

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

DATE: May 28, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Non-Conforming Use Permit (NCUP) and Design Review (DR) Permit, pursuant to Chapters 8.388 and 8.256 of the San Mateo County Ordinance Code, to allow a 582 sq. ft. first-floor and new 262 sq. ft. one-car garage addition (to replace a two-car garage) of an existing, non-conforming 3,242 sq. ft. single-family residence on a non-conforming 8,391 sq. ft. parcel at 2835 Brewster Avenue, in the unincorporated Emerald Lake Hills areas of San Mateo County. The project requires a NCUP to allow lot coverage of 32.7%, where 25% is allowed, 39.9% floor area where 30% is allowed, and one covered parking space where two covered spaces are required. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301(e).

County File Number: PLN2024-00143 (Tikekar/Patel)

PROPOSAL

The project involves adding a new 582 sq. ft. single-story addition with a 262 sq. ft. single-car garage to an existing two-story 3,242 sq. ft. single-family residence at 2835 Brewster Avenue, located in the Residential Hillside/Design Review District (RH/DR). The project involves minimal grading of 127 cu. yd and no tree removal. A 60-foot-wide San Francisco Public Utility Commission (SFPUC) fee-owned property bisects the 8,391 sq. ft. subject property along the northeast to southwest corner of site, leaving an 8,300 sq. ft. developed section and a 91 sq. ft. triangle-shaped area of land along the southeast portion of the site as shown in figure 1 below.

The existing two-car detached garage (560 sq. ft.) has been converted into an Accessory Dwelling Unit (ADU) (BLD2024-00126). The existing legal non-conforming house already exceeds the allowable floor area by 724 sq. ft. and lot coverage by 586 sq. ft., which were granted through a Use Permit approved in 1984. There has been subsequent unpermitted construction (705 sq. ft. rear deck) that would be demolished through this application.

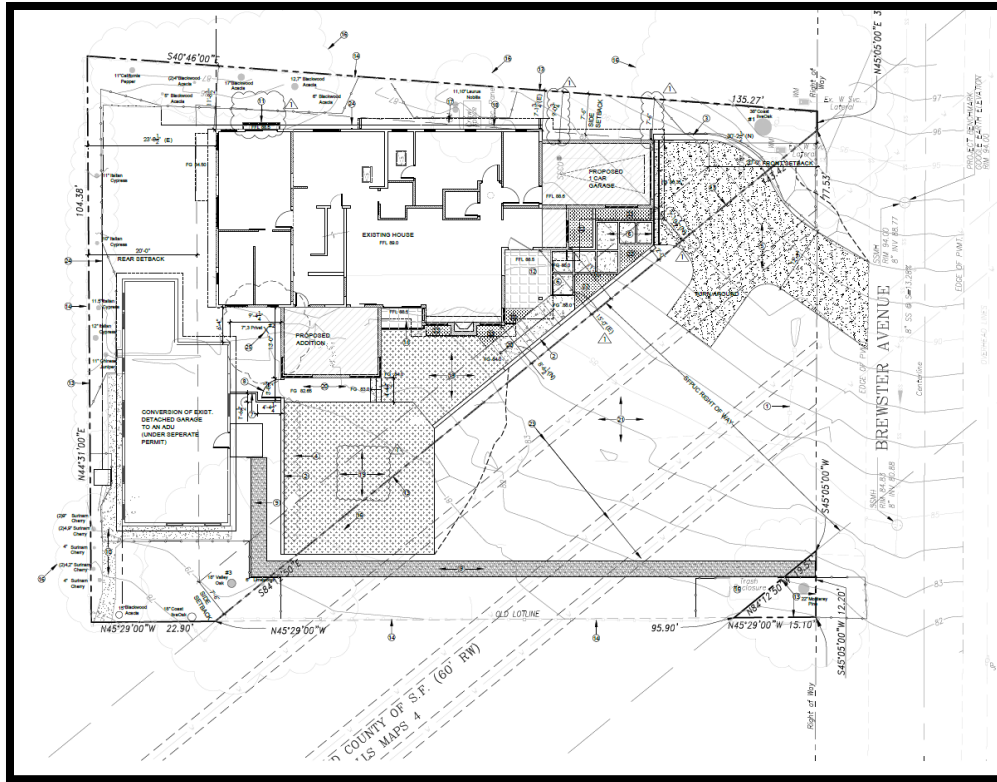


Figure 1 Proposed Site Plan

RECOMMENDATION

1. That the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (e).
2. That the Planning Commission approve the NCUP and DR permits for County File Number PLN2024-00143, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Telephone 650/363-1860

Applicant: Kartik Patel

Owner: Sudhnsu and Preeti Tikekar

Public Notification: Ten-day advanced notification for the hearing was mailed to all property owners and residents within 300 feet of the perimeter of the project parcel and a notice for the hearing was posted in newspaper San Mateo County Times for general public circulation.

Location: 2835 Brewster Avenue, Unincorporated Redwood City, San Mateo County

APN: 058-253-290

Size: 8,391 sq. ft. (includes both developed and undeveloped sections; Minimum Required Lot Size is 12,000 sq. ft.)

Existing Zoning: RH/DR (Residential Hillside/Design Review District)

Existing Land Use and General Plan Designation: Residential, Low Density Residential

Sphere-of-Influence: City of Redwood City

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Redwood City Sewer District

Flood Zone: Zone X, Area of Minimal Hazard; Panel Number 06081C0282E, effective October 16, 2012.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15301(e), Existing Facilities, where the additions to existing structures will not result in an increase of more than 50 % of the floor area of the structure before the addition, or 2,500 sq. ft., whichever is less.

Setting: The site is located in Emerald Lake Hills in the unincorporated area of the County of San Mateo. The existing parcel size is 8,391 sq. ft. and a 60-foot-wide SFPUC fee-owned property bisects along the south-east corner of site. No permanent buildings can be located in SFPUC's land. The surrounding land uses include single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
May 10, 2024	- Application for NCUP and DR permits submitted, which proposed a 3,370 sq. ft. single-story addition with a 261.7 sq. ft. single-car garage - Planning staff worked with the applicant and property owner to further reduce the size of the project to better comply with Non-Conforming Use Permit findings
March 25, 2025	- Applicant submitted revised plans for current proposal

- April 2, 2025 - Emerald Lake Hills Design Review Officer (DRO) hearing, where the DRO recommended approval of the project
- May 28, 2025 - Planning Commission hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The General Plan Visual Quality Policy 4.4 requires the appearance of urban development to promote aesthetically pleasing development. The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Chapter 8.256 of the San Mateo County Ordinance Code, is the mechanism that fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards (*Section 8.256.150 of the San Mateo County Ordinance Code*), therefore, conforms with the General Plan Policies 4.4 (*Appearance of New Development*) and 4.36 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, as well as improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The project, as proposed and conditioned, has been reviewed by the Emerald Lake Hills Design Review Officer and has been found to be in compliance with the Design Review Standards for Emerald Lake Hills. A detailed discussion is provided in Section A.3 of this report.

2. Conformance with the Zoning Regulations

A summary of project conformance with the current requirements of the Residential Hillside (RH) Zoning District is provided in the table below. As shown, the proposed addition complies with the development standards of the RH Zoning District but does not comply with minimum required lot size, floor area, lot coverage and required covered parking spaces of the Zoning Regulations, as discussed further in this report.

Development Standards	Zoning Requirements	Existing (1984 permitted house)	Proposed	Complies? Yes/No
Minimum Building Site Area	12,000 sq. ft. for slope of 17%	8,391 sq. ft.*	<i>No change</i>	No*
Minimum Building Site Width	50 ft.	93.25 ft. (front)	<i>No change</i>	Yes

Development Standards	Zoning Requirements	Existing (1984 permitted house)	Proposed	Complies? Yes/No
Minimum Setbacks:				
Front	20 ft.	50 ft. 11 inch	30 ft 2 ½ inch	Yes
Rear	20 ft.	23 ft. 8 ½ inch	23 ft. 8 ½ inch	Yes
Sides	Combined 20 with a minimum of 7 ft. 6 inches	Left side 12 ft. 8 ½ inch Right side 7 ft. 1 ¾ inch*	Left side 8 ft. 6 ½ inch Right side 7 ft. 6 inch (To new garage)	Yes Yes
Maximum Lot Coverage	2,098 sq. ft. (25%)	2,684 sq. ft. (31.98%) *	2,746.2 sq. ft.** (32.7%)	No**
Maximum Building Floor Area	2,517.6 sq. ft. (30%)	3,242 sq. ft. (38.6%) *	3,352.7 sq. ft.** (39.9%)	No**
Maximum Building Height	28 ft.	27 ft. 11 inch	27 ft. 11 inch	Yes
Minimum Parking	2 covered spaces and 2 uncovered spaces	2 covered space and 1 uncovered space	1 covered and 1 uncovered parking space **	No**
* Existing legal non-conforming feature				
** Non-conforming Use Permit requested				

As shown in the table above, the project site is legal non-conforming with a lot size of 8,391 sq. ft. where 12,000 sq. ft. is the minimum required lot size. It should be noted that the developed portion of the site is 8,300 sq. ft. The existing house is legal non-conforming and already exceeds the allowable floor area by approximately 586 sq. ft. and maximum lot coverage by approximately 724 sq. ft. With the proposed NCUP, the applicant requests to further exceed the allowable floor area by 111 sq. ft. (a total of approximately 835 sq. ft. over the allowed floor area), and allowable lot coverage by 61 sq. ft. (a total of approximately 648 sq. ft. over the allowed lot coverage).

Planning staff encouraged the applicant to limit the project to the existing amount of lot coverage and floor area, not including new garage. It should be noted that new construction is required to conform to the zoning regulations currently in effect, and that demolishing and replacing a previously legal non-conforming structure requires a Non-Conforming Use Permit.

Due to the conversion of the existing detached garage into an ADU, the house lost two covered parking spaces, and accordingly the project also requests a NCUP for reduced parking, and to provide one covered space, where two covered parking spaces are required for the main house. The proposed house addition and attached garage would comply with the minimum required setback of 7 feet 6 inches from the shared property line with the San Francisco Public Utility Commission.

3. Conformance with the Design Review Regulations

The project was heard on April 2, 2025, at the Emerald Lake Hills Design Review meeting. At the Design Review Meeting, the Design Review Officer (DRO) reviewed the design and approved the project subject to changing the stone color to a darker shade. On April 7, 2025, the applicant revised the stone color to a darker beige shade, which was reviewed and approved by staff. The project was found to be in compliance with all other Design Review Standards, Chapter 8.256 of the San Mateo County Ordinance Code as discussed below:

- a. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five objectives:
 - (1) *Minimize tree removal*: No trees are proposed for removal with this application and the existing trees would be protected as per the San Mateo County's Protected Tree Ordinance No. 4895, Ordinance Code Chapter 8.400.
 - (2) *Minimize alteration of the natural topography*: The site is already developed with a single-family residence and the addition would comply with the minimum required setbacks of 7 feet 6 inches. The addition would follow the natural topography and would be terraced.
 - (3) *Respect the privacy of neighboring houses and outdoor living areas*: The proposed addition on the first floor and the new second-story deck over the house addition would be set back by 44 feet 2 inches from the left side property line. Due to the required setback the addition would have minimum impact on the surrounding neighbors.
 - (4) *Minimize blockage of sunlight on neighboring housing and outdoor living areas*: The existing house is a two-story structure, and additions are only proposed on the first floor. Therefore, the additions would not block the sunlight for the neighboring properties.

(5) *Minimize alteration of streams and natural drainage channels:*
There are no streams present at this site. Therefore, the project would not alter any streams and natural drainage channels.

- b. *Architectural Styles: Requires buildings to be architecturally compatible with existing buildings and reflect and emulate architectural styles and the natural surroundings of the immediate area.*

There is a wide array of residential styles in the immediate surrounding area. The existing house is a ranch-style home, a style found commonly in Emerald Lake Hills. The addition uses materials such as standing seam metal roof, wood, stone, and stucco siding which creates a modern appearance, but the residence would remain consistent with the mix of newer and older styles in Emerald Lake Hills.

After reviewing the plans on April 2, 2025, the DRO found that the addition complies with the design standards as the new garage is setback from the front and uses different materials, there are no blank walls, and the window and door patterns are aesthetic and proportioned. At the hearing, the DRO suggested using a darker stone color shade. The applicant revised the stone color to a darker beige color, which was reviewed and approved by the DRO after the meeting.

- c. *Unenclosed Spaces: Requires avoiding the creation of space beneath buildings and prohibits buildings that are predominantly built on stilts.*

No portion of the new construction would be built on stilts.

- d. *Building Shapes and Bulk: Requires that buildings are designed with shapes that respect and conform to the natural topography of the site.*

The existing house follows the natural topography of the site, and the proposed addition would also be setback by 7 feet 6 inches from the SFPUC, leaving most of the site open for drought resistant landscaping.

- e. *Facades: Requires well-articulated and proportioned facades.*

The facades are proportioned and the pattern of windows and doors on the proposed structure does not create any massive blank walls.

- f. Roofs: *Requires pitched roofs.*

The proposed house uses a combination of roof types, hipped roof on the existing second-story and gable roof on the first story. The overall height would not change from 27 feet 11 inches.

- g. Materials and Colors: *Requires varying architectural styles that are compatible by using similar materials and colors that blend with the natural setting and the immediate area.*

The project uses a variety of materials such as stucco, wood siding, stone, aluminum doors and windows and standing seam metal roof in black/bronze color. The materials and colors complement each other goes with the overall modern look of the house.

- h. Utilities: *New utilities should be placed underground.*

The proposed project does not involve replacing the existing electrical panel or replacing the wall on which the electrical panel is installed. Hence, this condition is not triggered for compliance under this project.

- i. Paved Areas: *Requires minimization of paved areas.*

The proposed paving areas complies with this standard as the amount of pavement is limited to that necessary for appropriate vehicle access and parking.

4. Conformance with the Non-Conforming Use Permit Regulations

The following is a discussion of the project conformance with required findings, per Section 8.388.070, Exceptions, and Section 8.388.030.3.b.(3), Use Permit Findings, of the San Mateo County Ordinance Code.

- a. The proposed development is proportioned to the size of the parcel on which it is being built.

The current house is located on an 8,300 sq. ft. portion of the parcel that is bisected by SFPUC fee-owned land that diagonally bisects the parcel in a northeast to southwest direction. Due to the presence of the SFPUC land and the requirement for development to setback at least 7 feet 6 inches from the shared property line, development is constrained to a very small area (significantly smaller than the actual size of the parcel). The proposed house and garage addition complies with the minimum required setback and doesn't change the overall massing of the house as the additions are located on the first floor.

Therefore, the proposed development is proportioned to the size of the parcel on which it is built.

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

The subject parcel is bound to the north and south by parcels developed with single-family residences and the SFPUC land. None of the surrounding lands or the SFPUC land is available for sale. Hence, acquiring additional contiguous land is not considered feasible.

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

In 1984, a previous owner of the house was allowed to exceed the allowable floor area and lot coverage through a Use Permit. Planning staff encouraged the current applicant to limit the project to the existing amount of lot coverage and floor area, not including the new garage (in the interest of bringing the project into greater consistency with on-site parking requirements), to comply with this finding.

As the existing 560 sq. ft. two-car detached garage has been converted into an ADU, granting of the additional floor area of 111 sq. ft. would allow the proposed minor addition, providing a relief from the site restrictions and allowing for some replacement of on-site covered parking. Staff worked with the applicant to reduce the amount of the exceedances (specifically the area of non-habitable spaces such as uncovered deck and porch). Hence, the proposed project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

- d. The establishment, maintenance, and/or conducting of the proposed 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 the said neighborhood.

The site is not located in the coastal region and is already developed with a single-family home. The proposal involves increasing the house square footage by adding a new family room, porch, and garage to the first floor of the house. Therefore, the project would not have any adverse impact to the coastal resources or be determinantal to the public welfare or injurious to property or improvements in the neighborhood.

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

The proposal involves increasing the existing non-conforming floor area by 111 sq. ft. (including the new one-car attached garage) and increasing the non-conforming lot coverage by 61 sq. ft. which is 3.4% increase over the existing legal non-conforming floor area (3,242 sq. ft.) and 2.29% increase over the existing legal non-conforming lot coverage (2,684 sq. ft.). The property was already allowed to exceed the allowable floor area and lot coverage through a Use Permit approved in 1984, and with this permit the project the project would further exceed the lot coverage and floor area to replace the covered parking space. Since the proposed exceedances above existing floor area and lot coverage amounts are minimal and needed for replacing a portion of the covered parking, project approval would not constitute the granting of special privileges.

B. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15301(e), Existing Facilities, where the additions to existing structures will not result in an increase of more than 50 % of the floor area of the structure before the addition, or 2,500 sq. ft., whichever is less.

C. REVIEWING AGENCIES

Department of Public Works
Drainage Section
Redwood City Water District
SFPUC - Hetch Hetchy Regional Water System
San Mateo County Fire Department
Parks Division

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Emerald Lake Hills Design Review Officer Recommendation Letter, dated April 22, 2025
- E. Arborist Report submitted by Bo Firestone Trees and Garden, dated March 25, 2025
- F. Photos of the existing home

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2024-00143

Hearing Date: May 28, 2025

Prepared By: Sonal Aggarwal, Planner III

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15301(e), Existing Facilities, where the additions to existing structures will not result in an increase of more than 50 % of the floor area of the structure before the addition, or 2,500 sq. ft., whichever is less.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 8.256 of the San Mateo County Ordinance Code. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on April 2, 2025.
3. At the April 2, 2025, Emerald Lake Hills Design Review Meeting, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) minimize alternation to natural topography, (b) has a building shape that will allow for privacy and will not create blockage of sun, and (c) respects privacy of neighboring houses.

For the Non-Conforming Use Permit, Find:

4. That the project complies with the required findings for a Non-Conforming Use Permit, Chapter 8.388 of the San Mateo County Ordinance Code, in that:
 - a. The current house is located on an 8,300 sq. ft. portion of the parcel that is bisected by SFPUC fee-owned land that diagonally bisects the parcel in a northeast to southwest direction. Due to the presence of SFPUC land and the requirement for development to setback at least 7 feet 6 inches from the shared property line, development is constrained to a very small area

(significantly smaller than the actual size of the parcel). The proposed house and garage addition complies with the minimum required setback and does not change the overall massing of the house as the additions are located on the first floor. Therefore, the proposed development is proportioned to the size of the parcel on which it is built.

- b. The subject parcel is bound to the north and south by parcels developed with single-family residences and the SFPUC land. None of the surrounding lands or the SFPUC land is available for sale, so acquisition is not considered feasible.
- c. In 1984, a previous owner of the house was allowed to exceed the allowable floor area and lot coverage through a Use Permit. Planning staff encouraged the applicant to limit the project to the existing legal non-conforming amount of lot coverage and floor area, not including new garage, to comply with this finding. As the existing 560 sq. ft. two-car detached garage has been converted into an ADU, granting of the additional floor area of 111 sq. ft. would allow the proposed minor addition, providing a relief from the site restrictions and allowing for some replacement of on-site covered parking. Staff worked with the applicant to reduce the amount of the exceedances (specifically the area of non-habitable spaces such as uncovered deck and porch). Hence, the proposed project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.
- d. The site is not located in the coastal region and is already developed with a single-family home. The proposal involves increasing the house square footage and adding a new family room, porch, and garage to the first floor of the house. Therefore, the project would not have any adverse impact to the coastal resources or be determinantal to the public welfare or injurious to property or improvements in the said neighborhood.
- e. The proposal involves increasing the existing non-conforming floor area by 111 sq. ft. (including the new one-car attached garage) and increasing the non-conforming lot coverage by 61 sq. ft. which is 3.4% increase over the existing floor area (3,242 sq. ft.) and 2.29% increase over the existing lot coverage (2,684 sq. ft.). The property was already allowed to exceed the allowable floor area and lot coverage through a Use Permit approved in 1984, and with this permit the project the project would further exceed the lot coverage and floor area to replace the covered parking space. Since the proposed exceedances above the existing floor area and lot coverage amounts are minimal and needed for replacing a portion of the covered parking, project approval would not constitute the granting of special privileges.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans as approved by the Planning Commission on May 28, 2025. Any minor changes or revisions to the approved plans shall be submitted for review by the Director of Planning and Building to determine if they are in substantial compliance with the approved plans. Minor adjustments to project design may be approved by the Emerald Lake Hills Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer and Planning Commission public hearing which requires payment of additional fees.
2. The NCUP and DR Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and an inspection completed to the satisfaction of the Building Inspector within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall provide photographs to the Project Planner to verify adherence to these requirements prior to a final building permit sign-off by the Current Planning Section:
 - a. The approved exterior colors and materials shall be verified prior to final approval of the building permit.
 - b. Removal of the unpermitted rear deck.
4. Prior to the Current Planning Section 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. 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).

5. Once the house addition 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, 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.
6. 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 Director of Planning and Building.
7. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Brewster 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 Brewster Avenue. There shall be no storage of construction vehicles in the public right-of-way.
9. 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 County Ordinance Code Section 4.88.360).

10. 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 application 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.

Drainage Section

- 11. The project shall comply with County drainage policy to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department 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 and Planning and Building Department for review and approval.
- 12. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report/Prescriptive Sizing Handout, and drainage plan prepared by a registered Civil Engineer shall be provided at the time of building permit submittal.
- 13. Advisory Comment: This project is classified as a "Prescriptive" drainage project. It is possible that any additional information provided upon the building permit submittal could advance the project classification. Please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual> for further details.

Department of Public Works

- 14. 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 is issued. Applicant shall contact the Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

San Mateo County Fire Department

15. *Fire Department Access:* CFC 2022 Section 505.1 - 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. 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 San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.
16. *Fire Sprinklers:* CFC 2022 Section 903.6.1 - All existing buildings and structures shall be provided with an automatic fire sprinkler system where the gross floor area of a proposed alteration, addition, or combination of alterations and additions and the gross floor area of any alterations, additions, or combination of alterations and additions meets the definition of a “substantial alteration”.

Substantial Alteration: The renovation of any structure and/or when combined with any additions to the structure, affects a gross floor area which exceeds 50% of the existing floor area of the structure. For the purpose of this Section, when determining the affected gross floor area of an existing structure, whenever more than 50% of the wall or ceiling coverings (e.g., wallboard, plaster, etc.) have been removed from within a room or space bounded by three or more walls within the structure, the entire gross floor area of the room or space shall be counted towards the total affected gross floor area of the existing structure.

17. CFC 2022 Section 903.2.8 - An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
18. CBC 2022 Section 903.6 - An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 of the California Fire Code or when improvements are conducted in accordance with this section. For specific requirements, see Section 9105 of San Mateo County Ordinance adopting the 2022 California Building Code and California Fire Code as amended.
19. CFC 2022 Section 903.2.8.1 - An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

20. CFC 2022 Section 903.2.8.1.1 [Added] - Automatic sprinkler systems installed in Group R-3; occupancies shall conform to the following standards in addition to Section 903.3 of the currently adopted edition:
- i. Automatic sprinkler system coverage shall be provided throughout the residence to include attached garages, and any interior rooms used for storage.
 - ii. An exterior bell shall be mounted in a location to be audible from the street upon activation of the required flow switch.
 - iii. An interior horn shall be mounted in a central location audible from the master bedroom upon activation of the required flow switch.
 - iv. A sprinkler head shall be mounted on a metal sprig above any attic access openings and where required by the Authority Having Jurisdiction.
 - v. An inspector's test valve shall be mounted to flow from the most remote area of the system in an accessible location for structures of 3,600 square feet or greater in size.
 - vi. All group R, Division 3 occupancies shall require an automatic sprinkler system regardless of square footage.
 - vii. Accessory Dwelling Units shall conform to the most recent California State Fire Marshal's Information Bulletin
21. Smoke Alarms and Egress: CFC 2022 Section 907.2.11 - Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.
- Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section shall be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall be activate.
22. CFC 2022 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.

- iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - iv. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
23. CFC 2022 Section 1103.8.2 - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

- i. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.
 - ii. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.
 - iii. Smoke alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
 - iv. Smoke alarms are not required to be interconnected when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.
24. CFC 2022 Section 1103.8.3 - Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

- i. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.
 - ii. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
 - iii. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes.
 - iv. Smoke alarms are permitted to be solely battery operated where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
 - v. Smoke alarms are permitted to be solely battery operated when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.
25. CFC 2022 Section 1031.3.1 - Emergency escape and rescue openings shall have minimum net clear opening of 5.7 square feet (0.53 m²).
- Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).
26. CFC 2022 Section 1031.3.2 - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
27. CFC 2022 Section 1031.3.3 - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
28. CFC 2022 Section 1031.4 - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.
29. CRC 2022 Section R311.2 - Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of

the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

Redwood City Water Department

30. Advisory Note: Applicant is advised that the existing water service and water main are located in SFPUC jurisdiction. Approval from SFPUC may be required if a water service or water main upgrade is needed.
31. Advisory Note: The project shall comply with Redwood City Code Section 38.26 and applicable Fire Codes. If the existing water main is in any way not sufficient as determined by the City Engineer of the City of Redwood City, then the applicant shall, as part of the project, construct and install new water mains or perform as-need system improvements sufficient to meet such requirements in accordance with Redwood City Engineering Standards.
32. Advisory Note: Prior to issuance of building permit(s), applicant shall obtain an Encroachment Permit from City of Redwood City Engineering and Transportation Division for public water infrastructure improvements required of the project, such as water mains, water services, water meters and fire hydrants.
33. Advisory Note: If needed, plans prepared by a Licensed Civil Engineer for the water main extension shall be submitted to Redwood City Engineering for review. When sprinklers are required, the water main extension shall be constructed as a part of the project. City Design Criteria, Standard Specifications and Standard Details are available online at <https://www.redwoodcity.org/departments/community-developmentdepartment/engineering-transportation/engineering/engineering-standards> .
34. Advisory Note: Water fees shall apply in accordance with Redwood City's fee schedule: <https://www.redwoodcity.org/departments/administrative-services/finance/taxesassessments/master-fee-schedule>. Fees will be determined based on the approved engineering plans for water system improvements such as main extension or service installations. Pay applicable fees prior to issuance of a building permit.
35. Advisory note: Contact Redwood City Engineering Division if a fire flow test is needed: <https://www.redwoodcity.org/departments/community-development-andtransportation/engineering-transportation/engineering/fire-flow-request> .

36. Advisory Note: A licensed class “A” contractor shall apply for an Encroachment Permit with the Redwood City Engineering Division for all work performed on Redwood City infrastructure, such as water main upgrades, if required.
- i. Bonds are required for this work. The bonds shall state that the general contractor is obligated to faithful performance and payment for the work. The bond amount will be based on value of work to be performed in the City’s right of way.
 - ii. A deposit for engineering plan checks and inspections shall be required for this work. The minimum/initial deposit amount is \$3,000.
 - iii. The contractor shall meet the city’s insurance requirements and submit current insurance certificates.
 - iv. An Encroachment Permit application can be downloaded from the city website: <https://www.redwoodcity.org/departments/community-development-andtransportation/covid-19-procedures-cdt>.

San Francisco Public Utility Commission - Hetch Hetchy Regional Water System

Natural Resources and Land Management:

37. The applicant shall submit landscaping plans to the SFPUC ROW Manager for review and approval (contact Emily Read, ROW Manager, at eread@sfwater.org, 650/ 652-3204).

Real Estate Services:

38. The applicant shall review the Accessor Parcel Maps to ensure the parcel lines on the drawings are correct. In addition, the applicant shall forward a hyperlinked title report for SFPUC Real Estate to review their road and sewer easements (please submit to Heather Rodgers, Senior Administrative Analyst, at herodgers@sfwater.org).
39. The applicant shall determine where staging for materials and equipment will be located. If staging does occur on SFPUC property, the applicant shall submit an electronic map exhibit to SFPUC Real Estate Services (RES) (please provide to Heather Rodgers, Senior Administrative Analyst, at herodgers@sfwater.org and copy Casey Rando, Senior Environmental Compliance Planner, at crando@sfwater.org). The exhibit shall show the following applicable items:
- i. Vicinity map
 - ii. SFPUC property boundary
 - iii. Easement, license and/or permit area boundaries with corresponding land document number

- iv. Proposed excavation site(s)
 - v. Proposed vegetation management/disturbance site(s) or area(s)
 - vi. Staging area(s)
 - vii. Vehicle parking area(s)
 - viii. Access route(s)
40. The applicant shall work with SFPUC Real Estate Services to obtain the appropriate authorization document, likely a consent letter authorizing the proposed project or activity on SFPUC property. Proposed staging, if approved by the SFPUC-WSTD, shall require separate authorization depending on the duration of work (for more information, contact Heather Rodgers, Senior Administrative Analyst, at herodgers@sfgwater.org).
- Land Engineering:
41. The applicant shall obtain a consent letter from SFPUC-WSTD Land Engineering to pothole each SFPUC pipeline at the project site. A cross section detail showing the distance between the finished grade and the top of each pipeline shall be submitted with revised engineering plans. (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or 650/ 871-3031).
42. The project plans shall be reviewed and stamped by Land Engineering before a consent letter be issued for the project to be installed (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or 650/ 871-3031).
43. The applicant's team shall provide an engineering calculation for the total loading amount on the Right-of-Way (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or 650/ 871- 3031).
- Pre-Project Notifications:
44. The applicant and/or its contractor shall notify the SFPUC WSTD Construction Inspector at least 5 business days prior to commencing work near or over SFPUC pipelines (contact Albert Hao, Assistant Construction Inspector, at ahao@sfgwater.org or 650/ 871-3015).
45. The applicant and/or its contractor shall notify SFPUC staff at least 5 business days prior to commencing the project on SFPUC property (contact Emily Read, ROW Manager, at eread@sfgwater.org and Albert Hao, Assistant Construction Inspector, at ahao@sfgwater.org or 650/ 871-3015).

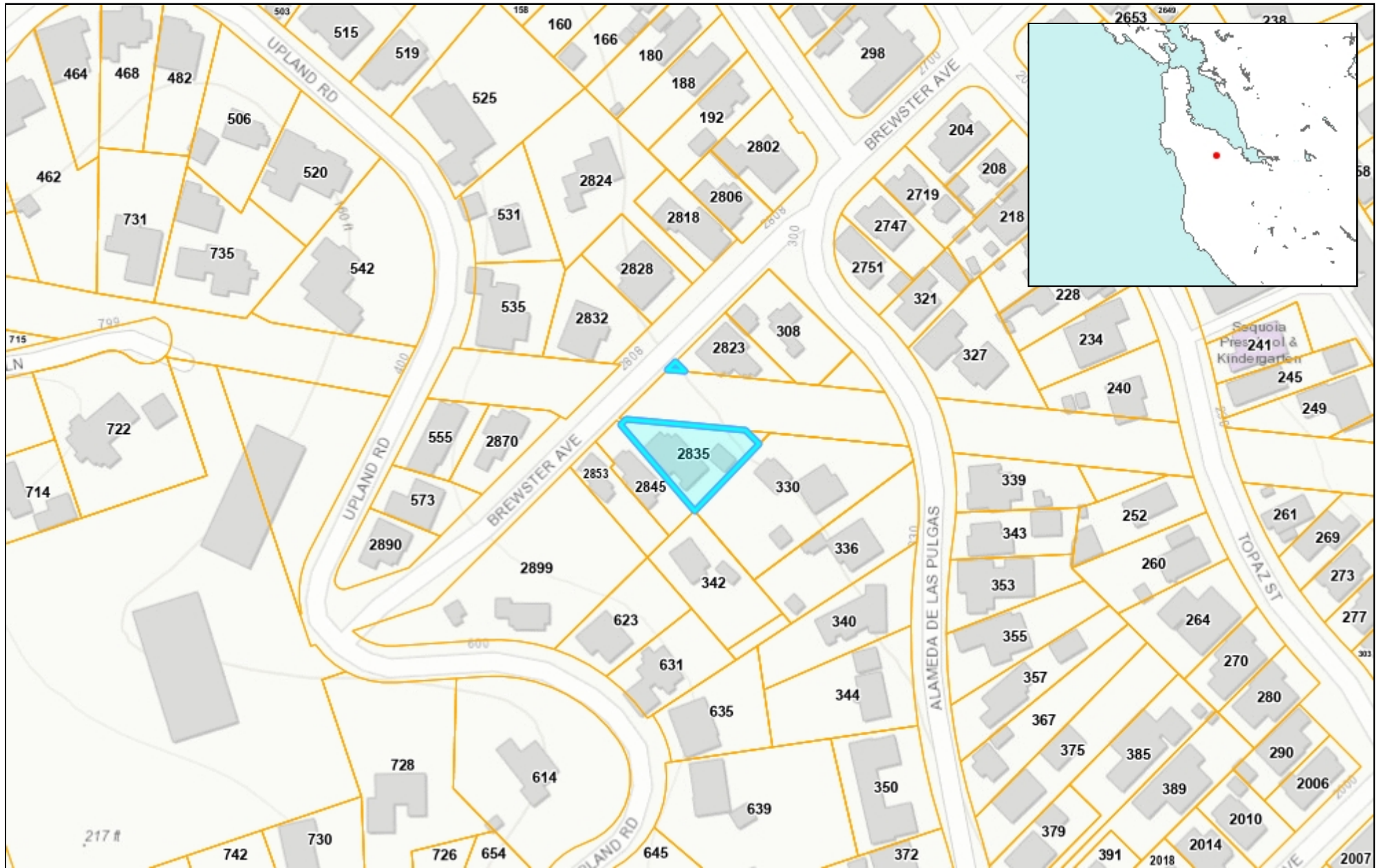
Post-Project Notifications:

46. The applicant and/or its contractors shall ensure that all debris is removed from SFPUC property and disposed of properly and legally. (contact Emily Read, ROW Manager, at eread@sfwater.org).



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



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.

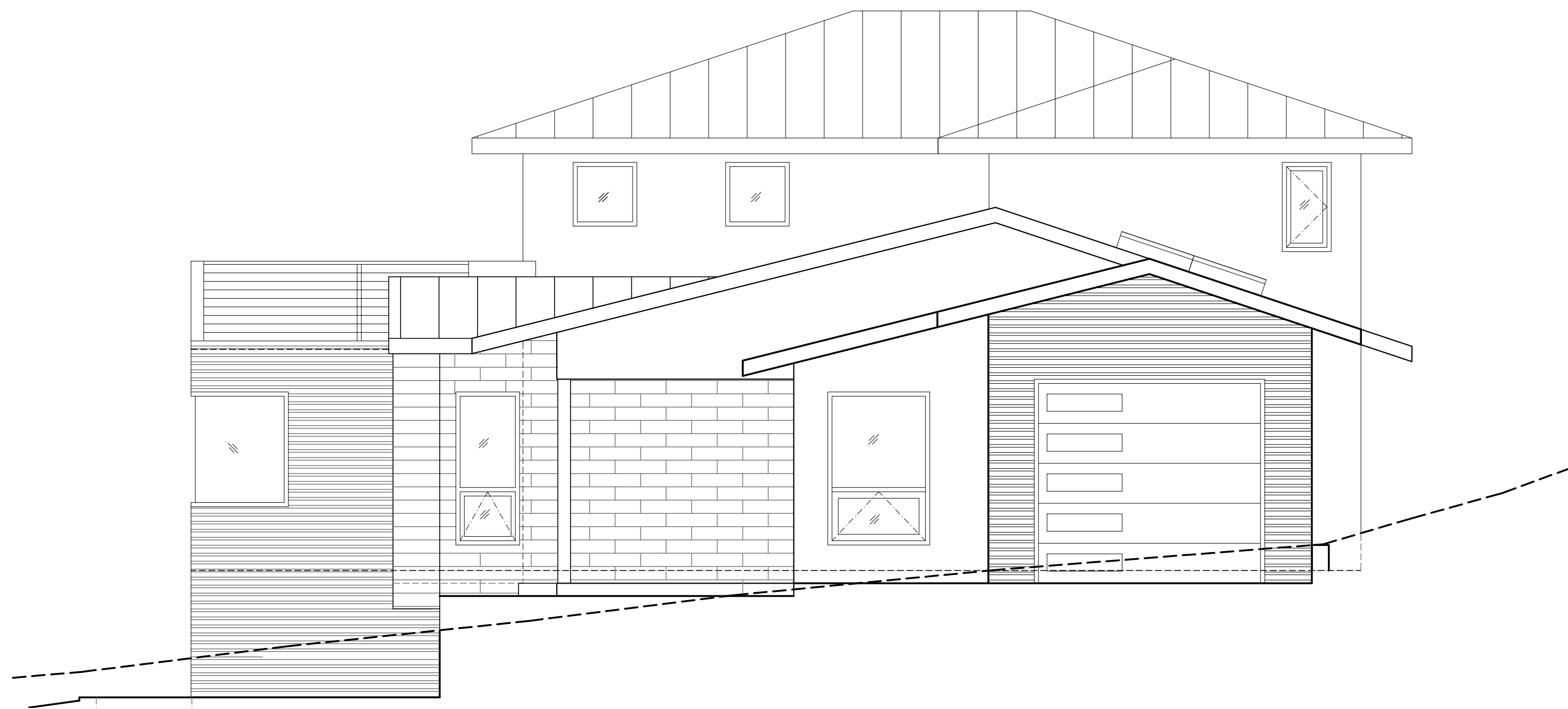
THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

DESIGN REVIEW AND USE PERMIT APPLICATION



APPLICABLE CODES

CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
CALIFORNIA GREEN BUILDING CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION
CALIFORNIA RESIDENTIAL CODE	2022 EDITION
SAN MATEO MUNICIPAL CODE	
ALONG WITH ANY OTHER APPLICABLE LOCAL, STATE, FEDERAL LAWS & REGULATIONS.	

VICINITY MAP



PROJECT INFORMATION

PROJECT SUMMARY:

ARCHITECT	:	KARTIK PATEL ARCHEVON INC. 991, MONTAGUE EXPRESSWAY #208, MILPITAS, CA 95035 408-946-9300
OWNER	:	SUDHANSHU & PREETI TIKEKAR
PROJECT ADDRESS	:	2835 BREWSTER AVENUE, REDWOOD CITY, CA 94062
PROPOSED USE	:	(E) HOUSE ADDITION AND REMODEL (E) DETACHED GARAGE TO BE CONVERTED TO ADU UNDER SEPARATE APPLICATION BLD2024-00126
APN	:	058253290
ZONING DISTRICT	:	R-H
CONSTRUCTION TYPE	:	V-N
OCCUPANCY	:	R-1
TOTAL SITE AREA	:	8,392 SF (HOUSE PARCEL:8300+92 TRIANGULAR PORTION) 4,886.0 SF. (SFPUC)

ZONING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
FRONTYARD SETBACK:	20'-0"	50'-11"	30'-2"
SIDE SETBACKS:	7'-6", 15'-0" TOTAL ON BOTH SIDES	7'-2", 15'-0"	7'-2", 7'-11"
REAR YARD SETBACK:	20'-0"	23'-9"	23'-9"
MAX. ALLOWABLE HT:	28'	27'-11"	27'-11"

FIRE SPRINKLER: AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.

ALLOWABLE LOT COVERAGE = 25% OF 8,392.0
= 2,098.0 SQ. FT.

EXISTING:	(E) FOOTPRINT OF HOME	1,749.9 SQ.FT
	(E) COVERED PORCH	172.6 SQ.FT
	(E) DETACHED GARAGE	560.4 SQ.FT

TOTAL	2,482.9 SQ.FT
(E) REAR WOOD DECK (UNPERMITTED)	704.9 SQ.FT
PERMITTED REAR DECK (FROM 1984 DWGS.)	126.0 SQ.FT
2ND FLR. PROJECTION+2 SET OF STEPS 18"	49.6 SQ.FT
2ND FLR. BALCONY PROJECTION	25.96 SQ.FT
GRANDFATHERED LOT COVERAGE = 2482.9+126+49.6+25.96 = 2684.46 SQ.FT (31.98%)	

ALLOWABLE FLOOR AREA = 30% OF 8,392.0
= 2,517.6 SQ. FT.

EXISTING:	(E) FIRST FLOOR AREA	1,749.9 SQ.FT
	(E) SECOND FLOOR AREA	758.8 SQ.FT
	(E) DETACHED 2 CAR GARAGE	560.4 SQ.FT
	(E) COVERED PORCH	172.6 SQ.FT

GRANDFATHERED FLOOR AREA TOTAL 3,241.7 SQ.FT (38.6%)

PROPOSED:	(N) FOOTPRINT OF HOME	2,245.2 SQ.FT
	(N) ATTACHED GARAGE	261.7 SQ.FT
	(N) ENTRY PORCH	87.0 SQ.FT
	(N) SIDE BALCONY	30.3 SQ.FT
	(N) REAR BALCONY	8.0 SQ.FT
	(E) SECOND FLOOR PROJECTION	52.0 SQ.FT
	(N) SIDE STEPS + RETAINING WALL	62.0 SQ.FT

TOTAL 2746.2 SQ. FT (32.7%)
(PROPOSED ADU = 797 SQ. FT. - NOT INCLUDED)

PROPOSED:	(N) FIRST FLOOR AREA	2,245.2 SQ.FT
	(N) 2ND FLOOR AREA	758.8 SQ.FT
	(N) SINGLE CAR GARAGE	261.7 SQ.FT
	(N) COVERED PORCH	87.0 SQ.FT

TOTAL 3,352.7 SQ.FT (39.9%)

SHEET INDEX

A-0.0	COVER SHEET
C1	BOUNDARY & TOPOGRAPHY SURVEY
C2	GRADING DRAINAGE & UTILITY PLAN
C3	EROSION CONTROL PLAN
C4	BEST MANAGEMENT PRACTICES
C5	SFPUC ENCROACHMENT & CONSTRUCTION STAGING PLAN
AD.0	DEMO SITE PLAN
AD.1	DEMO FIRST FLOOR PLAN
AD.2	DEMO SECOND FLOOR/ROOF PLAN
AD.3	DEMO ELEVATIONS
AD.4	DEMO ELEVATIONS
A-1.0	SITE PLAN
A-2.0	FIRST FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	ROOF PLAN
A-3.0	EXTERIOR ELEVATION
A-3.1	EXTERIOR ELEVATION
A-3.2	SECTIONS
A-3.3	SPECIFICATIONS
A-3.4	COLOR ELEVATIONS/MATERIAL BOARD

PROJECT SCOPE NARRATIVE

- ADDITION AND REMODEL OF EXISTING TWO STORY HOUSE ALONG WITH ADDITION OF ATTACHED SINGLE CAR GARAGE
- NEW PORCH, ENTRANCE PATH AND LANDSCAPE
- NEW STUCCO/ EXTERIOR SIDING AND METAL ROOF
- 61.74 SF INCREASE OVER EXISTING GRANDFATHERED LOT COVERAGE
- 111.0 SF INCREASE OVER EXISTING GRANDFATHERED FLOOR AREA

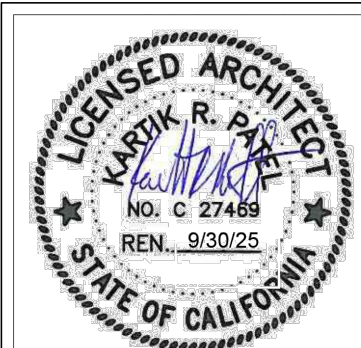
ARCHEVON Inc.
architecture planning interiors
991 Montague Expressway, #208
Milpitas, California 95035
Tel: 408.946.9300 Fax: 408.946.9309

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TIKEKAR RESIDENCE REMODEL
2835 BREWSTER AVENUE
REDWOOD CITY, CA

RELEASE STATUS:	DATE
PLANNING APPLICATION	05/08/2024
SFPUC PROJECT REVIEW APPLICATION	06/13/2024

REVISIONS:	DATE:
PLANNING CYCLE 2	1/24/2025
PLANNING CYCLE 3	3/19/2025
PLANNING CYCLE 4	3/25/2025



COVER SHEET

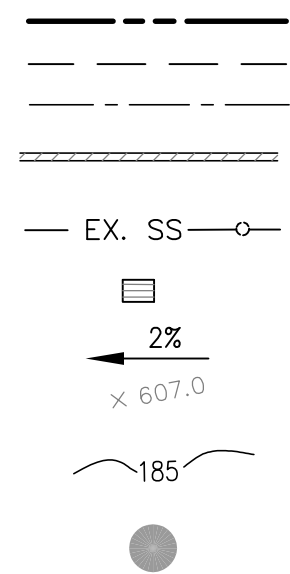
SCALE:

A-0.0

PROJECT NO : 202302

LEGEND

SYMBOL



DESCRIPTIONS

BOUNDARY / RIGHT-OF-WAY LINE
EASEMENT LINE
CENTERLINE (C)
RETAINING WALL
SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
DRAIN INLET
PERCENT GRADE
EXISTING GRADE ELEVATION
EXISTING CONTOUR w/ ELEVATION
EXISTING TREE w/ DBH

ABBREVIATIONS

AC AIR CONDITIONER UNIT
AD AREA DRAIN
AP ASPHALT PAVEMENT
BFP BACKFLOW PREVENTOR
BSI BUILDING SETBACK LINE
BSW BACK OF WALK
BW BOTTOM OF WALL (EXPOSED FACE)
CONC. CONCRETE
DBH DIAMETER AT BREAST HEIGHT
DI DRAINAGE INLET
DM DEADMAN ANCHOR
EP EDGE OF PAVEMENT
EX EXISTING
FF FINISHED FLOOR ELEVATION
FG FINISHED GARAGE ELEVATION
FH FIRE HYDRANT
FL FLOW LINE ELEVATION
FW FACE OF WALL
GM GAS METER
JP JOINT POLE
MB MAILBOX
O/H OVERHEAD
PB PULLBOX
PL PROPERTY LINE
PSE PUBLIC SERVICE EASEMENT
PUE PUBLIC UTILITY EASEMENT
R= RADIUS OF CURVE
Δ= INCLUDED ANGLE OF CURVE
L= LENGTH OF CURVE
SSCO SANITARY SEWER CLEAN-OUT
SSMH SANITARY SEWER MANHOLE
VG VALLEY CUTTER
SL STREET LIGHT
WCE WIRE CLEARANCE EASEMENT
WM WATER METER
WV WATER VALVE
WW WALKWAY

ALAMEDA DE LAS PULGAS

N45°05'00"E 150.00'(DEED)

Right of Way

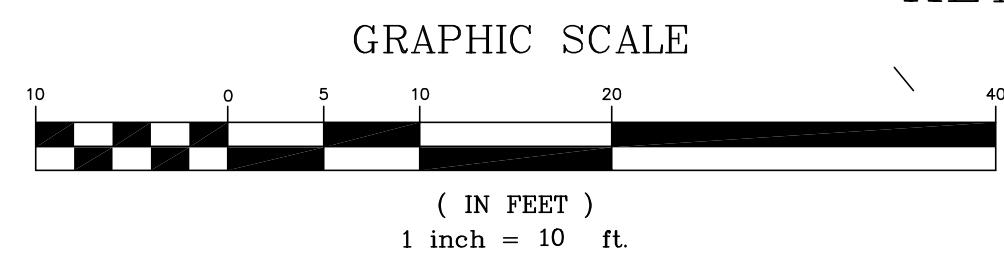
S45°05'00"W 12.20'

BREWSTER AVENUE

N45°05'00"E 3.52'

Right of Way

HETCH HETCHY CITY AND COUNTY OF S.F.
LINES PER 4 LLS MAPS 4



GROSS LOT AREA = 8,391.12 SQ FT (0.1926 ACRES)

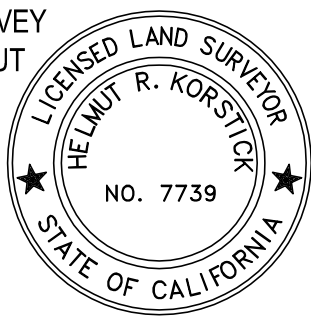
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VERTICAL DATUM: ASSUMED GOOGLE EARTH ELEVATION OF 94.00 FEET AT THE SANITARY SEWER MANHOLE NEAR THE CENTER OF BREWSTER AVENUE AND APPROXIMATELY 15.6' NORTHEASTERLY OF THE NORTHWESTERLY PROJECTION OF THE SOUTHWESTERLY PROPERTY LINE OF 2835 BREWSTER AVENUE.

BASE OF BEARINGS: HELD CALCULATED BEARING OF S 53°13'35" W BETWEEN THE FOUND IRON PIPE HELD AS THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF BREWSTER AVENUE WITH THE NORTHWEST PROJECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF ALAMEDA DE LAS PULGAS WITH A FOUND REBAR AND CAP (ILLEGIBLE) HELD AS THE MONUMENT AT THE SOUTHWEST END OF THE COURSE ON THE CENTERLINE OF UPLAND ROAD LISTED AS N 27°40'00" E, 212.14'. ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED SEPTEMBER 19, 1957 IN BOOK 4 OF LICENSED LAND SURVEYOR MAPS AT PAGE 4, SAN MATEO COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



DATE: SEPTEMBER 8, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS		CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:



PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

PREETI & SUDHANSHU TIKEKAR
2835 BREWSTER AVE
REDWOOD CITY, CA 94062

APN: 058-253-290

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF REDWOOD CITY

COUNTY OF SAN MATEO

CALIFORNIA

2835 BREWSTER AVENUE

SHEET NO.

C1

JOB NO.

2022-163

GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEP PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEP.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE COUNTY'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

LEGEND

SYMBOL	DESCRIPTIONS
	PERCENT GRADE
	BOUNDARY LINE
	CENTERLINE (CL)
	RIGHT OF WAY
	SFPUC R.O.W.
	TREE PROTECTION FENCING (SEE ARBORIST REPORT)
	EXISTING WOOD FENCE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD LINE

EARTHWORK SUMMARY

(WITHIN SFPUC ROW)

MEASURED RAW CUT :	17 CY
MEASURED RAW FILL :	23 CY
ESTIMATED EXCESS:	6 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

QUANTITIES MAY CHANGE PRIOR TO GRADING BASED ON REQUIREMENTS OF ANY REMEDIAL WORK THAT MAY BE NEEDED, OR REMOVAL OF UNSUITABLE SOILS OR MATERIALS FROM THE SITE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

EARTHWORK SUMMARY

(PRIVATE)

MEASURED RAW CUT :	32 CY
MEASURED RAW FILL :	55 CY
ESTIMATED EXCESS:	23 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

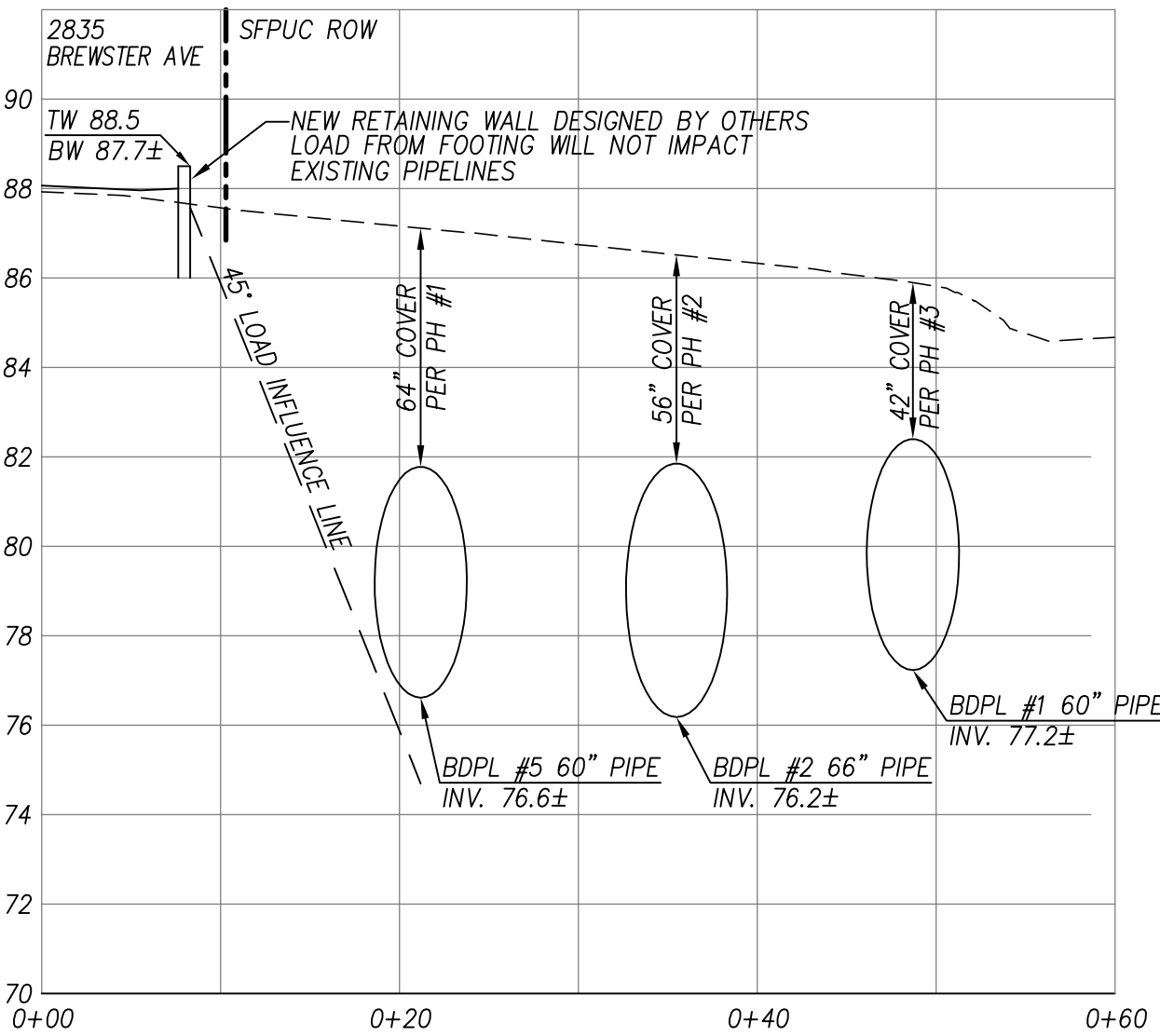
QUANTITIES MAY CHANGE PRIOR TO GRADING BASED ON REQUIREMENTS OF ANY REMEDIAL WORK THAT MAY BE NEEDED, OR REMOVAL OF UNSUITABLE SOILS OR MATERIALS FROM THE SITE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

ABBREVIATIONS

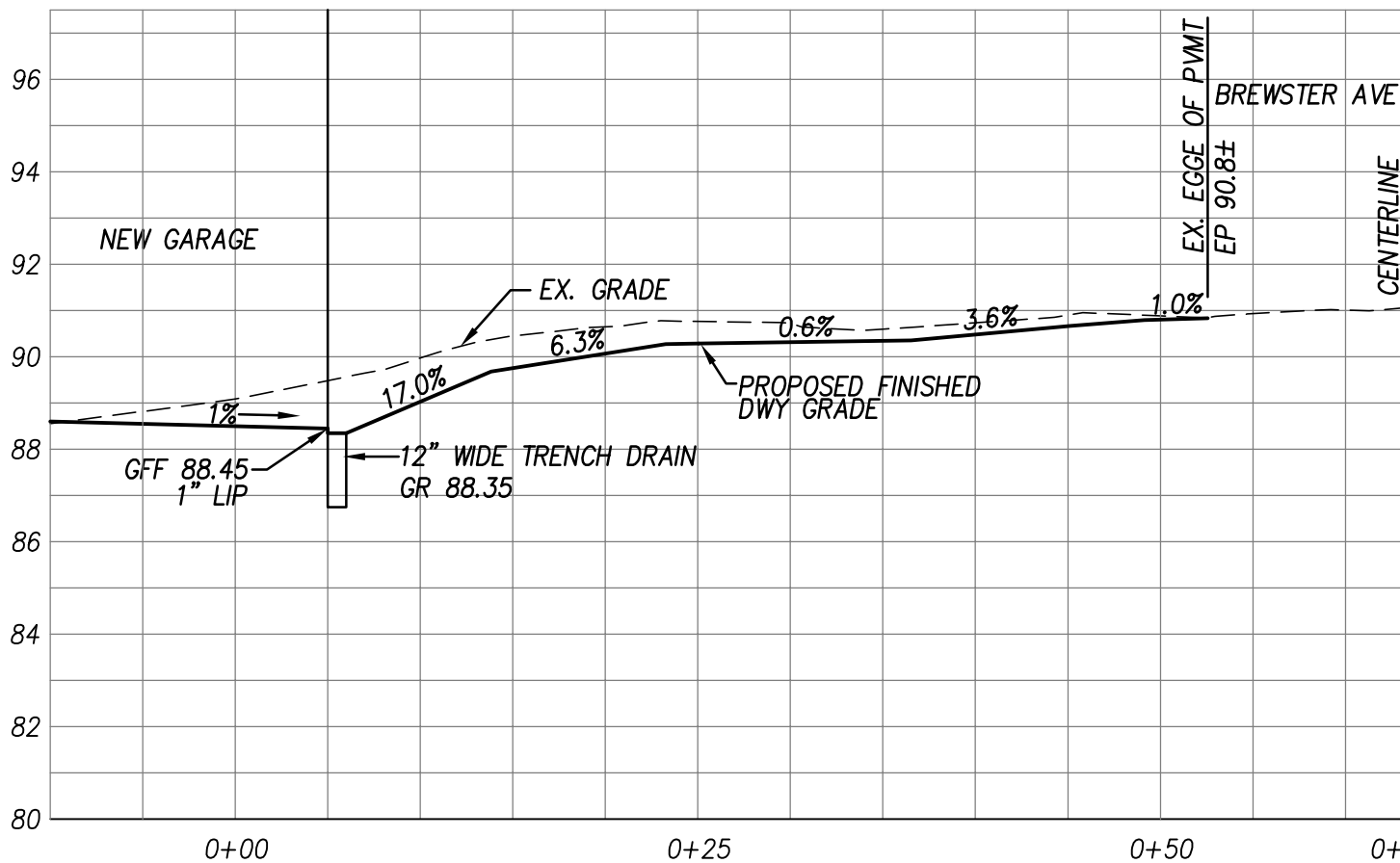
BDPL	BAY DIVISION PIPELINE
CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
GR	TOP OF GRATE
INV	INVERT
(N)	NEW
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PV	POST INDICATOR VALVE
PVC	POINT ON CURVE
PP	POWER POLE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R.O.W./RW	RIGHT-OF-WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

POTHOLE NOTE
POTHOLE INFORMATION PROVIDED BY SFPUC PERMIT NO. CST 918-24 INSPECTION
REPORT DATED 1/9/2025. POTHOLE LOCATIONS AND SURFACE ELEVATIONS WERE
MEASURED BY FIELD SURVEY ON 1/28/2025.



SECTION A-A - RETAINING WALL AND SFPUC PIPELINES

HORI. SCALE: 1\"/>



PROPOSED DRIVEWAY SECTION

HORI. SCALE: 1\"/>

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DESIGNED: DSK, KT					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DILIP S. KISHAN
C 51620
STATE OF CALIFORNIA

PREPARED BY:

STERLING CONSULTANTS
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FREMONT, CA 94538
sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
PREETI & SUDHANSHU TIKEKAR
2835 BREWSTER AVE
REDWOOD CITY, CA 94062

APN: 058-253-290

2835 BREWSTER AVENUE

SHEET NO.

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

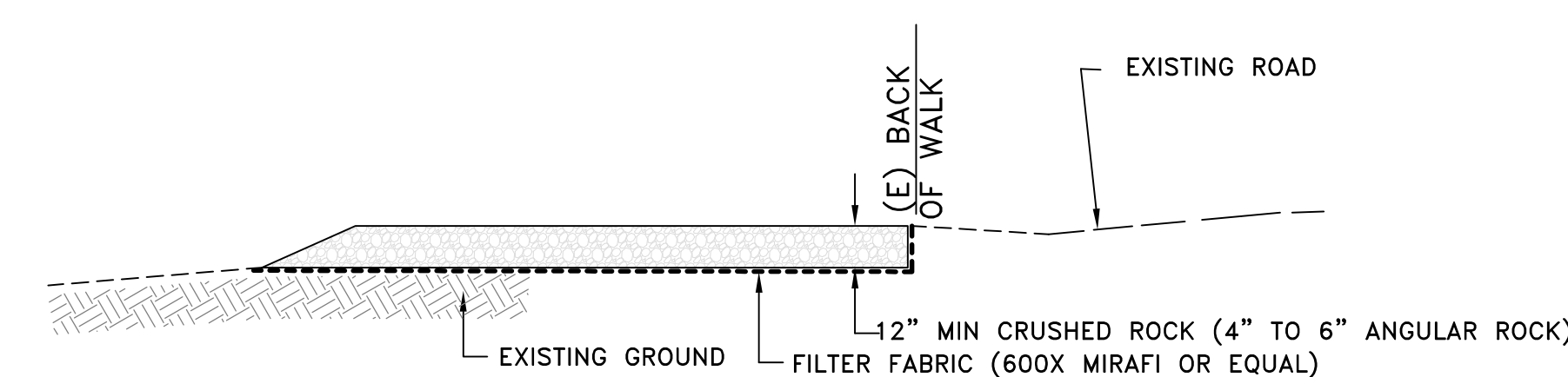
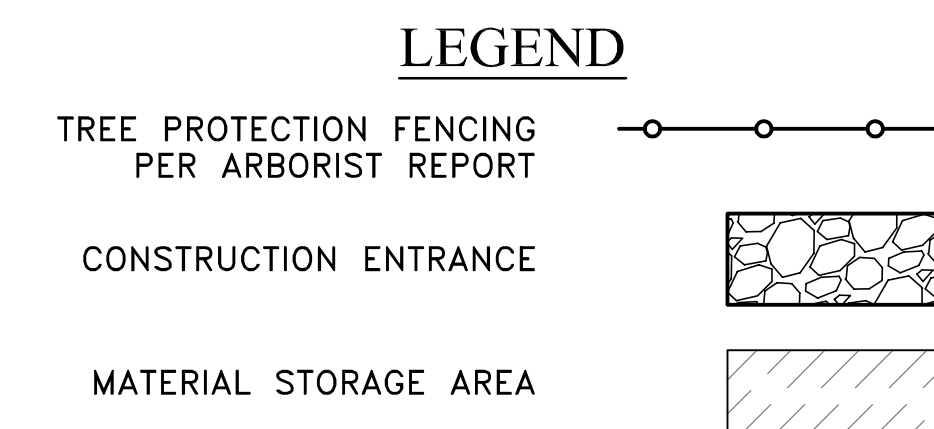
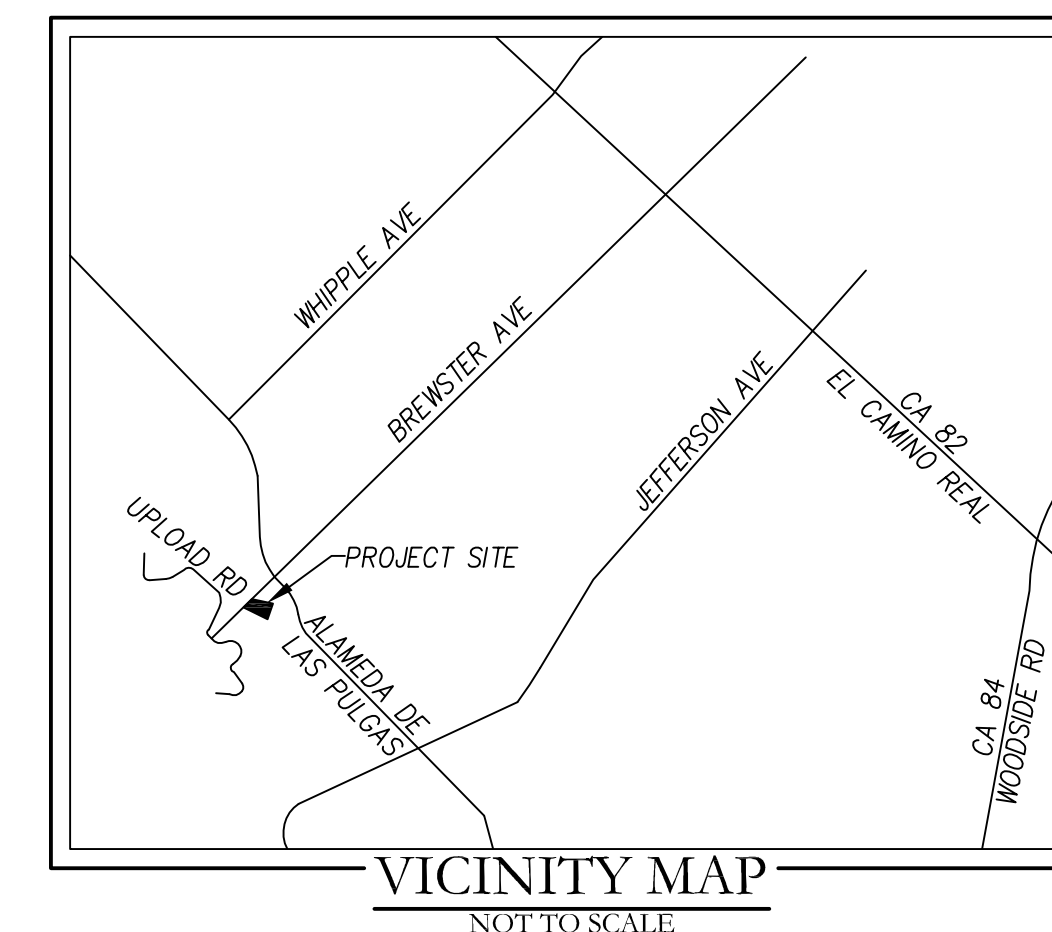
CITY OF REDWOOD CITY

COUNTY OF SAN MATEO

CALIFORNIA

JOB NO.

2022-163



- NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL 20 FEET WIDE STABILIZED CONSTRUCTION ENTRANCE AT EXISTING DRIVEWAY ENTRANCES TO SITE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING W/ ADDITIONAL STONE AS CONDITION DEMANDS.

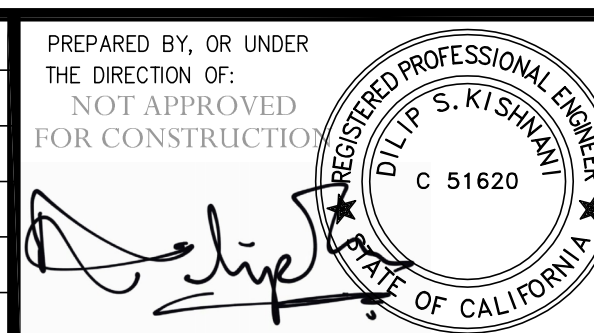
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE



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PREPARED BY:



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APN: 058-253-290

2835 BREWSTER AVENUE

SFPUC ENCROACHMENT & CONSTRUCTION STAGING PLAN

CITY OF REDWOOD CITY

COUNTY OF SAN MATEO

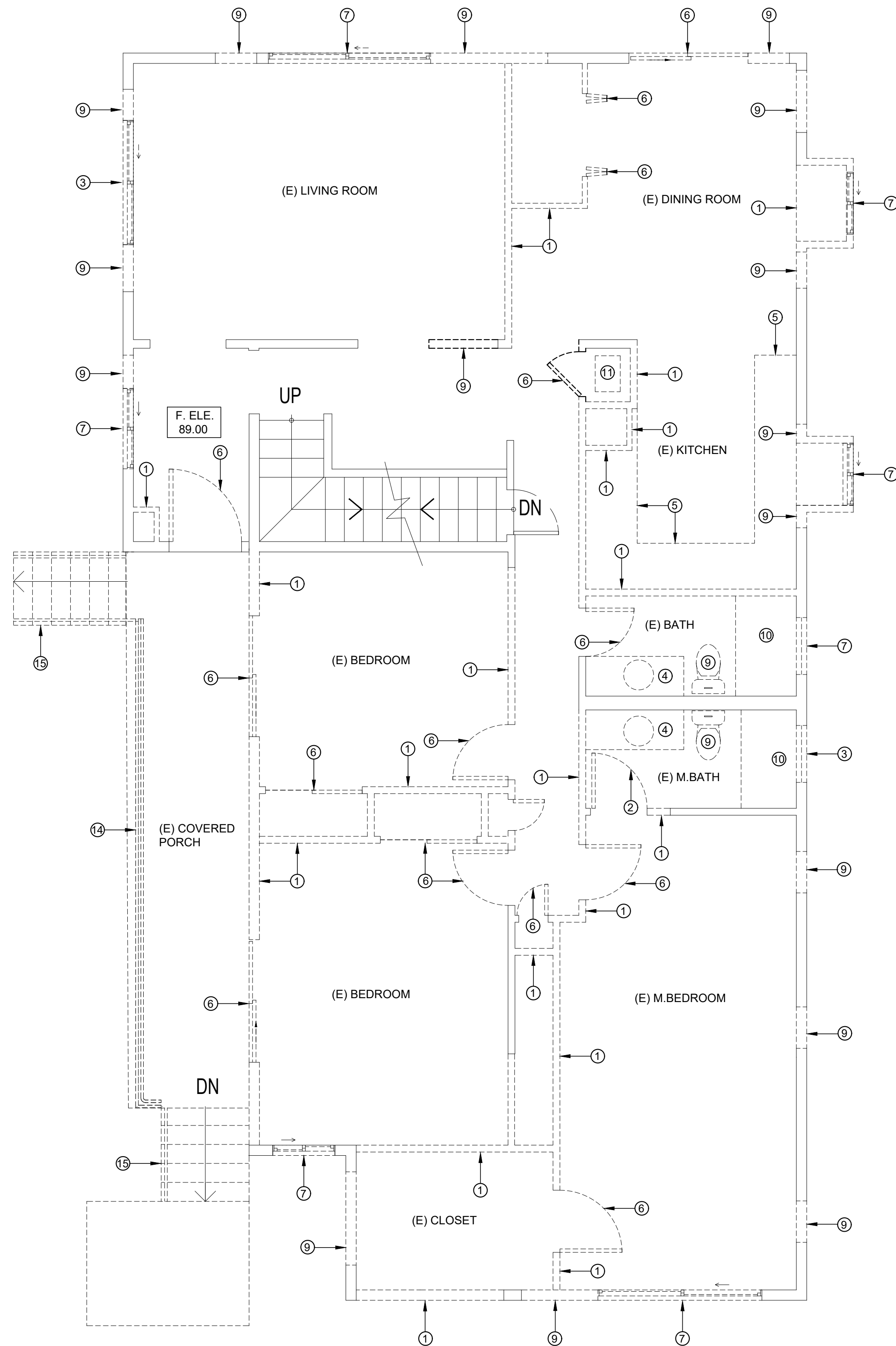
CALIFORNIA

SHEET NO.

C5

JOB NO.

2022-163



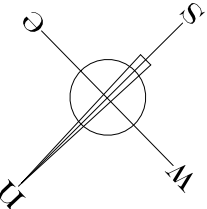
KEY NOTES:

- ① (E) WALL TO BE REMOVED
- ② (E) DOOR TO BE REMOVED AND REPLACED
- ③ (E) WINDOW TO BE REMOVED AND REPLACED
- ④ (E) VANITY TO BE REMOVED
- ⑤ (E) COUNTER/CABINET TO BE REMOVED
- ⑥ (E) DOOR TO BE REMOVED
- ⑦ (E) WINDOW TO BE REMOVED
- ⑧ (E) SKYLIGHT BE REMOVED
- ⑨ (E)WALL TO BE REMOVED FOR NEW OPENING
- ⑩ (E) SHOWER TO BE REMOVED
- ⑪ (E) FAU TO BE RELOCATED
- ⑫ (E) ROOF TO BE REMOVED
- ⑬ (E) ROOF TO BE RETAINED
- ⑭ (E) RAILING TO BE REMOVED
- ⑮ (E) STAIRS TO BE REMOVED
- ⑯ (E) BALCONY TO BE REMOVED
- ⑰ (E) FLOOR TO BE REMOVED
- ⑱ (E) ROOFING TILE TO BE REMOVED

LEGEND:

----- (E) TO BE DEMOLISHED

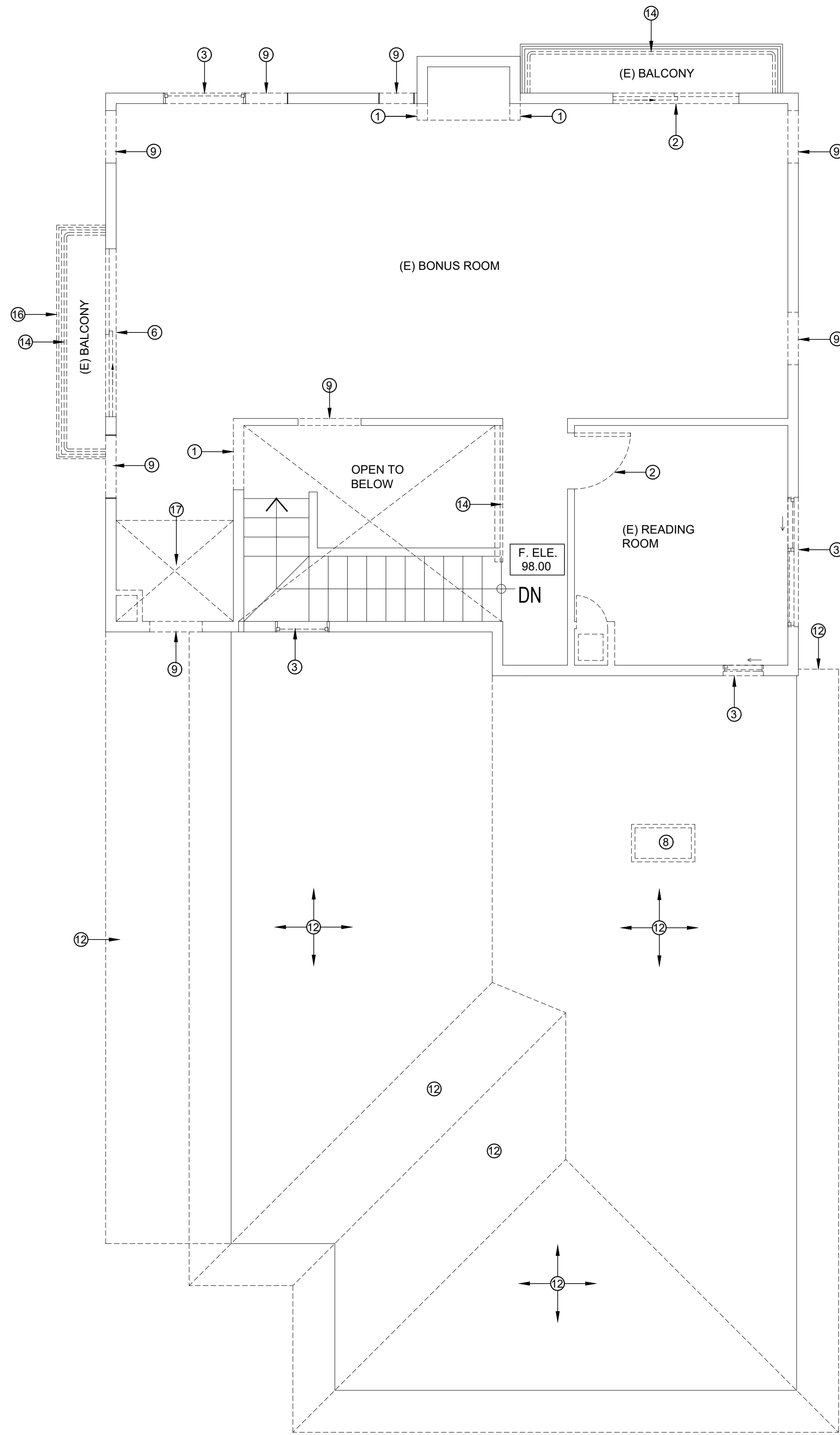
① DEMO FIRST FLOOR PLAN
SCALE: 1/4"= 1'-0"



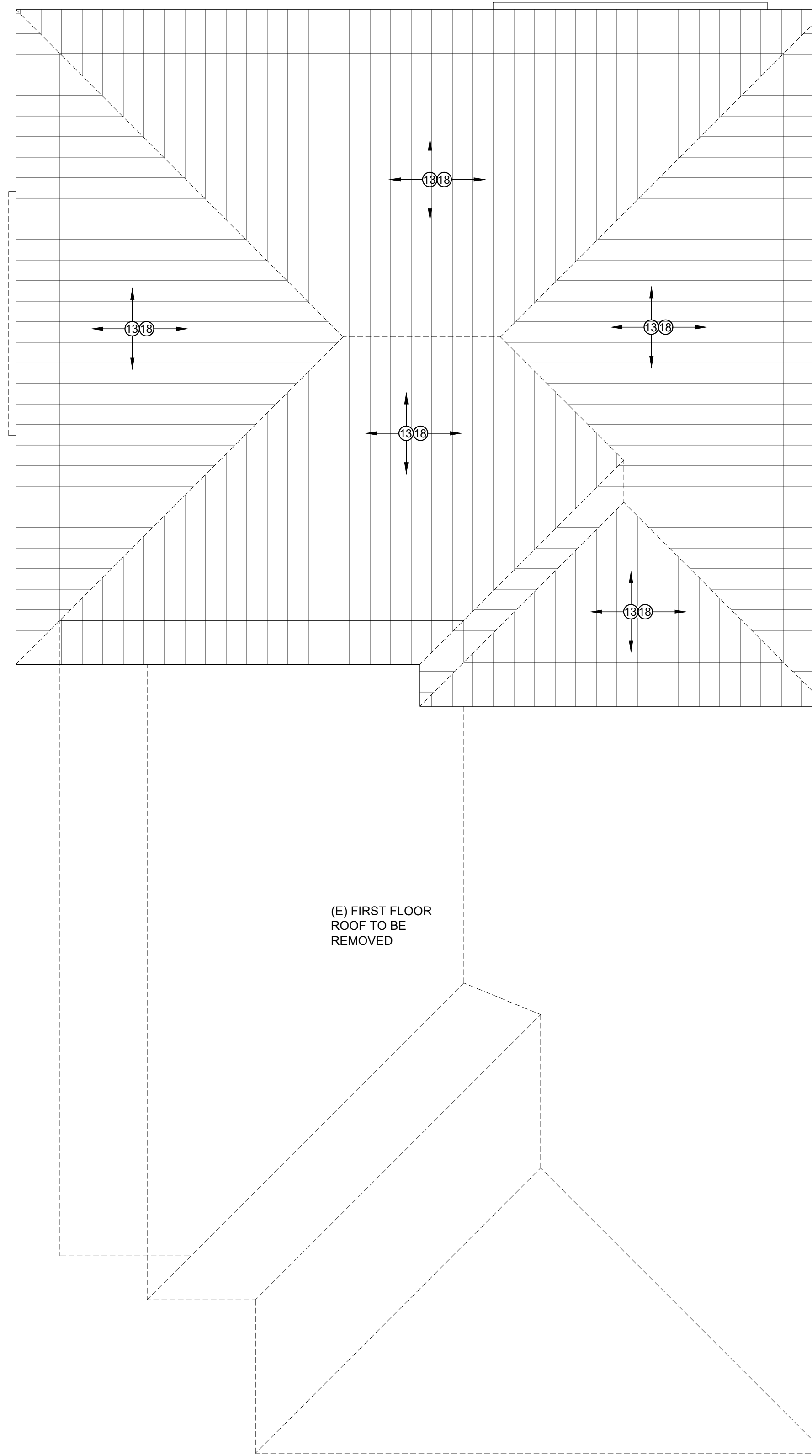
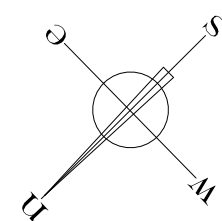
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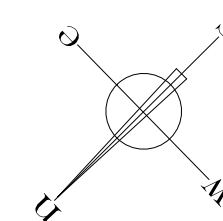




2 DEMO SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 DEMO ROOF PLAN
SCALE: 1/4"=1'-0"



KEY NOTES:

- 1 (E) WALL TO BE REMOVED
- 2 (E) DOOR TO BE REMOVED AND REPLACED
- 3 (E) WINDOW TO BE REMOVED AND REPLACED
- 4 (E) VANITY TO BE REMOVED
- 5 (E) COUNTER/CABINET TO BE REMOVED
- 6 (E) DOOR TO BE REMOVED
- 7 (E) WINDOW TO BE REMOVED
- 8 (E) SKYLIGHT BE REMOVED
- 9 (E) WALL TO BE REMOVED FOR NEW OPENING
- 10 (E) SHOWER TO BE REMOVED
- 11 (E) FAU TO BE RELOCATED
- 12 (E) ROOF TO BE REMOVED
- 13 (E) ROOF TO BE RETAINED
- 14 (E) RAILING TO BE REMOVED
- 15 (E) STAIRS TO BE REMOVED
- 16 (E) BALCONY TO BE REMOVED
- 17 (E) FLOOR TO BE REMOVED
- 18 (E) ROOFING TILE TO BE REMOVED

LEGEND:

--- (E) TO BE DEMOLISHED

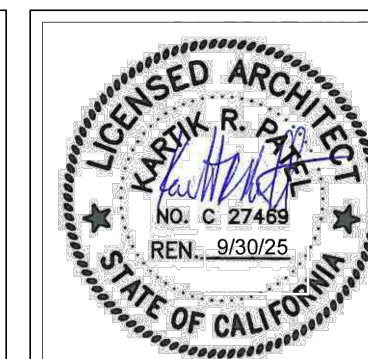
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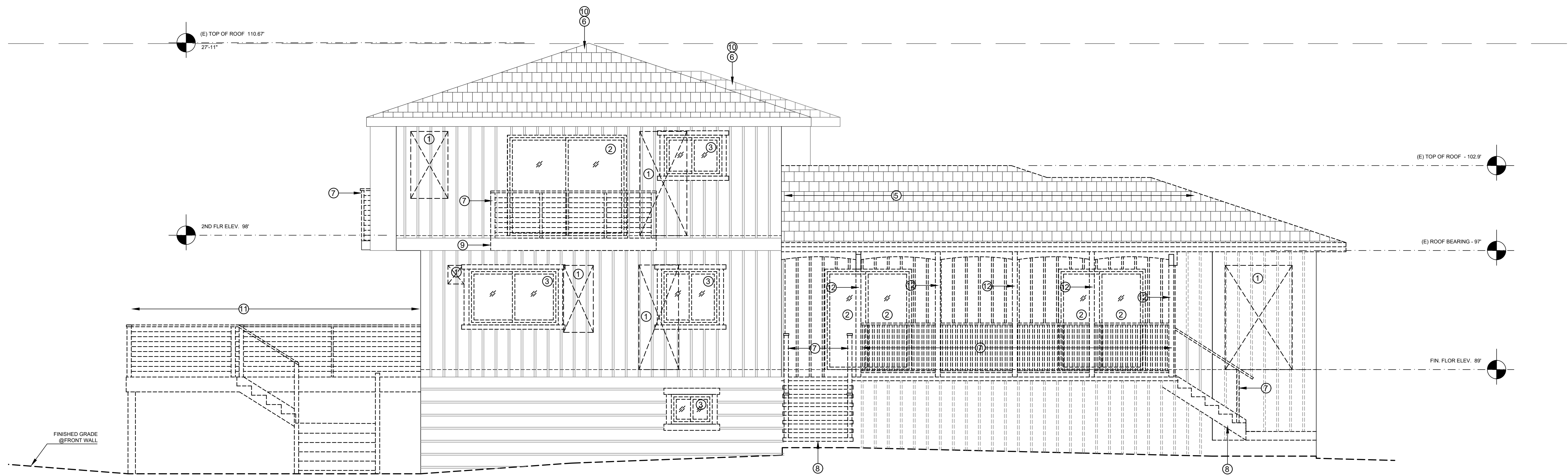


SCALE: 1/4"=1'-0"

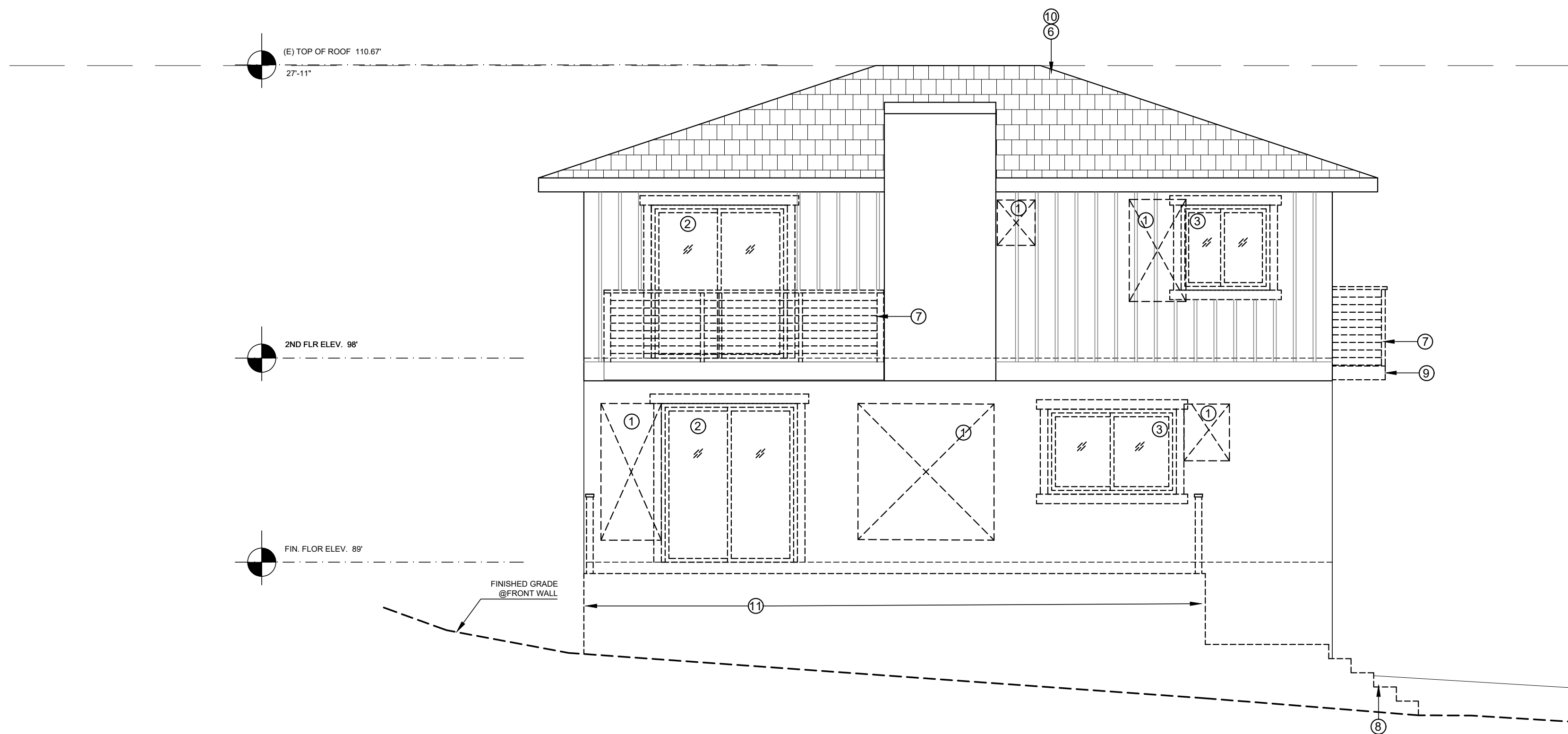
DEMO FLOOR/ROOF PLANS

A-D.2

PROJECT NO : 202302



1 NORTH-EAST ELEVATION
SCALE: 1/4"= 1'-0"



2 SOUTH EAST ELEVATION
SCALE: 1/4"= 1'-0"

KEY NOTES:

- 1 (E) WALL TO BE REMOVED FOR (N) OPENING
- 2 (E) DOOR TO BE REMOVED
- 3 (E) WINDOW W/ TRIM TO BE REMOVED
- 4 (E) SKYLIGHT BE REMOVED
- 5 (E) ROOF TO BE REMOVED
- 6 (E) ROOF TO BE RETAINED
- 7 (E) RAILING TO BE REMOVED
- 8 (E) STAIRS TO BE REMOVED
- 9 (E) BALCONY TO BE REMOVED
- 10 (E) ROOFING TILE TO BE REMOVED
- 11 (E) WOOD DECK/ STEPS AND RAILING TO BE REMOVED
- 12 (E) WOOD POST TO BE REMOVED

LEGEND:

----- (E) TO BE DEMOLISHED

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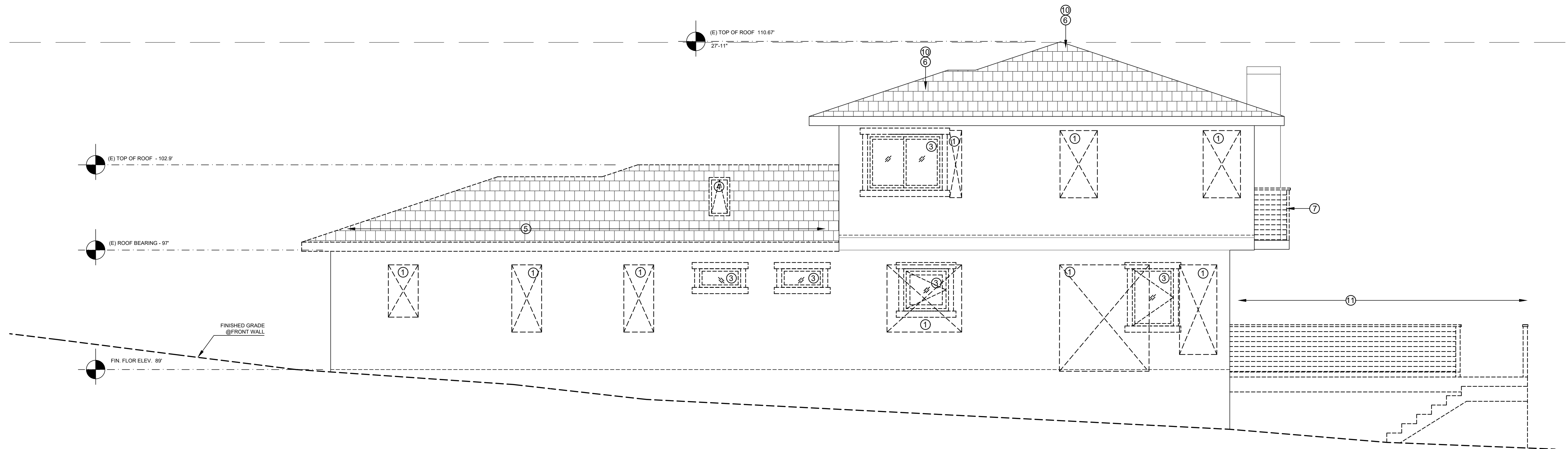


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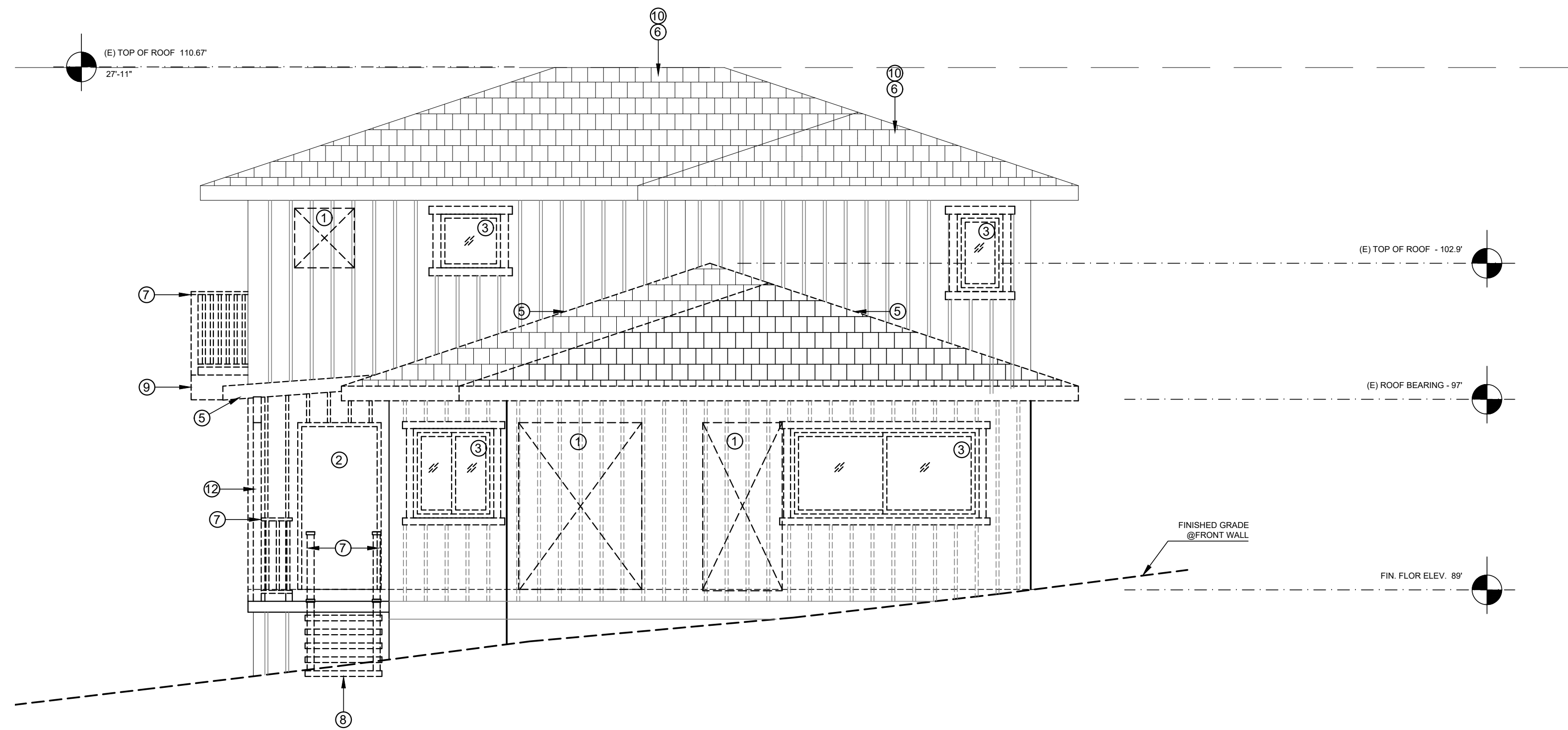
DEMO EXTERIOR
ELEVATIONS

A-D.3

PROJECT NO : 202302



1 SOUTH-WEST ELEVATION
SCALE: 1/4"= 1'-0"



2 NORTH-WEST ELEVATION
SCALE: 1/4"= 1'-0"

KEY NOTES:

- 1 (E) WALL TO BE REMOVED FOR (N) OPENING
- 2 (E) DOOR TO BE REMOVED
- 3 (E) WINDOW W/ TRIM TO BE REMOVED
- 4 (E) SKYLIGHT BE REMOVED
- 5 (E) ROOF TO BE REMOVED
- 6 (E) ROOF TO BE RETAINED
- 7 (E) RAILING TO BE REMOVED
- 8 (E) STAIRS TO BE REMOVED
- 9 (E) BALCONY TO BE REMOVED
- 10 (E) ROOFING TILE TO BE REMOVED
- 11 (E) WOOD DECK/ STEPS AND RAILING TO BE REMOVED
- 12 (E) WOOD POST TO BE REMOVED

LEGEND:

----- (E) TO BE DEMOLISHED

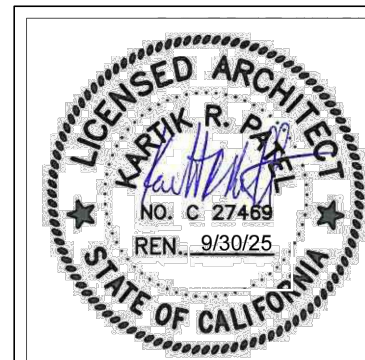
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REDWOOD CITY, CA

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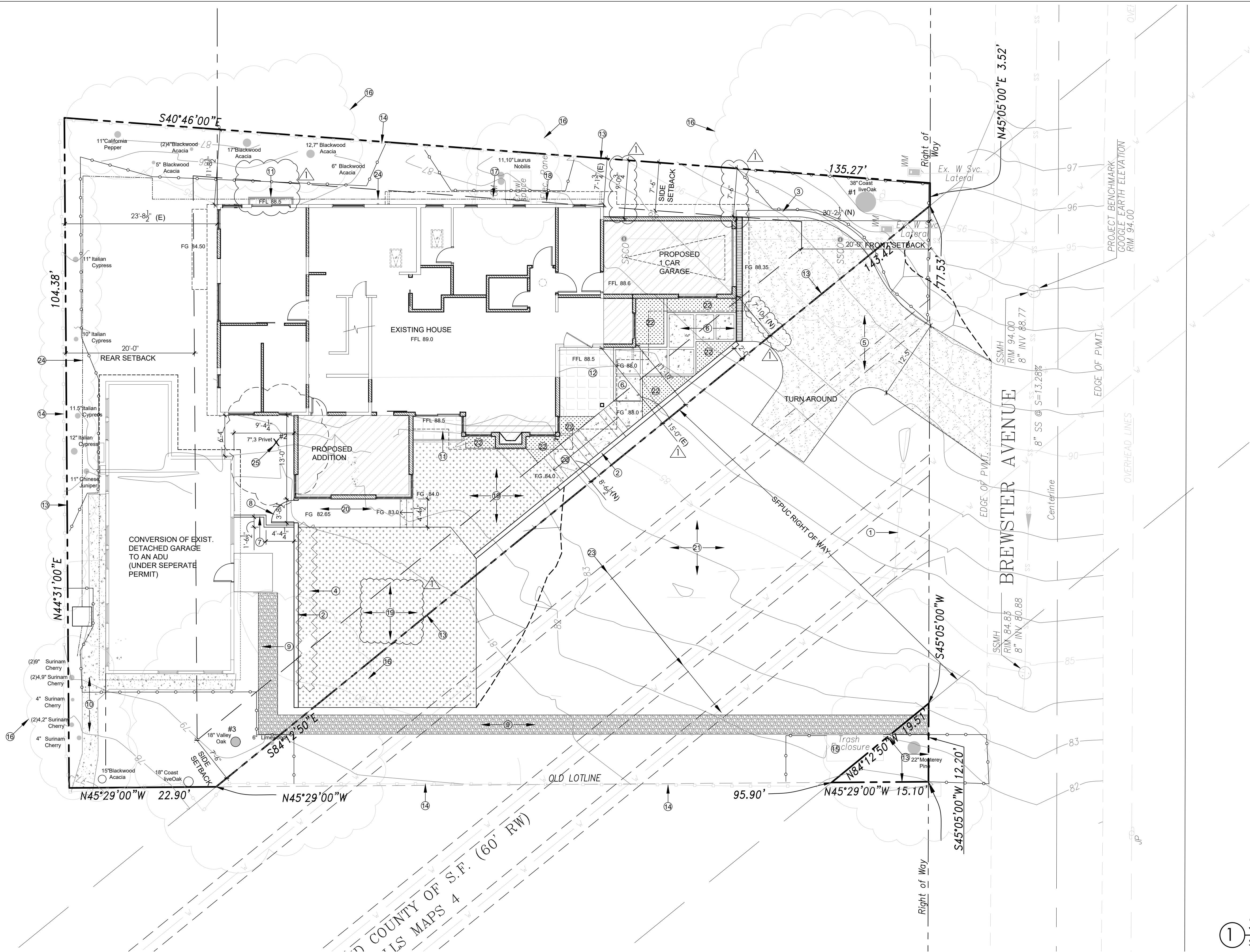


DEMO EXTERIOR
ELEVATIONS

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

A-D.4

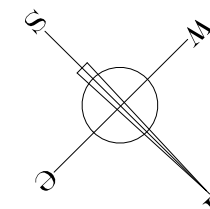
PROJECT NO : 202302



- KEY NOTES:**
- 1 (E) FENCE TO BE REMOVED
 - 2 (N) CONCRETE MASONRY UNIT-RETAINING WALL PLASTER FINISH-PAINT COLOR TO MATCH WITH DRIVEWAY WALL
 - 3 (N) STACKED CONCRETE BLOCK WALL
 - 4 (N) PLANT HEDGE
 - 5 (N) ASPHALT DRIVEWAY
 - 6 (N) CONCRETE STEPPING STONES
 - 7 (N) WOOD SLAT FENCE, 6'-0" HIGH
 - 8 (N) WOOD GATE 6'-0" HIGH
 - 9 (N) DG PATH (PERVIOUS) TO ADU
 - 10 (E) CONCRETE WALKWAY
 - 11 (N) BALONY
 - 12 (N) FRONT PORCH
 - 13 PROPERTY LINE
 - 14 (E) FENCE
 - 15 (E) TRASH ENCLOSURE
 - 16 (E) TREE
 - 17 (E) GAS METER
 - 18 (E) ELECTRIC METER
 - 19 (N) ARTIFICIAL TURF
 - 20 (N) CONCRETE STEPS
 - 21 (N) LANDSCAPING PER SFPU LANDSCAPE GUIDELINES
 - 22 (N) PLANTER
 - 23 SFPU PIPELINES
 - 24 (E) FRECH DRAIN & RELOCATED SUMP PUMP
 - 25 (E) TREE TO BE REMOVED

- LEGEND:**
- PROPERTY LINE
 - CONTOUR LINE
 - SET BACK LINE
 - ROOF LINE/ UPPER FLOOR PROJECTION
 - TREE PROTECTION FENCE
- NOTE:**
1 SEE ARBORIST REPORT FOR TREE PROTECTION FENCING
2 FOR ALL RETAINING WALL HEIGHTS REFER TO C2/CIVIL DWGS.
- TYPICAL CONCRETE SPLASH BLOCK. SEE DETAIL 2/-
- ALL THE ROOF & SURFACE RUNOFF SHALL BE DIRECTED AWAY FROM THE BUILDING
- SFPU NOTE**
NO PARKING, STAGING OR STOCKPILING OF CONSTRUCTION EQUIPMENT, VEHICLES OR MATERIALS ON SFPU RIGHT OF WAY, WITHOUT FORMAL APPROVAL.

1 SITE PLAN
SCALE: 1/8"= 1'-0"



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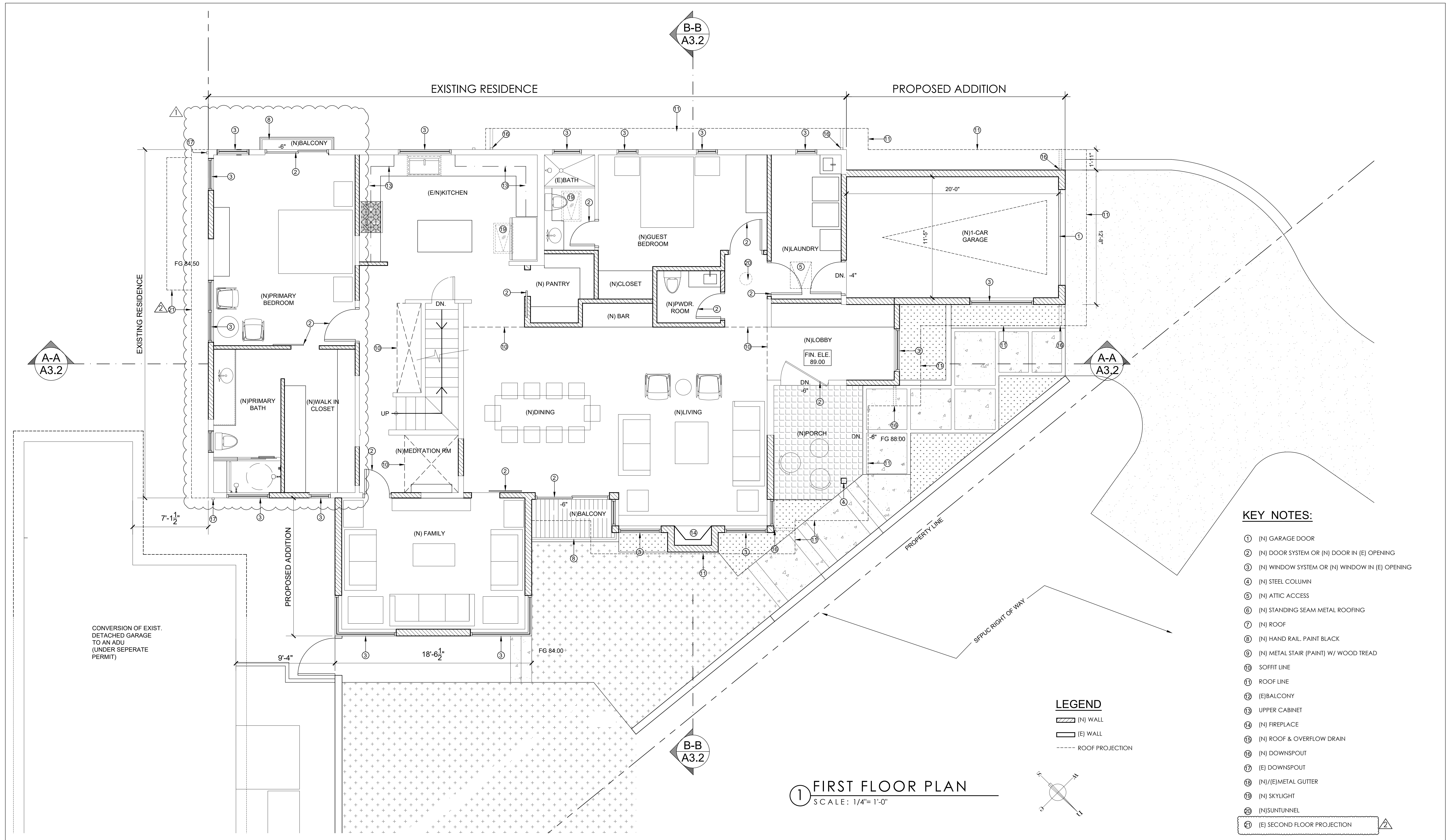


SCALE: 1/8"= 1'-0"

SITE PLAN

A-1.0

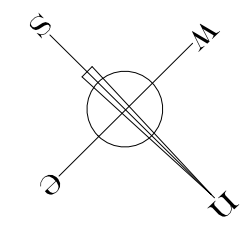
PROJECT NO : 202302



- KEY NOTES:**
- ① (N) GARAGE DOOR
 - ② (N) DOOR SYSTEM OR (N) DOOR IN (E) OPENING
 - ③ (N) WINDOW SYSTEM OR (N) WINDOW IN (E) OPENING
 - ④ (N) STEEL COLUMN
 - ⑤ (N) ATTIC ACCESS
 - ⑥ (N) STANDING SEAM METAL ROOFING
 - ⑦ (N) ROOF
 - ⑧ (N) HAND RAIL. PAINT BLACK
 - ⑨ (N) METAL STAIR (PAINT) W/ WOOD TREAD
 - ⑩ SOFFIT LINE
 - ⑪ ROOF LINE
 - ⑫ (E) BALCONY
 - ⑬ UPPER CABINET
 - ⑭ (N) FIREPLACE
 - ⑮ (N) ROOF & OVERFLOW DRAIN
 - ⑯ (N) DOWNSPOUT
 - ⑰ (E) DOWNSPOUT
 - ⑱ (N)/(E) METAL GUTTER
 - ⑲ (N) SKYLIGHT
 - ⑳ (N) SUNTUNNEL
 - ㉑ (E) SECOND FLOOR PROJECTION

LEGEND

- ▨ (N) WALL
- ▭ (E) WALL
- ROOF PROJECTION



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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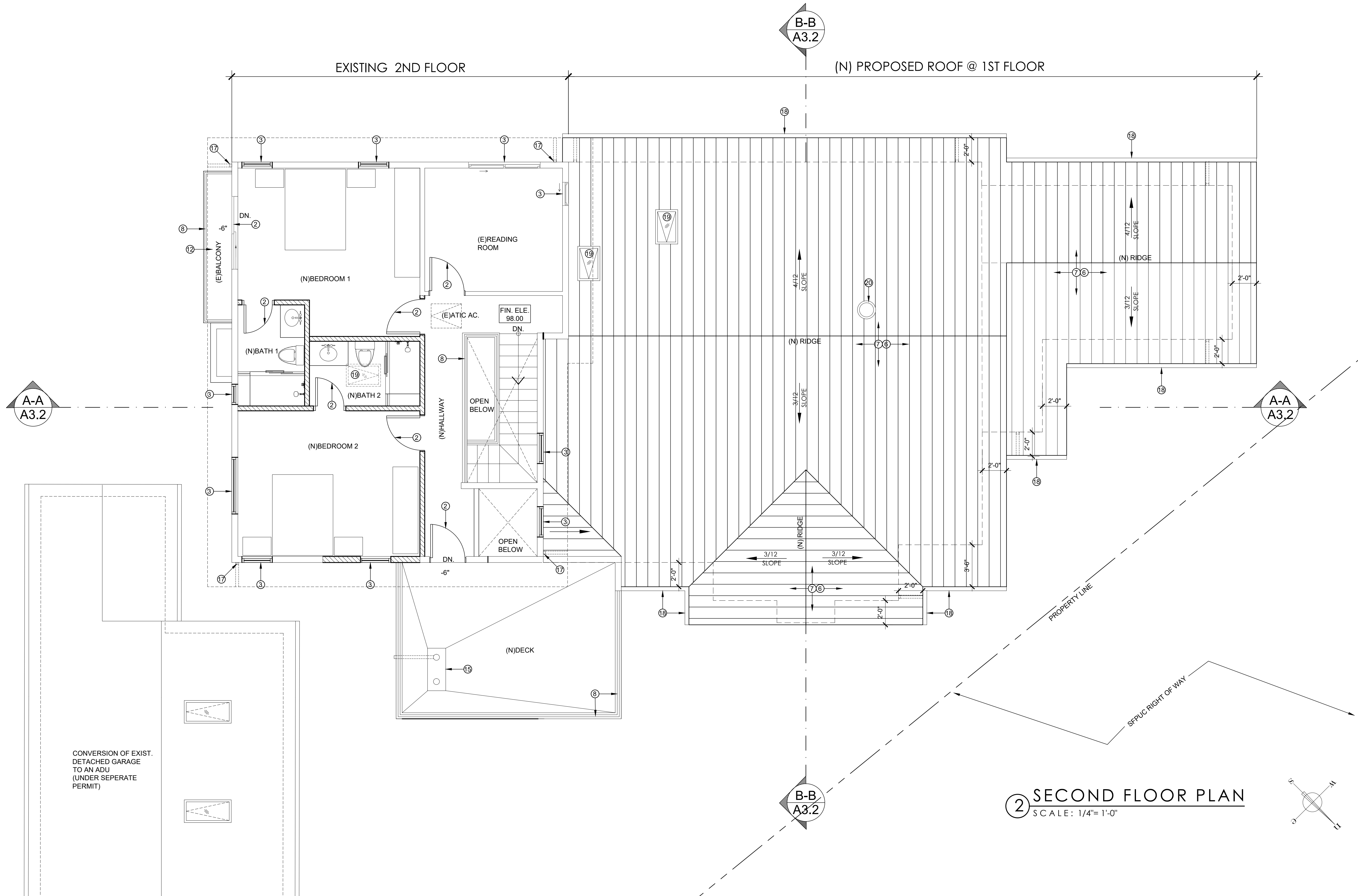
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**PROPOSED
FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

A-2.0
PROJECT NO : 202302



KEY NOTES:

- ① (N) GARAGE DOOR
- ② (N) DOOR SYSTEM OR (N) DOOR IN (E) OPENING
- ③ (N) WINDOW SYSTEM OR (N) WINDOW IN (E) OPENING
- ④ (N) STEEL COLUMN
- ⑤ (N) ATTIC ACCESS
- ⑥ (N) STANDING SEAM METAL ROOFING
- ⑦ (N) ROOF
- ⑧ (N) HAND RAIL, PAINT BLACK
- ⑨ (N) METAL STAIR (PAINT) W/ WOOD TREAD
- ⑩ SOFFIT LINE
- ⑪ ROOF LINE
- ⑫ (E) BALCONY
- ⑬ UPPER CABINET
- ⑭ (N) FIREPLACE
- ⑮ (N) ROOF & OVERFLOW DRAIN
- ⑯ (N) DOWNSPOUT
- ⑰ (E) DOWNSPOUT
- ⑱ (N)/(E) METAL GUTTER
- ⑲ (N) SKYLIGHT
- ⑳ (N) SUNTUNNEL
- ㉑ (E) SECOND FLOOR PROJECTION

LEGEND

- (N) WALL
- (E) WALL
- ROOF PROJECTION

② SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

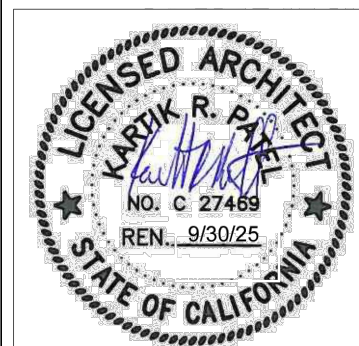
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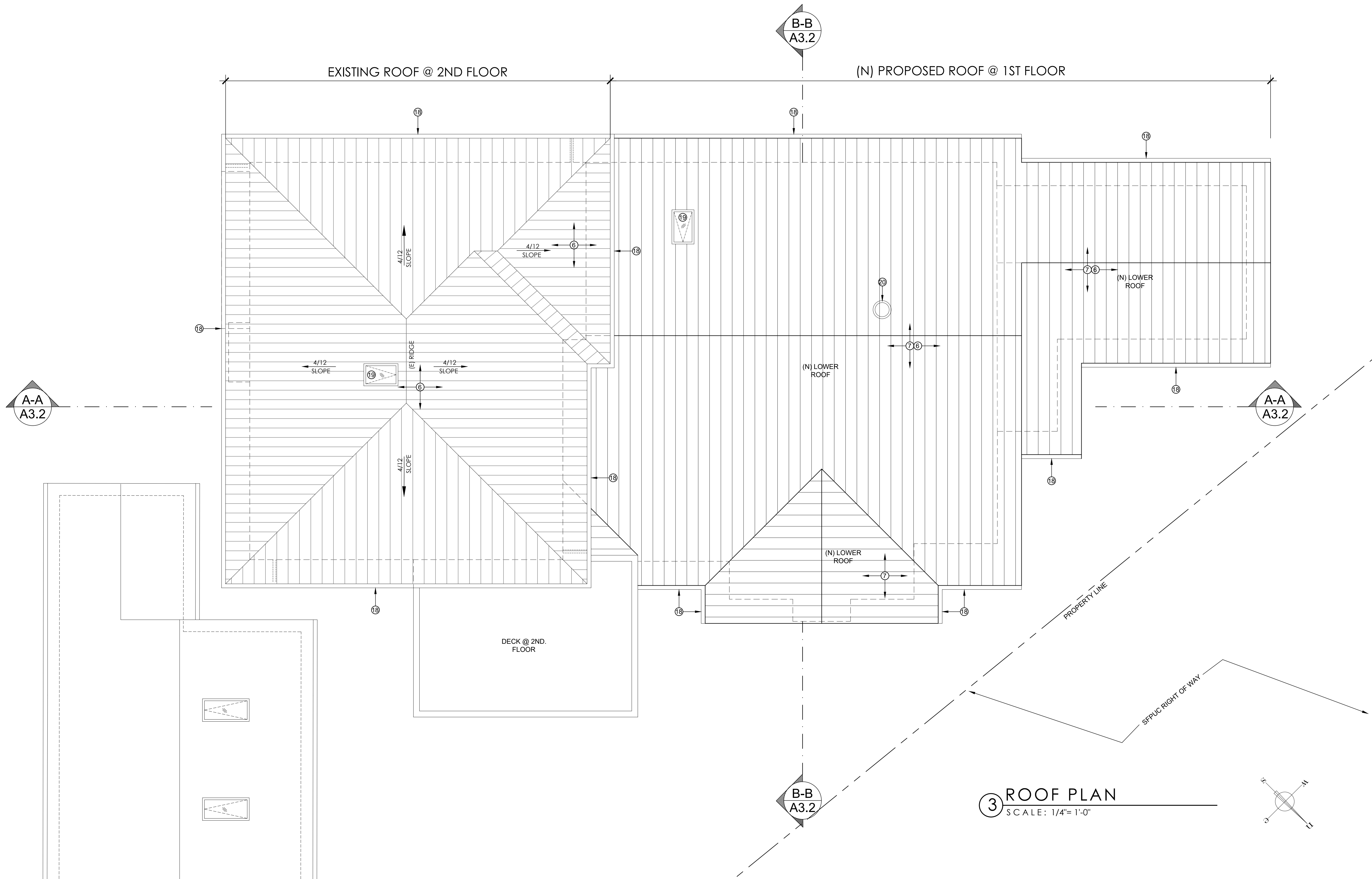


PROPOSED
SECOND FLOOR PLAN

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

A-2.1

PROJECT NO : 202302



- KEY NOTES:**
- ① (N) GARAGE DOOR
 - ② (N) DOOR SYSTEM OR (N) DOOR IN (E) OPENING
 - ③ (N) WINDOW SYSTEM OR (N) WINDOW IN (E) OPENING
 - ④ (N) STEEL COLUMN
 - ⑤ (N) ATTIC ACCESS
 - ⑥ (N) STANDING SEAM METAL ROOFING
 - ⑦ (N) ROOF
 - ⑧ (N) HAND RAIL, PAINT BLACK
 - ⑨ (N) METAL STAIR (PAINT) W/ WOOD TREAD
 - ⑩ SOFFIT LINE
 - ⑪ ROOF LINE
 - ⑫ (E)BALCONY
 - ⑬ UPPER CABINET
 - ⑭ (N) FIREPLACE
 - ⑮ (N) ROOF & OVERFLOW DRAIN
 - ⑯ (N) DOWNSPOUT
 - ⑰ (E) DOWNSPOUT
 - ⑱ (N)/(E)METAL GUTTER
 - ⑲ (N) SKYLIGHT
 - ⑳ (N)SUNTUNNEL
 - ㉑ (E) SECOND FLOOR PROJECTION

- LEGEND**
- (N) WALL
 - (E) WALL
 - ROOF PROJECTION

3 ROOF PLAN
SCALE: 1/4"= 1'-0"

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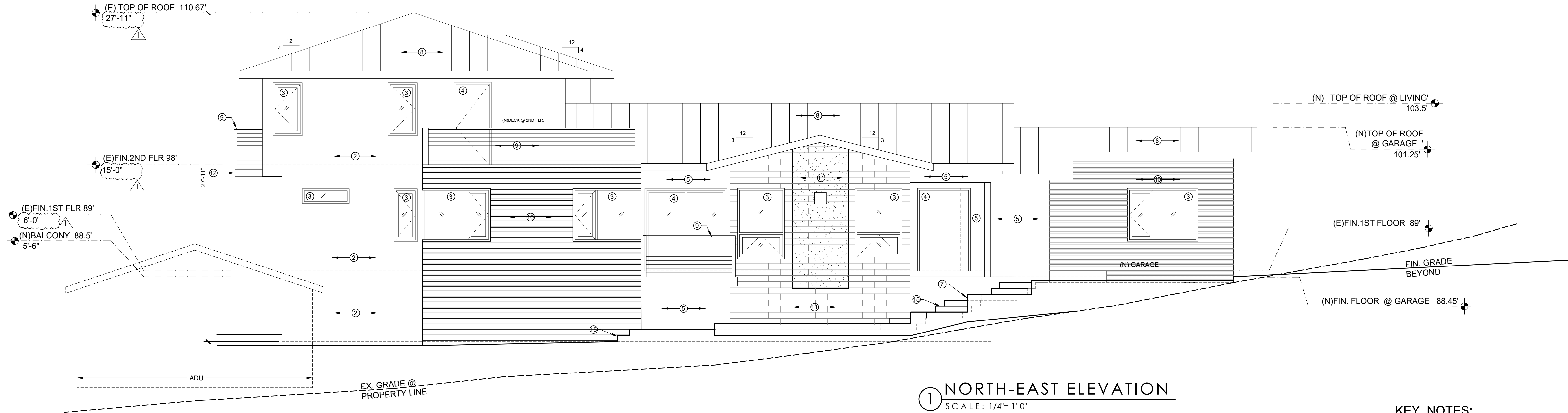


**PROPOSED
ROOF PLAN**

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

A-2.2

PROJECT NO : 202302



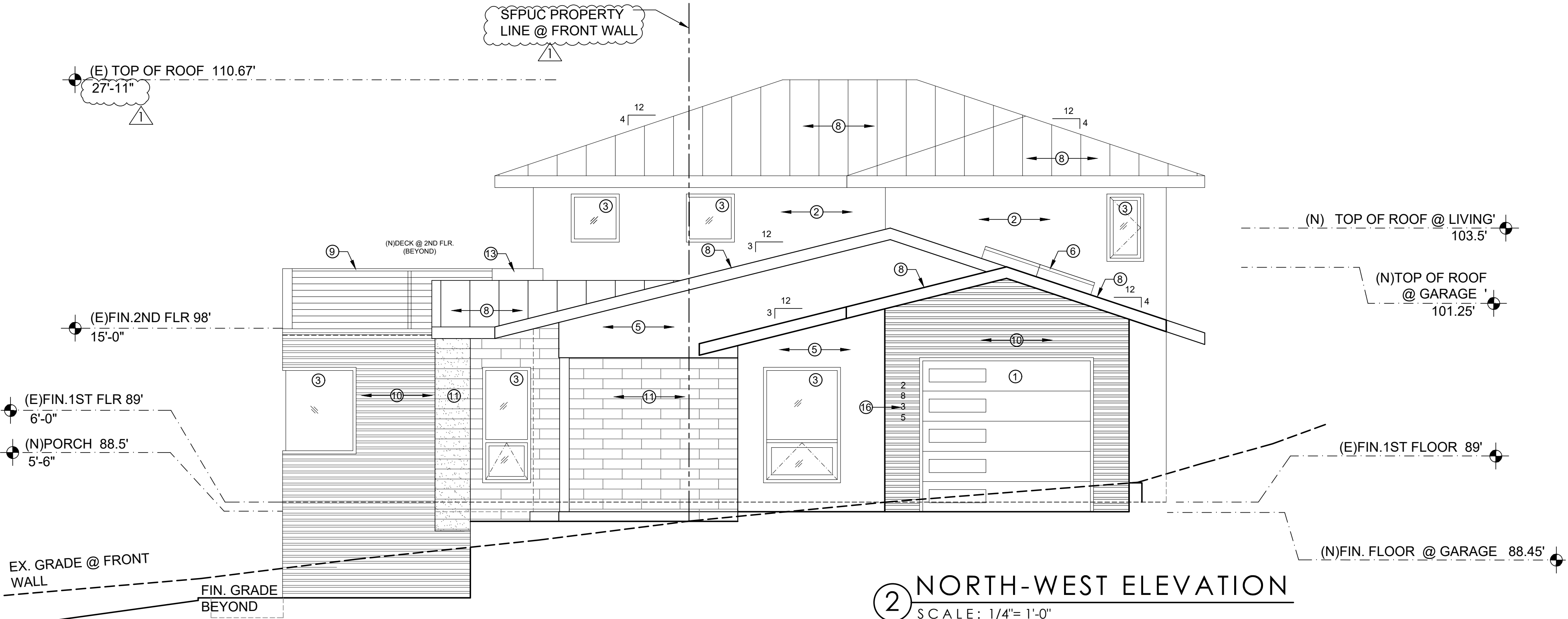
1 NORTH-EAST ELEVATION
SCALE: 1/4"= 1'-0"

KEY NOTES:

- (N) GARAGE DOOR
- (N) 5/8" STUCCO o/ METAL LATH o/ BLDG. PAPER o/ (E) T-111 SIDING
- (N) WINDOW SYSTEM OR (N) WINDOW IN (E) OPENING
- (N) DOOR SYSTEM OR (N) DOOR IN (E) OPENING
- (N) EXTERIOR STUCCO WALL
- (N) SKYLIGHT
- (N) CMU RETAINING WALL-PLASTER FINISH, PAINT COLOR TO MATCH W/ DRIVEWAY RET. WALL
- (N) STANDING SEAM METAL ROOFING
- (N) HAND RAIL, PAINT BLACK
- (N) THERMALLY MODIFIED RADIATA PINE WOOD SIDING - V GROOVE
- (N) TILE CLADDING
- (E) BALCONY
- (N) PARAPET WALL
- (N) GAS FIRE PLACE
- (N) CONCRETE STEPS
- (N) ADDRESS NUMBER MIN. 4" HIGH, ILLUMINATED SHALL BE IN CONTRAST WITH THEIR BACKGROUND

NOTES:

SEE ATTACHED COLOR & MATERIAL BOARD ON SHEET A3.2



2 NORTH-WEST ELEVATION
SCALE: 1/4"= 1'-0"

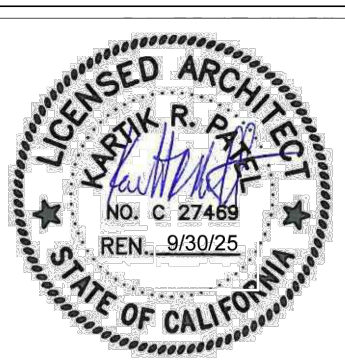
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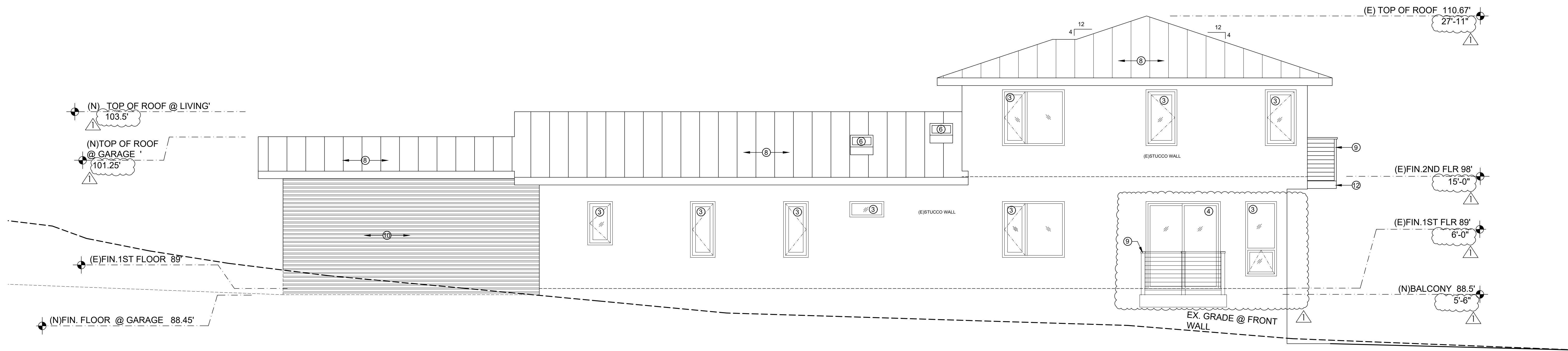
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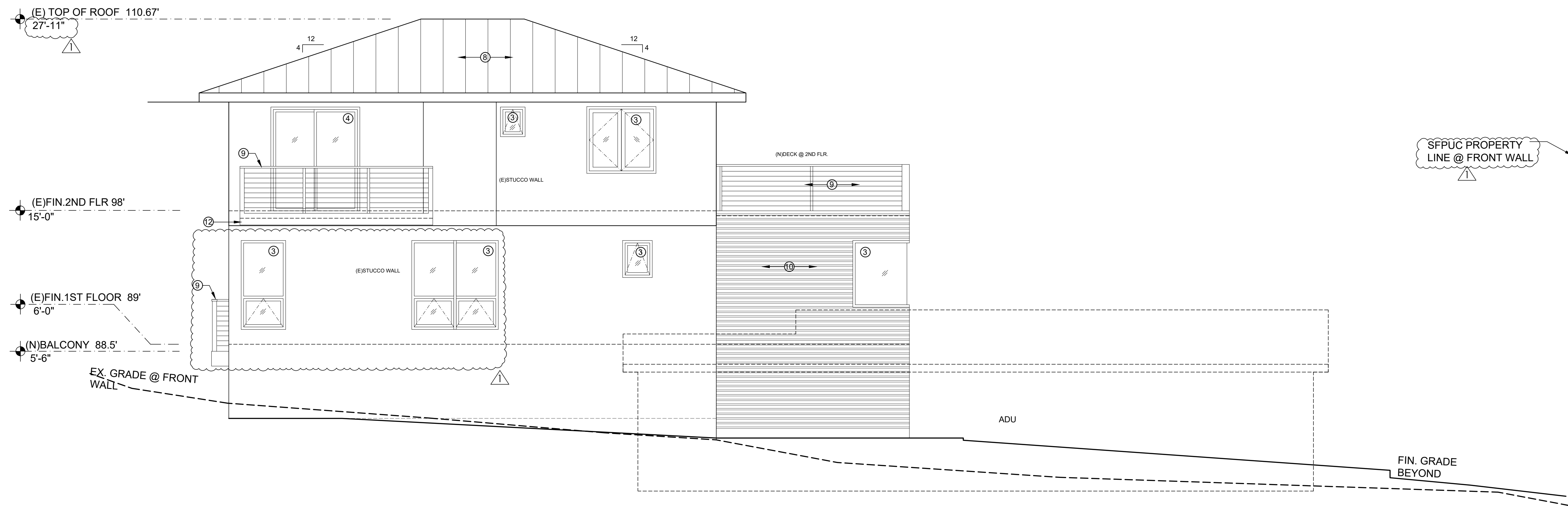


PROPOSED EXTERIOR
ELEVATION
SCALE: 1/8"= 1'-0"

A-3.0
PROJECT NO : 202302



① SOUTH - WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH - EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES:

- (N) GARAGE DOOR
- (N) $\frac{5}{8}$ " STUCCO o/METAL LATH o/BLDG. PAPER o/ (E) T-111 SIDING
- (N) WINDOW SYSTEM OR (N) WINDOW IN (E) OPENING
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- (N) GAS FIRE PLACE
- (N) CONCRETE STEPS
- (N) ADDRESS NUMBER MIN. 4" HIGH, ILLUMINATED, SHALL BE IN CONTRAST WITH THEIR BACKGROUND

NOTES:

SEE ATTACHED COLOR & MATERIAL BOARD ON SHEET A3.2

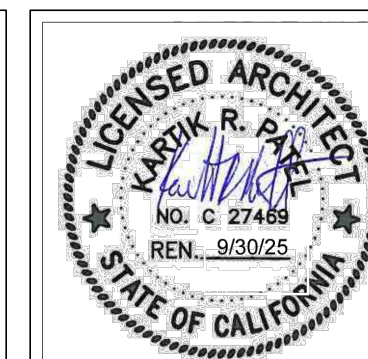
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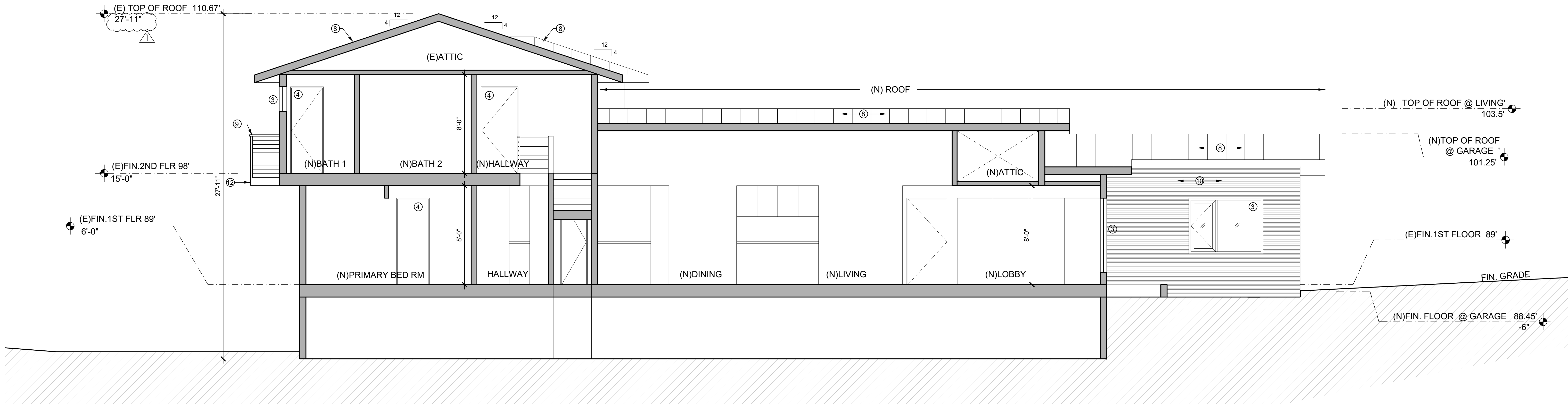


PROPOSED EXTERIOR
ELEVATION

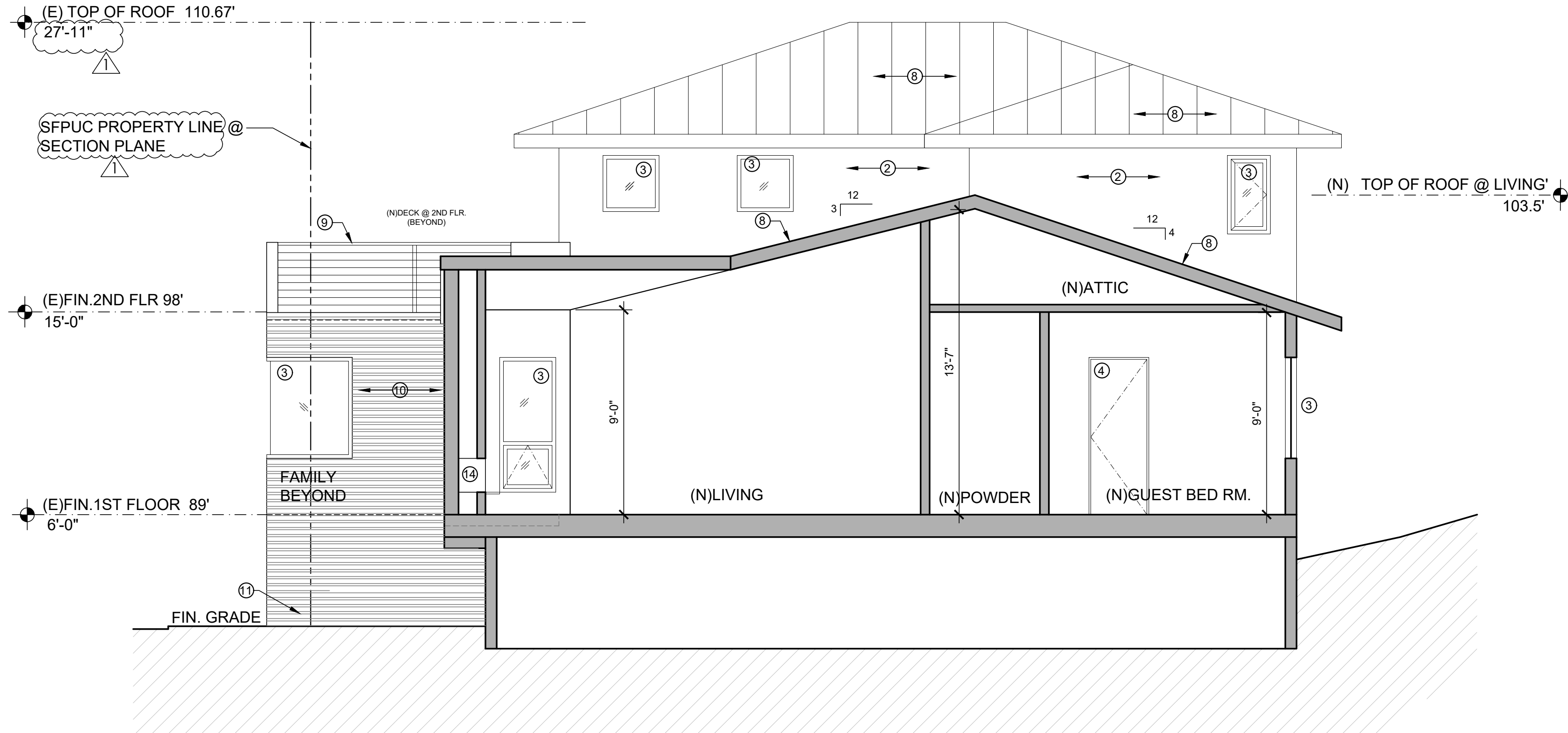
SCALE: 1/8" = 1'-0"

A-3.1

PROJECT NO : 202302



1 SECTION AA
SCALE: 1/4"= 1'-0"



2 SECTION BB
SCALE: 1/4"= 1'-0"

KEY NOTES:

- (N) GARAGE DOOR
- (N) 5/8" STUCCO o/ METAL LATH o/ BLDG. PAPER o/ (E) T-111 SIDING
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- (E) BALCONY
- (N) PARAPET WALL
- (N) GAS FIRE PLACE
- (N) CONCRETE STEPS
- (N) ADDRESS NUMBER MIN.4" HIGH, ILLUMINATED SHALL BE IN CONTRAST WITH THEIR BACKGROUND

NOTES:

SEE COLOR ELEVATIONS & MATERIAL BOARD ON SHEET A3.4

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BUILDING SECTIONS

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

A-3.2

PROJECT NO : 202302

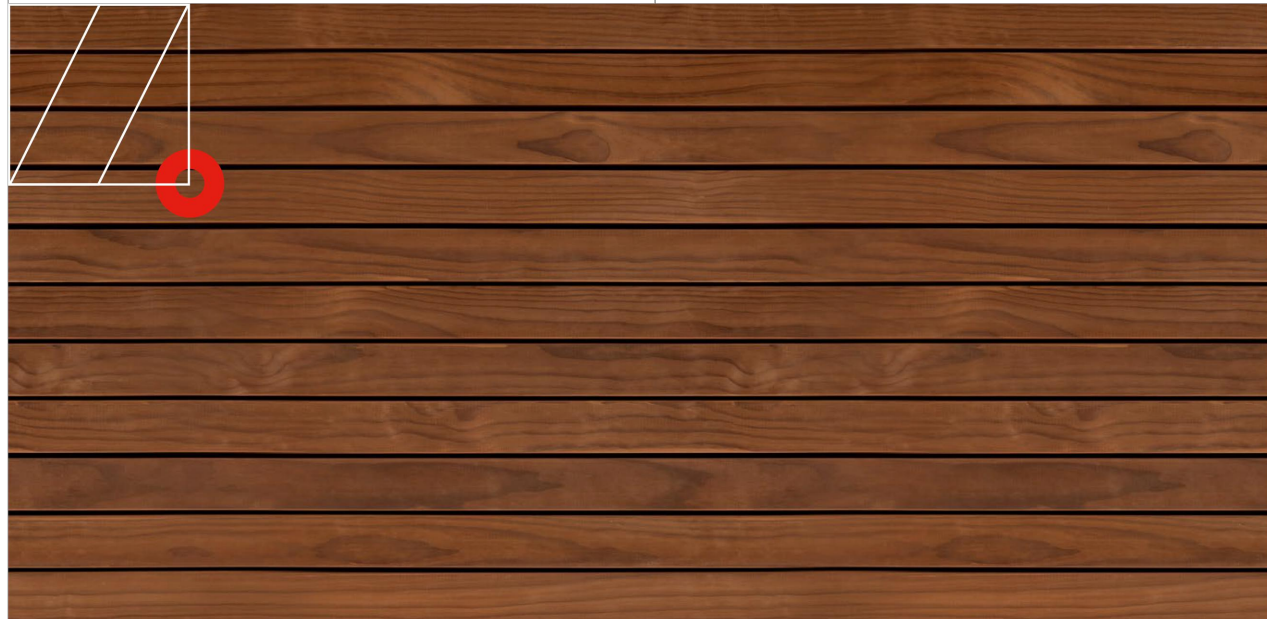
THERMORY®

Data sheet

Thermally modified radiata pine cladding

THERMO-RADIATA PINE

- Radiata pine, also known as clear pine, is a knot-free pine-wood.
- Thermal modification enhances radiata pine's smooth, elegant look by giving it a warm caramel-brown color.
- Each and every board is unique, with the individual natural grains coming together to create a beautiful pattern.
- Thermal modification improves radiata pine's dimensional stability and makes the wood more durable.



THERMAL MODIFICATION	Intense 220 °C
STANDARD LENGTHS:	30 - 57 m; lengths are subject to availability
	Lengths are subject to availability
WOOD SPECIES	Radiata pine (<i>Pinus radiata</i>)
COMMONLY USED CUSTOMS CODE	44091018

© THERMORY 2024



Thermally modified radiata pine cladding

CHARACTERISTICS OF THERMALLY MODIFIED RADIATA PINE (SAWN, PLANED AND PROFILED):		CORRESPONDING STANDARD/TEST REPORT
DURABILITY CLASS (CATAB)	2 - durable	EN 350:2016
USE CLASS	31 - exterior, above ground, exposed to the weather. Limited wetting conditions.	EN 335:2013
REACTION TO FIRE CLASSIFICATION :	D-s2, d0	EN 13501-12018
- thickness: ≥18 mm - min thickness within profile: 9 mm - valid for profiled claddings and straight edged boards without air gap - without surface coating		
INITIAL MOISTURE CONTENT (%)	11.3 ± 2	Internal factory test 01/10/2022
OVEN-DRY DENSITY (KG/M³)*	414.9 ± 9.2	ISO 13061-2:2014
EQUILIBRIUM MOISTURE CONTENT AT 21°C, 65% AT:	RH 35% RH 60% RH 90%	ISO 13061-1:2014
	44 ± 0.3 75 ± 0.2 12.5 ± 0.1	
SWELLING FROM OVEN-DRY DIMENSIONS IN RADIAL FIBRE DIRECTION AT 21 °C (RH) AT:	RH 35% RH 60% RH 90%	ISO 13061-15:2017
	0.8 ± 0.1 0.8 ± 0.1 1.3 ± 0.1	
SWELLING FROM OVEN-DRY DIMENSIONS IN TANGENTIAL FIBRE DIRECTION AT 21 °C (RH) AT:	RH 35% RH 60% RH 90%	
	1.3 ± 0.1 1.7 ± 0.1 2.4 ± 0.1	
BENDING STRENGTH (N/MM²)*	40 ± 4.6	EN 408:2010
MODULUS OF ELASTICITY (N/MM²)*	10377 ± 703.7	EN 408:2010
COMPRESSIVE STRENGTH (N/MM²)*	50.8 ± 2.6	EN 408:2010
SCREW TRACTION RESISTANCE (N/MM²)	18.3 ± 0.8	EN 1382:2016
JANKA HARDNESS (N)	1763 ± 119.7	ISO 13061-12:2017
BRINELL HARDNESS (N/MM²)*	15.39	EN 1534:2010
SCRATCH RESISTANCE (N)	0.2	EN 15188:2012
ACIDITY (PH)*	3.74	ISO 6568-2:2021

*The values given are the mean results of testing, apply only in the aforementioned conditions and are not partially applicable.

Thermally modified radiata pine cladding

CHARACTERISTICS OF THERMALLY MODIFIED RADIATA PINE (SAWN, PLANED AND PROFILED):	
COLOR	Golden Brown with a slight bronze glow. Colour variations in thermally modified wood are a result of variations in growth conditions of the tree and are fully acceptable. Wood will weather to grey unless an UV resistant coating is applied and maintained.
COATING	Many colour options available. Please contact our sales team for further information.
GRADING	Grades "Clear" and "Country" Grading rules, installation and maintenance manuals are at:
SURFACE	Planed and brushed surface possible on Thermory Radiata Pine Cladding.
EPD (RTS)	THERMALLY MODIFIED SOFTWOOD WITHOUT SURFACE COATING GWP - BIOGENIC A1-A3 -783E1 kg CO2e per 1 m² THERMALLY MODIFIED SOFTWOOD WITHOUT SURFACE COATING GWP - BIOGENIC A1-A3 -771E1 kg CO2e per 1 m²
COUNTRY OF ORIGIN	Estonia
HANDLING	Thermory® cladding and decking boards should be stored inside, out of the sun, rain and other elements. When this is not possible, boards need to be elevated off the ground, stacked uniformly and covered with a waterproof tarp. Leave the ends of the tarp open so moisture is not trapped inside, making certain the stored wood is not subjected to the elements or sun as UV rays will fade the material. Under no circumstances should Thermory® boards, even in original packaging, be subjected to rain or any moisture as they cannot dry properly when stacked and/or packaged.
WASTE MANAGEMENT	Thermory naturally enhances wood using only heat and steam. Thermally modified wood does not need to be treated as hazardous waste.
CHAIN OF CUSTODY CERTIFICATION	FSC® and PEFC certified products available - please contact our sales team for available profiles and dimensions.
MANAGEMENT SYSTEM CERTIFICATIONS	ISO 9001, ISO 14001, ISO 45001
NORDIC SWAN ECOLABELED PRODUCTS AVAILABLE	Licence no 4086 0101

Thermory® Radiata Pine is produced at 220 °C in a special computer-controlled kiln. The process uses only heat and steam, no chemicals are added.
During the modification process, chemical and structural changes occur within the timber which improve some of its basic characteristics. The resulting product is more durable and stable – an ideal material for use in exposed areas such as external facades or decking.

Thermally modified radiata pine cladding



Leave a lasting impact

Thermory is a world leader in the thermal modification of wood. We offer high-quality, long-lasting solutions that benefit from environmentally friendly technology. We have spent the past two decades developing our expertise through close collaboration with architects, designers, builders and homeowners – constantly revising our product selection and refining our technology in the process.
Thermory promotes a transparent and responsible corporate culture. We care about the environment and treat nature with deep respect. Our purchasing process is environmentally responsible, and we exercise high standards for quality and sustainability. Our timber is carefully inspected and harvested from sustainably managed forests. If desired, we can offer PEFC, FSC® or Nordic Swan Ecolabel-certified wood.

jects. If you think it's important to protect our valuable resources long into the future, then we're on the same mission. We create lasting value, because we want to leave behind a more harmonious and sustainable world.

REAL WOOD PRODUCTS WITH BEAUTY AND STABILITY IN EVERY FIBER

- DECKING
- CLADDING
- INTERIOR
- SAUNA



Thermory's project "Development of Resource-efficient Painted Thermally-modified Wood" is financed in cooperation with Enterprise Estonia (EAS) and the Norwegian Green ICT financing mechanism.



As a renewable resource that is both durable and an excellent insulator, wood is one of the most environmentally friendly choices for your construction pro-

- Thermory
- Thermory
- Thermorydesign
- Thermory AS

Last updated: May 2024.
All previous versions are null and void.

thermory.com



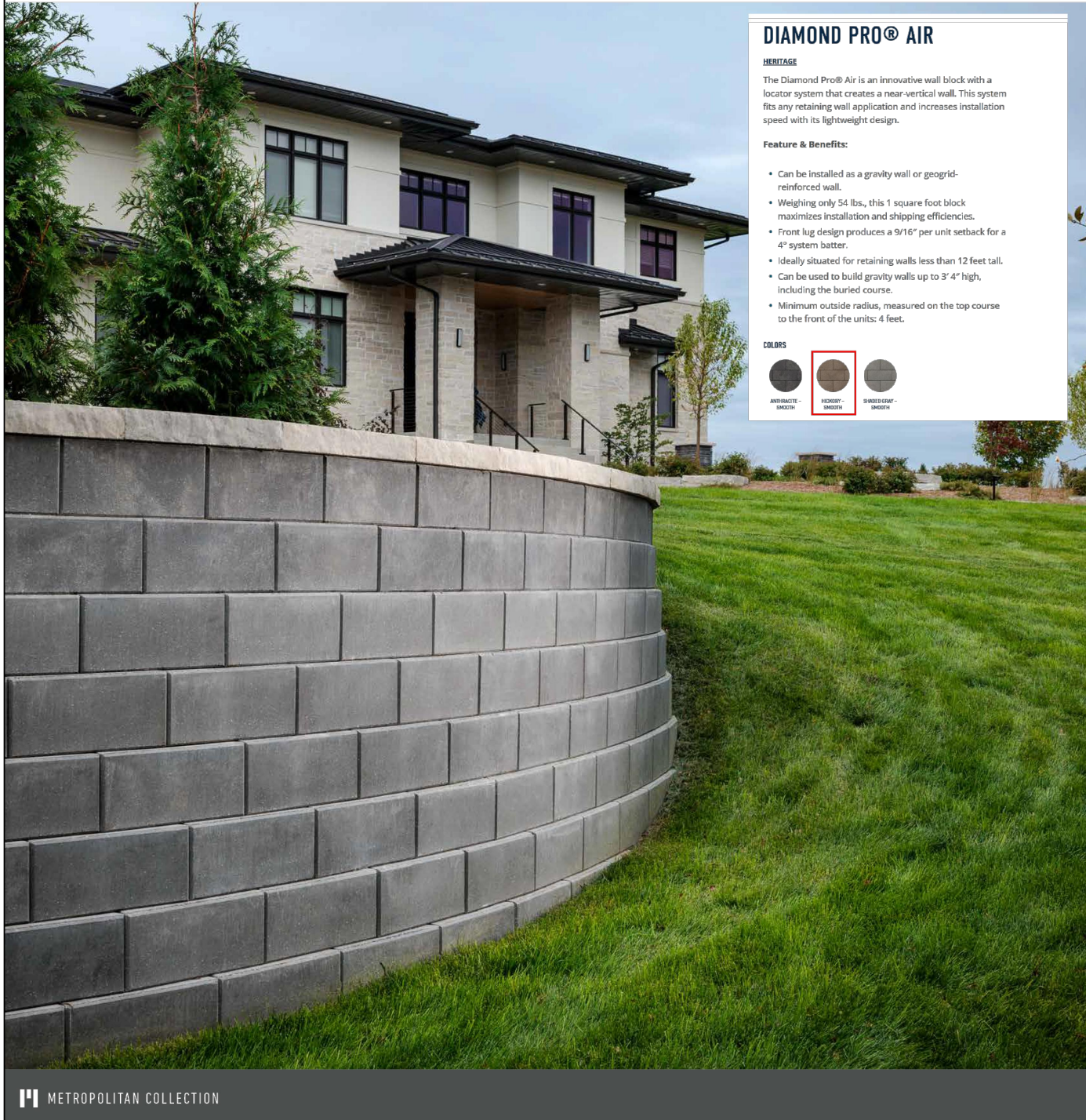
Color chips shown are intended to show the approximate color of the finish. Color will vary depending on the method of application & texture style. Texturing will potentially increase the depth of the color. Weather, job conditions, and base coat are extreme factors in the final color & should be expected. Applying a sample on a substrate before proceeding with the application is recommended. For color confirmation, an actual sample in the texture and color should be requested prior to ordering material. Color should be approved by owner prior to application. Stucco Supply is not responsible for color correctness of applied finish.



Light Reflectance Value = Percent of light reflected from the surface (100% = White, 0% = Black). The higher the number, the less UV light the color absorbs and the greater the reflectance. These colors are intended to show the approximate color of medium Acrylic Finish.
Other textures and products may slightly vary.

DIAMOND PRO® AIR
SMOOTH FACE

AN INNOVATIVE SQUARE-FOOT BLOCK DESIGN THAT MAXIMIZES INSTALLATION AND SHIPPING EFFICIENCIES



DIAMOND PRO® AIR

REBEC

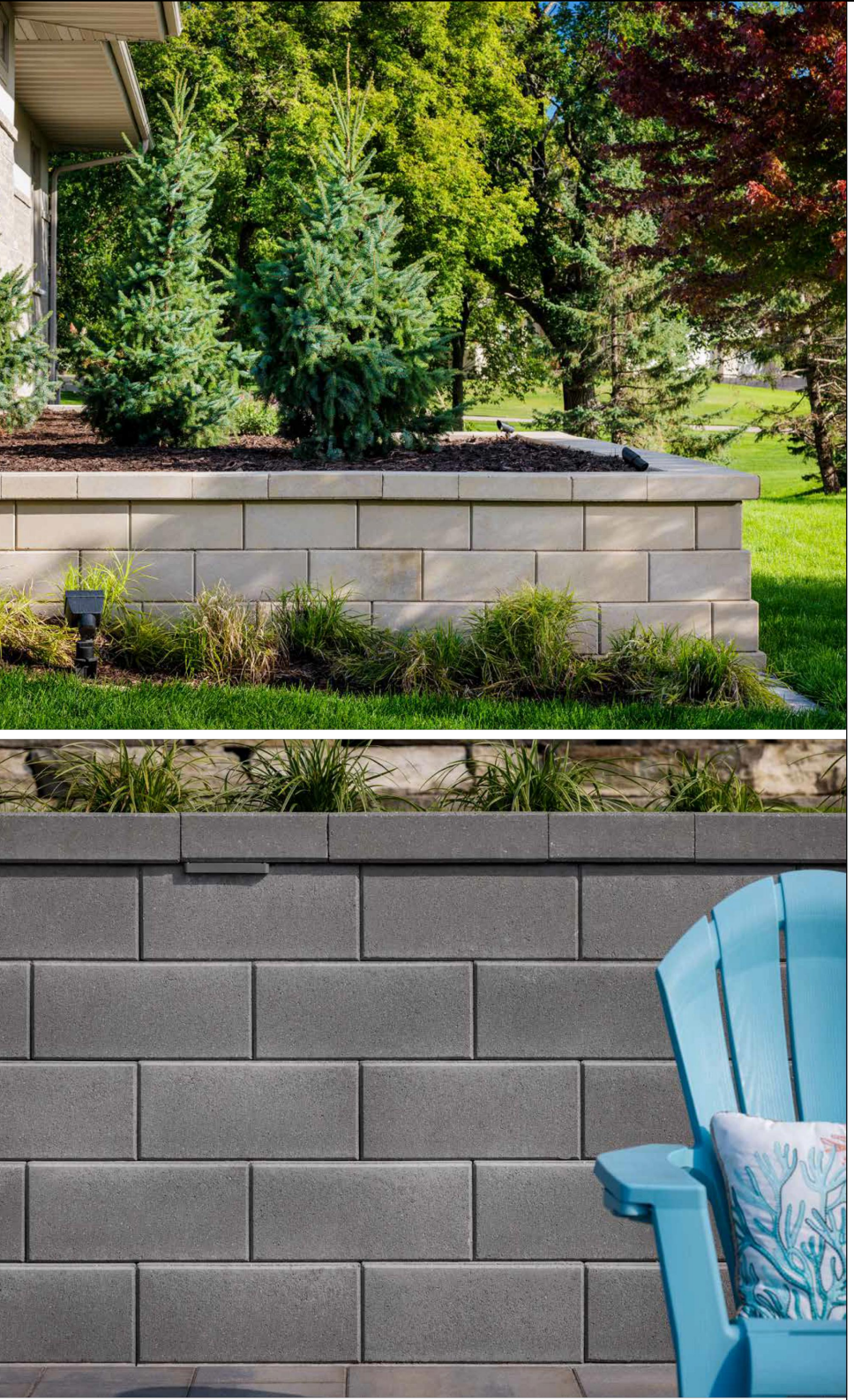
The Diamond Pro® Air is an innovative wall block with a tactile system that creates a near-vertical wall. This system allows retaining wall applications and increases installation speed with its lightweight design.

Features & Benefits:

- Can be installed on a gravelly well or geogrid reinforced wall.
- Weighing only 54 lbs., this 1 square foot block maximizes installation and shipping efficiencies.
- Front lug design produces a 9/16" per unit setback for a 4" system batter.
- Comes align for easy filling.
- Top course is placed upside down in order to increase capping efficiency.
- Ideally situated for retaining walls up to 12 feet tall.
- Can be used to build gravity walls up to 3' 4" high, including the buried course.
- Minimum outside radius, measured on the top course to the front of the units: 4 feet.

SHADES

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FEATURES & BENEFITS

- Can be installed as a gravity wall or geogrid-reinforced wall.
- Weighing only 54 lbs., this 1 square foot block maximizes installation and shipping efficiencies.
- Front lug design produces a 9/16" per unit setback for a 4" system batter.
- Comes align for easy filling.
- Top course is placed upside down in order to increase capping efficiency.
- Ideally situated for retaining walls up to 12 feet tall.
- Can be used to build gravity walls up to 3' 4" high, including the buried course.
- Minimum outside radius, measured on the top course to the front of the units: 4 feet.
- Minimum inside radius, measured on the base course to the front of the units: 6 feet.

*Gravity well heights are based on project specific conditions and may be lower than this value. Check with your local Belgard Representative for product availability and color options.

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CORNER	8" x 18" x 9"
CAP	4" x 18" x 12"

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ARChEYON Inc.
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TIKEKAR RESIDENCE REMODEL
2835 BREWSTER AVENUE
REDWOOD CITY, CA

RELEASE STATUS:	DATE
PLANNING APPLICATION	05/08/2024
SFPUC PROJECT REVIEW APPLICATION	06/13/2024

REVISIONS:	DATE:
PLANNING CYCLE 2	1/24/2025
PLANNING CYCLE 3	3/19/2025
PLANNING CYCLE 4	3/25/2025



SPECIFICATIONS

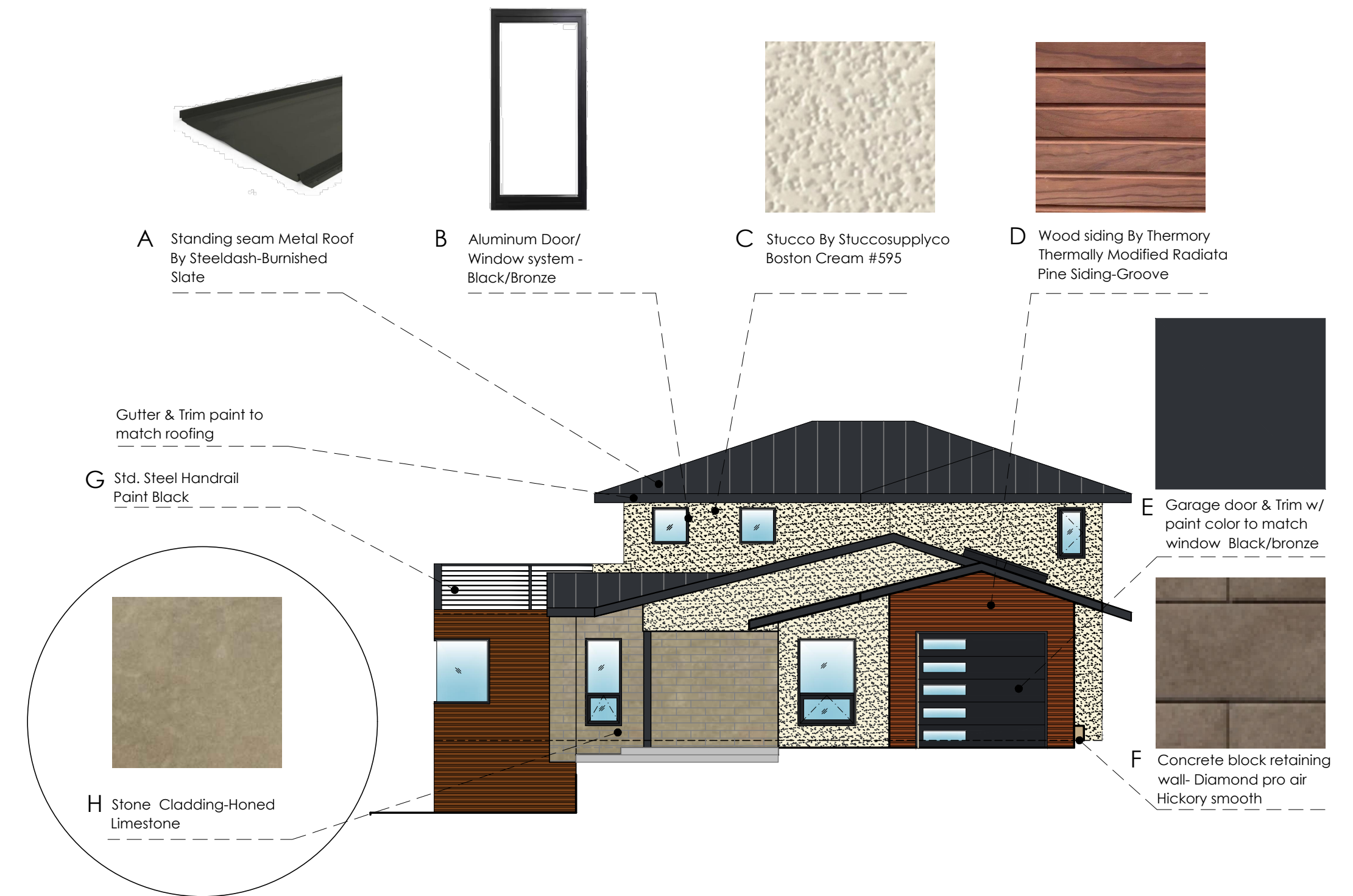
A-3.3

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

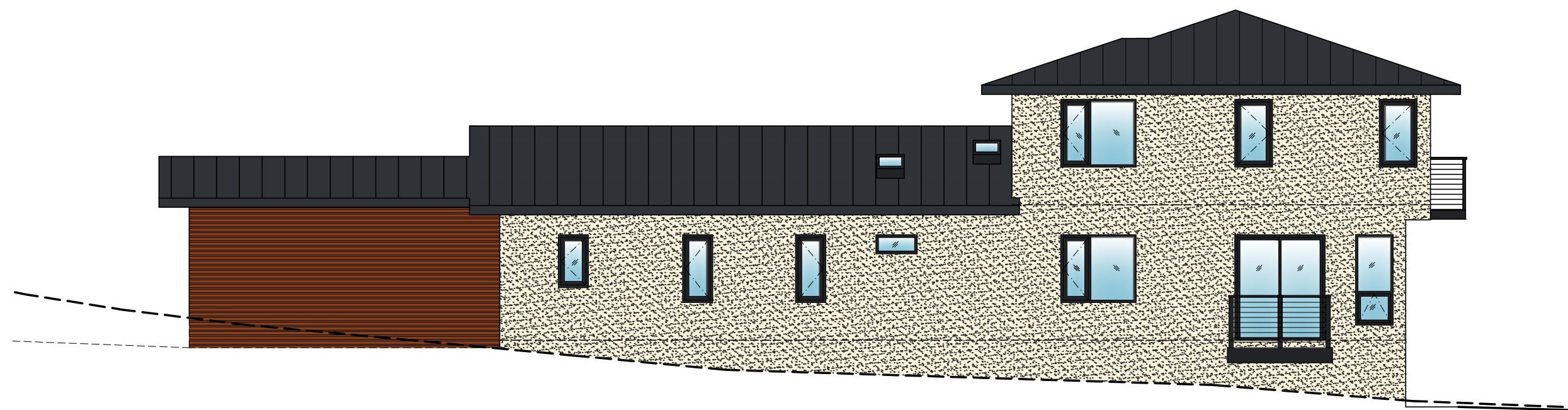
PROJECT NO : 202302



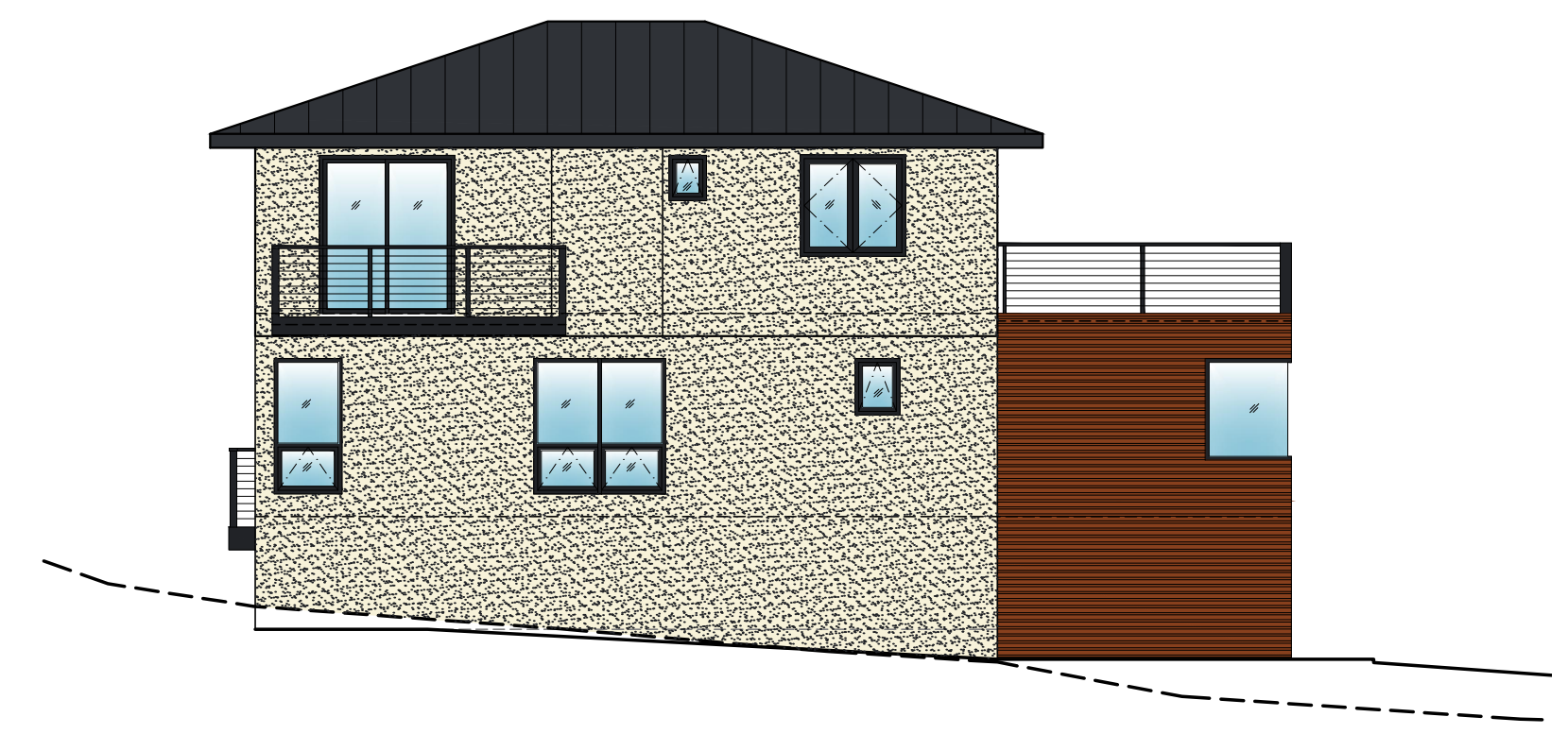
① NORTH-EAST ELEVATION



② NORTH-WEST ELEVATION



③ SOUTH - WEST ELEVATION



④ SOUTH - EAST ELEVATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

April 22, 2025

Kartik Patel
991 Montague Express Way #208
Milpitas, CA 95035

SENT VIA E-MAIL

Dear Kartik Patel,

SUBJECT: Emerald Lake Hills Design Review Recommendation Letter
2835 Brewster Avenue, Redwood City
APN: 058-253-290, PLN 2024-00143

At the April 2, 2025 Design Review meeting, the Emerald Lake Design Review Officer (DRO) considered your design review application to allow a 582 sq. ft. first-floor addition and new 261 sq. ft. one car garage (to replace a 2-car garage) to an existing, non-conforming, 3,248 sq. ft. single-family residence on a non-conforming 8,391 sq. ft. parcel. The project requires a Non-Conforming Use Permit (NCUP) to allow lot coverage of 32.7% where 25% is allowed, 39.9% floor area where 30% is allowed, and one covered parking space where two are required. The project involves minor grading and no tree removal.

All property owners within 300 feet of the subject property were notified of the project. A notice mailing was sent out on March 22, 2025. The public comment period ended on April 1, 2025. No correspondence was received, and no people attended to meeting to speak on this item.

At the April 2, 2025, Emerald Lake Hills Design Review meeting, the applicant presented the project plans and the DRO reviewed the project's compliance with the Emerald Lake Design Review standards. The DRO indicated that the project complies with standards for privacy, blocking sunlight (Section 6565.15.A) and facades (Section 6565.15.E). However, the DRO stated that the selected stucco color and proposed stone did not comply with Section 6565.G, Colors and Materials which prohibits white. The applicant stated that the selected colors were darker than the presented illustration, however the DRO conditioned a recommendation of approval that a shade darker be used. On April 7, 2025, the applicant revised the stone color to Avorio Honed limestone and submitted the revised stone sample, which was reviewed and approved by DRO.

Based on the foregoing, the project was recommended for approval by the DRO at the April 2, 2025, Emerald Lake Hills Design Review hearing.

The final decision regarding Design Review Permit and the Non-Conforming Use Permit will be heard by the Planning Commission at a future date. A public notice will be sent to property owners within 300 feet and interested parties a minimum of 10 days prior to the scheduled hearing date.

Please contact Erica Adams, Design Review Officer if you have additional questions at eadams@smcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Adams", written in a cursive style.

Erica Adams
Emerald Lake Hills Design Review Officer

cc: Homeowners



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

ARBORIST REPORT

TREE PROTECTION PLAN

REVISED MARCH 25, 2025

PREPARED FOR:
PREETI AND SUDHNSHU TIKEKAR

PROJECT ADDRESS:
2835 BREWSTER AVE • SAN MATEO COUNTY • 94062



BUSARA FIRESTONE
#WE-8525B



KAITLYN MEYER
#WE-14992A



ON STAFF

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Introduction

ARBORIST ASSIGNMENT

On December 11th, 2024, at the request of Archevon, I visited 2835 Brewster Ave. in the role of Project Arborist. The purpose was to perform the assessments and data collections as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that a new driveway was planned on the northwest side of the property. The assessments in this report were based on review of the following:

- Grading, Drainage, and Utility Plan C2 by Sterling Consultants (dated 01/13/2025)
- Site Plan A-1.0 by ARChevon Inc. (revised 03/19/2025)
- Boundary and Topographic Survey C1 by Sterling Consultants (dated 09/08/2022)

I identified one (1) Significant tree for inclusion in this report as identified by the County Planning Department in comments dated 06/04/2024. This report has been updated with two (2) trees added in response to County Comments dated 03/24/2025.

USES OF THIS REPORT

This report was written by Busara Firestone, consulting arborist, to serve as a resource for the property owner, designer, and builder. It provides instructions for retaining, protecting, and working around trees during construction, as well as information on County requirements. Observations and recommendations relate to the tree protection and preservation mandates outlined in “The Significant Tree Ordinance of San Mateo County,” provided by the County. All tree protection measures recommended in this report should be shown on the final grading, construction, and landscape plans, and adhered to during construction.

LIMITATIONS

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris). Although general structure and health were assessed, formal Tree

Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

How Construction Can Damage Trees

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage. Potential causes may include travelling vehicles, equipment storage, and washing out concrete.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant. They also conduct the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

Tree Impact Assessment

TREE INVENTORY

This tree preservation plan includes an attached inventory of Significant trees identified by the County Planning Department to be included in this report.

The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition rating, age category, impact rating, tolerance to construction, and overall suitability for retainment.

DESCRIPTION OF SITE & PROPOSED WORK

The property was a rectangular residential parcel on a hillside. A large easement ran through the property diagonally. Few trees stood in front of the home. Most trees stood behind and on the sides of the home. The tree stock was a mix of natives (*Quercus spp.*), ornamentals, and weedy trees.

After review of the plans and discussions with the architect, it was my understanding that a new driveway was proposed on the northwestern side of the property. A short retaining wall would be built above the driveway. After meeting with the design team to provide my recommendations for preserving the oak tree by the driveway, the plan was re-engineered to minimize cut to grade to no more than 12 inches. It was my opinion that this was the best option for retaining the tree, given the constraints of the property and design. The existing home was to undergo renovations, with space being added off the side and front. Landscape improvements were planned, including new pathways, pavement, and artificial turf.

IMPACTS OF CONSTRUCTION & TREE REMOVALS

Summary

I identified three (3) significant trees as requested by the County. The trees have been labeled on the map and inventory included in this report.

My evaluation of anticipated project impacts to trees was summarized in the Tree Inventory under the heading "Impact Assessment." These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of a tree. My assessment of project impacts are as follows:

- **Tree #1 (38" coast live oak):** Excavation for the driveway and retaining wall were planned within 6X DBH of this tree. I estimated that root loss would be 20% – 30%. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met. **Please see**

“Special Tree Protection Measures” section of this report for guidelines on working within 6x DBH of this tree.

- **Tree #3 (18” valley oak, *Quercus lobata*):** This tree would sustain “moderate” (acceptable) impacts of 10% - 25% root loss from excavation for the proposed decomposed granite walkway. **Please see “Special Tree Protection Measures” section of this report for guidelines on working within 6x DBH of this tree.**

Tree Removals (Tree #2)

One (1) significant tree, an exotic species, was recommended for removal. Justification for removal is as follows:

- **Tree #2 (glossy privet, *Ligustrum lucidum*):** This weedy tree would be anticipated to sustain “high” impacts from root and canopy loss for the proposed addition. It would not be anticipated to survive the project. **Removal would be justified by County Code Chapter 8.400.150, Section 3, Clause (c) “There is no feasible alternative building site on the parcel for or configuration of a house, commercial structure, parking lot, driveway, or accessory dwelling unit that enables preservation of the tree...” (See Photo A.)**

Tree Preservation & Mitigation Measures

PRE-CONSTRUCTION

Establishing Tree Protection Zones (TPZ)

Tree protection zones must be identified, established, and maintained throughout the entire duration of the project. Generally, tree protection fencing establishes the Tree Protective Zone (TPZ), an area in which no soil disturbance is permitted, and activities are restricted. **Storage of construction materials, paints, chemicals etc. is strictly prohibited, and physical entry is limited only to designated personnel. Contractors shall not clean any tools, forms, or equipment within these areas.**

In areas where work is very close to tree trunks, TPZ Tree Wrap may be used as an alternative or addition to standard fencing. County review and approval is needed to use these alternative methods as prescribed.

TPZ LOCATIONS:

The dripline (area beneath the tree's canopy) serves as a rule of thumb for where the critical roots are located and serves as a good visual guideline for establishing the TPZ fencing radius. However, site restrictions may limit where fencing can be feasibly placed. **Please see attached "Tree Protection Zone Map" for recommended fencing locations specific to this project.**

In addition, it is my practice to include a column on my inventory which shows the "ideal TPZ" radius for each tree. This number was calculated based on tree age, species tolerance to construction, and size, as per industry Best Management Practices. I am often asked for recommended setbacks and this column provides this information in ready form. The "ideal TPZ" is to be used as an educational tool for the project team and is not meant to indicate any requirements. Recommended protection for *significant* trees on the property and impacted neighboring trees is as follows:

- **Tree #1 (38" coast live oak):** Establish standard TPZ fencing with a radius of 25 feet, or to the greatest extent possible as limited by the street and proposed work.
- **Tree #3 (18" valley oak):** Establish standard TPZ fencing with a radius of 20 feet, or to the greatest extent possible as limited by the proposed work.

COUNTY TPZ SPECIFICATIONS:

TPZ Fencing: *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.*

TPZ Wrap: *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 eight feet.*

Preventing Soil Disturbance & Root Damage

A. Mulch to a depth of 4-6" shall be placed within the TPZ to further protect the trees critical rhizosphere and soil. The base of the tree should not be covered.

B. If compaction of the root system, may result in possible suffocation of the root system, a soil aeration system shall be installed as designed and specified by an Arborist.

C. Paving/Hardscape and other soil compacting material that encroaches within the TPZ, should include an aeration system designed by an Arborist.

In addition to these County requirements, I recommend a 4"-6" layer of woodchips anywhere vehicles travel throughout site to reduce soil compaction, detrimental to the health of all valuable landscape plants. I have assessed that soil aeration systems were not necessary for this project.

Anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

I recommend that trees be pruned only as necessary to provide minimum clearance for proposed structures and the passage of workers, vehicles, and machines, while maintaining a natural appearance. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Pre-Construction Inspection

Prior to Issuance of a Building Permit (including Grading or Demolition Permits), the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

DURING CONSTRUCTION

Special Tree Protection Measures – Trees #1 and #3

- 1) **Excavation guidelines for installation of the retaining wall (Tree #1):** Use hand tools only when excavating within 20 feet of the trunk of this tree within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a “square cut”). The cut should be made where the bark of the root is undamaged and intact.
Root pruning should be supervised by the Project Arborist.
- 2) **Hardscaping (driveway) – Tree #1:** When excavating within 20 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 20 feet of tree should be no more than four inches (4”) into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled “Root Pruning.” No paving materials or any excavation or grading within three feet (3’) of trunk.
- 3) **New pavement materials near Tree #3:** Any pathways within 10 feet of the trunk of this tree must be aggregate or loose-set stepping stones placed over existing soil grade. No paving materials or any excavation or grading within three feet (3’) of trunk.

Project Arborist Supervision

If arborist monitoring is required during the project, I recommend the following monitoring schedule:

- Grading, and excavation, and/or trenching activities where grade changes exceed 4” within the drip line of a protected tree. Boring for pier installation.
- Monthly TPZ compliance inspections.
- During pruning or root pruning activities.
- Final compliance report

Adjusting established TPZ locations may be necessary for specific phases of the project and would require approval by the Project Arborist and County.

Irrigation

The County requires you to irrigate (water) the soil within the TPZ during the dry season as specified by the Project Arborist. Maintain normal irrigation; as a rule of thumb, provide 1- 2 inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. However, native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Root Pruning

I recommend that root pruning of any root over one inch (1") be supervised by the project arborist. County requirements are as follows:

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.

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm,

dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs of stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

COUNTY TREE REPLACEMENT REQUIREMENTS

Outside of the RH/DR District, replacement of trees removed shall be with plantings of trees acceptable to the Community Development Director.

In the RH/DR District, replacement shall be in a manner and quantity prescribed by the Design Review Committee but shall not exceed the following specifications:

- (1) For each loss of a significant indigenous tree in the RH/DR District, there shall be a replacement with three (3) or more trees, as determined by the Community Development Director, of the same species using at least five (5) gallon-size stock.*
- (2) For each loss of a significant exotic tree in the RH/DR District, there shall be a replacement with three (3) or more trees, as determined by the Community Development Director, from a list maintained by the Community Development Director. Substitutes for trees listed by the Community Development Director may be considered but only when good reason and data are*

provided which show that the substitute tree can survive and flourish in the regional climatic conditions.

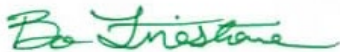
(3) Replacement trees for trees removed in the RH/DR District shall require a surety deposit for both performance (installation of tree, staking, and providing an irrigation system) and maintenance. Maintenance shall be required for no less than two (2) and no more than five (5) years as determined by the Community Development Director.

Conclusion

The proposed building project appeared to be a valuable upgrade to the property. If the recommendations and protection measures in this report are followed, all trees identified for preservation are expected to survive.

If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,



Bo Firestone | ISA Board Certified Master Arborist #WE-8525B | ASCA Registered Consulting Arborist
RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member –
American Society of Consulting Arborists | Wildlife-Trained Arborist

Supporting Materials

GLOSSARY

Terms listed in order of appearance in column headings of Tree Inventory.

DBH/DSH: Diameter at 4.5' above grade.

Mathematic DBH /DSH: diameter of multitrunked tree, mathematically derived from the combined cross-sectional area of all trunks.

HEIGHT: Height of tree from ground to top of canopy.

SPREAD: Distance between farthest branch tips.

TREE STATUS: According to the County of San Mateo, a “significant tree” was any tree with a circumference of at least 38 inches (12 inches diameter) at 4.5 feet above grade. In the RH/DR Zone Districts, a tree need only be 19 inches in circumference (6 inches diameter) to qualify for protection.

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure an aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

IDEAL TPZ RADIUS: Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area) as per industry best

practice standards. Compromising the radius in a specific area may be acceptable as per arborist approval. Municipalities in our region simplify this nuanced process by using the distance to the dripline, 10X DBH, or 6X DBH as acceptable setbacks from construction.

AGE: Relative to tree lifespan: "Young" $<1/3$; "Mature" $1/3 - 2/3$; "Overmature" $>2/3$

IMPACT: Anticipated impact to an individual tree including.....

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of $> 30\%$ anticipated).

HIGH – Work planned within 6X DBH and/or anticipated root loss of $20\% - 30\%$. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.

MODERATE - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of $10\% - 25\%$. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.

LOW - Anticipated root loss of less than 10% . Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

VERY LOW - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of $0\% - 5\%$. Longevity uncompromised.

NONE - No anticipated impact to roots, soil environment, or above-ground parts

TOLERANCE: General species tolerance to construction (HIGH, MODERATE, or LOW) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

SOURCES

Fite, Kelby, and E. Thomas Smiley. *Best Management Practices: Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016. Print.

ISA. *Guide for Plant Appraisal*, 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessment*. International Society of Arboriculture, 2011. Print.

PHOTO A



PHOTO A – Tree #2 (privet) to be removed.

Photo provided 3/20/25 by S. Tikekar

TIKEKAR RESIDENCE rev. 03/25/25

								TREE IMPACT ASSESSMENT							Remove / Preserve
Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Status	Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level	Suitability Rating	
1	Coast Live Oak	<i>Quercus agrifolia</i>	38	38	45	45	Significant, indigenous	GOOD	MATURE	HIGH	8	25	HIGH	HIGH	PRESERVE
2	Glossy Privet	<i>Ligustrum lucidum</i>	est. 7, 3	8	15	15	Significant, exotic	FAIR	MATURE	LOW	15	10	HIGH	LOW	REMOVE (X)
3	Valley Oak	<i>Quercus lobata</i>	est. 18	18	45	35	Significant, indigenous	FAIR	MATURE	MODERATE	12	18	MODERATE	MODERATE	PRESERVE
KEY:															
#	Removal Request														

SEE GLOSSARY FOR DEFINITION OF TERMS

**ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.

TPZ MAP LEGEND:

n

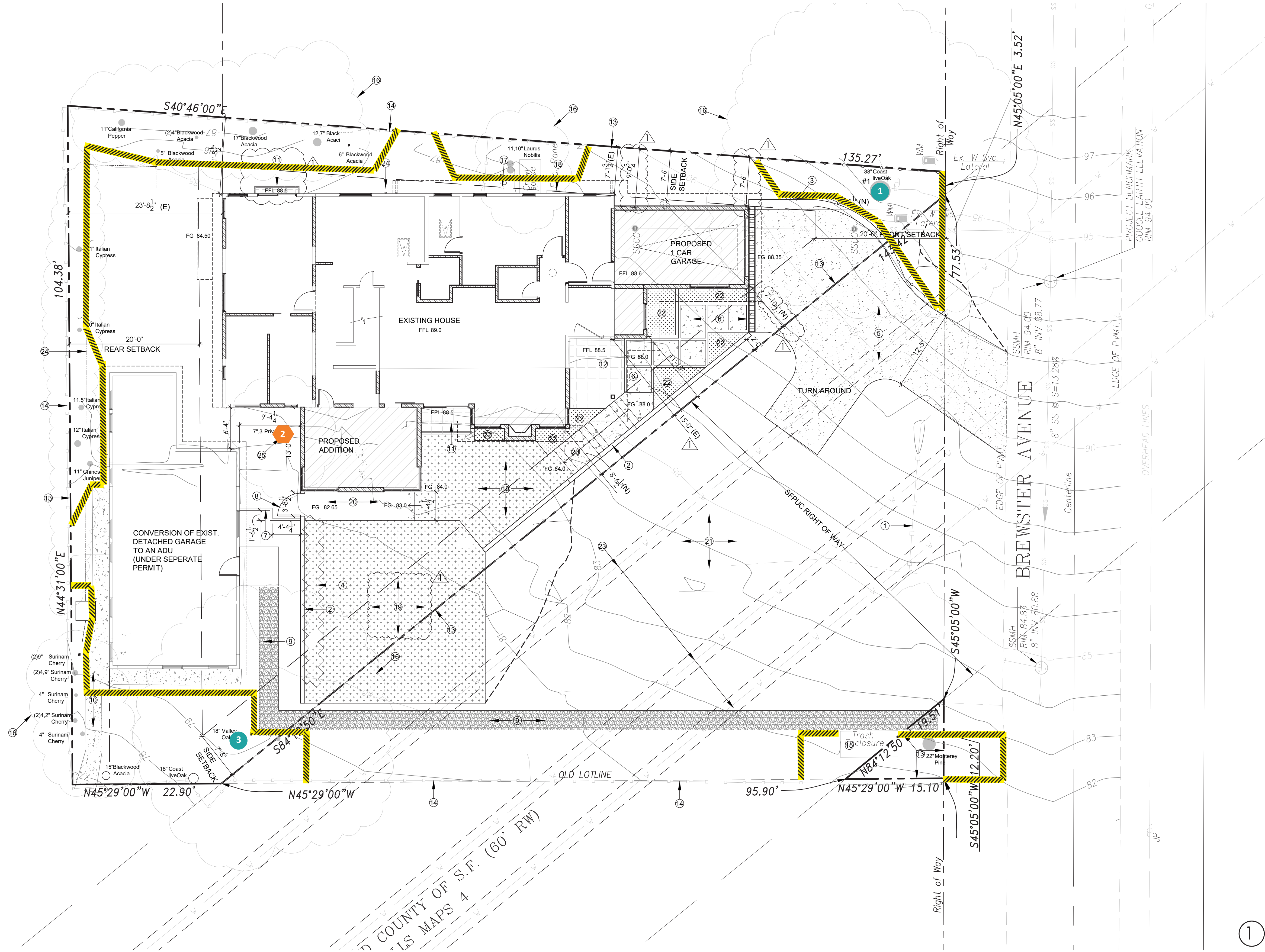
TREE TO REMAIN

TREE PROTECTION FENCING (SEE SPEC.)

Tree protection fencing requirements as required by San Mateo County:

TPZ Fencing: 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.

TPZ Wrap: Street tree trunks and other trees not protected by dipline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet.



1

TREE PROTECTION ZONE MAP

2835 BREWSTER AVE, SAN MATEO COUNTY, CA



DATE:
rev. 3/25/25

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA BOARD CERTIFIED
MASTER ARBORIST
#WE-8525B

BASE MAP: SITE PLAN A-1.0
by ARCHEvon Inc.
(03/19/2025)

ARBORIST REPORT
pg. 17



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F















































