

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

**DATE:** August 26, 2015

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 2,200 sq. ft. two-story, single-family residence, plus a 380 sq. ft. detached two-car garage on an existing 5,024 sq. ft. legal parcel. Four (4) trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00251 (Livadas)

**PROPOSAL**

The applicant, Joanna Livadas, proposes to construct a new 2,200 sq. ft., two-story, single-family residence, plus a 380 sq. ft. detached two-car garage, on an existing 5,024 sq. ft. undeveloped, legal parcel. The proposed two-story residence includes a new two-car garage with a roof deck, as well as 160 sq. ft. deck and a lap pool in the right side yard. The proposed development is located at the corner of California Avenue and Ellendale Avenue, in the unincorporated Moss Beach area of San Mateo County. Vehicle access to the proposed single-family residence will be from Ellendale Avenue. The project site is located in the California Coastal Commission's appeals jurisdiction.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit and Design Review, County File Number PLN 2014-00251, based on and subject to the required findings and conditions of approval listed in Attachment A.

**SUMMARY**

The project site is a vacant lot located at the corner of California Avenue and Ellendale Avenue in the unincorporated Moss Beach area of San Mateo County, within an area of developed parcels with single-family residences of various architectural styles.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding the General Plan, the

project complies with applicable policies, specifically those relating to water and wastewater supply. The project would connect to the Montara Water and Sanitary District (MWSD) for water and wastewater supply, where MWSD has indicated that there is adequate capacity to accommodate the project. Regarding the LCP, the project complies with policies requiring infill development, minimization of tree removal and compliance with design review standards and findings. The property is within the urban area of Moss Beach, where public facilities, services and utilities are available. While the applicant proposes to remove four (4) significant trees located in the building footprint, the applicant proposes to retain five (5) other trees located at the property.

The Coastsides Design Review Committee (CDRC) considered the project at the July 9, 2015 meeting where the CDRC determined that the project, as proposed and conditioned, complies with applicable Design Review Standards and recommended for project approval. The well-articulated design of the single-family residence and the corresponding break-up of the roof mass help to mitigate the appearance of mass and bulk and minimize impacts to existing views from neighbors' properties. Condition No. 4.a requires the reduction of the number of new trees to 1:1, the number of trees to be removed in order to maintain consistency with the other properties in the neighborhood; Condition No. 4.b requires calling out the location of the deer fencing on the landscape plan; and Condition No. 4.c requires the property owner to retain the existing Catalina Ironwood tree, if feasible (Section 6565.20(F)1).

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**BACKGROUND**

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Owner/Applicant: Joanna Livadas

Location: California Avenue, Moss Beach

APN: 037-131-110

Parcel Size: 5,024 sq. ft.

Parcel Legality: Certificate of Compliance Type A, recorded August 7, 2015

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: Medium Density Residential (6.1-8.0 dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water and Sewer Services: Montara Water and Sanitary District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0119E, effective October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA), related to new construction of small structures, including single-family residences in a residential zone.

Setting: The project site is a vacant lot located at the corner of California Avenue and Ellendale Avenue in the unincorporated Moss Beach area of San Mateo County, within a general area of developed parcels with single-family homes of various architectural styles. The subject site is fairly flat in topography with predominant vegetation consisting of mature trees, shrubs and grass. Nevada Avenue is westward, Ellendale Avenue is southward, California Avenue is eastward and developed parcels to the north bound this parcel.

Chronology:

| <u>Date</u>     | <u>Action</u>                                                                                                 |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| July 17, 2014   | - Application submitted and deemed incomplete.                                                                |
| June 16, 2015   | - After several iterations, applicant submits final set of revised plans. The application is deemed complete. |
| July 9, 2015    | - Coastsides Design Review Committee recommends approval of the revised design, as presented in this report.  |
| August 12, 2015 | - Certificate of Compliance Type A recorded.                                                                  |

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the County General Plan**

Staff has determined that the project complies with applicable General Plan Policies, including the following:

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewage systems as the appropriate method of wastewater management in urban areas. The Montara Water and Sanitary District, as the service provider for this urban area, has confirmed that a water and sewer service connection is available for this site.

General Plan Policies regarding Visual Quality and Urban Design Concepts (Policies 4.15 and 4.36) also apply to this project, but are very similar to applicable Local Coastal Program Policies. The project's compliance with these policies is discussed in Section 2, below. Staff has determined that the project complies with the Local Coastal Program Policies, and accordingly, complies with these General plan Policies.

#### **2. Conformance with the Local Coastal Program**

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property adjoin an area of sensitive habitat. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

##### **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. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that are subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies

as the subject property is within the existing “Map of Moss Beach” as recorded in 1908 in the urban area of Moss Beach, where public facilities, services and utilities are available.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. Staff estimates that the current number of building permits to be issued for the calendar year will not exceed this limit, based on projections and current applications for building permits received thus far.

b. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to the Design Review process established by Section 6565.20 of the Zoning Regulations. As discussed in Section 3.b of this report, the Coastsides Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on July 9, 2015, and determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

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

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed materials for the residence, such as aluminum windows, solid wood doors, fiber cement siding, standing seam metal roof and slate, have a natural appearance.
- (3) The proposed design uses slanted roofs, including non-reflective, standing seam as the primary roof material.
- (4) Minimal roof mass and enhanced facade articulation brings the proposed structure to scale with the existing residences in the neighborhood.

Visual Resources Policy 8.9(a) (*Trees*) requires the location and design of new development to minimize tree removal. The trees proposed for removal are within the footprint of the proposed structure, and therefore, their removal is necessary for construction of the new residence on-site. Condition No. 4.a requires the reduction of the number of proposed trees to be planted to a 1:1 ratio to the number of trees to be removed to maintain consistency with the other properties in the neighborhood; Condition No. 4.b requires calling out the location of the deer fencing on the landscape plan; and Condition No. 4.c requires the property owner to retain the existing Catalina Ironwood tree, if feasible (Section 6565.20(F)1). While the applicant proposes to remove four (4) significant trees located in the building footprint, the applicant proposes to retain five (5) other trees located at the property.

c. Shoreline Access Component

Because the project site is located between the first public through road and the sea, it must be found to be consistent with LCP and Coastal Act Policies regarding coastal access and recreation.

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway eastward and is, therefore, subject to this policy; Cabrillo Highway is the first through road to the east of the subject parcel.

Policy 10.12(a) (*Residential Areas*) requires that vertical access be provided at the ends of streets perpendicular to the shoreline. The project complies with this policy based on the existing vertical access provided by California Avenue and Ellendale Avenue to the shoreline area southward and westward, respectively. Scenic vistas to the Pacific Ocean are available at the end of these access thoroughfares. The existence of these access points also complies with the requirements of Section 30212 of the California Coastal Act, such that no additional access points are required.

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

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) in October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility.

The project site is located in the Inner Approach/Departure Zone 2 (IADZ) where the risk level is considered to be high because of low altitude ceilings determined to be typically at 200 to 400 feet above runway elevation. The proposed project satisfies the criteria set forth in Section 4.2.2.3 of the HAF ALUCP to allow residential infill development in this zone. The proposed height of 26 feet would not penetrate the established airspace threshold. Also, the project site is outside of the defined aircraft noise exposure contours, and therefore, would not be exposed to high levels of aircraft noise. As required by LCP Policy 1.36(b) (*Half Moon Bay Airport Influence Area Requirements*), any future transfer of this property must comply with the real estate disclosure requirements specified in Chapter 496, California Statutes of 2002.

4. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's R-1/S-17/DR/CD Zoning designation, as indicated in the following table:

|                                              | S-17 Development Standards     | Proposed                   |
|----------------------------------------------|--------------------------------|----------------------------|
| Minimum Site Area                            | 5,000 sq. ft.                  | 5,024 sq. ft. (existing)   |
| Maximum Floor Area                           | 2,663 sq. ft.<br>(53% maximum) | 2,600 sq. ft. (52%)        |
| Maximum Building Site Coverage               | 1,758 sq. ft.<br>(35% maximum) | 1,753 sq. ft. (34.8%)      |
| Minimum Front Setback                        | 20 ft.                         | 20 ft.                     |
| Minimum Rear Setback                         | 20 ft.                         | 28 ft.                     |
| Minimum Right Side Setback                   | 10 ft.                         | 10 ft.                     |
| Minimum Left Side Setback                    | 10 ft.                         | 10 ft.                     |
| Maximum Building Height                      | 28 ft.                         | 26 ft.                     |
| Maximum Building Height (Detached Garage)    | 19 ft.                         | 14 ft. – 6 in.             |
| Minimum Rear Setback (Detached Garage)       | 3 ft.                          | 3 ft.                      |
| Minimum Right Side Setback (Detached Garage) | 3 ft.                          | 14 ft.                     |
| Minimum Left Side Setback (Detached Garage)  | 3 ft.                          | 13 ft.                     |
| Minimum Covered Parking Spaces               | 2                              | 2                          |
| Facade Articulation                          | Finding by CDRC                | Complies with CDRC finding |

The proposed two-story residence meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity including a proposed lot coverage of 34.8% (1,753 sq. ft.) of total lot size, where 35% (1,758 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 52% (2,600 sq. ft.) of total lot size, where 53% (2,663 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting on July 9, 2015 where the CDRC adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment D):

- (1) Articulation is achieved through proportion, symmetry, and quantity and quality of materials that include aluminum windows, solid wood doors, fiber cement siding, and slate. The proposed style of the residence complements and enhances the eclectic style of the neighborhood (Section 6565.20(D)1d and e).
- (2) The detached garage's rock exterior treatment adds interest to the overall project design, blending well with the proposed residence and mitigating any potential effect of the accessory structure being a dominant feature of the project (Section 6565.20(D)2d).
- (3) The proposed modern/contemporary architectural style of the proposed residence complements the established style of the neighborhood. The size of the residence is compatible with the scale of the neighborhood, the slanted roof adds visual interest and reduces what could be perceived as a "boxy" appearance, and the setbacks and landscaping would create a soft appearance of the residence from California Avenue (Section 6565.20(D)2 and (F)1).
- (4) As proposed and conditioned, the landscaping layout that includes drought tolerant, native and non-invasive plant species would prevent adverse impacts to the site and surrounding areas and maintains the visual integrity of the neighborhood. Condition No. 4.a requires the reduction of the number of proposed trees to 1:1 to maintain consistency with the other properties in the neighborhood; Condition No. 4.b requires

calling out the location of the deer fencing on the landscape plan; and Condition No. 4.c requires the property owner to retain the existing Catalina Ironwood tree, if feasible (Section 6565.20(F)1).

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, related to new construction of small structures, including single-family residences in a residential zone.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not forward a response to staff's referral for this project. The MCC has been notified of the Planning Commission's review of this project.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) did not forward a response to staff's referral for this project. The CCC has been notified of the Planning Commission's review of this project.

E. OTHER REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Coastside Fire Protection District  
Montara Water and Sanitary District

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Recommendation of Approval Letter, dated July 16, 2015
- E. Site Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2014-00251

Hearing Date: August 26, 2015

Prepared By: Dennis P. Aguirre  
Project Planner

For Adoption By: Planning Commission

**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), 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 requiring infill development, minimization of tree removal 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 will not exceed the limitations of LCP Policies 1.23 and 1.24.
4. That the project is consistent with the coastal access and recreation policies of the Coastal Act and LCP, based on the existing vertical access provided by California Avenue and Ellendale Avenue to the shoreline area southward and westward, respectively. Scenic vistas to the Pacific Ocean are available at the end of these access thoroughfares.

Regarding the Design Review, Find:

5. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of July 9, 2015, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the dominant style of the neighborhood residences. The project adequately protects neighbors' privacy and views; 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 Planning Commission on August 26, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. One (1) one-year extension of these permits will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. The applicant shall include the permit approval letter on the top pages of the building plans.
4. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. The number of trees to be planted shall not exceed the number of trees to be removed (no more than four), to maintain consistency with the other properties in the neighborhood.
  - b. Call out the location of the deer fencing on the landscape plan.
  - c. Retain the existing Catalina Ironwood tree, if feasible.

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 storm-water 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 meeting County 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. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
9. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on California and Ellendale Avenues. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on California and Ellendale Avenues. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee 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.

12. Installation of the approved landscape plan, which shall consist of drought tolerant, non-invasive species of plants and trees, is required prior to final inspection.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
15. Polluted runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
16. Prior to issuance of a building permit for the residence, the applicant shall submit a Tree Protection Plan, subject to review and approval by Current Planning Section. The Tree Protection Plan shall include the following notes, where trees to remain and protection measures shall be shown on the plan:
  - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
  - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
  - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
  - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
  - e. Any root cutting shall be monitored by an arborist or forester and documented.
  - f. Roots to be cut should be severed cleanly with a saw or topers.
  - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.

The above information shall be on-site at all times.

17. Covered parking must meet the minimum interior dimensions of 18 feet in width and 19 feet in length.

#### Building Inspection Section

18. The applicant shall apply for a building permit.

#### Montara Water and Sanitary District

19. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

#### Department of Public Works

20. Prior to the issuance of the building permit or planning 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. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.
21. Prior to the issuance of the building permit or planning 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 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.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. 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

24. Smoke detectors which are hardwired: As per the California Building Code (CBC), State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) 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.
25. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
26. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. Five (5) 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.
27. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
28. 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 protected.
29. Address numbers: As per CFPD Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
30. Roof covering: As per CFPD 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.

31. Chimney present: The installation of an approved spark arrester is required on all chimneys. The spark arrester shall be made of 12-gauge woven or welded wire screening having openings not exceeding 1/2-inch.
32. Vegetation management: As per CFPD Ordinance No. 2013 03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuelbreak 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 fuelbreak is 100 feet or to the property line.
33. 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.
34. 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.
35. Add the following note to 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 1/2 inch.
36. 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 gallons per minute (gpm) at 20 pounds per square inch (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/Cal-Fire 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.
37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
38. A Knox padlock or key switch will be required if there is limited access to property (CFC 506.1). For application or further assistance, contact the Coastside Fire Protection District.
39. Add the following note to plans: A fuel or defensible break 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.
40. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. Only current fire flow will be accepted.



41. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and CFPD Ordinance No. 2103-03, 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 the plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to CFPD 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.
42. Installation of underground sprinkler pipes shall be flushed and visually inspected by CFPD prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
43. 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.
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.

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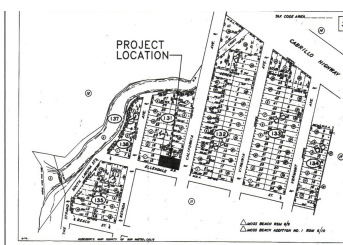
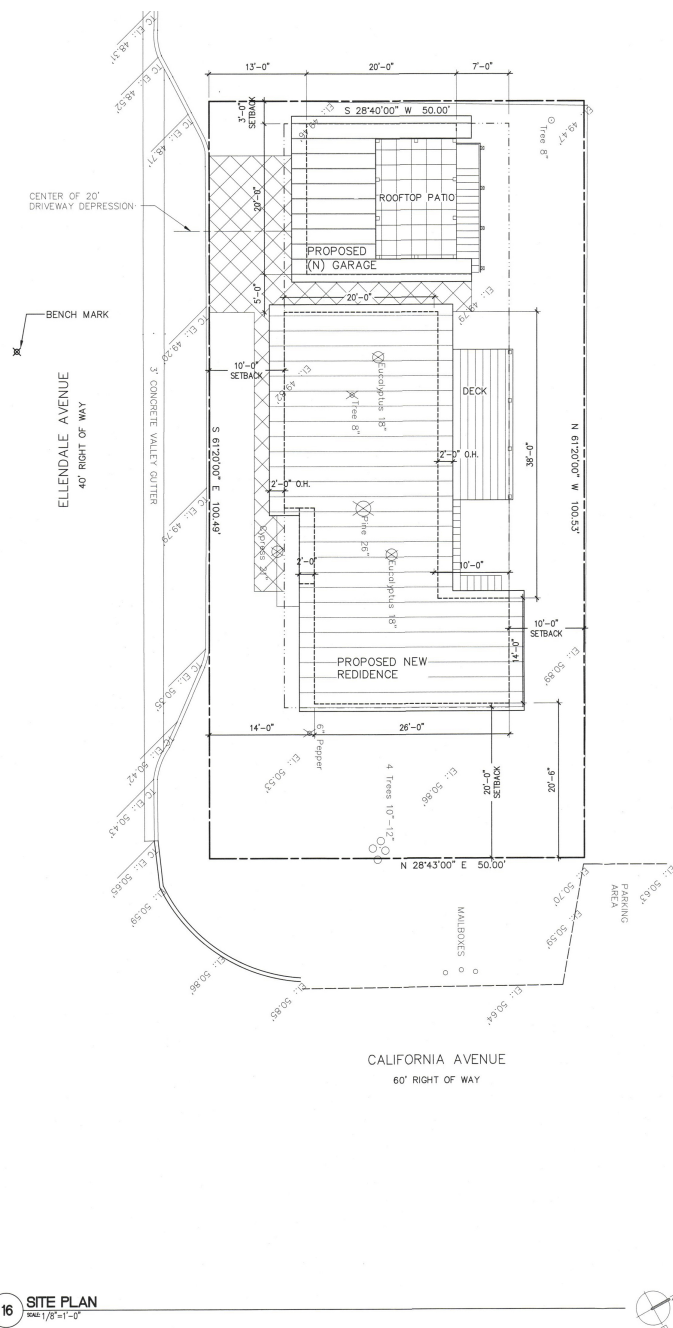


## San Mateo County Planning Commission Meeting

Owner/Applicant: **Wocketfone LLC / Joanna Livadas**

Attachment: **C**

File Numbers: **PLN2014-00251**



# 1 VICINITY MAP SHEET 1.5

## DRAWING INDEX

### ARCHITECTURAL

- A-1 COVER SHEET, SITE PLAN
- A-2 FLOOR PLANS
- A-3 ROOF PLANS
- A-4 HOUSE ELEVATIONS
- A-5 GARAGE ELEVATIONS, SECTION

## PROJECT DATA

### SCOPE OF WORK:

A NEW 2 STORY RESIDENCE, A 2 CAR GARAGE.

|                         |                           |
|-------------------------|---------------------------|
| 1st floor:              | 1,100 sf                  |
| 2nd floor:              | 1,100 sf                  |
| Garage:                 | 400 sf                    |
| Lot size:               | ±5,025.4 sf               |
| Allowable Lot Coverage: | 0.35 x 5,024.5=1,758.5 sf |
| (N) Lot Coverage:       | 1,753 sf                  |
| Allowable FAR:          | 0.53 x 5,024.5=2,663 sf   |
| (N) FAR:                | ±2,600 sf                 |

APN: 037-131-110

APPLICANT: JOANNA LIVIDAS  
128 ALTA MESA  
SOUTH SAN FRANCISCO, CA 94080

### SUMMARY

ZONING: R-1/S-17/DR/CD  
LOT AREA SQ.FTG.: 5,025.4 S.F. Approx.

CODE EDITION: 2013 CBC, 2013 CALIFORNIA  
RESIDENTIAL CODE (WHERE APPLICABLE), 2013  
CFC, 2013 CPC, 2013 CMC, 2013 CEC, AND  
CITY OF MOSS BEACH ORDINANCE INCLUDING  
ANY AND ALL APPLICABLE LOCAL, STATE AND  
FEDERAL CODES, LAWS, AND REGULATIONS.

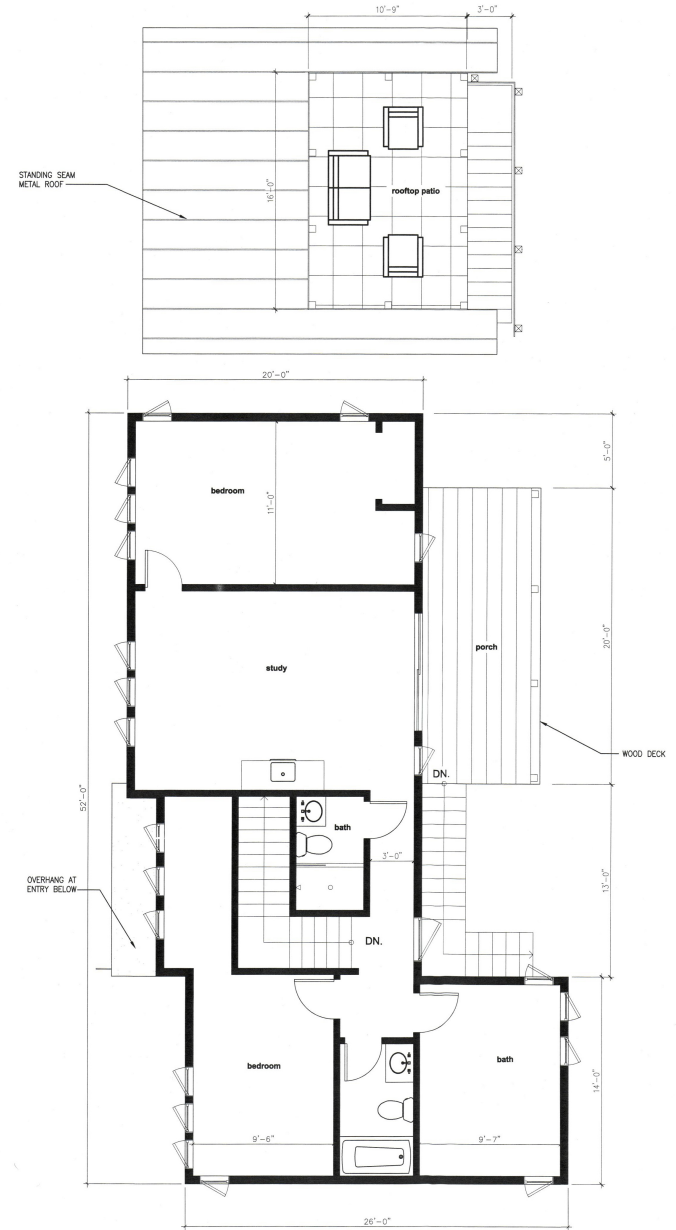
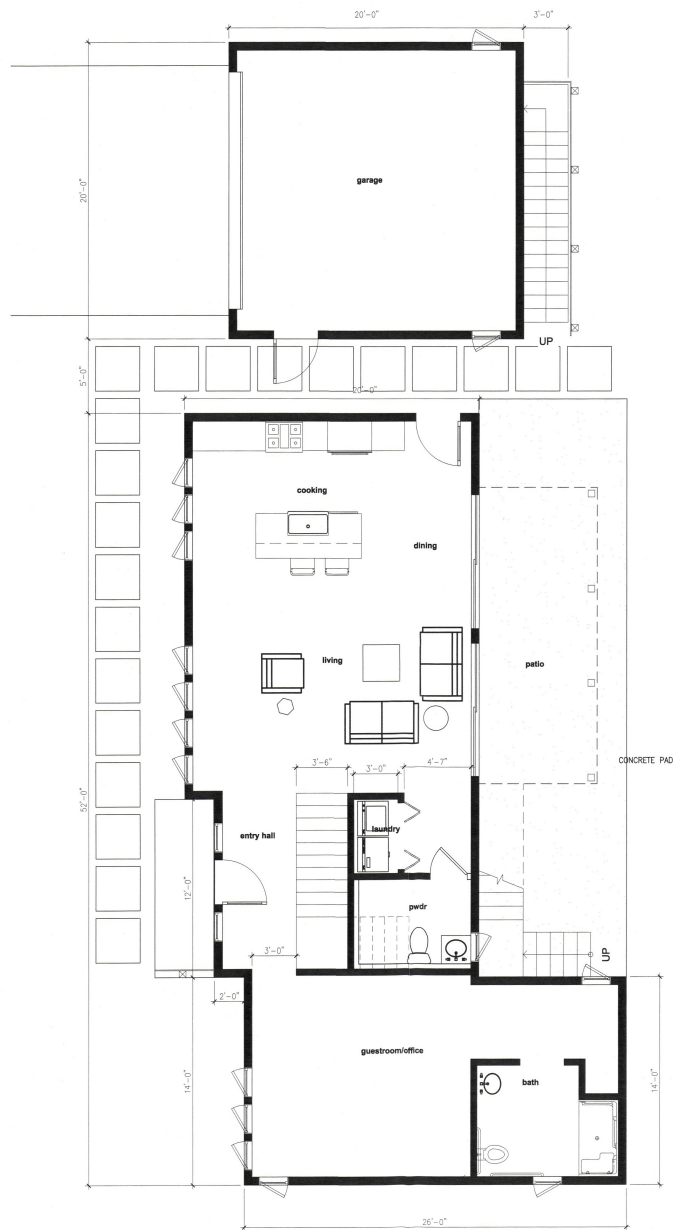
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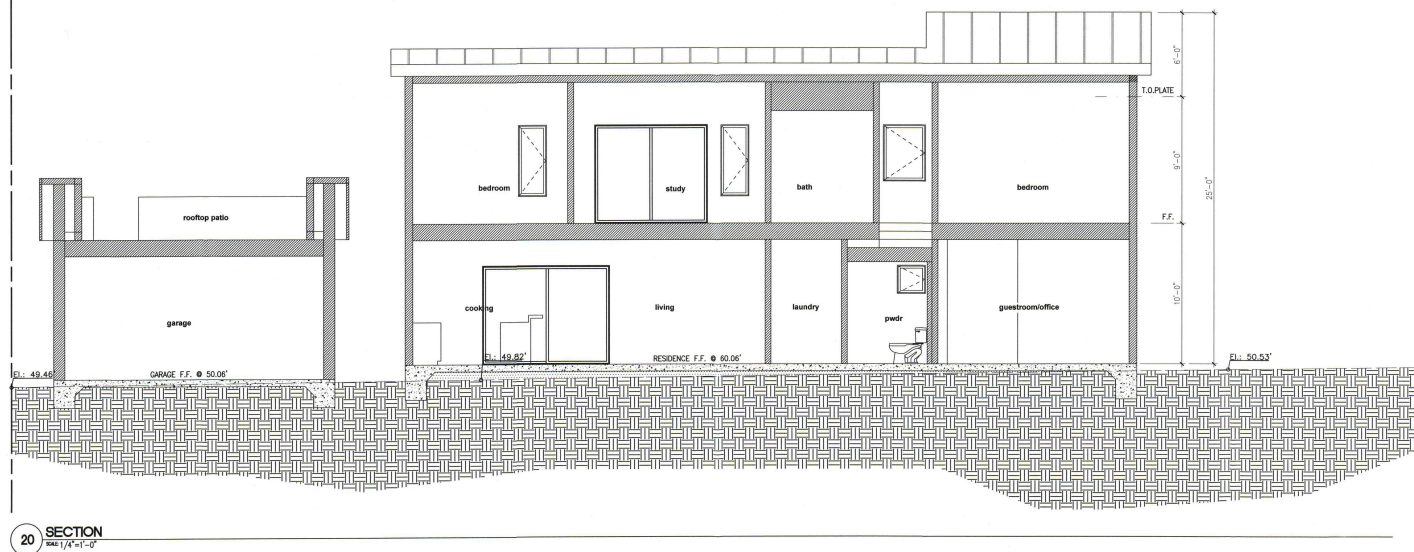
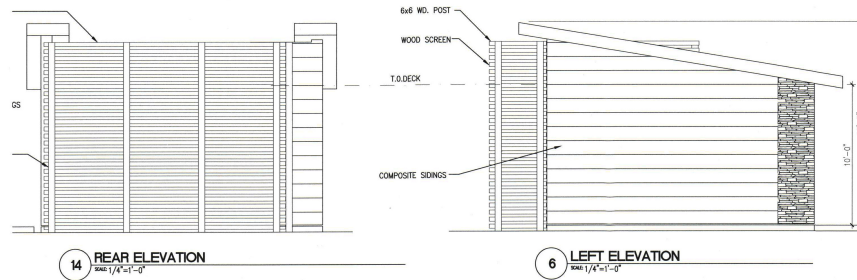
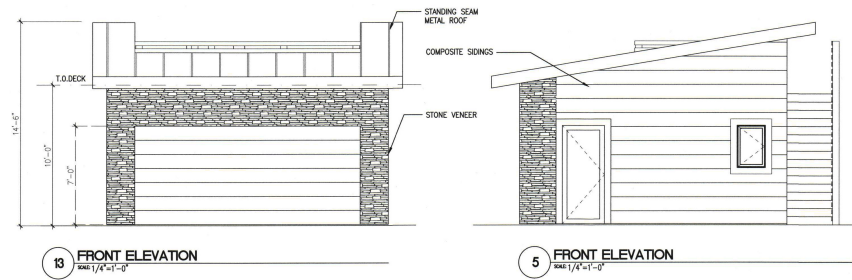


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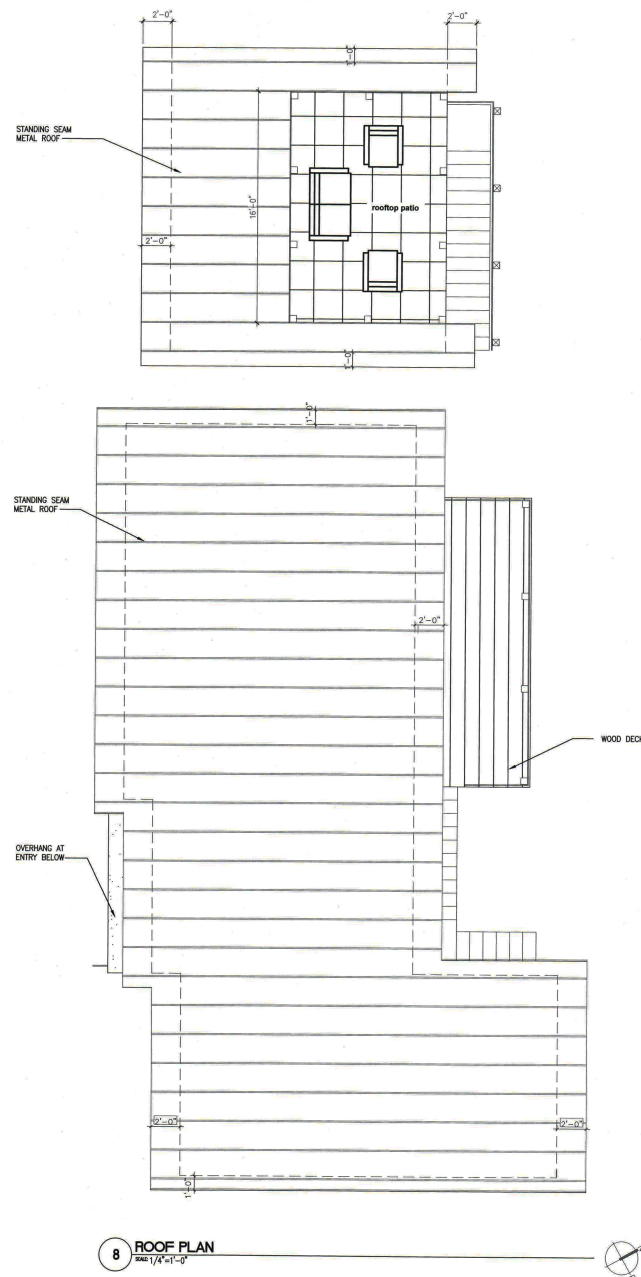


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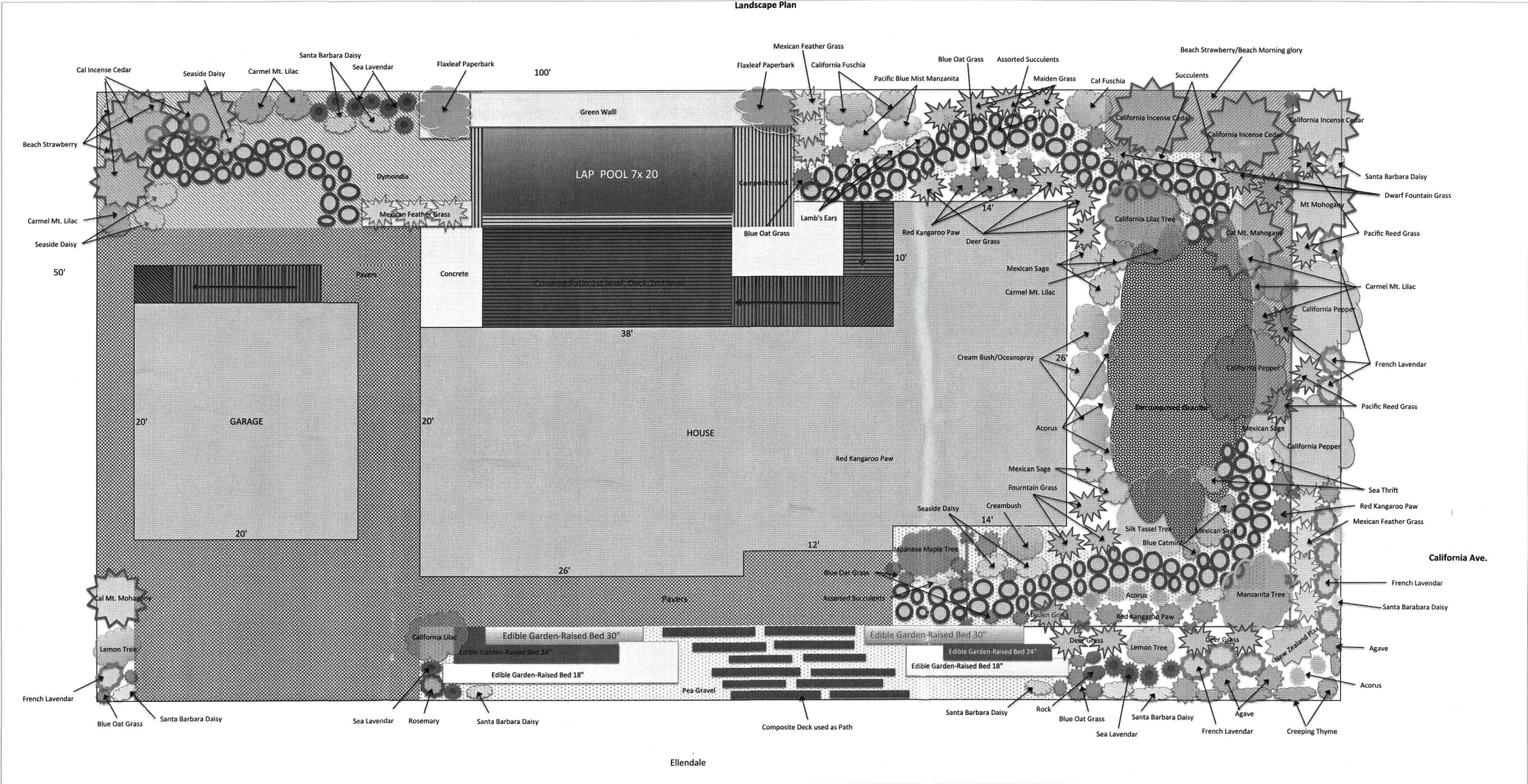
Owner/Applicant: **Wocketfone LLC / Joanna Livadas**

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File Numbers: **PLN2014-00251**



# Landscape Plan



Ellendale

## San Mateo County Planning Commission Meeting

Owner/Applicant: **Wocketfone LLC / Joanna Livadas**

Attachment: **C**

File Numbers: **PLN2014-00251**



## Table of Plants

| Common Name                  | Latin                             |
|------------------------------|-----------------------------------|
| <b>Ground Cover</b>          |                                   |
| Lamb's Ears                  | Stachys byzantina                 |
| Blue Catmint                 | Nepeta Faassenii                  |
| Blue Western Flax            | Linum Lewisii                     |
| Sea Thrift                   | Armeria Maritima                  |
| Beach Morning Glory          | Ipomoea pes-caprae                |
| Yerba Buena                  | Micromeria douglasii              |
| Beach Strawberry             | Fragaria chiloensis               |
| Dymondia                     | Dymondia margaretae               |
| Creeping Thyme               | Thymus serpyllum                  |
| <b>Shrubs</b>                |                                   |
| French Lavendar              | Lavendula dentata)                |
| Sea Lavendar                 | Limonium latifolium               |
| Sandhill Sage                | Artemisia pycnocephala '          |
| Mexican Sage                 | Salvia leucantha                  |
| Wooly Blue Curls             | Trichostema lanatum               |
| Pacific Mist Manzanita       | Arctostaphylos                    |
| Rosemary                     | Rosmarinus officinalis            |
| Chinese Fringe Flower        | Loropetalum chinense 'Pipa's Red' |
| New Zealand Flax             | Phormium Maori Queen              |
| Carmel Mountain Lilac        | Ceanothus griseus horizontalis    |
| Clifonia Fuschia             | Epilobium                         |
| Seaside Daisy                | Erigeron glaucus                  |
| Creambush/Oceanspray         | Holodiscus discolor               |
| California Lilac             | Ceanothus                         |
| <b>Assorted Succulents</b>   |                                   |
| Agave                        |                                   |
| <b>Grasses</b>               |                                   |
| Maiden grass                 | Miscanthus sinensis 'Gracillimus. |
| Deer Grass                   | Muhlenbergia rigens               |
| Mexican Feather Grass        | Stipa tenuissima                  |
| Blue Oat Grass               | Helictotrichon sempervirens       |
| Dwarf Fountain Grass         | Pennisetum alopecuroides 'Hameln' |
| Purple Fountain Grass        | Pennisetum Setaceum "Rubrum"      |
| Pacific reed grass           | Calamagrostis nutkaensis          |
| <b>Trees</b>                 |                                   |
| Manzanita                    | Arctostaphylos                    |
| California Lilac             | Ceanothus 'Concha'                |
| California Incense Cedar     | Calocedrus decurrens              |
| California Pepper            | Schinus molle                     |
| California Mountain Mohagany | Cercocarpus betuloides            |
| Flaxleaf Paperbark           | Melaleuca linariifolia            |
| Japanese Maple Bloodgood     | Acer palmatum atropurpureum       |
| Silktassell                  | Garrya elliptica                  |

## San Mateo County Planning Commission Meeting

Owner/Applicant: **Wocketfone LLC / Joanna Livadas**

Attachment: **C**

File Numbers: **PLN2014-00251**

June 16, 2015

**ATTACHMENT D**

Joanna Livadas  
128 Alta Mesa Drive  
South San Francisco, CA 94080

Dear Ms. Livadas:

SUBJECT: Coastside Design Review Committee Recommendation of Approval  
California and Ellendale Avenues, Moss Beach  
APN 037-131-110; County File No. PLN 2014-00251

At its meeting of July 9, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review permit to allow construction of a 2,200 sq. ft. new two-story, single-family residence, plus a 380 sq. ft. detached two-car garage on an existing 5,024 sq. ft. legal parcel, as part of a hearing-level Coastal Development Permit. Seven (7) trees are proposed for removal. The project is appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and conditions of approval:

**FINDINGS**

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of new structures.

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the





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

- a. Articulation is achieved through proportion, symmetry, and quantity and quality of materials that include aluminum windows, solid wood doors, fiber cement siding, and slate. The proposed style of the residence complements and enhances the eclectic style of the neighborhood (Section 6565.20(D)1d and e).
- b. The detached garage's rock exterior treatment adds interest to the overall project design, blending well with the proposed residence and mitigating any potential effect of the accessory structure being a dominant feature of the project (Section 6565.20(D)2d).
- c. The proposed modern/contemporary architectural style of the proposed residence complements the established style of the neighborhood. The size of the residence is compatible with the scale of the neighborhood, the slanted roof adds visual interest and reduces what could be perceived as a "boxy" appearance, and the setbacks and landscaping would create a soft appearance of the residence from California Avenue (Section 6565.20(D)2 and (F)1).
- d. As proposed and conditioned, the landscaping layout that includes drought tolerant, native and non-invasive plant species would prevent adverse impacts to the site and surrounding areas and maintains the visual integrity of the neighborhood. Condition No. 4.a requires the reduction of the number of proposed trees to 1:1 to maintain consistency with the other properties in the neighborhood; Condition No. 4.b requires calling out the location of the deer fencing on the landscape plan; and Condition No. 4.c requires the property owner to retain the existing Catalina Ironwood tree, if feasible (Section 6565.20(F)1).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans, should they be approved by the Planning Commission. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project 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 or the Planning Commission, with applicable fees to be paid.
2. The design review final approval 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 design review 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 the approval letter on the top pages of the building plans.
4. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Reduce the number of proposed trees to 1:1 replacement to maintain consistency with the other properties in the neighborhood.
  - b. Call out the location of the deer fencing on the landscape plan.
  - c. Retain the existing Catalina Ironwood tree, if feasible.
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 meeting County 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. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
9. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on California and Ellendale Avenues. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on California and Ellendale Avenues. There shall be no storage of construction vehicles in the public right-of-way.
- 11. The exterior color samples submitted to the Coastside Design Review Committee 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.
  - 12. Installation of the approved landscape plan is required prior to final inspection.
  - 13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

#### Building Inspection Section

- 14. The applicant shall apply for a building permit.

#### Montara Water and Sanitary District

- 15. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

#### Department of Public Works

- 16. Prior to the issuance of the building permit or planning 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. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.



17. Prior to the issuance of the building permit or planning 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 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.
18. 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.
19. 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

20. Smoke detectors which are hardwired: As per the California Building Code (CBC), State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) 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.
21. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
22. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) 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.
23. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
24. 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 protected.

25. Address numbers: As per CFPD Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
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30. 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.
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32. 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/Cal-Fire or CFPD. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

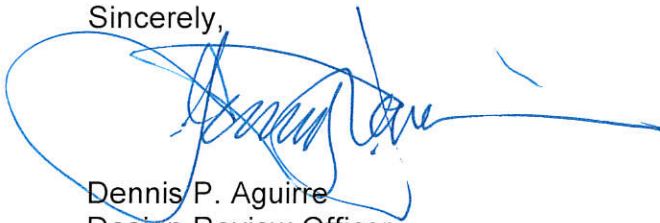
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35. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
36. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. Only current fire flow will be accepted. Flow over five years will need fire flows.
37. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and CFPD Ordinance No. 2103-03, 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 or the City of Half Moon Bay. A building permit will not be issued until the plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to CFPD 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.
38. Installation of underground sprinkler pipes shall be flushed and visually inspected by CFPD prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
39. 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.
40. 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.



Please note that the decision of the Coastsides Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit (CDP). The decision on the CDP will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at [daguirre@smcgov.org](mailto:daguirre@smcgov.org).

To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

Sincerely,



Dennis P. Aguirre  
Design Review Officer

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cc: Dianne Whitaker, Architect  
Kris Lannin-Liang, Moss Beach Community Representative  
Linda Montalto-Patterson





## ***San Mateo County Planning Commission Meeting***

Owner/Applicant: **Wocketfone LLC / Joanna Livadas**

Attachment: **E**

File Numbers: **PLN2014-00251**





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