

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

DATE: July 9, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review (DR) Permit and Coastal Development Permit (CDP) pursuant to Sections 6565.3 and 6328.4, respectively, of the San Mateo County Zoning Regulations, to allow for a 322 sq. ft. first-floor addition, 290 sq. ft. second-floor addition, demolition and reconstruction of a new 400 sq. ft. rear deck, and interior remodel of an existing 975 sq. ft., two-story, single-family residence with an attached 464 sq. ft. two-car garage, on a developed 7,696 sq. ft. parcel. The project site is located at 400 Vermont Avenue in the unincorporated Moss Beach area of San Mateo County. The project includes minor grading and no tree removal. The project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(e) (Class 1, Existing Facilities). The project is appealable to the California Coastal Commission.

County File Number: PLN2025-00034 (Bodas Construction, Inc.)

PROPOSAL

The applicant is seeking a DR Permit and CDP to allow for a two-story addition and deck replacement to an existing 975 sq. ft., two-story, single-family residence with an attached 464 sq. ft. two-car garage. The project includes minor grading, no tree removal, and no new landscaping. A CDP is required for residential development on property located outside of the Single-Family Residence Categorical Exclusion Area that does not meet the criteria for a CDP Exemption for existing residences. Pursuant to Section 6328.5 of the Zoning Regulations, the maintenance, alteration, or addition to existing single-family dwellings does not qualify for a CDP Exemption if the project is located between the sea and the first through, improved public road paralleling the sea, and if it proposes an increase of 10% or more in the internal floor area of the existing structure. This project is located between the sea and the first through, improved public road (Vermont Avenue) and includes a proposed increase in internal floor area of approximately 25.2%, thereby exceeding the exemption threshold. The parcel is in the California Coastal Commission's (CCC) appeal jurisdiction due to its location between the sea and the first through, improved public road paralleling the sea.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Coastal Development Permit, County File Number PLN2025-00034, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Luis Topete, Planner III

Applicant: Bodas Construction, Inc.

Owner: Dane Rook and Bethan Nichols

Public Notification: Ten (10) day advanced notification for the hearing was mailed to all property owners and residents within 100 feet of the perimeter of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 400 Vermont Avenue, Moss Beach, CA 94038

APN: 037-134-170

Parcel Size: 7,696 sq. ft.

Existing Zoning: R-1/S-17/DR/CD (One Family Residential District/Residential Density District 17/Design Review District/Coastal Development District)

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Single-family Residential

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Water and Sanitary District

Flood Zone: The parcel is located within Zone X, areas of minimal flood hazard; FEMA Community Panel 06081C0119F, effective August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review, pursuant to the CEQA Guidelines Section 15301(e) (Class 1, Existing Facilities).

Setting: The 7,696 sq. ft. project site is located west of Highway 1 within an existing residential neighborhood in the unincorporated community of Moss Beach east of the Ellendale Street and Vermont Avenue intersection. The property is accessed from Vermont Avenue. The property is relatively flat, not within a scenic corridor, and within an urban coastal area. The site is developed with an existing two-story single-family residence, an attached two-car garage, a rear deck, a driveway, and other ancillary improvements.

Chronology:

<u>Date</u>	<u>Action</u>
1985	- House constructed.
September 16, 2020	- Approval to use the downstairs bedroom as a Short-Term Rental (MNA2020-00009).
January 31, 2025	- Pre-application meeting completed (PRE2025-00005).
February 12, 2025	- Application submitted.
March 18, 2025	- Agency reviews completed.
March 19, 2025	- Application deemed complete.
May 8, 2025	- Coastside Design Review Committee meeting. Project recommended for conditional approval. The discussion at the meeting focused on façade articulation and strategies to reduce the building’s perceived massing, which are also reflected in the recommended conditions. No public comments were provided.
July 9, 2025	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

a. Urban Land Use

Policy 8.39 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts to: (1) ensure that the size and scale of development is compatible with the parcel size, (2) provide sufficient light and air in and around structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The project meets the zoning district height standards and is compatible in design, scale and size with other residences located in the neighborhood. The appearance of mass and bulk of the project is reduced by articulation of the exterior façades. The design and materials of the project are complementary to other homes in the neighborhood, as supported by the Coastside Design Review Committee’s review and recommendation.

Policy 8.40 (*Parking Requirements*) requires that minimum on-site parking requirements be regulated to (1) accommodate the parking needs of the development, (2) provide convenient and safe access, (3) prevent congestion of public streets, (4) establish orderly development patterns, and (5) discourage an over-reliance on auto travel to the exclusion of other travel modes. The parcel is regulated by Chapter 3 of the San Mateo County Zoning Regulations. This section requires 2 covered spaces for each dwelling unit having 2 or more bedrooms. Section 6118 of the Zoning Regulations requires each off-street parking space to be a minimum of 171 sq. ft. in size. There is an existing 464 sq. ft. attached two-car garage on the first floor that exceeds this minimum size requirement and will remain.

2. Conformance with the Local Coastal Program

A CDP is required for residential development on property located outside of the Single-Family Residence Categorical Exclusion Area that does not meet the criteria for a CDP Exemption for existing residences. Pursuant to Section 6328.5 of the Zoning Regulations, the maintenance, alteration, or addition to existing single-family dwellings does not qualify for a CDP Exemption if the project is located between the sea and the first through, improved public road paralleling the sea, and if it proposes an increase of 10% or more in the internal floor area of the existing structure. This project is located between the sea and the first through, improved public road (Vermont Avenue) and includes a proposed increase in internal floor area of approximately 25.2%, thereby exceeding the exemption threshold. The parcel is in the California Coastal Commission's appeal jurisdiction due to its location between the sea and the first through, improved public road paralleling the sea. If approved by the County, the CDP is appealable to the Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, as discussed below:

a. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have a significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The project site has existing development and is not located near a creek or any area identified as sensitive habitat in the Local Coastal Program. No tree removal is proposed.

b. Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urban areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to the standards for design for one-family

and two-family residential development in the Midcoast as identified in Section 6565.20 of the Zoning Regulations. As discussed in Section A.3.b of this report, the CDRC considered this project at their regularly scheduled meeting on May 8, 2025. The CDRC determined that the project is in compliance with applicable Design Review Standards, and recommended approval.

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

- (1) On-site grading is minimal and only limited to standard construction activity.
- (2) Natural colors and sustainable materials have been proposed to complement and match the existing color and materials of the residence.
- (3) The addition will maintain the existing gable roof of the residence and does not propose a new roof type. Further, the addition proposes non-reflective roofing materials and colors, specifically asphalt shingles in the Shakedown color, to match the existing roof.
- (4) The design of the project is in scale with the character of its setting and blends with the overall urban landscape.
- (5) The design of the project will not obstruct views to or along the ocean shoreline. The project involves a second story addition, where the existing residence is already two stories.

3. Conformance with the Zoning Regulations

a. Compliance with S-17 District Development Standards

The project site is a legal 7,696 sq. ft. lot, where the minimum lot size is 5,000 sq. ft. and minimum average lot width is 50 feet in the R-1/S-17/DR/CD zoning district. A one-family dwelling is a permitted use in the R-1 zoning district. The proposal complies with the S-17 development standards, as indicated in the following table:

Table 1 Compliance with the R-1/S-17/DR/CD Zoning District			
	<i>Required</i>	<i>Proposed</i>	<i>Complies?</i>
Min. Side Setback	5 ft. (each side) 15 ft. (combined)	Right – 16 ft. 8 in. Left – 5 ft. 3 in. Combined – 21 ft. 11 in.	Yes
Min. Front Setback	20 ft.	20 ft. 3/4 in.	Yes
Min. Rear Setback	20 ft.	29 ft. 11 in.	Yes
Max. Building Height	28 ft.	24 ft. 1 in.	Yes
Max. Floor Area Ratio	53%	40% (3,041 sq. ft.)	Yes
Max. Lot Coverage Ratio	35%	28% (2,129 sq. ft.)	Yes
Min. Parking Spaces	2 covered	2 covered	Yes
Min. Average Lot Width	50 ft.	74 ft.	Yes
Min. Lot Size	5,000 sq. ft.	7,696 sq. ft.	Yes

b. Conformance with Design Review Standards

At its meeting of May 8, 2025, the CDRC received comments and reviewed the project. Comments, summarized below, are also included in Attachment E.

The CDRC found that: 1) the continuation of the existing roof line is simple and provides nice character; and 2) the proposed front elevation of the house is the same as the existing. The CDRC recommended conditioning the project to require a two-story trellis at the addition portion of the façade (shown on Sheet A14 – Elevation 15) to break up the massing of that wall, and that the new deck fascia be painted or stained with a darker brown color to reduce the perceived massing.

The CDRC adopted findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) *Section 6565.20(D)3a ELEMENTS OF DESIGN; Roof Design; Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house.*

The continuation of the existing roof line is simple and provides nice character.

- (2) *Section 6565.20(D)2c ELEMENTS OF DESIGN; Architectural Styles and Features; Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance.*

The proposed front elevation of the house is the same as the existing.

The CDRC proposed the following conditions of approval, which have been incorporated as Conditions 12 and 13:

- (1) The addition façade (shown on Sheet A14 – Elevation 15) lacks sufficient articulation. To address this, incorporate a two-story trellis along the addition, which will help break up the massing and enhance visual interest.
- (2) The white fascia on the new deck creates a bulkier appearance compared to the existing deck. To reduce the perceived massing, the deck fascia shall be painted or stained a darker brown.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review, pursuant to the CEQA Guidelines Section 15301(e) (Class 1, Existing Facilities), which includes additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less. The project will not result in an increase of more than 50% of the floor area of the structures before the addition, which is less than 2,500 square feet.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) provided one comment requesting proposed rear deck lighting be dark sky compliant. Sheet A21 of the plans identifies the proposed exterior lights as dark sky compliant. Further, the project is in compliance with Section 6565.20(F)4 of the Zoning Regulations requiring all exterior sight lighting be designed and located so that light and glare are directed away from neighbors and confined to the site. The MCC has been notified of the Planning Commission’s review of this project.

D. REVIEWING AGENCIES

Building Inspection Section
California Coastal Commission
Coastside Fire Protection District
Drainage Section
Montara Water and Sanitary District
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Vicinity Map
- D. Plans
- E. Coastside Design Review Committee Recommendation Letter

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00034

Hearing Date: July 9, 2025

Prepared By: Luis Topete, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. This project is exempt from environmental review, pursuant to the CEQA Guidelines Section 15301(e) (Class 1, Existing Facilities), which includes additions to existing structures provided that the addition will not result in an increase of more than 50 % of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less. The project will not result in an increase of more than 50% of the floor area of the structures before the addition, which is less than 2,500 square feet.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements, standards, and findings of the San Mateo County Local Coastal Program (LCP), specifically with regards to the Sensitive Habitats and Visual Resources Components of the LCP. See Section A.2 of the staff report for the supporting analysis demonstrating conformance with the Local Coastal Program.
3. That the project, located between the nearest public road and the sea, is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project does not interfere with public access to the shoreline, beaches, and coastal areas.
4. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policy 1.23. This project is for an addition and remodel to an existing single-family residence and no new dwelling unit is proposed.

Regarding the Design Review, Find:

5. That the project has been reviewed by the Coastsides Design Review Committee, and as conditioned, has been found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast,

Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20(D)3a ELEMENTS OF DESIGN Roof Design; Massing and Design of Roof Forms.

The continuation of the existing roof line is simple and provides nice character.

- b. Section 6565.20(D)2c ELEMENTS OF DESIGN; Architectural Styles and Features; Entries.

The proposed front elevation of the house is the same as the existing.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission on July 9, 2025. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within 180 days of its issuance. This approval may be extended by 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 5. Approved erosion and sediment control measures shall be installed prior to beginning any work and maintained throughout the term of the building permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 6. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," below.

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - b. Controlling and preventing 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.
 - c. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - g. Performing clearing and earth-moving activities only during dry weather.
 - h. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - i. Limiting construction access routes and stabilizing designated access points.
 - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
7. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way. There shall be no storage of construction vehicles in the public right-of-way.
- 8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 - 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 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
 - 10. The exterior colors and materials as approved by the Planning Commission shall be implemented. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 - 11. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.

Coastside Design Review Committee

- 12. The addition façade (shown on Sheet A14 – Elevation 15) lacks sufficient articulation. To address this, incorporate a two-story trellis along the addition, which will help break up the massing and enhance visual interest.
- 13. The white fascia on the new deck creates a bulkier appearance compared to the existing deck. To reduce the perceived massing, the deck fascia shall be painted or stained a darker brown.

Building Inspection Section

- 14. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.

Drainage Section

- 15. Project shall comply with the 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.

16. A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report/prescriptive sizing handout shall be provided at the time of building permit submittal.
17. An erosion control plan shall be provided at the time of building permit submittal for each lot.
18. Project is located within the Area of Special Biological Significance (ASBS). Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit (MRP) provision C.6. Sites in the Fitzgerald Marine Reserve ASBS Watershed are subject to weekly inspections by County Staff from October 1 to April 30. Please refer to the most recent edition of the MRP for C.6 as well as C.6.e.ii.
19. Advisory Comment: Based on the information received, this project is classified as a "Prescriptive" drainage project. It is possible that new or additional information provided at building permit submittal could advance the project classification. To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>.

Geotechnical Section

20. A geotechnical report may be required at time of building permit application. If required, the report shall be prepared to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. The geotechnical report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in the foundation design and grading proposal.

Department of Public Works

21. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

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

Montara Water and Sanitary District (MWSD, District)

23. Submit Existing Service Application and pay for the initial application fees based on the remodeling type determined by the Montara Water and Sanitary District. Applicant shall follow the procedures specified in the Existing Service Application Packet. Fixture unit count before and after the remodel must be included.
24. If the fixture unit count exceeds the capacity of the existing meter, a meter upgrade will be required. The condition of the existing water meter(s), backflow preventer (BFP) and water lateral connection shall be inspected by MWSD to determine if they are in good working condition; MWSD may require repair or replacement of the existing water meter(s), BFP and water lateral connection.
25. If connection to the MWSD's fire protection system is required, a Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.
26. Video CCTV lower sewer lateral and submit to MWSD for review. Any defects or pipe that is not to current MWSD code shall be replaced. Current code construction details and additional backflow protection requirements shall apply. The location of the existing lateral pipe needs to be shown on the plans. Proposed and final fixture count must be verified to determine capacity charges.
27. District sewer easement on the property requires 10-foot clearance that cannot be encroached.
28. Applicants must first apply directly to MWSD for permits and not their contractor.

Coastside Fire Protection District

29. CFC 2022 Section 506.1.3 [Added] - When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.
30. CFPD Ordinance 2022-03 Section IX - Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastside Fire Protection District. All roof installations regulated by California Building Code shall comply with Section 1505, but in no case shall be listed as less than a minimum of a

Class B roofing assembly. The Chief or their designee shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

31. 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 may 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 activate.

32. 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:

- a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- b. In each room used for sleeping purposes.
- c. 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.
- d. 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.

33. CFC 2022 Section 1031.3.1 - Emergency escape and rescue openings shall have a 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).

34. 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.

35. 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.

36. 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.

37. 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.
38. CFC 2022 Section 304.1.2 - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.
39. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
 - a. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
40. CFPD R-001 - Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
41. CRC 2022 Section R302.1 - Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

Exceptions:

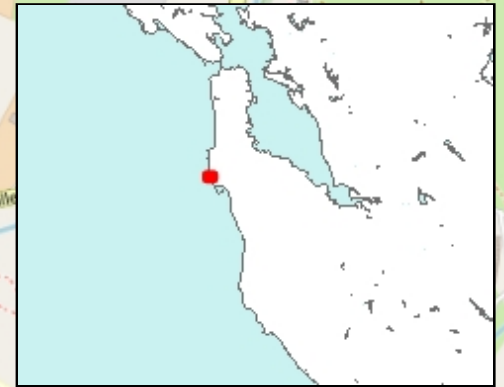
- a. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
- b. Walls of individual dwelling units and their accessory structures located on the same lot.
- c. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

- d. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
 - e. Foundation vents installed in compliance with this code are permitted.
42. When this design is submitted for a building permit, there may be additional requirements according to the actual design submitted and the current codes at time of building permit submittal. This review is neither permission nor approval for final plan check for a permit.
43. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is the applicant's/owner's responsibility to notify the contractor, architect and engineer of these requirements.




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.34 0 0.17 0.34 Miles

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1: 10,906 

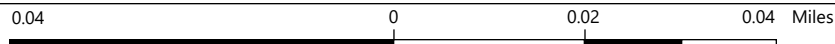
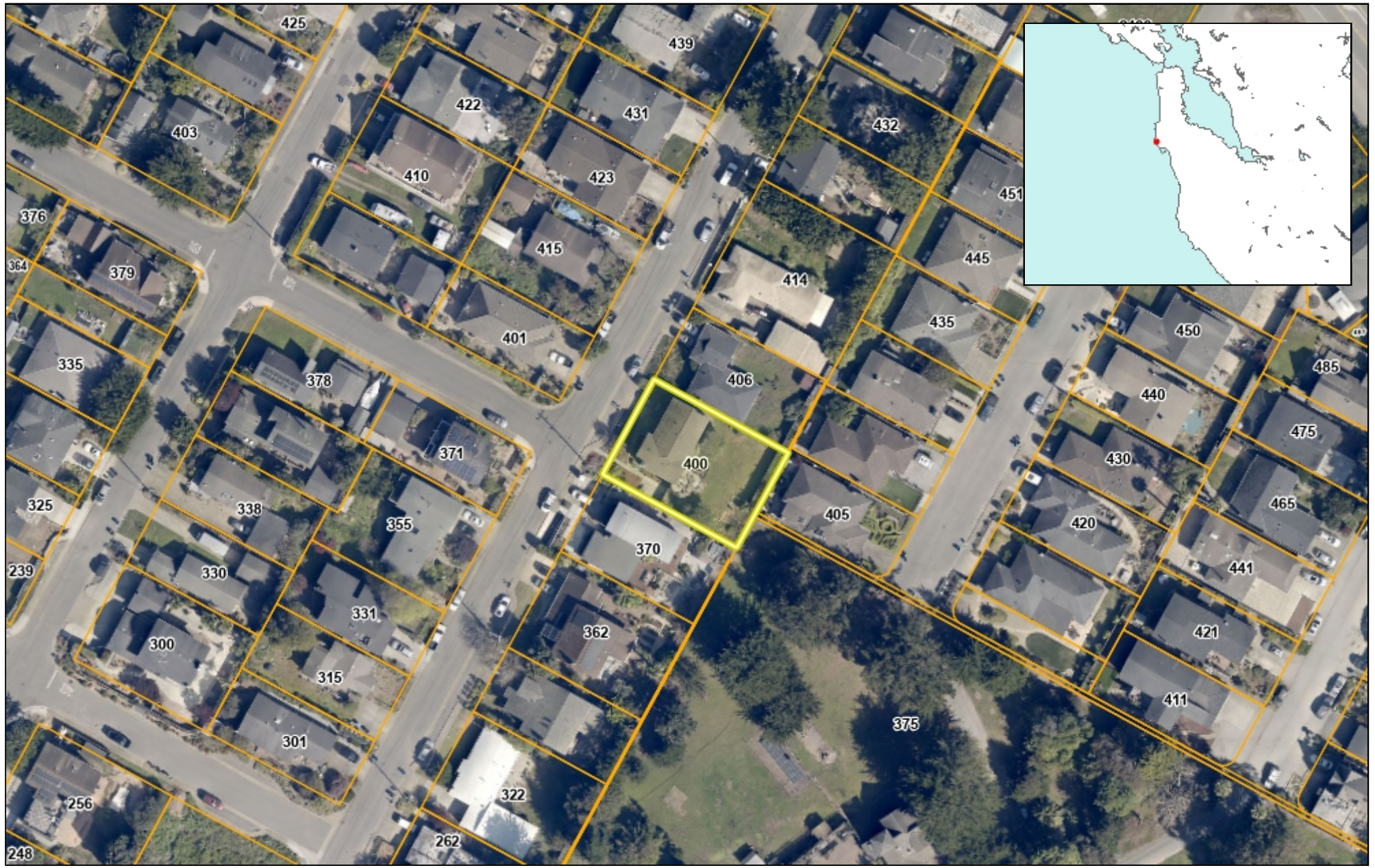
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



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1:1,363

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

APPLICABLE CODES AND REGULATIONS

- A. 2022 CALIFORNIA BUILDING CODE (CBC)
- B. 2022 CALIFORNIA ELECTRICAL CODE
- C. 2022 CALIFORNIA MECHANICAL CODE
- D. 2022 CALIFORNIA PLUMBING CODE
- E. 2022 CALIFORNIA ENERGY CODE
- F. 2022 CALIFORNIA FIRE CODE
- G. 2022 CALIFORNIA RESIDENTIAL CODE
- H. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- I. ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS

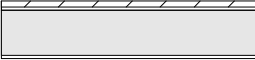
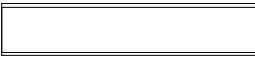


SUMMARY OF CHANGES

1. DEMO EXISTING AREAS AND WALLS AS SHOWN
2. BUILD NEW WALLS, ADDITION, AND DECK
3. INSTALL NEW WINDOWS
4. INSTALL NEW CABINETS
5. INSTALL NEW APPLIANCES AND FIXTURES
6. INSTALL NEW FLOORING
7. INSTALL NEW LED LIGHTING

INDEX

- A1-2 COVER SHEETS
- A 3 MATERIALS
- A4-6 SITE PLANS
- A7-11 PLANS
- A12 ROOF PLAN
- A13-18 EXTERIOR VIEWS AND ELEVATIONS
- A19-22 ELECTRICAL
- A23 -31 INTERIOR ELEVATIONS
- A32 - FABRICATION DETAILS
- A33 - WINDOW AND DOOR SCHEDULES

WALL LEGEND

EXISTING EXTERIOR	
EXISTING INTERIOR	
DEMO	
NEW	

PROJECT DATA

STORIES: 2
OCCUPANCY GROUP: R3
One Family Residential District/Residential Density District 17/
Design Review District/Coastal Development District
CONSTRUCTION TYPE: 5B
FIRE SPRINKLERS NOT INSTALLED
PROJECT IS NOT NEAR A WUI
SQ FEET LIVING AREA: SEE NEXT PAGE

FIXTURES

ALL FIXTURES WILL COMPLY WITH THESE
FLOW RATES

KITCHEN FAUCET - 1.8 GPM
WATER CLOSET - 1.28 GAL/FLUSH
SHOWER FAUCET - 1.8 GPM
LAVATORY FAUCET - 1.2 GPM

ENGINEER OF RECORD

KEVIN O'KEEFE
UNIVERSAL STRUCTURAL ENGINEERS
1660 S. Amphlett Blvd., Suite 335
San Mateo, CA 94402
Phone (650) 312-9233

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COVER
SHEET

SCALE

DATE 2/26/25

KATE
HANDEL
DESIGN

A1

PROJECT DATA

	LOT SIZE	PARCEL COVERAGE	FLOOR AREA RATIO
CURRENT	7696 SQ FT	1439 SQ FT HOUSE + GARAGE + 365 SQ FT DECK + 75 SQ FT FRONT PORCH/STAIRS ----- 1879 SQ FT TOTAL (24%)	1149 SQ FT 1ST FLOOR + GARAGE +1280 SQ FT 2ND FLOOR ----- 2429 SQ FT (.31)
PROPOSED ADDITION	7696 SQ FT	1439 SQ FT HOUSE + GARAGE + 75 SQ FT FRONT PORCH/STAIRS +290 SQ FT ADDED TO 2ND FLOOR +400 SQ FT FOR NEW DECK ----- 2204 SQ FT TOTAL (29%) LIMIT IS 35% FOR OVER 16' HIGH	1149 SQ FT 1ST FLOOR + GARAGE + 322 SQ FT ADDED TO 1ST FLOOR +1280 SQ FT 2ND FLOOR + 290 SQ FT ADDED TO 2ND FLOOR ----- 3041 SQ FT TOTAL (.395) LIMIT IS .53

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PROJECT DATA

SCALE

DATE 2/26/25

KATE HANDEL DESIGN

A2

This single-family home addition will create more enjoyable living space for this young family, adding new office space for working from home, as well as a more functional kitchen and living room.

This addition simply extends the home a little farther on a large lot. From the front of the home, the addition will not be visible at all. The design respects the daylight planes to avoid impacting natural light of nearby homes. The design also preserves privacy of neighboring houses by (1) locating, orienting and designing windows to minimize and mitigate direct views into neighboring houses and outdoor decks/patios, and (2) locating, orienting and designing high activity areas (kitchen, family room, patio) so that they are not adjacent to low-activity areas (bedrooms) on adjacent properties.

The architecture style is coastal craftsman, which complements the coastal, semi-rural, diverse small town character of the area. Paint colors and materials will match the existing, and are harmonious with surrounding homes.

Exterior lighting will be architecturally integrated with the home's design, style, material and colors. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site.

CONSTRUCTION AREA CALCULATIONS

CONSTRUCTION AREAS
1244 SQ FT

TOTAL LIVING AREA (Not including garage which is 464 sq ft) 2577 SQ FT

CONSTRUCTION IS 48%

FIRE SPRINKLERS NOT REQUIRED



MATERIALS

Proposed Addition
400 Vermont Ave, Moss Beach



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MATERIALS

SCALE

DATE 2/26/25

**KATE
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DESIGN**

A3



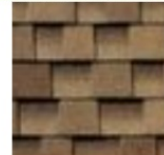
Exterior Lights
Dark Sky Compliant



Siding: T-111 12"
Paint: Benjamin Moore
HC-159 Philipsburg Blue



Windows
Milgard Tuscany White Vinyl

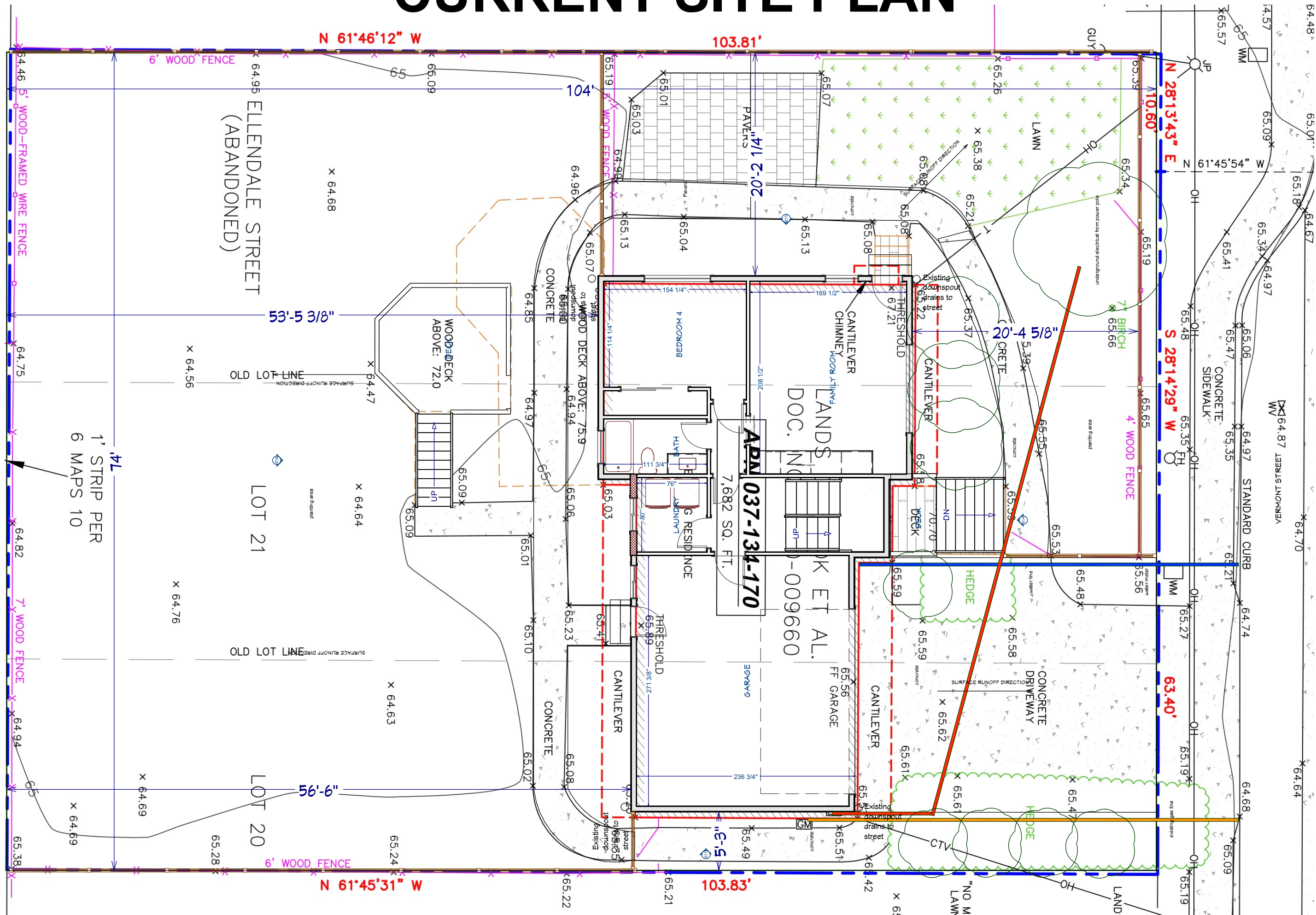


Roofing
match existing
GAF Timberline Shakewood



Decking
Trex Transcend Biscayne

CURRENT SITE PLAN



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**SITE
 PLAN**

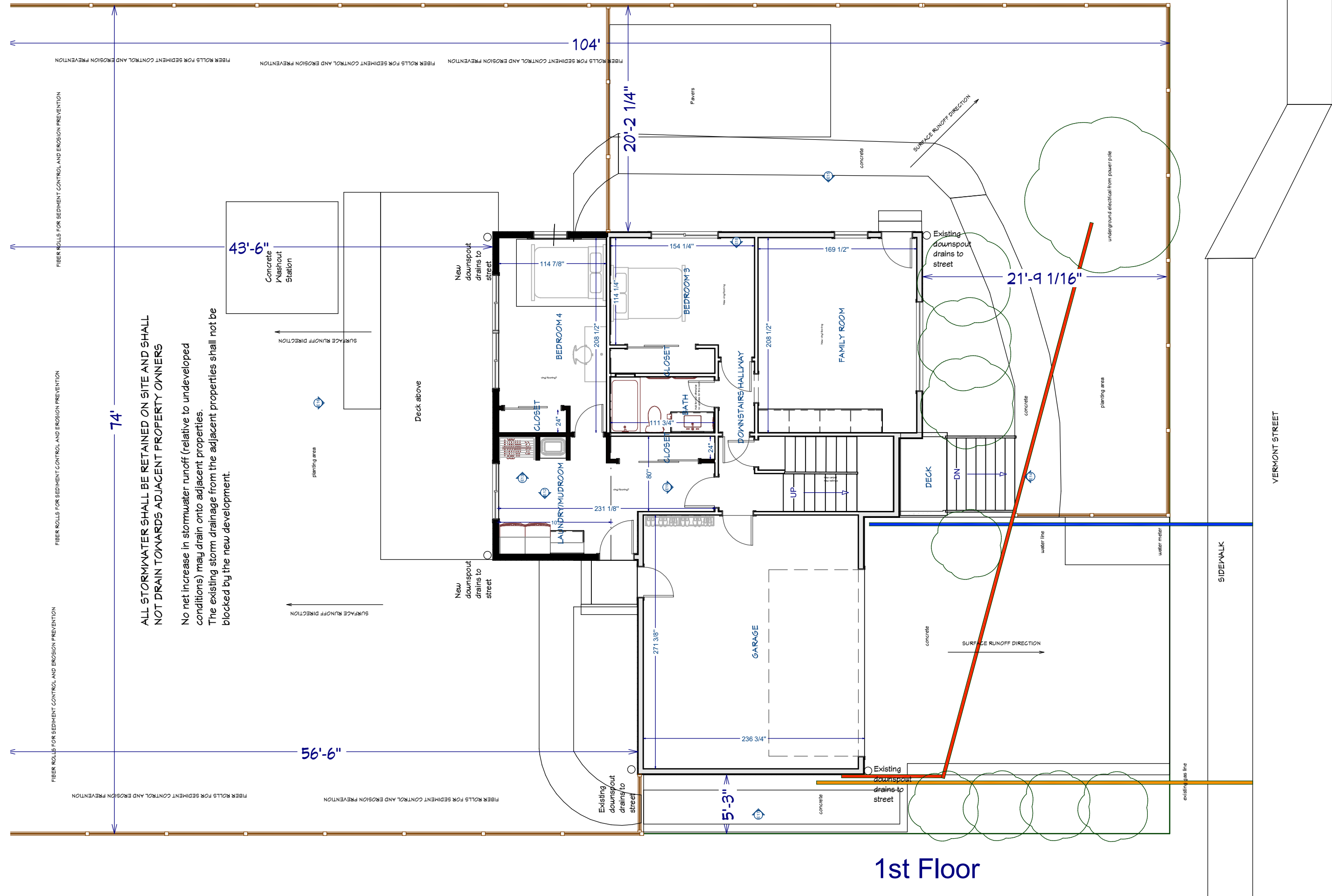
SCALE
 1/8" = 1' 0"

DATE 2/26/25

**KATE
 HANDEL
 DESIGN**

A4

PROPOSED SITE PLAN



ALL STORMWATER SHALL BE RETAINED ON SITE AND SHALL NOT DRAIN TOWARDS ADJACENT PROPERTY OWNERS

No net increase in stormwater runoff (relative to undeveloped conditions) may drain onto adjacent properties. The existing storm drainage from the adjacent properties shall not be blocked by the new development.

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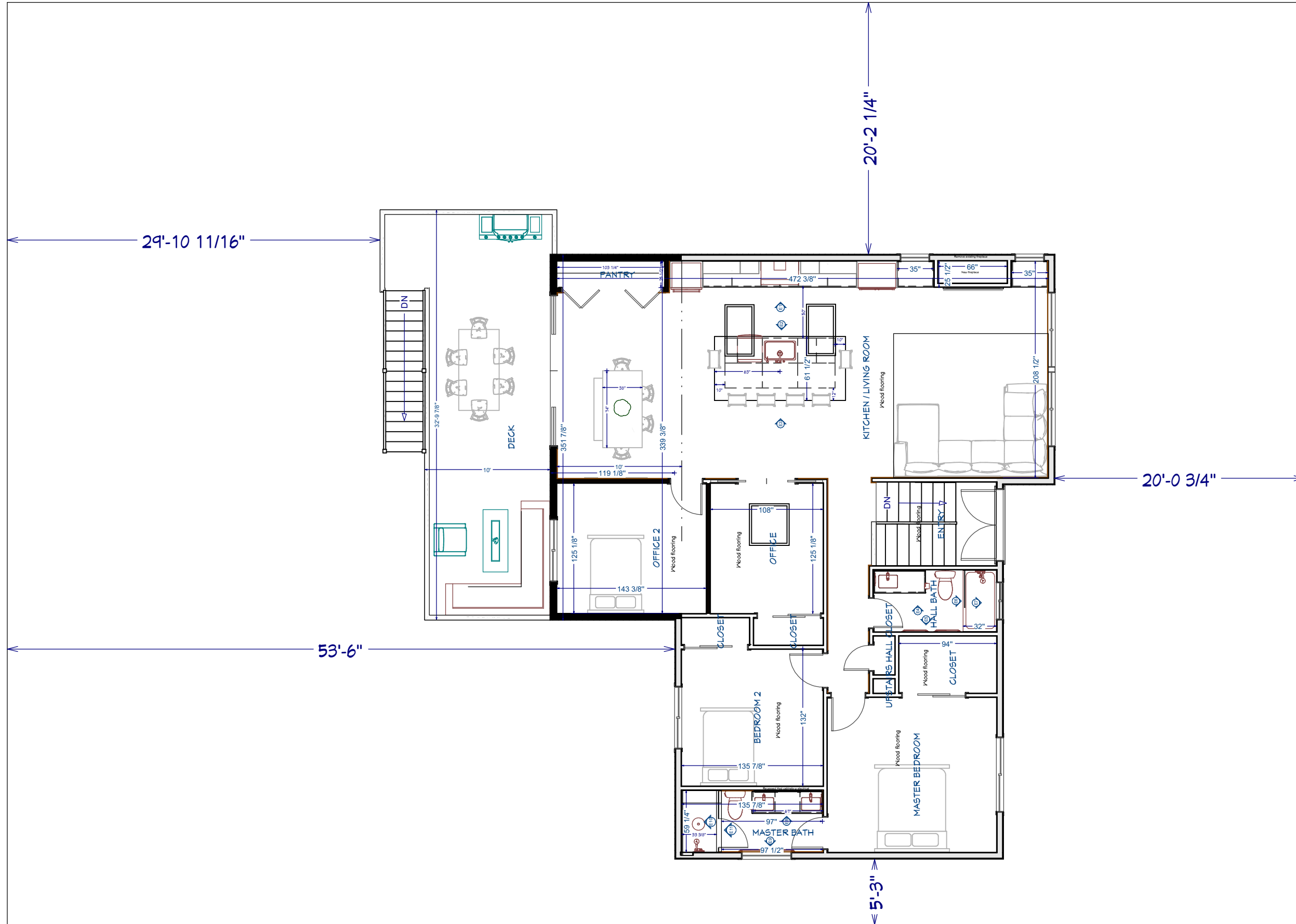
**SITE
 PLAN
 PROPOSED**

SCALE
 1/8" = 1' 0"
 DATE 2/26/25

**KATE
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A5

PROPOSED SITE PLAN



2nd Floor

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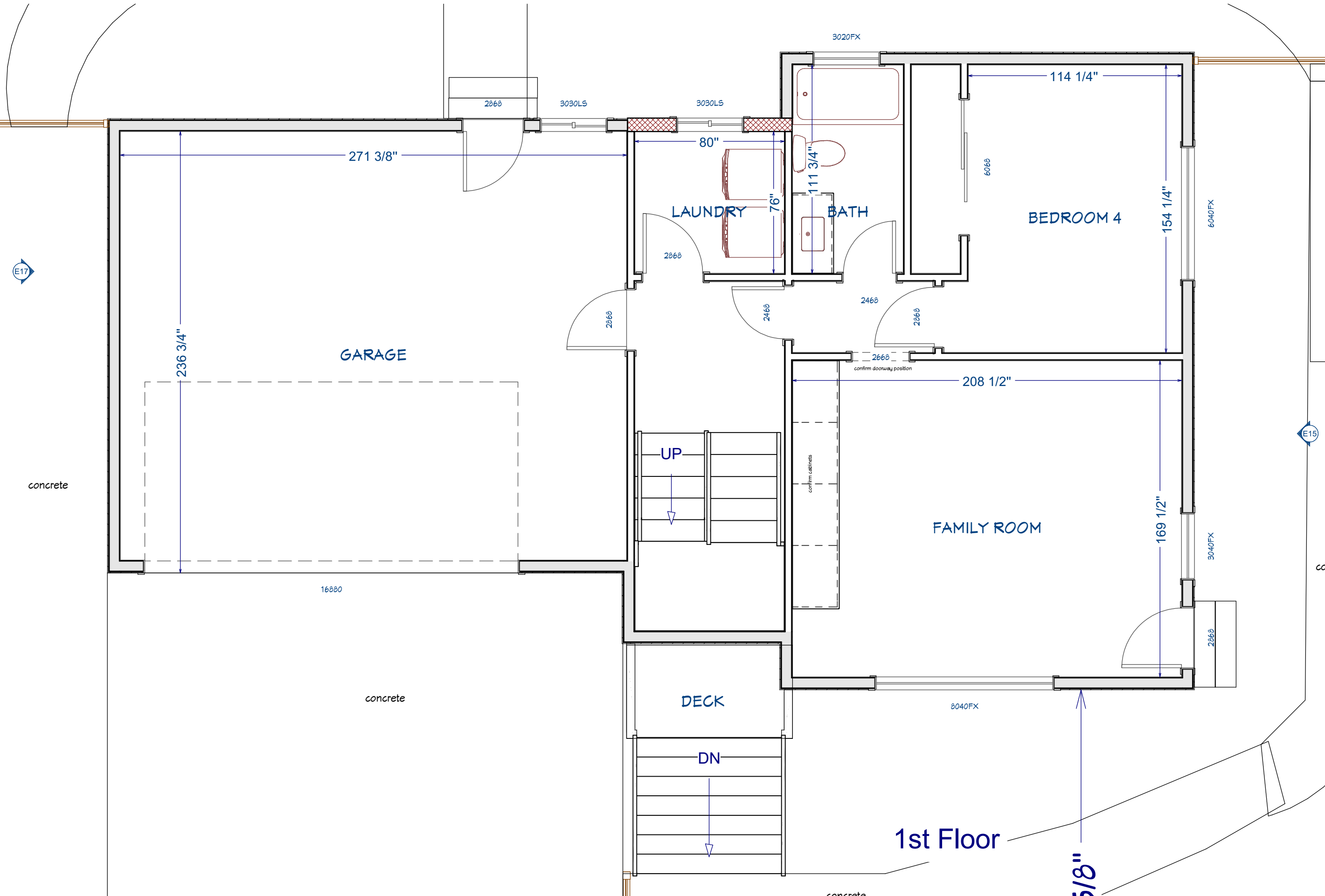
**SITE
 PLAN
 PROPOSED**

SCALE
 1/8" = 1' 0"
 DATE 2/26/25

**KATE
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 DESIGN**

A6

CURRENT PLAN



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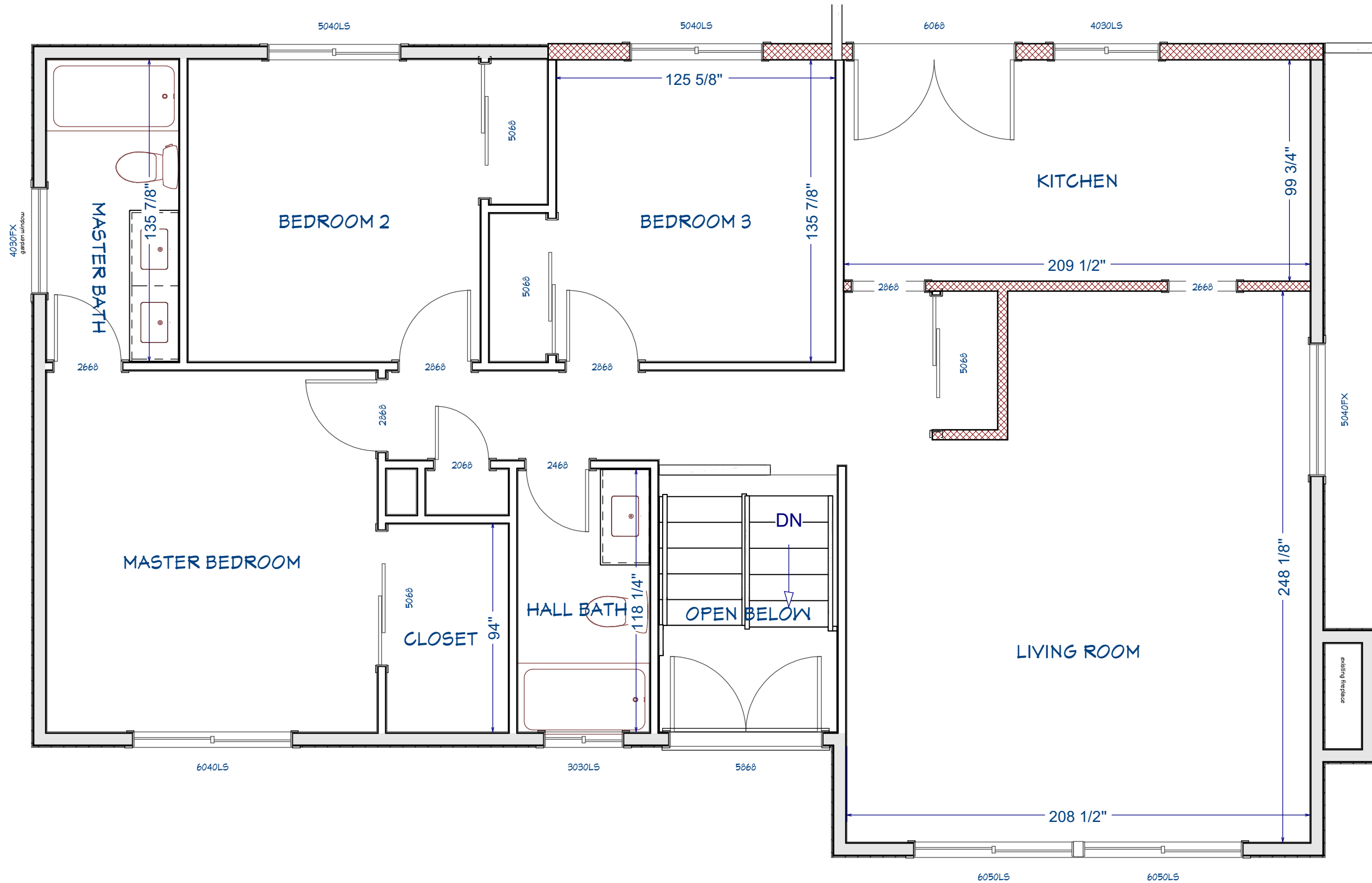
**FLOOR
PLAN**

SCALE
1/4" = 1' 0"
DATE 2/26/25

**KATE
HANDEL
DESIGN**

A7

CURRENT PLAN



2nd Floor

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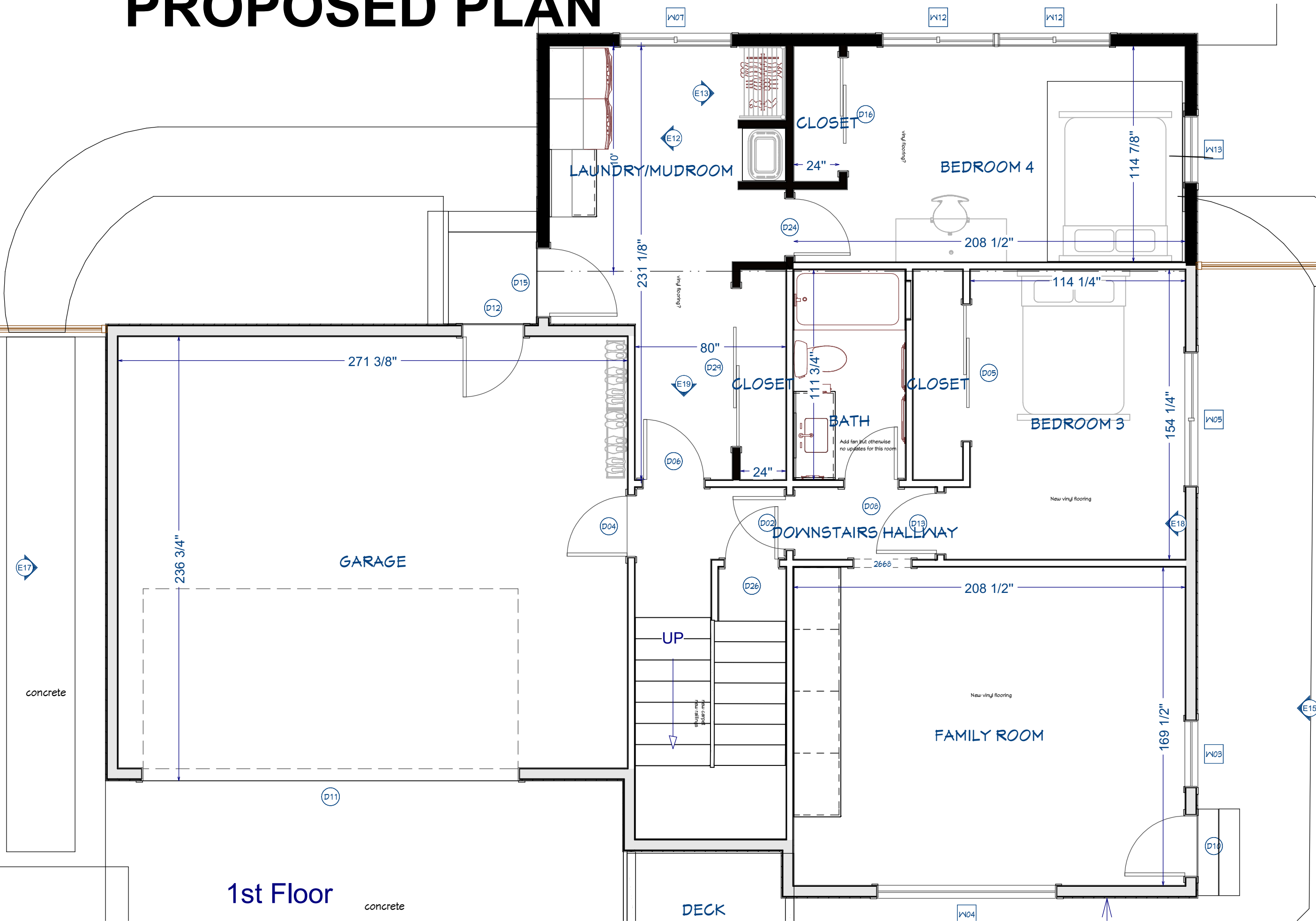
**FLOOR
 PLAN**

SCALE
 1/4" = 1' 0"
 DATE 2/26/25

**KATE
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 DESIGN**

A8

PROPOSED PLAN



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**FLOOR
 PLAN**

SCALE
 1/4" = 1' 0"
 DATE 2/26/25

**KATE
 HANDEL
 DESIGN**

A9

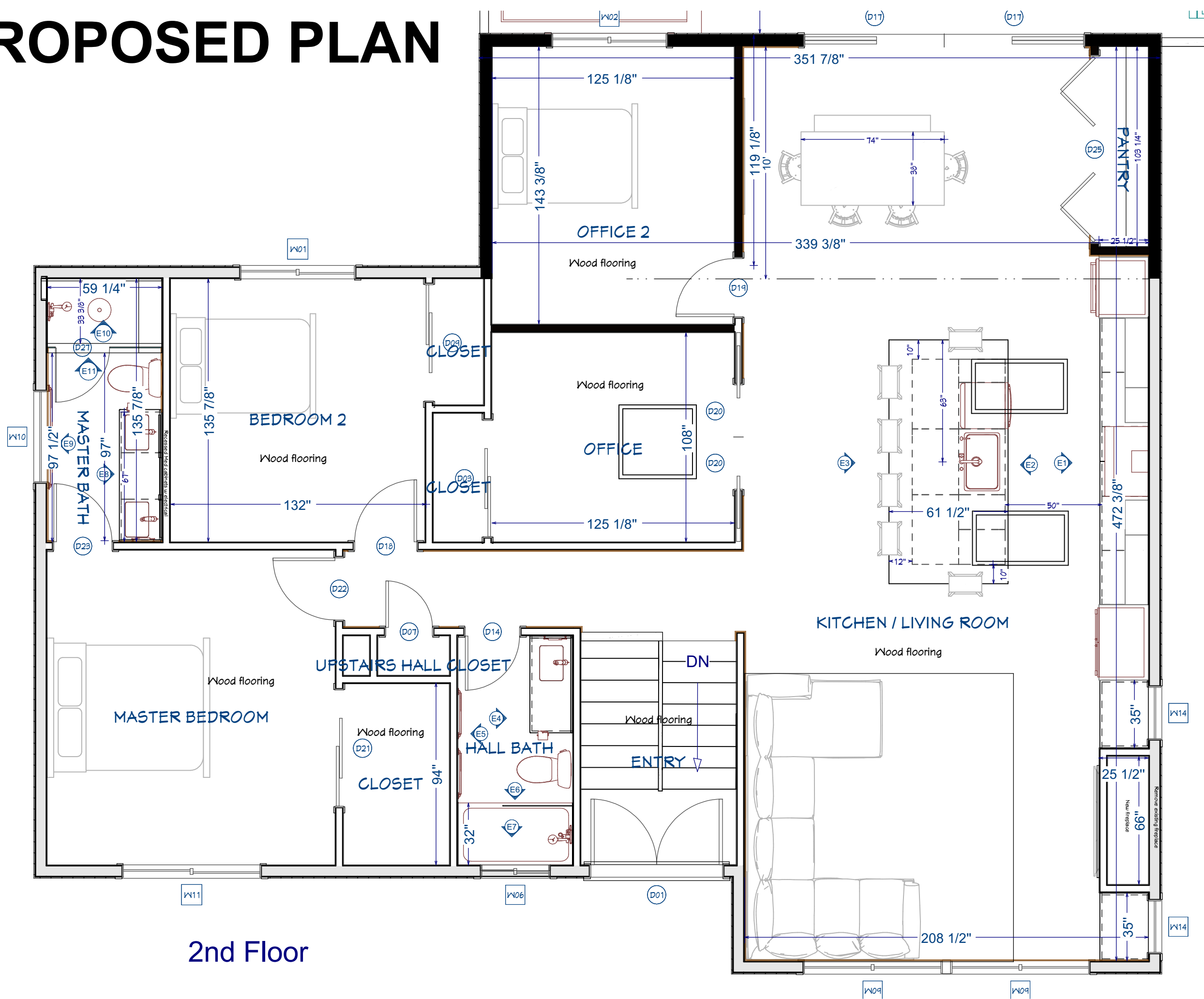
1st Floor

concrete

DECK

concrete

PROPOSED PLAN



2nd Floor

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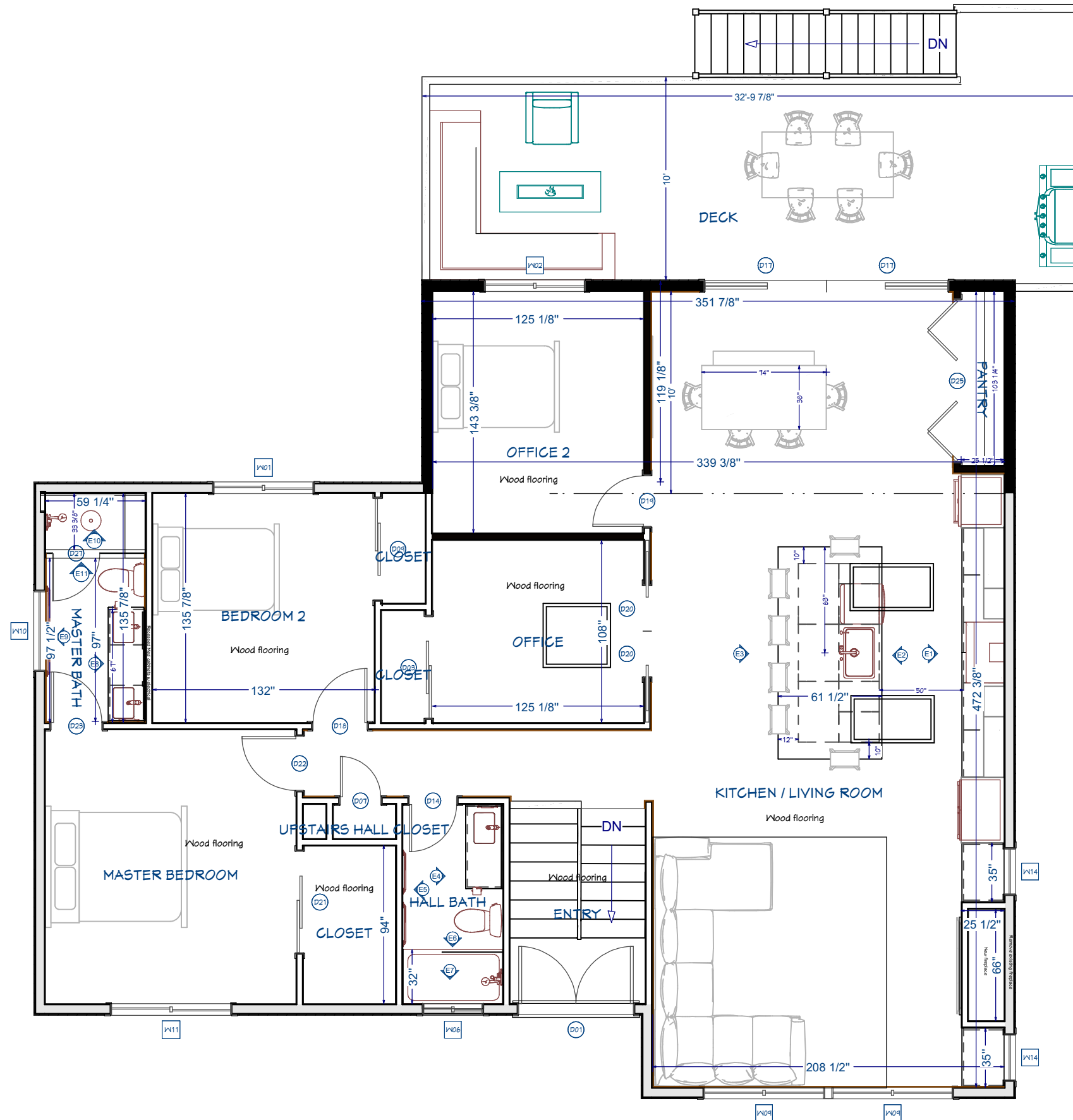
FLOOR PLAN

SCALE
 1/4" = 1' 0"
 DATE 2/26/25

**KATE
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 DESIGN**

A10

PROPOSED PLAN (FULL)



2nd Floor

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FLOOR PLAN

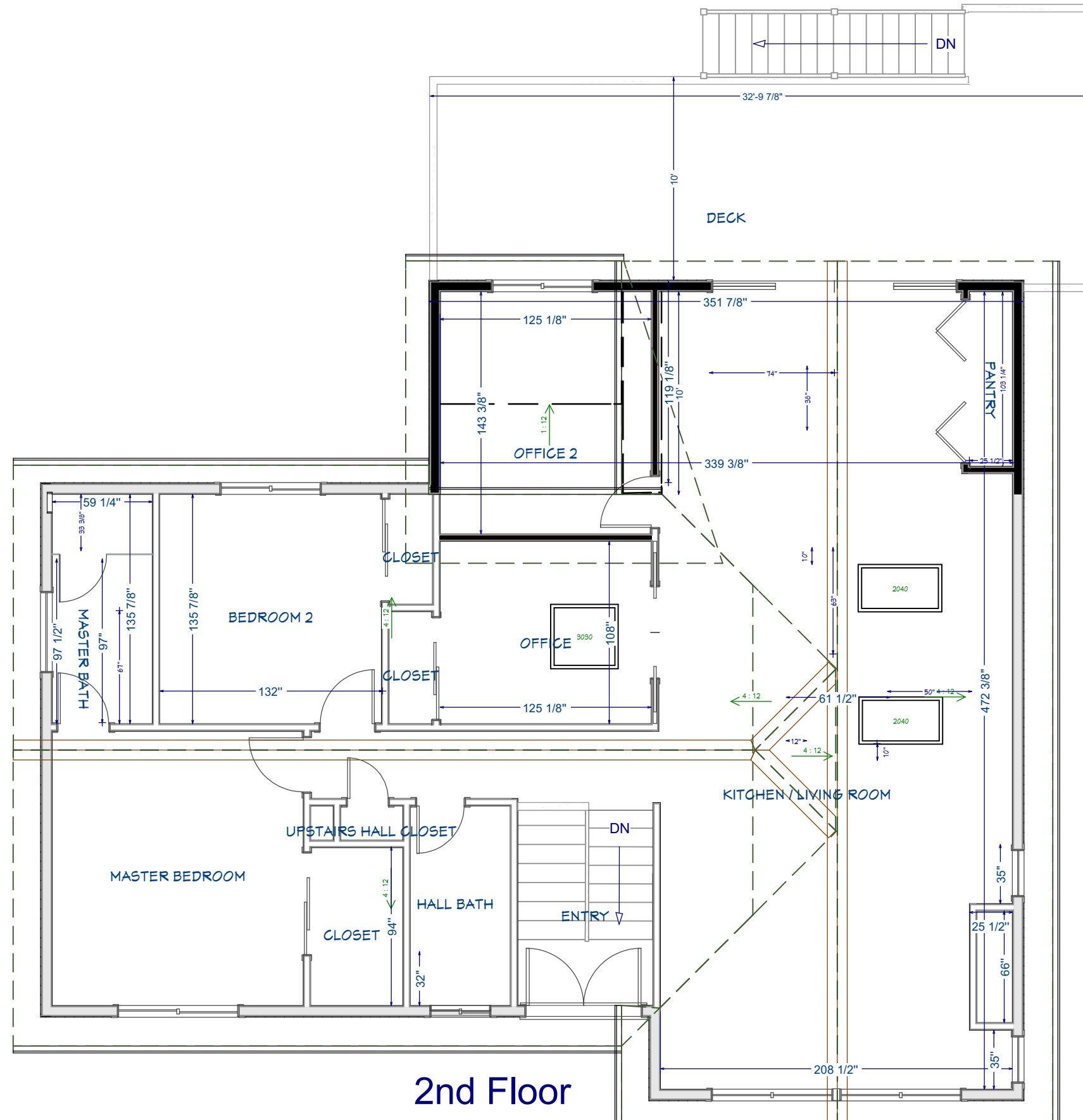
SCALE
 1/6" = 1' 0"

DATE 2/26/25

**KATE
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A11

ROOF PLAN



2nd Floor

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ROOF PLAN

SCALE
 1/6" = 1' 0"

DATE 2/26/25

**KATE
 HANDEL
 DESIGN**

A12

EXTERIOR ELEVATIONS



Elevation 14 - Current



Elevation 14 - Proposed

Siding to match existing
 Exterior paint to match existing color -
 Benjamin Moore HC-159
 (Philipsburg Blue)

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EXTERIOR
 ELEVATIONS

SCALE
 1/8" = 1' 0"
 DATE 2/26/25

KATE
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 DESIGN

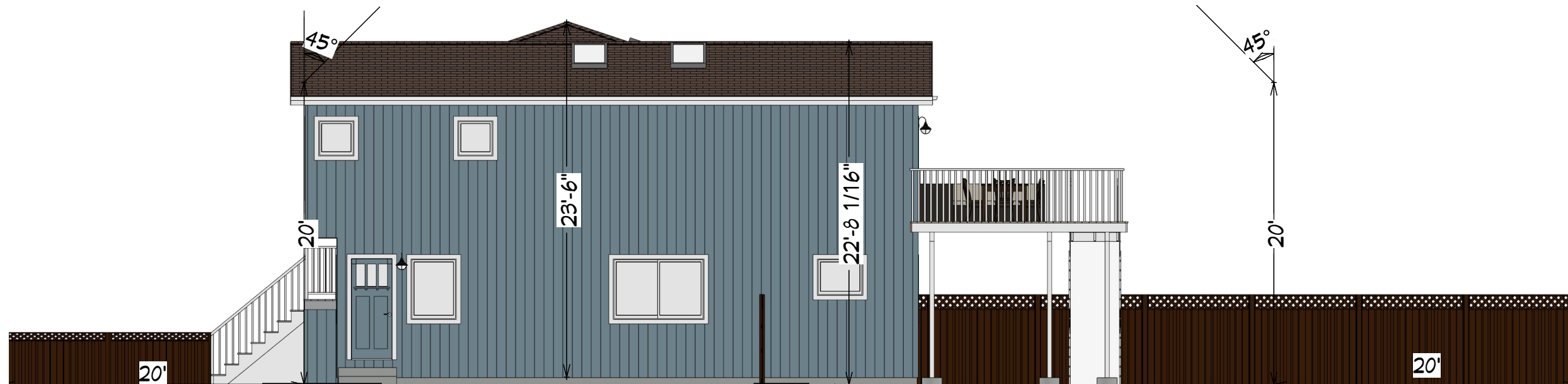
A13

EXTERIOR ELEVATIONS



Elevation 15 - Current

Siding to match existing
 Exterior paint to match existing color -
 Benjamin Moore HC-159
 (Philipsburg Blue)



Elevation 15 - Proposed

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EXTERIOR
 ELEVATIONS

SCALE
 1/8" = 1' 0"
 DATE 2/26/25

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A14

EXTERIOR ELEVATIONS



Elevation 16 - Current



Elevation 16 - Proposed

Siding to match existing
 Exterior paint to match existing color -
 Benjamin Moore HC-159
 (Philipsburg Blue)

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EXTERIOR
 ELEVATIONS

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 1/8" = 1' 0"

DATE 2/26/25

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A15

EXTERIOR ELEVATIONS



Elevation 17 - Current



Elevation 17 - Proposed

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EXTERIOR
 ELEVATIONS

SCALE
 1/8" = 1' 0"
 DATE 2/26/25

KATE
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A16

CROSS SECTION



Elevation 18

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CROSS
SECTION

SCALE
1/4" = 1' 0"
DATE 2/26/25

KATE
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A17

CROSS SECTION

Top of Ridge Height is at 89.6'



First Floor is at 67.2'

Finished Grade is at 65.5'

Crawl space - Minimum 18" clearance

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CROSS
SECTION

SCALE
1/4" = 1' 0"

DATE 2/26/25

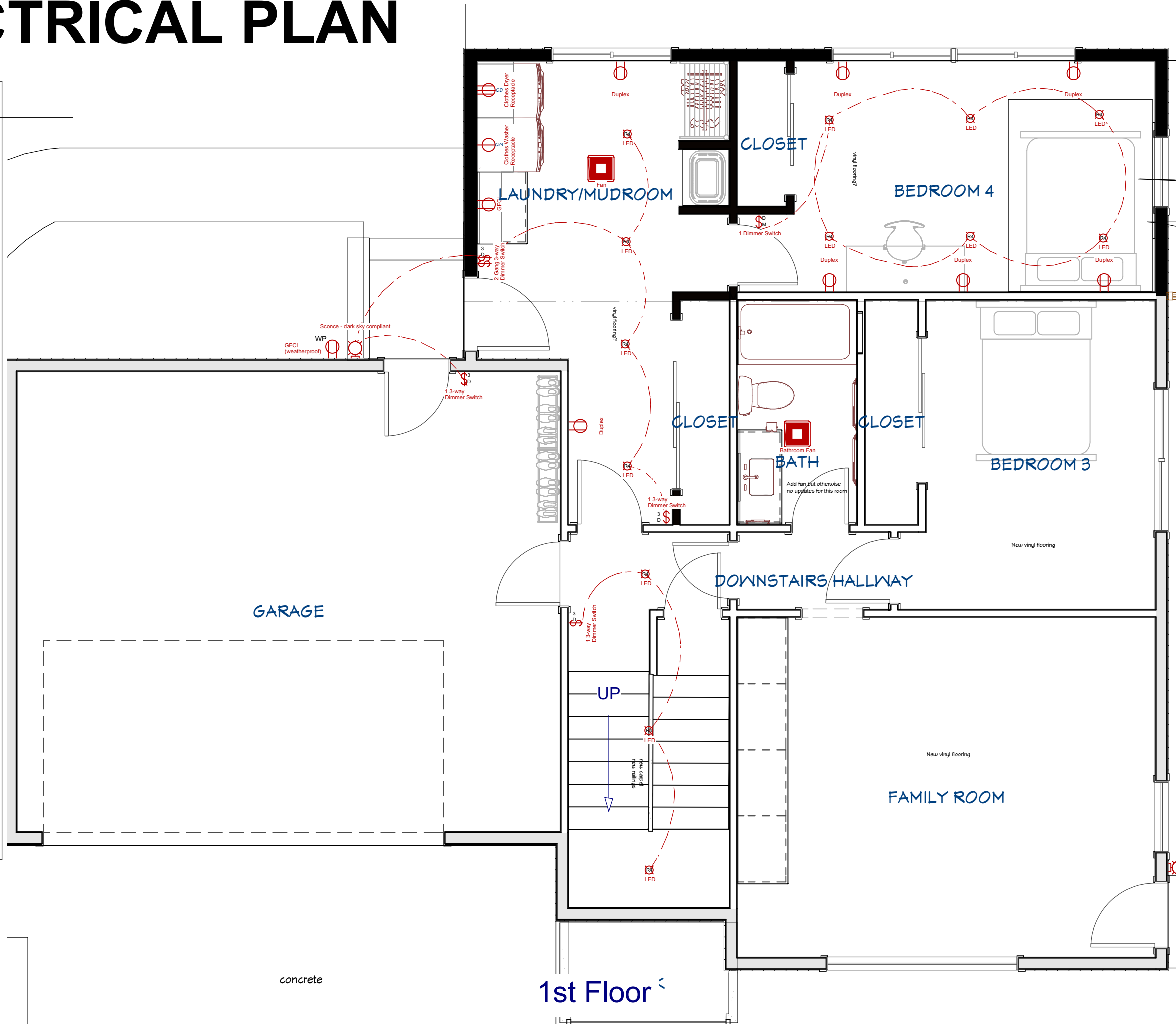
KATE
HANDEL
DESIGN

A18

Elevation 19

ELECTRICAL PLAN

ELECTRICAL LEGEND	
	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET
	FOURPLEX OUTLET
	REFRIGERATOR
	MICROWAVE
	TRASH COMPACTOR
	DISHWASHER
	WATER STUB
	GAS STUB
	ELECTRIC OVEN
	RANGE OUTLET
	LED STRIP LIGHT
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	VACANCY SENSOR
	EXHAUST
	4" RECESSED LED 3000K
	4" RECESSED LED WATER PROOF 3000K
	EXHAUST FAN
	SCONCE
	CARBON MONOXIDE / SMOKE DETECTOR
	SMOKE DETECTOR



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ELECTRICAL PLAN

SCALE
 1/4" = 1' 0"

DATE 2/26/25

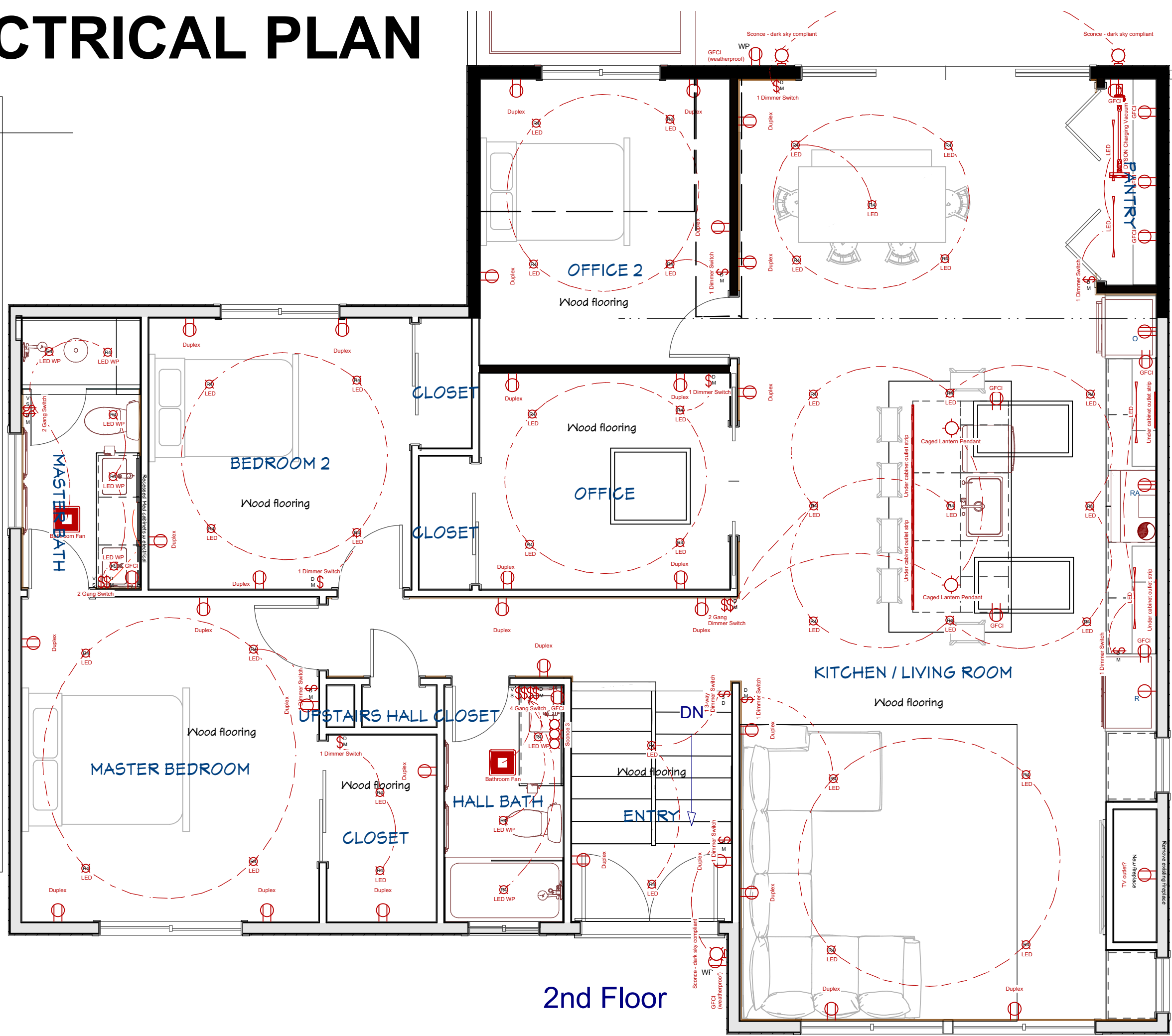
KATE HANDEL DESIGN

A19

ELECTRICAL PLAN

ELECTRICAL LEGEND

	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET	
	FOURPLEX OUTLET	
	REFRIGERATOR	
	MICROWAVE	
	TRASH COMPACTOR	
	DISHWASHER	
	WATER STUB	
	GAS STUB	
	ELECTRIC OVEN	
	RANGE OUTLET	
	LED STRIP LIGHT	
	SINGLE POLE SWITCH	
	DIMMER SWITCH	
	THREE WAY DIMMER SWITCH	
	VACANCY SENSOR	
	EXHAUST	
	4" RECESSED LED 3000K	
	4" RECESSED LED WATER PROOF 3000K	
	EXHAUST FAN	
	SCONCE	
	CARBON MONOXIDE / SMOKE DETECTOR	
	SMOKE DETECTOR	



2nd Floor

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ELECTRICAL PLAN

SCALE
 1/4" = 1' 0"
 DATE 2/26/25

KATE HANDEL DESIGN

A20

EXTERIOR LIGHTS

PROGRESS LIGHTING



Progress Lighting Englewood Single Light 10" Tall Outdoor Wall Sconce

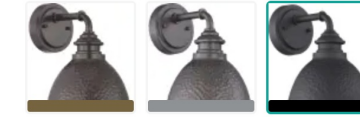
Model: P560097-031 | Item: bci3652697

from the [Englewood Collection](#)

★★★★★ 2 Reviews

\$125.00

Finish: Black - 255 In Stock



Width

8" \$125.00	12" \$165.00
----------------	-----------------

Free Shipping!

Leaves the Warehouse in 1 to 2 business days - [Shipping to 94019](#)

Compare

[Return & Shipping Details](#)



Customers Also Viewed

The Great Outdoors 71241 \$114.95 ★★★★★	Progress Lighting P5623 \$84.40 ★★★★★	The Great Outdoors 71242 \$154.95	Bellevue VXWS49795 \$86.49 ★★★★★	Bellevue VXWS26009 \$44.98	Capital Lighting 946431... \$218.00 ★★★★★

Details

Inspired by the warmth and beauty of hammered copper home accents, Englewood's design displays elements of rustic craftsmanship. A one-light small wall lantern in Antique Bronze with the inside of the shade that features a metallic copper coating of paint, offering higher illumination reflection. Ideal for Farmhouse architecture design styles. Perfect for interior or exterior applications.

Features

- Constructed from steel
- Includes a steel dome shade
- (1) 100 watt maximum medium (E26) bulb required
- Designed for commercial or residential use
- Intended for outdoor use
- Capable of being dimmed with compatible dimmable bulbs (not included)
- CSA rated for wet locations
- Dark sky compliant
- Covered under a 1 year limited manufacturer warranty

Dimensions

- Height: 9-3/4"
- Width: 8"
- Extension: 10"
- Product Weight: 0.6 lbs
- Wire Length: 6"
- Backplate Height: 4-5/8"

Manufacturer Resources

- [Specification Sheet](#)
- [Installation Sheet](#)
- [Warranty](#)

Dimensions and Measurements

Backplate Depth	1.25 in.
Backplate Height	4.63 in.
Backplate Width	4.63 in.
Extension	10 in.
Height	9.75 in.
Nominal Height	10 in.
Nominal Width	8 in.
Product Weight	0.6 lbs.

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Kate Handel

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and Dane Rook
400 Vermont Ave
Moss Beach, CA 94038

EXTERIOR
LIGHTS

SCALE

DATE 2/26/25

KATE
HANDEL
DESIGN

A21

ELECTRICAL NOTES

PLUMBING NOTES

1. FLOW RATES
Maximum flow rate for all new plumbing fixtures shall be as required by CGBSC 4.303:
- shower heads - 1.8 gpm at 80 psi
- faucets - 1.2 gpm
- water closets - 1.28 gal/flush
- kitchen faucets - 1.8 gpm

The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. **[CPC 407.2.2]** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons (6.8/ L) per minute at 60 psi. **[CPC 420.2.1]**

2. TOILET CLEARANCE
Toilet shall be located in a space not less than 30" in width (15' on each side) and 24" minimum clearance in front. (CPC 402.5)

3. MULTIPLE SHOWER HEADS
Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower head or handshower to be in operation at a time (CGBSC 4.303.1.3.2)

4. GARDEN HOSE
Provide hose connection with backflow preventer device. CPC 603.5.7.

5. SHOWER DOOR CLEARANCE
Shower doors to open at least a minimum of 22" for an unobstructed egress opening. CPC Section 408.5.

6. TUB/SHOWER COMBINATIONS
Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. CPC Section 408.3.

7. WATER HEATER ANCHORAGE
Seismic anchorage of water heater to include anchors or straps at points within the upper and lower one-third of its vertical dimension, the lower anchor/strap located to maintain a minimum distance of 4 inches above the controls. CPC Section 507.2.

8. WATER HEATER PRESSURE AND TEMP RELIEF
Provide pressure and temperature relief valve at water heater. Relief valve located inside the building, shall be provided with a drain to outside of the building. Sheet/Detail. CPC Section 608.4.

9. WATER HAMMER ARRESTER
Provide a note specifying water hammer arrester on water lines to absorb high pressures resulting from the quick closing of quick-acting valves. Water hammer arresters shall be approved mechanical devices in accordance with ASSE 1010 or PDIWH 201 and shall be located as close as possible to quick acting valves (i.e. clothes and dishwasher). CPC Section 609.10. Sheet.

10. NON COMPLIANT PLUMBING FIXTURES
ALL NON -COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH APPROPRIATE WATER CONSERVING FIXTURES.
Any toilet manufactured to use more than 1.6 gallons of water per flush. Any urinal manufactured to use more than one gallon of water per flush. Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute. Any interior faucet that emits more than 2.2 gallons of water per minute.

11. WALL SURFACES
Tub and shower nonabsorbent wall surfaces shall extend to a height of not less than 6 feet above the floor. [R307.2] Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be glass mat gypsum panel, fiber-reinforced gypsum panels, non-asbestos fiber-cement backer board, or non-asbestos fiber-cement reinforced cementitious backer unites installed in accordance with manufacturer's recommendations. [R702.4.2]

12. SHOWER DOORS
Shower doors shall open so as to maintain not less than a 22-inch unobstructed opening for egress. [CPC 408.5]

13. SHOWER SIZE
Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30-inch circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The area and dimensions shall be maintained to a point of not less than 70- inches above the shower drain outlet. [CPC 408.6]

MECHANICAL NOTES

1. GARAGE DOOR OPENERS
Automatic garage door openers if provided shall be listed and labeled in accordance with UL 325. R309.4

2. VENTILATION - TERMINATION
termination of all environmental air ducts exhaust shall be a minimum of 3 feet from property line and any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents). Sheet. CMC Section 502.2.1.

Over an electric range, provide a 65% CE or 160 cfm exhaust hood. Dwellings over 750 square feet must exceed 55% CE or 130 cfm. Dwellings over 1000 square feet need only meet a 50% CE or 110 cfm rate. **[CEnC Table 150.0-G]** Over a gas range, provide an 85% CE or 280 cfm exhaust hood. Dwellings over 1000 square feet may instead provide an 80% CE or 250 cfm exhaust hood. Dwellings over 1500 square feet need only provide a 70% CE or 180 cfm exhaust hood. **[CEnC Table 150.0-G]**

3. DRYER EXHAUST DUCTS
Domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length 14 feet, including two 90-degree elbows and must be 4 inches in diameter. A length of 2 feet shall be deducted for each 90-degree elbow in excess of two. Sheet. CMC Section 504.4.2.1.

4. MAKEUP AIR FOR CLOTHES DRYER
Makeup air shall be provided in accordance with the following:

Makeup air shall be provided for Type 1 clothes dryers in accordance with the manufacturer's instructions. [NFPA 54:10.4.3.1]. Where a closet is designed for the installation of a clothes dryer, an opening of not less than 100 square inches for makeup air shall be provided in the door or by other approved means.

Provisions for makeup air shall be provided for Type 2 clothes dryers, with a free area of not less than 1 square for each 1000 British thermal units per hour (Btu/h) total input rating of the dryer(s) installed. [NFPA 54:10.4.3.2]. CMC Section 504.4.1.

5. BATHROOM VENTILATION
Bathroom exhaust fans shall be ENERGY STAR compliant. Bathrooms without operable glazing to have mechanical ventilation of 50 cfm intermittent per CEC R303.3. All bath fans shall have backdraft dampers per CGBSC 4.506.1. Bathroom exhaust fans must be controlled by a humidistat control capable of adjustment between a relative humidity range of 50% to 80% per CGBSC 4.506.

6. FIREPLACE
INSTALLED GAS FIREPLACE SHALL BE A DIRECT VENTED SEALED-COMBUSTION TYPE [CALGREEN 4.503.1]

14. CONTROL VALVES
Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerheads do not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the spray. 408.9 (2019 CPC)

ELECTRICAL NOTES - LIGHTING

All work shall comply with the 2022 California Electrical Code (CEC), National Electric Code (NEC), California Building Energy Efficiency Standards, and all applicable federal, state and local codes and ordinances.

1. HIGH EFFICACY:
All lights throughout the residence, including the garage and exterior, shall be high efficacy. **[CEnC 150.0(k)1A]** All lighting must be either controlled by a dimmer or a manual on, auto off vacancy sensor, except for closets < 70 sf. At bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality. **[CEnC 150.0(k)2E]**

2. Under cabinet lighting:
Shall be switched separately. Lighting internal to drawers and cabinetry with opaque fronts or doors require vacancy sensors. **[CEnC 150.0(k)2E]**

3. Exterior Lighting:
Outdoor lights must be high efficacy and controlled by an astronomical time clock or by both a motion sensor and photocell. **[CEnC 150.0(k)(3)]**

4. RECESSED LIGHTING:
Luminaries recessed in insulated ceilings must meet three requirements (California Energy Code 150.0(k)1C): a) They must be rated for direct insulation contact (IC). b) They must be certified as airtight (AT) construction. c) They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity. Luminaires recessed into ceilings shall not contain screw base lamp sockets, must be labeled as airtight and meet the clearance and installation requirements of **California Electrical Code 410.116** for recessed luminaires. **[CEnC 150.0(k)1C]**

5. STAIRWAY LIGHTING:
Interior stairway shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. Sheet CRC R303.7.

6. SHOWER LIGHTING
Light fixtures located in the shower enclosure area are to be labeled "suitable for wet locations." [CEC 410.10(A)]

ELECTRICAL NOTES - SMOKE & CARBON MONOXIDE ALARMS

1. SMOKE ALARMS
Smoke alarms are required in all sleeping rooms, and outside each sleeping area in the immediate vicinity of the bedrooms, on each additional story of the building including basements and habitable attics and not including crawl spaces and uninhabitable attics. Smoke alarms shall be placed at least 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.

2. CARBON MONOXIDE ALARMS
For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units containing a fuel-fired appliance, fireplace or has an attached garage with an opening that communicates with the dwelling unit. Carbon monoxide alarms shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every occupiable level of a dwelling unit including basement. Carbon monoxide alarms in existing buildings are permitted to be solely battery operated or plug-in type with battery back-up in areas where no construction is taking place. CRC, R315. Smoke and carbon monoxide alarms as building powered with battery backup. **[R314.6] [R315.6]**

When alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. [R314.2.2] 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. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. [R314.4] Carbon monoxide alarms must also be interconnected. [R315.5] Carbon Monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions on every occupiable level of a dwelling unit, including basements. **[R315.3]**

ELECTRICAL NOTES - RECEPTACLES

There must be GFCI protection at all 125 Volt, single phase, 15 and 20-ampere receptacles installed in: (1) bathrooms; (2) garages and accessory buildings; (3) all outdoor receptacles; (4) crawl spaces; (5) unfinished basement; (6) all receptacles serving kitchen counter tops; (7) laundry, utilities and wet bar sink within 6 feet of edge of the sink; (8) boathouses; (9) bathtubs or shower stalls; (10) Laundry areas. CEC Article 210.8.

There must be a dedicated 20-amp branch circuit shall be provided to supply the laundry receptacle outlet. CEC Articles 210.11(C)(2).

There must be a dedicated 120-volt, 20-amp circuit are required to serve bathroom receptacle outlet(s). It shall be installed on a wall/partition within 3 feet of the outside edge of each basin or installed on the side/face 12 in max below the countertop. This circuit cannot supply any other receptacles, lights, fans, etc. (Exception-where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied.) CEC Articles 210.11(C)(3).

all 120-volt, single phase, 15 and 20 ampere branch circuits that supply outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar room/areas shall be protected by a listed arc-fault circuit interrupter. CEC Article 210.12(A).

Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(0))

the minimum disconnecting means for a single-family dwelling is 100 amperes, 3 wire. Sheet. CEC Article 230.79(C).

all 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles. CEC 406.12.

The GFI requirement within 6' of sinks now includes the kitchen sink, so adjacent garbage disposals also require GFI protection. **[CEC 210.8(A)(7)]**

For the kitchen island, a receptacle outlet shall be provided for every 18 square feet, or fraction thereof, of the countertop or work surface. **[CEC 210.52(C)(2)(a)] [CEC 210.8(A)]**

OTHER NOTES

Safety glazing to be applied to all fixed and operable glass panels of swinging, sliding and bifold doors in all hazardous locations.

There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. [R311.3]

Landings or finished floors at the required egress door shall not be more than 1½" lower than the top of the threshold. (The landing or floor on the exterior side shall not be more than 7¾" below the top of the threshold provided the door does not swing over the landing or floor.) [R311.3.1]

Doors other than the required egress door shall be provided with landings or floors not more than 7¾" below the top of the threshold. [R311.3.2]

Any installed gas fireplace shall be a direct vented sealed combustion type. [CALGreen 4.503.1]

Please provide combustion air and ventilation for gas supplied appliances installed in buildings. The minimum required volume shall be 50 cfm per BTU/h. **[CMC 701.4.1]** Provide outside air with ducts at the top and bottom of the enclosure. When horizontal ducts are used, each opening shall have a minimum free area note less than 1 square inch per 2000 BTH/h of the total input rating of all appliances in the enclosure. When directly communicating with the outdoors (no ducts), openings may be reduced to 1 square inch per 4000 BTU/h. **[CMC 701.6.1]**

Factory-built or masonry fireplaces covered in this chapter shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive. **[R1006.1]** The exterior air intake shall be capable of supplying all combustion air from the exterior of the dwelling or from spaces within the dwelling ventilated with outside air such as nonmechanically ventilated crawl or attic spaces. **[R1006.2]** The combustion air passageway shall be a minimum of 6 square inches. **[R1006.4]** Unlisted combustion air ducts shall be installed with a minimum 1-inch clearance to combustibles for all parts of the duct within 5 feet of the duct outlet. **[R1006.3]**

Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of 26 gauge steel minimum shall be installed to provide clearance between the chimney and insulation material. **[R1005.8]**

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ELECTRICAL
NOTES

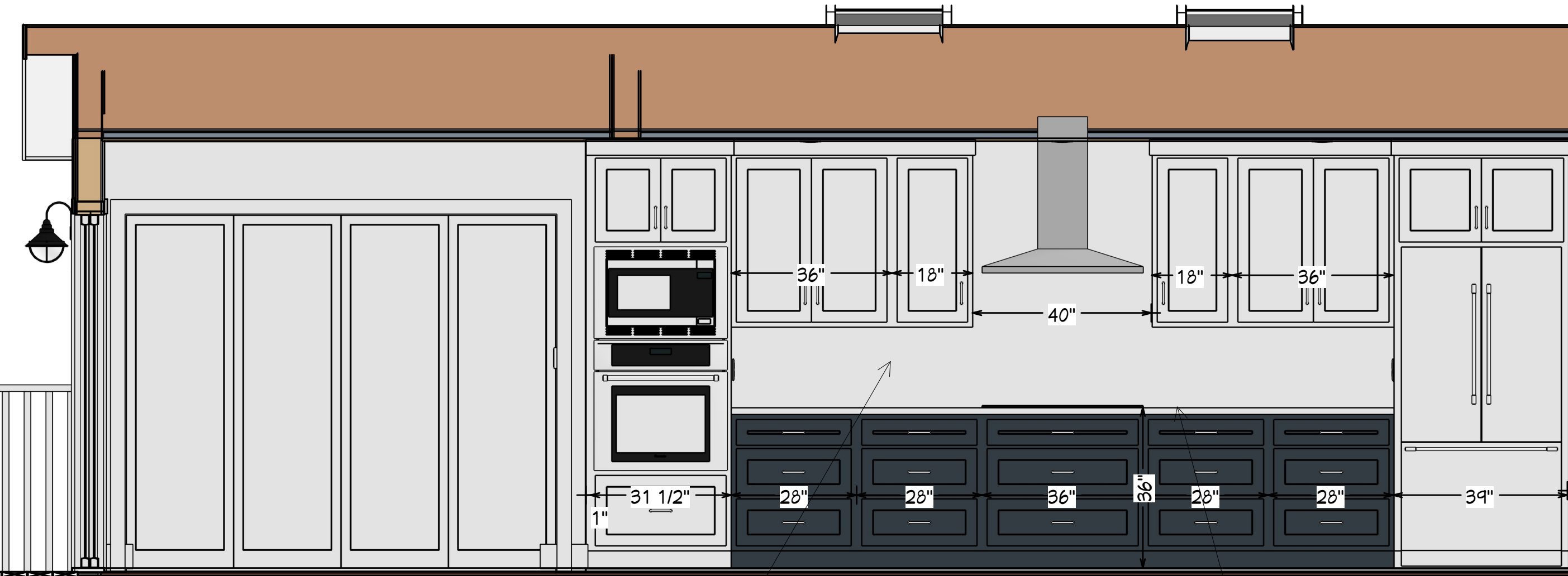
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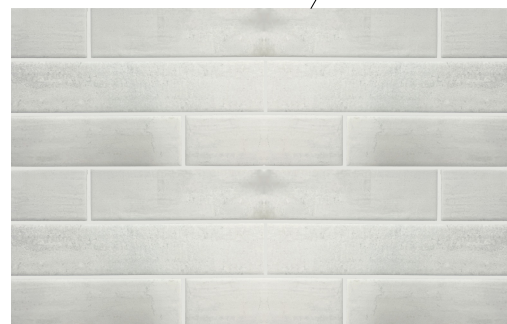
A22

ELEVATIONS



Elevation 1

HANSSTONE METROPOLITAN
LEATHER QUARTZ



PAC Creta White Matte 2 x 10
Brick 50% offset pattern
1/16" grout joints
Arctic White Grout

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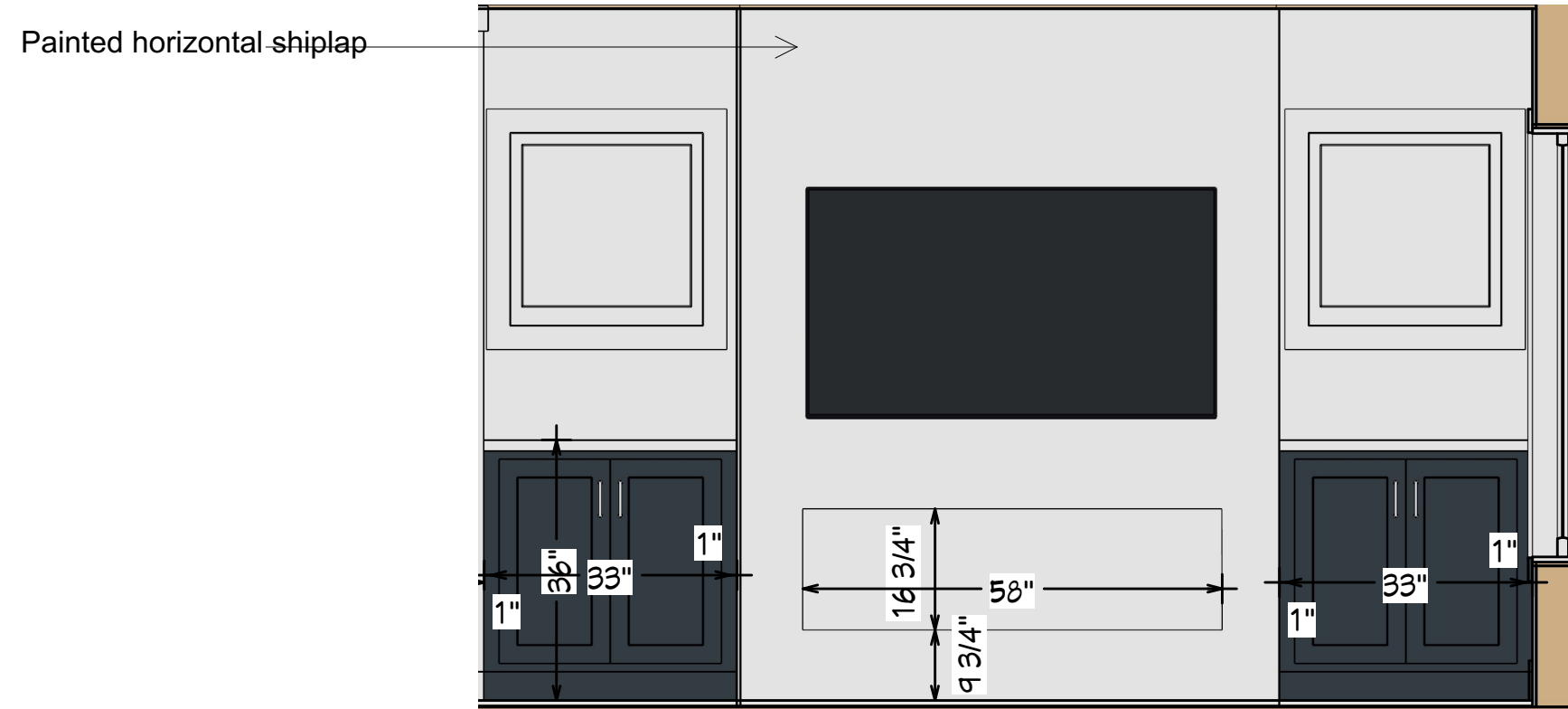
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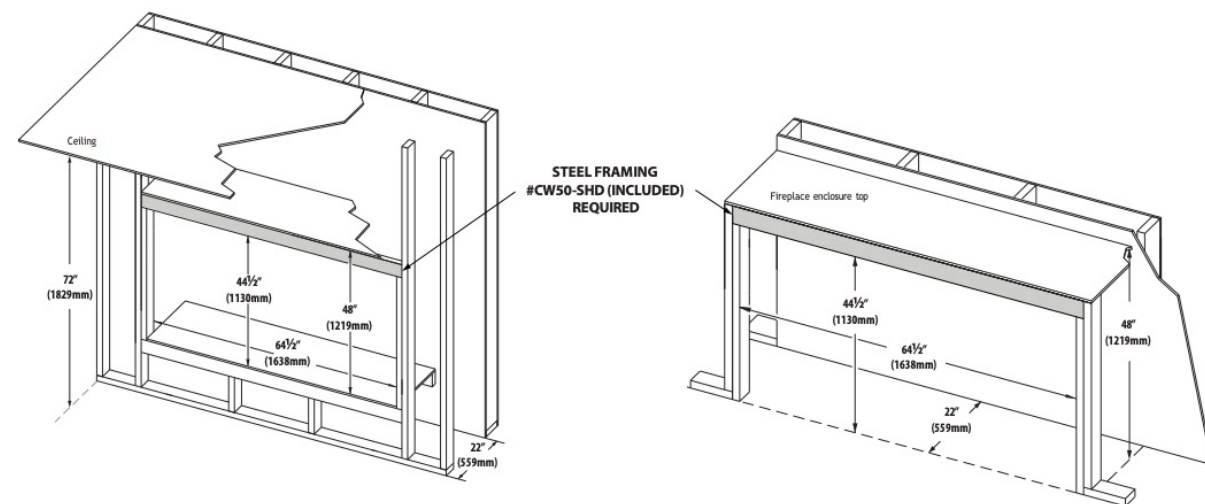
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ELEVATIONS



Elevation 1

Plans shown for KozyHeat Calloway 50" Fireplace with 2" trim kit, NO COOL WALL



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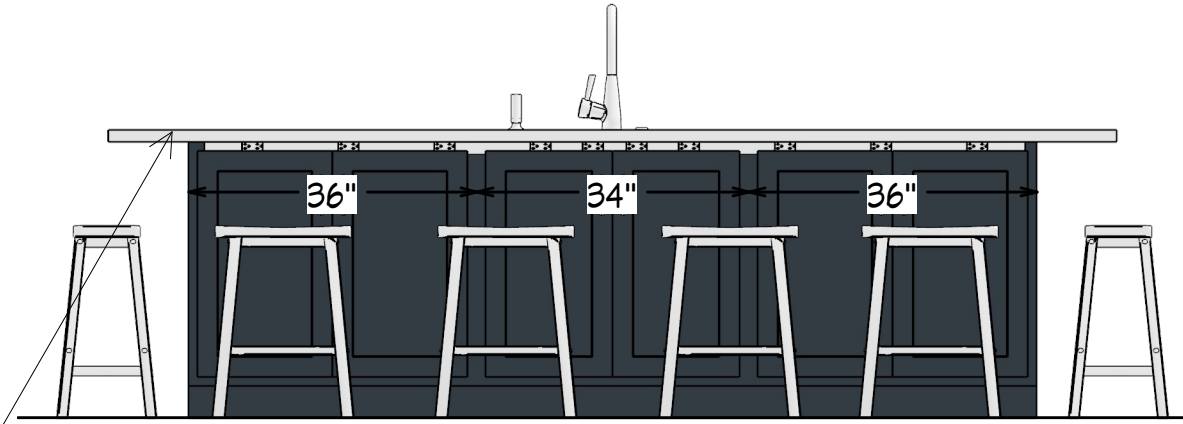
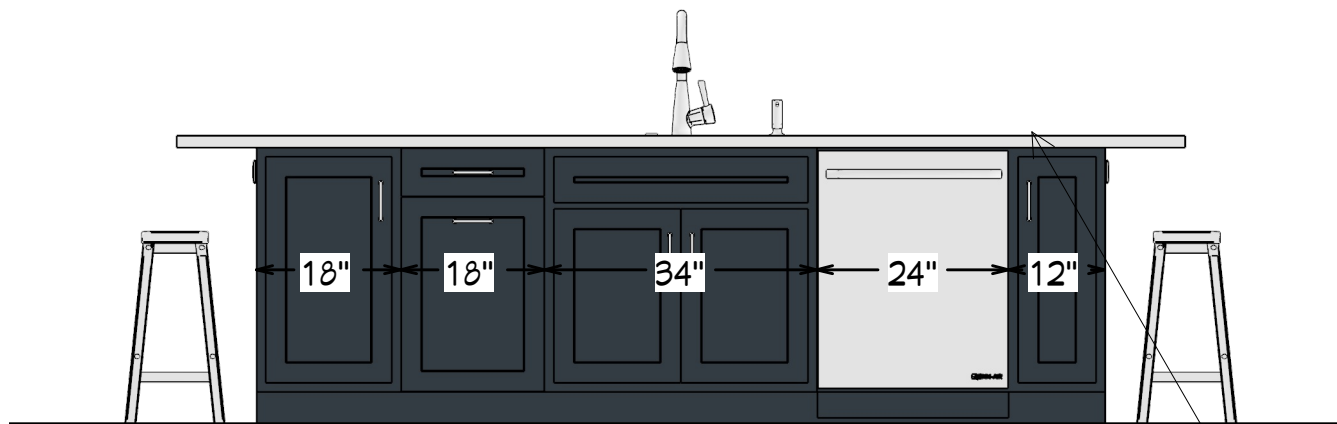
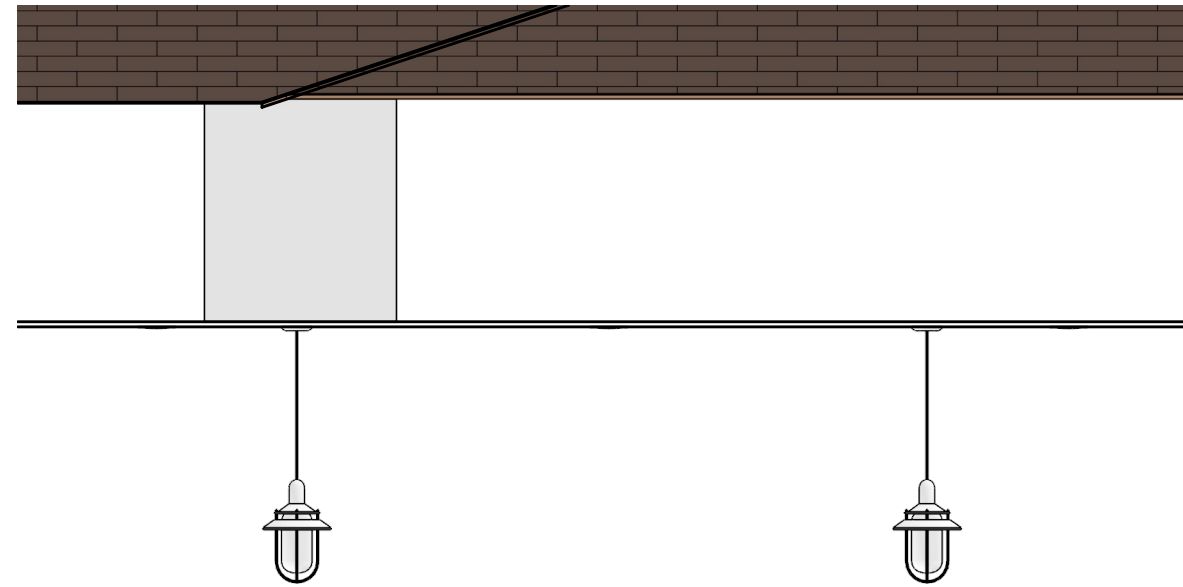
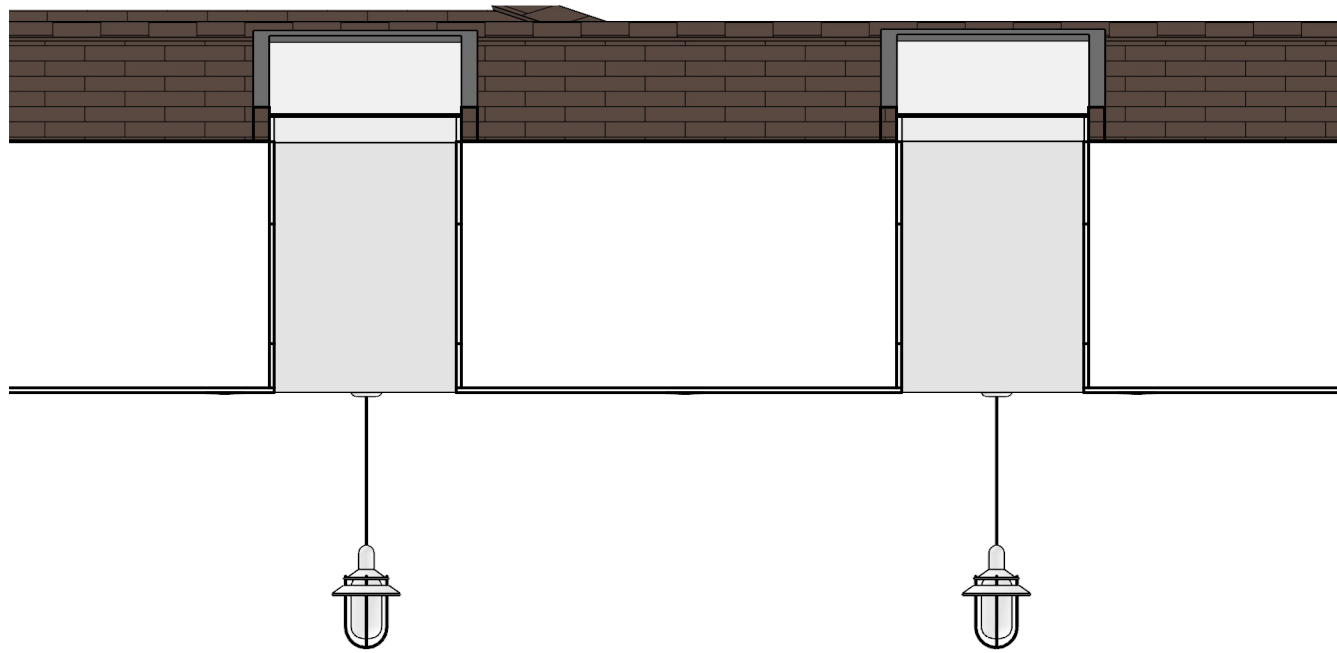
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ELEVATIONS



Elevation 2

Elevation 3

Brilliant Gray Quartzite
Seal with Tenax ProSeal

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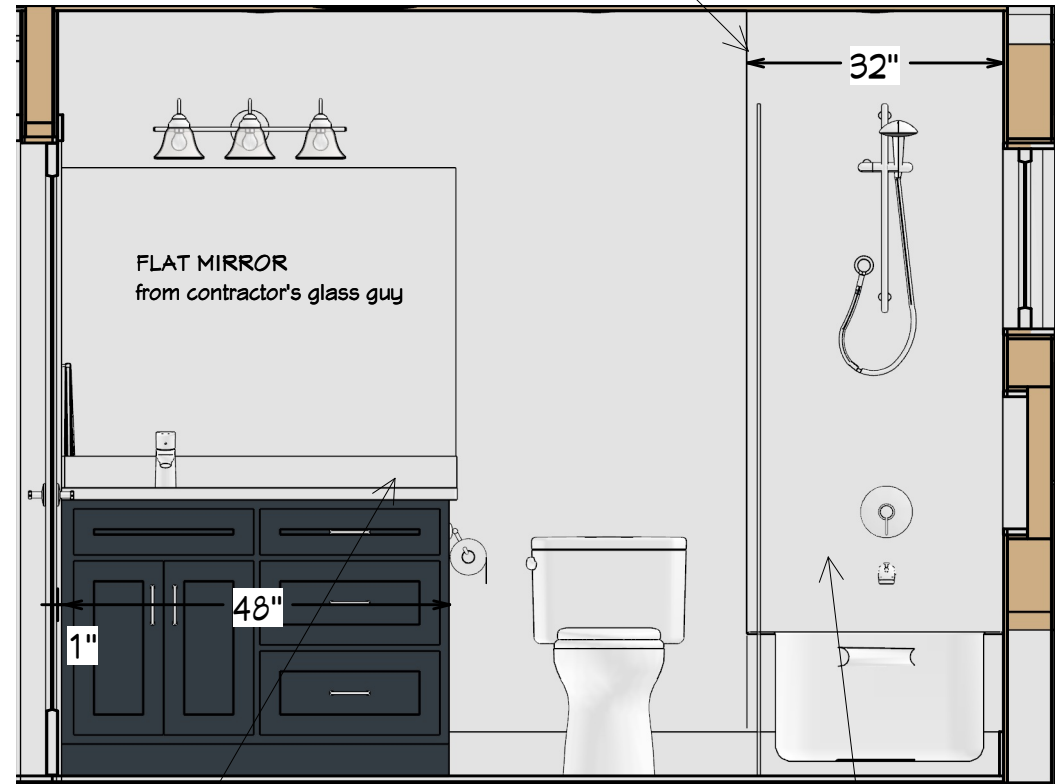
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A25

ELEVATIONS - UPSTAIRS

HALL BATH

White jolly Schluter for edges

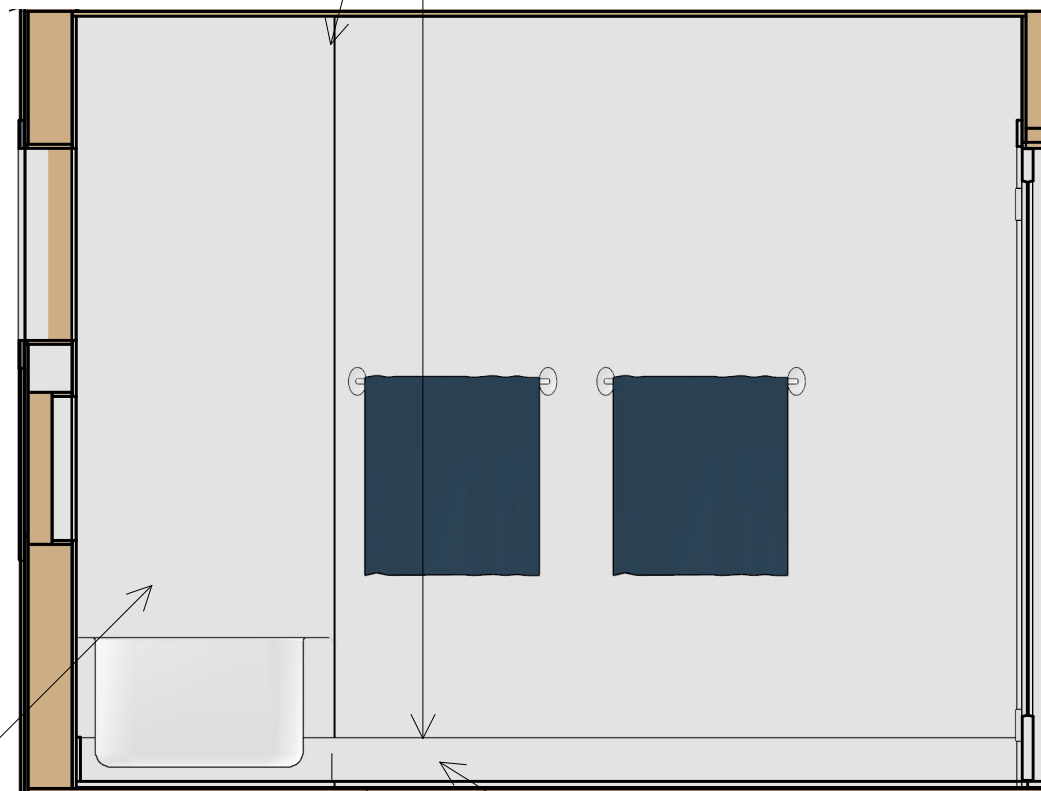


Elevation 4

SHOWER WALLS
 Arizona Tile Smooth Gloss 8x24
 Even pattern
 1/16" grout joints
 Arctic white grout

HANSSTONE METROPOLITAN
 LEATHER QUARTZ

White jolly Schluter for edges



Elevation 5

BASE
 Arizona Tile Smooth Gloss 4x24
 Even pattern
 1/16" grout joints
 Arctic white grout
 top with white jolly Schluter

SHOWER FLOOR
 WOW SUKABUMI WELLNESS 4x4
 Even pattern
 1/16" grout joints
 Platinum grout



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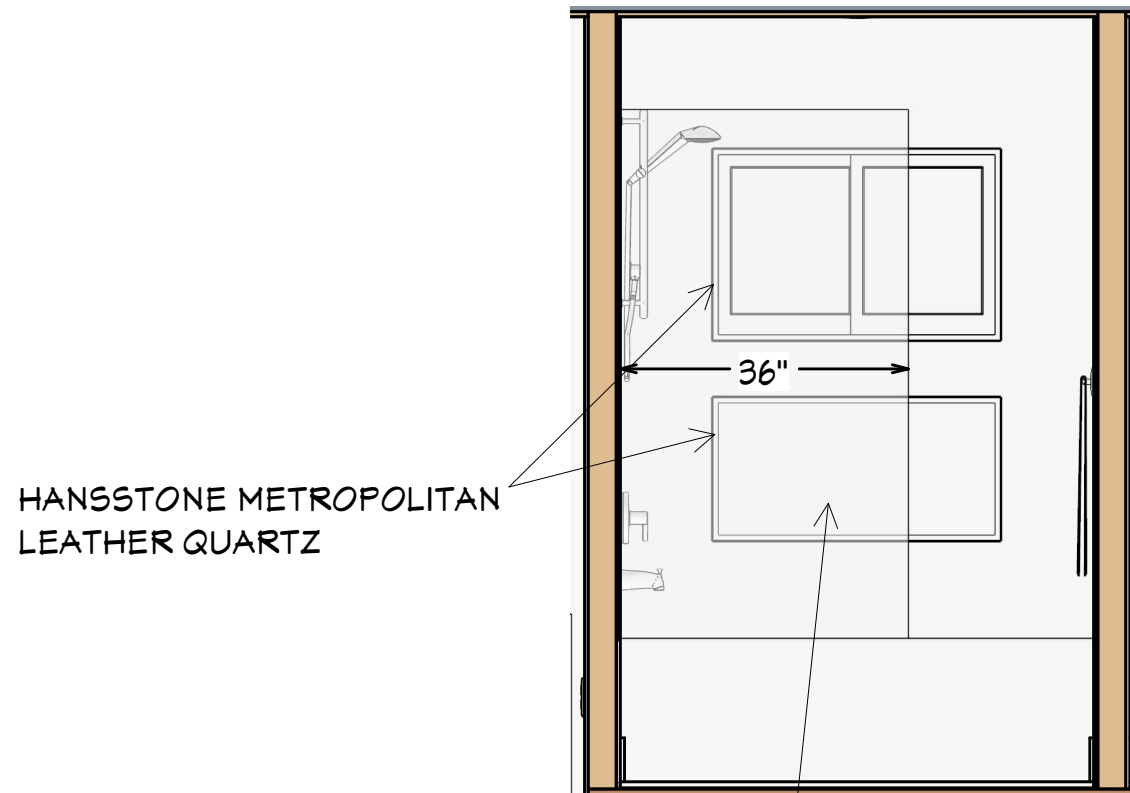
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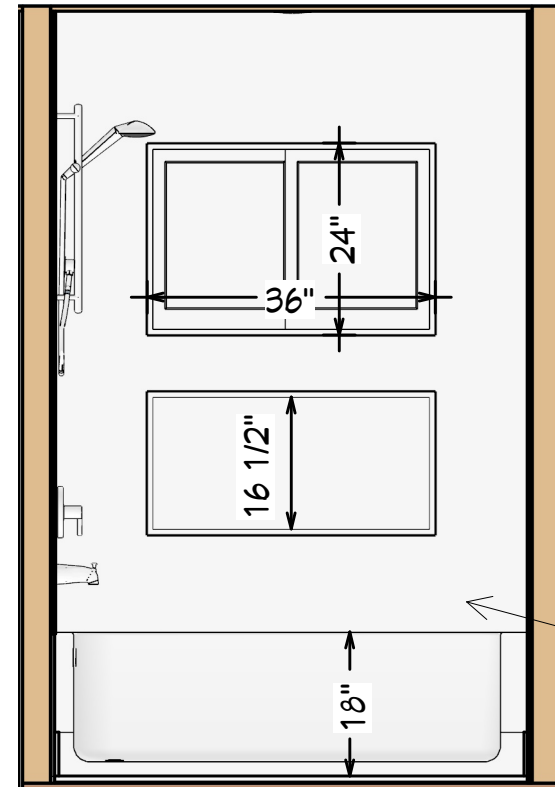
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ELEVATIONS - UPSTAIRS HALL BATH



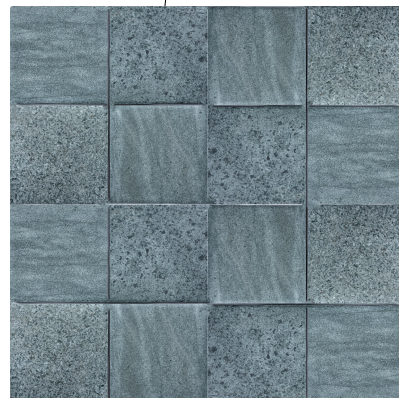
HANSSTONE METROPOLITAN
LEATHER QUARTZ

Elevation 6



SHOWER WALLS
Arizona Tile Smooth Gloss 8x24
Even pattern
1/16" grout joints
Arctic white grout

Elevation 7



BACK OF SHOWER NICHE
WOW SUKABUMI WELLNESS 4x4
Even pattern
1/16" grout joints
Platinum grout

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ELEVATIONS - MASTER BATH

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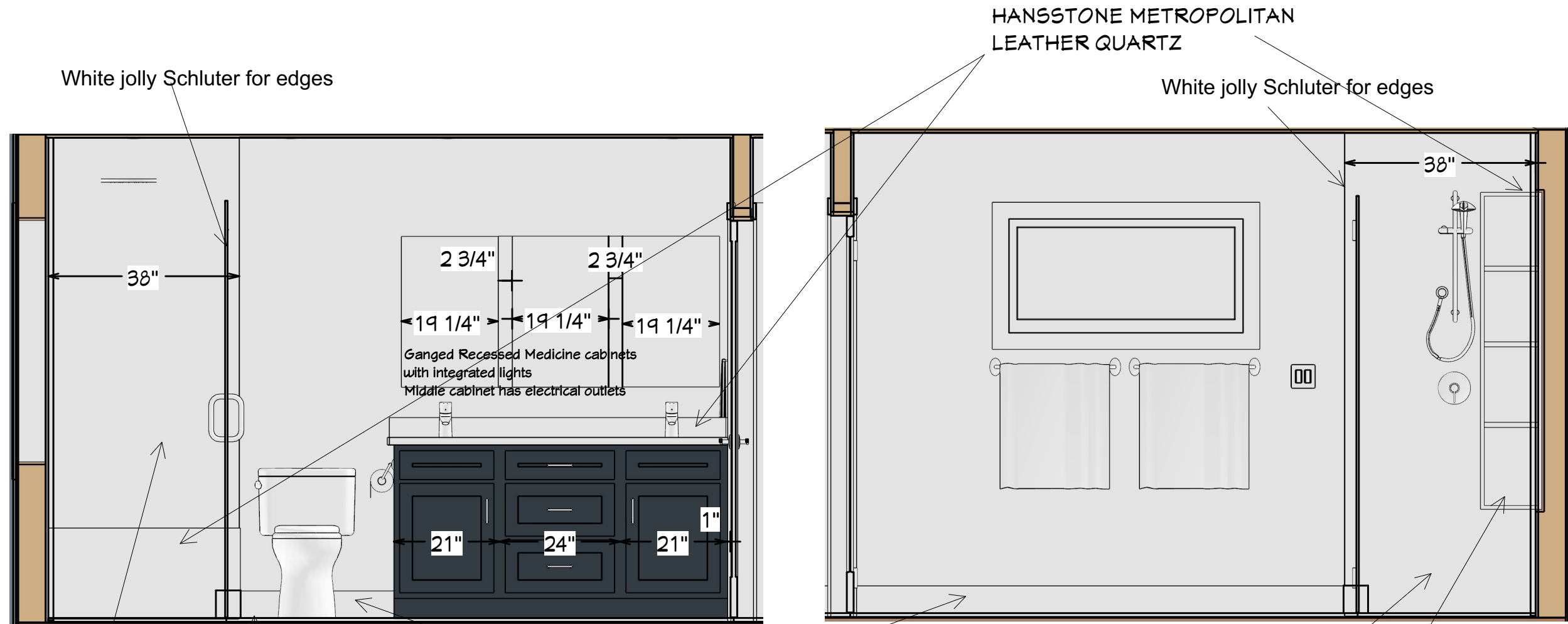
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Elevation 8

Elevation 9

SHOWER WALLS
 Arizona Tile Smooth Gloss 8x24
 Even pattern
 1/16" grout joints
 Arctic white grout

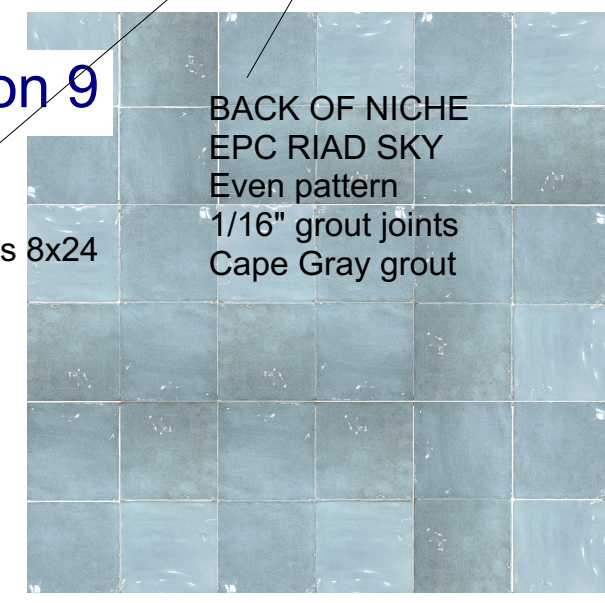
BASE
 Arizona Tile Smooth Gloss 4x24
 Even pattern
 1/16" grout joints
 Arctic white grout
 top with white jolly Schluter

SHOWER WALLS
 Arizona Tile Smooth Gloss 8x24
 Even pattern
 1/16" grout joints
 Arctic white grout

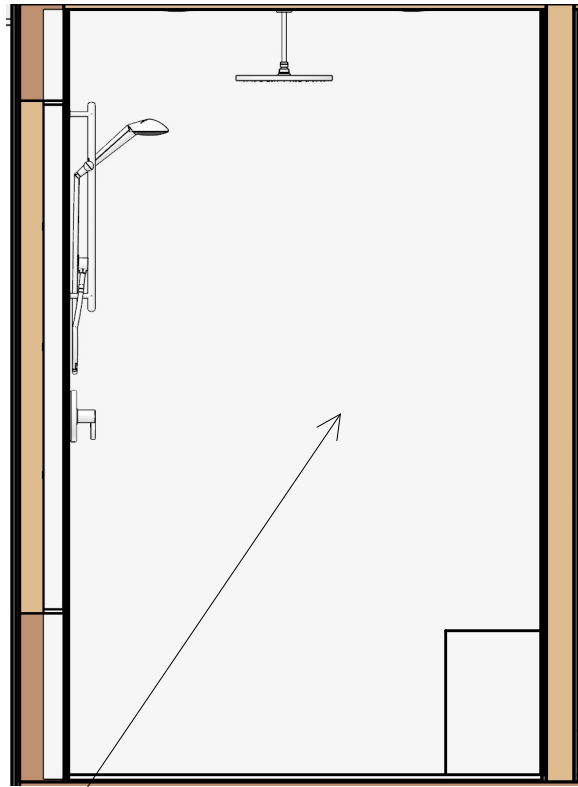
BACK OF NICHE
 EPC RIAD SKY
 Even pattern
 1/16" grout joints
 Cape Gray grout



FLOOR
 PAC CRETA WHITE 12X24 - main floor
 PAC CRETA WHITE 2X2 - shower pan
 Even pattern
 1/8" grout joints
 ASH grout



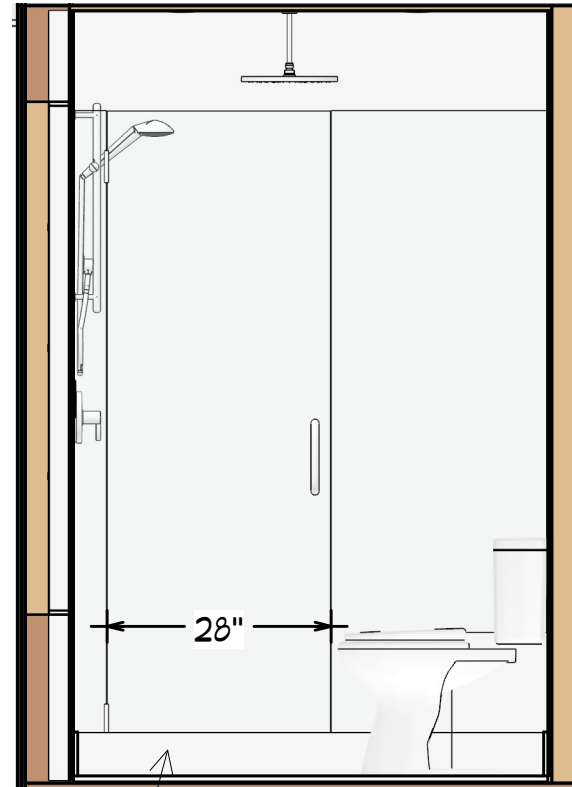
ELEVATIONS - MASTER BATH



Elevation 10



BACK SHOWER WALL
EPC RIAD SKY
Even pattern
1/16" grout joints
Cape Gray grout



Elevation 11

HANSSTONE METROPOLITAN
LEATHER QUARTZ

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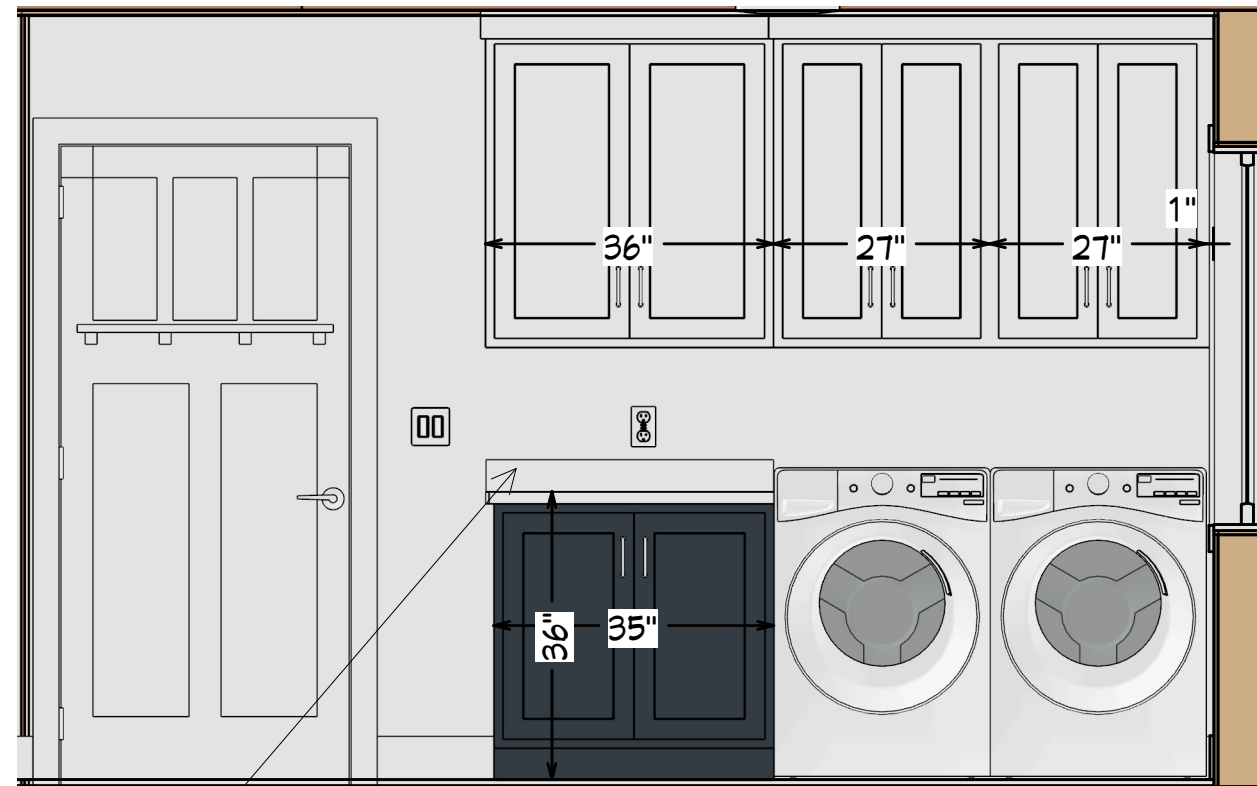
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ELEVATIONS - LAUNDRY ROOM



Elevation 12

HANSTONE METROPOLITAN
LEATHER QUARTZ

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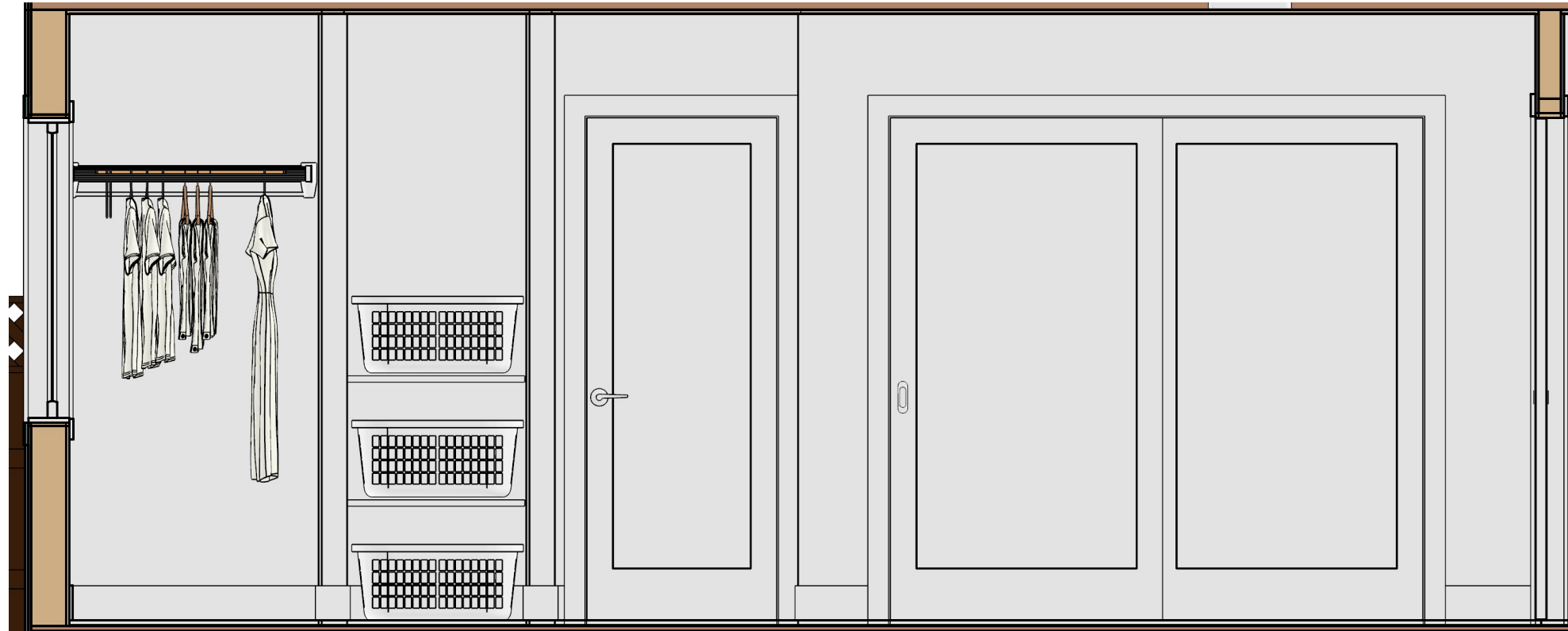
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ELEVATIONS - LAUNDRY ROOM



Elevation 13

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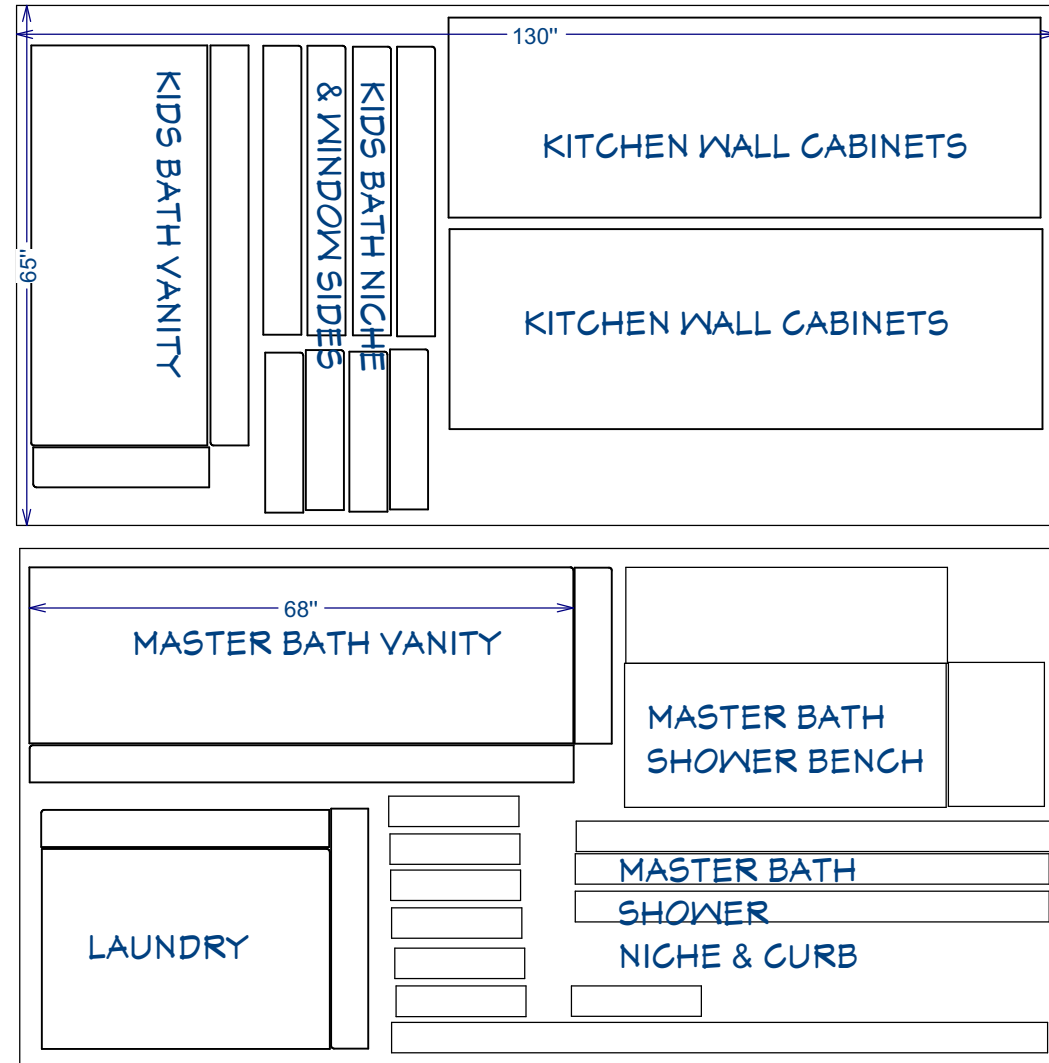
A31

FABRICATION

BRILLIANT GRAY QUARTZITE POLISHED
 Counter Overhang = 1.5"
 Edge Profile = Eased



HANSSTONE METROPOLITAN LEATHER QUART.
 Counter Overhang = 1.5"
 Edge Profile = Eased



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SCHEDULES

WINDOW SCHEDULE								
ROOM NAME	FLOOR	NUMBER	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED
BEDROOM 2	2	W01	5040LS	1	60"	48"	LEFT SLIDING	
OFFICE 2/DECK	2	W02	5040LS	1	60"	48"	LEFT SLIDING	
FAMILY ROOM	1	W03	3040FX	1	36"	48"	FIXED GLASS	
FAMILY ROOM	1	W04	8040FX	1	96"	48"	FIXED GLASS	
BEDROOM 3	1	W05	6040LS	1	72"	48"	LEFT SLIDING	
HALL BATH	2	W06	3020LS	1	36"	24"	LEFT SLIDING	YES
LAUNDRY/MUDROOM	1	W07	5040LS	1	60"	48"	LEFT SLIDING	
KITCHEN / LIVING ROOM	2	W09	6050DC	2	72"	60"	DOUBLE CASEMENT-LHL/RHL	
MASTER BATH	2	W10	4020FX	1	48"	24"	FIXED GLASS	YES
MASTER BEDROOM	2	W11	6040LS	1	72"	48"	LEFT SLIDING	
BEDROOM 4	1	W12	5040LS	2	60"	48"	LEFT SLIDING	
BEDROOM 4	1	W13	3025FX	1	36"	29"	FIXED GLASS	
KITCHEN / LIVING ROOM	2	W14	2424FX	2	28"	28"	FIXED GLASS	

DOOR SCHEDULE									
ROOM NAME	FLOOR	NUMBER	LABEL	QTY	WIDTH	HEIGHT	R/O	THICKNESS	DESCRIPTION
ENTRY	2	D01	5868	1	68"	80"	70"X83"	1 3/4"	EXT. DOUBLE HINGED-DOOR E21
DOWNSTAIRS HALLWAY/DOWNTSTAIRS HALLWAY	1	D02	2468	1	28"	80"	30"X83"	1 3/4"	EXT. HINGED-PANEL
OFFICE/CLOSET	2	D03	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
DOWNTSTAIRS HALLWAY/GARAGE	1	D04	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-PANEL
CLOSET/BEDROOM 3	1	D05	6068	1	72"	80"	74"X82 1/2"	1 3/8"	SLIDER-PANEL
DOWNTSTAIRS HALLWAY/LAUNDRY/MUDROOM	1	D06	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-PANEL
UPSTAIRS HALL CLOSET/KITCHEN / LIVING ROOM	2	D07	2068	1	24"	80"	26"X82 1/2"	1 3/8"	HINGED-PANEL
BATH/DOWNSTAIRS HALLWAY	1	D08	2468	1	28"	80"	30"X83"	1 3/4"	EXT. HINGED-PANEL
BEDROOM 2/CLOSET	2	D09	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
FAMILY ROOM	1	D10	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-DOOR E21
GARAGE	1	D11	16880	1	200"	96"	202"X99"	1 3/4"	GARAGE-GARAGE DOOR CHD05
GARAGE	1	D12	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-DOOR E21
BEDROOM 3/DOWNSTAIRS HALLWAY	1	D13	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-DOOR E21
HALL BATH/KITCHEN / LIVING ROOM	2	D14	2468	1	28"	80"	30"X82 1/2"	1 3/8"	HINGED-PANEL
LAUNDRY/MUDROOM	1	D15	3068	1	36"	80"	38"X83"	1 3/4"	EXT. HINGED-DOOR E21
CLOSET/BEDROOM 4	1	D16	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
KITCHEN / LIVING ROOM/DECK	2	D17	6068	2	72"	80"	74"X83"	1 3/4"	EXT. SLIDER-GLASS PANEL
KITCHEN / LIVING ROOM/BEDROOM 2	2	D18	2868	1	32"	80"	34"X82 1/2"	1 3/8"	HINGED-PANEL
KITCHEN / LIVING ROOM/OFFICE 2	2	D19	2668	1	30"	80"	32"X82 1/2"	1 3/8"	HINGED-PANEL
KITCHEN / LIVING ROOM/OFFICE	2	D20	2368	2	27"	80"	56"X82 1/2"	1 3/8"	POCKET-GLASS PANEL
MASTER BEDROOM/CLOSET	2	D21	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
MASTER BEDROOM/KITCHEN / LIVING ROOM	2	D22	2868	1	32"	80"	34"X82 1/2"	1 3/8"	HINGED-PANEL
MASTER BEDROOM/MASTER BATH	2	D23	2668	1	30"	80"	32"X82 1/2"	1 3/8"	HINGED-PANEL
BEDROOM 4/LAUNDRY/MUDROOM	1	D24	2668	1	30"	80"	32"X82 1/2"	1 3/8"	HINGED-PANEL
PANTRY/KITCHEN / LIVING ROOM	2	D25	8068	1	96"	80"	98"X82 1/2"	1 3/8"	4 DR. BIFOLD-PANEL
DOWNTSTAIRS HALLWAY/DOWNSTAIRS HALL CLOSET	1	D26	2468	1	28"	80"	30"X83"	1 3/4"	EXT. HINGED-PANEL
MASTER BATH/MASTER BATH	2	D27	2470	1	28"	84"	30"X86 1/2"	1/2"	HINGED-SLAB
CLOSET/LAUNDRY/MUDROOM	1	D29	7068	1	84"	80"	86"X82 1/2"	1 3/8"	SLIDER-PANEL

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 kate@katehandel.com

Kate Handel

Bethan Nichols
 and Dane Rook
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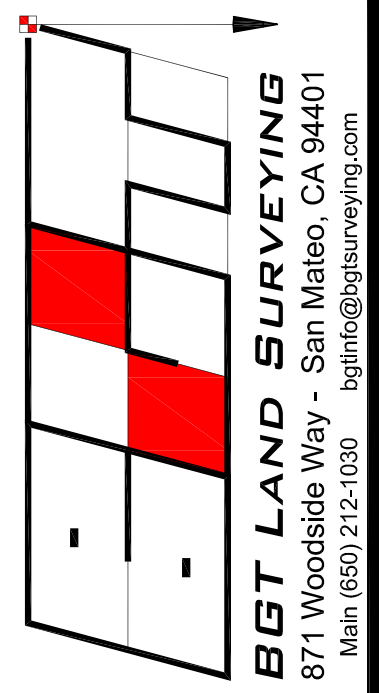
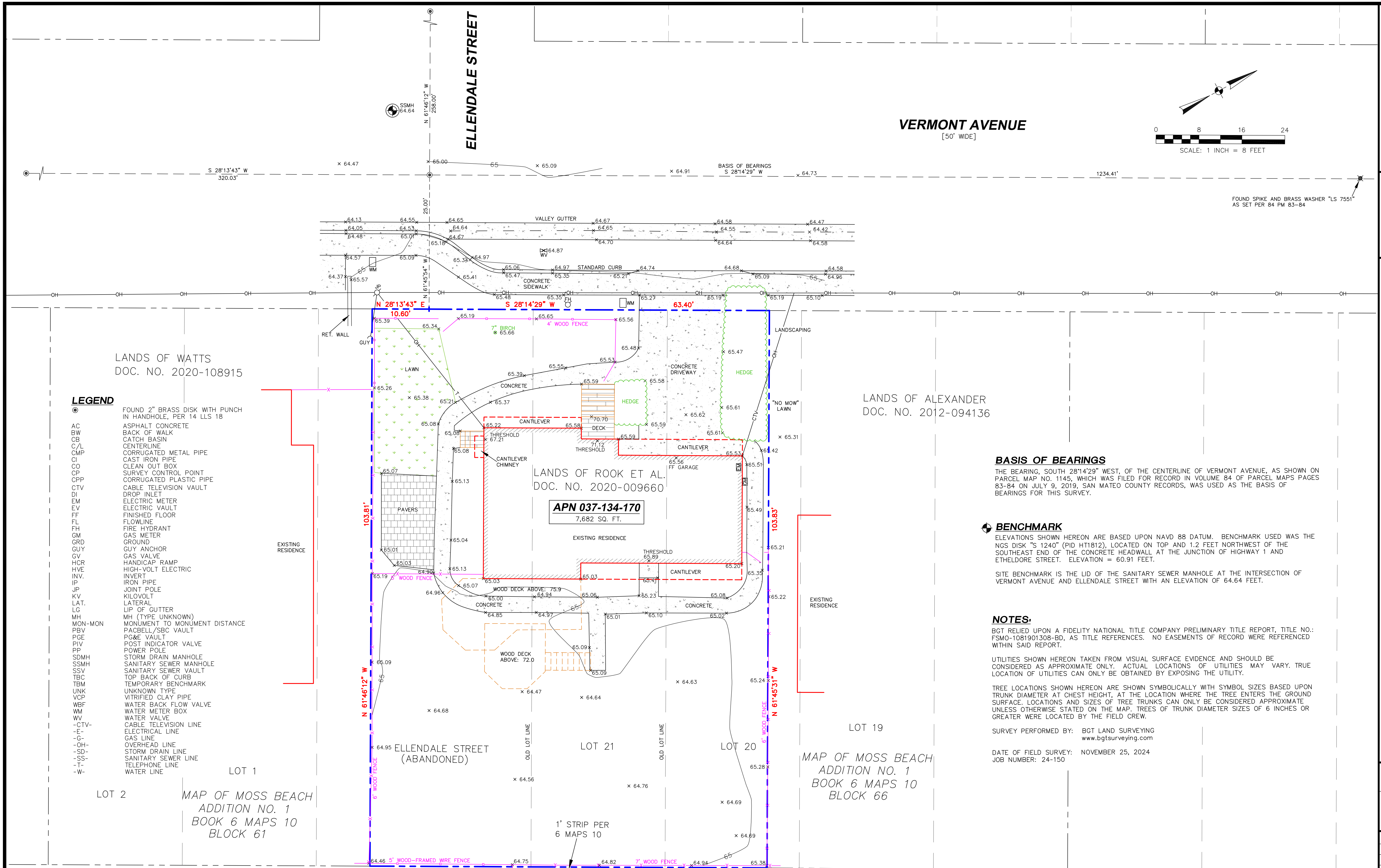
SCHEDULES

SCALE

DATE 2/26/25

**KATE
 HANDEL
 DESIGN**

A33



BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 21, A PORTION OF LOT 20, BLOCK 66; AND A PORTION OF ELLENDALE STREET, "MOSS BEACH ADDITION NO. 1", 6 MAPS 10
 400 VERMONT AVENUE
 MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

LEGEND

- FOUND 2" BRASS DISK WITH PUNCH IN HANDHOLE, PER 14 LLS 18
- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION VAULT
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN) MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

BASIS OF BEARINGS

THE BEARING, SOUTH 28°14'29" WEST, OF THE CENTERLINE OF VERMONT AVENUE, AS SHOWN ON PARCEL MAP NO. 1145, WHICH WAS FILED FOR RECORD IN VOLUME 84 OF PARCEL MAPS PAGES 83-84 ON JULY 9, 2019, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORRE STREET. ELEVATION = 60.91 FEET.

SITE BENCHMARK IS THE LID OF THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF VERMONT AVENUE AND ELLENDALE STREET WITH AN ELEVATION OF 64.64 FEET.

NOTES:

- BGT RELIED UPON A FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT, TITLE NO.: FSMO-1081901308-BD, AS TITLE REFERENCES. NO EASEMENTS OF RECORD WERE REFERENCED WITHIN SAID REPORT.
- UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.
- TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.
- SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com
- DATE OF FIELD SURVEY: NOVEMBER 25, 2024
- JOB NUMBER: 24-150

Assessor Parcel Number: 037-134-170
Prepared For: BRYAN BODAS 119 STANFORD AVENUE HALF MOON BAY, CA 94019
Date: DEC. 2024
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: N.W.
Revisions:
SU-1
Job No. 24-150



SAN MATEO COUNTYWIDE

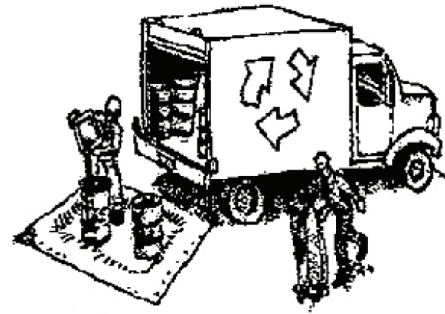
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



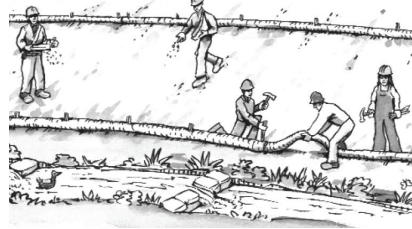
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

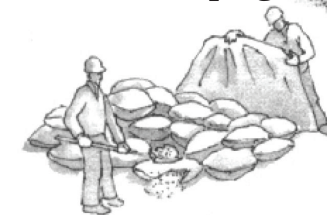
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



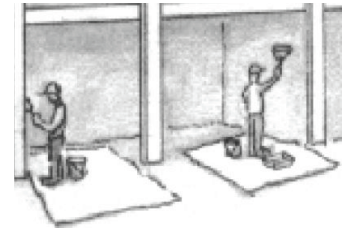
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

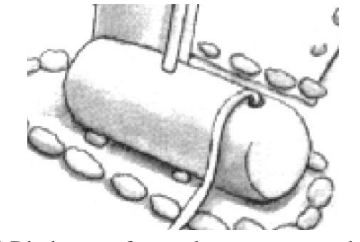
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

May 8, 2025

Owner / Applicant: Dane Rook and Bethan Nicols / Salvador Bodas
File No: PLN2025-00034
Location: 400 Vermont Avenue, Moss Beach
APN: 037-134-170
CDRC Meeting: May 8, 2025

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

CDRC Recommends Approval of Project PLN2025-00034.

Findings that satisfy the Standards:

1. Section 6565.20(D)3a ELEMENTS OF DESIGN Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house. **The continuation of the existing roof line is simple and provides nice character.**
2. Section 6565.20(D)2c ELEMENTS OF DESIGN Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. **The proposed front elevation of the house is the same as the existing.**

Additional Requirements for compliance with the Standards:

1. Section 6565.20(D)1c ELEMENTS OF DESIGN Second Stories, Facade Articulation: Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee.

Addition façade is not broken up enough. Design team agreed to use a 2-story trellis at the addition portion of the façade to break up the massing.

White fascia deck creates bulkier massing than existing deck. CDRC requires that deck fascia be painted or stained with a darker brown color.