

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

DATE: March 13, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit and Certificate of Compliance (Type B), pursuant to Sections 6500, 6328.4, 6565.3 of the San Mateo County Zoning Regulations, Section 8600 of the San Mateo County Ordinance Code, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to legalize the 7,750 sq. ft undeveloped parcel and allow construction of a new 11,520 sq. ft., three-story, mixed-use building, comprised of twelve (12) parking spaces and lobby areas on the first floor, commercial spaces on the second floor and four (4) residential units on the third floor. The Use Permit is required for proposed mixed-use projects that include residential units located in the C-1 Neighborhood Business Zoning District. The proposed grading involves 520 cubic yards of cut and 10 cubic yards of fill for excavation of the first floor garage. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00249 (Power)

PROPOSAL

The applicant, Kevin Power, proposes to construct a new 11,520 sq. ft., three-story, mixed-use building, comprised of a garage with twelve (12) parking spaces and lobby area on the first floor, office spaces on the second floor and four (4) residential units on the third floor, located on a 7,750 sq. ft. parcel. No significant trees are proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit and Certificate of Compliance (Type B), County File Number PLN 2018-00249, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located along Avenue Alhambra in the unincorporated El Granada area of San Mateo County, within a general area of developed parcels with similar buildings. The subject site is moderately sloped in topography. Avenue Alhambra and developed parcels are located to the south, east and west bound of this parcel.

Regarding the General Plan, the project complies with applicable policies, specifically those relating to mixed-use development, water and wastewater supply.

Regarding the Local Coastal Program (LCP), the project complies with policies regarding infill development, and design review standards. Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. The property is within the existing “Tract No. 4 of Granada”, filed in the County Recorder of San Mateo County on April 21, 1933, in the urban area of El Granada, where public facilities, services and utilities are available. LCP Policy 1.28 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. There is no evidence or reason to believe that the legalization of this parcel will result in development that would adversely impact coastal resources.

The Coastsides Design Review Committee (CDRC) considered the project at the October 11, 2018 meeting where the CDRC determined that the project complies with applicable Design Review Standards. The three-story “Mixed-Use” building is complementary to the adjacent structures in size, shape, and scale. The exterior colors and materials in the design blend well with the natural setting and surrounding neighborhood and increase the visual interest of the building. The design also relates well to adjacent buildings in the neighborhood in size and scale.

The project complies with the development standards of the C-1/S-3 Zoning District. The proposed three-story building meets the height standards. The project’s design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 49.5% (3,840 sq. ft.) of total lot size, where 50% (3,875 sq. ft.) is the maximum allowed.

Regarding the Grading Permit, staff’s recommendation to approve the project is based on findings that the granting of the permit will not have a significant adverse action on the environment.

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

DATE: March 13, 2019

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SUBJECT: Consideration of a Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit and Certificate of Compliance (Type B), pursuant to Sections 6500, 6328.4, 6565.3 of the San Mateo County Zoning Regulations, Section 8600 of the San Mateo County Ordinance Code and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to legalize the 7,750 sq. ft. undeveloped parcel and allow construction of a new 11,520 sq. ft., three-story, mixed-use building, comprised of twelve (12) parking spaces and lobby areas on the first floor, commercial spaces on the second floor and four (4) residential units on the third floor. The Use Permit is required for projects that include residential units in the C-1 Neighborhood Business Zoning District. The proposed grading involves 520 cubic yards of cut and 10 cubic yards of fill for excavation of the first floor garage. The project is appealable to the California Coastal Commission

County File Number: PLN 2018-00249 (Power)

PROPOSAL

The applicant, Kevin Power, proposes to construct a new 11,230 sq. ft., three-story, mixed-use building, comprised of a garage with twelve (12) parking spaces and a 360 sq. ft. lobby area on the first floor, 3,700 sq. ft. of office space on the second floor, and 3,840 sq. ft. of residential use (4 units) on the third floor. No significant trees are proposed for removal. The project site is a vacant lot located along Avenue Alhambra in the unincorporated El Granada area of San Mateo County, within the C-1/S-3/DR/CD (Neighborhood Business District) Zoning District. The subject site is moderately sloped in topography. Avenue Alhambra and developed parcels to the south, east and west bound this parcel.

RECOMMENDATION

That the Planning Commission approve the Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit, and Certificate of Compliance (Type B), County File Number PLN 2018-00249, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Owner and Applicant: Kevin Power

Location: Avenue Alhambra, El Granada

APN: 047-204-020

Parcel Size: 7,750 sq. ft

Parcel Legality: Certificate of Compliance (Type B) to be considered at this Planning Commission meeting.

Existing Zoning: C-1/S-3/DR/CD (Neighborhood Business District/S-3 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: Neighborhood Commercial (Trade and distribution uses including but not limited to retail trade; service uses including but not limited to business and professional offices).

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water: Coastside County Water District (CCWD)

Sewer Services: Granada Community Services District (GCSD)

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0138F, dated August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines, related to the construction of limited numbers of new, small facilities or structures, including, for example, new construction of a multi-family residential structure totaling no more than six dwelling units in urbanized areas, and commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such uses in urbanized areas, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Setting: The project site is a vacant lot located along Avenue Alhambra in the unincorporated El Granada area of San Mateo County, within a general area of developed parcels with similar buildings. The subject site is moderately sloped in topography. Avenue Alhambra and developed parcels are located to the south, east and west bound this of parcel.

Chronology:

<u>Date</u>	<u>Action</u>
June 29, 2018	- Application submitted.
October 11, 2018	- Coastside Design Review Committee recommends approval of the project.
March 13, 2019	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Urban Land Use Policy 8.30 (*Mixed Use*) encourages development which contains a combination of land uses (mixed-use development), particularly commercial and residential developments along major transportation corridors. The proposed project's residential and office use combination complies with this policy, subject to the approval of a Use Permit required to allow residential development in the C-1 Neighborhood Zoning District, further discussed in Section 6 below. The project further complies with this policy due to the availability of Samtrans bus routes along Avenue Alhambra.

Water Supply Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Coastside County Water District (CCWD) has provided staff with CCWD's Indoor Water Efficiency Ordinance which include regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. A dedicated irrigation service for landscaping and outdoor water use and an approved backflow protection are also required for mixed-

use development projects. Fire sprinklers are to be served from a separate fire service water connection and fire meter.

Wastewater Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. The Granada Community Services District (GCSD) has provided staff with a project review comment, including requirements to obtain a sewer connection permit to connect to GCSD's wastewater facilities.

2. Conformance with the Local Coastal Program

A Coastal Development Permit (CDP) is required for the mixed use project and the Certificate of Compliance (Type B), pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property contain or adjoin an area of sensitive habitat. While the site is not within the California Coastal Commission's appeals jurisdiction, the CDP is appealable to the California Coastal Commission because the proposed use is not a principal permitted use in the underlying zone. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions and commercial areas. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The property is zoned C - 1/S-3/DR/CD. While the S-3 Zoning District allows one dwelling unit for every 1,250 sq. ft. of lot area (or 34.8 dwelling units/acre), the C-1 Zoning District limits the area of residential use to no more than the area of commercial use occupying the building, unless the additional floor area is developed as affordable (very low, low or moderate income) housing. The project does not include affordable housing. The project proposes four (4) dwelling units on

the property at a density of 22.5 dwelling units per acre. Public sewer and water services are available to the property.

- b. 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 forty (40) units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. As of the print date of this report, no new dwelling units have been built in the current 2019 calendar year.

Policy 1.28 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcels. The applicant has submitted an application, along with the appropriate fees, for said permit. Policy 1.29 provides standards for review when legalizing parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. As the project would be served by sewer and water, does not contain sensitive resources, and is accessible from an existing public road, there is no evidence to indicate that the current parcel legalization would result in development impacting coastal resources.

Legalization of the subject parcel must also conform to the LCP's "Locating and Planning New Development" component, including policies addressed in Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) that incorporate the adopted Montara-Moss Beach-El Granada Community Plan into the Land Use Plan. As mentioned in Section A.1, development of the parcel with a mixed-use building would comply with General Plan, LCP, and Zoning.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements – Map 1.5*) locates the project site in the Half Moon Bay Airport Influence Area. Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's location complies with the safety, noise, and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would

not be exposed to high levels of aircraft noise. The proposed height of 30 feet would not penetrate the established airspace threshold.

c. Visual Resources Component

Visual Resources Policy 8.12(b) (*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 and the design criteria found in the Community Design Manual. As discussed in Section 3.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on October 11, 2018, and determined that the project is in compliance with applicable Design Review standards, and recommended project approval. See further discussion in Section 3.c.

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

- (1) On-site grading is required to accommodate the placement of the garage into the topography in order to mitigate any impacts from the three-story building's height relative to visual impacts.
- (2) The proposed materials for the building, such as Hardie Board lap siding and composite roof shingles, have a natural appearance.
- (3) The proposed design of the building uses shed roofs, including composite shingles as the primary roof material.
- (4) The building dimensions, shape and form, and architectural details bring the proposed structure to scale with the rest of the buildings in the neighborhood.

3. Conformance with the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP)

The project is in conformity with this plan as discussed in Section 2b above.

4. Conformance with the Zoning Regulations

a. Conformance with S-3 District Development Standards

The proposal complies with the property's C-1/S-3/CD/DR Zoning designation, as indicated in the following table:

	S-3 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	7,750 sq. ft. (existing)
Minimum Lot Area Per Dwelling Unit	1,250 sq. ft.	1,938 sq. ft.
Maximum Number of Dwelling Units Allowed	6	4
Maximum Building Site Coverage	3,875 sq. ft. (50% maximum)	3,840 sq. ft. (49.5%)
Minimum Front Setback	20 ft.	23 ft. – 6 in.
Minimum Rear Setback	20 ft.	28 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	5 ft.	5 ft.
Maximum Building Height	32 ft.	30 ft.

The proposed three-story building meets the height standards. The project's design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 49.5% (3,840 sq. ft.) of total lot size, where 50% (3,875 sq. ft.) is the maximum allowed.

c. Conformance with Design Review District Standards

The CDRC considered the project at a regularly scheduled CDRC meeting on October 11, 2018 and adopted the findings to recommend project approval, pursuant to the Standards for Design in Other Areas, Section 6565.17 of the San Mateo County Zoning Regulations, specifically elaborated as follows

- (1) Section 6565.17(L). Design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community.

The proposed structure is complementary to the adjacent structures in size, shape, and scale.

- (2) Section 6565.17(N). The number, location, size, design, lighting, materials and use of colors in signs are compatible with

the architectural style of the structure they identify and harmonize with their surroundings.

The exterior colors and materials in the design blend well with the natural setting and surrounding neighborhood and increase the visual interest of the building. The design relates well to adjacent buildings in the neighborhood in size and scale.

5. Conformance with Grading Standards

Staff's recommendation to approve the project is based on findings pursuant to Section 8604.6(a) of the San Mateo County Ordinance Code elaborated as follows:

- a. That the granting of the permit will not have a significant adverse effect on the environment.

The project is categorically exempt from environmental review pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA), which indicates it is the type of project that is not generally expected to have an adverse effect on the environment.

The project complies with the County's General Plan, Zoning Regulations, and LCP, would be served by public sewer and water districts, and is accessible from an existing public road. No significant trees would be removed. The proposal includes an Erosion and Sediment Control Plan and implementation of proposed measures would reduce potential erosion and associated impacts to stormwater quality. Additionally, the project has been reviewed by the Building Department's Drainage and the Geotechnical Sections, and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

- b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605.

Upon review by Planning staff, the Building Department's Drainage and the Geotechnical Sections, the project, including the grading plan, erosion and sediment control plan, and drainage plan, has been deemed to comply with the grading standards and, as conditioned, all grading work shall conform to plans prepared and submitted by Sigma Prime Geosciences, Inc. (Geotechnical Report – Attachment D), the project's engineering consultant. The project engineers would also be responsible for the inspection and certification of the grading upon

completion of the work and would be required to certify that the work is in conformance with the approved plans, project soils report, and the Grading Regulations.

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

As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies pertaining to Mixed-Use Development, Water Supply and Wastewater.

6. Conformance with the Parking Regulations

The project provides a total of twelve parking spaces located in the first floor garage, including a required ADA parking space. Pursuant to Section 6119 of the Zoning Regulations, 5 parking spaces are required for the dwelling units and 7 parking spaces for the offices on the first floor.

7. Conformance with the Subdivision Regulations

A Conditional Certificate of Compliance (CoC Type B) is required to legalize undeveloped parcels which were created in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before new development can proceed.

As a result of court decisions, the division of land creating the subject parcel must be legally confirmed because it is an undeveloped lot of an antiquated subdivision; in this case, Lot 7 in Block A, as shown on that certain map "Tract No. 4 of Granada", filed in the County Recorder of San Mateo County on April 21, 1933. The County Subdivision Regulations Section 7134 allows for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. As such, to qualify for a CoC (Type A) (pursuant to Section 7134.1), it must be confirmed that the lot comprising the subject project parcel was conveyed separately from any surrounding lots prior to the County's adoption of its first Subdivision Ordinance in July 1945. If such conveyance is confirmed 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.

While the subject Lot 7 was initially part of the cited "Tract No. 4 of Granada" recorded in 1933, the lot was conveyed together with other parcels until November 21, 1954. Only at that time was the parcel conveyed separately from adjacent lots, thus requiring the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval 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 to any development on the property. Since road access to the subject parcel exists, and water, power, and sanitary sewer services are available, there are no improvement conditions necessary.

Condition No. 3 requires the property owner to work with the Project Planner to record Certificate of Compliance (Type B) to establish the legality of the existing parcel, APN 047-204-020, prior to the issuance of a building permit for the project. For example, the owner shall provide, to the project planner, a legal description of the parcel for recordation.

8. Conformance with C-1 Zoning District Standards and Use Permit Findings

Section 6251 (C-1 Districts) of the Zoning Regulations requires a Use Permit for any residential use, including accessory buildings and uses. This section further requires residential dwelling units to be located above the first floor of the main building on the parcel and limits the floor area of the dwelling units to the amount of the floor area of the commercial uses occupying the building, unless the additional floor area is developed as affordable (very low, low or moderate income) housing. The project does not include affordable housing.

The Use Permit process is outlined in Section 6500 of the Zoning Regulations. Staff's recommendation to approve the Use Permit is based on project compliance with the required finding:

“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.”

Pursuant to Section 6503 of the San Mateo County Zoning Regulations, staff has determined that the establishment, maintenance and/or conducting of the use will not, under the circumstances of this case, result in a significant adverse impact to coastal resources. As described in Section 2 of this report, the parcel is not located in a scenic corridor, does not contain or adjoin an area of sensitive habitat, and the project complies with applicable LCP policies, specifically policies pertaining to infill development.

Staff has determined that the use would not be detrimental to the public welfare or injurious to property or improvements in said neighborhood based on project compliance with the C-1/S-3 development standards and design review standards. The CDRC has recommended approval based on the project's compliance with Standards for Design in Other Areas, Section

6565.17 of the San Mateo County Zoning Regulations and the Community Design Manual's standards. The provision of twelve parking spaces complies with the required parking spaces for the building. The proposed mixed-use project complies with zoning requirements to locate the dwelling units above the first floor. Also, the floor area of the dwelling units do not exceed that of the commercial use. Access to public transportation is readily available to this building based on its location along Avenue Alhambra where several bus stops are located. Staff has also included a condition (Condition No. 13) stipulating that the use of the second floor meeting room is exclusive for the office tenants and shall not be made available to outside entities in order to mitigate unwarranted intensification of the allowed uses, as approved.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to construction of new, small structures, such as construction of a multi-family residential structure totaling no more than six dwelling units in an urbanized area, and commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such uses in urbanized areas, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council and did not receive any comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) has been notified of the Planning Commission's review of this project. Any comments or concerns from the CCC will be addressed prior to or at the Planning Commission meeting

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Geotechnical and Drainage Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00249

Hearing Date: March 13, 2019

Prepared By: Dennis P. Aguirre
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 (CEQA) Guidelines, related to construction of new, small structures, such as construction of a multi-family residential structure totaling no more than six dwelling units in an urbanized area, and commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such uses in urbanized areas, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

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 regarding infill development, parcel legalization and compliance with design review standards and findings.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding infill development, parcel legalization and compliance with design review standards and findings.
5. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Find:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meeting of October 11, 2018, the project is in compliance with the Standards for Design in Other Areas, Section 6565.17 of the San Mateo County Zoning Regulations and the Community Design Manual. The three-story “Mixed-Use” building is complementary to the adjacent structures in size, shape, and scale. The exterior colors and materials in the design blend well with the natural setting and surrounding neighborhood and increase the visual interest of the building. The design also relates well to adjacent buildings in the neighborhood in size and scale.

Regarding the Grading Permit, Find:

7. That the granting of the permit will not have a significant adverse action on the environment.

The project has been reviewed by the Building Department’s Drainage and the Geotechnical Sections, and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605.

Upon review by Planning staff, the Building Department’s Drainage and the Geotechnical Sections, the project, including the grading plan, erosion, sediment control plan and soils report, has been deemed to comply with the grading standards and, as conditioned, all grading work shall conform to plans prepared and submitted by Sigma Prime Geosciences, Inc. (Geotechnical Report – Attachment D), the project’s engineering consultant. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

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

As elaborated in Section A.1 of this report, the project complies with applicable General Plan Policies, including those pertaining to Mixed-Use Development, Water Supply and Wastewater.

Regarding the Use Permit, Find:

10. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood based on the

compliance with the C-1/S-3 development standards, design review standards and the absence of potential adverse environmental impacts on coastal resources. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15303. The CDRC has recommended approval based on the project's compliance with the Community Design Manual's standards. The provision of twelve parking spaces complies with the required parking spaces for the building. The proposed mixed-use project complies with the requirements pursuant to Section 6251(b) of Zoning Regulations based on the dwelling units' second floor location and the ratio of residential and commercial uses. Access to public transportation is readily available to this building based on its location along Avenue Alhambra where several bus stops are located. Staff has also included a condition (Condition No. 13) stipulating that the use of the second floor meeting room is exclusive for the office tenants and shall not be made available to outside entities in order to mitigate unwarranted intensification of the allowed uses, as approved.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 13, 2019. 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 Permit, Design Review Permit and Grading Permit approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. Prior to the issuance of a building permit for the project, the owner shall work with the Project Planner to record the Certificate of Compliance (Type B) with the County Recorder's Office, as required to establish the legality of the existing parcel, APN 047-204-020. The owner shall provide, to the project planner, a legal description of the parcel for recordation.

4. The applicant shall submit the following item and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. A Signage plan with signage details.
 - b. Use a stained hardwood door for the front lobby.
 - c. Use dark-colored vinyl windows (not white).
 - d. Clearly depict three-foot metal pan lobby door cantilever element in the plans and elevations.
 - e. Revise the landscape plan with climate-appropriate plants compliant with the Water Efficiency Landscape Ordinance (WELo).
 - f. Provide plant screening along the perimeter of the property on the south (left) and west (rear) sides.
 - g. Change the lattice material from redwood to metal.
 - h. Consistently apply of the metal work throughout the design without the use of curled wrought iron.
 - i. Continue the belly band at the second floor.
5. 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.
6. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
7. The applicant shall include an erosion and sediment control plan to comply with the County’s Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to

be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

8. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
10. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
11. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
12. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
13. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
14. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

15. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
16. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
17. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
18. 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 Alhambra. 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 Alhambra. There shall be no storage of construction vehicles in the public right-of-way.
19. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
20. 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).
21. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. Water Efficient Landscape Ordinance (WELO) applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. Water Efficient Landscape Ordinance (WELO) also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of six (6) inches into the landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than ten (10) feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than ten (10) feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
22. The use of the meeting room is exclusively for the office tenants and shall not be made available to outside entities that would otherwise intensify the use of the building.

Building Inspection Section

23. Upon submittal of project plans to the Building Department for a building permit, each plan sheet shall be stamped and signed by a California licensed design professional.
24. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
25. Submit drainage report and C3C6 Form at building permit stage.
26. Submit site specific erosion and sediment control plans at building permit stage.

27. Submit standard Best Management Practices with relevant items checked at building permit stage.
28. Provide soil specifications for bio-soil at building permit stage.

Geotechnical Section

29. Submit geotechnical report at building permit stage.

Granada Community Services District (District)

30. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit to connect to the District's wastewater facilities.

Coastside County Water District

31. 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.

Coastside Fire Protection District

32. Building Classification: Please indicate on the plans the following information:
 - a. Occupancy Classification
 - b. Type of Construction
 - c. Site Plan indicating the location of the building in relationship to all property lines.
 - d. Occupant Load Calculations with an exit analysis.
33. Fire Hydrant: An approved fire hydrant (Clow 960) must be located within 500 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 twenty (20) pounds per square inch residual pressure for a minimum of two 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.
34. 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 two (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.

35. An Automatic Fire Sprinkler System will be required and must have an NFPA 13 Light Hazard classification in office and a NFPA13R for the residential area.
36. 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.
37. 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 or City of Half Moon Bay.
38. Emergency Building Access: 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. Applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.
39. 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 six (6)-inch height with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.

Distance from Road	Address No. Size
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch
with a corresponding increase in stroke width.	

40. 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.

41. Exit Door Hardware: Exit door(s) shall be operable from the inside without the use of a key, special knowledge or effort.

Exception: Main exit doors may be equipped with a keyed-locking device if there is a readily visible sign on or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The letters in the sign shall not be less than 1-inch in height.

42. Exit Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type.

Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Department for review and approval.

43. Exit Signage: Where required: When more exits from a story are required by Chapter ten (10) of the CBC, exit signs shall be installed at stair enclosures, horizontal exits and other required exits from the story. When two (2) or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress.

Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door). Show exit plans on plans submitted to the San Mateo County Building Department for review and approval.

When exit signs are required by Section 1011.2 / 1011.7 of the CBC, additional approved low-level exit signs, which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 Occupancies, and other occupancies as determined by the code.

44. Fire Alarm systems that meet the 2016 NFPA 72. Residential area requires Horn/Strobe notification
45. 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, California Code of Regulations.
46. Community Facilities District: The Fire District requires the formation of a Mello-Roos Community Facilities District (CFD) for all new construction of three or more residential units or commercial space exceeding 4,000 square feet. Please contact the Fire District administration office for more details. Please be advised that the formation of a CFD takes approximately three months. The formation of a

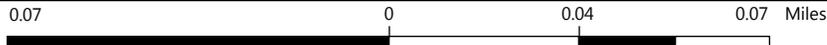
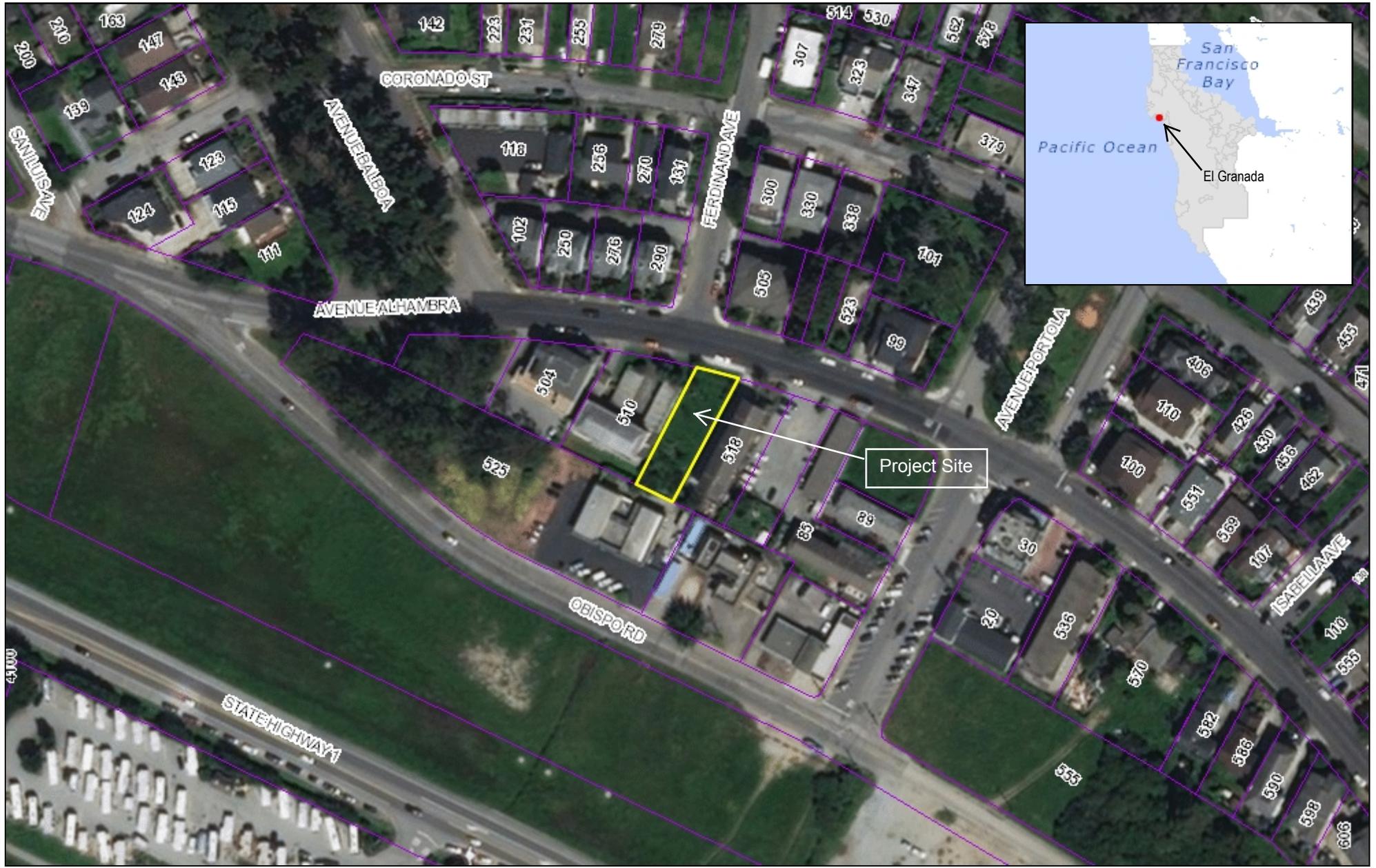
CFD is a condition of development and required to be completed prior to Fire District final approval and sign-off on the project.

47. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.



County of San Mateo - Planning and Building Department

ATTACHMENT B



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:2,256

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



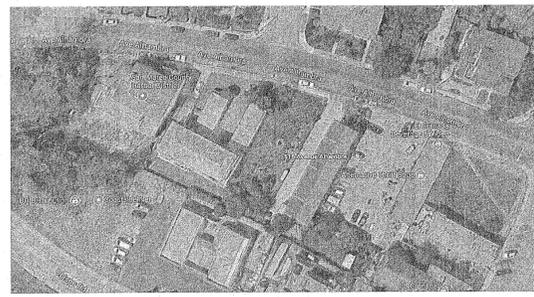
County of San Mateo - Planning and Building Department

ATTACHMENT C

NEW MIXED USE BUILDING 516 AVENUE ALHAMBRA HALF MOON BAY, CALIFORNIA 94037

REVISIONS	BY

AERIAL VIEW



PROJECT INFO

OWNER:

PROJECT CONTACT: SANTOS & URRUTIA
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CALIFORNIA 94110
(415) 642-7722
(415) 642-7590

BUILDING INFO:

BLOCK: 1181
LOT: 016
OCCUPANCY:
TYPE OF CONSTRUCTION:
NUMBER OF STORIES: 2 OVER BASEMENT
NUMBER OF DWELLING UNITS: 3

APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2016 GREEN BUILDING CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE

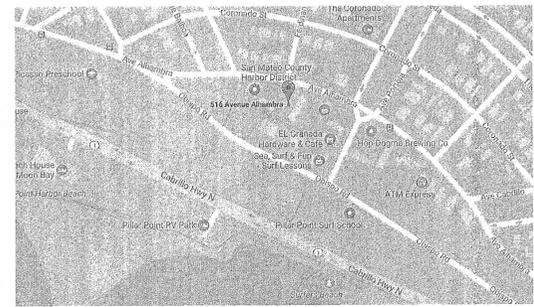
SCOPE OF WORK

NEW 3 STORY MIXED USE BUILDING. PARKING IN BASEMENT AND COMMERCIAL AT GROUND LEVEL AND RESIDENTIAL ON UPPER TWO LEVELS.

DRAWING SYMBOLS

- BUILDING ELEVATION TAG
- BUILDING SECTION TAG
- WINDOW / STOREFRONT TAG
- DETAIL TAG
- INT. WALL TYPE TAG (NUMBERS)
- EXT. WALL TYPE TAG (LETTERS)
- KEY NOTE
- DOOR TAG

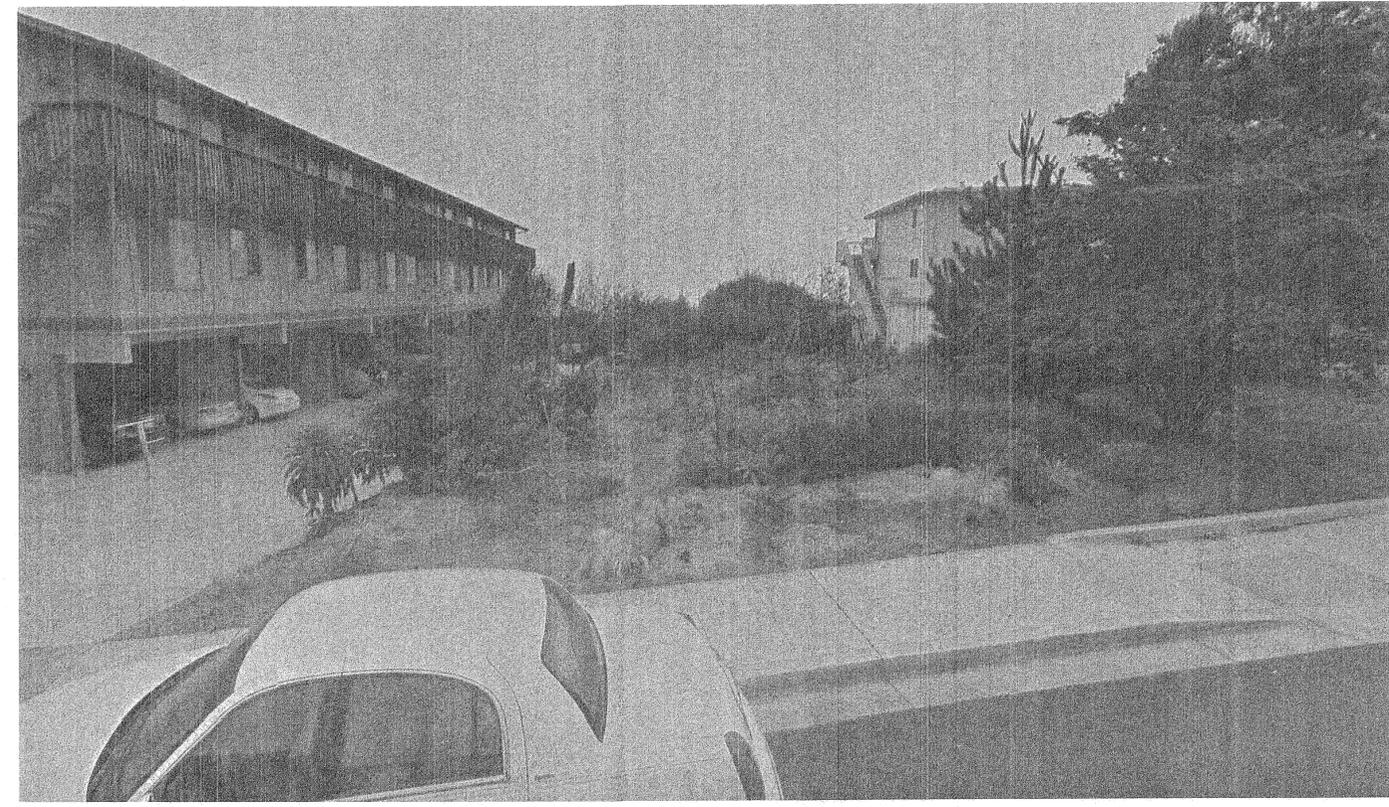
VICINITY MAP



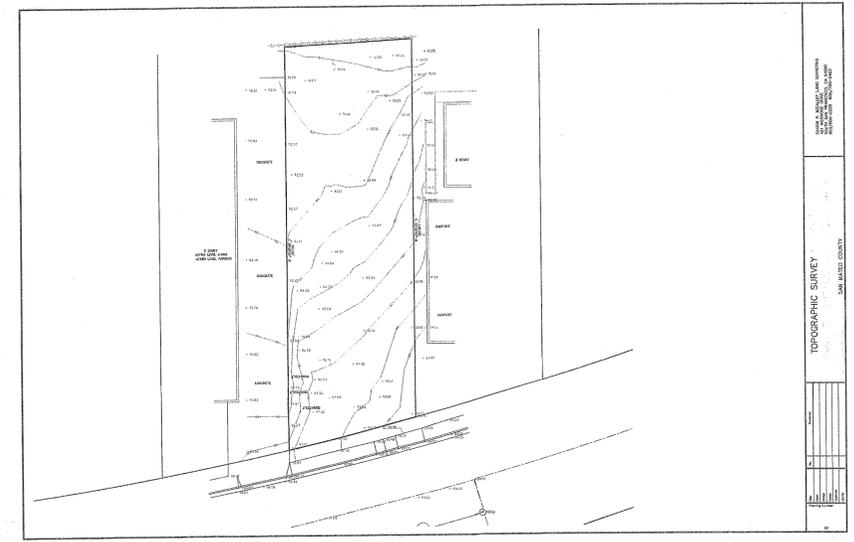
- FIRE DEPARTMENT NOTES:**
- MAINTAIN ALL REQUIRED MEANS OF EGRESS, FIRE SPRINKLERS AND LIFE SAFETY AT ALL TIMES.
 - MAINTAIN THE REQUIRED SEPARATION, FIRE RATED CONSTRUCTIONS AND SMOKE BARRIERS.
 - SEAL ALL PENETRATIONS WITH APPROVED METHODS AND MATERIALS EQUAL TO EXISTING FIRE RATINGS.
 - IF CONSTRUCTION COST EXCEEDS \$50,000, THE BUILDING HAS THREE OR MORE UNITS AND THE BUILDING HAS AN EXISTING FIRE ALARM SYSTEM, THE FIRE ALARM SYSTEM MUST BE UPGRADED TO COMPLY WITH SOUND LEVEL REQUIREMENTS FOR SLEEPING AREAS SET FORTH IN SECTION 18.4.5.1 OF NFPA 72 (2013 EDITION), UNLESS ALREADY COMPLIANT.

SHEET INDEX

A0 - A9



VIEW OF VACANT LOT
SCALE: NTS



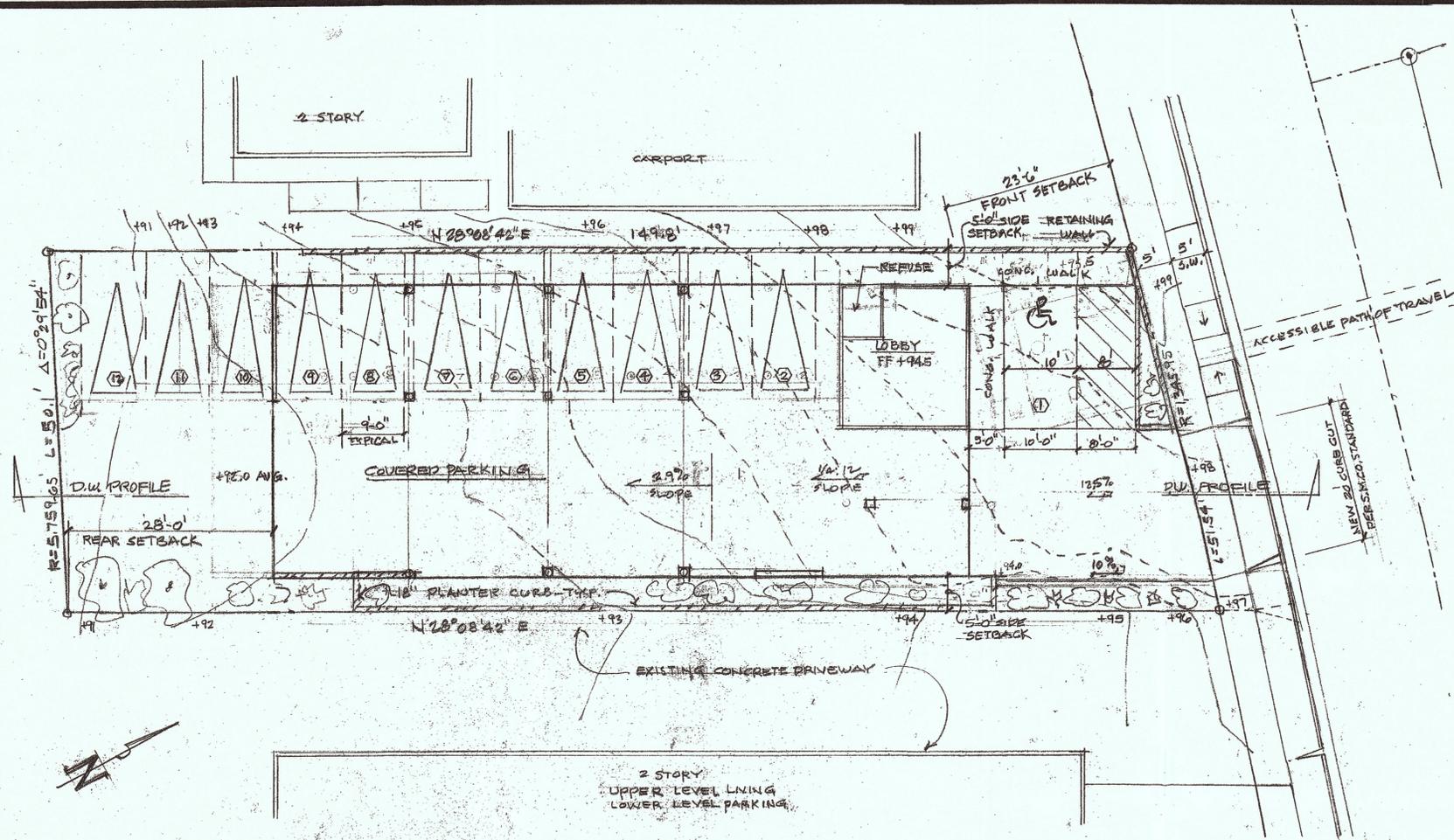
SANTOS & URRUTIA
STRUCTURAL ENGINEERS
 2451 HARRISON STREET
 SAN FRANCISCO, CA 94110
 TELEPHONE (415) 642-7722
 FAX (415) 642-7590



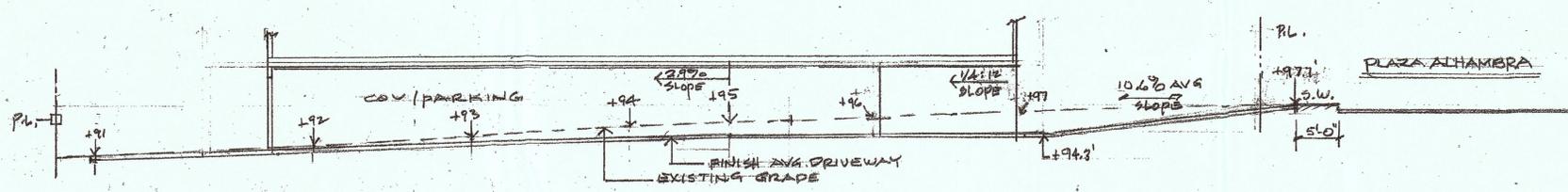
TITLE SHEET, PROJECT INFO, AERIAL
 VIEW VICINITY MAP, LOCATION MAP,
 SHEET INDEX AND SITE PLAN

NEW CONSTRUCTION
516 AVE ALHAMBRA
MONTARA, CALIFORNIA

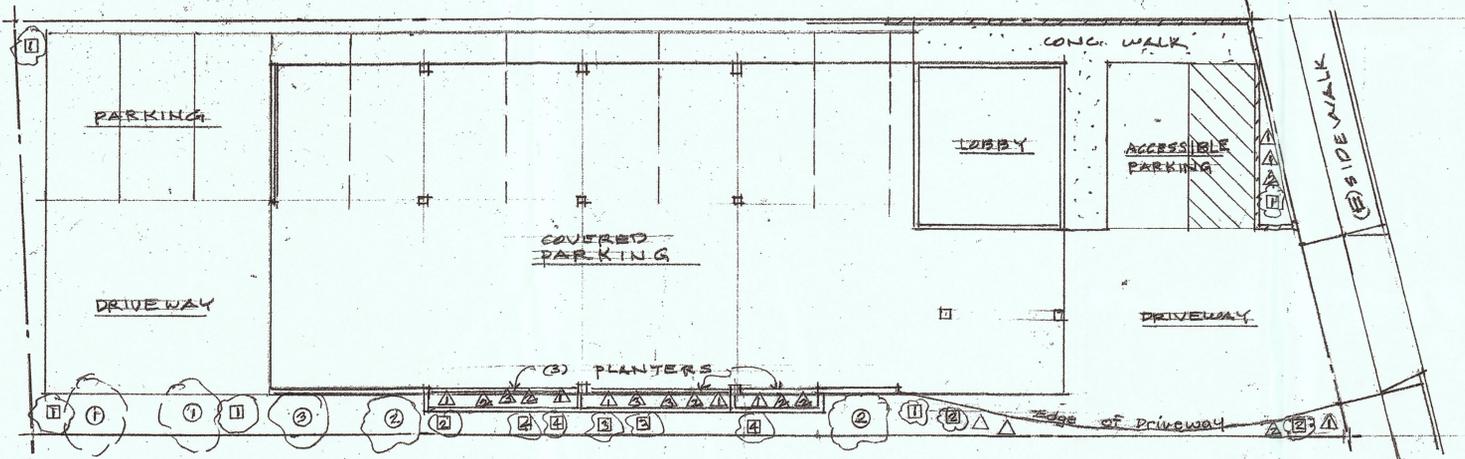
Date: 12/01/2017
 Scale: AS NOTED
 Drawn By: R.S.
 Job No: 11262
 Sheet
AO
 Of Sheets



SITE PLAN SCALE 1" = 10'-0"



DRIVEWAY PROFILE SCALE 1" = 10'-0"



LANDSCAPE PLAN SCALE 1" = 10'-0"

LANDSCAPE LIST

- TREES: 15 gal. TYP.
- (1) MELALEUCA, EVERGREEN "THUNDERCLOUD" (2)
 - (2) PRUNUS, PURPLE LEAF PLUM (2)
 - (3) AGONIS FLEXUOSA, PEPPERMINT TREE (1)
- SHRUBS: 5 gal. TYP.
- (1) CLEANTHUS, SCARLET HONEY SUCKLE
 - (2) COPROSMA REPENS, "HOT LIPS"
 - (3) SALVIA, LEUCANTHA-OTIDQUAST, SAGE
 - (4) MIMACROPHYLLA, RECOLO SPANISH LAVENDER
- GROUND COVER
- (A) DODONAEA VISCOSA PURPUREA "BOPSEER" (6) 5 gal.
 - (B) RED FLAY (7) 5 gal.
 - (C) PHYLA NODIFLORA 6 GROUPING 24
- NOTES:
- (1) IRRIGATION: ALL GROUND COVER AREAS SHALL HAVE A FOLIAR SPRAY HEAD. ALL 15 gal. SHRUBS AND TREES, SHALL BE "PESCO" LASER LINE DRIPIRRIGATED.

DESIGN REVIEW

THIS 50' WIDE PARCEL IS SANDWICHED BETWEEN 2 EXISTING 3 STORY APARTMENT BUILDINGS BUT THIS PROPOSED MIX USE BUILDING WILL BE COMPATIBLE IN SIZE AND HEIGHT. PARKING IS A CHALLENGE AND WILL LEAVE MINIMAL LANDSCAPE OPPORTUNITIES. CURRENT CODES DEMAND ADA ACCESSIBLE PARKING WITH VAN LOADING ZONE AT 20 FEET DEEP AND 18 FEET WIDE, WHICH IS PROVIDED AT THE FRONT OF THE BUILDING, BUT LIMITS A CREATIVE HARDSCAPE. THE 20 FOOT WIDE DRIVEWAY LEAVES MINIMAL CHANCE TO CREATE A DISTINGUISHED OR PROVOCATIVE DESIGN, BUT AS PROVIDED THE BUILDING WILL BLEND IN WELL WITH THE NEIGHBORHOOD.

VICINITY MAP NO SCALE
PLANNING DATA

LOT DESCRIPTION
 APN: 204-204-020
 LOT AREA: 7,750 SQ. FT. (0.18 ACRE)

CODE DATA
 JURISDICTION: COUNTY OF SAN MATEO
 450 COUNTY CENTER, 2ND FLR.
 REDWOOD CITY, CA 94062
 BUILDING CODE: 2013 CALIFORNIA BLDG. CODE,
 2013 EBC, UPC, CPC, CMC, CEC & 2015 T-24 ENERGY
 ZONE DISTRICT: R-1.5-3/CD/DR
 CONSTRUCTION TYPE

ZONING REQUIREMENTS
 SETBACKS: FRONT W/32' HT LIMIT = 20' SIDES = 5'
 REAR = 20'
 COVERAGES: 50% MAX (30% SIDE) PROPOSED 3842/7750 = 49.5%
 FIRE SPRINKLING: REQUIRED
 PARKING: 1 SPACE PER 200 SQ. FT. OFFICE
 13 ON SITE PARKING SPACE (1 ACCESSIBLE)

SHEET INDEX

No.	COVER SHEET W/ VICINITY MAP, STREET PHOTO
A1	SITE PLAN, VICINITY MAP, PLANNING DATA, DRIVEWAY PROFILE
A2	GROUND FLOOR LOBBY & PARKING
A3	2ND FLOOR COMMERCIAL
A4	3RD FLOOR RESIDENTIAL (UNITS: A, B, C & D)
A5	EXTERIOR ELEVATION
A6	SECTIONAL VIEWS

AREA SCHEDULE

GROUND FLOOR: 3,840 SQ. FT.
 LOBBY: 300 SF
 COV. PARKING: 3,480 SF (8 SPACES PROVIDED + 4 OUTSIDE PARKING SPACES PROPOSED)

2ND FLOOR:
 OFFICES (EXCLUDING WALLS): 1,760 SF ± 200 SF = 8/83 (9) PARKING SPACES REQUIRED
 MEETING ROOM: 642 SF
 TOTAL 2ND FLOOR AREA: 3,840 SF

3RD FLOOR: 3,840 SQ. FT.
 (4) UNITS: (2) 2 BDRM (2) 1 BDRM = 987.6 SF EACH
 UNIT "A" = 987.6 SF UNIT "B" = 987.6 SF
 UNIT "C" = 658.0 SF UNIT "D" = 658.0 SF

REVISIONS	BY

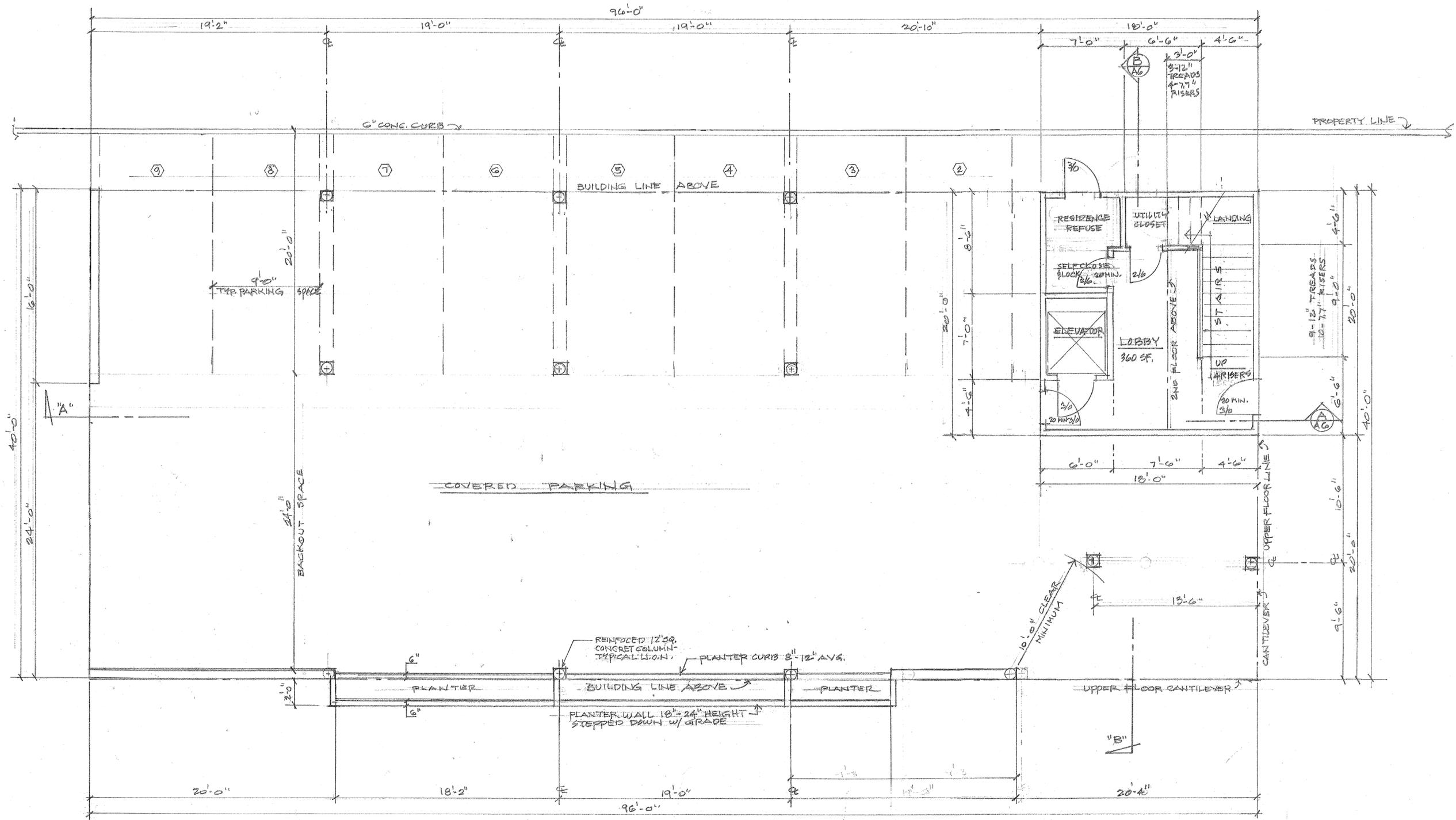
BOONE DESIGN GROUP

2014 Terry Road
 Santa Rosa, CA 95409
 (707) 533-7108 Cell (707) 235-7126
 jeffboone@bdg.com

VICINITY MAP
 PLANNING DATA
 SITE PLAN
 DRIVEWAY PROFILE

A COMMERCIAL/RESIDENTIAL BLDG.
 FOR: CLONEA LLC
 510 PLAZA ALHAMBRA
 EL GRANADA, CA 94045
 KEVIN POWER (503) 232-3320

DRAWN: [Signature]
 CHECKED: [Signature]
 DATE: 6/17/2018
 SCALE: AS NOTED
 JOB NO.: 2018-2
 SHEET: A1
 OF 6 SHEETS



LOBBY & COVERED PARKING

1. SEE SHT. A-1, SITE PLAN FOR AVERAGE DRIVEWAY ELEVATIONS
2. LOBBY = 360 SQ. FT.
3. TOTAL PARKING = 12 SPACES ; (1) ACCESSIBLE, (6) COVERED, (3) OPEN
4. ELEVATOR TO BE ACCESSIBLE
- 5.

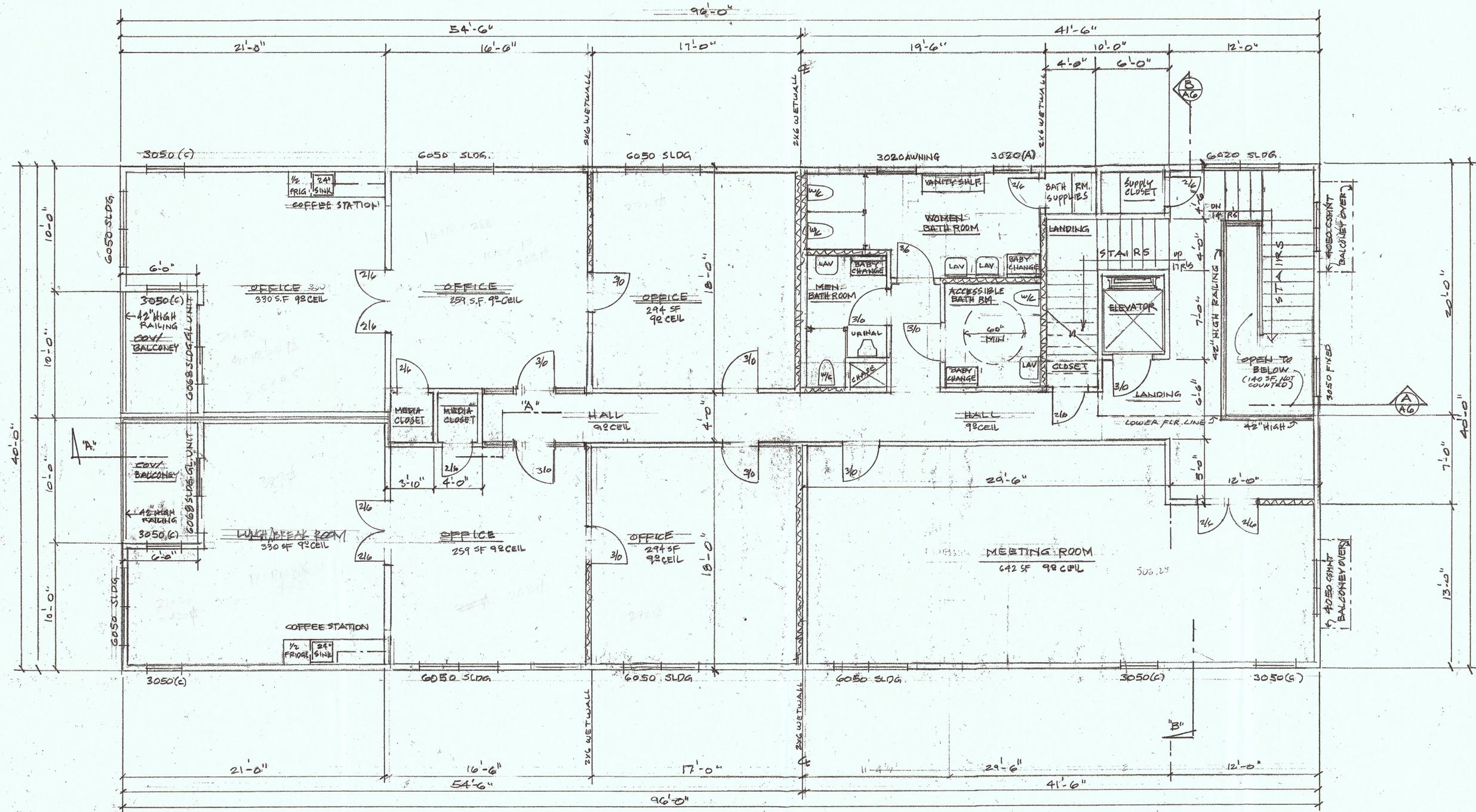
REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 303-7108 Cell (707) 235-7120
 jboone@boonedesign.com

LOBBY & COVERED PARKING

A MIXED USE BUILDING
 JOB: CLONEA LLC.
 516 PLAZA ALHAMBRA
 EL GRANADA CA 94018
 KEVIN POWER (650) 892-5320

DRAWN	3/2/15
CHECKED	
DATE	6/2018
SCALE	1/4" = 1'-0"
JOB NO.	2018-2
SHEET	1/2
OF	6 SHEETS



2ND FLOOR COMMERCIAL
 OFFICE SPACE (EXCLUDING WALLS) = 1,436 SF ÷ 200 = 7.18 PARKING SPACES REQUIRED (12 PROVIDED)
 TOTAL 2ND FLOOR = 3,840 SQ. FT.

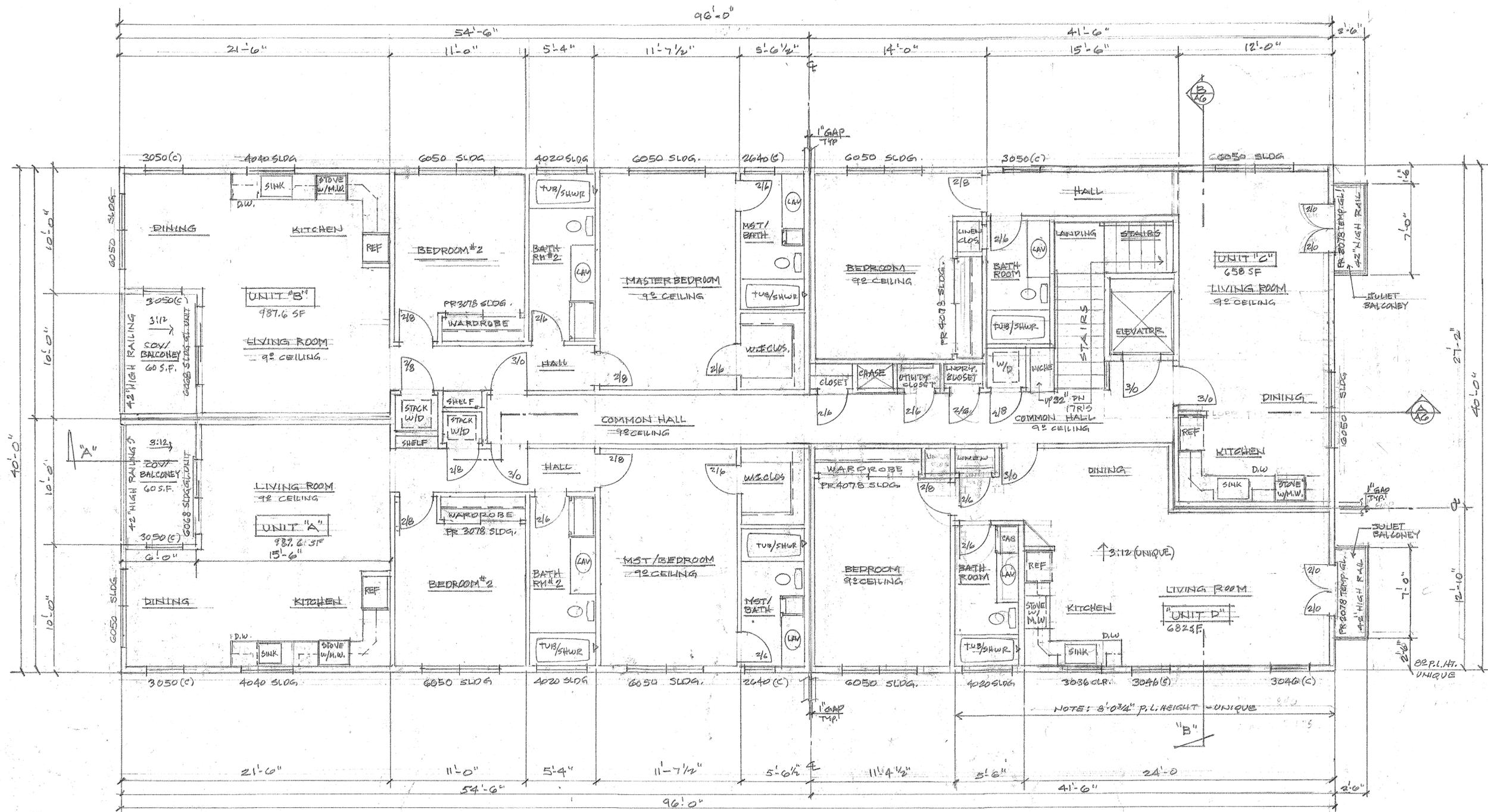
SCALE = 1/4" = 1'-0"

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 303-7108 Cell (707) 235-7120
 jeffreyboone@aol.com

2ND FLOOR COMMERCIAL

A MIXED USE BUILDING
 FOR CLONIA LLC
 516 PLAZA ALHAMBRA
 EL GRANADA, CA 94018
 KEVIN POWER (650) 892-3320

DRAWN	SRG
CHECKED	
DATE	6/1/2018
SCALE	1/4" = 1'-0"
JOB NO.	2018.2
SHEET	A.3
OF 6 SHEETS	



3RD FLOOR RESIDENTIAL 3,720 SQ. FT. ± 120 SQ. FT. COV/BALCONEYS & 35 SQ. FT. JULIET BALCONEYS

- UNIT A = 987.6 SF + 60 SF. COV/BALCONEY
- UNIT B = 987.6 SF + 60 SF. COV/BALCONEY
- UNIT C = 658 SF + 17.5 SF. JULIET BALCONEY
- UNIT D = 682 SF + 17.5 SF. JULIET BALCONEY

SCALE 1/4" = 1'-0"

REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 303-7108 Cell (707) 255-7120
 jeff@boonegroup.com

3RD FLOOR RESIDENTIAL

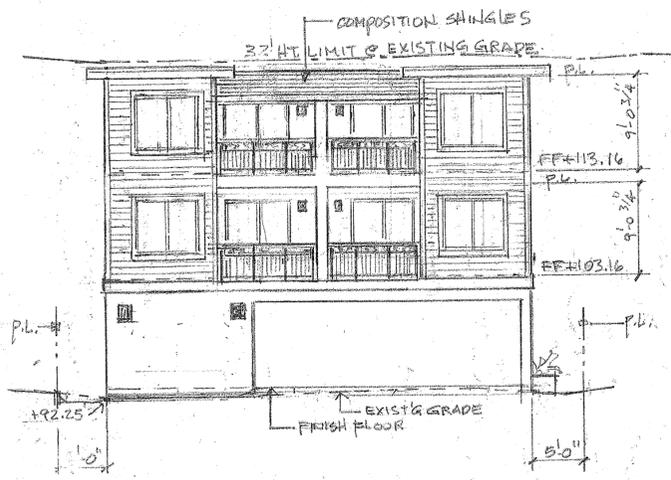
A MIXED USE BUILDING
 JOE CLONEA LLC
 515 PLAZA ALHAMBRA
 EL GRANADA, CA 94012
 KEVIN POWER (650) 892-3320

DRAWN	SIRAS
CHECKED	
DATE	6/1/2018
SCALE	1/4" = 1'-0"
JOB NO.	2018-2
SHEET	1/4
OF	6 SHEETS

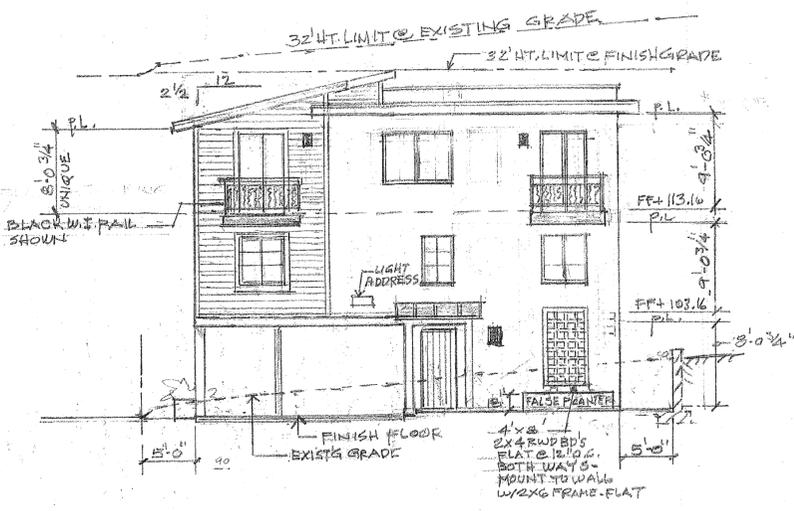


NORTH (RIGHT SIDE VIEW)

SCALE = 1/8" = 1'-0"



WEST (REAR VIEW)

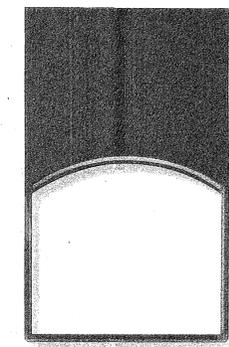


EAST (FRONT VIEW)



SOUTH (LEFT VIEW)

SCALE 1/8" = 1'-0"



ZODIAC - EW6612

Die-cast and formed aluminum
Powder-coated finish with polymeric lens
May be mounted both upward or downward
Dimmable with ELV dimmer (not included)
Custom options available

COLOR TEMP	3000K
CR (RA)	>90
DIMMING	100%-10%
RATED LIFE	50,000 HOURS
FINISH	BK - Black

WATTAGE	8W
VOLTAGE	120V
TOTAL LUMENS	630*
DELIVERED LUMENS	375*

DARK SKY EXTERIOR WALL MOUNTED LIGHT-TYPICAL
N6 SCALE

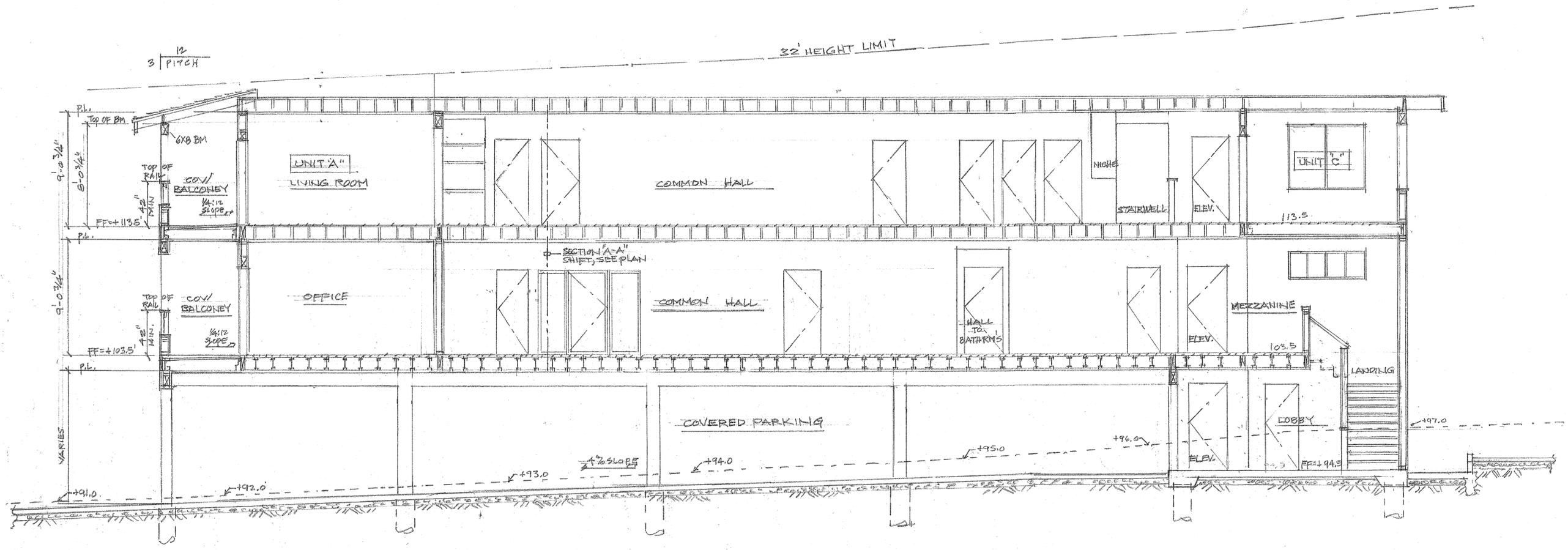
REVISIONS	BY

BOONE DESIGN GROUP
2014 Terry Road
Santa Rosa, CA 95403
(707) 303-7108 Cell (707) 235-7720
info@boonedesign.com

EXTERIOR ELEVATIONS

A COMMERCIAL/RESIDENTIAL BLDG.
FOR: CLONEA LLC.
510 PLAZA ALHAMBRA
EL GRANADA, CA 94018
KEVIN POWELL (650) 892-3120

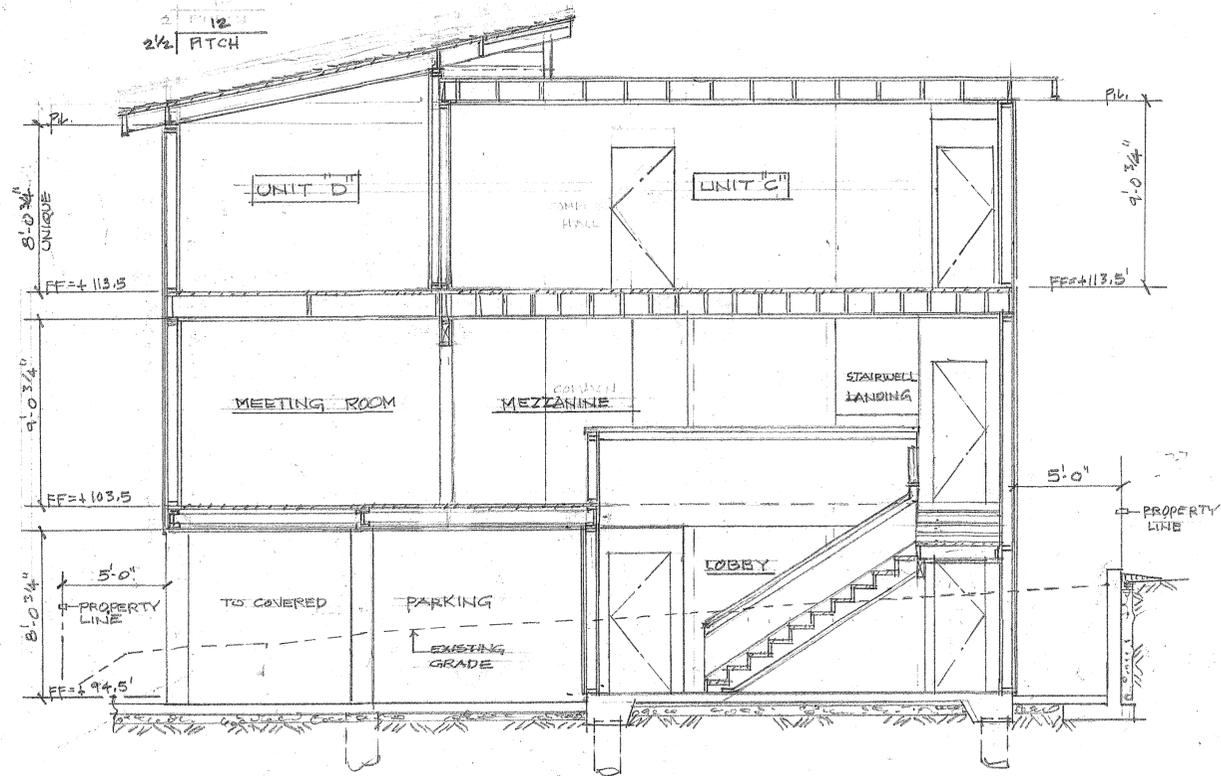
DRAWN: JRS
CHECKED: []
DATE: 9/1/2018
SCALE: 1/8" = 1'-0"
JOB NO: 2018-2
SHEET: 15
OF 6 SHEETS



SECTION "A-A"

32' HT. LIMIT @ EGRADE

SCALE 1/4" = 1'-0"



SECTION "B-B"

1/4" = 1'-0"

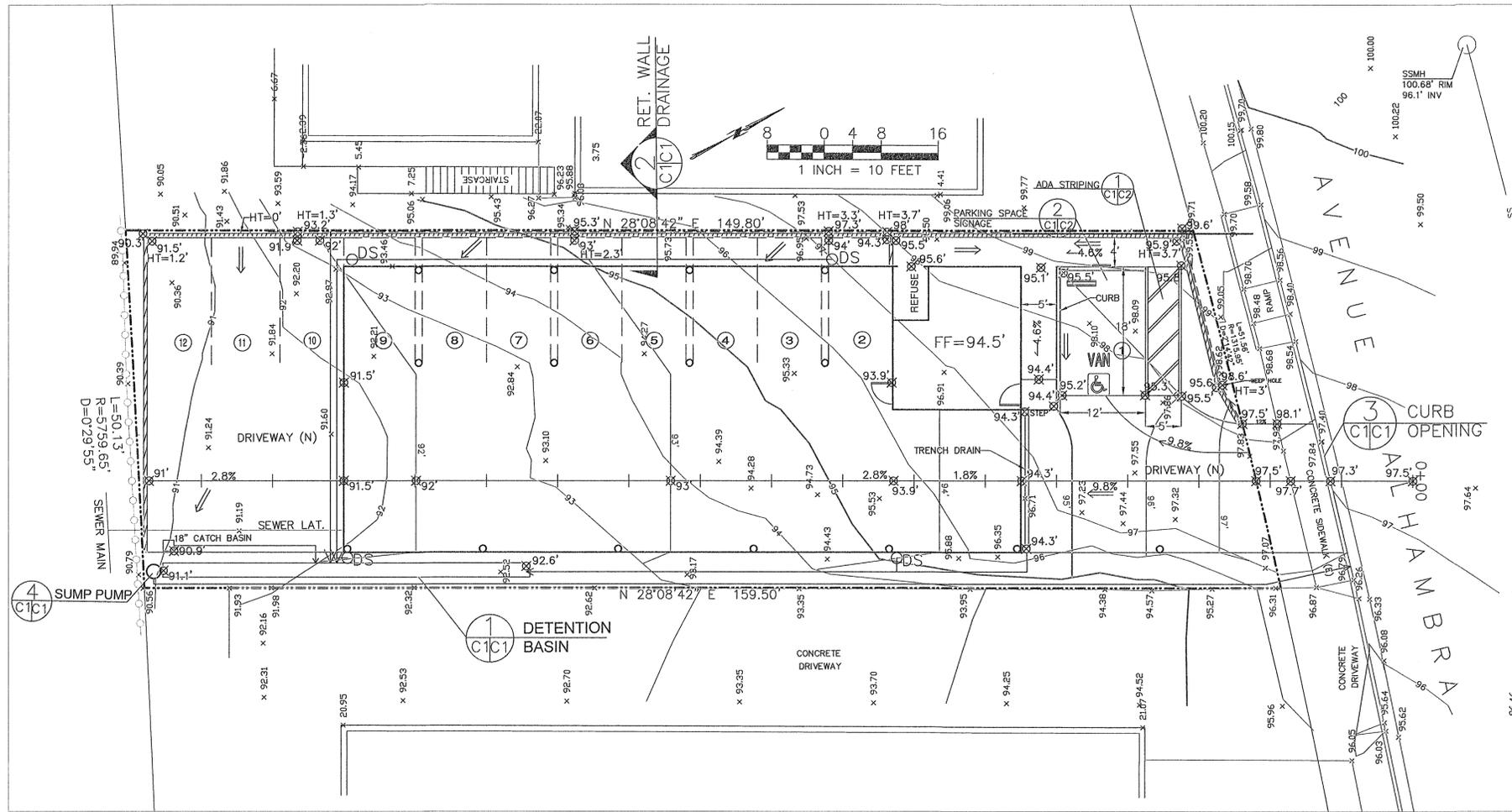
REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 503-7108 Cell (707) 235-7120
 jeffrey.boone@cdg.com

SECTIONAL VIEWS

A MIXED USE BUILDING
 DRG: CLONEALLC
 SIGPLAZA ATAMBERA
 EL GRANADA, CA 94408
 KEVIN POWERS (650) 892-3320

DRAWN 3/2/13
CHECKED
DATE 6/1/2012
SCALE 1/4" = 1'-0"
JOB NO. 2012-2
SHEET A/G
OF 6 SHEETS

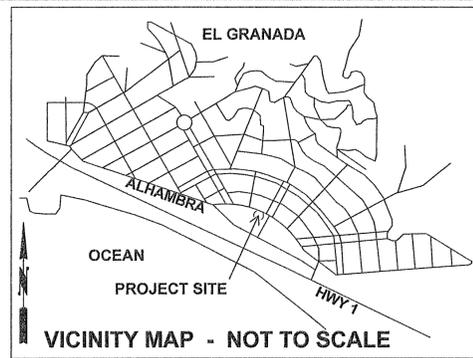


LEGEND

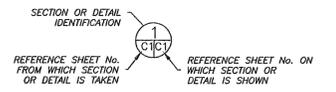
- 96.95' X EXISTING SPOT ELEVATION
- 99.8' PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALL
- DIRECTION OF SURFACE DRAINAGE FLOW
- DS O DOWNSPOUT
- SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. ALL DRAIN PIPES TO BE 4" DIA. UNLESS OTHERWISE NOTED.
- PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. ALL DRAIN PIPES TO BE 4" DIA. UNLESS OTHERWISE NOTED.

ABBREVIATIONS

- E: EXISTING
- N: NEW, OR PROPOSED
- EL: ELEVATION
- FF: FINISH FLOOR



SECTION AND DETAIL CONVENTION



GENERAL NOTES

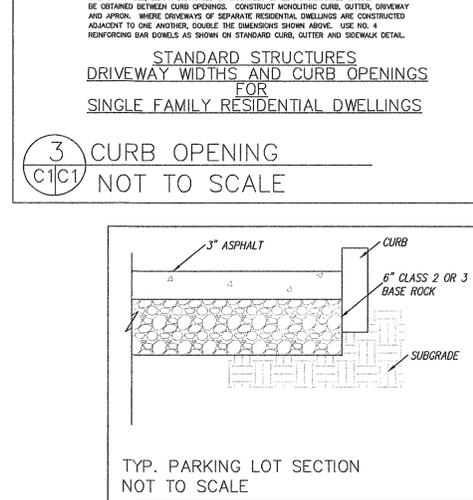
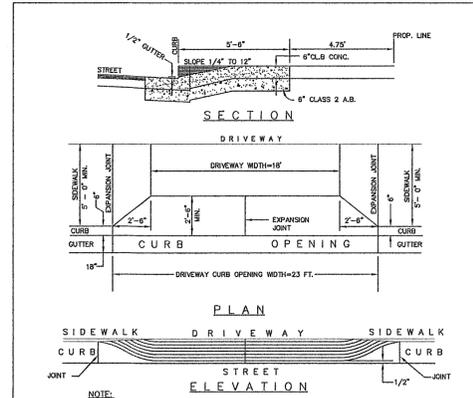
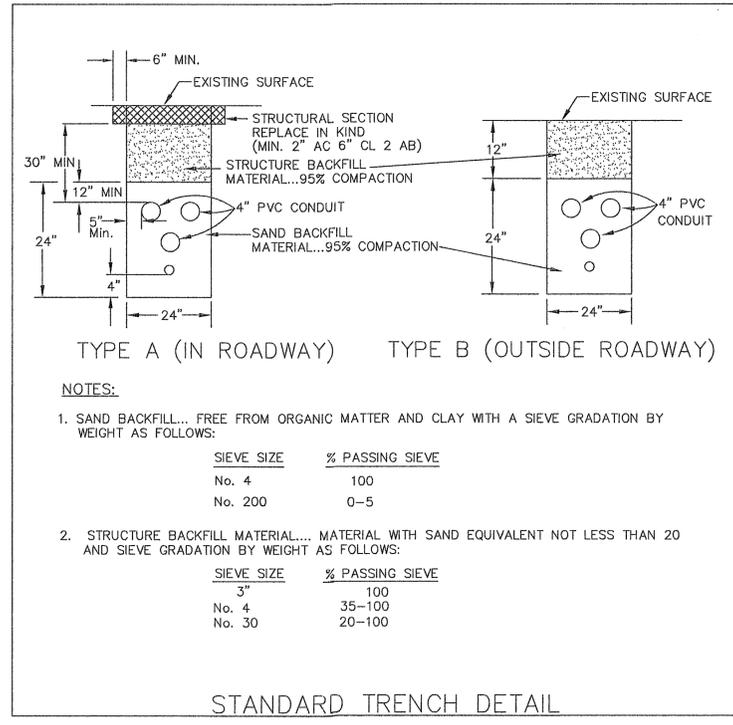
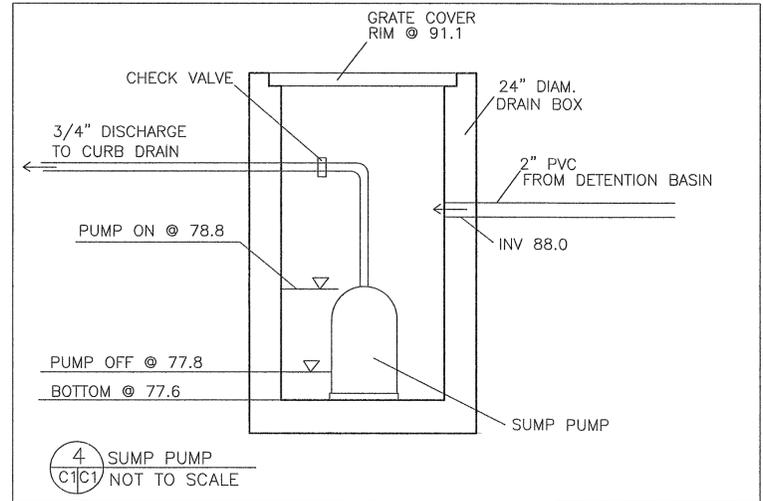
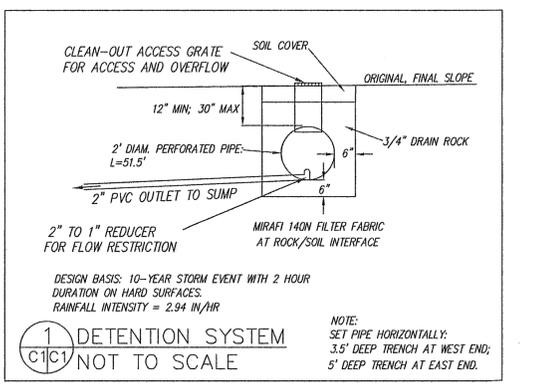
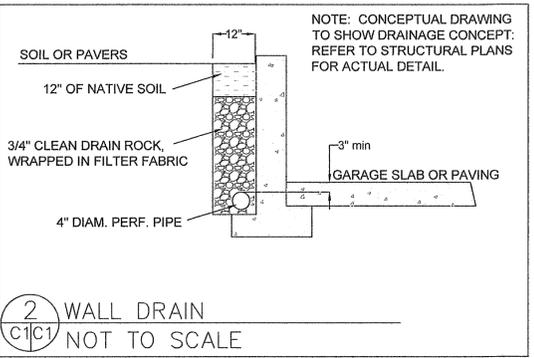
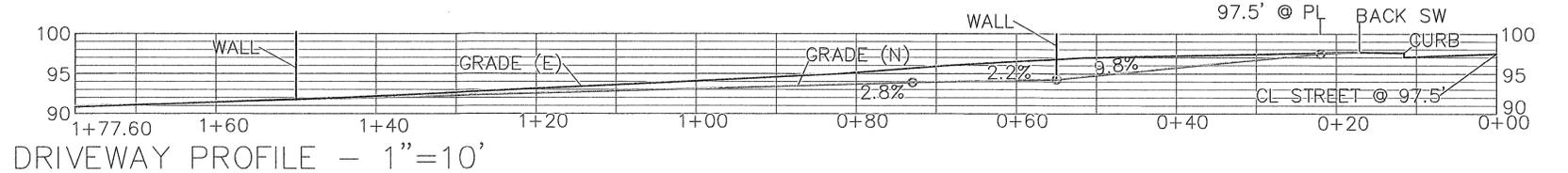
1. PLANS PREPARED AT THE REQUEST OF: KEVIN POWER, OWNER
2. SURVEY AND TOPOGRAPHY BY S. MICALLEF; 10-26-17.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM IS ASSUMED.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS AND IN PARKING GARAGE.
2. ALL SOLID DRAIN LINES SHALL LEAD TO DETENTION BASIN AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. SUMP PUMP SHALL BE SIZED BY CONTRACTOR, BASED ON EXPECTED VOLUME OF WATER.

GRADING NOTES

- CUT VOLUME: 520 CY
- FILL VOLUME: 10 CY
- ABOVE VOLUMES ARE APPROXIMATE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

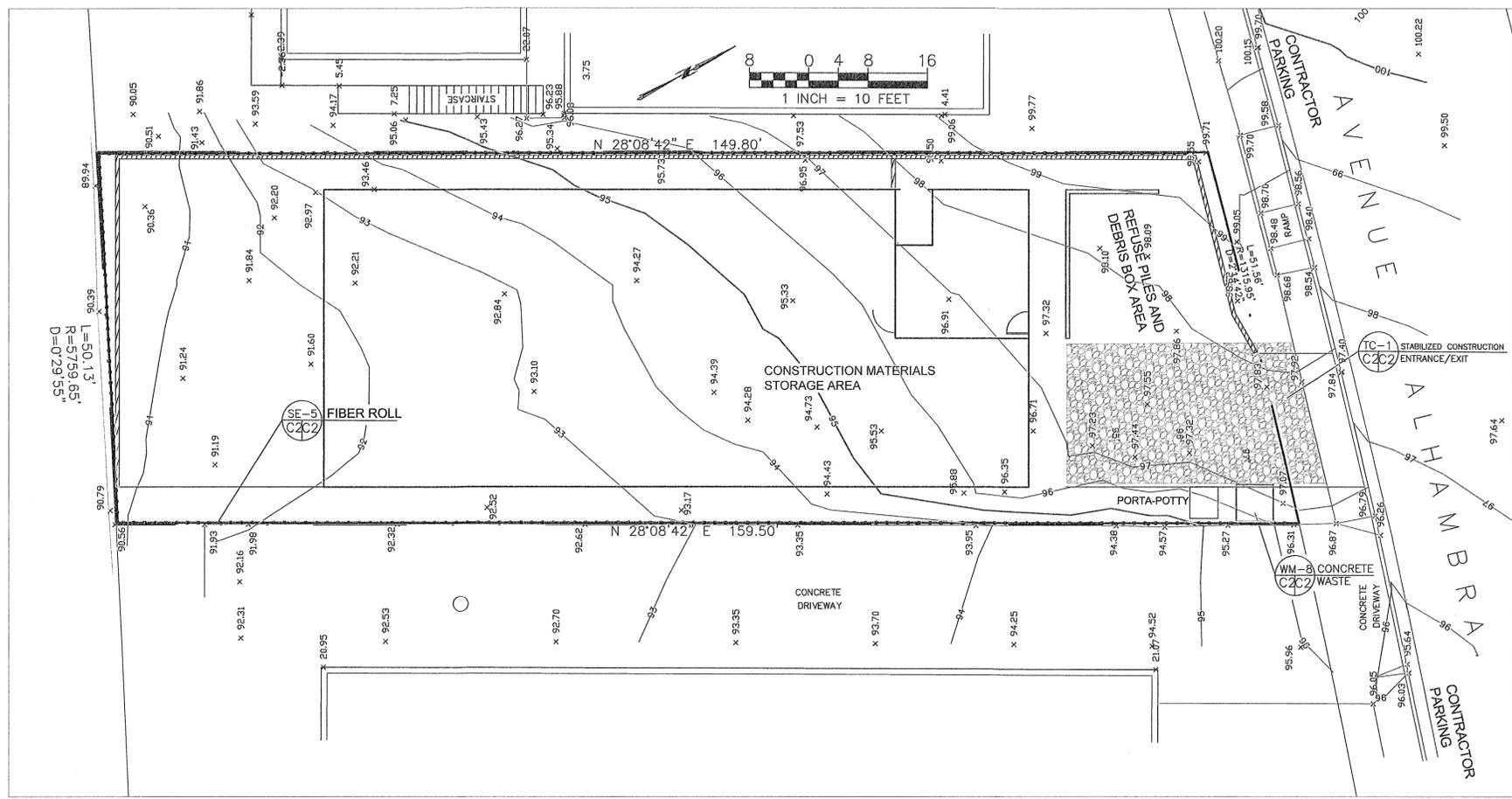


Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCE OAK AVENUE
DUBLIN, CALIFORNIA 94568
(925) 728-3840
FAX: 728-3833

DATE: 6-27-18
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

POWER PROPERTY
516 ALHAMBRA AVE.
EL GRANADA, CALIFORNIA
APN 047-231-070



EROSION CONTROL POINT OF CONTACT

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

NAME: KEVIN POWER
 TITLE/QUALIFICATION: OWNER/CONTRACTOR
 PHONE: 650-892-3320
 PHONE:
 E-MAIL: POWERBUILDERSINC@GMAIL.COM

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

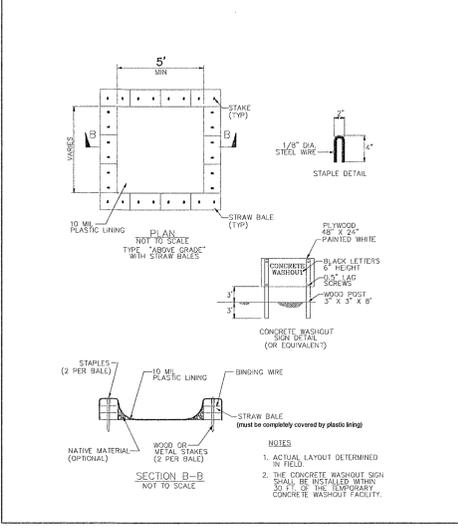
- GENERAL EROSION AND SEDIMENT CONTROL NOTES**
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
 - Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior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

EROSION CONTROL NOTES

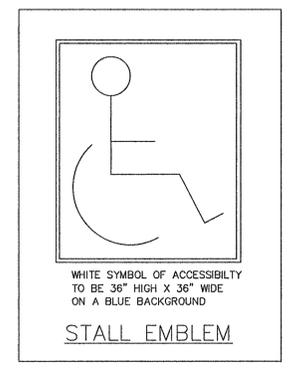
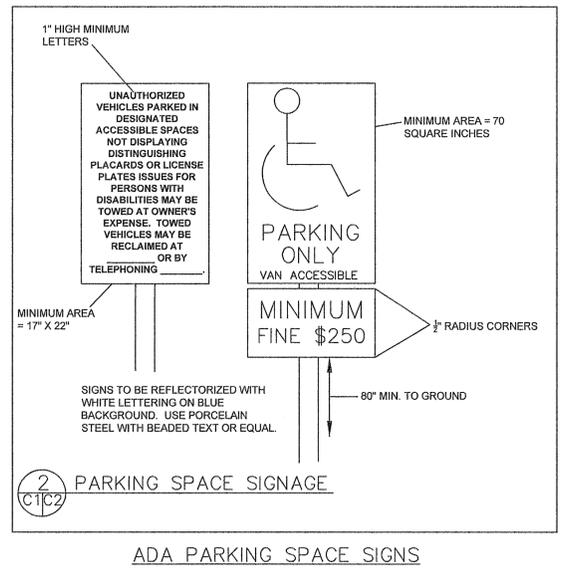
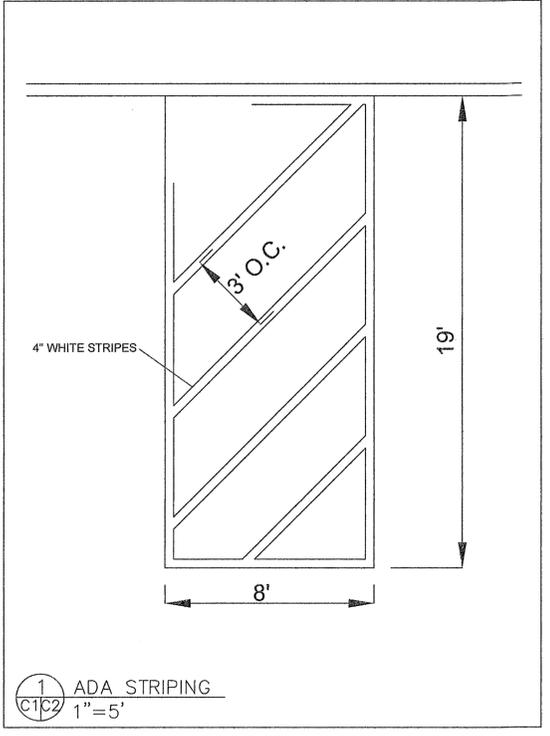
FIBER ROLL
 INSTALL AT LOCATIONS SHOWN.
 AFFIX AS SHOWN IN DETAIL SE-5

- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
- ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- ROCKED CONSTRUCTION ENTRANCE SHALL BE 33 FEET LONG BY 18 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - PAD SHALL BE NOT LESS THAN 12" THICK.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

CONCRETE WASTE MANAGEMENT WM-8

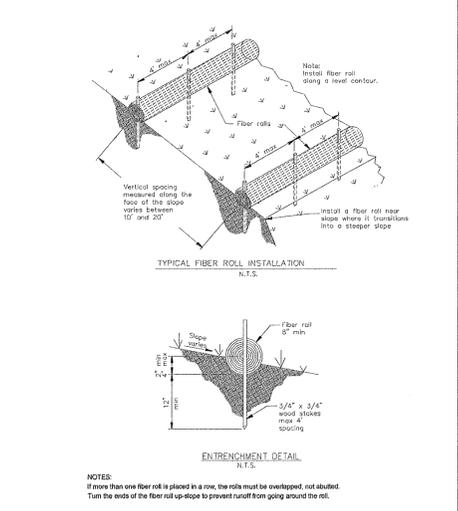


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

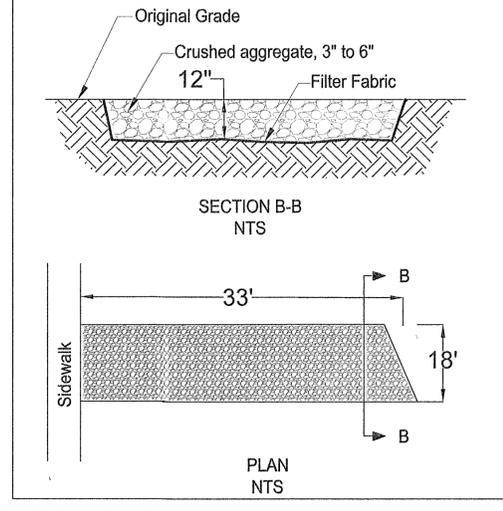


- SIGNAGE NOTES**
- SIGNAGE AT EACH SPACE TO BE PROVIDED, USING COUNTY SIGN STANDARDS.
 - HANDICAPPED PARKING SIGNS SHALL BE IN FRONT OF EACH PARKING SPACE DESIGNATED FOR HANDICAPPED USE.
 - LETTERS ON SIGNS SHALL BE WHITE WITH A DARK BLUE BACKGROUND.
 - LETTERS STATING "NO PARKING" IN ACCESSIBLE LANE SHALL BE NO LESS THAN 12" HIGH.

FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



DATE: 6-27-18
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN; ADA DETAILS

POWER PROPERTY
 516 ALHAMBRA AVE.
 EL GRANADA, CALIFORNIA
 APN 047-231-070

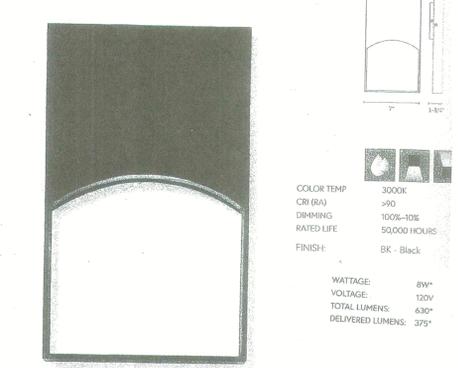
SHEET C-2

REVISIONS	BY



NORTH (RIGHT SIDE VIEW)

SCALE = 1/8" = 1'-0"



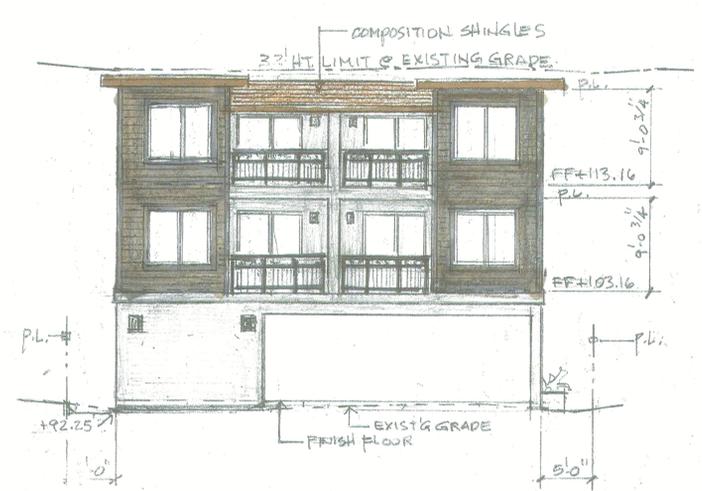
ZODIAC - EW6612

Die-cast and formed aluminum
Powder-coated finish with polymeric lens
May be mounted both upward or downward
Dimmable with ELV dimmer (not included)
Custom options available

COLOR TEMP 3000K
CRI (RA) >90
DIMMING 100%-10%
RATED LIFE 50,000 HOURS
FINISH BK - Black

WATTAGE 8W
VOLTAGE 120V
TOTAL LUMENS 430
DELIVERED LUMENS 375

DARK SKY EXTERIOR WALL MOUNTED LIGHT - TYPICAL
NO SCALE



WEST (REAR VIEW)



EAST (FRONT VIEW)



SOUTH (LEFT VIEW)

SCALE 1/8" = 1'-0"

PAINT COLORS
CEMENT PLASTER : BEHR GRAYS PLATINUM PPU26-110
HARDIE BOARD SIDING : BEHR GRAYS WET CEMENT HDC-NT-23M
TRIM : KM4526-5 COFFEE BAR

EXTERIOR ELEVATIONS

A COMMERCIAL/RESIDENTIAL BLDG.
FOR: CLONEA LLC
516 PLAZA ALHAMBRA
EL GRANADA, CA 94015
KEVIN POWELL (650) 892-3320

DRAWN	JR
CHECKED	
DATE	8/2018
SCALE	1/8" = 1'-0"
JOB NO.	2018-2
SHEET	



County of San Mateo - Planning and Building Department

ATTACHMENT D









