

August 9, 2022

Timothy E. Patterson
3550 Carter Drive, Unit 32
South San Francisco, CA 94080

Dear Mr. Patterson:

SUBJECT: Coastside Design Review Recommendation
Cedar Avenue, Montara
APN 036-132-210; County File No. PLN 2019-00362

At its meeting of June 9, 2022, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow the construction of a 2,429 sq. ft., two-story single-family residence with an attached two-car, 471 sq. ft. garage on a 6,975 sq. ft. undeveloped, legal parcel (PLN2016-00222), associated with a staff-level Resource Management (RM) Permit, Coastal Development Permit (CDP) and a Variance to allow a reduced front yard setback of 46 feet where 50 feet is the minimum and side yard setbacks of 9 feet and 12 feet, where a minimum of 20 feet is required, due to the triangular shape of the parcel. The project includes minor grading, the proposed removal of 2 significant trees, and an easement over Caltrans right-of-way for access. The project requires the preparation of an Initial Study/Negative Declaration (IS/ND) per the California Environmental Quality Act. Planning staff will make a decision on the IS/ND and the required RM, CDP, and DR permits, and Variance after the release of the IS/ND and subsequent 20-day comment period. The project is not appealable to the California Coastal Commission.

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

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(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale.; b. Neighborhood Scale; Standards (1): This new home respects the general scale of the neighborhood.
- b. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The Architectural style compliments the coastal, diverse small town.
- c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries (2): Front Porches - The new entry is similar in size and proportion to the other homes in the neighborhood.
- d. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c. Second Stories; (2) Lowering the Eave Line; Standards: Some portions of the roof have been brought down to the gutter or eave line of the first story roof to reduce the apparent mass of the building. Additionally, gables have been added to break up the roof line.
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d. Daylight Plane/Facade Articulation Facade articulation has been added through the placement of projecting and recessing architectural details to break up the appearance of shear walls.
- f. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards c. Quantity: (1) A number of exterior materials and colors have been used that are consistent with the neighborhood and architectural style of the house.
- g. Section 6565.20(E) ADDITIONAL SITE PLANNING AND DESIGN CONSIDERATIONS; Standards (c): Variety in design style has been implemented for rooflines and finish materials to avoid overly repetitive appearance.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on June 9, 2022. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the 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 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.
3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. All drawings required to be to scale.
 - b. Work with Project Arborist to see if Cypress Tree by the utility room can remain. Investigate reducing the concrete pad by the utility room to preserve the Cypress Tree.

- c. Remove the concrete pad by the side of the garage.
 - d. Install either a 6-foot Fence extending the length of the garage or use obscured glass on the garage side windows for privacy.
4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
5. 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.
6. 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.
7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. 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 send photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.
8. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.
9. 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 Cedar Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cedar Avenue. There shall be no storage of construction vehicles in the public right-of-way.
10. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
12. Installation of the approved landscape plan is required prior to final inspection.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project 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).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if

utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

- e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data 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.
14. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
- a. Per County Arborist, Tree Protection Zone (TPZ) to include trees, including two (2) Cypress trees, in the right of way which may be affected by associated construction or construction vehicle access.
 - b. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - c. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - d. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - e. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
 - f. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
 - g. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of 8 feet.

Building Inspection Section

15. A building permit is required for this project.
16. The applicant shall submit a completed Request for Address Assignment form to buildingcounter@smcgov.org a minimum of 60 days prior to the time of building permit application submittal.

Geotechnical Section

17. Geotechnical report required at building permit stage. Geotechnical Consultant of Record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and foundation plans at the minimum. Plans review letter shall be submitted to County for review and approval.
18. The Geotechnical Consultant of Record shall propose site geotechnical inspections specifications in the geotechnical report. The specifications shall be in compliance with CBC2016 as a minimum.

Drainage Section

19. The following will be required at the time of building permit submittal:
 - a. A final drainage report prepared and stamped by a registered Civil Engineer.
 - b. A final drainage plan prepared and stamped by a registered Civil Engineer. Infiltration where feasible is encouraged.
 - c. An updated C.3 and C.6 Development Review Checklist (if changes have been made during the design phase).
20. 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 Drainage Section 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 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 Drainage Section for review and approval.

Montara Water and Sanitary District (MWSD)

21. Applicant is required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Water mainline extension may be required.

22. Well abandonment may be required by the County.
23. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Proof of Easement for utility access for the parcel required. Customer will own and operate water service lines from the property up to the Public Right of Way.
24. Applicant required to obtain Sewer Permits prior to issuance of building permit. Sewer mainline extension may be required. Sewer Connection Fees must be paid prior to issuance of connection permit.

Coastside Fire Protection District (District)

25. Add Note to plans: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District 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 recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
26. Add Note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
27. Add Note to plans: 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 not more than 44 inches above the finished floor. (CFC 1030).
28. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
29. Add Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by

18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

30. Add Note to plans: As per Coastside Fire Protection District Ordinance 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.
31. Vegetation Management (LRA) – Add notes from the Coastside Fire Protection District Ordinance 2016-01, the 2016 California Fire Code 304.1.2.

A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

32. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
33. Add Note to plans: As per 2016 CFC, Appendix B and C, a District approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

34. Add Note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
35. Add Note to plans: Automatic Fire Sprinkler System: Fire Sprinkler plans will require a separate permit. As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
36. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
37. 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.
38. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
39. GIS Map shows that this APN is in LRA and will not require all the R-337 requirements.

Department of Public Works

40. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

41. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
42. 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.

Caltrans

43. Sheet C-2 shows parking in the easement area (and 2 parking spots on the northern side that may or may not be within the easement area). Please note that the easement is only for access and utility purposes. Parking within or outside of the easement area on property in which Caltrans is the underlying fee owner is prohibited.
44. All development must be contained to APN 036-132-210 and limited development to the easement area for access and utility purposes and incidents thereto.

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 an IS/ND, RM Permit, CDP and a Variance. The staff-level decision on the IS/ND and required permits will take place at a later date. For more information, please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

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

Sincerely,

Glen Jia

Glen Jia, Design Review Officer

GJI:CML:mda – CMLGG0251_WMN.DOCX

cc: Carolyn Lee, Applicant's Team
Pete Earnshaw, Applicant's Team
Rebecca Katkin, Member Architect
Katie Kostiuik, Member Architect
Beverly Garrity, Community Representative
Interested Members of the Public