

December 6, 2017

Attachment D*

Carlos Zubieta
1725-A Abbott Kinney Boulevard
Venice, CA 90291

Dear Mr. Zubieta:

SUBJECT: Coastside Design Review Recommendation of Approval
Arbor Lane, Moss Beach
APN 037-123-430; County File No. PLN 2016-00444

At its meeting on November 9, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a new 3,338 sq. ft. single-family residence plus an attached 468 sq. ft. two-car garage on an undeveloped 14,320 sq. ft. parcel located on Arbor Lane. The project includes a hearing-level Coastal Development Permit (CDP) and a Grading Permit. A total of 368 cubic yards (c.y.) of grading (186 c.y. of cut and 182 c.y. of fill) is proposed. Two trees are proposed for removal. The project is appealable to the California Coastal Commission.

Prior to the Planning Commission review of the project at a future public hearing date, this project will require completion and circulation of an Initial Study and Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) to assess its potential environmental impacts.

Based on the plans, application forms, and accompanying materials submitted, the CDRC recommended approval of your project based on and subject to the findings, conditions, and recommendations in the following sections. Please remove the story poles and all other materials used to demonstrate the proposed building footprint from the project site immediately.

FINDINGS

The Coastside Design Review Committee found that:

1. For the Design Review

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



- a. Section 6565.20(B) Neighborhood Definition and Neighborhood Character;
2. Neighborhood Character (p. 3): The project is situated within a neighborhood that consists of similarly sized one- and two-story single family residences. Although larger in size than other houses in the area, the size of the house was reduced in footprint in the interest of preserving the views of the neighborhood. The applicant has reduced the second story of the residence and relocated a deck to the back of the property to preserve privacy and minimize the visual impacts from many of the neighboring homes.
- b. Section 6565.20(F) Landscaping, Paved Areas, Fences, Lighting and Noise;
1. Landscaping (pp. 22-25): While the appearance of new residential structures is of primary importance, development should be designed to prevent adverse impacts to neighboring properties. Proposed landscaping should harmonize with existing vegetation on-site. A smooth transition between development and adjacent open areas should be maintained through plant materials that are native or appropriate to the area. Exterior lighting can affect distant views from scenic corridors. The proposal includes downward-directed exterior lighting that is architecturally integrated with the house's design, style, material and colors, and is designed and located so light and glare are directed away from neighbors and confined to the site. The revised landscape plan is consistent with the recommendations presented in the July 13, 2017 meeting.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission (or final decision-making body) and in substantial compliance with plans reviewed by the Coastside Design Review Committee (CDRC) on November 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Reduce front entry Dark Sky-compliant light fixtures by one light fixture.
 - b. Dark Sky-compliant light fixtures in front yard area shall not exceed 12 inches in height.

Recommendation for Applicant's Consideration:

- (1) Consider the environmental benefits of preserving instead of removing the 36" diameter at breast height (dbh) cypress tree at the rear of the property located close to the creek edge.
 - (2) Consider reducing the rear doorway from double doors to a single door to allow for a reduction in square footage in the living and guest rooms and to shift the first floor by the width of the doorway. This minor modification will achieve a sizable reduction in square footage and be more in line with neighboring structures.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. A separate tree protection plan may also be required as part of the building permit. Species and size of trees shall be indicated on the plan (size shall be measured by diameter at breast height (dbh) method).
7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s). Once all review agencies have approved your Building Permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

8. Due to the site's location within the watershed of the James Fitzgerald Marine Reserve, an Area of Special Biological Significance, the applicant shall install adequate erosion control during the period(s) of land disturbance. The County will monitor compliance with this condition by conducting weekly construction inspections during the rainy season for the period(s) of land disturbance, as required by the State Water Board's Special Protections.
9. The project meets the definition of a Stormwater Regulated Site (SWRS) Site (e.g., project disturbs 1 acre or more of land, needs grading permit, involves work within a waterway, OR involves new construction or major remodel in an area that is within 100 feet of a creek, has slope of 20% or more). Monthly erosion and sediment control inspections by the County are required during the rainy season, as required by the Regional Water Quality Control Board.
10. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
11. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District.
12. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
13. 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 Arbor Lane. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Arbor Lane. There shall be no storage of construction vehicles in the public right-of-way.
14. 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.

15. 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).
16. Installation of the approved landscape plan is required prior to final building inspection.
17. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

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

Coastside Fire Protection District

18. Smoke Detection: As per the California Building Code (CBC), State Fire Marshal Regulations, and the Coastside Fire Protection District (CFPD) Ordinance 2016-01, the

applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final inspection.

19. Occupancy Separation: Per the 2016 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
20. Address Numbers: All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
21. Roof Covering: Per CFPDC 2016-01, 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.
22. Vegetation Management: Per CFPDC 2016-01, the 2016 California Fire Code (CFC) and Public Resources Code (PRC) 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In the State Responsible Area (SRA), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

23. Fire Flow: A fire flow of 1,000 gpm 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.
24. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and CFPD Ordinance 2016-01, the applicant is required to install an approved automatic fire sprinkler system meeting the requirements of NFPA-13D throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of the plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review.
25. Exterior Bell and Interior Horn/Strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
26. Fuel Break: Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing 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.
27. Occupancy: 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.
28. Installation of underground sprinkler pipes shall be flushed and visually inspected by the CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
29. "No Parking Signs" are required in the existing turnaround.
30. At the building permit stage, the plans shall address and/or include the following:
 - a. Add following note to title page: Building will be protected by an automatic fire sprinkler system.

- b. Add the following note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be no more than 44 inches above the finished floor.
 - c. Identify rescue windows in each bedroom and verify that they meet all requirements. Include on plans.
 - d. New attached garage must meet occupancy separation requirements. Provide note and detail (CRC R302.5/R302.6).
 - e. Add following note: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public roadway fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the CFPD. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
 - f. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and the flow shall be a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This information shall be verified by the water purveyor in a letter initiated by the applicant and submitted to San Mateo County Fire/Cal Fire or the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, a hydrant shall be installed at the applicant's expense.
31. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
32. Contact the Fire Marshal's Office at 650/726-5213 to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice.

Department of Public Works

33. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures

necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

34. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access from the nearest "publicly" maintained roadway to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
35. 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.
36. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
37. The applicant shall provide sidewalks along the edge of the property to conform with existing sidewalks per county standards.

Montara Water and Sanitary District

38. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Environmental Health Division

39. Upon obtaining approval of the planning permits required for this project, the applicant shall properly abandon the existing well(s) on the property to the satisfaction of the Environmental Health (EH) Division. This shall have occurred prior to or concurrent with the EH Division's final certification of the well that does meet their standards, or if determined that one or both do not.
40. Upon obtaining approval of the planning permits required for this project, the applicant shall obtain a well abandonment permit from the EH Division for the well(s) approved under Planning Permit Case Number CDP 96-0045.

Carlos Zubieta

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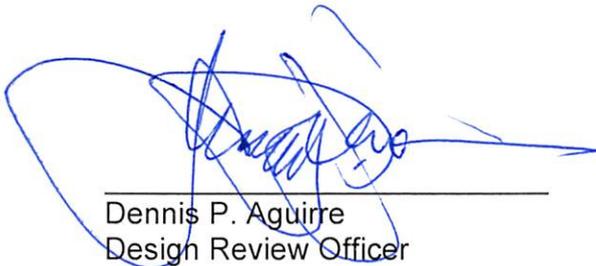
December 6, 2017

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a Coastal Development Permit (CDP) and Grading Permit. The public hearing on the CDP and Grading Permit will take place at a later date.

For more information, please contact the project planner, Carmelisa Morales, at 650/363-1873 or by email at cjmorales@smcgov.org.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:CJM:jlh – CJMBB0729_WJN.DOCX

cc: Stuart Grunow, Member Architect
Bruce Chan, Member Landscape Architect
Melanie Hohnbaum, Moss Beach Community Representative
Zubar LLC, Property Owner
Lisa Ketcham, Midcoast Community Council
Steven and Melinda King, Interested Member of the Public
Jim Scheinberg, Interested Member of the Public
Gary Housman, Interested Member of the Public
Richard Grech, Interested Member of the Public
Elisabeth Vespremi, Interested Member of the Public
Richard Becker, Interested Member of the Public
Liam Vespremi, Interested Member of the Public