

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Numbers: PLN 2016-00264  
PLN 2016-00337

Hearing Date: October 17, 2017

Prepared By: Dennis P. Aguirre  
Project Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding sensitive habitats and, visual resources and compliance with design review standards and findings.

3. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meetings of January 12, 2017 and February 9, 2017, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style and respects the scale of the homes in the neighborhood. The project is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Board of Supervisors on October 17, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project 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 Community Development Director may refer consideration of major revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit (CDP) and the Design Review Permit (DR) shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued for the residence and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The

DR approval may be extended by one, 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall include a copy of this permit on the top pages of the building plans.
4. The applicant shall submit the following items and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Removal of all lights on the north wall.
  - b. At the east elevation, install two (2) downward-directed exterior lighting fixtures (Fixtures) on each side of garage doors and one (1) fixture at the entry door.
  - c. At the west elevation, install one (1) fixture by each door on the lower deck and one (1) fixture on each side of the large door on the upper deck to total 4 fixtures on this elevation.
5. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of

the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of

stormwater runoff from the construction site into storm drain systems and water bodies by:

- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. 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.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
  8. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.

9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
11. Per the Biotic Report prepared on February 22, 2017 by Charles Patterson, Plant Ecologist, a pre-construction nesting survey of the trees (within 30 days of work starting) by a qualified biologist is required if the construction coincides with the spring/summer nesting season. State and/or County guidelines for such surveys (season, timing, level of detail, qualifications) should be consulted and followed to guide when and how the trees are to be removed, and if any associated mitigation would be warranted. The applicant shall demonstrate compliance with this condition prior to the issuance of a building permit. Prior to any land disturbance, the applicant shall submit a pre-construction survey for staff's review and approval, subject to State or County guidelines or regulations, in the event that the proposed trees for removal have not been removed within 30 days of the start of vegetation removal, grading or construction activities, or if the construction coincides with the spring/summer nesting season.
12. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-ways on Miramar Drive and Terrace Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
13. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
14. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
15. Installation of the approved landscape plan is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.
16. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading, or construction activities.
17. A Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed

adequately prior to the start of vegetation removal, grading, or construction activities.

#### Building Inspection Section

18. The applicant shall apply for a building permit.

#### Granada Community Services District

19. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

#### Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

#### Department of Public Works

21. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the



improvement plans and submitted to the Department of Public Works for review and approval.

22. Prior to the issuance of the building permit, the applicant shall submit a driveway “Plan and Profile,” to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
23. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
24. 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.

#### Coastside Fire Protection District

25. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No.

2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

26. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. The Second Unit requires a separate address.
  
27. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2013-03, and the California Fire Code (CFC) shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2013 CFC, Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-ft.

road) and on-street parking is desired, an additional improved area shall be developed for that use.

28. Roof Covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.
29. Vegetation Management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
  - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
30. Automatic Fire Sprinkler System: As per San Mateo County Building Inspection Section Standards and Coastside Fire District Protection Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including

closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

31. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
32. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
33. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
34. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up.
35. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

36. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
37. Occupancy Separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
38. The building is in a High Fire Hazard Severity Zone and will require a Class A roof. Add this to the plans.
39. Add the note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding .5 inches.
40. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
41. Add the note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
42. Add the note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

43. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CalFire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
44. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
45. Provide eave and gutter details that meet R327 include all materials.
  - a. All exterior doors including garage door that must meet R327.
  - b. Carport requires to be WUI compliant.
46. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
47. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php) and click the new products link to view the "WUI Products Handbook."