations

In addition to the requirement to conform to the standards of the zoning district or to obtain a use permit, discussed above, there are several requirements that govern Second Dwelling Units in Chapter 22.5 of the Zoning Regulations.

The construction of a second dwelling unit requires the provision of one uncovered off-street parking space for the second dwelling unit, in addition to those originally required for the one-family dwelling at the time of its construction. This lot has four covered existing parking spaces, where two were required at the time of construction. It meets the parking requirement.

The maximum unit size is the larger of either 700 sq. ft. or 35% of the floor area of the main dwelling unit up to a maximum of 1,500 sq. ft. This second dwelling unit will be 694 sq. ft. It meets this requirement.

Section 6408.3 of the General Provisions Chapter requires that two dwelling units located on the same lot maintain a separation of at least 15 ft. The separation between the main dwelling unit and the second dwelling unit will be 22.5 ft., which meets the standard.

5. Use Permit Findings

This project must obtain a Use Permit pursuant to Section 6133.3.b.2 of the Zoning Non-Conformities Chapter of the Zoning Regulations. This section allows development that does not conform to the Zoning Regulations on an improved parcel that does not conform to the Zoning Regulations. To grant a Use Permit, the Zoning Hearing Officer must find the following (Section 6133.3.b.3):

*That the proposed development is proportioned to the size of the parcel on which it is being built.*

The development is above an existing accessory building and conforms to rules limiting lot coverage and building floor area.

*All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven infeasible.*

The applicant cannot afford to buy any additional parcels of land for this project.

*The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.*

The addition is to an existing structure and will not reduce nonconforming setbacks, as discussed in Section A.3 of this staff report. The deck will expand an existing nonconformity but will maintain the existing setback.

*That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

The use, a residence, will not be detrimental because it is the same use that is already on the site and on the neighboring lots. The project will not detrimentally impact coastal resources as discussed in Section A.2 of this staff report. A second dwelling unit is considered by state and local laws to be an aspect of a single-family dwelling. The building's mass facing its neighbors will not change.

*Use permit approval does not constitute a granting of special privileges.*

A second dwelling unit is considered by state and local laws to be an aspect of a single-family dwelling. The development conforms as much as possible to the zoning regulations.

Second dwelling units must normally conform to the building standards for dwelling units in the zoning district. However, a new second dwelling unit may be constructed within or above an existing detached accessory building which does not conform to zoning district standards provided the following requirements are met:

*The second dwelling unit is constructed within or above an existing detached accessory building (constructed prior to the effective date of this Chapter for the zoning district(s) in which the structure is located), does not extend further into the required setbacks than the existing foundation of the detached accessory building, and is not within three (3) feet of a property line.*

The detached accessory building was issued building permits and commenced construction in 1985. The effective date of the Second Dwelling Units chapter for this area was April 3, 1986. The proposal will not extend further into the required setbacks and is not within three feet of a property line.

*The structural height shall be the minimum to accommodate the highest point of the roof.*

The proposal does not increase the existing height of the building.

*The second dwelling unit will not significantly impact adjacent properties adversely.*

The use is one allowed on all neighboring lots and will not cause the enlargement of the building footprint.

*The number of doors and windows facing the reduced side or rear yards are minimized.*

The proposal does not increase the number of windows facing the reduced side and rear yards. One window faces the reduced yard and will remain.

*The proposed second dwelling unit is approved by the Fire Department in accordance with the applicable fire codes.*

The Coastside Fire Protection District fire marshal reviewed the plans and provided conditions of approval to ensure that the proposal meets the fire code. These are Conditions of Approval 6-17.

**B. ENVIRONMENTAL REVIEW**

This project is exempt from review pursuant to Section 15301 of the California Environmental Quality Act, relating to the minor alteration to existing structures.

**C. REVIEWING AGENCIES**

Building Inspection Section  
California Coastal Commission  
Department of Public Works  
Fire Department  
Geotechnical Staff  
Midcoast Community Council

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Plans
- D. Photographs

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2015-00383

Hearing Date: August 18, 2016

Prepared By: Steven Rosen  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That project is exempt from review pursuant to Section 15301 of the California Environmental Quality Act, relating to the minor alteration to existing structures.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as discussed in the staff report under Section A.2.

Regarding the Use Permit, Find:

3. That the proposed development is proportioned to the size of the parcel on which it is being built in that the development is above an existing accessory building and conforms to rules limiting lot coverage and building floor area.
4. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven infeasible in that the applicant cannot afford to buy any additional parcels of land for this project.
5. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible in that the addition is to an existing structure and will not reduce nonconforming setbacks, as discussed in Section A.3 of the staff report.
6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to

coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the use, a residence, will not be detrimental because it is the same use that is already on the site and on the neighboring lots; the project will not detrimentally impact coastal resources as discussed in Section A.2 of the staff report; a second dwelling unit is considered by state and local laws to be an aspect of a single-family dwelling; the building's mass facing its neighbors will not change.

7. That use permit approval does not constitute a granting of special privileges in that a second dwelling unit is considered by state and local laws to be an aspect of a single-family dwelling and in that the development conforms as much as possible to the zoning regulations.
8. That the second dwelling unit is constructed within or above an existing detached accessory building (constructed prior to the effective date of this Chapter for the zoning district(s) in which the structure is located), does not extend further into the required setbacks than the existing foundation of the detached accessory building and is not within three (3) feet of a property line in that the detached accessory building was issued building permits and commenced construction in 1985, the effective date of the Second Dwelling Units chapter for this area was April 3, 1986, and the proposal will not extend further into the required setbacks and is not within three feet of a property line.
9. The structural height shall be the minimum to accommodate the highest point of the roof in that the proposal does not increase the existing height of the building.
10. The second dwelling unit will not significantly impact adjacent properties adversely in that the use is one allowed on all neighboring lots and will not cause the enlargement of its building floor area.
11. The number of doors and windows facing the reduced side or rear yards are minimized in that the proposal does not increase the number of windows facing the reduced side and rear yards. One window faces the reduced yard and will remain.
12. The proposed second dwelling unit is approved by the Fire Department in accordance with the applicable fire codes in that the Coastside Fire Protection District fire marshal reviewed the plans and provided conditions of approval to ensure that the proposal meets the fire code.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval applies only to the proposal as described in this report and plans as reviewed by the Planning Commission on August 18, 2016. Minor adjustments to

the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.
3. Prior to and throughout any land disturbance, the applicant shall implement a construction erosion and sediment control plan, to be submitted along with the building permit plans.
4. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
5. A setback verification survey is required to verify that the posts supporting the proposed deck are located in the correct location. Prior to the pouring of concrete, provide a letter prepared by a surveyor verifying that the outside edge of the posts will be no less than 7'-10" from the nearest side property line.

#### Coastside Fire

6. Provide separate addresses for the main and accessory dwelling units. Addresses shall be conspicuously posted and visible from the street. The letters/numerals for permanent address signs shall be four inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. The finished height of bottom of the address light unit shall be at least six feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a six-inch-by-eighteen-inch, green, reflective metal sign with three-inch reflective letters/numerals similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
7. Any chimneys shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
8. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213.
9. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.

10. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
11. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors, equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
12. New bedroom windows and new windows in existing bedrooms shall meet escape/rescue window/door requirements. Identify windows and include notes on Building Permit plans.
13. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
14. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.
15. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
16. An interior and exterior audible alarm activated by an automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
17. A fire flow of 1,000 gallons per minute for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site.

## Department of Public Works

18. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), 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.
19. Prior to the issuance of the Building permit or Planning permit (if applicable), 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 #3277.

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**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

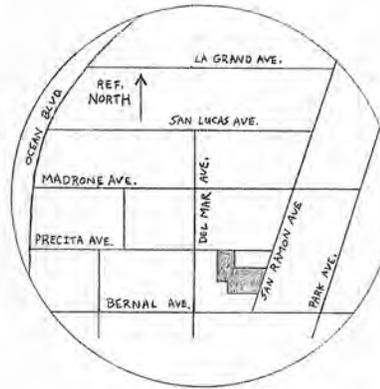
# ADDITION OF SECOND DWELLING UNIT ABOVE EXISTING DETACHED GARAGE

## BUILDING SUMMARY:

1. REMODEL UPPER LEVEL OF EXISTING DETACHED GARAGE ADDING ONE BEDROOM, ONE BATHROOM, KITCHEN, AND LIVING AREA.
2. ADD NEW GABLE DORMER, WITH SLIDING GLASS DOOR, LEADING ONTO NEW DECK, ON EAST ELEVATION.
3. ADD NEW SHED DORMER, WITH AWNING WINDOWS, ON WEST ELEVATION TO PROVIDE HEADROOM OVER EXISTING STAIRS.
4. ADD NEW CEMENT AND ASPHALT DRIVEWAY OVER EXISTING GRAVEL DRIVEWAY TO SAN RAMON AVE.
5. ADD NEW FIBER CEMENT SIDING OVER EXISTING T-1-11 SIDING ON ENTIRE STRUCTURE.
6. REPLACE ALL EXISTING WINDOWS WITH SAME SIZE ANDERSON SERIES 100 WINDOWS.
7. CONSTRUCT FIREWALL AROUND EXISTING STAIRS TO SEAL GARAGE FROM UPPER LEVEL.
8. ADD NEW ENTRY DOOR FOR GARAGE ACCESS ON WEST ELEVATION.
9. REPLACE EXISTING GARAGE DOORS WITH WAYNE DALTON SERIES 8700 VINYL DOORS.

ALL NEW CONSTRUCTION SHALL CONFORM TO 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL CODES.

PROPOSED REMODELED FLOOR AREA = 694 SQUARE FEET.  
 OCCUPANCY = 2 MAX  
 WOOD FRAME CONSTRUCTION  
 FIRE SPRINKLERS NOT REQUIRED  
 FLOOD ZONE = AREA "X"  
 FIRE SEVERITY ZONE = ZONE "LRA"



LOCATION MAP - 1" = 250'

1. TITLE PAGE
2. PLOT PLAN
3. EXISTING AND PROPOSED LOWER LEVEL
4. EXISTING AND PROPOSED UPPER LEVEL
5. EAST AND WEST ELEVATIONS, ROOF PLANS
6. NORTH AND SOUTH ELEVATIONS, DRIVEWAY PROFILE
7. DRIVEWAY PLAN, STORMWATER DRAINAGE PLAN
8. CROSS SECTIONS EAST TO WEST
9. CROSS SECTIONS NORTH TO SOUTH
10. STAIR SECTION
11. DETAILS
12. DETAILS
13. DETAILS
14. ELECTRICAL
15. PLUMBING AND MECHANICAL



REVISED 3/16

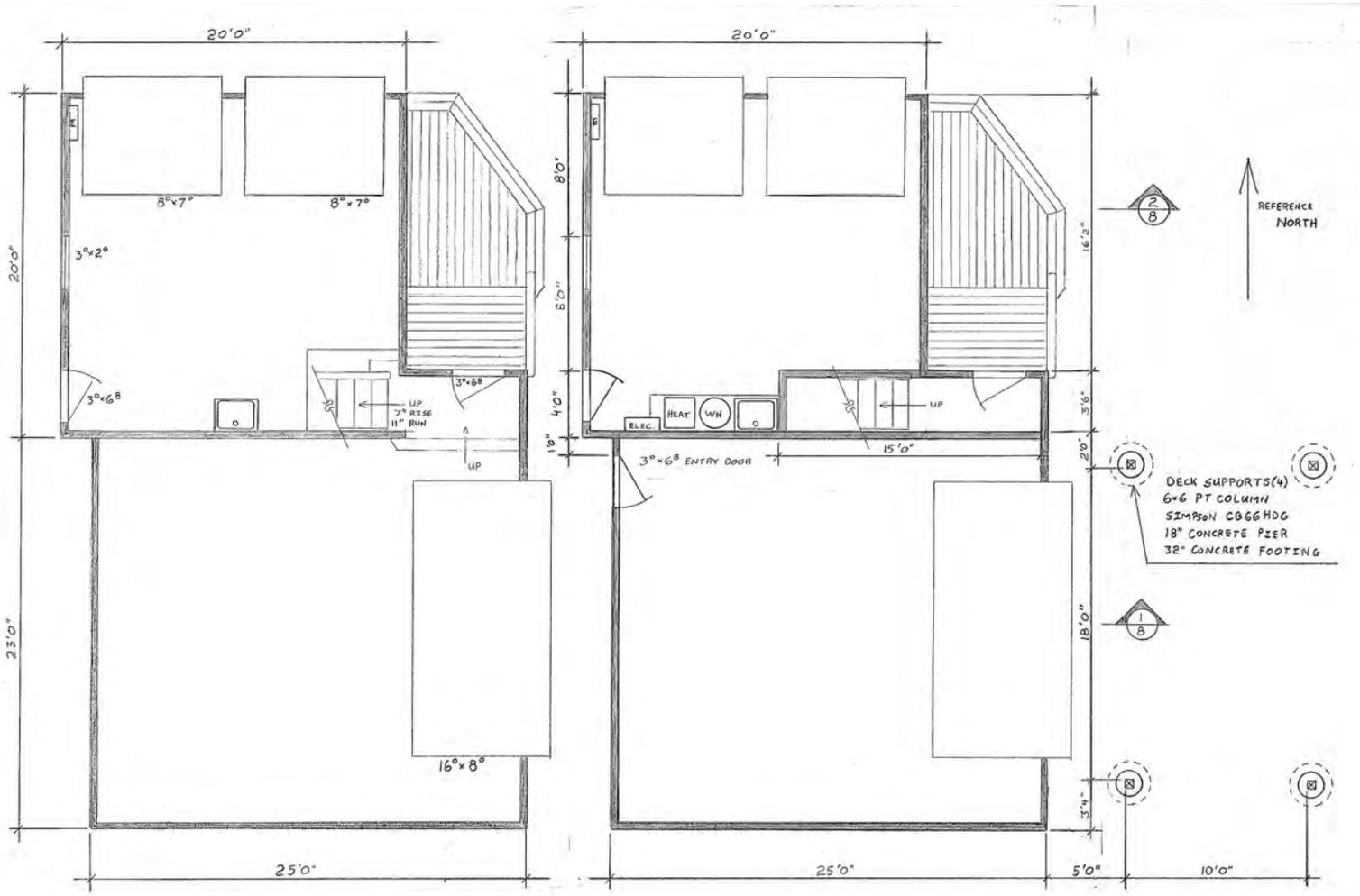
## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





**EXISTING LOWER FLOOR PLAN**

**PROPOSED LOWER FLOOR PLAN**

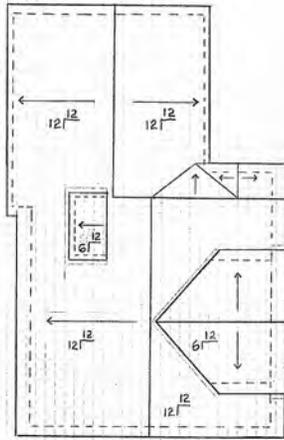
**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant:

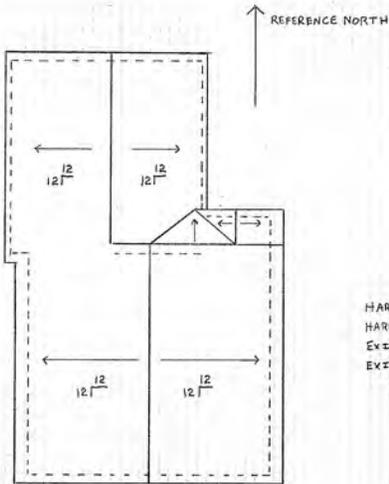
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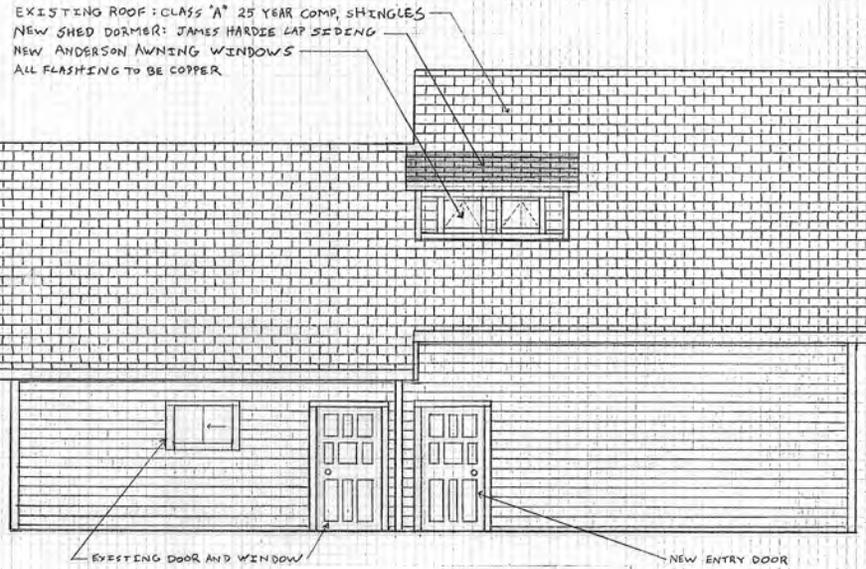




PROPOSED ROOF PLAN



EXISTING ROOF PLAN



WEST ELEVATION



EAST ELEVATION

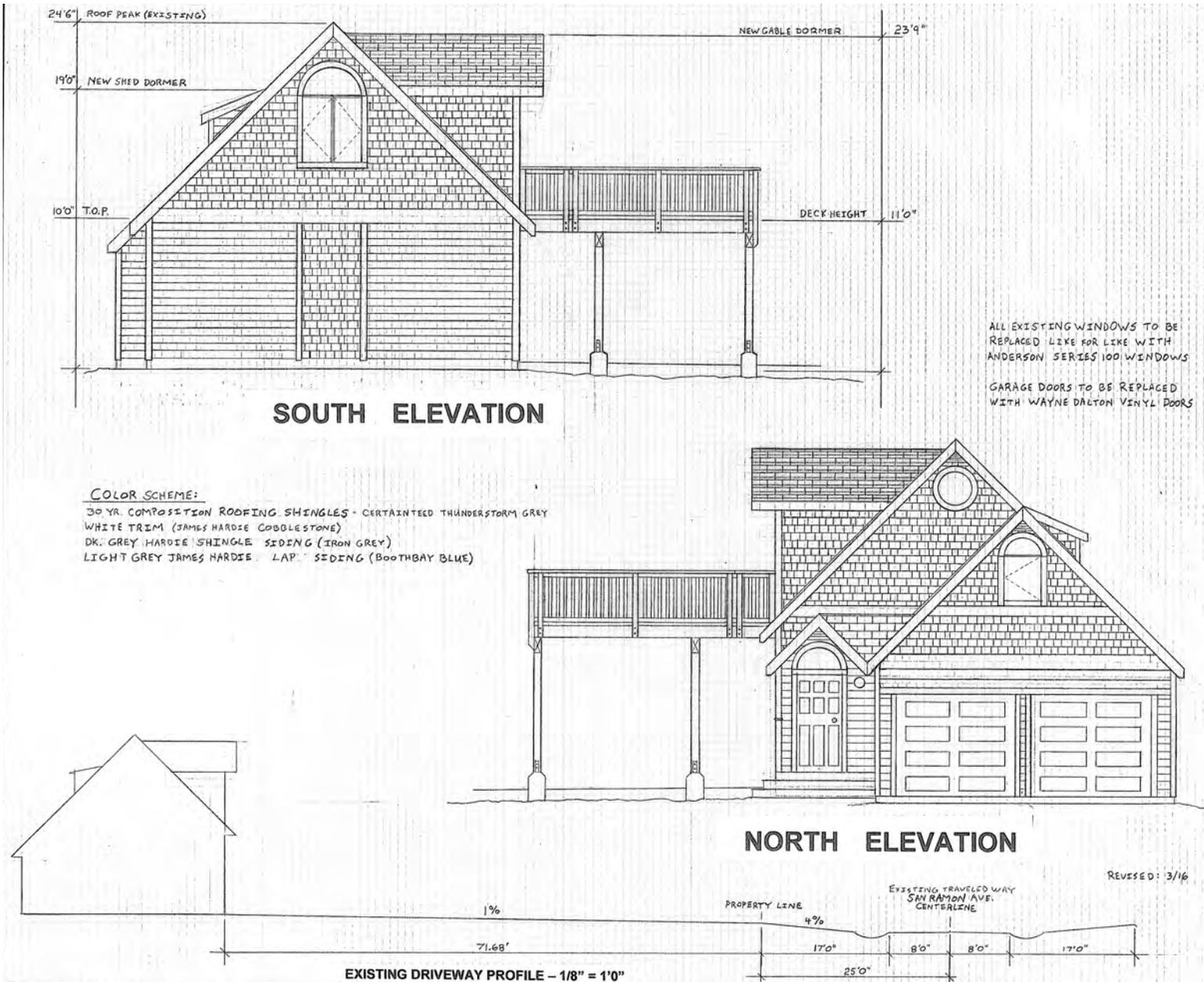
REVISED: 3/16

## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

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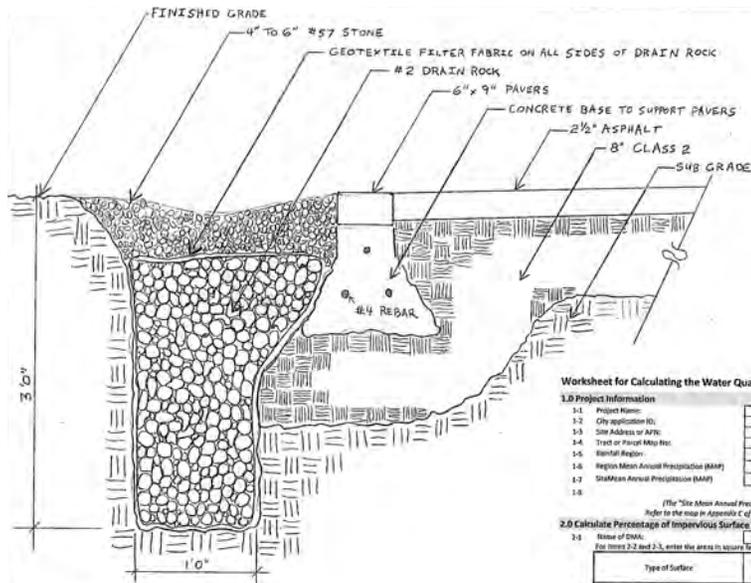


**San Mateo County Zoning Hearing Officer Meeting**

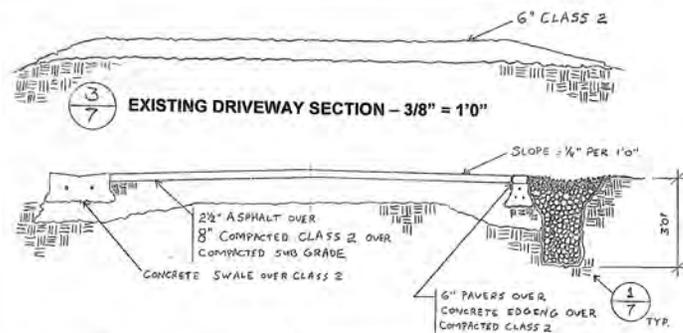
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1  
7  
INFILTRATION TRENCH DETAIL  
1 1/2" = 1'0"



4  
7  
PROPOSED DRIVEWAY SECTION - 3/8" = 1'0"

Worksheet for Calculating the Water Quality Design Volume (80 percent capture method)

1.0 Project Information

1.1 Project Name:	140 PRECITA AVE	The calculations presented here are based on the 80% volume method of determining volume based on the design storm provided in the California Project C-2 Technical Guidelines, A.4.6. The steps presented below are repeated in Section 2.1 of the guidelines, with the purpose of clarity are included in this sheet to assist "Business as Usual" users.
1.2 City Application ID:	140 PRECITA AVE	
1.3 Site Address or APN:	097-255-280	
1.4 Tract or Parcel Map Ref:	3	
1.5 Rainfall Region:	30	
1.6 Region Mean Annual Precipitation (MAP):	25.90	
1.7 State Mean Annual Precipitation (MAP):	30	
1.8 MAP adjustment factor is automatically calculated as:	1.17	(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain group.)

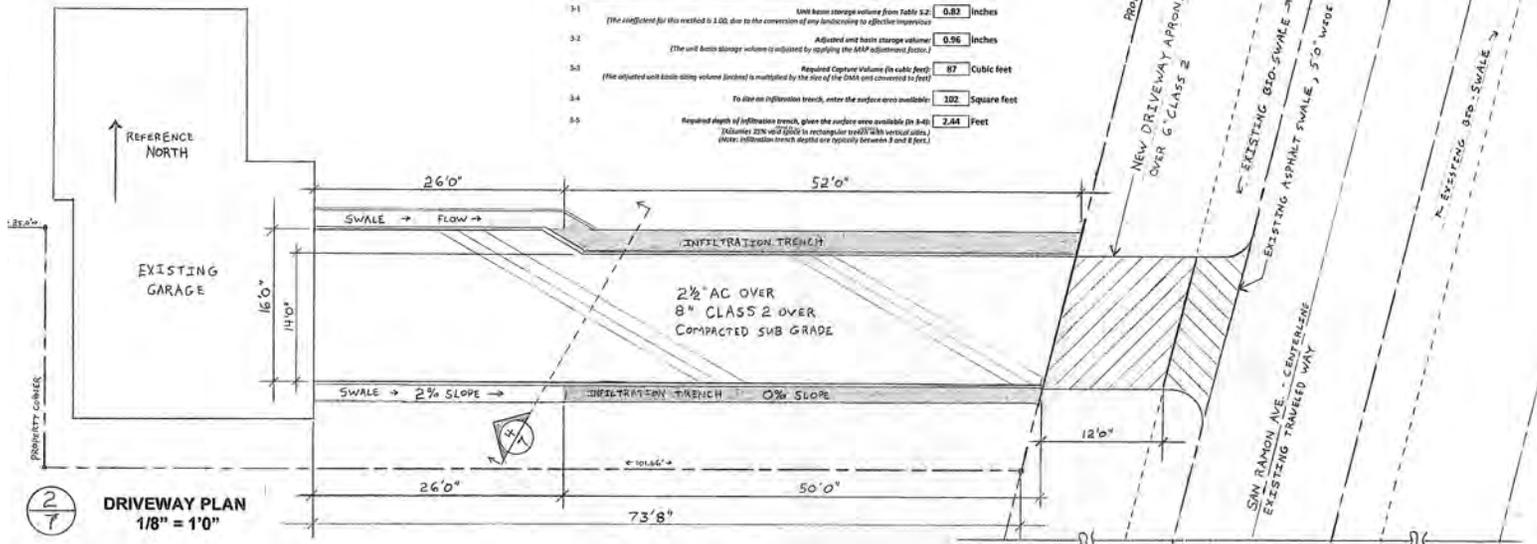
2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.0 Issue of DMA:	SAN RAMON DRIVEWAY	Enter the area in square feet for each type of surface within the DMA.	
2.1 Type of Surface	Area of surface type within DMA (sq. ft.)	Adjustment Factor	Effective Impervious Area
2.2 Impervious surface	1,088	1.0	1,088
2.3 Pervious surface		0.1	
Total DMA Area (Square Feet) =		1,088	
Total Effective Impervious Area (EIA) =		1,088	Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3.1. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 24-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient
3.1	Unit basin storage volume from Table 3.2 (The adjustment for this method is 1.00, due to the conversion of any landscaping to effective impervious)	0.83 inches
3.2	Adjusted unit basin storage volume (The unit basin storage volume is adjusted by applying the MAP adjustment factor.)	0.56 inches
3.3	Required Capture Volume (in cubic feet) (The adjusted unit basin storage volume (inches) is multiplied by the size of the DMA and converted to feet)	87 Cubic feet
3.4	To use an infiltration trench, enter the surface area available	102 Square feet
3.5	Required depth of infiltration trench, given the surface area available (in feet) (Include 25% void ratio in rectangular trench with vertical walls. Allow infiltration trench depths are typically between 3 and 8 feet.)	2.44 Feet



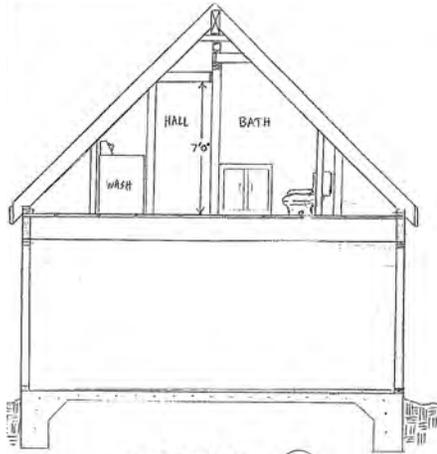
2  
7  
DRIVEWAY PLAN  
1/8" = 1'0"

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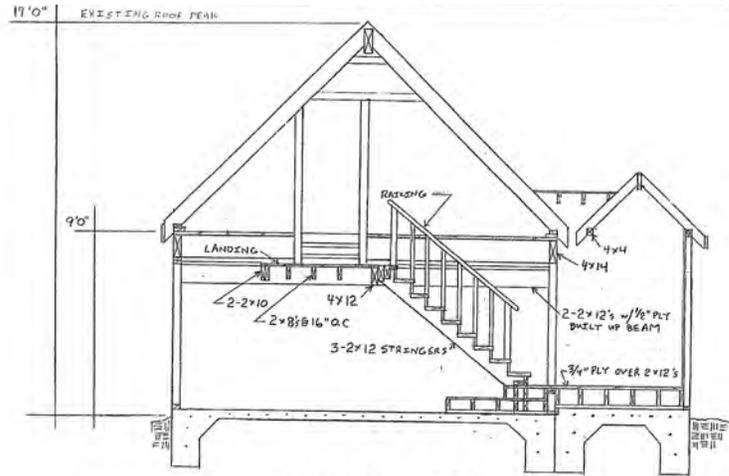
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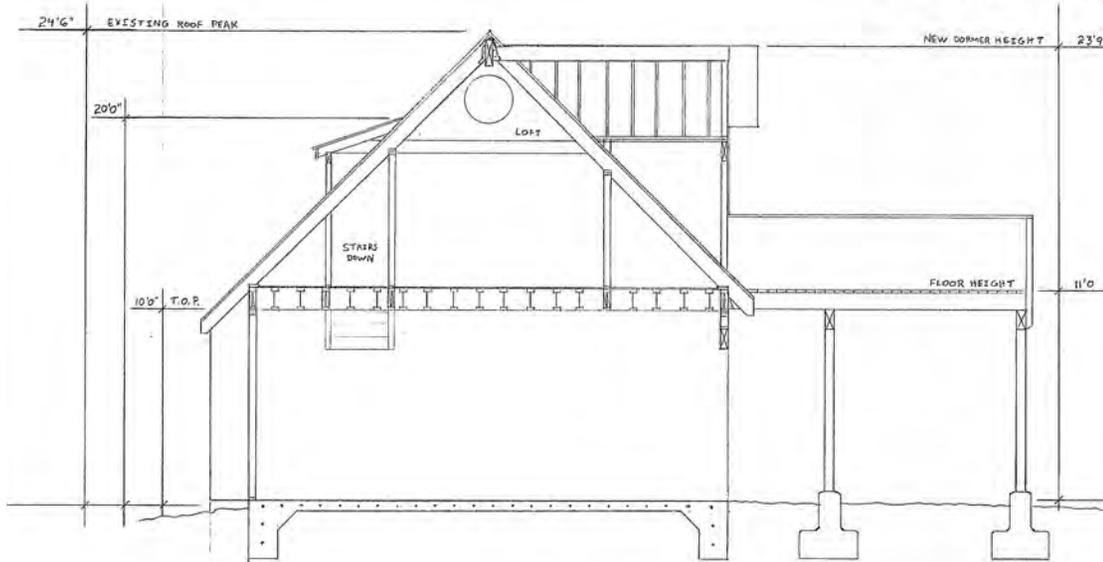
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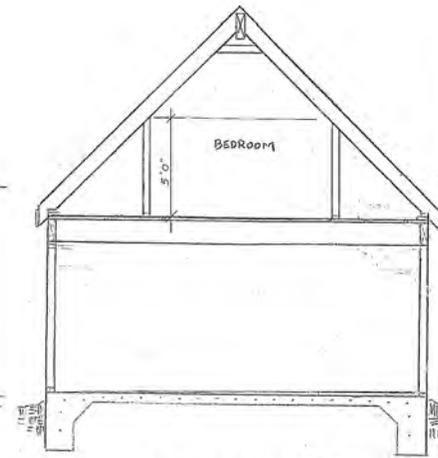
**SECTION 3**



**SECTION 2**



**SECTION 1**



**SECTION 4**

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Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



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