

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

DATE: August 26, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit and Coastal Development Permit (CDP), pursuant to Sections 8.252.050 and 8.256.030 of the County Zoning Regulations, for the construction of a two-story 420 sq. ft. addition to an existing 2,382 sq. ft. single-family residence located at 210 Marine Boulevard in the unincorporated Moss Beach area. The first story proposes a new family room and one new bedroom (for a total of 2 bedrooms), and the second story proposes enlarging an existing master bedroom. The project also includes a 137 sq. ft. rear deck addition and a rear roof deck, a new fence, minimal grading, and no tree removal. The project site is located in the Cabrillo Highway County Scenic Corridor, and the CDP is appealable to the California Coastal Commission.

County File Number: PLN2026-00152 (Houston)

PROPOSAL

The applicant is seeking a Design Review Permit and Coastal Development Permit (CDP) to construct a two-story 420 sq. ft. addition to an existing two-story, 2,382 sq. ft. single-family residence on a 9,730 sq. ft. lot at 210 Marine Boulevard in Moss Beach. The project site is at the intersection of Marine Boulevard and Airport Street and is accessed from Marine Boulevard. The addition consists of a new family room and bedroom (for a total of two bedrooms) on the ground floor and enlarging an existing master bedroom on the second floor. The project also includes a 137 sq. ft. rear deck addition off the second floor, an external metal spiral staircase, a rear roof deck and a new 6-foot wood fence proposed along the rear property line and along the rear 34 foot of the right property line. The project includes minor grading and no tree removal. The project site is located in the Cabrillo Highway County Scenic Corridor, and the CDP is appealable to the California Coastal Commission.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Coastal Development Permit, County File Number PLN2026-00152, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant: Ryan Houston

Owner: Guillaume Salva

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo County Times on August 15, 2026.

Location: 210 Marine Blvd., Moss Beach

APN(s): 037-232-070, 037-232-030, 037-232-040 (parcels merged August 13, 2026, new APN to be confirmed)

Size: 9,730 sq. ft.

Existing Zoning: R-1/S-17/DR/GH/CD (One-family Residential/5,000 sq. ft. lot minimum/Design Review/Geologic Hazard/Coastal Development)

General Plan Designation: Medium Density Residential (6.1-8.7 dwelling units/acre)

Local Coastal Plan Designation: Medium Density Residential (6.1-8.0)

Sphere-of-Influence: Half Moon Bay

Williamson Act: Not Applicable

Existing Land Use: Single-family residential

Water Supply: Montara Water and Sanitary District (MWSD)

Sewage Disposal: Montara Water and Sanitary District (MWSD)

Flood Zone: Zone X (Areas of Minimal Flood Hazard), Community Panel No. 06081C0119F, Effective date August 2, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1(e)(2), for additions to existing structures provided a) the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and b) the area in which the project is located is not environmentally sensitive.

Setting: The parcel is located within an existing urban, residential neighborhood in Moss Beach and is bordered to the north and west by single-family residential development. The Half Moon Bay Airport is located to the east and undeveloped land and single-family residential development is located to the south. The site is relatively flat and developed with a two-story single-family residence. The parcel has minimal natural vegetation with a few mature trees.

Chronology:

<u>Date</u>	<u>Action</u>
April 23, 2026	- Application received.
June 16, 2026	- Application deemed complete.
July 23, 2026	- Coastside Design Review Committee meeting.
August 26, 2026	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

a. Visual Resources Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations.

The proposed addition to the single-family residence is on a parcel located within a design review district. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastside Design Review Committee at its meeting on July 23, 2026. The project's compliance with the applicable design review standards is discussed in Section 5 of this report.

2. Conformance with the Local Coastal Program

The project requires a Coastal Development Permit (CDP), as the site is outside of the Single-family Categorical Exclusion Area. The property is located within the Coastal Commission appeals jurisdiction and within a county scenic corridor, on a parcel located on the west side of Cabrillo Highway. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies discussed below:

a. Locating and Planning New Development Component

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. The project proposes to increase the number of bedrooms and plumbing fixtures. Montara Water and Sanitary District has confirmed adequate supply and treatment capacity to serve the project.

b. Visual Resources

Policies 8.9(a) and 8.9(b) (*Trees*) require new development to minimize tree removal and to protect significant size (12-inch diameter or greater) trees per the Significant Tree ordinance. The project involves no tree removal or trimming.

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

- (1) **On-site grading is not extensive and limited to that necessary to support the development of a single-family residence.**

The project proposes only minor grading which is necessary to carry out the construction of the proposed 420 sq. ft. house addition and rear deck addition, as the site is relatively flat.

- (2) **Employ the use of natural materials and colors that blend with the vegetative cover of the site.**

The project materials and color for the addition will match the existing house, including the exterior walls to be a medium gray colored stucco. On July 23, 2026, the Coastside Design Review Committee (CDRC) reviewed the proposed exterior materials and color and found that the project complies with this guideline.

- (3) **Use pitched roofs that are surfaced with non-reflective materials except for the employment of solar energy devices. The limited use of flat roofs may be allowed if necessary to reduce view impacts or to accommodate varying architectural styles that are compatible with the character of the surrounding area.**

The existing house design consists of both flat and shed roofing. The roof of the proposed addition will be flat, Built-Up Roofing (BUR) of tar and gravel material with wood trim. The BUR material will be non-reflective. The CDRC reviewed the project and had no comment on the proposed roof.

- (4) **Design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape.**

With the proposed addition, the house will still be compatible with other residences in the area which are similar in size, as reviewed and determined by the CDRC.

Policy 8.18.b. (*Development Design*) requires screening to minimize the visibility of development from scenic roads and other public viewpoints. Screening shall be by vegetation or other materials which are native to the area or blend with the natural environment and character of the site.

Screening of the project site is provided by existing mature trees located along Airport Street. Although the residence is within the Cabrillo Highway County Scenic Corridor, the residence is not visible from Cabrillo Highway due to these existing trees that are approximately 28 feet tall. The project will not increase the building height of the existing, two-story single-family residence, which is 23 feet in height. For these reasons, no additional screening is necessary for the project.

c. Shoreline Access

The subject property is located approximately 980 feet from the shoreline, and located between Highway 1 and the sea. The addition is at the rear of the existing home and will not be visible from Marine Blvd. There is no direct access to the sea from the subject property. The addition will not impede bluff access or block coastal trails.

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

The parcel is within Runway Safety Zone 2 (Inner Approach/Departure Zone, IADZ) of the ALUCP for the Environs of the Half Moon Bay Airport, adopted by the City/County Association of Governments (C/CAG) in September 2014, where residential use is prohibited except for very low-density residential (1 dwelling unit per 10 acres). Therefore, under the ALUCP, the existing residence is nonconforming. Staff has determined that the project qualifies under ALUCP Section 4.1.4.1, Modifications to Nonconforming Uses, which permits modifications to existing nonconforming land uses (pursuant to the ALUCP), provided that the modification does not increase the magnitude of the nonconformity, which is defined, in part, as 1) for residential land uses, the number of dwellings on the lot. Additionally, ALUCP Section 1.4.3 states that the ALUCP is not intended to remove existing incompatible uses. Therefore, the project does not conflict with ALUCP requirements.

4. Conformance with the Zoning Ordinance

a. Development Standards

The project site is zoned R-1/S-17/DR/GH/CD (One-family Residential/5,000 sq. ft. lot minimum/Design Review/Geologic Hazard/Coastal Development). A summary of the proposal's compliance with the S-17 development standards is below.

S-17 Development Standards		
	Required	Proposed
Minimum Building Site	5,000 sq. ft.	9,730 sq. ft. (merged lots)
Minimum Side Yard	Combined 15 ft. Minimum 5 ft. on each side	54 ft. (left side) 7 ft., 4 in. (right side)
Minimum Front Yard	20 ft.	20 ft.
Minimum Rear Yard	20 ft.	22 ft., 8 in.
Maximum Building Height	28 ft.	22 ft.
Maximum Lot Coverage	35% (3,405 sq. ft.)	17% (1,685.4 sq. ft.)
Floor Area Ratio	53% (5,156 sq. ft.)	28% (2,802.4 sq. ft.)

The project complies with applicable development standards, including but not limited to setbacks, maximum building height, maximum lot coverage, and maximum floor area of the S-17 Zoning District, as shown in the table above. Additionally, the existing two-car garage will be maintained, as required for onsite parking.

5. Conformance with Design Review District Standards

The Coastsides Design Review Committee (CDRC) considered the project at their meeting on July 23, 2026. At that meeting, the CDRC adopted the following finding recommending project approval (Attachment D), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 8.256.200 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

Section 6565.20(D)1b, ELEMENTS OF DESIGN, Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. The project proposes to add a modest square footage to the existing structure on a large lot.

6. Geologic Hazard District

The subject parcel is approximately 500 feet from the Seal Cove Geotechnical Hazard Zone Boundary. Given the two-story single-family residence already exists and the proposal is for a minor addition to the residence, a geotechnical report was not required at the Planning stage and shall be submitted at the building permit stage. Conditions of approval have been included in Attachment A requiring submission of a geotechnical report with the building permit application and a disclosure regarding potential hazards and related to geologic conditions.

B. COMMENTS FROM THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) reviewed the project and provided the following comments: 1) Please specify how the proposed rock wall will affect drainage on Airport Street, 2) Given the house is constructed close to the property lines, how will this impact the proposed addition, and 3) Will the three proposed lots remain under the same ownership?

Staff's response:

1. The project has been reviewed by the Planning and Building Department's Civil/Drainage section to ensure the project complies with the County drainage standards, including that any anticipated increase in stormwater generated from a project be retained on site and not spill over beyond the subject property lines. The Civil/Drainage section has reviewed the subject project and provided conditional approval.
2. The addition will comply with the minimum building setbacks of the S-17 district. A minimum setback of 5 feet is required on each side with a combined total minimum of 15 feet. The project will result in a 7-foot right side yard setback and a 54-foot left side yard.
3. A parcel merger for the subject 9,730 sq. ft. project parcel was recorded on August 13, 2026. This merger combined three commonly owned Assessor Parcel Numbers: 037-232-070, 037-232-030, 037-232-040.

C. COMMENTS FROM THE CALIFORNIA COASTAL COMMISSION

Staff provided project materials to the California Coastal Commission (CCC) for review on June 16, 2026. CCC staff noted the parcel is located within Zone 3 on the Seal Cove Geotechnical Hazards Map. The California Coastal Commission had no further comment.

D. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1(e)(2) for, additions to existing structures provided a) the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and b) the area in which the project is located is not environmentally sensitive. The project is 420 sq. ft. two-story addition, thus not an increase of more than 10,000 sq. ft. The project site is not located in an environmentally sensitive area based on review of the San Mateo County Geographic Information System, which states there are no known federal or state endangered species.

E. REVIEWING AGENCIES

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

ATTACHMENTS

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



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2026-00152

Hearing Date: August 26, 2026

Prepared By: Olivia Boo, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1(e)(2),(a) for, additions to existing structures provided a) the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and b) the area in which the project is located is not environmentally sensitive. The project is 420 sq. ft., thus not an increase of more than 10,000 sq. ft. and the project site is not located in an environmentally sensitive area based on review of the San Mateo County Geographic Information System, which states there are no known federal or state endangered species.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 8.252.080 and as conditioned in accordance with Section 8.252.160, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding the minimization of tree removal, design review standards, and utility connections.
3. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, it is subject to 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 subject property is located approximately 980 feet from the shoreline, located between Highway 1 and the sea. The rear addition to the existing single-family home will not be visible from Marine Blvd. There is no direct access to the sea from the subject property. The addition will not impede bluff access or block coastal trails.

4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the staff report dated August 26, 2026.
5. That the project is not subject to the urban midcoast housing cap from LCP Policy 1.23 as the project is limited to an addition to an existing residence.

Regarding the Design Review, Find:

6. That the project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 8.256.200 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

Section 6565.20(D)1b, ELEMENTS OF DESIGN, Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. The project proposes to add a modest square footage to the existing structure on a large lot.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans as approved by the Planning Commission on August 26, 2026, and as reviewed by the Coastsides Design Review Committee on July 23, 2026. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building. 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 any revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review approvals shall be valid for five years from the date of final approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within one year of its issuance. A one-year extension of these approvals will be considered upon written request and payment of the applicable fees sixty 60 days prior to the permits' expiration.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site:

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to the Planning Division 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.
4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines, including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- g. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- h. Use sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- i. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- j. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- k. Limiting construction access routes and stabilization of designated access points.
- l. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- m. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
- n. Additional Best Management Practices, in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
6. All new power and telephone utility lines from the street or nearest existing utility pole to the dwelling and/or any other structure on the property shall be placed underground.
7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Montara Water and Sanitary District, and the Coastside Fire Protection District.
8. No site disturbance shall occur, including any vegetation removal, until a building permit has been issued.
9. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Marine Blvd. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on any street. There shall be no storage of construction vehicles in the public right-of-way.
10. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) watershed and is considered a Construction Stormwater Regulated Site. runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn). Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

11. The project shall match the existing house color and material. Color and material verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. All exterior lighting shall be downward directed, shielded, and maintained to prevent glare in the surrounding area. All proposed exterior lighting shall be reviewed and approved by the Planning Division (design manufacturer's "cut sheets") prior to the issuance of a building permit.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
14. An Erosion Control and Tree Protection Pre-Site inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
15. The applicant shall paste a copy of the final approval letter in the building plans.

Drainage Section

16. The project shall comply with County's Drainage Manual 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.
17. A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report shall be provided at the time of building permit submittal.

18. The project shall comply with information in the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and the Green Infrastructure Design Guide.
19. The project's drainage systems must comply with the Standard Drainage Review requirements of the San Mateo County Drainage Manual. Please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>.

Geotechnical Section

20. A geotechnical report shall be submitted with the building permit application.
21. The proposed addition may be affected by surface fault rupture; however, the County does not have any information about the geological faulting in the area of the project parcel (i.e., 210 Marine Boulevard, APNs 037-232-070, 037-232-030, 037-232-470). Therefore, the Permittee (1) assumes the risks to the Permittee and the property that is the subject of this CDP of injury and/or damage from such potential hazard in connection with this permitted development; (2) unconditionally waives any claim of damage or liability against the County of San Mateo, its officers, agents, and employees for injury or damage from such hazard; (3) indemnifies and holds harmless the County, its officers, agents, and employees with respect to the County's approval of the CDP against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazard; and (4) accepts full responsibility for any adverse effects to property caused by the permitted project.
22. A copy of this CDP shall be provided in all real estate disclosures.

Montara Water and Sanitary District (MWSD or District)

23. The applicant shall submit a New Service Application and pay for the initial application fees based on the remodeling type determined by San Mateo County. The Applicant shall follow the procedures specified in the Existing Service Application Packet.
24. The applicant is required to obtain MWSD Permits prior to the issuance of a building permit.
25. The sewer and water connection upgrade fees must be paid prior to the issuance of the connection permit. Additional fixture units will be charged based on individual sewer loading per drain added. Proportional water capacity charge and/or meter upgrade is possible, dependent on additional fixture units added.

26. The sewer lateral must be inspected and be sealed and free of defects; any problems must be repaired. A sewer backwater/overflow device must be installed on the sewer lateral.
27. If a connection to the District's fire protection system is required, a Certified Fire. The Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to the issuance of the Private Fire Protection permit.
28. The applicant must first apply directly to the District for permits and not their contractor.

Coastside Fire Protection District

Fire Department Access

29. **CFC 2025 Section 505.1 [Amended]** - Residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.
30. **CFC 2025 Section 503.1.1 [Amended]** - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

- c. There are not more than two Group R-3 or Group U occupancies.
 - d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.
31. **CFC 2025 Section 503.2.3** - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
32. **CFC 2025 Section 503.2.5** - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within the Coastsides Fire Protection jurisdiction must comply with CFC 2025 Appendix D.

Smoke Alarms and Egress

33. **CFC 2025 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 and the manufacturer's instructions.

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.

34. **CFC 2025 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 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.

35. **CFC 2025 Section 1103.8.2** - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

- a. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.
 - b. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.
 - c. Smoke alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
 - d. Smoke alarms are not required to be interconnected when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.
36. **CFC 2025 Section 1103.8.3** - Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

- a. Smoke alarms are permitted to be solely battery-operated in existing buildings where construction is not taking place.
- b. Smoke alarms are permitted to be solely battery-operated in buildings that are not served from a commercial power source.

- c. Smoke alarms are permitted to be solely battery-operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes.
 - d. Smoke alarms are permitted to be solely battery-operated where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
 - e. Smoke alarms are permitted to be solely battery operated when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.
37. **CFC 2025 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).
38. **CFC 2025 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.
39. **CFC 2025 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.
40. **CFC 2025 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.
41. **CRC 2025 Section R318.2** - 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.

Wildland-Urban Interface

(This property is located in the LRA MODERATE Fire Severity Zone.)

42. **CWUIC 2025 Section 504.2** – Roofs shall have a roof assembly that complies with a Class A fire classification when tested in accordance with ASTM E108 and UL 790.

Exceptions:

- a. Roof assemblies with coverings of brick, masonry or an exposed concrete roof deck.
 - b. Roof assemblies with ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
 - c. Roof assemblies with a minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible roof decks.
 - d. Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.
43. **CWUIC 2025 Section 507.1** - The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction in accordance with Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.
44. **CFC 2025 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 2025 CWUIC.
45. **CWUIC 2025 Section 106.4** – Prior to the building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in Section 603, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:
- a. Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.
 - b. Enforcing agency.

- c. Third-party inspection and certification authorized to enforce vegetation management requirements.
 - d. Property owner certification authorized by the enforcing agency.
46. **CWUIC 2025 Section 604.1** – 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. Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
47. **CRC 2025 Section R302.1** - Construction, projections, openings and penetrations of exterior walls of dwellings, townhouses 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 R309 shall comply with Table R302.1(2) based on fire separation distance.

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 buildings 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. Detached garages accessory to a dwelling unit located within 2 feet (610 mm) of a lot line are permitted shall have roof eave projections not exceeding 4 inches (102 mm).
- d. Foundation vents installed in compliance with this code are permitted.

Water Tanks or Sources

48. **CFC 2025 Section 507.1** - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
49. **CFC 2025 Section 507.2.1** - Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.

50. **CFC 2025 Section 507.2.2** - Water tanks for private fire protection shall be installed in accordance with NFPA 22.
51. **CFC 2025 Section B105.1** - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses, shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500.
52. **CFC 2025 Section B105.3** - For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: The automatic sprinkler system demand, including hose stream allowance, or the required fire flow.
53. **CFC 2025 Section C102.1** - The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

Fire-Flow Requirement (GPM)	Minimum Number of Hydrants	Spacing Between Hydrants (ft)	Distance from Street to Hydrant (ft)
1,750 or less	1	500	250
1,751 – 2,250	2	450	225
2,251 – 2,750	3	450	225
2,751 – 3,250	3	400	225
3,251 – 4,000	4	350	210
4,001 – 5,000	5	300	180
5,001 – 5,500	6	300	180
5,501 – 6,000	6	250	150
6,001 – 7,000	7	250	150
7,001+	8+	200	120

54. **CFPD Standard CFR-03** – Water Storage for One- and Two-Family Dwellings up to 3,600 sq. ft. shall be 7,500 gallons reserved for Fire, in addition to any domestic use. If larger than 3,600 sq. ft. for a single-family dwelling, use NFPA 1142.
55. **CFPD Standard CFR-03** - Fire flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.

Fire Hydrants

56. **CFC 2025 Section 507.5.1** - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).

57. **CFPD Standard CFR-03** - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet from the protected structure, and be located on the fire department access side of the building.
58. **CFPD Standard CFR-03** - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 feet by 2 feet minimum at base.
59. **CFPD Standard CFR-03** - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.
60. **CFC 2025 Section 507.5.5** - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
61. **CFC 2025 Section 507.5.6** - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
62. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Our review is not construed as encompassing the structural integrity of the facility, nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

63. **NOTE:** An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready. For additional information or to schedule an inspection you may contact the Coastside Fire Protection District Fire Marshal's Office at CFPDfiremarshal@fire.ca.gov.

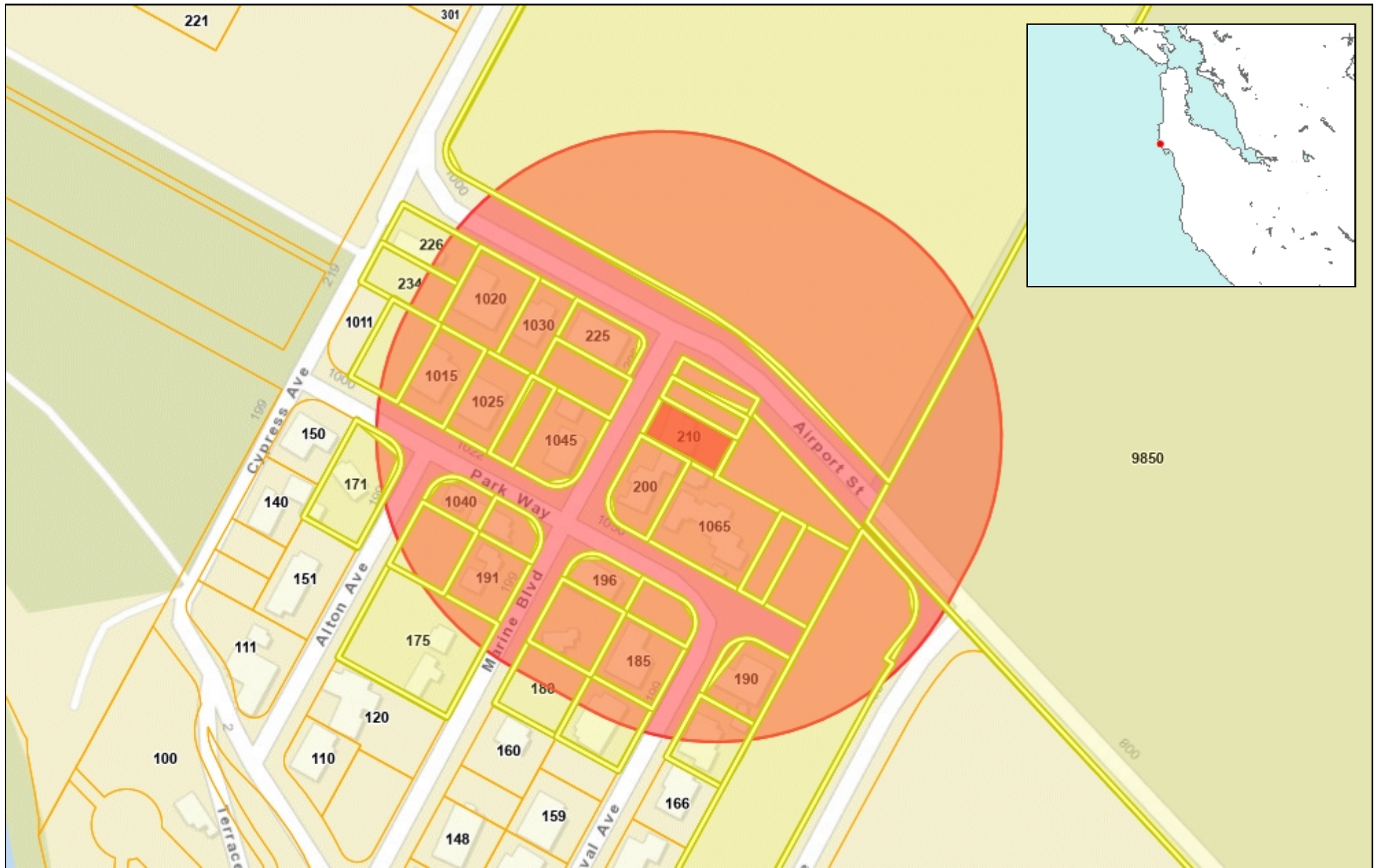


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



A map of the Eastern Mediterranean region, including the Middle East, North Africa, and the surrounding seas. A red dot is placed on the coast of the Gulf of Oman, indicating the location of the study area.



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

GENERAL NOTES: (SEE ALSO STRUCTURAL GENERAL NOTES)

1. ALL WORK SHALL CONFORM TO THE 2022 BUILDING CODE, 2022 CALIFORNIA ELECTRICAL, 2022 CALIFORNIA MECHANICAL, 2022 CALIFORNIA PLUMBING AND 2022 CALIFORNIA ENERGY CONSERVATION CODES AND 2022 COUNTY OF SAN MATEO MUNICIPAL CODE AND ANY OTHER REGULATORY LOCAL AND STATE AGENCIES WHICH HAVE ANY AUTHORITY OVER ANY PORTION OF THE WORK INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLANS AND AT THE BUILDING SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
3. THE CONTRACTOR SHALL INSURE THAT ALL WORK IS CARRIED OUT IN A SAFE ENVIRONMENT. IT SHALL BE HIS RESPONSIBILITY TO SEE THAT ALL CONSTRUCTION SAFETY REGULATIONS APPLICABLE ARE OBSERVED.
4. THE INSTALLATION OF ALL SPECIFIED MATERIALS INCLUDING THE PREPARATION OF SURFACES, SHALL CONFORM TO THE MATERIAL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN THE APPLICATION MATERIALS SPECIFIED.
5. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING WHERE REQUIRED.
6. METHODS OF DEMOLITION SHALL BE DEvised BY THE CONTRACTOR BUT WITHIN THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL ORDINANCES.
7. DETAILS SHOWN ARE BASED ON DATA TAKEN FROM EXISTING FIELD OBSERVATIONS AND MAY NOT AGREE WITH EXISTING CONSTRUCTION. WHERE A DIFFERENCE OCCURS WORK SHALL BE STOPPED ON THAT AREA IMMEDIATELY AND THE ARCHITECT SHALL BE NOTIFIED.
8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT EXISTING OR NEW STRUCTURES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
9. CONTRACTOR SHALL VERIFY WITH THE OWNER LOCATIONS OF EXISTING UNDERGROUND CABLES, CONDUITS, UTILITY PIPES, ETC. AND SHALL NOT DAMAGE SAME DURING EXCAVATIONS. CONCRETE AND ASPHALT TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A CLEAN STRAIGHT EDGE.
10. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTING, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.
11. THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE, UNTIL THE STRUCTURE ITSELF (INCLUDING THE ROOF AND FLOOR DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF.
12. ALL CONCRETE OR MASONRY RETAINING WALLS SEPARATING EXTERIOR AND INTERIOR SPACES SHALL BE EQUIPPED WITH VAPOR BARRIERS AND PERFORATED DRAINS SURROUNDED BY GRAVEL.
13. CONTRACTOR TO RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE 2016 CGC 4.408.1.
14. CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUALS THE BUILDING OCCUPANT OR OWNER.
15. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1.
16. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.
17. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.
18. CONTRACTOR SHALL PROVIDE DOCUMENTATION AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.
19. VERIFICATION OF CA-GREEN COMPLIANCE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE. CONTRACTOR SHALL CONTACT ALL INSPECTION AGENCIES AND MAINTAIN ALL DOCUMENTATION TO DEMONSTRATE COMPLIANCE. CONTRACTOR SHALL PROVIDE DOCUMENTATION AT THE REQUEST OF THE BUILDING DIVISION, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.
20. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
21. GYPSUM WALL BOARD IN CONTACT WITH CONCRETE SHALL BE RATED MOISTURE AND MOLD RESISTANT.

ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

ANY/ALL PUBLIC IMPROVEMENTS THAT WILL BE DAMAGED AS RESULTING FROM THE CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED BY THE OWNER'S CONTRACTOR AT HIS/HER OWN COST. RESTORATION WORK SHOULD BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS & UTILITY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.

PROJECT DATA

ZONING: R1-C
YEAR OF CONSTRUCTION: 1973
TYPE OF CONSTRUCTION: V-B
GROUP OF OCCUPANCY: R-3 / U
NO. OF STORIES: EXISTING HOUSE - TWO
PROPOSED HOUSE - TWO
AUTOMATIC FIRE SPRINKLER SYSTEM: NO

FLOOD ZONE: X

EXISTING TOTAL NUMBER OF BEDROOMS 3
EXISTING TOTAL NUMBER OF BATHROOMS 2
PROPOSED TOTAL NUMBER OF BEDROOMS 4
PROPOSED TOTAL NUMBER OF BATHROOMS 3

Lot coverage
1816+ 210=2026

AREA CALCULATIONS

	EXISTING	PROPOSED DEMO	NEW	TOTAL
LOT				9,730.00/SQ. FT.
FLOOR AREAS				
FIRST FLOOR LIVING AREA	566.1/SQ. FT.	0.0/SQ. FT.	210.0/SQ. FT.	776.10/SQ. FT.
SECOND FLOOR LIVING AREA	1,185.2/SQ. FT.	0.0/SQ. FT.	210.0/SQ. FT.	1,395.20/SQ. FT.
GARAGE	550.1/SQ. FT.	0.0/SQ. FT.	0.0/SQ. FT.	550.10/SQ. FT.
STORAGE SHED	81.0/SQ. FT.	0.0/SQ. FT.	0.0/SQ. FT.	81.00/SQ. FT.
TOTAL FLOOR AREA	2382.4/SQ. FT.	0.0/SQ. FT.	420.0/SQ. FT.	2802.4/SQ. FT.
TOTAL LIVING AREA	1751.3/SQ. FT.	0.0/SQ. FT.	420.0/SQ. FT.	2171.3/SQ. FT.
F.A.R.	0.245	0.000	0.043	0.288
LOT COVERAGE				
MAIN BUILDING	1,116.2/SQ. FT.	0.0/SQ. FT.	210.0/SQ. FT.	1,326.20/SQ. FT.
DETACHED STORAGE SHED	81.0/SQ. FT.	0.0/SQ. FT.	0.0/SQ. FT.	81.00/SQ. FT.
DECK MORE THAN 5-FT HIGH	141.2/SQ. FT.	0.0/SQ. FT.	136.6/SQ. FT.	277.80/SQ. FT.
TOTAL LOT COVERAGE	1,338.4/SQ. FT.	0.0/SQ. FT.	346.6/SQ. FT.	1,685.0/SQ. FT.
	0.138	0.000	0.036	0.173

NO CHANGE ON SITE IMPERVIOUS SURFACE AREA.

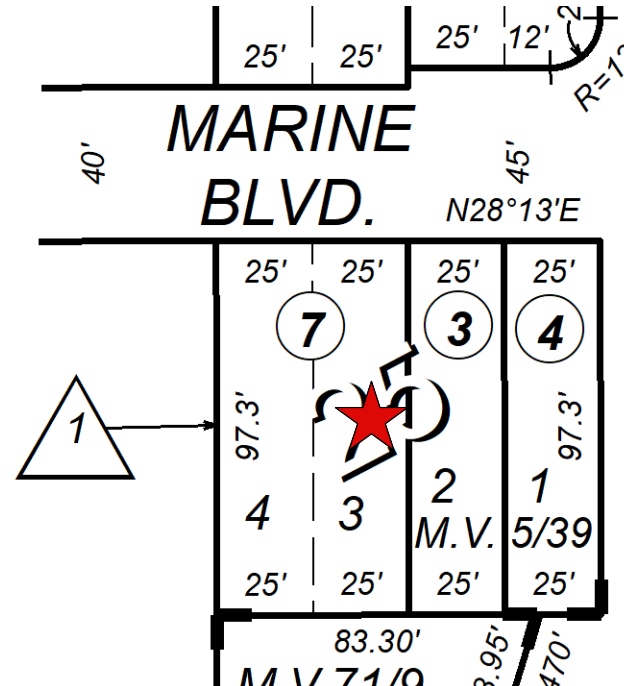
SCOPE OF WORK:

1. CONSTRUCT REAR ADDITION ON 1ST FLOOR FOR TWO BEDROOM;
2. CONSTRUCT REAR ADDITION ON 2ND FLOOR TO EXPAND MASTER BEDROOM;
3. CONSTRUCT BATHROOM ON 2ND FLOOR;
4. CONVERT BEDROOM ON 1ST FLOOR TO FAMILY ROOM WITH WETBAR;
5. CONSTRUCT EXPANSION TO REAR DECK WITH PREFABRICATED METAL SPIRAL STAIRS;
6. REPLACE WATER HEATER;
7. INSTALL HVAC SYSTEM.

CONSTRUCTION HOURS:

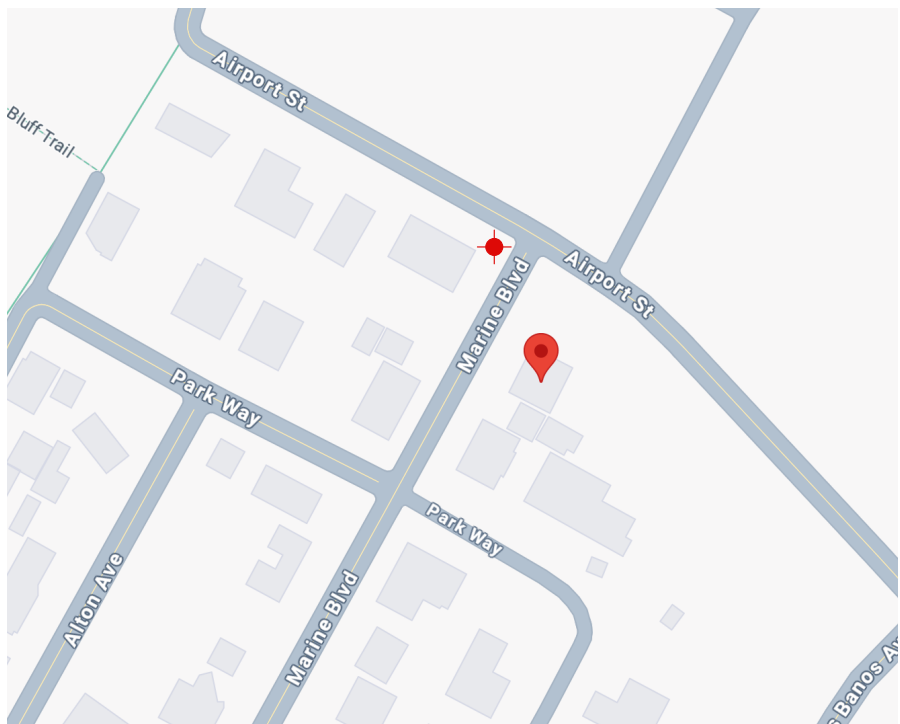
NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL,

MONDAY THROUGH FRIDAY: 7 AM TO 7 PM
SATURDAYS: 9 AM TO 5 PM
SUNDAYS AND HOLIDAYS: 12 PM TO 4 PM



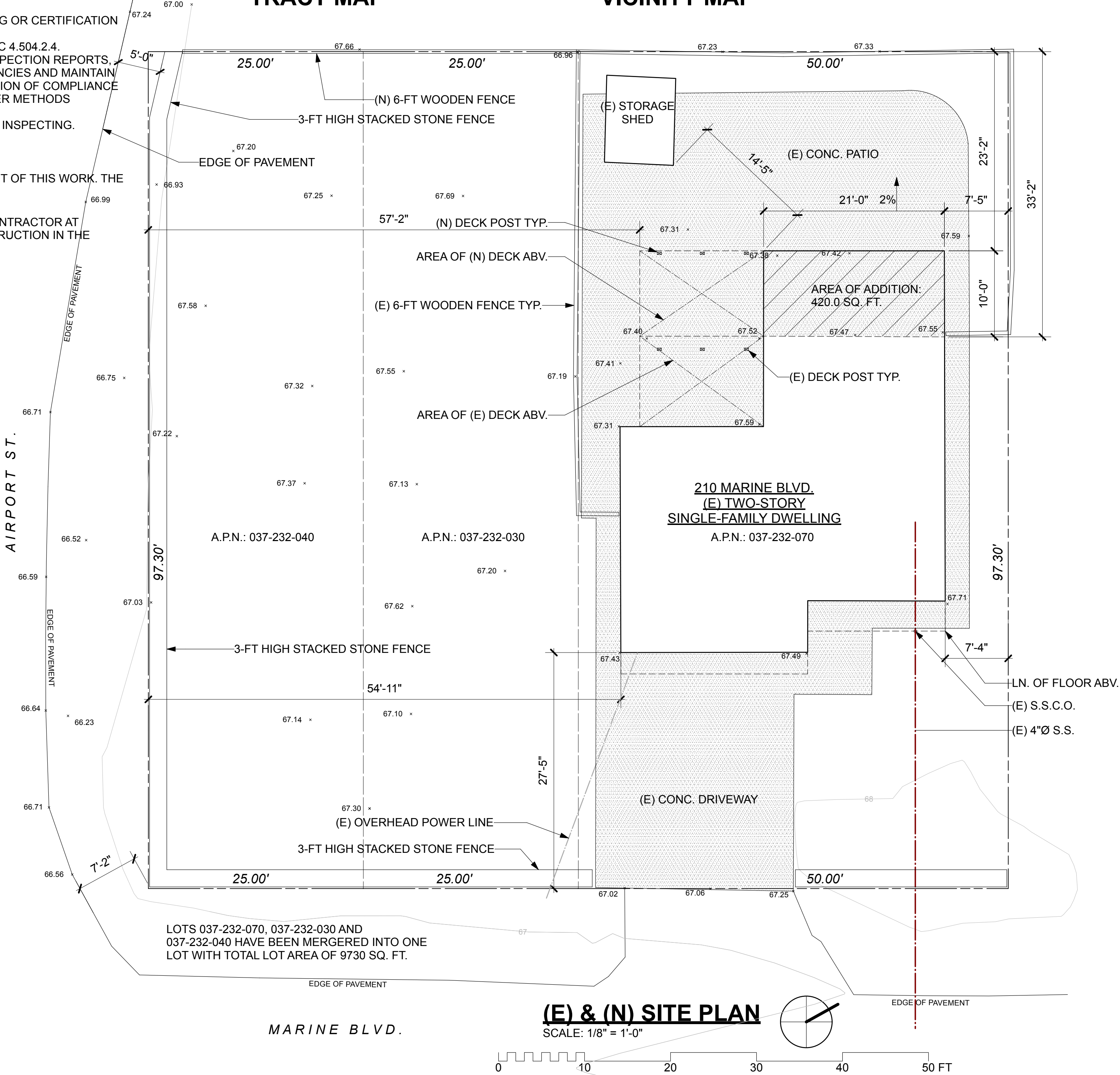
SUBJECT PROPERTY

TRACT MAP



FIRE HYDRANT

VICINITY MAP



(E) & (N) SITE PLAN

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

SHEET INDEX

SHEET NO.	DESCRIPTION
A1.0	SITE INFO, GENERAL NOTES, SITE PLAN & AREA TABLE
A2.0	EXISTING FLOOR PLANS
A2.1	EXISTING AND NEW ROOF PLANS
A2.2	NEW FLOOR PLANS
A3.0	(E) ELEVATIONS
A3.1	(N) ELEVATIONS
A4.0	BUILDING SECTIONS

REVISIONS	DATE
PRELIMINARY	6-6-2025
DESIGN REVIEW SET	9-24-2025
PLAN CHECK	2-25-2026



ANTHONY CHAU & PARTNERS
ARCHITECTURAL & ENGINEERING SERVICES

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SAN FRANCISCO, CA 94116
(415)-307-7538
anthonychaudesigns@gmail.com

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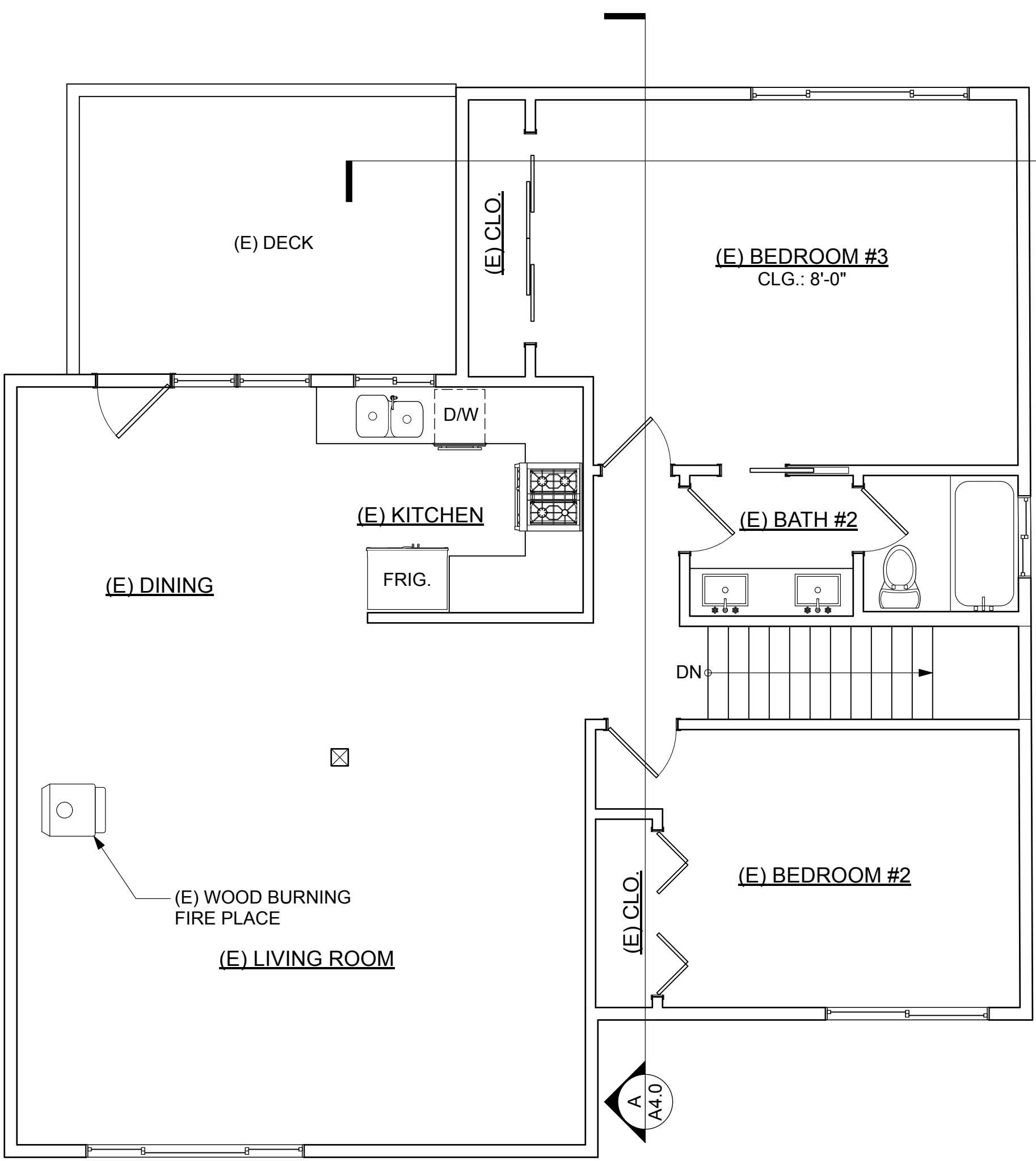
GENERAL
PROJECT INFO &
SITE PLAN

PLAN OF ADDITION & REMODEL

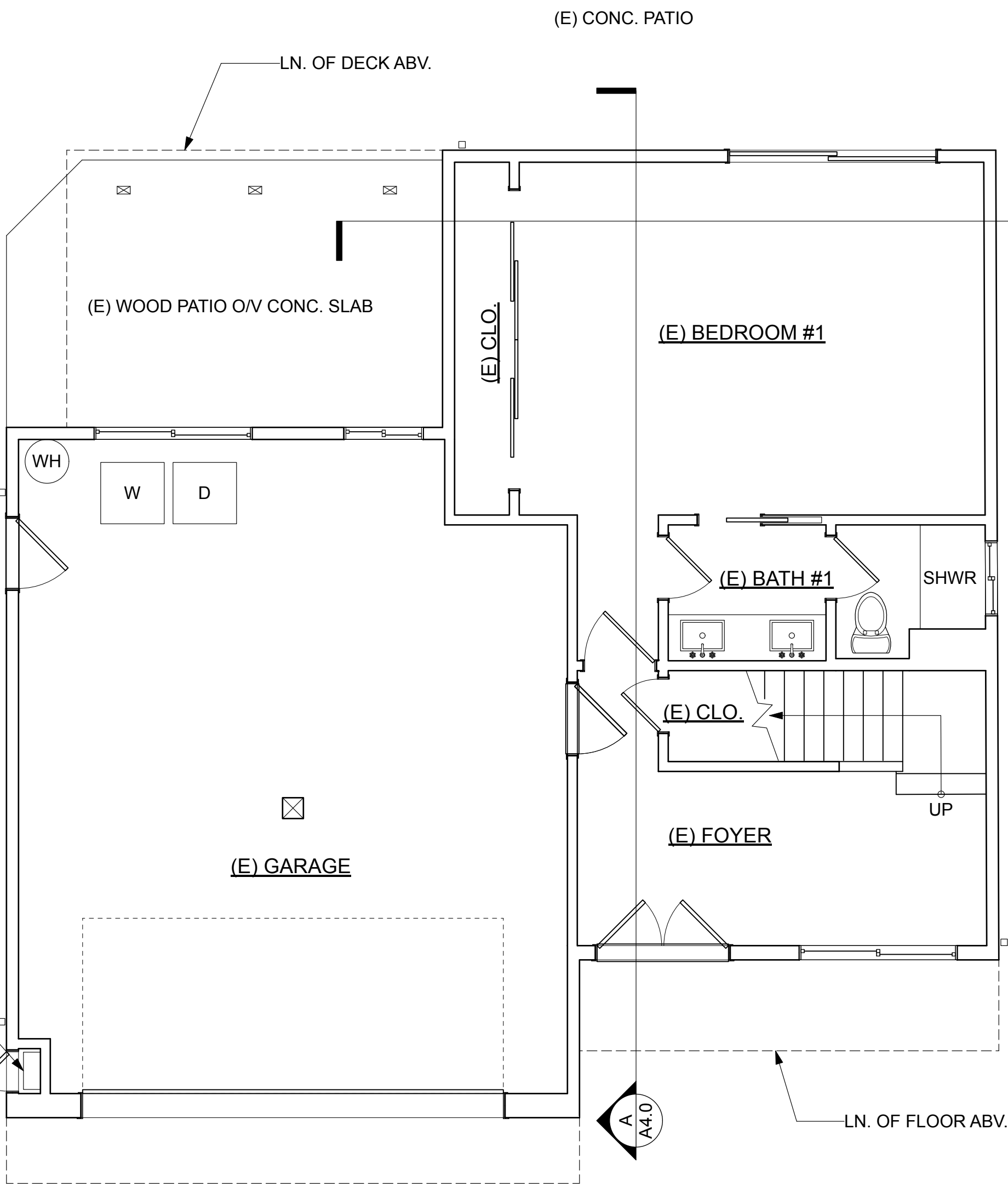
SALVA RESIDENCE

210 MARINE BLVD.,
MOSS BEACH, CA 94038
A.P.N.: 037-232-070

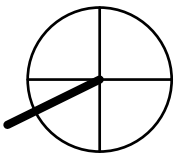
DATE	5-19-2025	SHEET N°
JOB N°	2517	A1.0



(E) SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
1185.2 SQ. FT. (EXCLUDES STAIRS)



(E) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
566.1 SQ. FT. (INCLUDES STAIRS)



REVISIONS		DATE
PRELIMINARY		6-6-2025
DESIGN REVIEW SET		9-24-2025
RI	PLAN CHECK	2-25-2026

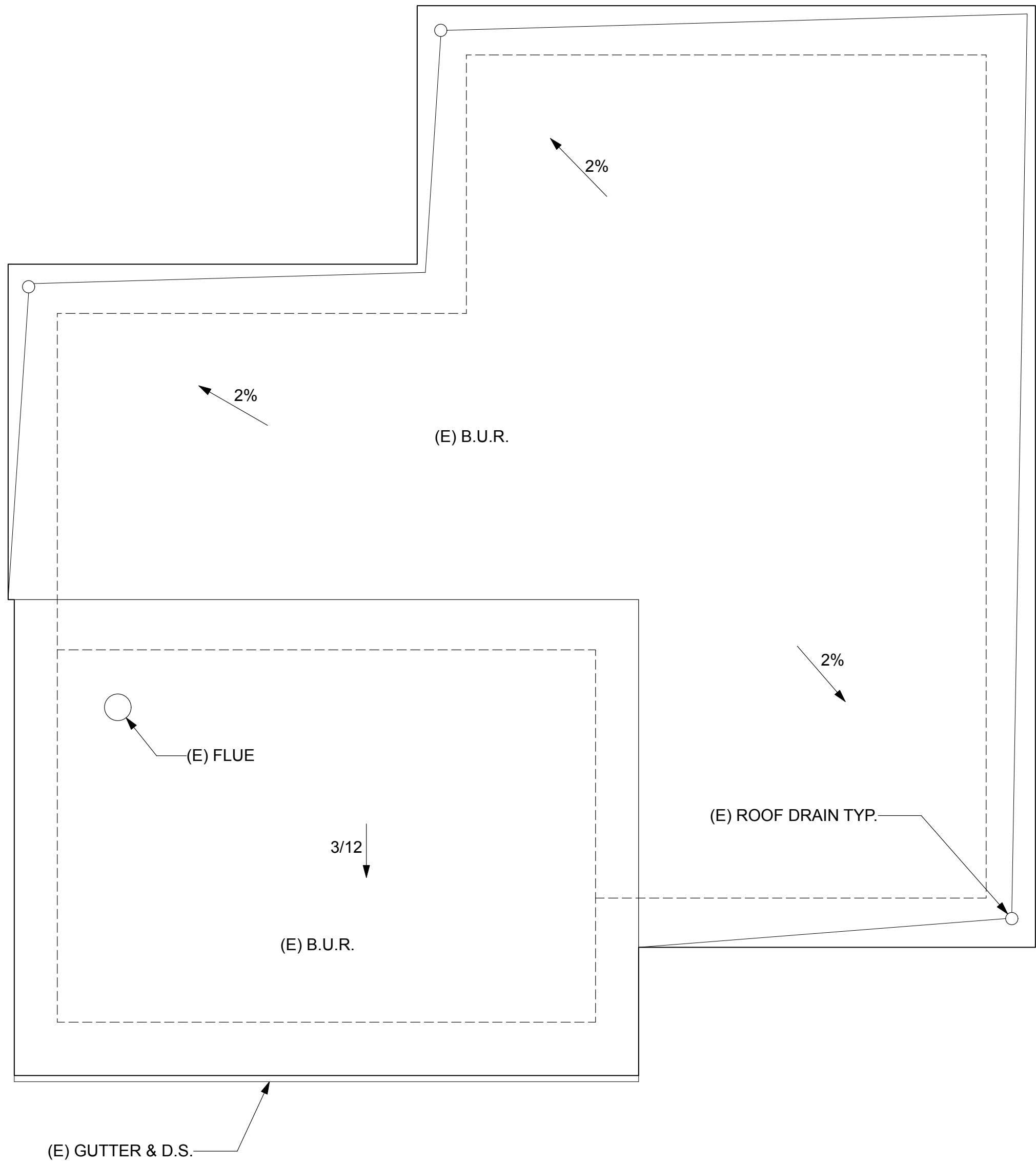
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anthonychaudesigns@gmail.com

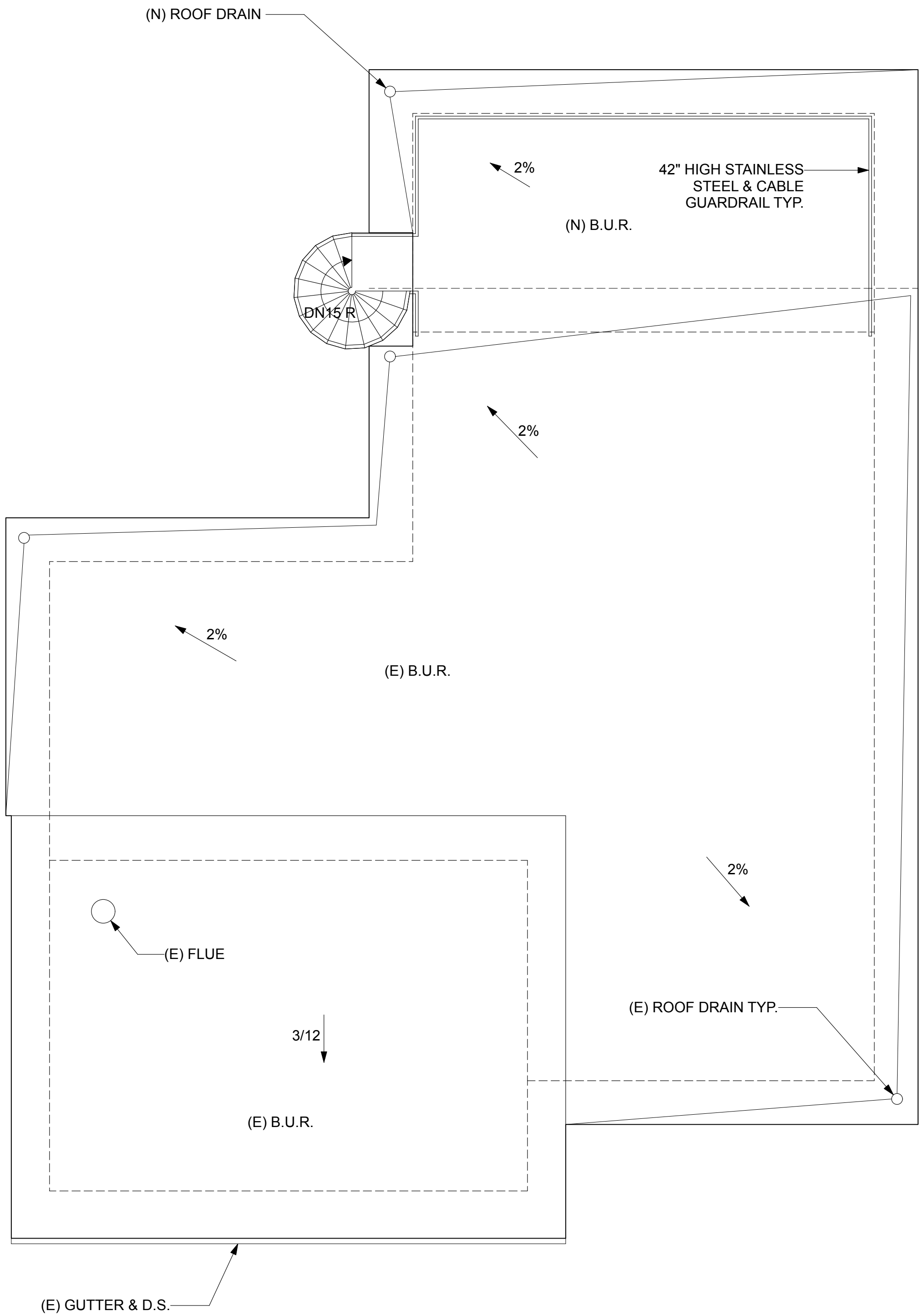
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PLAN OF ADDITION & REMODEL
SALVA RESIDENCE
210 MARINE BLVD.,
MOSS BEACH, CA 94038
A.P.N.: 037-232-070

DATE	5-19-2025	SHEET N°
JOB N°	2517	A2.0



(E) ROOF PLAN
SCALE: 1/4"=1'-0"



(N) ROOF PLAN
SCALE: 1/4"=1'-0"

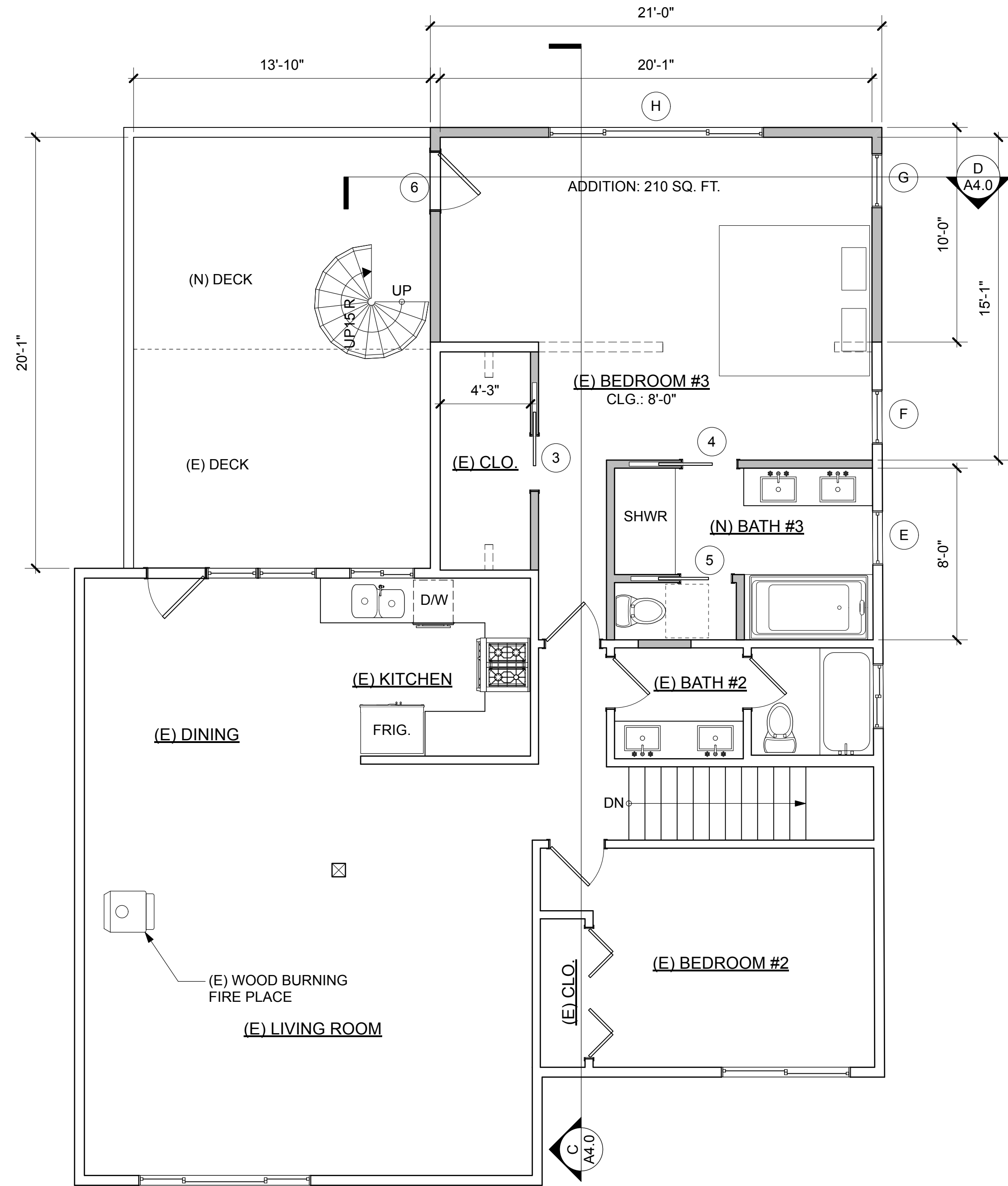
REVISIONS	DATE
PRELIMINARY	6-6-2025
DESIGN REVIEW SET	9-24-2025
RI PLAN CHECK	2-25-2026
ANTHONY CHAU-KEUNG CHAU No. C-30909 REN. 02/28/2027 STATE OF CALIFORNIA Anthony hau ARCHITECT & ENGINEER ANTHONY CHAU & PARTNERS ARCHITECTURAL & ENGINEERING SERVICES 2101 27TH AVE. SAN FRANCISCO, CA 94116 (415)-307-7538 anthonychaudesigns@gmail.com	
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(E) & (N) ROOF PLANS	
PLAN OF ADDITION & REMODEL SALVA RESIDENCE 210 MARINE BLVD., MOSS BEACH, CA 94038 A.P.N.: 037-232-070	
DATE	SHEET N°
5-19-2025	A2.1
JOB N°	2517

DOOR SCHEDULE (SHOWING NEW DOORS & DOORS NEEDS TO BE RELOCATED ONLY)							
NO.	SIZE	THK	TYPE	GLASS	FINISH	HARDWARE	REMARKS
1	2'-6" X 6'-8"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
2	2'-6" X 6'-8"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
3	2'-6" X 6'-8"	1 3/8	WOOD PANEL POCKET		PRIME & PAINT	PASSAGE SET	
4	2'-6" X 6'-8"	1 3/8	WOOD PANEL POCKET		PRIME & PAINT	PRIVACY SET	
5	2'-4" X 6'-8"	1 3/8	WOOD PANEL POCKET		PRIME & PAINT	PRIVACY SET	
6	2'-8" X 6'-8"	1 3/4	FRENCH DOOR	TEMPERED	PRIME & PAINT	ENTRY SET	WEATHER STRIPPING

CONTRACTOR TO VERIFY DIMENSIONS OF ALL DOORS

WINDOW SCHEDULE (CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING WINDOWS)							
NO.	SIZE	TYPE	GLASS	SPEC	U-Value/SHGC	SILL HEIGHT	REMARKS
A	2'-0" X 3'-6"	CASEMENT	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	3'-2" AFF.	REPLACEMENT
B	6'-0" X 4'-0"	HORIZONTAL SLIDER	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT
C	6'-0" X 4'-0"	HORIZONTAL SLIDER	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT
D	6'-0" X 4'-0"	HORIZONTAL SLIDER	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT
E	2'-6" X 4'-0"	CASEMENT	DUAL PANE, TEMPERED	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT
			PRIVACY				REPLACEMENT
F	2'-6" X 4'-0"	HORIZONTAL SLIDER	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT
G	2'-6" X 4'-0"	HORIZONTAL SLIDER	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT
H	10'-0" X 4'-0"	HORIZONTAL SLIDER	DUAL PANE	VINYL FRAMED LOW-E	0.30/0.23	2'-8" AFF.	REPLACEMENT

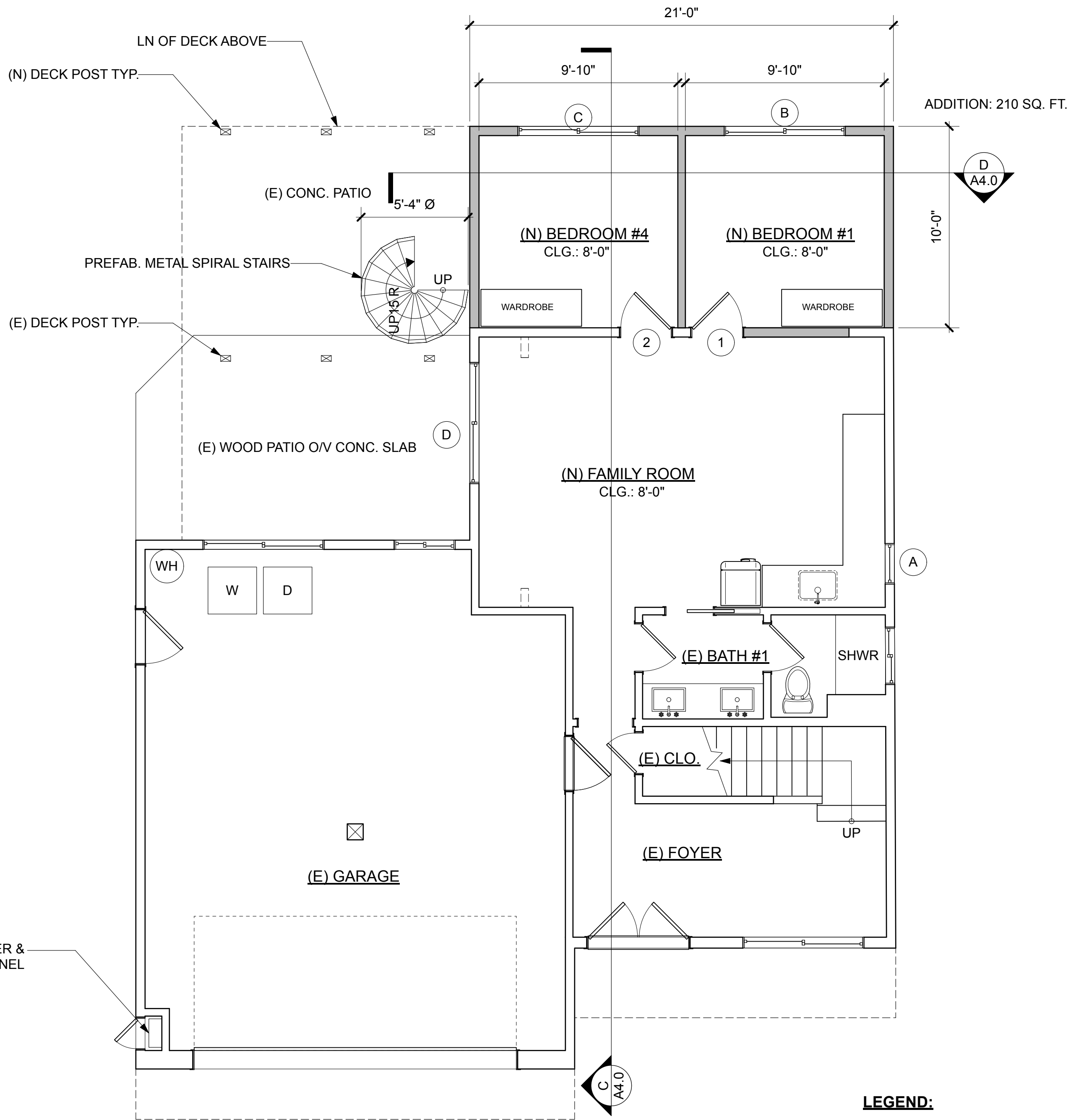
CONTRACTOR TO VERIFY SILL AND HEAD HEIGHT OF EXISTING WINDOWS AND MATCH SILL AND HEAD HEIGHT OF NEW WINDOWS WITH EXISTING.



(N) SECOND FLOOR PLAN

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

1185.2 SQ. FT. (EXCLUDES STAIRS)



(N) FIRST FLOOR PLAN

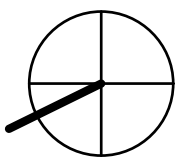
SCALE: 1/4"=1'-0"

566.1 SQ. FT. (INCLUDES STAIRS)

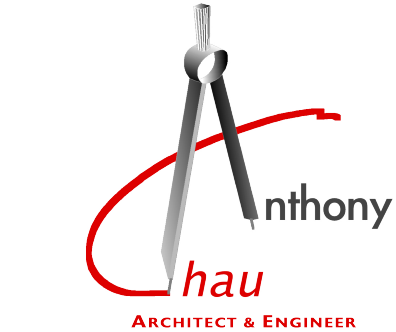
LEGEND:

- (E) WALLS
- (E) WALLS TO BE DEMOLISHED
- (N) WALLS
- 1-HR RATED WALLS

0 5 15 25 FT



REVISIONS	DATE
PRELIMINARY	6-6-2025
DESIGN REVIEW SET	9-24-2025
PLAN CHECK	2-25-2026



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(N) FLOOR PLAN

PLAN OF ADDITION & REMODEL

SALVA RESIDENCE

210 MARINE BLVD.,
MOSS BEACH, CA 94038
A.P.N.: 037-232-070

DATE	5-19-2025	SHEET N°
JOB N°	2517	A2.2

REVISIONS	DATE
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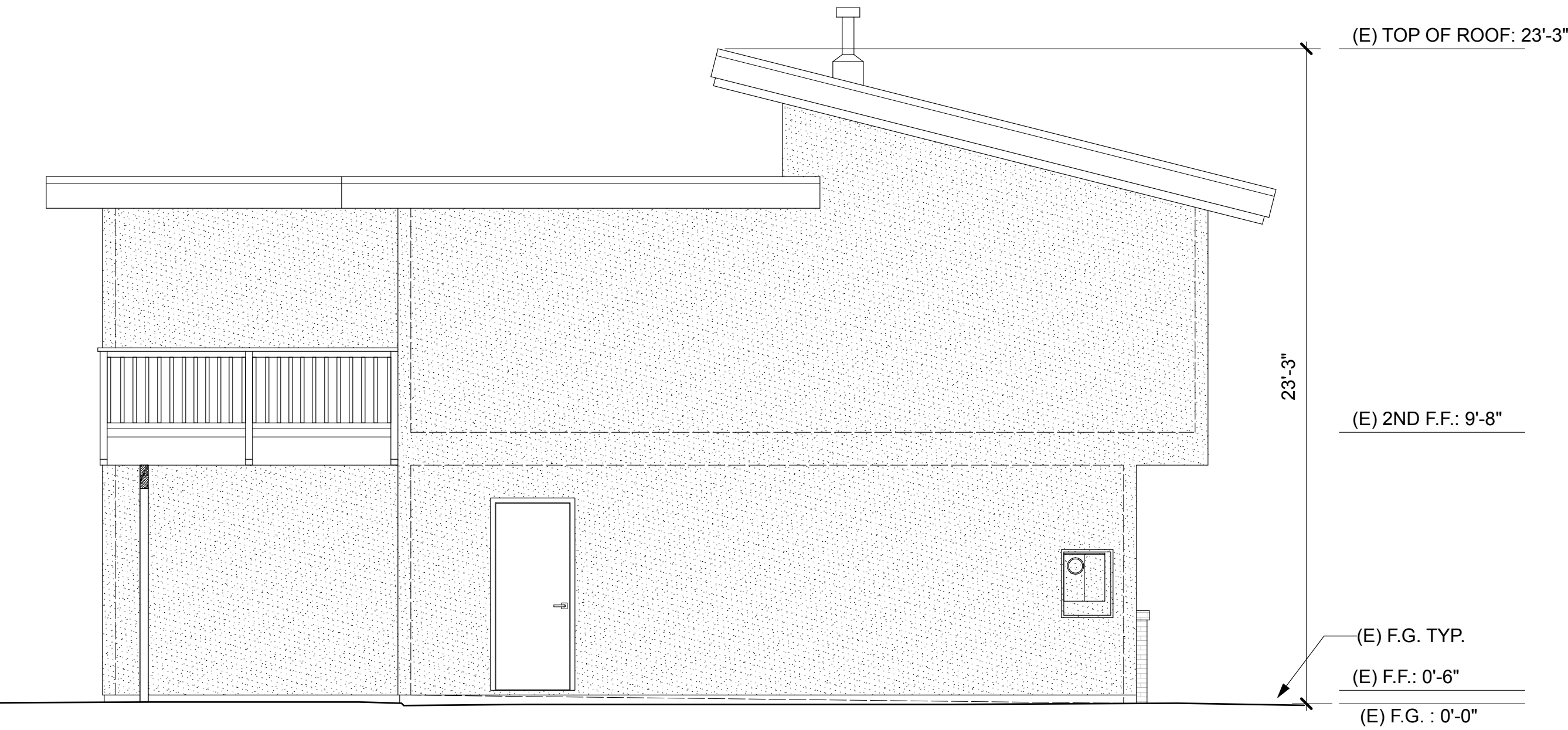
(E) ELEVATIONS

PLAN OF ADDITION & REMODEL

SALVA RESIDENCE

210 MARINE BLVD.,
MOSS BEACH, CA 94038
A.P.N.: 037-232-070

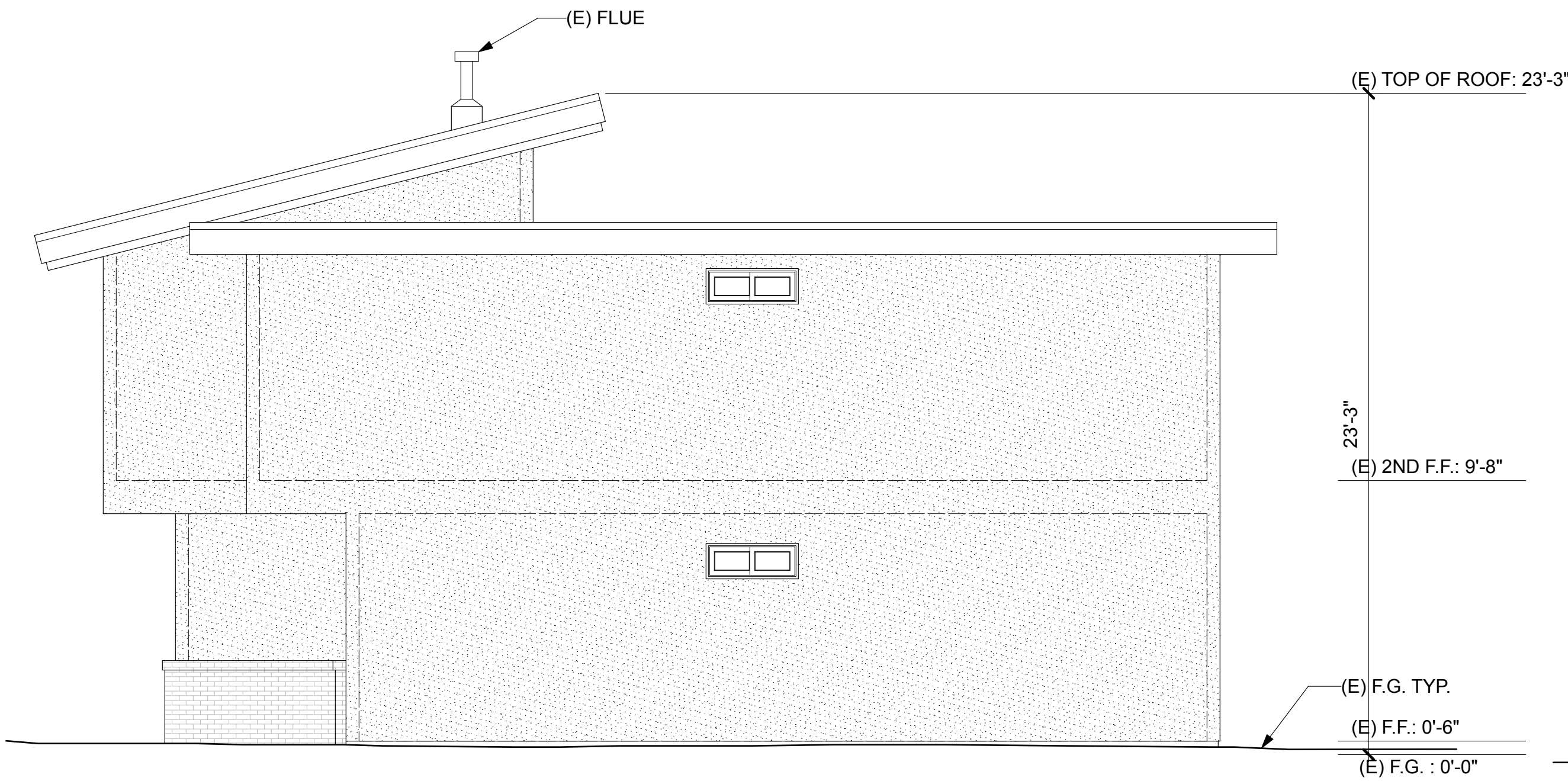
DATE	5-19-2025	SHEET N°
JOB N°	2517	A3.0



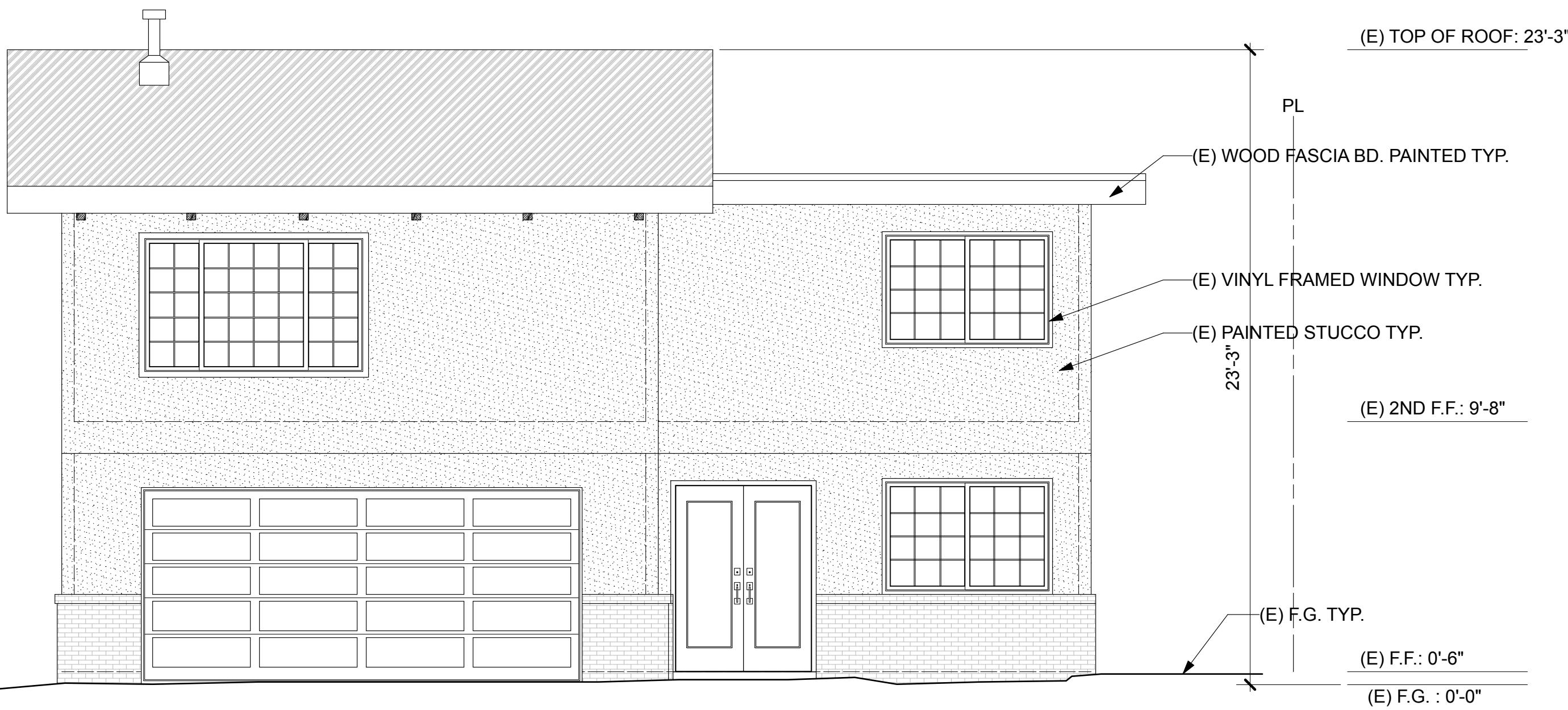
(E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



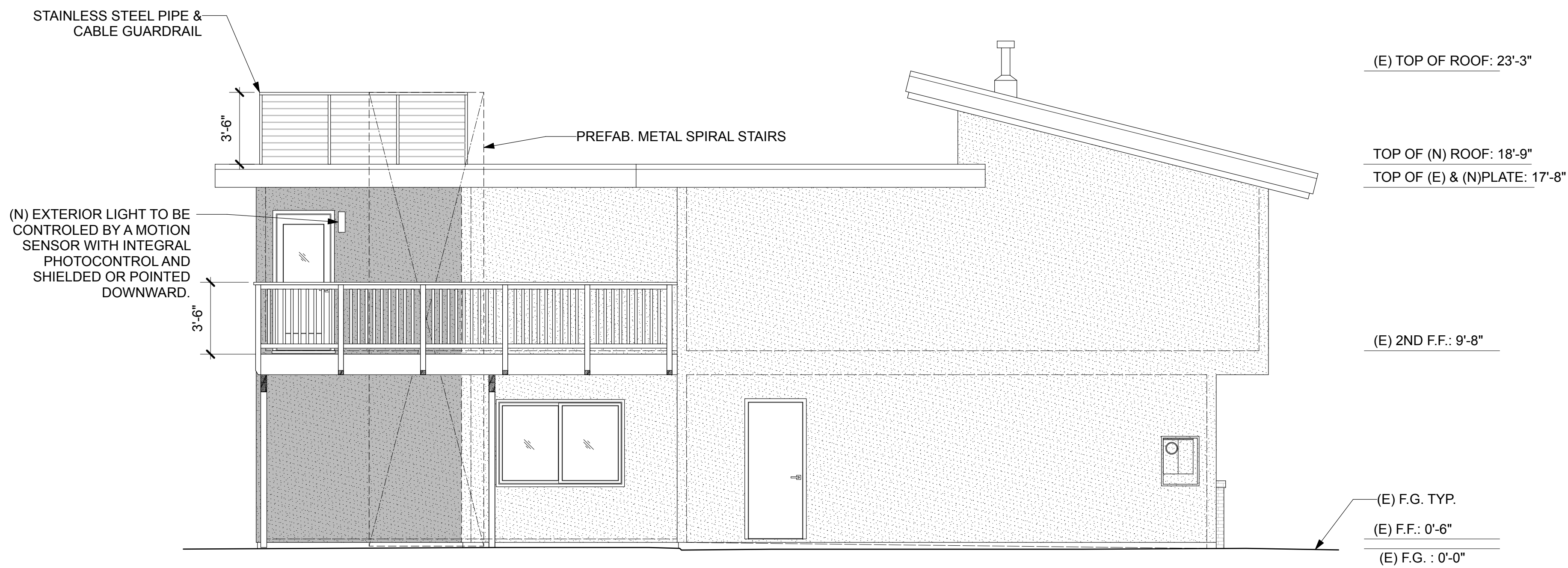
(E) WEST / REAR ELEVATION
SCALE: 1/4" = 1'-0"



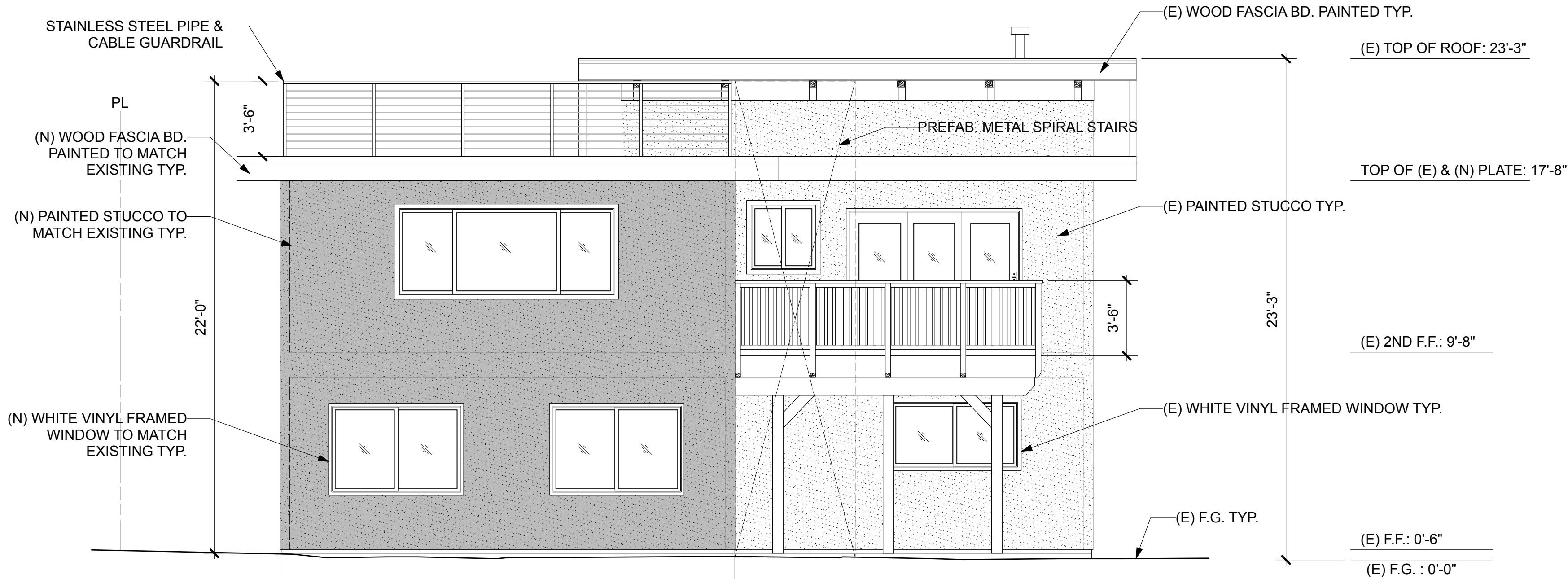
(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



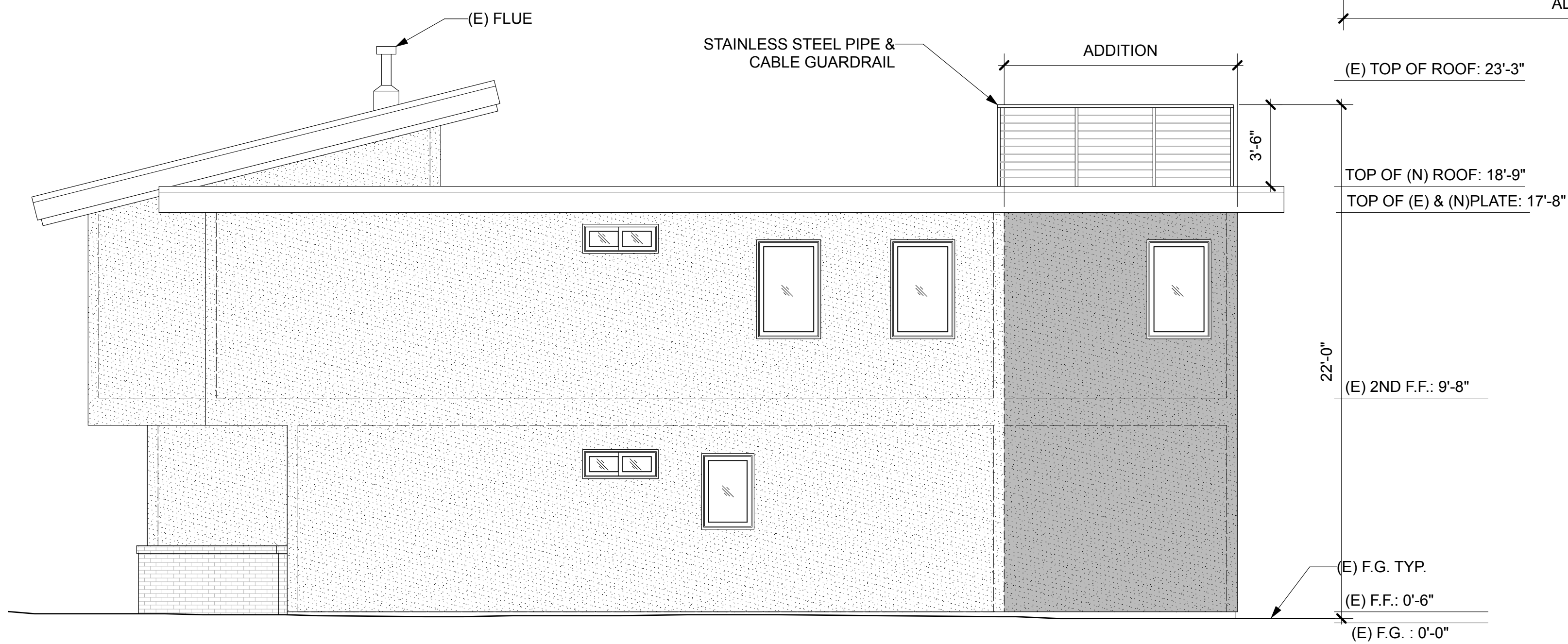
(E) EAST / FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) WEST / REAR ELEVATION
SCALE: 1/4" = 1'-0"

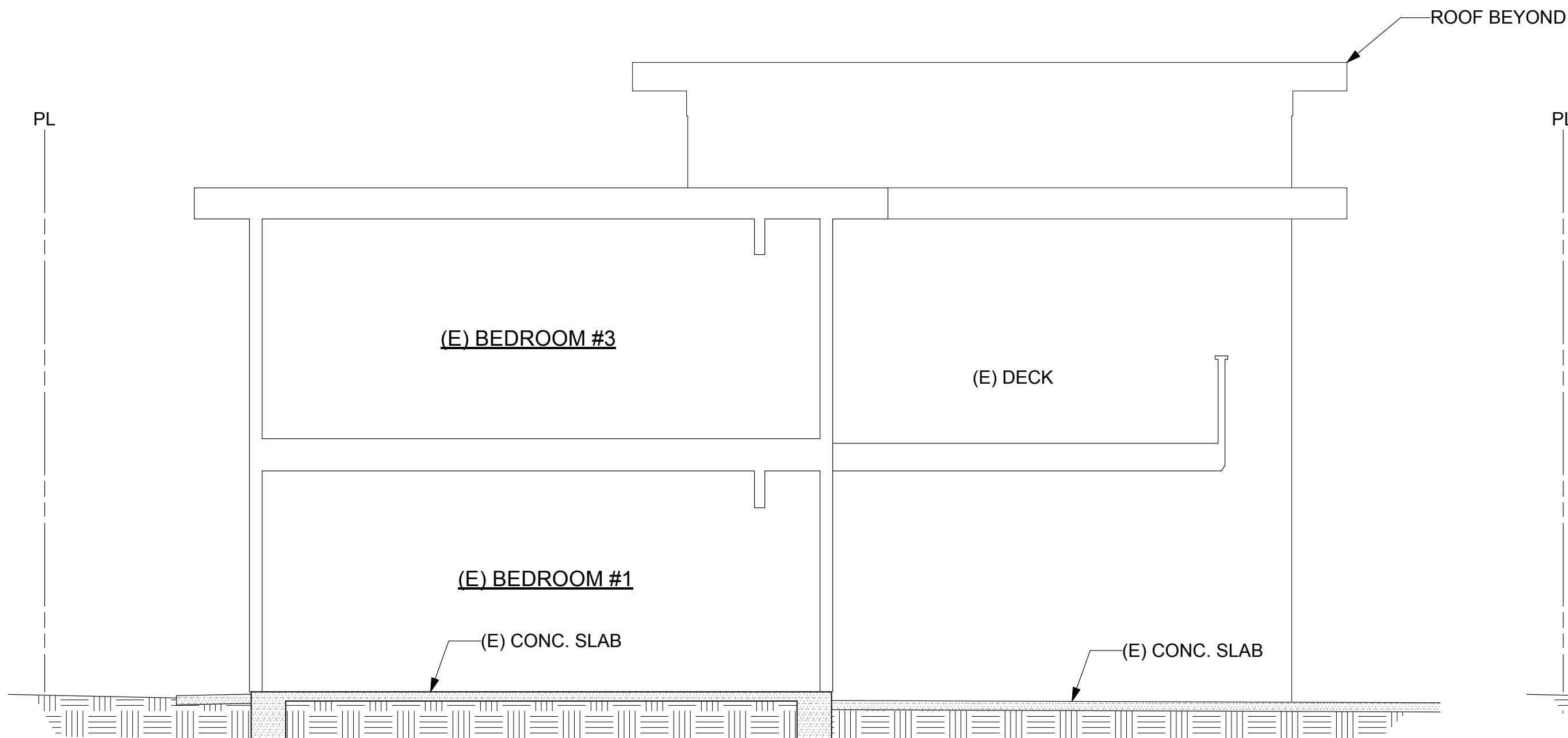


(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

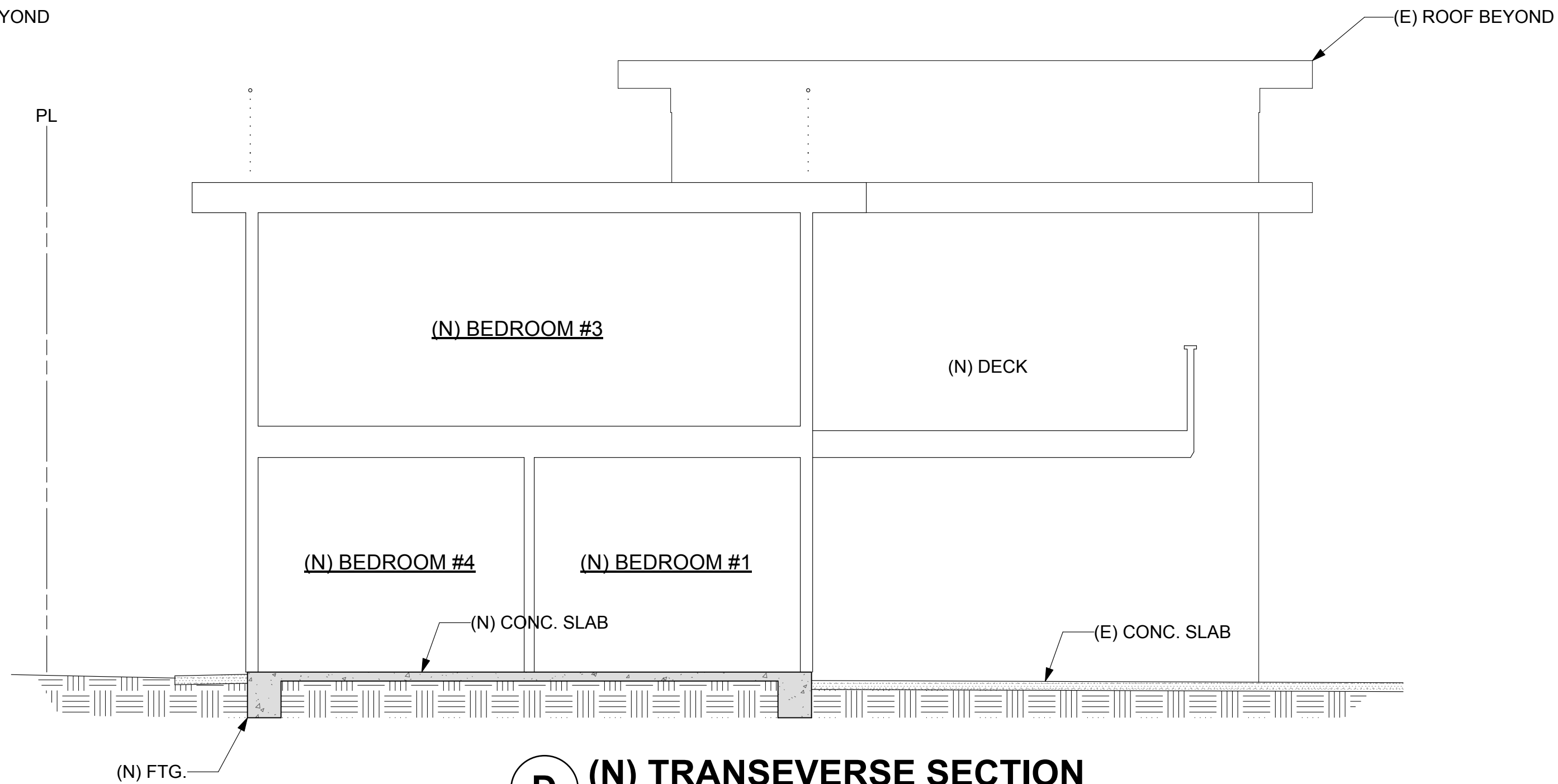
EXISTING AND NEW FASCIA AND WALL COLOR:
BENJAMIN MOORE® COVENTRY GRAY

Coventry Gray
HC-169

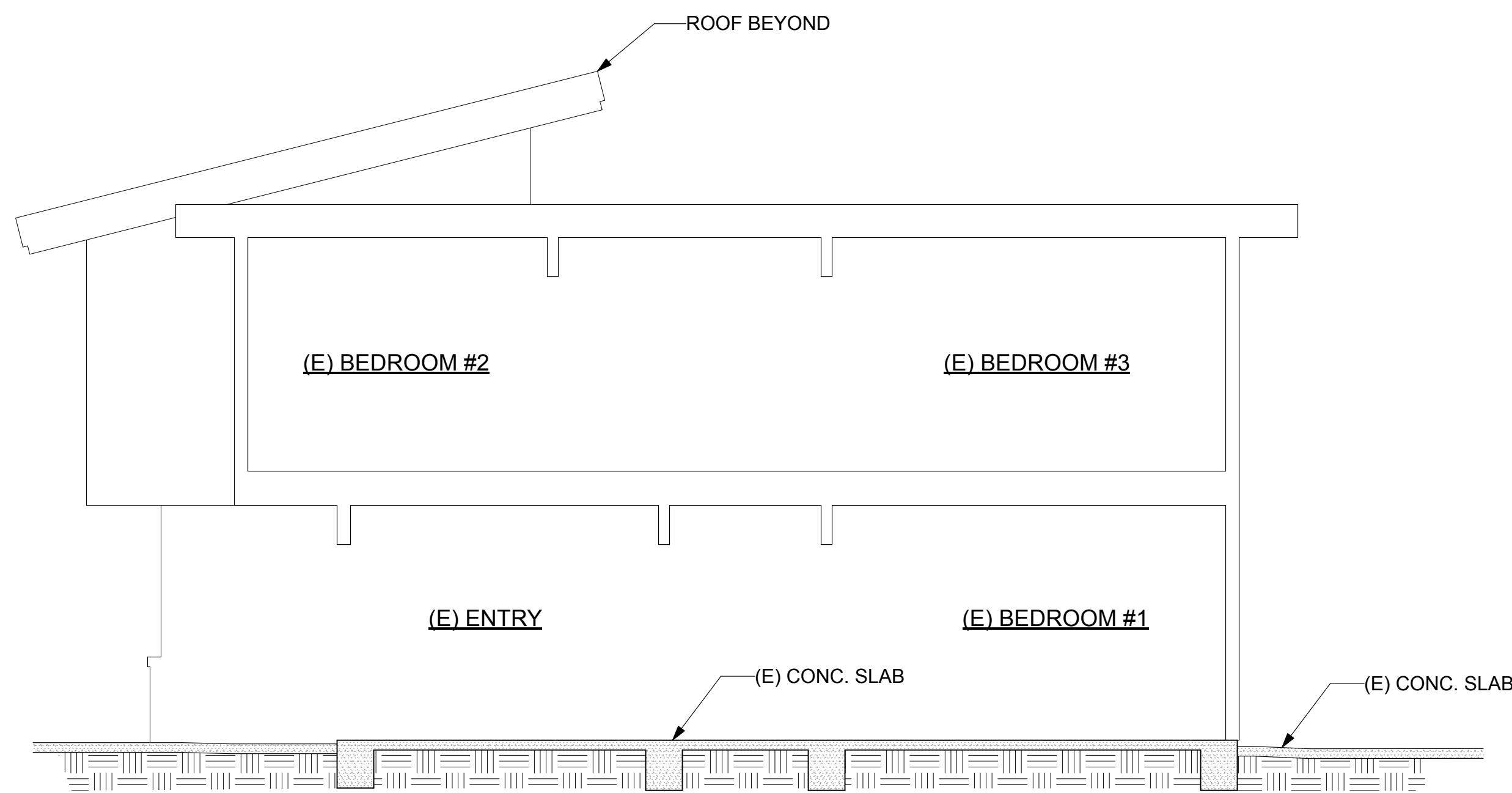
REVISIONS		DATE
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RI	PLAN CHECK	2-25-2026
		
 ANTHONY CHAU & PARTNERS ARCHITECTURAL & ENGINEERING SERVICES		
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JOB N°		A3.1
2517		



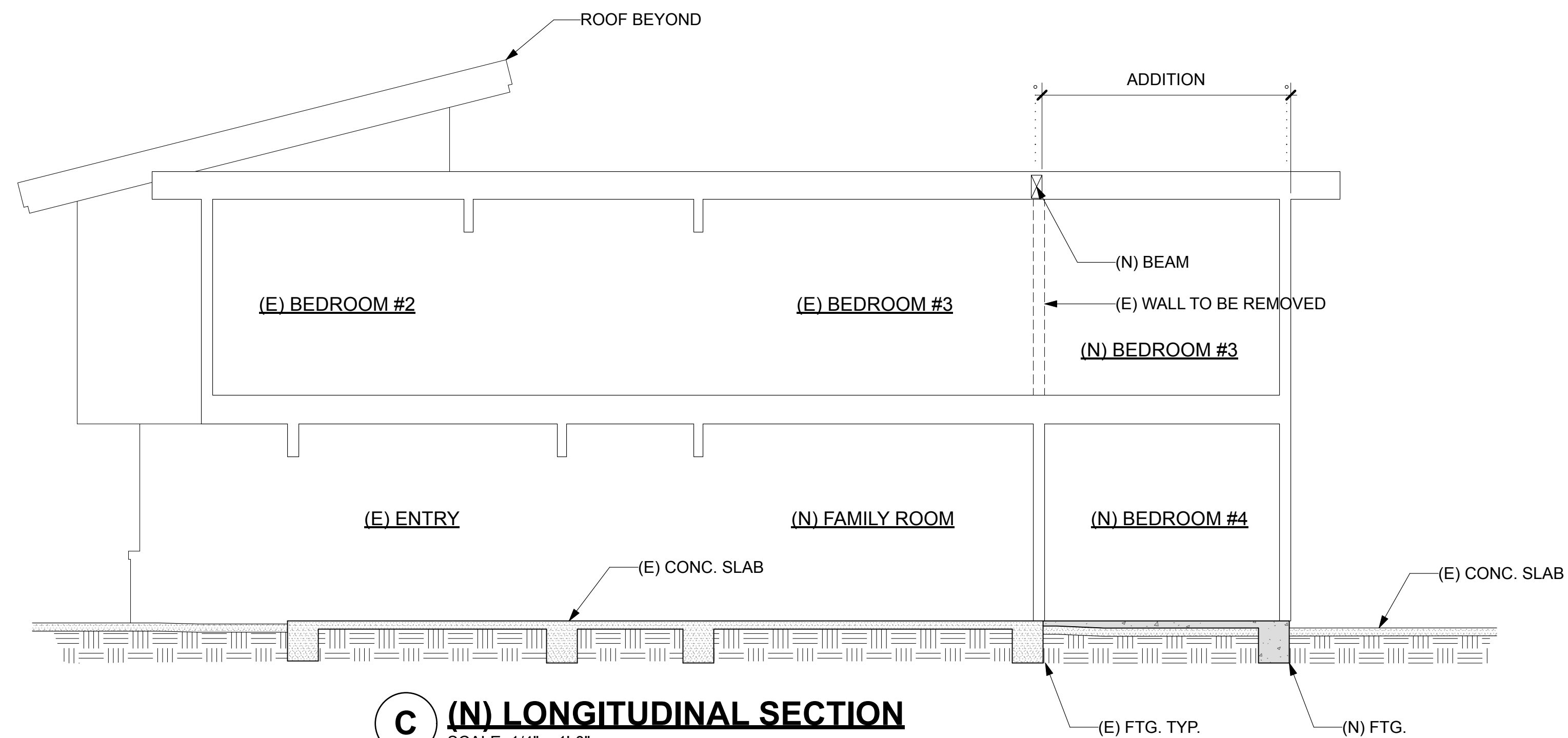
B (E) TRANVERSE SECTION
SCALE: 1/4" = 1'-0"



D (N) TRANVERSE SECTION
SCALE: 1/4" = 1'-0"

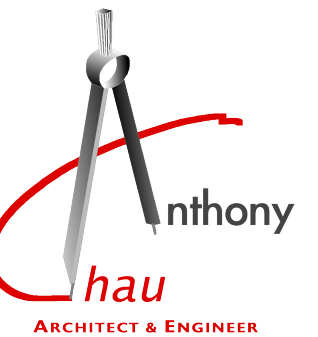


A (E) LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



C (N) LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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**BUILDING
SECTIONS**

PLAN OF ADDITION & REMODEL

SALVA RESIDENCE

**210 MARINE BLVD.,
MOSS BEACH, CA 94038
A.P.N.: 037-232-070**

DATE	5-19-2025	SHEET N°
JOB N°	2517	A4.0



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

July 23, 2026

Owner / Applicant: Salva Guillaume / Ryan Houston
File No: PLN2026-00152
Location: 210 Marine Blvd, Moss Beach
APN: 037-232-070, -030, -040
CDRC Meeting: Meeting [Link](#)

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 October 2023, Chapter 28.1, Section 6565.20.

CDRC Recommends Approval of Project PLN2026-00152. Note: The committee did not receive a demonstration of scale for this project and ultimately moved forward with the review and approval.

Findings that satisfy the Standards:

1. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. **The project proposes to add a modest square footage to the existing structure on a large lot.**

Additional Requirements for compliance with the Standards:

None

Additional Recommendations:

None