

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

DATE: September 9, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Appeal of the Director of Planning and Building's decision to approve a Coastal Development Permit (CDP) and Coastsides Design Review Permit for the construction of a new 1,910 sq. ft. two-story single-family residence with an attached 478 sq. ft. Accessory Dwelling Unit (ADU) and attached two-car garage, on a 4,396 sq. ft. legal parcel, located on Coronado Avenue in the Miramar area of the unincorporated County. The project involves minor grading and no tree removal.

County File Number: PLN2026-00046 (Carey/Kellond)

PROPOSAL

The applicant proposes to construct a new two-story single-family residence with an attached ADU and two-car garage on a 4,396 sq. ft. legal parcel located on Coronado Avenue in the Miramar neighborhood of the unincorporated area of the County. The parcel's legal status was established through a recorded Type-A Certificate of Compliance (PLN2025-00252). The project involves minor grading and no tree removal. The CDP applies to the single-family residence only, as required by Section 8.252.050 of the Zoning Regulations. The project does not qualify for a CDP exemption listed in Section 8.252.060 as the project is not located within the Single-Family Residence Categorical Exclusion Area; the CDP is not appealable to the California Coastal Commission.

A timely appeal of the Director's decision was filed on May 1, 2026, by Thomas J. Carey, Trustee, pursuant to Section 8.252.180(a) of the Zoning Regulations. The applicant objects to certain language incorporated into Conditions of Approval Nos. 22 and 56–58 based on the California Coastal Commission's comments on the project and requests that the conditions be modified. Attachment I contains a redline version of the conditions showing the applicant's requested revisions.

RECOMMENDATION

That the Planning Commission grant the appeal and approve the modifications to Conditions 22, 56, 57, and 58 of the CDP and Coastsides Design Review Permit, County File Number PLN2026-00046, by making the required findings and adopting the revised conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Luis Topete, Project Planner

Appellant: Thomas J. Carey, Trustee

Applicant: Steve Kellond

Owner: Helen J. Carey Trust

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 a newspaper (San Mateo County Times) of general public circulation.

Location: Coronado Avenue, Miramar

APN: 048-013-590

Size: 4,396 sq. ft.

Existing Zoning: R-1/S-94/DR/CD (One Family Residential District/Residential Density District 94(Mid-Coast)/Design Review District/Coastal Development District)

General Plan Designation: Medium Low Density Residential

Local Coastal Plan Designation: Medium Low Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Supply: Coastsides County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: Zone X (areas of minimal flood hazard); FEMA Community Panel 06081C0252F; Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone. The project proposes the construction of one single-family residence, is located in the Single-Family Residential District, and is within the urban coastal zone.

Setting: The subject parcel is located within the Midcoast urban area, in the established Miramar neighborhood, west of Highway 1. The site is situated on Coronado Avenue in a level residential area surrounded by existing residential development. The site is not mapped within a sensitive habitat area.

Chronology:

<u>Date</u>	<u>Action</u>
February 9, 2026	- Application received.
March 6 ,2026	- California Coastal Commission comments received.
March 13, 2026	- Project deemed complete.
March 17, 2026	- Coastal Commission comments forwarded to the applicant.
April 9, 2026	- Coastsides Design Review Committee reviewed the project and recommended conditional approval.
April 17, 2026	- Letter of Decision issued approving the project.
May 1, 2026	- Appeal received.
September 9, 2026	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Analysis of the Appeal – Applicant’s opposition to Conditions 56, 57, and 58

The California Coastal Commission (CCC) provided comments on this project through the standard agency referral process. In comments dated March 6, 2026, the Commission used advisory language, requesting that the County “consider conditioning” the project by adding conditions relative to potential hazards posed by the parcel’s proximity to the coastal bluff. On March 17, 2026, staff sent the CCC’s comments to the applicant. Staff drafted a Letter of Decision (Attachment H) approving the project, with

Conditions 56, 57, and 58 using language as recommended by the California Coastal Commission.

On April 30, 2026, the Trustee informed staff that Conditions 56, 57, and 58 were unacceptable and inappropriate based on the parcel's distance from the coastal bluff and Mirada Road, and that the applicant intended to appeal unless the conditions were modified.

County staff transmitted the applicant/appellant's proposed modifications to the conditions of approval to the CCC on May 1, 2026, for review. California Coastal Commission staff stated that the conditions the CCC recommended should be retained without modification. In response, the applicant filed this appeal of the project decision. The appeal argues that the conditions of approval contain factually unsupported premises, apply boilerplate language developed for physically dissimilar project contexts, and reflect conditions that are more onerous than those imposed on comparable nearby projects. Staff's analysis of the requested changes to each condition is provided below.

Because CDP permitting authority rests with the County pursuant to its certified Local Coastal Program (LCP), the Planning Commission retains independent authority to adopt condition language that satisfies the County's LCP standards.

a. Condition 56 – Project Removal Requirements

Condition 56 requires the permittee to remove or relocate the approved development if either (1) a government agency with jurisdiction issues a final, non-appealable order determining that the structures are permanently unsafe for occupancy or use due to coastal hazards and that no feasible measures exist to make them suitable for habitation without shoreline protective devices, or (2) coastal hazards eliminate access for emergency vehicles, residents, or guests due to degradation and eventual failure of Mirada Road as a viable roadway. The condition further provides that the County is not required to maintain access or utility infrastructure to serve the development under such circumstances.

The appellant raises the following concerns regarding Condition 56:

- (1) The appellant contends that the condition is not supported by the facts specific to the project and relies on generalized language that is not tailored to the site's circumstances. The appellant asserts that the condition improperly assumes Mirada Road will eventually fail and permanently eliminate access to the property, despite the County's statutory obligations to maintain County roads, Mirada Road's entitlement to shoreline protection

under the Coastal Act, and the existence of potential alternative access routes. The appellant further asserts that the condition is overbroad, unsupported by substantial evidence, and is inconsistent with applicable provisions of the Coastal Act, Streets and Highways Code Section 964, and relevant case law addressing the reasonableness and scope of permit conditions.

- (2) The condition includes debris removal language referencing structures “falling into the ocean or the beach,” which is typically associated with coastal hazards for blufftop or oceanfront construction. The appellant contends that this language is overbroad and not supported by site-specific evidence, as the subject parcel is located over 250 feet inland from the coastal bluff, within an established residential neighborhood, and is not subject to direct coastal erosion, bluff failure, or similar shoreline processes. The appellant therefore asserts that the debris removal requirement appears designed for coastal edge development scenarios and is not reasonably applicable to the subject site given its distance from the shoreline and surrounding developed context.

Existing provisions in the County Ordinance Code authorizes abatement of nuisances provides sufficient authority to require project removal in the event the structure is deemed uninhabitable and as such a condition of approval is not necessary. Therefore, staff concurs with the appellant’s request that Condition No. 56 be deleted in its entirety.

b. Condition 57 - Liability Waiver and Indemnification

Condition 57 requires the permittee to assume risk from coastal hazards associated with the development, waive claims and indemnify the County against liability arising from such hazards, and accept full responsibility for adverse effects to property caused by the project.

The appellant contends that Condition 57 is overbroad, vague, and not applicable to the proposed single-family residence. The appellant argues that the indemnity provisions are not appropriate for routine single-family development and are typically reserved for coastal projects in more hazardous locations. The appellant further asserts that the indemnity language is not tied to project-specific impacts and could improperly shift liability to the property owner for unrelated hazards or broader governmental responsibilities. The appellant also notes that similar nearby residential projects were approved without comparable requirements, indicating inconsistent application. Finally, the appellant contends that the requirement to acknowledge and

agree to matters related to tidelands boundaries, public trust lands, and State Lands Commission approvals is not applicable to the inland site, is boilerplate in nature, and should be removed.

Based on the parcel's distance from the coastal bluff, staff concurs that the level of hazard risk posed by and to the project is fairly low and that the requirements stated in the condition of approval are unnecessary given that the County is generally not responsible for impacts borne by private development due to natural hazards. Therefore, staff agrees with the appellant's request to revise Condition No. 57, as detailed in Attachment I.

c. Condition 58 - Disclosure Requirements

Condition 58 requires that disclosure documents related to any future marketing and/or sale of the property notify potential buyers of the terms and conditions of this CDP, including the coastal hazard requirements of Condition 56, and further requires that a copy of the CDP be provided in all real estate disclosures.

The appellant contends that the condition is overbroad and should be tailored, consistent with revised disclosure language previously approved by the Coastal Commission in a separate, unrelated settlement matter involving shoreline protection litigation in Pismo Beach. The appellant further states that the Trust does not seek to obscure coastal conditions and would accept the condition if revised to clarify the required disclosures to purchasers.

Based on the foregoing discussion, staff concurs with the appellant's request to revise Condition No. 58, as detailed in Attachment I.

2. Analysis of the Appeal - Condition 22

Condition 22 as issued states: "No walkway will be allowed in the public right-of-way." As written, this condition could preclude pedestrian access to the property from the public street. This was not the intent of the condition.

The appellant recommends modifying Condition 22 to add: "...excepting therefrom only that necessary to achieve pedestrian access to and from the property. Said walkway shall be subject to Department of Public Works approval." This modification preserves Department of Public Works oversight and is consistent with standard encroachment permit practice. Staff concurs with the modification.

3. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project is in compliance 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 setbacks, parcel coverage, building floor area, height, and façade articulation standards and is compatible in design, scale and size with other residences located in the neighborhood. The design and materials of the project are complementary to other homes in the neighborhood, as supported by the CDRC's review and recommendation of approval.

4. Conformance with the Local Coastal Program

A CDP is required pursuant to LCP Policies 1.1 (*Coastal Development Permits*) and 1.2 (*Definition of Development*), as the site is located outside of the Single-Family Residence Categorical Exclusion Area. Staff has determined that the project is in compliance with applicable LCP Policies discussed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services, and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. The project is in the urban coastal zone and within an existing residential neighborhood.

Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Medium Low Density Residential use, at a density of 2.4 to 6 dwelling units per acre. As proposed and conditioned, the project will be served by the Coastsides County Water District (CCWD)

for water service and Granada Community Services District (GCSD) for sewer service. Therefore, the project is considered an infill project.

Policy 1.19.a.b. (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the approval of development permits in the urban area unless it can be demonstrated that, among other things, it will be served with an adequate municipal water supply. Water and sewer availability have been confirmed by CCWD and GCSD, respectively. Neighborhood access is provided via Mirada Road and Coronado Avenue.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the construction of new residential units in the Midcoast to no more than 40 per year. The LCP allows the County to exceed the 40-unit limit for affordable housing, in which case the available permits for the following two years are reduced such that the average over the three years does not exceed 40 units per year. Due to a large number of affordable housing unit building permits issued at the end of 2025, the County's available building permits for housing units in the urban Midcoast are severely limited through the end of 2027. As a result, the County is unable to accept building permit applications for new residential units until January 1, 2028, or until the pending amendment to the LCP that provides relief to the current cap is approved.

b. Visual Resources Component

Policy 8.12(a) (*General Regulations*) and Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) apply the Design Review Zoning District standards to one and two-family developments in the Midcoast and/or within scenic corridors, which includes Miramar. This project is, therefore, subject to the standards for design for one-family and two-family residential development in the Midcoast as identified in the Zoning Regulations. The site is located within the Cabrillo Highway County Scenic Corridor in the urban coastal zone. The site is located in a developed area of Miramar located east of Highway 1, where the development would be minimally visible from Highway 1 due to existing residential development. The proposed residence would be situated within this established residential context and would not introduce a substantially new visual element to the area. As a result, views of the area from Highway 1 would remain largely unchanged.

The CDRC considered this project at their regularly scheduled meeting on April 9, 2026. The CDRC determined that the project is in compliance with applicable Design Review Standards, and recommended approval.

5. Conformance with the Zoning Regulations

a. Conformance with S-94 District Development Standards

The property is located in the One-Family Residential District/Residential Density District 94 (Mid-Coast)/Design Review District/Coastal Development District (R-1/S-94/DR/CD). A single-family dwelling with an attached ADU are permitted uses in the R-1 zoning district. As shown in table below, the proposal complies with the S-94 district development standards.

Table 1 Compliance with the S-94 Development Standards			
	Required	Proposed	Complies?
Min. Building Site Width	50 ft.	40 ft. (existing)	No
Min. Building Site Area	10,000 sq. ft.	4,396 sq. ft. (legal site)	No
Min. Front Setback	20 ft.	21 ft.-7 ½-in.	Yes
Min. Rear Setback	20 ft.	20 ft.-3 ¼-in.	Yes
Min. Side Yard Setback	10 ft.	Right: 10 ft.-4 ¼-in. Left: 10 ft.-4 ¼-in.	Right: Yes Left: Yes
Max. Parcel Coverage	1,319 sq. ft. (30%)	1,307 sq. ft. (29.7%)	Yes
Max. Building Floor Area	2,110 sq. ft. (48%)	2,388 sq. ft. (54.3%)	*Yes
Max. Building Height	28 ft.	26 ft.	Yes
Minimum Parking Spaces	2 covered spaces 1 uncovered space	2 covered spaces 2 uncovered spaces	Yes Yes
*The proposed primary residence, excluding the ADU, totals 1,910 sq. ft. (43.4% FAR), which is below the maximum allowed 2,110 sq. ft. (48%). The apparent exceedance in total floor area reflects the 478 sq. ft. ADU, which is permitted pursuant to State law.			

Although the parcel is non-conforming in size and width, as the proposal complies with the development standards applicable in the S-94 District, application and approval of a non-conforming use permit is not required.

b. Conformance with Design Review Standards

At its meeting of April 9, 2026, the CDRC reviewed the project for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations, Section 8.256.200. One public comment was received requesting clarification of the permitting process. The CDRC found that the project is consistent with the design standards set forth for development in the Midcoast. The CDRC required a condition of approval ensuring that selected tree species will not, at

maturity, exceed the height of the proposed single-family dwelling. This requirement has been incorporated as Condition of Approval No. 17. The CDRC letter recommending project approval is provided as Attachment E.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone. The project proposes the construction of one single-family residence, is located in the One-Family Residential District, and is within the urban coastal zone.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

A project referral was sent to the Midcoast Community Council (MCC) on February 20, 2026. The email correspondence between MCC and staff, including staff responses to MCC comments, is provided in Attachment F. All MCC comments have been addressed.

D. REVIEWING AGENCIES

California Coastal Commission
Coastside Fire Protection District
Department of Public Works
Midcoast Community Council
Granada Community Services District
Coastside County Water District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Vicinity Map
- D. Plans
- E. CDRC Recommendation Letter
- F. MCC Correspondence
- G. Coastal Commission Comments
- H. Letter of Decision dated April 17, 2026
- I. Appeal Documents
- J. Coastal Commission Comments on Proposed Changes

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2026-00046 Hearing Date: September 9, 2026

Prepared By: Luis Topete, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in a residential zone. This project site is located within the One-Family Residential (R-1) Zoning District.

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 with the plans, policies, requirements and standards of the San County Local Coastal Program (LCP) with regards to the Locating and Planning New Development, Sensitive Habitats, and Visual Resources Components. See Section A.4 of the staff report for the supporting analysis demonstrating conformance with the Local Coastal Program.
3. That the project is not 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) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP as discussed in Section A.4 of this staff report with regards to the Locating and Planning New Development, Sensitive Habitats, and Visual Resources Components.
5. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. See Section A.4.a of the staff report for the supporting analysis.

For the Design Review, Find:

6. The project, as proposed and conditioned, has been reviewed by the Coastsides Design Review Committee (CDRC) and has been found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, pursuant to Section 8.256.200 of the San Mateo County Zoning Regulations.

RECOMMENDED CONDITIONS OF APPROVAL

The recommended conditions of approval are provided below, with proposed changes in response to the appeal shown in tracked changes format, with new text underlined and strikethrough of deleted text.

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission on September 9, 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 consideration of the revisions to the CDRC, with applicable fees to be paid.
2. The Coastal Development Permit (CDP) and Design Review (DR) Permit shall be valid for five (5) years from the date of 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 180 days of its issuance. The CDP and DR Permit approvals may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors, but prior to scheduling a final inspection.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure(s) is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

- b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-sections.
 - 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.
- 5. No site disturbance shall occur, including any vegetation removal or land disturbance, until a building permit has been issued.
 - 6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction to maintain the stability of the site and prevent erosion and sedimentation off-site.
 - 7. An Erosion Control pre-site inspection is required prior to the issuance of a building permit. Once the Erosion Control measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the pre-site inspection, or as determined by the Project Planner.

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

- m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - o. Failure to install or maintain these measures will result in stoppage of
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 construction-related vehicles do not impede through traffic within the public right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations that do not impede safe access within the public right-of-way. No construction vehicles shall be stored within the public right-of-way.
10. 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).
11. 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.
12. 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 prior to foundation pour.

13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms.
14. Installation of the approved landscape plan is required prior to final inspection. Specifically, the following shall be provided:
 - a. A Certificate of Completion in accordance with the requirements of the Water Efficient Landscape Ordinance, including all required supporting documentation.
 - b. Photos verifying installation of the approved landscape plan.
15. Accessory dwelling units shall have an independently accessible entrance that does not require passage through the primary residence.
16. Accessory dwelling units, if rented, shall only be rented for a term longer than 30 days.

Coastside Design Review Committee

17. The applicant shall demonstrate on the landscape plan submitted for a building permit that tree species selected will not exceed the maximum height of the proposed single-family dwelling, at maturity.

Building Inspection Section

18. 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 Geotechnical Section, the Drainage Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.

Department of Public Works

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

20. 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.
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 walkway will be allowed in the public right-of-way (Sheets SD-1, C-1, and L1.1), excepting therefrom only that necessary to achieve pedestrian access to and from the property. Said walkway shall be subject to Department of Public Works approval.
23. Add this note to plan sheet C-1: "Note: All work in the public right-of-way must have encroachment permits prior to start of work."

Coastside Fire Protection District

24. This is a preliminary design review of your planning case for fire department requirements at time of submittal. 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. The following comments/conditions will be applied to this project.
25. CFC 2025 Section 505.1 [Amended] - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.

Temporary address numbers shall be posted prior to combustible materials being placed on site.

26. 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.

Smoke detectors shall be interconnected.

- 27. CFC 2025 Section 1031.3.1 - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. (0.53 m²).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 sq. ft. (0.46 m²).

- 28. 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.
- 29. 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.

This property is located in the LRA Very High Fire Severity Zone.

- 30. 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.
- 31. 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% 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.
- 32. 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.
- 33. 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.
- 34. CWUIC 2025 Section 603- Projects located in LRA Very High Severity Zone shall comply with the requirements of Section 603 of the CWUIC.
- 35. 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.

36. CWUIC 2025 Section 604.2 – Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
- a. All unincorporated lands designated as State Responsibility Area.
 - b. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.
 - c. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.
37. 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.
 - 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.
38. 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

39. 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:
 - a. The automatic sprinkler system demand, including hose stream allowance.
 - b. The required fire flow.
40. New residential buildings are required to be equipped with fire sprinklers.
41. CFPD Standard CFR-04 - Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District. Accessory Dwelling Unit/JADU addressing shall be identified by the same address number as primary residence followed by letters in sequence, beginning with the letter "B" or as approved by the fire official.
42. One Hour rating required between dwelling units.
43. Doors between the ADU and main house shall be 20 minute rated.
44. 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.
45. 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.
46. NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

Coastside County Water District

47. The project is required to comply with Coastside County Water District's regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete.
48. There is one uninstalled water connection (water capacity) equivalent to a 5/8-inch meter.
49. The District assigns water capacity by Assessor Parcel Number (APN). Please make sure that all submittals and drawings have the correct APN designation.

50. A backflow prevention assembly (RP BPA) will be required on the domestic service directly after the meter per CCWD's Cross Connection Control Program and Plan.
51. The fire service will be a single service with a backflow prevention assembly installed directly after the meter per CCWD's Cross Connection Control Program and Plan. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are dedicated and authorized for the sole purpose of fire protection and there shall be no cross connections. Fire sprinkler plans can't be deferred they must be submitted with building plans to Coastside County Water District.
52. Sheet C-1 does not correctly depict the new domestic water service and fire service per CCWD's Standard Specifications and Standard Drawings.
53. A full set of the most recent plans and drawings for the project, (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on a civil utility site plan/drawing.
54. The District requires the completion and submittal of a water demand worksheet and a water efficiency checklist provided by Coastside County Water District.

Granada Community Services District

The District Board of Directors previously approved a sewer Variance for this parcel on November 20, 2025. There is a sewer mainline facility available to serve the proposed project and the District currently has sufficient sewer capacity to serve conforming parcels within the LCP buildout limits.

55. Prior to issuance of a sewer permit, the applicant must submit a complete sewer permit application consistent with the approved Variance. When applying, the applicant must include construction plans that detail all necessary sewer lines including laterals, mainline, appurtenances, manholes, cleanouts, and backflow devices. The specifications shall conform to District standards and include the relevant District detailed drawings. Once the District receives the Building Department Pick-up Notice and the relevant permit fees, the sewer connection permit will be issued over the counter.

California Coastal Commission

- ~~56. The applicant shall remove or relocate, in part or in whole, the development authorized by this Coastal Development Permit (CDP), including, but not limited to, the residential buildings and other development authorized under this CDP, when any government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the structures~~

~~are currently and permanently unsafe for occupancy or use due to coastal hazards and that there are no measures that could make the structures suitable for habitation or use without the use of a shoreline protective device; or in the event that coastal hazards eliminate access for emergency vehicles, residents, and/or guests to the site due to the degradation and eventual failure of Mirada Road as a viable roadway. The County of San Mateo shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances. Development associated with removal or relocation of the residential buildings or other development authorized by this CDP shall be subject to issuance of all necessary permits required under applicable regulations and may require review by the County of San Mateo and/or the California Coastal Commission prior to any such activities. In the event that portions of the development fall into the ocean or the beach, or to the ground, before they are removed or relocated, the Permittee shall remove all recoverable debris associated with the development from such areas and lawfully dispose of the material in an approved disposal site, all subject to approval by the Director of Planning and Building.~~

57. ~~The Permittee assumes the risks to the Permittee and the properties that are the subject of this CDP of injury and damage from such hazards in connection with this permitted development; 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 hazards; 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 hazards; and accepts full responsibility for any adverse effects to property caused by the permitted project; acknowledges and agrees that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit encroachment onto public trust land; and that any future encroachment must be removed unless the County determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission's (or other trustee agency's) leasing approval.~~
58. ~~Disclosure documents related to any future marketing and/or sale of the property, including but not limited to marketing materials, sales contracts, and similar documents, shall notify potential buyers of the terms and conditions of this CDP, including explicitly the coastal hazard requirements of Condition 58. A copy of this CDP shall be provided in all real estate disclosures to purchasers.~~

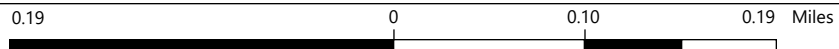
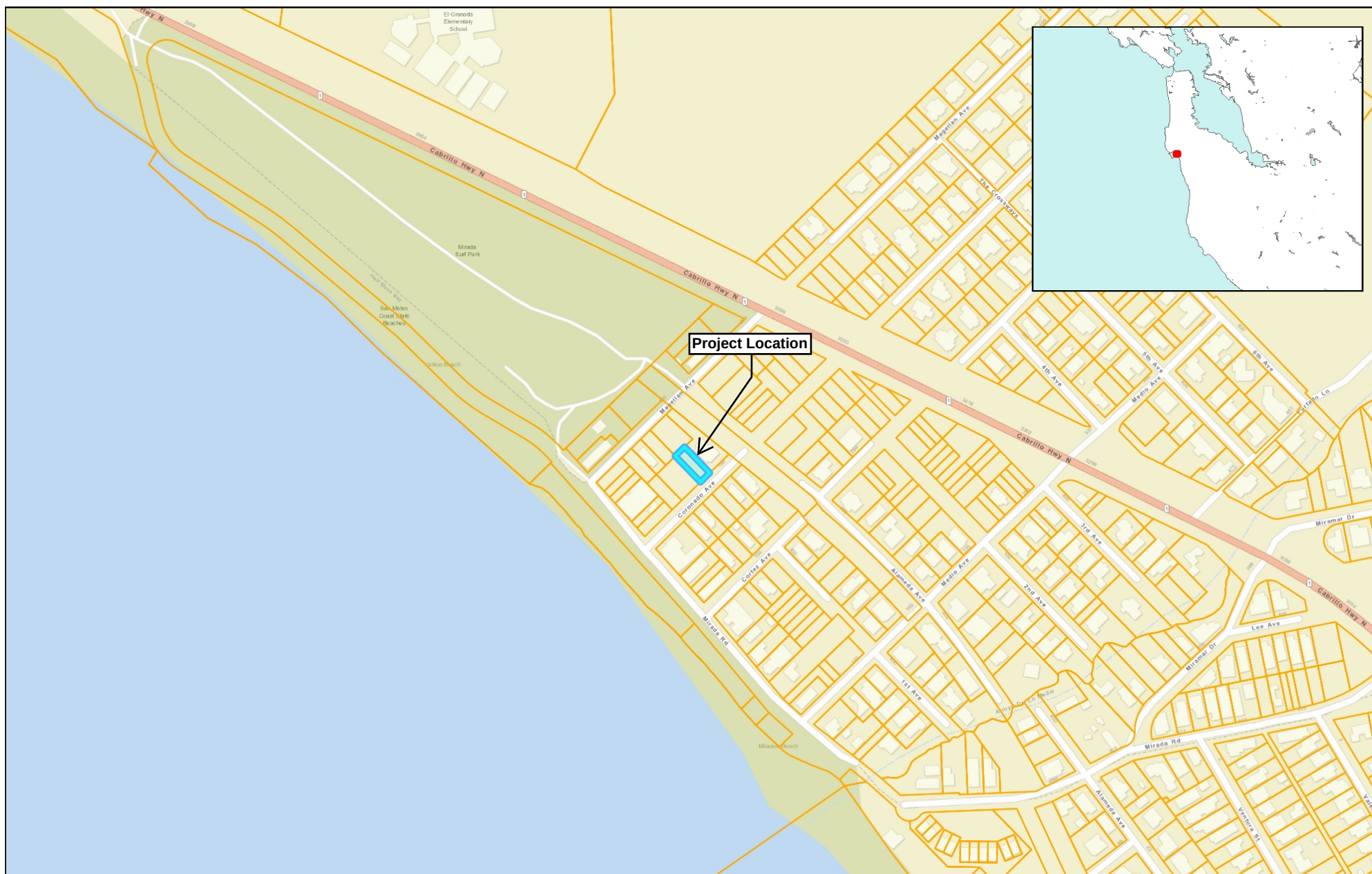


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



Location Map



WGS_1984_Web_Mercator_Auxiliary_Sphere
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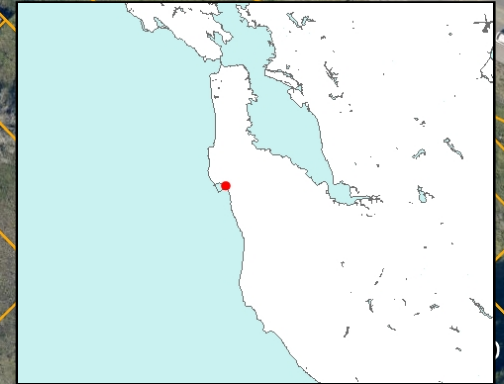
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



0.05 0 0.02 0.05 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,523



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

APN: 048-013-590
Coronado Ave.
Half Moon Bay, CA 94019

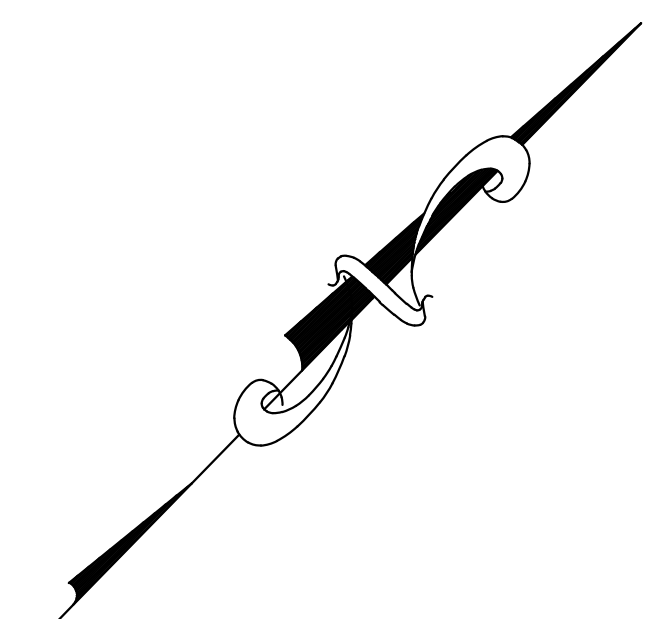
SD-1	PROJECT INFO & ARCHITECTURAL SITE PLAN
1 of 1	TOPOGRAPHIC SURVEY
SD-2	FLOOR PLANS & ROOF PLAN
SD-3.1	EXTERIOR ELEVATIONS
SD-3.2	COLOR ELEVATIONS
SD-3.3	DEMONSTRATION OF SCALE
SD-4	BUILDING SECTIONS
SD-5	FLOOR AREA & COVERAGE
C-1	GRADING & DRAINAGE PLAN
C-2	EROSION & SEDIMENT CONTROL PLAN
	BEST MANAGEMENT PRACTICES
L-1.1	LANDSCAPE PLAN
L-2.1	IRRIGATION PLAN

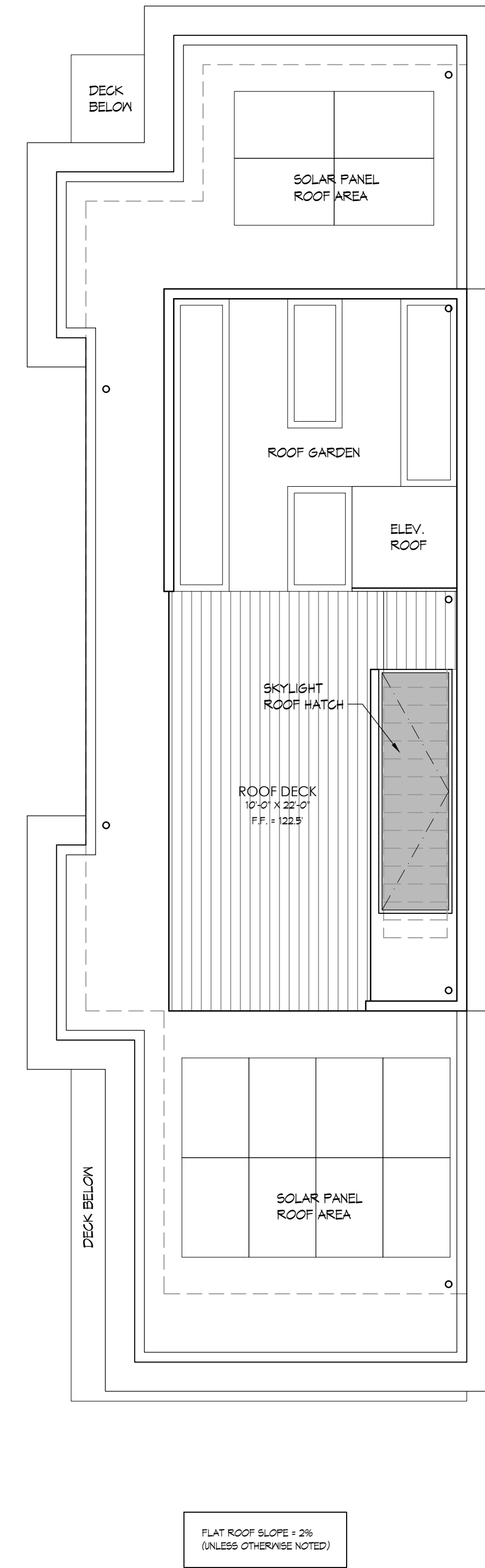
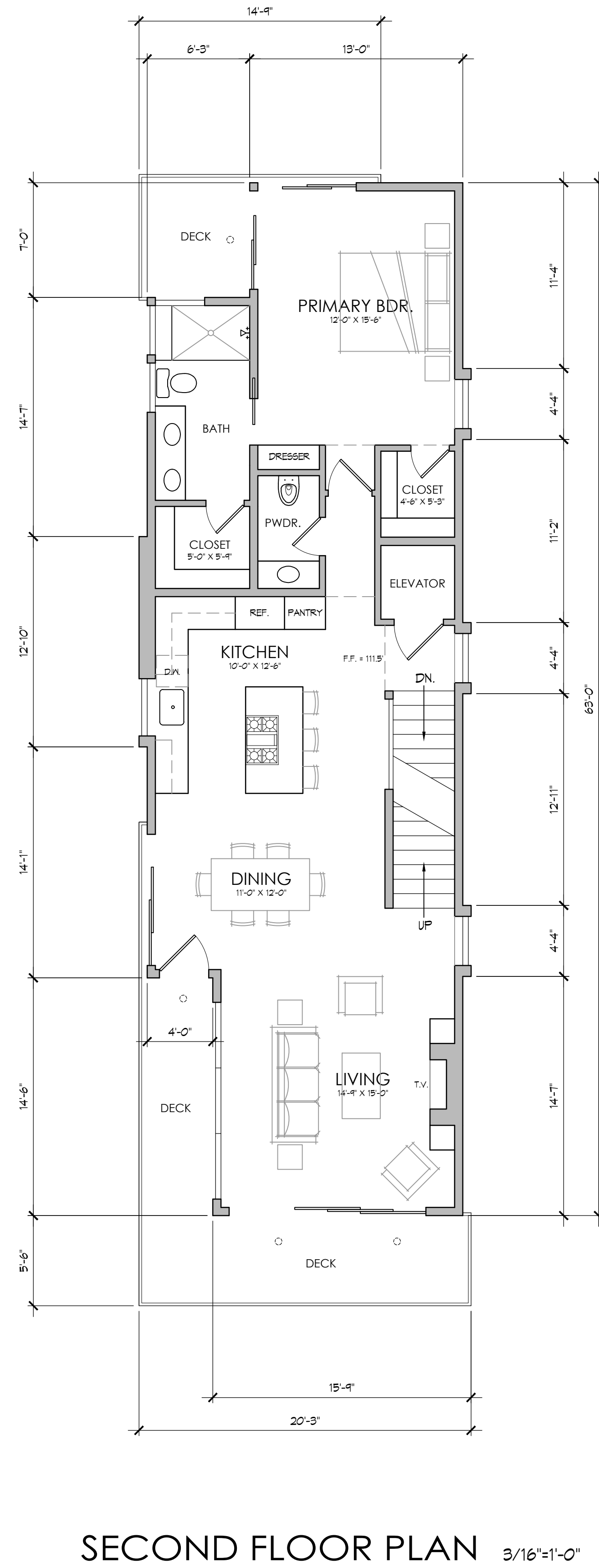
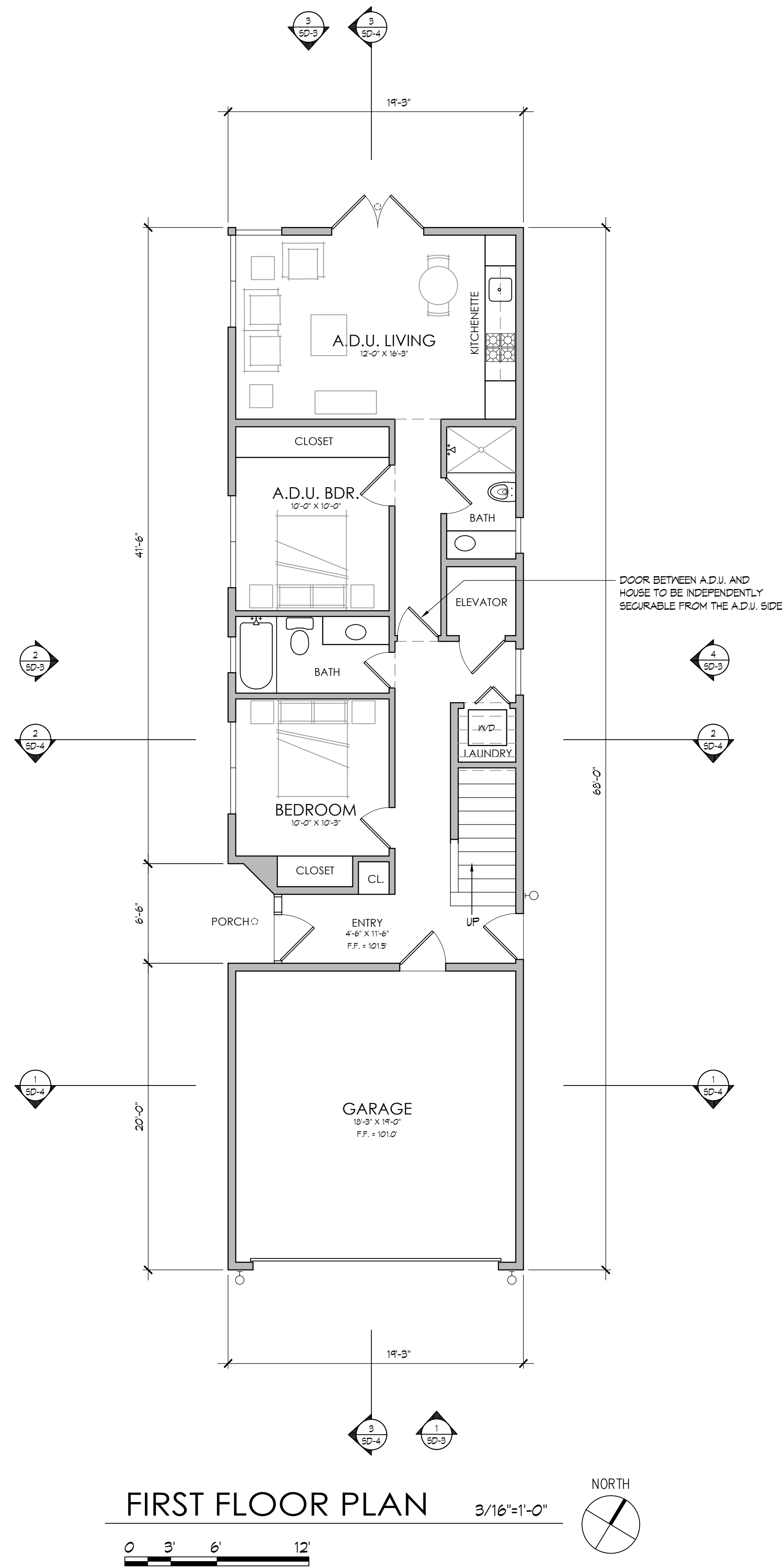
A map showing the project site location in San Diego. The site is marked with a black star at the intersection of Coronado Ave. and Mirada Rd. A line connects this star to a box labeled "PROJECT SITE". The map includes several roads: Magellan, Coronado Ave., Medio Ave., and Mirada Rd. Highway shields for 1 and 92 are shown. The Pacific Ocean is labeled to the south. A north arrow is located in the bottom right corner.

ZONING	R-1/S-94	
SITE AREA	4,396 S.F.	
ALLOWABLE FLOOR AREA	2,110 S.F.	(48% OF SITE AREA)
PROJECT FLOOR AREA	2,388 S.F.	(54.3% OF SITE AREA) (-478 s.f. A.D.U. = 1,910 s.f. TOTAL)
ALLOWABLE COVERAGE	1,318.8 S.F.	(30% OF SITE AREA)
PROJECT COVERAGE	1,307 S.F.	(29.7% OF SITE AREA)
ALLOWABLE IMPERVIOUS	439.6 S.F.	(10% OF SITE AREA)
PROJECT IMPERVIOUS	397 S.F.	(9% OF SITE AREA)

[illegible]

SHEET #: SD-1





EXTERIOR LIGHT FIXTURES

- WALL MOUNTED EXTERIOR LIGHT FIXTURE
DARK SKY DOWNLIGHT (SEE ELEV. ON SD-3)
- RECESSED EXTERIOR SOFFIT LIGHT FIXTURE
LED DOWNLIGHT

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PROJECT

New Residence
APN: 048-013-590
Coronado Ave.
Half Moon Bay, CA 94019

SHEET TITLE

FLOOR PLANS

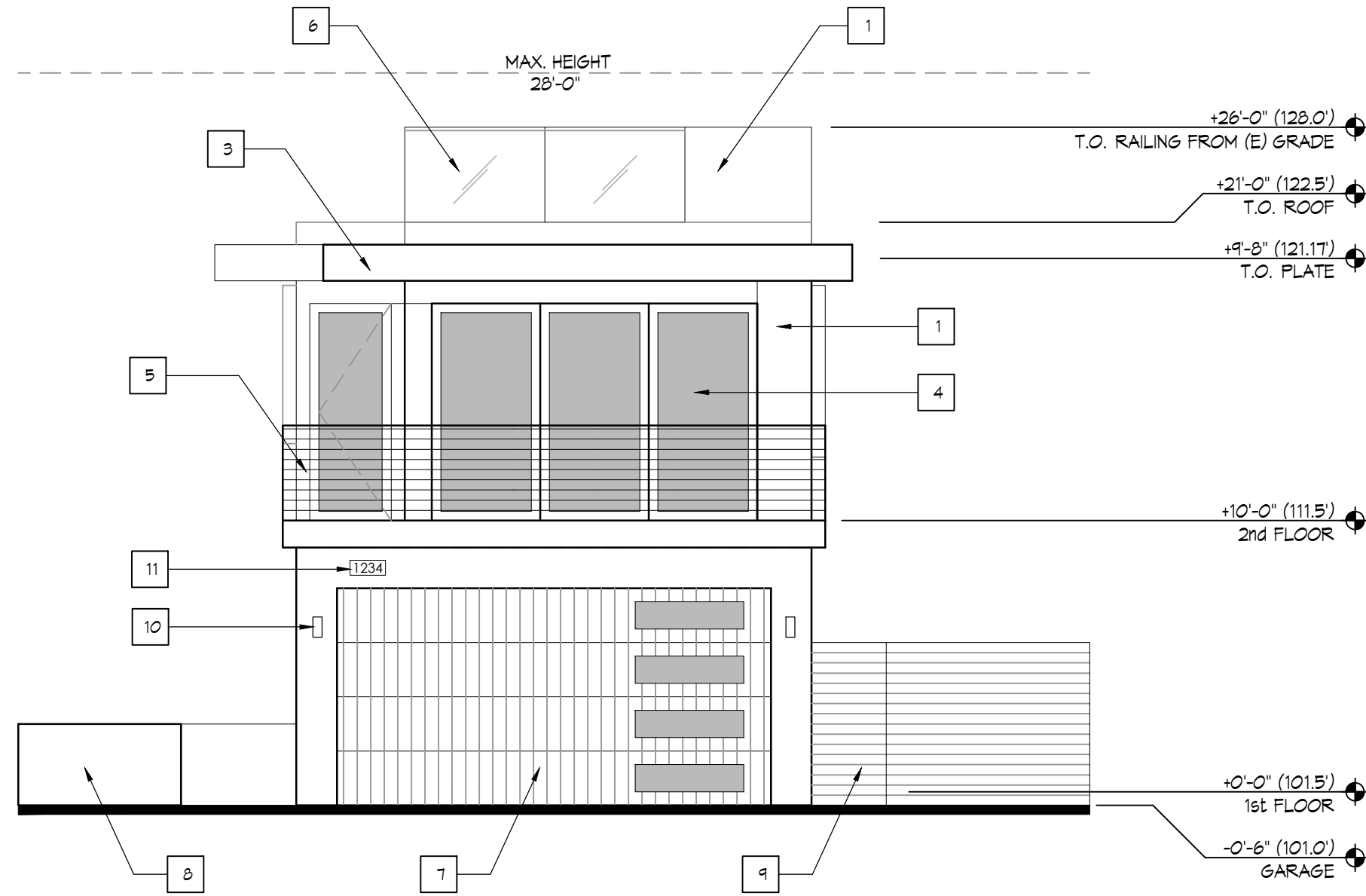
REVISIONS

No.	Date	Notes

PROJECT #: 2023.02

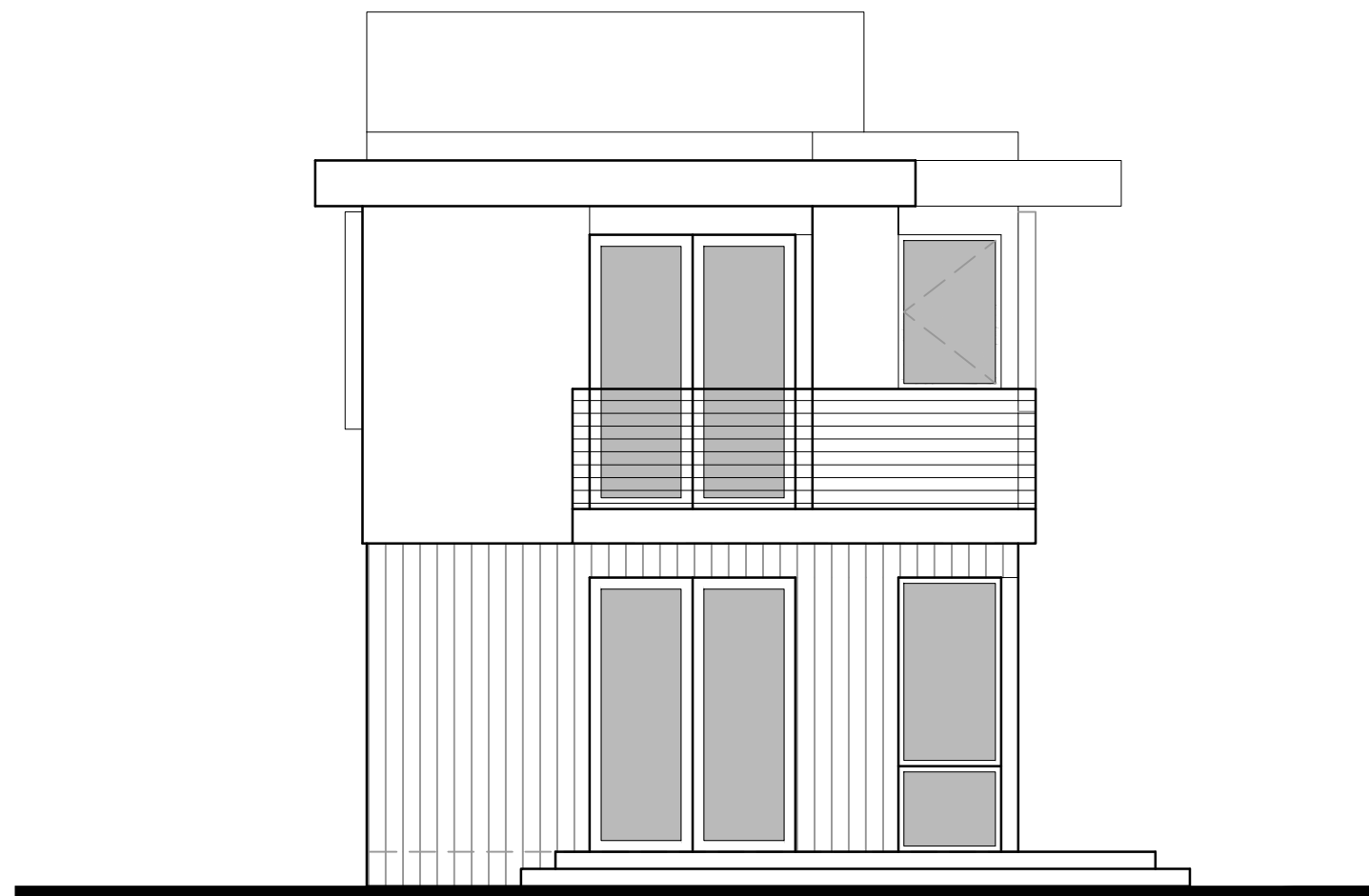
DATE: JAN 2026

SHEET #: SD-2

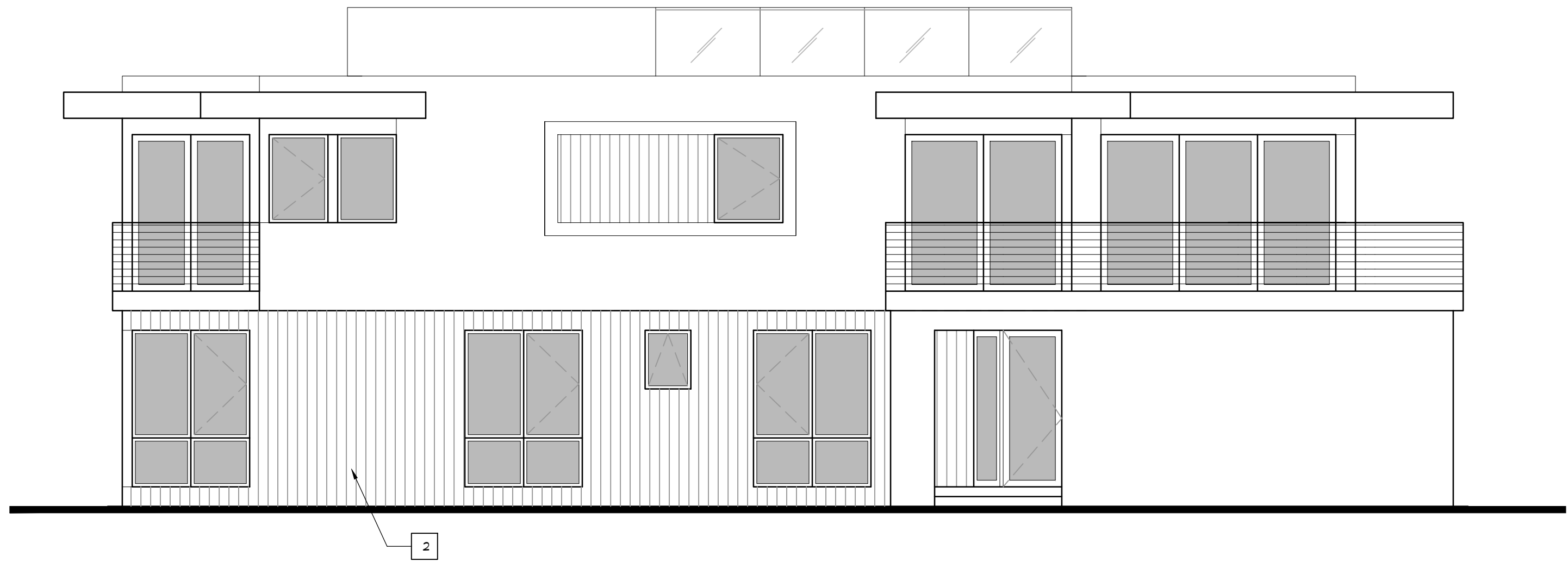


1 FRONT ELEVATION
(SOUTHEAST) 3/16"=1'-0"

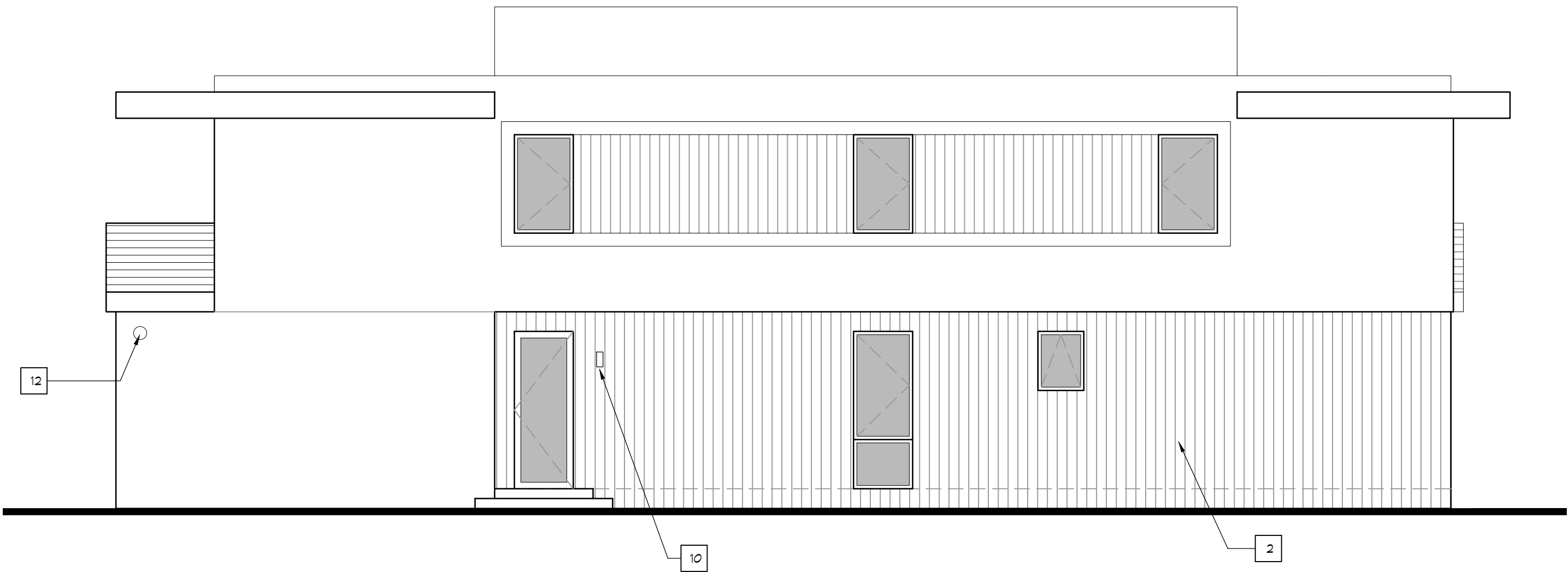
0 3' 6' 12'



3 REAR ELEVATION
(NORTHWEST) 3/16"=1'-0"



2 SIDE ELEVATION (OCEAN)
(SOUTHWEST) 3/16"=1'-0"



4 SIDE ELEVATION
(NORTHEAST) 3/16"=1'-0"

KEYNOTES

- | | | |
|--|---|--------------------------------|
| 1 STUCCO SIDING W/ PAINTED FINISH
BENJAMIN MOORE: WHITE DOVE | 6 FRAMELESS GLASS RAILING | 11 ILLUMINATED ADDRESS NUMBERS |
| 2 VERTICAL WOOD SIDING W/ STAINED FINISH
CABOT STAIN - MULBERRY | 7 WOOD GARAGE DOOR W/ STAINED FINISH
COLOR TO MATCH SIDING | 12 PROPOSED FIRE BELL LOCATION |
| 3 METAL FASCIA & TRIM
COLOR - MUSKET GRAY | 8 SITE WALL W/ STUCCO FINISH | |
| 4 DOORS & WINDOWS W/ METAL CLADDING
COLOR, ANODIZED ALUMINUM | 9 WOOD FENCE W/ STAINED FINISH | |
| 5 CABLE RAILING | 10 WALL MOUNTED 'DARK SKY' LIGHT FIXTURE | |

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PROJECT

New Residence

APN: 048-013-590
Coronado Ave.
Half Moon Bay, CA 94019

SHEET TITLE

ELEVATIONS

REVISIONS

No.	Date	Notes

PROJECT #: 2023.02

DATE: JAN 2026

SHEET #: SD-3.1



3 REAR ELEVATION
(NORTHWEST) 3/16"=1'-0"



2 SIDE ELEVATION (OCEAN)
(SOUTHWEST) 3/16"=1'-0"



4 SIDE ELEVATION (NORTHEAST) 3/16"=1'-0"

1	STUCCO SIDING IV PAINTED FINISH BENJAMIN MOORE, 'WHITE DOVE'	6	FRAMELESS GLASS RAILING	11	ILLUMINATED ADDRESS NUMBERS
2	VERTICAL WOOD SIDING IV STAINED FINISH CABOT STAIN - 'MULBERRY'	7	WOOD GARAGE DOOR IV STAINED FINISH COLOR TO MATCH SIDING	12	PROPOSED FIRE BELL LOCATION
3	METAL FASCIA & TRIM COLOR - 'MUSKET GRAY'	8	SITE WALL IV STUCCO FINISH		
4	DOORS & WINDOWS IV METAL CLADDING COLOR, ANODIZED ALUMINUM	9	WOOD FENCE IV STAINED FINISH		
5	CABLE RAILING	10	WALL MOUNTED DARK SKY LIGHT FIXTURE		

SHEET #: SD-3.2



FRONT RENDERING



REAR RENDERING



FRONT ELEVATION
(SOUTHEAST)

1/8"=1'-0"

171 Coronado Ave.

REAR ELEVATION
(NORTHWEST)

1/8"=1'-0"



REAR RENDERING

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PROJECT

New Residence

APN: 048-013-590
Coronado Ave.
Half Moon Bay, CA 94019

SHEET TITLE

DEMONSTRATION OF SCALE

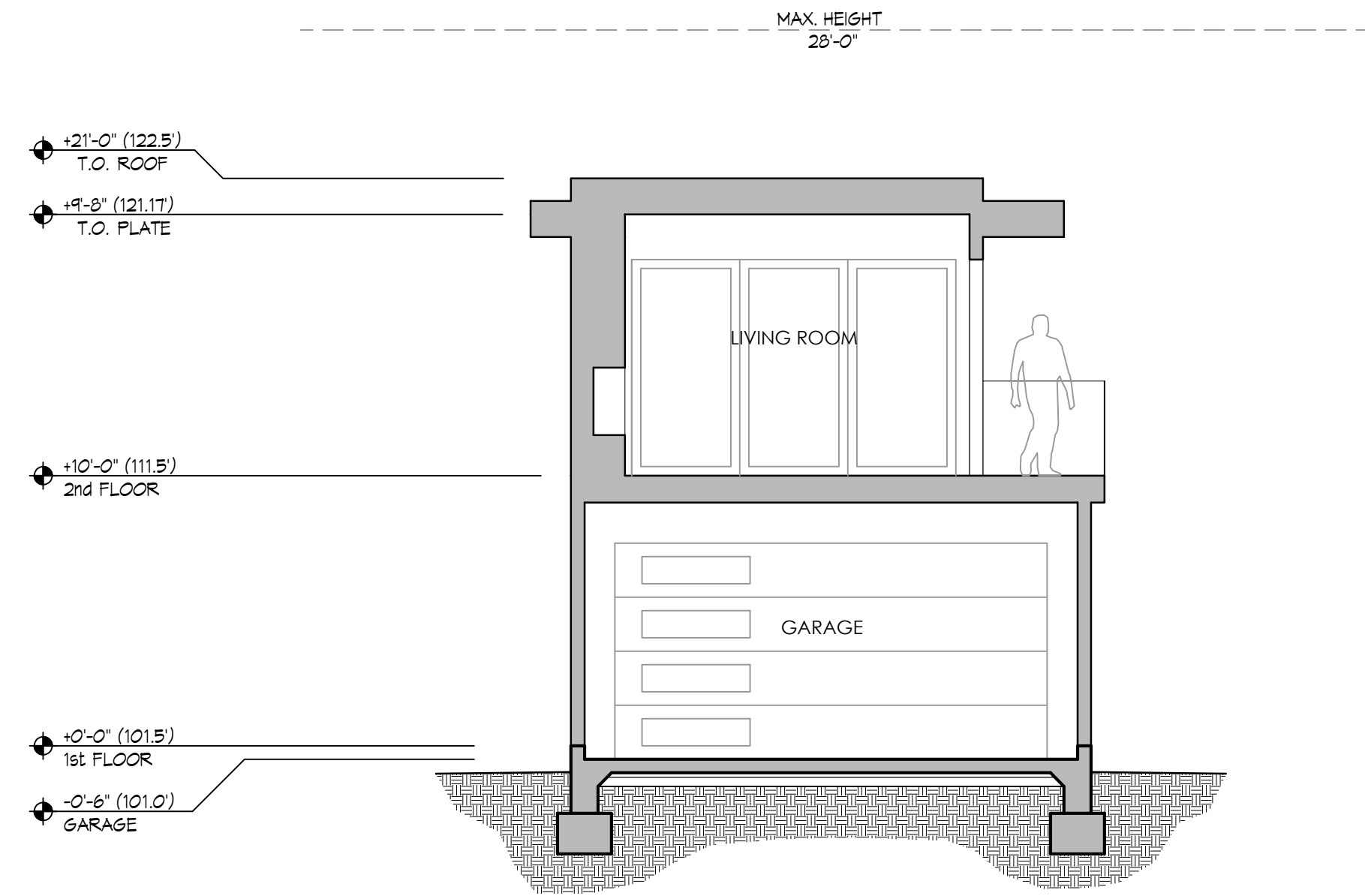
REVISIONS

No.	Date	Notes

PROJECT #: 2023.02

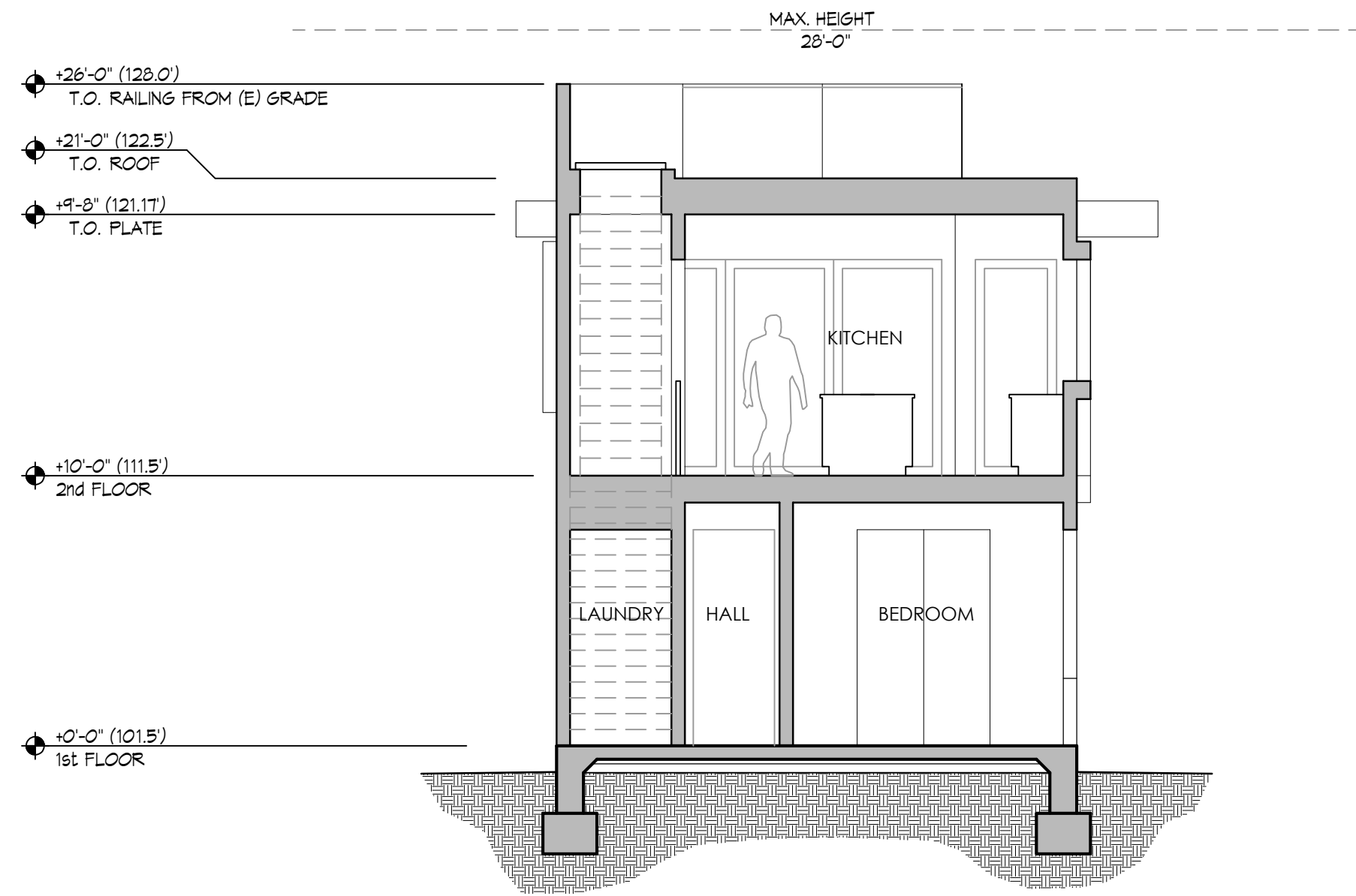
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SHEET #: SD-3.3

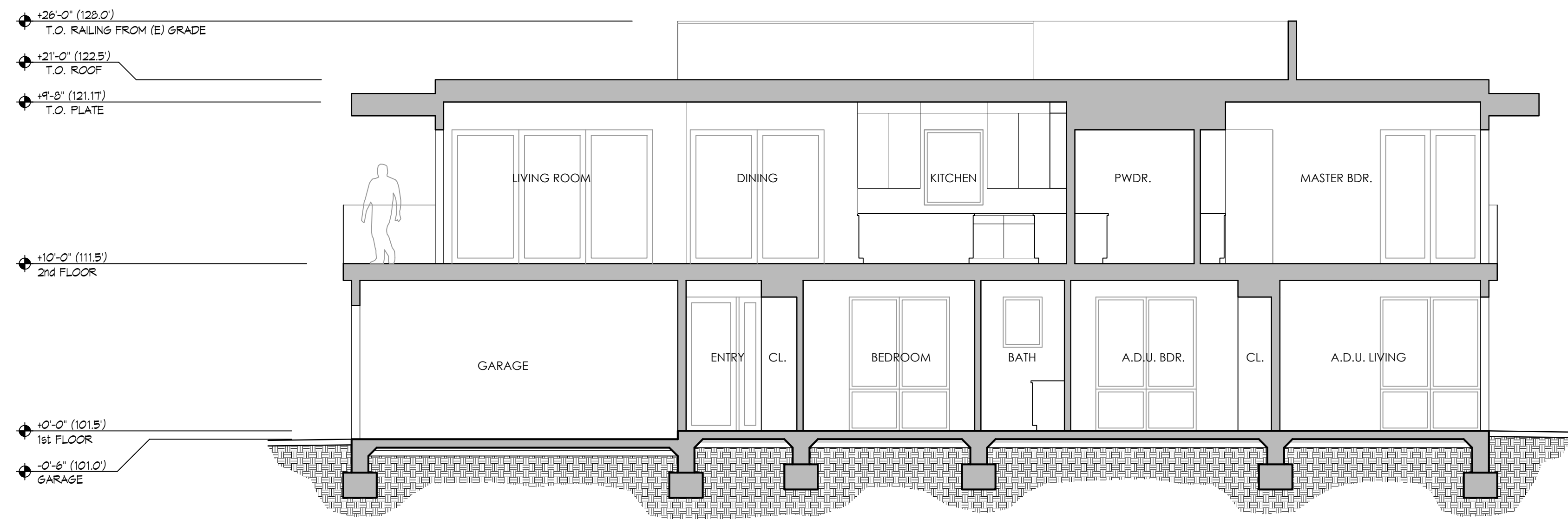


1 SECTION 3/16"=1'-0"

0 3' 6' 12'



2 SECTION 3/16"=1'-0"



3 SECTION 3/16"=1'-0"

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PROJECT

New Residence

APN: 048-013-590
Coronado Ave.
Half Moon Bay, CA 94019

SHEET TITLE

BUILDING SECTIONS

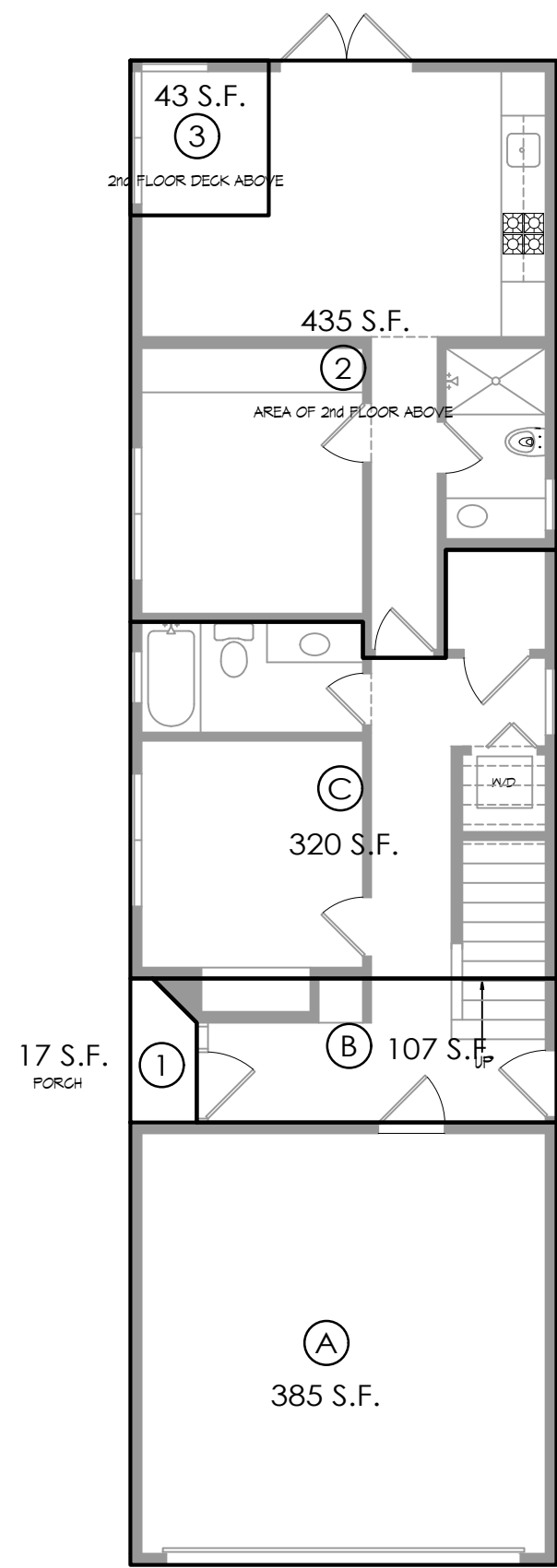
REVISIONS

No.	Date	Notes

PROJECT #: 2023.02

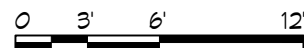
DATE: JAN 2026

SHEET #: SD-4



LOT COVERAGE

1/8"=1'-0"



PROPOSED COVERAGE

TOTAL 1,307 S.F.

ALLOWABLE COVERAGE

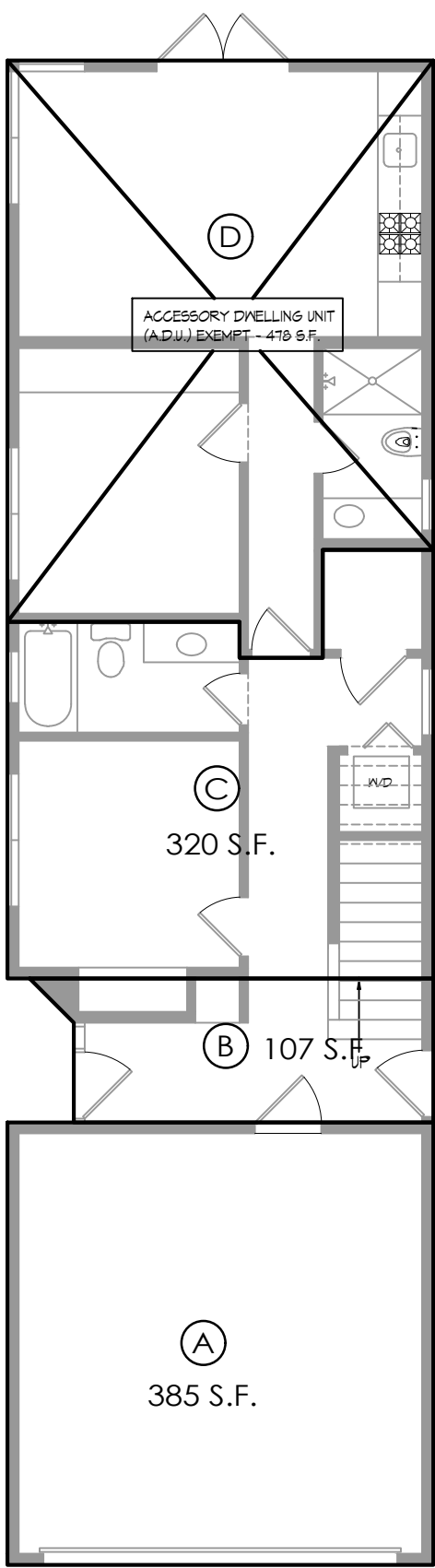
TOTAL 1,318.8 S.F.

COVERAGE CALCS

- ① 17 S.F.
- ② 435 S.F.
- ③ 43 S.F.

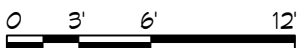
1st FLOOR AREAS A+B+C = 812 S.F.

TOTAL COVERAGE = 1,307 S.F.



FIRST FLOOR AREA

1/8"=1'-0"



PROPOSED FLOOR AREA

TOTAL 2,388 S.F.
TOTAL (-A.D.U.) 1,910 S.F.

ALLOWABLE FLOOR AREA

TOTAL 2,110 S.F.

FLOOR AREA CALCS

FIRST FLOOR

- ① 385 S.F.
- ② 107 S.F.
- ③ 320 S.F.
- ④ 478 S.F. (A.D.U.)

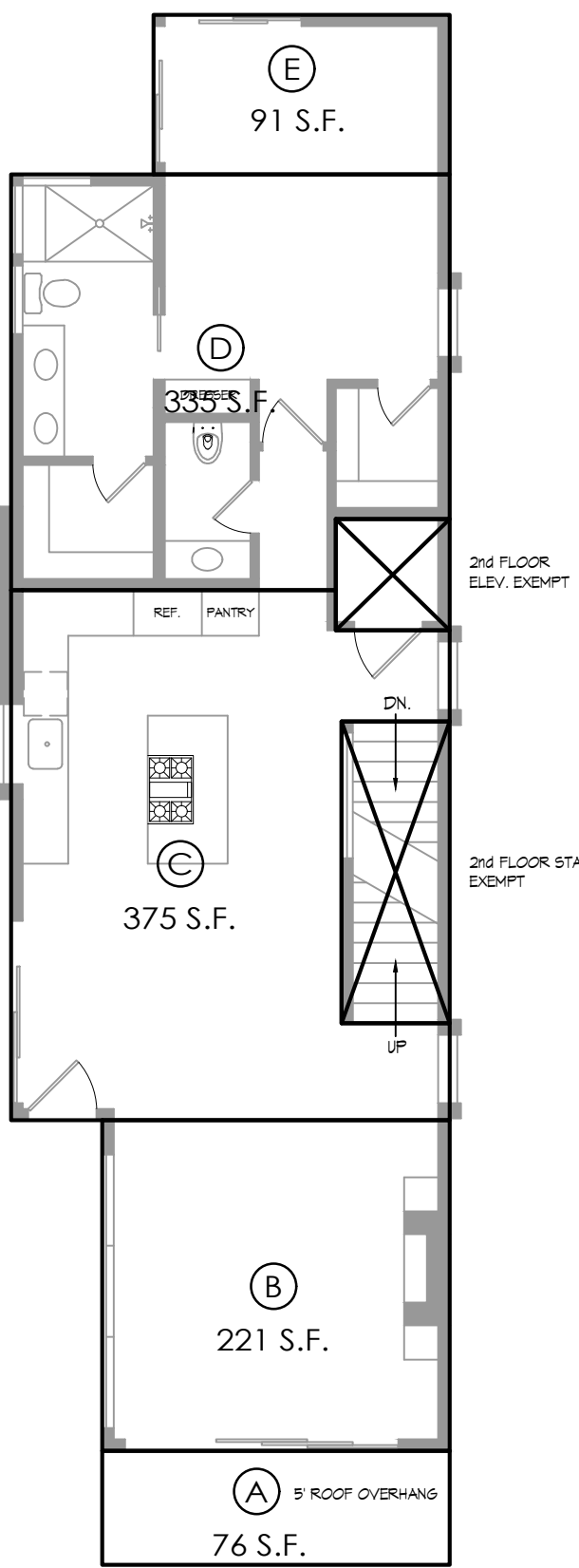
TOTAL = 1,290 S.F.

SECOND FLOOR

- ① 76 S.F.
- ② 221 S.F.
- ③ 375 S.F.
- ④ 335 S.F.
- ⑤ 91 S.F.

TOTAL = 1,098 S.F.

TOTAL FLOOR AREA = 1,910 S.F.



SECOND FLOOR AREA

1/8"=1'-0"

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PROJECT

New Residence

APN: 048-013-590
Coronado Ave.
Half Moon Bay, CA 94019

SHEET TITLE

FLOOR AREA & COVERAGE

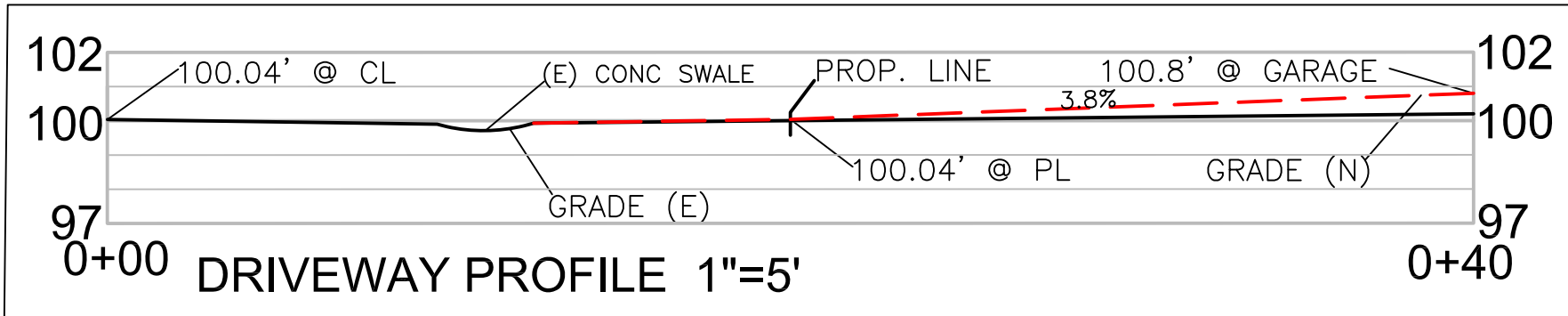
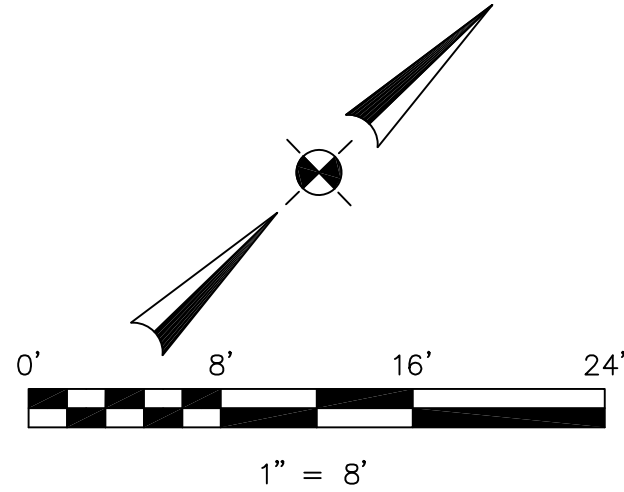
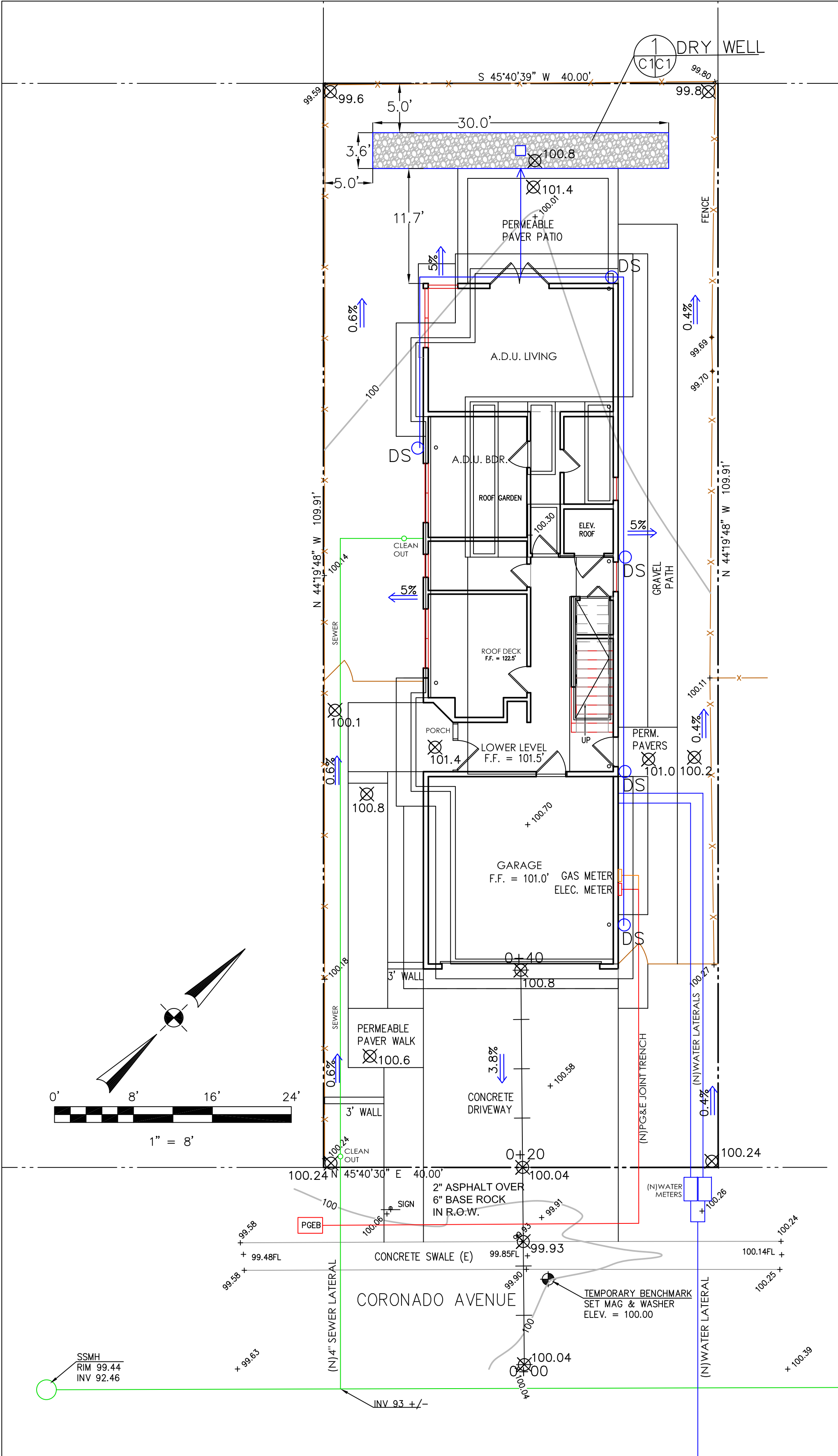
REVISIONS

No.	Date	Notes

PROJECT #: 2023.02

DATE: JAN 2026

SHEET #: SD-5



LEGEND

- EXISTING CONTOURS
- DS DOWNSPOUT
- 4" SOLID DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE
- 101.4 PROPOSED SPOT ELEVATION

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: TOM CAREY, OWNER
- TOPOGRAPHY BY MacLEOD AND ASSOC., DATED 3-22-23.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO DRY WELL, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DRY WELL, TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME : 20 CY (FOR FOUNDATION)
FILL VOLUME: 0 CY

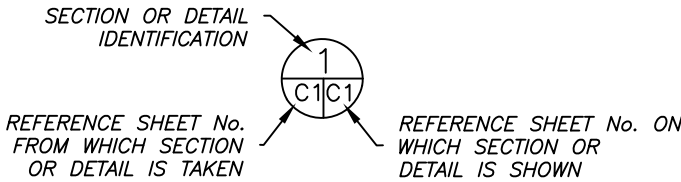
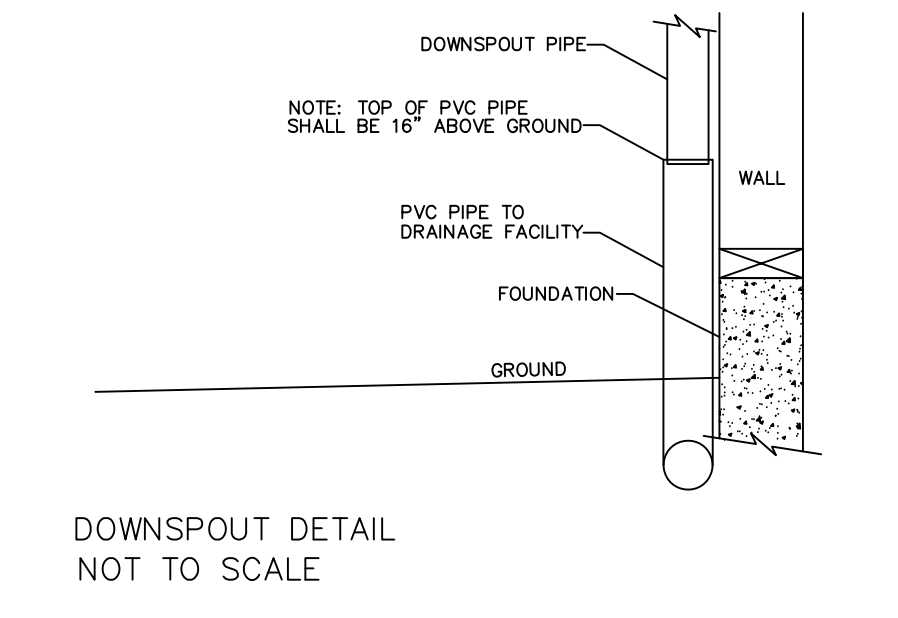
VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

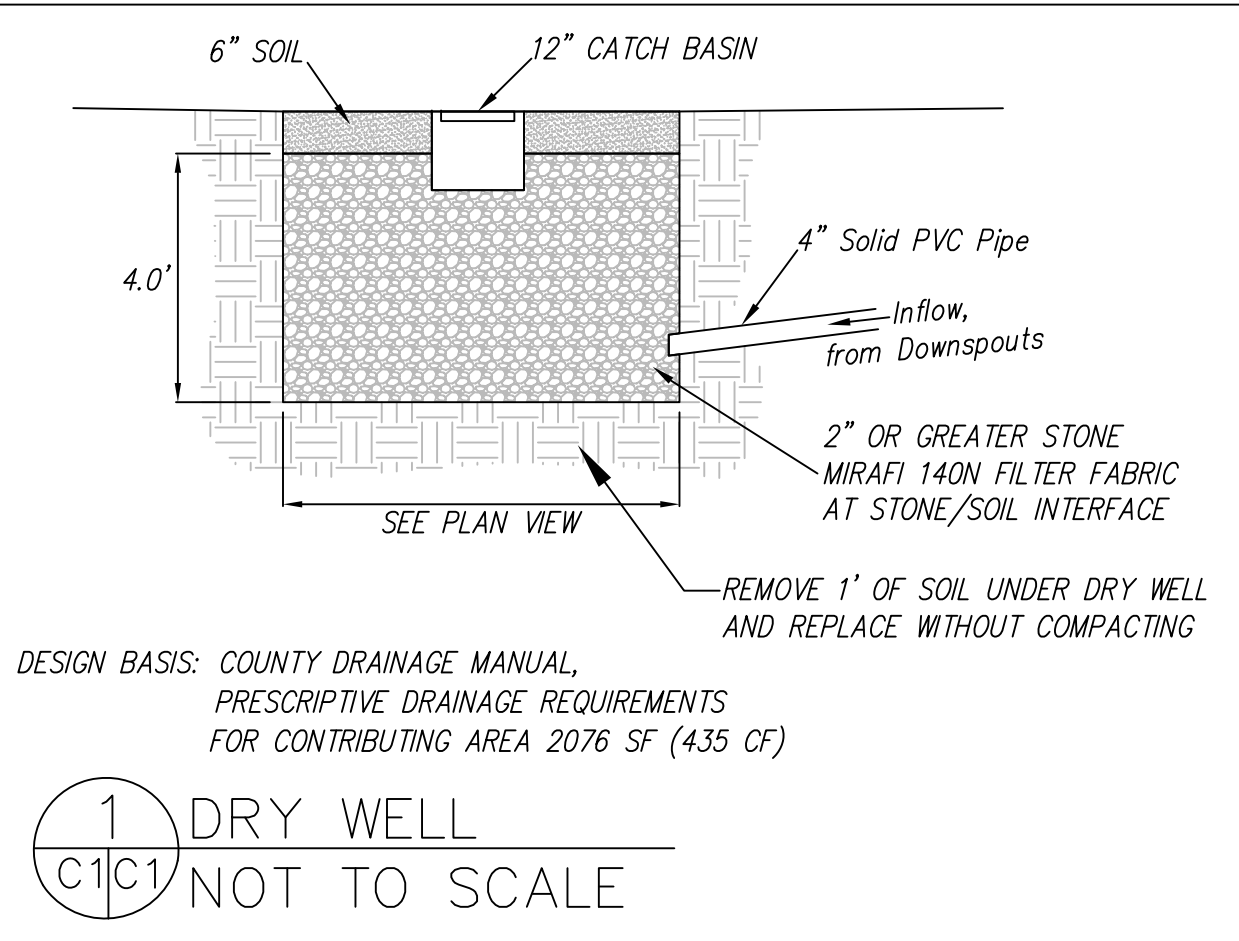
SECTION AND DETAIL CONVENTION



Dry Well Sizing Table

Contributing Area (sq. ft.)	Dry Well Volume Without Fill (cubic ft)	Dry Well with Gravel Fill (cubic ft)
<500	35	100
500 - 1,000	70	200
1,001 - 1,500	105	300
1,501 - 2,000*	140	400

* Projects adding roof or impervious areas in excess of 2,000 sq ft shall add 35 cubic ft of dry well volume (without fill) or 100 cubic ft of dry well volume (with gravel fill) per every 500 sq ft of additional area.



1 DRY WELL
C1C1 NOT TO SCALE

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 1-9-26

DRAWN BY: CMK

CHECKED BY: AZG

REV. DATE:

REV. DATE:

REV. DATE:

PREScriptive
GRADING AND
DRAINAGE PLAN

0 CORONADO AVENUE
MIRAMAR
APN 048-013-590

SHEET

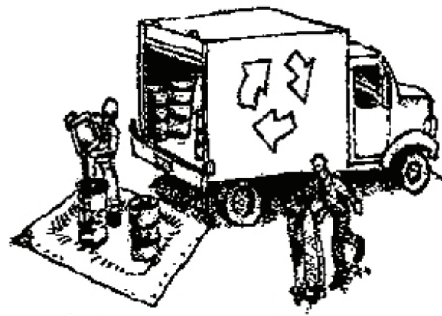
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SHEET

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



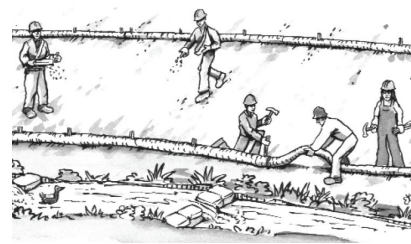
Maintenance and Parking

- ❑ 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

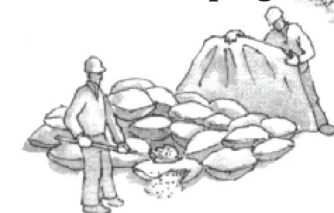
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



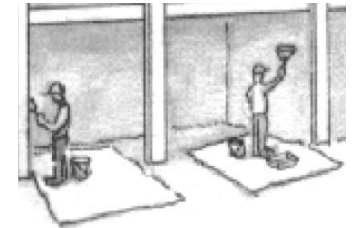
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

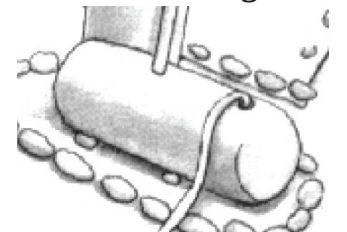
Painting & Paint Removal



Painting Cleanup and Removal

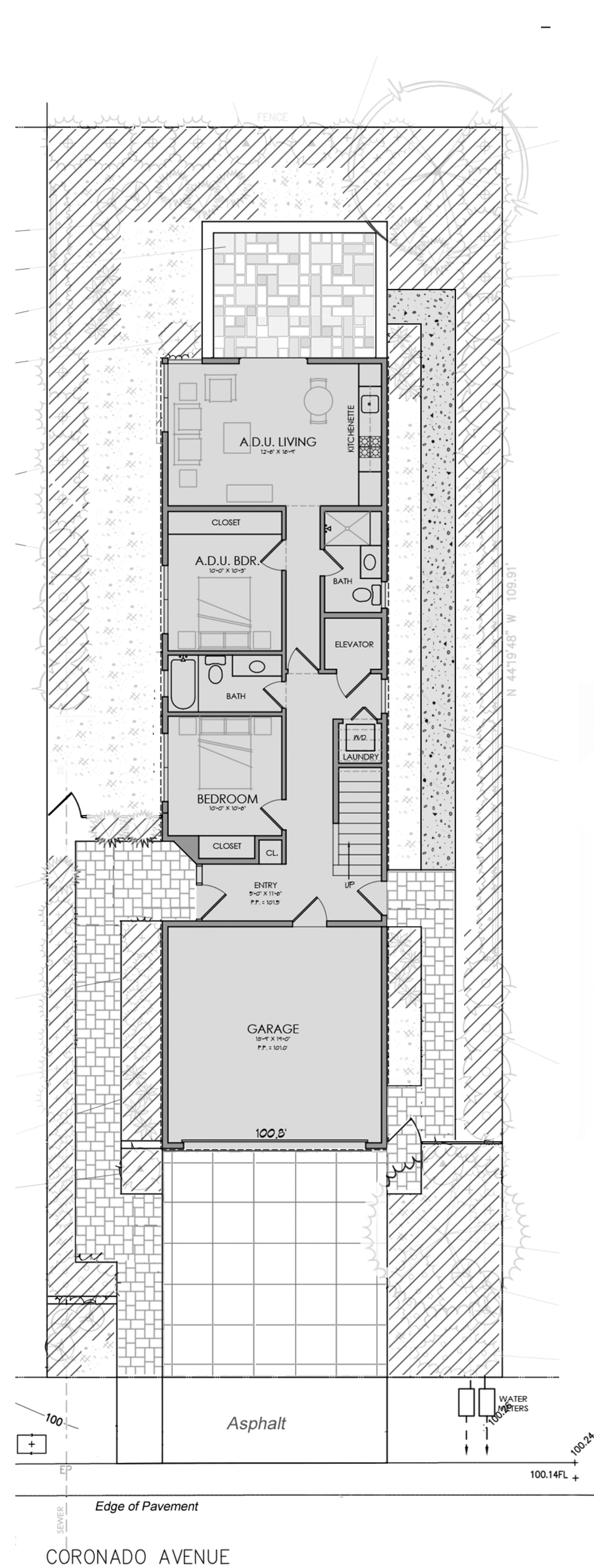
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes 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.

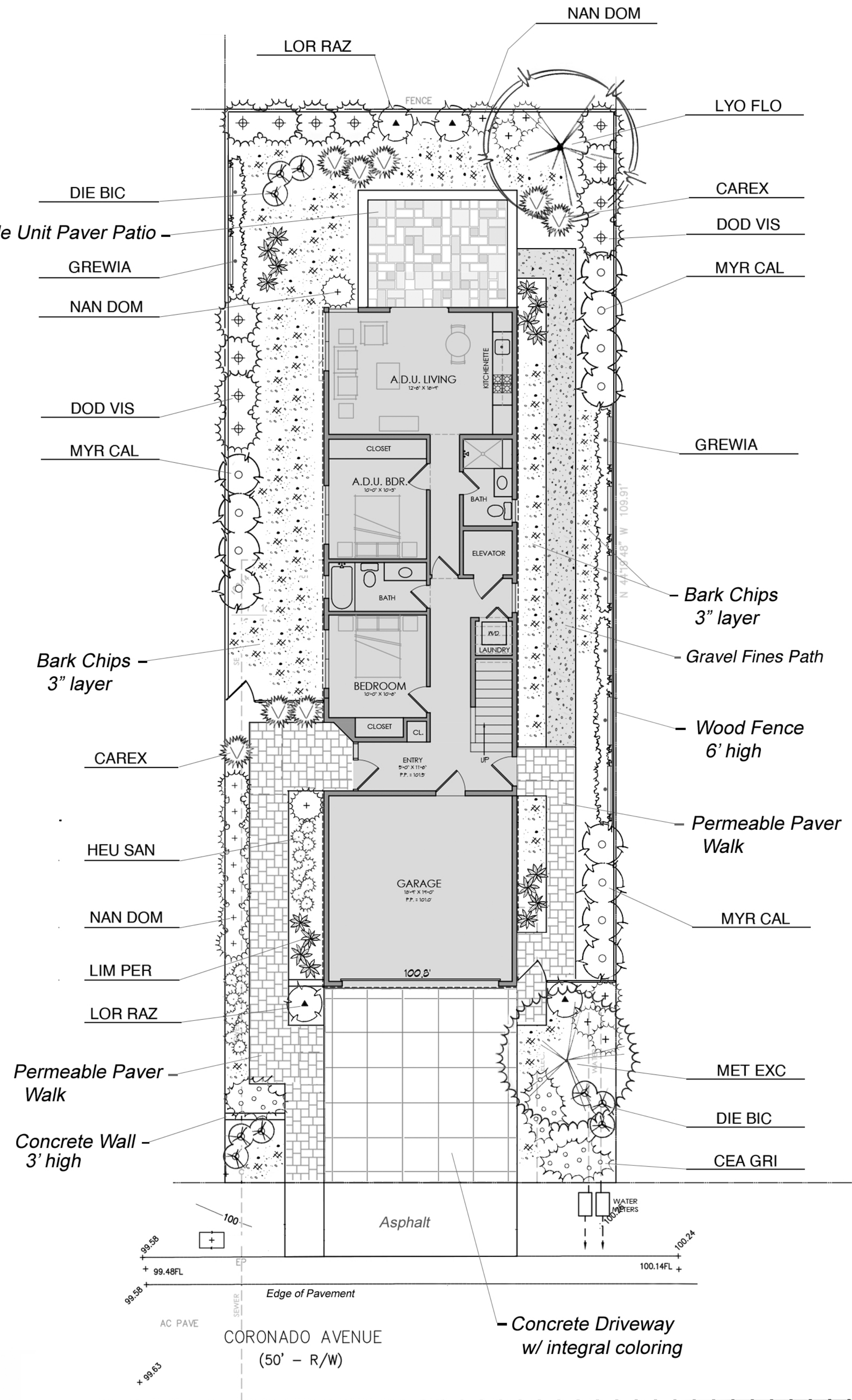
Storm drain polluters may be liable for fines of up to \$10,000 per day!



2 Irrigated Landscape Area

SCALE 1/8" = 1'0"

NORTH



1 Landscape Improvement Plan

SCALE 1/8" = 1'0"

NORTH

Plant List

No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
MET EXC	Metrosideros excelsus	New Zealand	1	24" Box	L	Evgn Tree
LYO FLO	Lyonothamnus floribundus ssp. asplenifolius	Femleaf Catalina Ironwood	1	24" Box	L	Evgn Tree
CAREX	Carex tumulicola	Foothill Sedge	8	1 Gal	L	Sedge
CEA GRI	Ceanothus griseus	Carmel Creeper	8	1 Gal	L	Groundcover
DIE BIC	Diets bicolor	Fortnight Lily	9	5 Gal	L	Low Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush	12	5 Gal	L	Evgn Shrub
GREWIA	Grewia occidentalis	Lavender Starflower	8	5 Gal	M	Ev Espaller
HEU SAN	Heuchera sanguinea	Coral Bells	18	1 Gal	L	Perennial
LIM PER	Limonium perezii	Sea Thrift	16	1 Gal	L	Perennial
LOR RAZ	Loropetalum 'Razzleberry'	N C N	4	5 Gal	L	Evgn Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	12	5 Gal	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	15	5 Gal	L	Evgn Shrub

Note: Contractor to verify quantities.

Planting Notes

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. PLANTING AREAS SHALL BE COVERED WITH A TWO INCH LAYER OF BARK CHIPS.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN

San Mateo County (required MWEL notes)

- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- Turf shall not exceed 25% of the landscape area in residential areas.
- Turf is not permitted on slopes greater than 25%.
- Turf is prohibited in parkways less than 10 feet wide.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule, and a schedule of landscape and irrigation maintenance.
- Unless contradicted by a soils test, compost at a rate of a minimum of four (4) cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six (6) inches into the soil.

Existing Tree Notes

- Lot contains no existing trees.
- Adjacent lots have no existing trees with driplines than overhang parcel.

Bruce A. Chan
Landscape Architect
CA Lic. # 002324
Union City California
Tel (650) 346-7645
Email: bacla@sbglobal.net
Landscape Architecture
Environmental Design
Site Planning



New Single Family House
APN 048-013-590 Coronado Avenue
Half Moon Bay California

TITLE
Landscape Improvement Plan

REVISIONS

Date	Notes
02-27-26	Revise per Plan Check

PROJECT #:

DATE: 12-17-25

SHEET #:

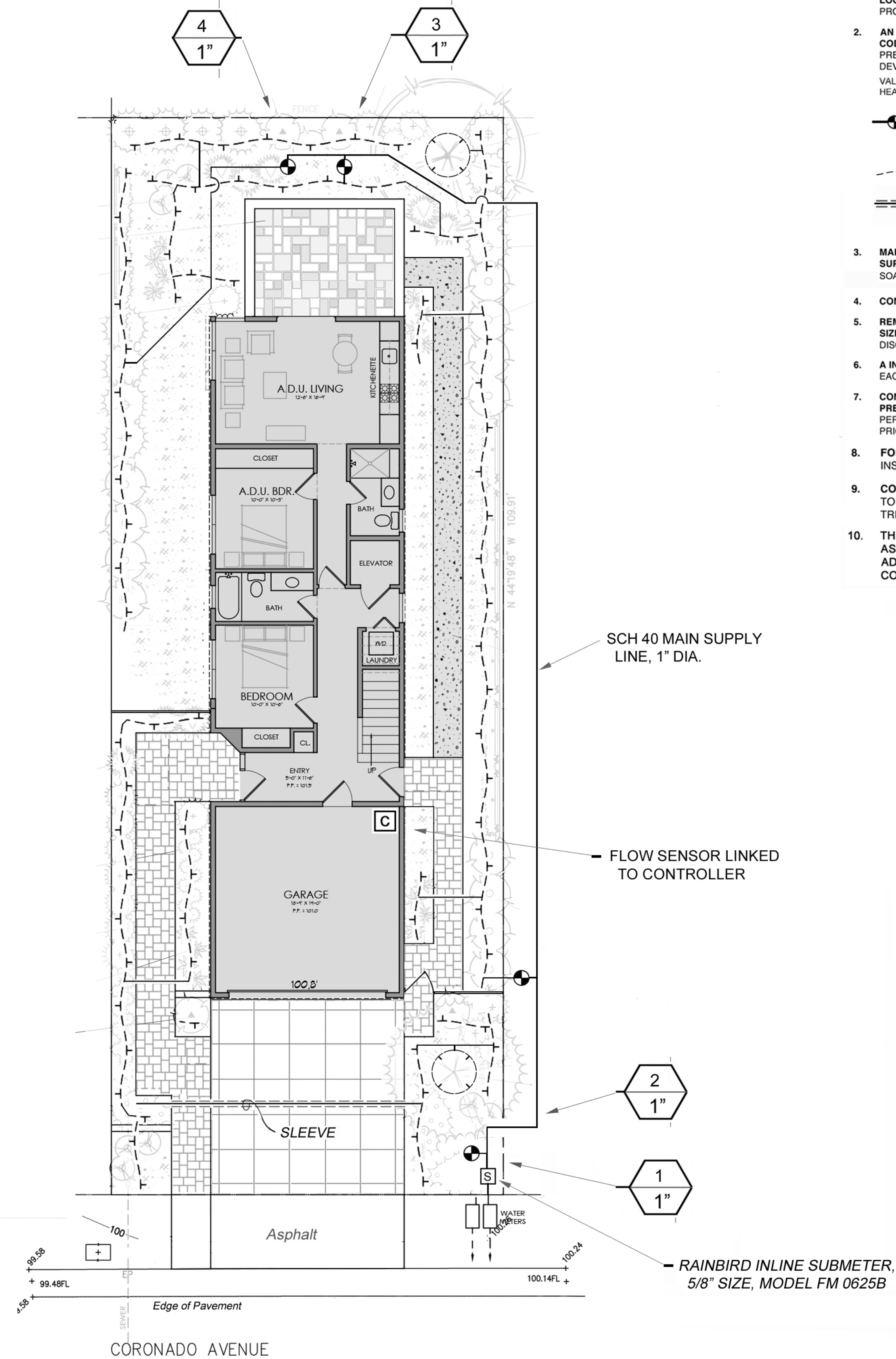
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General System Components		Frequency			
		Weekly	Monthly	Quarterly	Annually
1	Check that the controller program is correct.		X		
2	If the controller has battery backup power, replace the battery yearly.				X
3	Operate each station to make sure valves are opening and closing properly. Open the valve box while the system is running and check for valve leaks.		X		
4	Check for leaks, standing water, soggy ground and eroded soil.		X		
5	Inspect filter screens for holes or calcium buildup. Replace if it has holes, and soak screen in a 50-50 vinegar-water solution to remove calcium.			X	
6	After making all repairs or adjustments, flush each line for about a minute. Do this by removing the end-cap and turning on the valve (there should be a removable exposed cap at the end of each line, or sometimes the irrigation tubing is just kinked over and held in place).			X	

Sprinklers					
7	Replace broken or missing sprinkler heads.	X			
8	Don't mix head types on the same system.				
9	Check that sprinkler heads are flush with the soil surface and straight.		X		
9	Clear grass, plants and other obstructions that block sprinkler spray.	X			
10	Adjust sprinkler heads so there is no overspray; such that there is no water spray hitting walls, driveways or sidewalks.	X			
11	Perform a sprinkler can test (or audit) to evaluate run times for each irrigation circuit for greatest water efficiency.				X

Drip or Bubbler System					
12	Turn on the system 20-30 minutes before and during the inspection to allow enough time for emitter wetting patterns to show.		X		
13	Fix and replace clogged or missing emitters.		X		
14	Repair or replace damaged bubblers. Some bubblers are adjustable. Check flow for proper setting.	X			
15	Move emitters out to drip line as plants grow or adjust bubbler basin sizes.			X	

Station/ Valve	Description	Type	Frequency			
			Winter	Spring	Summer	Fall
1	Trees Shrubs & Groundcover	Drip	Su M W F Off	Su M W F 20 min	Su M W F 30 min	Su M W F 15 min
2	Shrubs & Groundcover	Drip	Sat Tu Th Off	Sat Tu Th 20 min	Sat Tu Th 30 min	Sat Tu Th 15 min
3	Trees Shrubs & Groundcover	Drip	Su M W F Off	Su M W F 20 min	Su M W F 30 min	Su M W F 15 min
4	Shrubs & Groundcover	Drip	Sat Tu Th Off	Sat Tu Th 20 min	Sat Tu Th 30 min	Sat Tu Th 15 min
Note: All run times to be adjusted as necessary						



1. **AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO LOCAL ORDINANCES AND BUILDING CODES. THE SYSTEM SHALL CONSIST OF A DUAL PROGRAM CONTROLLER WITH RAIN SWITCH AND WATER BUDGETING FEATURE.**
2. **AN APPROVED BACKFLOW PREVENTER SHALL BE INSTALLED, IF NECESSARY, PER LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. THE BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE DOUBLE CHECK TYPE INSTALLED IN A LOCKABLE ENCLOSURE. THE BACKFLOW DEVICE SHALL BE LOCATED IN THE VICINITY OF THE WATER METER, IF POSSIBLE.**
VALVES SHALL BE MANUFACTURED BY HUNTER OR RAINBIRD. DRIP EMITTERS, BUBBLERS, & SPRINKLER HEADS SHALL BE MANUFACTURED BY HUNTER OR RAINBIRD.

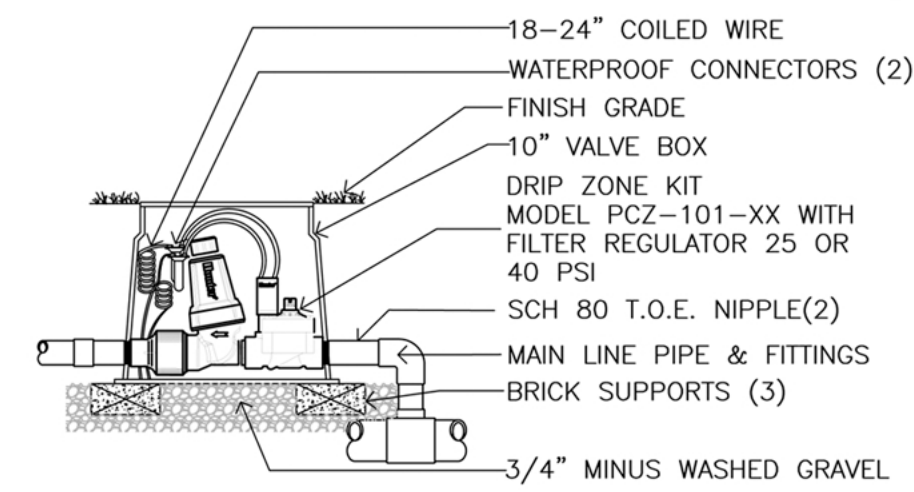
TORO IN-LINE REMOTE CONTROL VALVE, 1" SIZE (53708)

BACKFLOW DEVICE, REDUCED PRESSURE TYPE, DOUBLE - CHECK VALVE, 3/4" SIZE

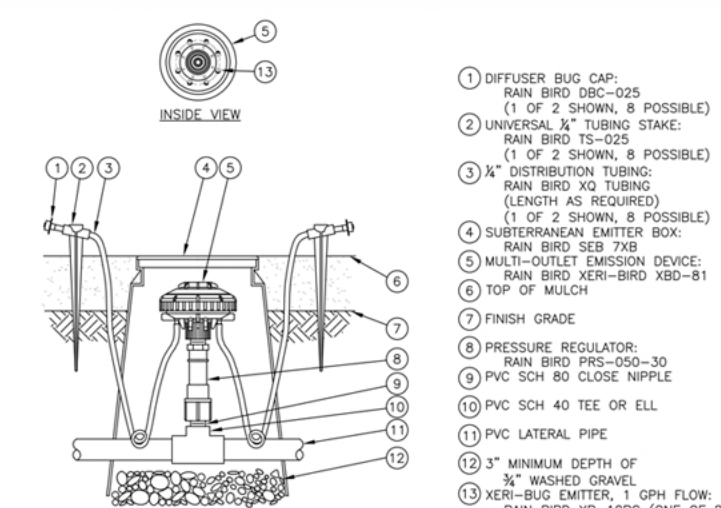
5/8" DIA. FLEXIBLE DRIP PIPE w/ EMITTERS

4" DIA. SMOOTHWALL PVC PIPE SLEEVE

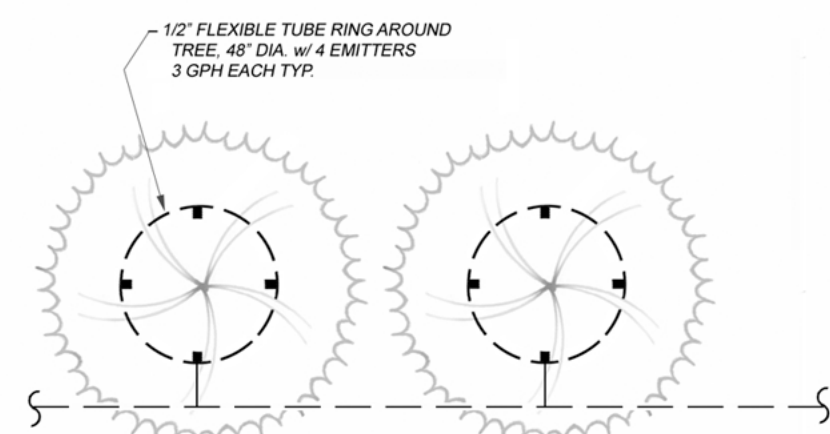
STREAM BUBBLER
3. **MAIN SUPPLY LINES SHALL BE PVC SCHEDULE 40, SIZE AS NOTED, BURIED 24" DEEP. LATERAL SUPPLY LINES SHALL BE 3/4" DIA. UNLESS OTHERWISE NOTED, BURIED 18" DEEP. SOAKER PIPE SHALL BE BURIED 10" DEEP.**
4. **CONTRACTOR SHALL LOCATE UNDERGROUND SERVICES PRIOR TO PERFORMING ANY EXCAVATION.**
5. **REMOTE CONTROL VALVES SHALL BE 1" WHEN CONNECTED TO MAIN SUPPLY LINES OF SAME SIZE, AND SUPPLY A TOTAL NUMBER OF HEADS NOT TO EXCEED 14 GALLONS PER MINUTE DISCHARGE FOR THE CIRCUIT.**
6. **A INTEGRATED CHECK VALVE SHALL BE INSTALLED INTO THE LOWEST SPRINKLER HEAD ON EACH CIRCUIT.**
7. **CONTRACTOR SHALL FLUSH ALL PIPES PRIOR TO INSTALLING SPRINKLER HEADS AND PRESSURE TEST THE MAIN SUPPLY LINE, A THOROUGH CHECK FOR ANY LEAKS SHALL BE PERFORMED. THE ENTIRE SYSTEM SHALL BE CHECKED FOR LEAKS PRIOR TO BACKFILLING OF TRENCHES.**
8. **FOR DRIP IRRIGATION CIRCUITS, A PRESSURE REDUCING DEVICE AND IN-LINE FILTER SHALL BE INSTALLED. THE END OF THE SUPPLY LINE SHALL BE FURNISHED WITH A BALL VALVE.**
9. **CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE CLOCK WATERING CYCLE AND DURATION TO PREVENT RUN-OF. HEADS SHALL BE ADJUSTED SO THAT SPRAY DOES NOT HIT EXISTING TREE TRUNKS.**
10. **THIS PLAN IS DIAGRAMATIC. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO ENSURE PROPER COVERAGE AND WATERING TO EACH PLANT. ADDITIONAL SPRINKLER HEADS OR EMITTERS SHALL BE FURNISHED AT THE CONTRACTOR'S EXPENSE TO ACHIEVE THIS.**



2 REMOTE CONTROL VALVE NTS



3 MULTI-OUTLET MANIFOLD ON PRESSURE
REGULATOR w/ XERI-UG EMITTERS



4 TREE EMITTER LAYOUT NTS

Signed Chris A. W.

New Single Family House
APN 048-013-590 Coronado Avenue
Half Moon Bay California

Landscaping
Irrigation
Plan

REVISIONS

[illegible]

PROJECT #:

DATE: 2-26-26

HEET #:
L 2.1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

April 9, 2026

Owner / Applicant: Tom Carey, Trustee of the Helen J. Carey Trust
File No: PLN2026-00046
Location: 0 Coronado Avenue, Miramar
APN: 048-013-590

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 PLN2026-00046.

Findings that satisfy the Standards:

1. Section 6565.20(D)1 Building Mass, Shape and Scale: The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. With regard to actual size, new homes and additions must meet the building floor area standard set by the Zoning Regulations.

Project has good use of façade articulation on all sides.

2. Section 6565.20(D)4a ELEMENTS OF DESIGN Exterior Materials and Colors: Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance.

The mixed materials as well as a mute, warm palette blends in well with surrounding environment.

Additional Requires for compliance with the Standards:

1. Section 6565.20(F)1 LANDSCAPING: Landscaping should complement and enhance the design of the home, while harmonizing with the overall landscape character of the neighborhood. New landscaping should also harmonize with existing trees and vegetation remaining on site.

The CRDC requires reevaluating tree specifications to be a maximum of the proposed building height for the proposed SFD.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

From: [Kimberly Williams](#)
To: [Luis Topete](#)
Cc: [midcoast.claire](#)
Subject: Re: MCC comments on PLN2026-00046
Date: Tuesday, March 17, 2026 2:21:29 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thank you, Luis. I much appreciate your clear response. That's very helpful! And thanks for your patience in answering my questions.

Best,
Kimberly

On Tue, Mar 17, 2026 at 2:16 PM Luis Topete <ltopete@smcgov.org> wrote:

Kimberly,

The Design Review (DR) standards include regulations intended to ensure that decks and balconies are designed to protect the privacy of neighboring properties. While they do not prohibit decks or balconies, they are intended to ensure these features do not substantially impact neighbors' privacy. If there is a specific standard I may have overlooked, please let me know. Although staff advises applicants on the DR standards, the Coastsides Design Review Committee (CDRC) is the decision-making body responsible for determining whether a project complies with those standards. There have been instances where applicants disagree with staff's interpretation or application of the DR standards and request that the project proceed to the CDRC for a formal determination.

If the comment is regarding ADU second-story decks, ADUs that do not meet the setback requirements that would apply to a primary residence in the same district shall have no rooftop decks, and no portion of any balcony or deck shall be located above ten (10) feet in height, exclusive of railings, measured in the same manner as height in Section 6439.7, except on the side of the ADU facing the primary residence. ADUs that meet the setback requirements that would apply to a primary residence in the same district may have rooftop decks and balconies to the extent otherwise allowed in the relevant district.

Regarding outdoor lighting, staff can recommend that the applicant meet the CCT level you are requesting, however, this standard is not currently included in the County's adopted regulations. While proposed amendments to the DR standards may establish specific CCT requirements in the future, those amendments are not yet in effect. That said, for discretionary projects, the decision-making body has the authority to impose conditions of approval requiring specific lighting standards, including CCT limits, if it determines such conditions are appropriate.

Luis Topete

Planner III

From: Kimberly Williams <midcoast.kimberlyw@gmail.com>
Sent: Tuesday, March 17, 2026 12:41 PM
To: Luis Topete <ltopete@smcgov.org>; midcoast.claire <midcoast.claire@gmail.com>

Subject: Re: MCC comments on PLN2026-00046

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Luis,

Can you let us know how this squares with Design Review standards. I thought rooftop decks were discouraged and that decks were permitted at the lower levels of the building when in compliance with the DR standards? I was more interested in the County responses to these questions, as the architect will seek to preserve the design they wish to build. A problem in this area is that there hasn't been consistency in applying the design review standards, making it challenging to apply them to projects, and very little enforcement.

Also, with the lighting standard, allowing just a "passing grade of D" of a CCT of 3000 Kelvin isn't an A or B on a report card. Is there a reason why this project can't incorporate 2200 Kelvin CCT lighting? I encourage the County to strive for the better standard on new projects to help transition to a uniform Coastside standard of 2200 Kelving, rather than squeaking by with the lowest possible threshold that still allows significant lighting impact in a sensitive area.

Much appreciate all your work. Thank you!

Best,

Kimberly

On Tue, Mar 17, 2026 at 9:13 AM Luis Topete <ltopete@smcgov.org> wrote:

Hi Claire,

Thank you for your time and for providing detailed comments on PLN2026-00046. Please see responses to MCC's concerns below.

Sea Level Rise

Regarding the concern that the project is located in a high-risk area subject to sea level rise, similar concerns were raised by the California Coastal Commission. Conditions of approval will be incorporated into the project, consistent with prior approvals for development along Ocean Boulevard (e.g., [PLN2020-00043](#)) and include acknowledgment of risk and assumption of liability by the property owner.

Building Design (Boxy/Bulky Appearance)

Response from Architect: As a modern style home with a flat roof, the building is inherently more squared or "boxy" than a traditional style home with a sloped roof. This is specific site, as a non-conforming narrow sized lot, also makes it difficult to create large wall offsets within a resulting narrow house. For this modern design, the use of flat roof eave overhangs, wall planes that move in and out with proposed 2nd floor decks, alternating wall colors and materials, projecting window bays and varying wall thicknesses, provide architectural relief and interest within the modern style. As a modern style house with a flat roof, it is significantly shorter in height with less massing than a comparable home with a taller sloped roof. Additionally, most of the adjacent neighboring homes are 3 stories in height, compared to this proposed 2 story home.

Use of Glass / Bird Safety

Response from Architect: The glass railing is only being proposed at the roof level, and not on the other 2nd floor decks. The amount of glass is only proposed at the roof area where there are potential views. The use of glass is to reduce perceived bulk at the roof level and to provide transparency, and the glass to be used will be bird friendly. A reduction in the amount of glass can be considered, but since a railing or fall protection is required, this would create more mass at the roof level if a solid wall is used.

Outdoor Lighting

All of the proposed exterior lighting is to be dark sky compliant with shielded downlighting. Exterior locations are also only proposed where required by the building code.

Landscaping / Native Plants

See attached response from landscape architect.

Luis Topete

Planner III

From: CLAIRE TOUTANT <midcoast.claire@gmail.com>
Sent: Friday, March 13, 2026 2:27 PM
To: Luis Topete <ltopete@smcgov.org>; midcoastcommunitycouncil
<midcoastcommunitycouncil@gmail.com>
Subject: MCC comments on PLN2026-00046

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The MCC is very concerned that this proposed project (PLN2026-00046) is in a high risk area already experiencing the impacts of sea level rise. The project applicant should be made aware that if this project goes forward, the County won't be responsible for maintaining or protecting the property or structure from any impacts from storms, flooding, erosion, or ocean encroachment. We encourage the County to discourage permanent development in this area where it is very possible that buildings will need to be moved in the future, regardless of any mitigation measures. The Miramar Restaurant and the Coastal Trail, both of which are in close proximity to this project site, will likely need to be relocated further inland at some point in the future and are already severely at risk.

This proposed project also has features that the Design Review standards discourage, including a rooftop viewing area with glass railing. The structure is rather boxy and bulky in design. We note this project has a lot of glass windows, doors, and glass railing which are dangerous to birds and can also reflect light brightly at certain times of day. Will any of the large glass surfaces use bird-friendly glass, and/or low-glare glass? We suggest scaling back the number of large glass surfaces and using low-glare and bird-friendly glass.

The design seems boxy and strains the constraints of the lot. Permeable surfaces should be maximized.

We applaud the use of DarkSky light fixtures and encourage exterior lights to be shielded to prevent light from shining up or creating light scatter in foggy conditions, and to have a Correlated Color Temperature (CCT) of 2200 Kelvin especially since this area is in close proximity to the shoreline and birds and other marine life are sensitive to light at night. We note that exterior lighting in this neighborhood is already problematic with several non-compliant buildings including the Miramar Restaurant which has again installed bright lighting that shines directly on the water and in all directions, in violation of County regulations. Enforcement is

needed in this neighborhood, making it important to address lighting issues up front before a project is built.

Lastly, we encourage the use of native plants in landscaping. The Coastsides continues to struggle with the impacts from invasive plants and addressing this issue when landscaping occurs is helpful.

--

Claire Toutant

and Kimberly Williams for Midcoast Community Coun



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

From: Cooper, Isobel@Coastal
To: [Luis Topete](#)
Cc: Ashley, Melissa@Coastal
Subject: RE: PLANNING PERMIT APPLICATION REFERRAL (PLN2026-00046)
Date: Friday, March 6, 2026 3:04:36 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Luis,

Thank you for the opportunity to comment on this project. Our comments are primarily related to access to the project site/future potential for the site to be served by adequate public services (including street access).

Though the project site is located over 250 inland of the shore, the site can only be accessed via Mirada Rd, where this road has been subject to significant damage from storms and wave action. Most recently an ECDP was issued in 2024 to complete emergency repairs along approx. 530 ft of roadway, and repair the riprap shoreline protection fronting the roadway. Vehicle traffic has been cut down to a single lane and the County is pursuing a follow-up CDP to include long-term solutions to address damage from storms and wave action along Mirada Road.

The Coastal Act/LCP require new development to be located where said development can be served by adequate public services, including street access. Though Mirada Rd is currently protected by riprap between Magellan Ave and Medio Ave, it is unclear at this time what long-term planning for Mirada Ave will look like. Please consider conditioning this project in a way that it will not be able to prejudice any future decisions related to Mirada Road. A good example is the County's approval of PLN2020-00043, a new SFD located on Ocean Blvd in Moss Beach, where Ocean Blvd provided the only access to the property and could be threatened by future erosion. County conditions addressed emergency access/utility infrastructure should Ocean Blvd degrade or eventually fail (including that the County would not be required to maintain access/infrastructure to serve the development in such circumstances).

Let me know if you have any questions on the above.

Best,
Isobel



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

April 17, 2026

Steve Kellond, AIA
Kellond Architects
14510 Big Basin Way, #205
Saratoga, CA 95070

Dear Steve Kellond:

SUBJECT: Coastal Development Permit and Coastsides Design Review Permit
Coronado Avenue, Miramar
APN: 048-013-590; County File No. PLN 2026-00046

Staff has reviewed your application for a Coastal Development Permit (CDP) and Coastsides Design Review (DR) Permit for the construction of a new, two-story, 1,910 sq. ft. single-family residence with an attached 478 sq. ft. Accessory Dwelling Unit (ADU) and attached two-car garage on a 4,396 sq. ft. legal parcel (Recorded Certificate of Compliance PLN2025-00252). The project involves minor grading and no tree removal.

A CDP is required for the single-family residence only per Section 6328.4 of the Zoning Regulations for projects in the Coastal Development District. The project does not qualify for any of the CDP exemptions listed in Section 6328.5. The project is not appealable to the California Coastal Commission.

At its meeting of April 9, 2026, the San Mateo County Coastsides Design Review Committee (CDRC) reviewed your project (excluding the ADU) for compliance with the Design Review standards. Based on the plans, application forms, and accompanying materials submitted, the CDRC recommended conditional approval of the project.

Public notice of the project was provided through on-site posting and mailed notice to property owners within 300 feet of the subject property 10 days prior to the CDRC meeting date. One public comment was received requesting clarification of the permit process.

Based on the plans, application forms, and accompanying materials submitted, staff has approved your project subject to the following findings and conditions of approval:



FINDINGS**For the Environmental Review:**

1. The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in a residential zone. This project site is located within the One-Family Residential (R-1) Zoning District.

For the Coastal Development Permit:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The project complies with LCP Policy 1.18 (*Location of New Development*); Policy 1.19.a.b. (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*); Policy 7.2 (*Designation of Sensitive Habitats*); Policy 8.12(a) (*General Regulations*); Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*); and Policy 8.13.a (*Special Design Guidelines for Coastal Communities*).

The project is located in the urban coastal zone within an existing residential neighborhood. The CCWD and GCSD have confirmed that water and sewer services are available to serve the project. The site is not mapped within a sensitive habitat as identified on the Coastal Zone Sensitive Habitats Map. The property is situated within the Cabrillo Highway County Scenic Corridor in a developed portion of Miramar, west of Highway 1, where the development would be minimally visible from the highway due to distance and screening by existing residential structures. Additionally, the CDRC reviewed this project at their regularly scheduled meeting on April 9, 2026, and determined that it complies with the applicable Design Review Standards, recommending approval.

3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project 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 is not located between the nearest public road and the sea, nor between the nearest public road and the shoreline of Pescadero Marsh. The proposed development is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976 and will not interfere with, block, or otherwise impede public access to the coast, nearby beaches, or recreational areas.

4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Sensitive Habitats, and Visual Resources as discussed in Finding #2 above.
5. 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 LCP Policy 1.23. In 2025, building permits were issued authorizing the construction of 102 dwelling units, consisting of 71 units for the Cypress Point affordable housing project and 31 non–Cypress Point units. To ensure that the average growth rate over the three-year period, which includes the year of building permit issuance and the following two years, does not exceed 40 units per year, the total number of building permits that may be issued to authorize the construction of new dwelling units in 2026 and 2027 will be limited to 18, unless the LCP is amended. As of the date of this letter, one building permit has been issued in 2026 authorizing the construction of a new dwelling unit.

For the Design Review Permit:

6. 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, pursuant to Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 8.256.200 (D)1 ELEMENTS OF DESIGN: Building Mass, Shape and Scale: The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms.

The project demonstrates effective façade articulation on all sides.
 - b. Section 8.256.200(D)4a ELEMENTS OF DESIGN: Exterior Materials and Colors: Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance.

The use of mixed materials, combined with a muted, warm color palette, allows the project to blend well with the surrounding environment.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Coastside Design Review Committee on April 9, 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 consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit (CDP) and Design Review (DR) Permit shall be valid for five (5) years from the date of 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 180 days of its issuance. The CDP and DR Permit approvals may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors, but prior to scheduling a final inspection.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure(s) is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-sections.
 - 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.
5. No site disturbance shall occur, including any vegetation removal or land disturbance, until a building permit has been issued.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. An Erosion Control pre-site inspection is required prior to the issuance of a building permit. Once the Erosion Control measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the pre-site inspection, or as determined by the Project Planner.
8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - o. Failure to install or maintain these measures will result in stoppage of
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 construction-related vehicles do not impede through traffic within the public right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations that do not impede safe access within the public right-of-way. No construction vehicles shall be stored within the public right-of-way.
10. 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).
 11. 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.
 12. 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 prior to foundation pour.
 13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms.
 14. Installation of the approved landscape plan is required prior to final inspection. Specifically, the following shall be provided:
 - a. A Certificate of Completion in accordance with the requirements of the Water Efficient Landscape Ordinance, including all required supporting documentation.
 - b. Photos verifying installation of the approved landscape plan.
 15. Accessory dwelling units shall have an independently accessible entrance that does not require passage through the primary residence.
 16. Accessory dwelling units, if rented, shall only be rented for a term longer than 30 days.

Coastside Design Review Committee

17. The applicant shall demonstrate on the landscape plan submitted for a building permit that tree species selected will not exceed the maximum height of the proposed single-family dwelling, at maturity.

Building Inspection Section

18. 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 Geotechnical Section, the Drainage Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.

Department of Public Works

19. Prior to the issuance of the BLD permit or PLN permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignments shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
20. 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.
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 #3277.
22. No walkway will be allowed in the public right-of-way (Sheets SD-1, C-1, and L1.1).
23. Add this note to plan sheet C-1: "Note: All work in the public right-of-way must have encroachment permits prior to start of work."

Coastside Fire Protection District

24. This is a preliminary design review of your planning case for fire department requirements at time of submittal. 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. The following comments/conditions will be applied to this project.
25. CFC 2025 Section 505.1 [Amended] - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.

Temporary address numbers shall be posted prior to combustible materials being placed on site.

26. 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 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.

Smoke detectors shall be interconnected.

27. 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).

28. 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.
29. 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.

This property is located in the LRA Very High Fire Severity Zone.

30. 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.
31. 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.
 32. 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.
 33. 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.
34. CWUIC 2025 Section 603- Projects located in LRA Very High Severity Zone shall comply with the requirements of Section 603 of the CWUIC.
35. 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.
36. CWUIC 2025 Section 604.2 – Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
- a. All unincorporated lands designated as State Responsibility Area (SRA).
 - b. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.
 - c. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.
37. 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.
- 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.
- 38. 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

- 39. 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:
 - a. The automatic sprinkler system demand, including hose stream allowance.
 - b. The required fire flow.
- 40. New residential buildings are required to be equipped with fire sprinklers.
- 41. CFPD Standard CFR-04 - Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastsides Fire Protection District. ADU/JADU addressing shall be identified by the same address number as primary residence followed by letters in sequence, beginning with the letter "B" or as approved by the fire official.
- 42. 1 Hour rating required between dwelling units.
- 43. Doors between the ADU and main house shall be 20 minute rated.
- 44. 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.
- 45. 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.
- 46. NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

Coastside County Water District

- 47. The project is required to comply with Coastsides County Water District's regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete.

48. There is one uninstalled water connection (water capacity) equivalent to a 5/8 inch meter.
49. The District assigns water capacity by APN. Please make sure that all submittals and drawings have the correct APN designation.
50. A backflow prevention assembly (RP BPA) will be required on the domestic service directly after the meter per Coastside CWD's Cross Connection Control Program and Plan.
51. The fire service will be a single service with a backflow prevention assembly installed directly after the meter per Coastside CWD's Cross Connection Control Program and Plan. Please note that Coastside CWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are dedicated and authorized for the sole purpose of fire protection and there shall be no cross connections. Fire sprinkler plans can't be deferred they must be submitted with building plans to Coastside CWD.
52. Sheet C-1 does not correctly depict the new domestic water service and fire service per Coastside CWD's Standard Specifications and Standard Drawings.
53. A full set of the most recent plans and drawings for the project, (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on a civil utility site plan/drawing.
54. The District requires the completion and submittal of a water demand worksheet and a water efficiency checklist provided by Coastside County Water District.

Granada Community Services District

The District Board of Directors previously approved a sewer Variance for this parcel on November 20, 2025. There is a sewer mainline facility available to serve the proposed project and the District currently has sufficient sewer capacity to serve conforming parcels within the Local Coastal Program (LCP) buildout limits.

55. Prior to issuance of a sewer permit, the applicant must submit a complete sewer permit application consistent with the approved Variance. When applying, the applicant must include construction plans that detail all necessary sewer lines including laterals, mainline, appurtenances, manholes, cleanouts, and backflow devices. The specifications shall conform to District standards and include the relevant District detailed drawings. Once the District receives the Building Department Pick-up Notice and the relevant permit fees, the sewer connection permit will be issued over the counter.

California Coastal Commission

56. The applicant shall remove or relocate, in part or in whole, the development authorized by this Coastal Development Permit (CDP), including, but not limited to, the residential buildings and other development authorized under this CDP, when any government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy or use due to coastal hazards and that there are no measures that could make the structures suitable for habitation or use without the use of a shoreline protective device; or in the event that coastal hazards eliminate access for emergency vehicles, residents, and/or guests to the site due to the degradation and eventual failure of Mirada Road as a viable roadway. The County of San Mateo shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances. Development associated with removal or relocation of the residential buildings or other development authorized by this CDP shall be subject to issuance of all necessary permits required under applicable regulations and may require review by the County of San Mateo and/or the California Coastal Commission prior to any such activities. In the event that portions of the development fall into the ocean or the beach, or to the ground, before they are removed or relocated, the Permittee shall remove all recoverable debris associated with the development from such areas and lawfully dispose of the material in an approved disposal site, all subject to approval by the Director of Planning and Building.
57. The Permittee assumes the risks to the Permittee and the properties that are the subject of this CDP of injury and damage from such hazards in connection with this permitted development; 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 hazards; 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 hazards; accepts full responsibility for any adverse effects to property caused by the permitted project; acknowledges and agrees that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit encroachment onto public trust land; and that any future encroachment must be removed unless the County determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission's (or other trustee agency's) leasing approval.
58. Disclosure documents related to any future marketing and/or sale of the property, including but not limited to marketing materials, sales contracts, and similar

documents, shall notify potential buyers of the terms and conditions of this CDP, including explicitly the coastal hazard requirements of Condition 58. A copy of this CDP shall be provided in all real estate disclosures.

This decision may be appealed by the applicant or any aggrieved party on or before **5:00 p.m. on May 1, 2026**, the 10th working day following the issuance of this letter. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department and paying the appeal fee. This project is not appealable to the California Coastal Commission.

Further information may be obtained by contacting Luis Topete, at 650/383-4683 or by email at ltopete@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: <https://www.smcgov.org/planning/webforms/san-mateo-county-planning-and-building-engagement-survey>

Sincerely,

FOR STEVE MONOWITZ
DIRECTOR OF PLANNING AND BUILDING, By:



Camille Leung, Senior Planner

cc: Property Owner(s)
Interested Parties



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I



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

☒ To the Planning Commission
☐ To the Board of Supervisors

This form must be completed and submitted to the Planning and Building Department, along with the appeal fee, no later than 10 working days after the Letter of Decision on the application has been issued. Please contact planning_commission@smcgov.org if you have questions regarding the deadline to file an appeal or the materials that must be submitted.

1. Appellant Information

Name: Thomas J. Carey, Trustee

Address: 1580 Laurel St, Ste. C, San Carlos

California

Phone, W: 6503948615

H:

Zip: 94070

2. Appeal Information

Permit Numbers involved:

PLN2026-00046

0 Coronado Ave, CDP

I hereby appeal the decision of the:

- ☒ Staff or Planning Director
☐ Zoning Hearing Officer
☐ Design Review Committee
☐ Planning Commission

made on April 17 2026, to approve/deny
the above-listed permit applications.

I have read and understood the attached information
regarding appeal process and alternatives.

☒ yes

☐ no

Appellant's Signature:

ThosJCarey, Trustee

Date: 5/1/26

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. To this end, please identify the County policies and/or regulations that you believe have not been adequately addressed and explain why.

Coronado Avenue, Miramar, APN # 048-013-590

PLN2026-00046 CDP Conditions (from external agency, California Coastal Commission) numbers : 56, 57, 58

These conditions (all put forth by an External agency to the County) contain numerous factually incorrect statements, in addition to inaccurate claims and assertions.

These conditions also present inequitable treatment, insofar as to how County has conditioned other adjacent projects, and, as to how County has presented its ongoing efforts with respect to access.

These conditions impose a substantially deleterious effect on the value of the property.

These conditions arise out of an innappropriate deference to an external agency which is not permitting this project.

Reservation is made to amend and amplify details of the appeal, as notice of rejected amendments (by an external agency) were not provided until hours prior to appeal deadline.

Condition # 22 : As written, it will not permit pedestrian access to the property. Requires the amended language provided to staff.



ATTORNEYS AT LAW

777 South Figueroa Street
34th Floor
Los Angeles, CA 90017
T 213.612.7800

Steven H. Kaufmann
D 213.612.7875
skaufmann@nossaman.com

Admitted only in California

Refer To File # - 507596-0001

VIA ELECTRONIC MAIL

June 3, 2026

Camille Leung, Senior Planner
San Mateo County Planning and Building Department
500 County Center
Redwood City, CA 94063

Re: Appeal from a Director Decision on a Coastal Development Permit and Coastsides
Design Review Permit
0 Coronado Avenue, Miramar
APN: 048-013-590; County File No. PLN 2026-00046

Dear Ms. Leung:

This firm represents the Exempt Marital Trust portion of the Isabella Trust dated 11/6/2001 (the "Trust"), owner of the property located at 0 Coronado Avenue, in Miramar, APN 048-013-590 (the "Property").

On April 17, 2026, the Director of Planning and Building approved a Coastal Development Permit (CDP) and Coastsides Design Review Permit for the Trust's proposed construction of a new, modest two-story single-family residence and attached ADU on the property. The project is not appealable to the California Coastal Commission ("Commission"). The Trust greatly appreciates the Director's approval of the project. However, the Trust has appealed because it nonetheless objects to certain language put forth by an external agency in three conditions of approval – Nos. 22 and 56-58. This letter supplements the appeal filed and respectfully requests that the condition language be modified because, as discussed below, it is both factually and legally inappropriate in the context of the house approved. Attachment "A" is a redline of the conditions reflecting the requested modifications.

In brief, with one exception, the Director's conditions of approval reflect the usual careful review by different agencies and entities within the County tailored to this proposed single-family residence and ADU. The exception is Condition 22, which should be modified to ensure that the homeowner, its family, guests, invitees, first responders, and other pedestrians can access the public right-of-way to go to and from the house approved. Conditions 56-58 are very general "form" conditions provided by Coastal Commission staff which may or may not have specific application to other projects in the State's coastal zone. Their failing here is that they are not specifically tailored to the facts and circumstances applicable to the Trust's project and in certain respects they have not even been utilized by the Commission. It also is noteworthy that the County has recently approved other single-family residential projects similarly situated nearby on Coronado and Medio Avenues but without the Commission-suggested conditions.

Condition 56 – Structure Removal

Condition 56 is a “structure removal” condition. The majority of the condition language, while possibly appropriate in some other coastal context, is not factually supported as to this specific project and unnecessarily raises legal issues. This neighborhood of Miramar is well-developed with other existing homes and none are burdened with such a condition.

The Condition should be deleted in its entirety for several reasons. The first clause of the first sentence of Condition 56 is unnecessary and can be deleted without consequence. It is essentially consistent with the County’s settled authority to abate nuisances, which the County enjoys without the need for a permit condition. The first clause of the third sentence in the Condition also would require a CDP in the event of County nuisance abatement, i.e., required removal or relocation of the house or other authorized development. However, this is contrary to Coastal Act section 30005(b), which states:

“No provision of this division [the Coastal Act] is a limitation on any of the following: (b) On the power of any city or county or city and county to declare, prohibit, and abate nuisances.”

As more fully explained below, the approved house is never going to be rendered uninhabitable due to coastal hazard. But, where that might be the case elsewhere, Section 30005(b) eliminates the CDP requirement and simply authorizes the local government to exercise its nuisance abatement authority without placing the additional and unnecessary regulatory burden on an unfortunate property owner whose home has been deemed permanently uninhabitable.

Condition 56 goes on to state in the second clause of the first sentence that the applicant must remove the house approved:

“ . . . in the event that coastal hazards eliminate access for emergency vehicles, residents, and/or guests to the site due to the degradation and eventual failure of Mirada Road as a viable roadway. The County of San Mateo shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances.”

This reflects an inaccurate assumption that, some day, Mirada Road may fail and there necessarily will be no access to this house. First, as the County knows (but perhaps not the Coastal Commission), Streets and Highways Code section 964 explicitly provides: “Whenever the board [of supervisors] finds that any county highway has been damaged or is in danger of being damaged by storm waters or floods, the board shall adopt all measures necessary to repair or prevent such damage.” (Emphasis added.) The County has always discharged this duty as to Mirada Road, as statutorily required. Moreover, Mirada Road in this area is currently armored, and, importantly, will always be entitled to shoreline protection, even as expressly acknowledged by the Commission itself. Section 30235 of the Coastal Act states in pertinent part:

“Revetments, . . . seawalls, and other such construction that alters natural shoreline processes shall be permitted when required . . . to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. (Emphasis added.)

Mirada Road is an acknowledged “existing structure” within the meaning of this Coastal Act section and legally entitled to continued protection.

In *Casa Mira Homeowners Assn. v. California Coastal Com.* (2024) 107 Cal.App.5th 370, which, of course, dealt with an issue of shoreline protection just a short distance from the subject property, the Court of Appeal recently agreed with the Commission’s interpretation that “existing structures” entitled to protection under Section 30235 are only those in existence as of January 1, 1977, the effective date of the Coastal Act. If the structure, private or public, existed prior to that date, then it is entitled to protection.

In approving the Mirada Bridge, the Commission itself acknowledged that Mirada Road is a “pre-Coastal Act existing structure,” and therefore under Coastal Act Section 30235 and *Casa Mira*, the Commission acknowledged that the road is entitled to armoring “to protect Mirada Road.” (2-20-0319 (Mirada Bridge).) As the Commission further explained: “Mirada Road has provided and/or supported an important vehicle and pedestrian coastal accessway in this stretch of coast, including to adjacent residences and to cross Arroyo de en Medio since before January 1, 1977,” and it added this definitive statement: “. . . [T]he only structure that is eligible for shoreline armoring as “existing” development under Section 30235 is Mirada Road.” It is presently armored in this particular location. The Commission will continue to honor the protection of this key coastal road because it must. And we assume that the County necessarily agrees.

Consequently, there is no evidence in the record to support that Mirada Road will not continue to be viable or somehow will be left unprotected.

The condition language is further legally overbroad for multiple reasons. In *Lindstrom v. California Coastal Commission* (2019) 40 Cal.App.5th 73, the Court of Appeal found a similar condition imposed by the Coastal Commission to be overbroad and therefore unreasonable. The Court first explained that a condition – there, one imposed by the Commission – must be reasonable. This follows from Coastal Act section 30607, which states that the Commission may impose “reasonable terms and conditions” on “[a]ny permit that is . . . approved on appeal, . . . in order to ensure that such development or action will be in accordance with the provisions of th[e] [Coastal Act].”

The Court in *Lindstrom* found impermissible the following condition:

“By acceptance of this Permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowner shall remove the development authorized by this Permit, including the residence and foundation, if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above.”

The Court ordered the Commission to either delete the condition or “to revise it to provide that the landowner is required to remove the development authorized by the permit if the City or any other government agency with legal jurisdiction has issued a final order, after any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy due to bluff failure or erosion of the bluff, and that there are no measures that could make the structures suitable for habitation without the use of bluff or shoreline protective devices.” (40

Cal.App.5th at 113.) Thus, in the context of that case, the Court gave the Commission an “out,” but it dealt specifically with the “habitability” of the structure itself. By contrast, the condition language here does not deal with the habitability of the structure itself. Indeed, the structure would likely remain habitable, but in the language of the condition, the assumption is that house itself simply would be permanently unreachable via Miranda Road.

The second clause in the first sentence on Condition 56 would broadly require house removal if in the future Mirada Road were to become degraded and eventually fail as a viable roadway. This assumption is both factually wrong and legally overbroad for several reasons.

First, as explained, Mirada Road is entitled to protection as an “existing structure.” No evidence has been presented which contradicts that or suggests that at some point the road may not be viable.

Second, this added language would apply even if Miranda Road were to become degraded and fail as a viable road for a temporary period but then was repaired and fixed. Indeed, the assumption should be that because Miranda Road is a key coastal access route, the County would move heaven and earth to repair it, as required by Streets and Highways Code section 964, and, again, we assume the County necessarily agrees with that sentiment.

Third, in addition to the existing or even future augmented revetment, future protection of the road might additionally benefit from substantial beach nourishment resulting from, for example, the ongoing programmatic dredging of the Harbor at Pillar Point or from some independent source.

Fourth, there are, of course, numerous other existing residential and commercial properties in this area. Even were Mirada Road to close, the Condition ignores, or is clearly unaware of, the fact that there already exists another public access road parallel to Mirada Road and actually much nearer to the subject parcel, Alameda Avenue. Alameda Avenue was approved by the Board of Supervisors and its dedication to the public accepted and thereby recorded as a public street, the status of which has thereafter been repeatedly confirmed through street surveys by the County Surveyor and several successive County DPW directors. Although not presently improved to County standards, it has been used for several years, sometimes daily, by UPS and Amazon delivery drivers, by several drivers of the four public utilities that serve this neighborhood, by the local residents, and by the County’s own contractors working on nearby projects. Additionally, at two meetings last year addressing supplemental access for emergency vehicles due to ongoing repairs of Mirada Road, Coastside Fire Department’s Fire Marshall declared Alameda Avenue would be used for supplementary access when the need arises, and, separately, DPW senior engineering staff and its Director similarly outlined their intent to improve Alameda Avenue as needed in the future.

Fifth, new means of access for these properties would likely follow if the necessary fix to Miranda Road did not occur. The property could be accessed via Magellan Road, via the improvement of the easterly extent of Coronado Avenue (already a dedicated and recorded public street), through the existing restaurant parking lot (as the County has recently allowed and which local residents have used) or a newly created accessway just inland of the property. Other existing internal road infrastructure could be developed further, privately or publicly, to facilitate access to all properties, including this one.

And, finally, because the house itself would likely remain unaffected and otherwise habitable, access to and from the house could yet be achieved by some other arrangement with surrounding property owners, including easements by necessity, and also by foot and/or bicycle.

In short, there are numerous reasons why this portion of the first sentence in Condition 56 should be deleted. It makes no sense legally or factually. It is overbroad, not supported by evidence, and, in the words of the *Lindstrom* Court, unreasonable. The Trust respectfully submits that it must be deleted.

Condition 56 – Access and/or Utility Infrastructure

The second sentence of Condition 56 is a categorical statement that the County would “not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances.” There is no factual or legal basis for this statement. As discussed, independent of the house here, the County has a statutory duty to maintain Mirada Road, and in any event there are and would be other means of accessing the property. Further, it is not clear why in a “worst-case” as to this property, utility infrastructure should not continue to be maintained. It is not necessarily dependent here on access per se from Mirada Road, and utility infrastructure is applicable to the neighborhood as a whole.

Condition 56 – Uninhabitable House/Debris Removal

The Trust’s objection to the first clause of the third sentence in Condition 56 is explained above. Generally, there should be no CDP requirement in the event a house, by final County order, must be removed or relocated. The Trust, however, also objects to the remainder of the condition, which states:

“In the event that portions of the development fall into the ocean or the beach, or to the ground, before they are removed or relocated, the Permittee shall remove all recoverable debris associated with the development from such areas and lawfully dispose of the material in an approved disposal site, all subject to approval by the Director of Planning and Building.”

This condition language, again, is wholly unsupported by any evidence. First, this added language requires that if portions of the house fall into the ocean, or the beach, or to the ground, and thus it becomes “uninhabitable,” the permittee is obligated to remove all recoverable debris. This condition might make sense for an oceanfront or blufftop structure that is directly proximate to the ocean or beach, and, as its language indicates, that is its intended purpose. No doubt the Commission would impose this requirement on oceanfront or blufftop structure approval. However, it makes no sense here. The property is over 320 feet from the ocean and beach, on flat ground, not oceanfront or blufftop, and is surrounded by other homes and substantial businesses, including the Miramar Beach Restaurant and the Ocean Beach Villa hotel. There is no evidence that now or during its assumed 75-year design life this home might somehow fall into the ocean, or the beach, or to the ground as a result of coastal hazard, and this added language, again not imposed on any other property in this neighborhood of homes, simply is wildly speculative, unnecessarily alarmist, and inappropriate here.

Still further, as noted, the new house is far removed from the ocean and beach behind substantial development. It will not be subject to sea level rise or wave uprush now or during the next 75 years – the generally accepted standard period for life of the structure. As the County may know, Commission staff rely on the USGS CoSMOS model to determine the vulnerability of development to such hazards. Attachment “B” is a graphic run of the program in the “worst case” scenario, using a projected Sea Level Rise of 4.9’ after 75 years (taken from a table in the Commission’s 2024 updated Sea Level Rise Guidance) and a 100-year storm, which shows at the very end of the home’s design life, the coastal hazard may reach ocean side of Mirada Road but yet remains a substantial distance from the location of the home.¹

Finally, even assuming, despite all evidence to the contrary, various parts of buildings were somehow to fall into the ocean, it would be virtually impossible to identify which boards, debris, etc., actually pertain to this approved house.

Consequently, this language, too, is wholly unsupported by any evidence, is unreasonable, invalid, and should be deleted.

Condition 57 – Waiver and Indemnity

Condition 57 broadly includes language that not even the Commission uses in the case of approval of a single-family residence and is both impermissibly vague and factually inapplicable here. The Condition, in pertinent part, requires that the Permittee:

“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 amount paid in settlement arising from any injury or damage due to such hazards; . . . acknowledges and agrees that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit encroachment onto public trust lands; and that any future encroachment must be removed unless the County determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission’s (or other trustee agency’s) leasing approval.”

With respect to indemnity, the Commission often does impose an indemnity requirement on a controversial or significant project. However, it does not impose such a requirement on the approval of an application for a single-family residence, and the County similarly should not do that here. Section 13055 of the Commission’s Regulations (tit. 14, Cal. Admin. Code, § 130000, et seq.) expressly states:

¹¹ See “ourcoastourfuture.org/hazard-map.” Enter “Coronado Avenue, Miramar” in the search box, and indicate “agree” on the disclaimer, which, oddly, the Commission ignores. Find “Miramar Beach Restaurant” and zoom in on the map. On the left, click on “Use ft”. The Commission’s 2024 updated Sea Level Rise Guidance includes an Appendix which indicates a sea level rise of 4.9 ft in 75 years (the design life of the proposed home). On the right, click on the worst case, a 100-year storm. The homes along the oceanfront and behind it are not at risk from sea level rise. Mirada Road might be at a low point where the road turns and runs along the coast. But, as discussed, it is an “existing structure” entitled to protection by shoreline armoring, which also inures to the benefit of the homes inland of it.

“(g) In addition to the above fees, the commission may require the applicant to reimburse it for any additional reasonable expenses incurred in processing the permit application, including the costs of providing public notice. Notwithstanding the foregoing, the commission shall not require an applicant for a permit for one single-family dwelling to reimburse it for litigation costs or fees that the commission may incur in defending a judicial challenge to the commission's approval of the permit.” (Emphasis added.)

Moreover, the indemnity is impermissibly vague and would apply to “any injury or damage due to such hazards.” It is not tied to any impact arising out of or in any way relating to approval of the CDP application. Rather, it would unreasonably and disproportionately shift liability to this one property owner for the failure of the County or the Commission to do their job in protecting Mirada Road and the community, as provided in Coastal Act Section 30235 and as required by Streets and Highways Code Section 964. And, as written, it could make the permittee liable for damage caused elsewhere in the neighborhood having nothing to do with the development here, and because no one else has been burdened with this requirement, no one else would share in the liability and indemnity. To this last point, the County has recently approved nearby homes at 130 Coronado and 145 Medio Avenues – both located even nearer to the claimed hazards – but without this or any of the Commission staff-suggested conditions.

Finally, and importantly, there is no factual basis for the indemnity requirement. No one has objected to the County’s approval of this home, which is simply an infill development in this existing Miramar neighborhood.

Even literally further from the mark is the balance of the condition which requires of the Trust “acknowledgment and agreement” regarding the tidelands boundary, public trust land, and State Lands or other trustee leasing approval. This condition language is uniquely applicable to oceanfront development, but, again, it makes no sense here, given the remote location of the house approved and absence of any supporting evidence, and we respectfully submit that it is not a provision to which the Trust could “acknowledge or agree.” It is a classic example of boilerplate condition language that is not tailored to the particular project at hand, and therefore it also should be deleted.

Condition 58 – Disclosures

Condition 58 is, as written, an overbroad disclosure condition that even the Commission has tailored, and that should be the case here too. As the settlement of litigation our unrelated client filed challenging a Commission decision on shoreline protection in Pismo Beach, the Commission, which initially included the general condition language provided to the County, approved the modified condition language we now propose in Attachment “A” as follows (we have added “to purchasers” at the end of the sentence):

~~“Disclosure documents related to any future marketing and/or sale of the property but not limited to marketing materials, sales contracts, and similar documents, shall notify potential buyers of the terms and conditions of this CDP, including explicitly the coastal~~

~~hazards requirements of Condition 58.~~ A copy of this CDP shall be provided in all real estate disclosures to purchasers.²

The staff report for that matter may be accessed on the Commission's website as 2-17-0438 (Grossman), and the following link includes special condition 12 (real estate disclosure), in Exh. 4, pp. 13-14: <https://documents.coastal.ca.gov/reports/2025/4/F14a/F14a-4-2025-exhibits.pdf>.

The Trust has no desire to obfuscate the natural coastal conditions which may exist offsite this property, and it always has been diligent in significantly exceeding any statutory disclosure requirements in all sales of homes. While it might draft this condition differently to inform buyers as to this CDP approval, it could accept the condition with the modification shown.

Condition 22 – No Walkway in Public R-O-W

Finally, Condition 22, as recommended by the Department of Public Works, states: "No walkway will be allowed in the public right-of-way." We believe this to be an oversight because there would be no way otherwise for the homeowner, its family, guests, invitees, first responders or other persons to access the property and house approved. We concur with the County's intent that there be no private improvements on public property. However, there is, obviously, a need for pedestrian access to and from the property. Therefore, we request that additional language be added to Condition 22 as follows and as reflected on Attachment "A":

" , excepting therefrom only that necessary to achieve pedestrian access to and from the property. Said walkway shall be subject to Department of Public Works approval."

This modification will serve the interests of both the County and the applicant.

Conclusion

While the broader "form" condition language suggested by Commission staff may be appropriate in some other context, here it must be tailored to comport with the law and facts and circumstances applicable to the Coronado Avenue project. In truth, the County already has broad authority to require structure or debris removal under its general nuisance abatement powers, and, as noted above, Coastal Act section 30005(b) expressly recognizes that the exercise of those nuisance abatement powers do not require compliance with the permit requirements of the Coastal Act.

Accordingly, for the foregoing reasons, the Trust respectfully requests that the County modify Conditions 22 and 56-58 as provided on the redline of the conditions in Attachment "A". We appreciate your consideration of the appeal and are, of course, happy to discuss our issues further and address any questions you may have. I will follow-up with a call to you. Finally, would you be good enough to copy me, the appellant (Thomas J. Carey), the entitlements manager

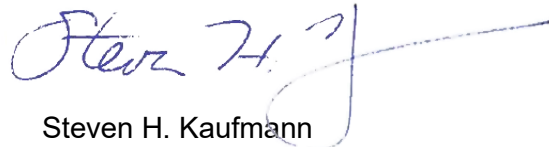
² The staff report may be accessed on the Commission's website as 2-17-0438 (Grossman), March 15, 2024. Unlike the typical Commission staff report, the conditions of approval, as modified through settlement, are set forth in the exhibits, which include in Exhibit 4, special condition 12 (Real Estate Disclosure), at pp. 13-14.

Camille Leung, Senior Planner
June 3, 2026
Page 9

(David Beaumont), and the project architect (Steve Kellond, AIA), with any subsequent response or notices from the County.

Thank you very much.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven H. Kaufmann", with a long horizontal flourish extending to the right.

Steven H. Kaufmann
For Nossaman LLP

ccs (with attachments:

Steven Monowitz, Planning Director
Tim Fox, Lead Deputy County Counsel
Thomas J. Carey, Trustee, Applicant/Appellant
Steve Kellond, AIA, Project Architect
David Beaumont, CKS Environmental
Richard Cahalan, Esq.

Coastal Development Permit and Coastsides Design Review Permit
Coronado Avenue, Miramar
APN: 048-013-590; County File No. PLN 2026-0046

Conditions of Approval

Department of Public Works

22. No walkway will be allowed in the public right-of-way (Sheets SD-1, C-1, and L1.1), excepting therefrom only that necessary to achieve pedestrian access to and from the property. Said walkway shall be subject to Department of Public Works approval.

California Coastal Commission

~~56. The applicant shall remove or relocate, in part or in whole, the development authorized by this Coastal Development Permit (CDP), including but not limited to, the residential buildings and other development authorized under this CDP, when any government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy or use due to coastal hazards and that there are no measures that could make the the structures suitable for habitation or use without the use of a shoreline protective device; or in the event that coastal hazards eliminate access for emergency vehicles, residents, and/or guests to the site due to the degradation and eventual failure of Mirada Road as a viable roadway. The County of San Mateo shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances. Development associated with removal or relocation of the residential buildings or other development authorized by this CDP shall be subject to issuance of all necessary permits required under applicable regulations and may require review by the County of San Mateo and/or the California Coastal Commission prior to any such activities. In the event that portions of the development fall into the ocean or the beach, or to the ground, before they are removed or relocated, the Permittee shall remove all recoverable debris associated with the development from such areas and lawfully dispose of the material in an approved disposal site, all subject to approval by the Director of Planning and Building.~~

57. The Permittee assumes the risks to the Permittee and the properties that are the subject of this CDP of injury and damage from such hazards in connection with this permitted development; 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 hazards; ~~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,

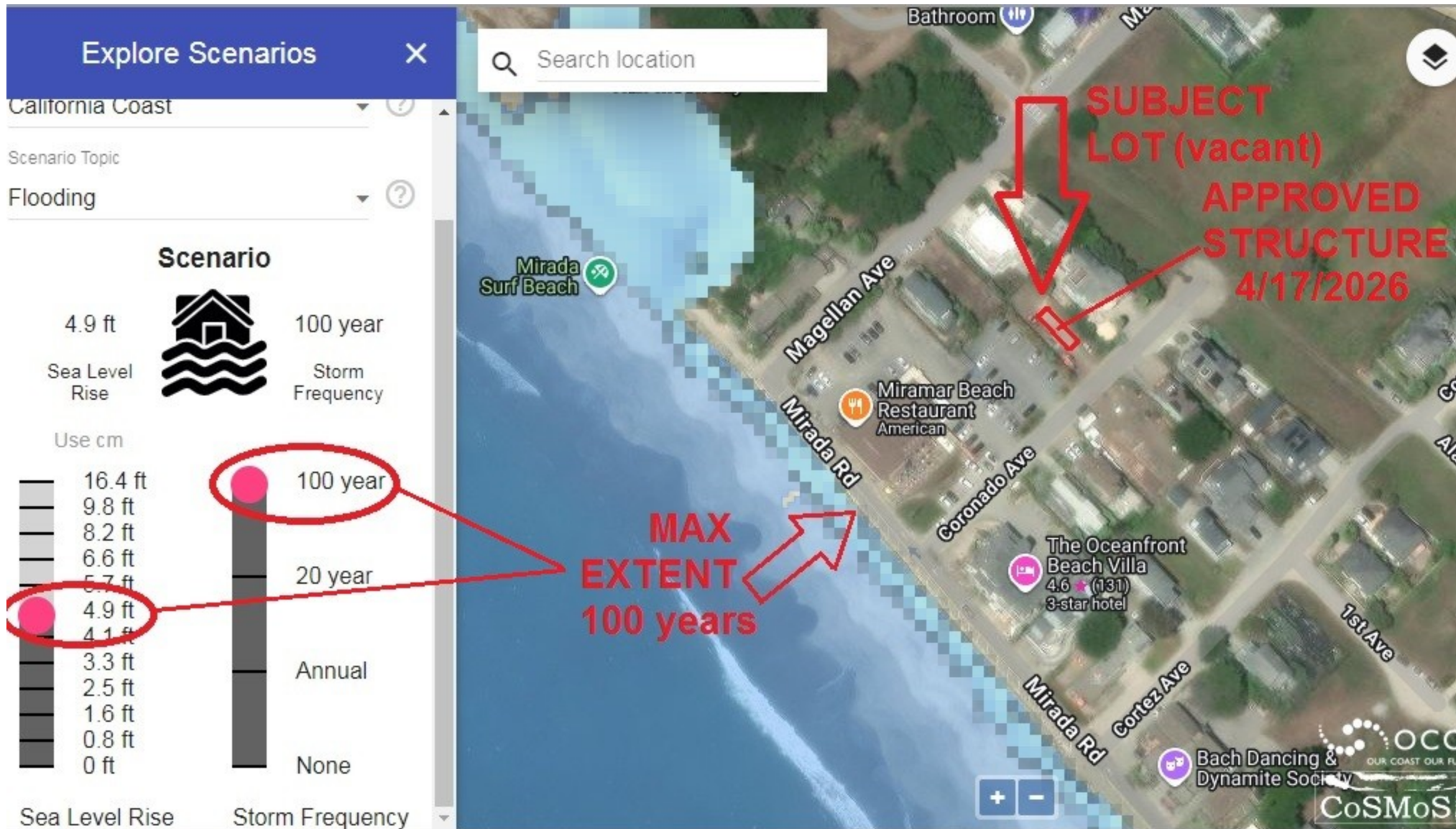
ATTACHMENT "A"

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~~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 hazards; and accepts full responsibility for any adverse effects to property caused by the permitted project.; acknowledges and agrees that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit encroachment onto public trust land; and that any future encroachment must be removed unless the County determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission's (or other trustee agency's) leasing approval.~~

58. Disclosure documents related to any future ~~marketing and/or~~ sale of the property; ~~including but not limited to marketing materials, sales contracts, and similar documents;~~ shall notify potential buyers of the terms and conditions of this CDP, ~~including explicitly the coastal hazard requirements of Condition 58.~~ A copy of this CDP shall be provided in all real estate disclosures ~~to purchasers.~~



ATTACHMENT "B"



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT J

Luis Topete

From: Ashley, Melissa@Coastal <melissa.ashley@coastal.ca.gov>
Sent: Friday, May 1, 2026 1:43 PM
To: Luis Topete
Cc: Camille Leung; Oceane.Ringuette
Subject: Re: URGENT! - PLN2026-00046 -Conditions 56-58

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Luis,

Thank you for sending this over. The hazard conditions use standard language for disclosures and restrictions that we wouldn't be comfortable removing in the way proposed. Therefore, we recommend retaining the language as was originally written.

As Isobel mentioned in her initial comments, our concerns relate to future coastal hazards, including that Mirada Road is the sole access to the lot and the road has been subject to significant damage from storms and wave action. Failure of Mirada could result in the loss of access to the proposed project, including emergency vehicle access.

If the applicant is having issue with the language about Mirada Road specifically, we would recommend modifying the conditions to require removal or relocation of the development if they are unable to establish access from an alternative access road in the future. Language to address that could look like:

"The Permittees are required to remove and/or relocate all or a portion of the development authorized by this CDP, and to restore the affected portion of the site, if essential services to the site (e.g., utilities, roads) can no longer feasibly be maintained due to coastal hazards, including due to the degradation and/or failure of nearby roadways, and/or degradation and/or failure of utilities serving the site. San Mateo County and any other providers shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances."

Please let me know if you have any questions on the information above.

Thank you,

Melissa

Melissa Ashley | Coastal Planner
North Central Coast District
California Coastal Commission