

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

DATE: April 24, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Public hearing to consider an appeal of the Coastsides Design Review Committee's decision to approve a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, for the construction of a new 2,612 sq. ft. two-story single-family residence, plus a 433 sq. ft. attached two-car garage on an existing 6,386 sq. ft. legal parcel in the unincorporated El Granada area of San Mateo County (APN#047-092-260).

County File Number: PLN 2018-00104 (Kroll)

PROPOSAL

The applicant proposes to construct a 3,045 sq. ft. (Including the 433 sq. ft. garage) single-family residence on an undeveloped parcel located at the southeast corner of Alhambra Avenue and Vallejo Avenue (APN#047-092-260).

RECOMMENDATION

Deny the appeal and uphold the decision of the Coastsides Design Review Committee to approve the Design Review Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

SUMMARY

The following discussion summarizes the major points of the appeal followed by Staff's response:

1. Appellant: The neighborhood context and character is defined by modest single-story ranch and cottage homes. The 100 block of Vallejo Street is overwhelmingly represented by single-story ranch and cottage homes.

Staff's Response: The subject neighborhood extends beyond the 100 block of Vallejo Street. The homes immediately adjacent to the vacant parcel are two-story homes and the neighborhood is comprised of one and two-story homes. The coastsides design standards have been created to encourage

development that is in harmony with the neighborhood; it is not a requirement that a new structure strictly emulate or copy the architecture and design of existing development. Many of the existing homes would not comply with the current design standards as modern design concepts implemented in the design standards inherently result in deviation from the design of older homes. The project complies with the bulk and height requirements for the S-17 combining district and meets the design standard recommendation which discourages homes over two-stories.

2. Appellant: The project's design elements conflict with the neighborhood character. The project's design elements conflict with zoning code design standards and Local Coastal Program (LCP) policies for neighborhood scale, second stories, wall articulation, entries, garages, roof design, openings, and architectural style.

Staff's Response: The project is located within a single-family categorical exclusion area and no variances have been requested therefore the LCP policies are not applicable. The CDRC determined, on January 10, 2019, that the revised project is in substantial compliance with the Coastsides Design Standards. The second-story is well articulated and centrally located. The roof design has been simplified to reflect a traditional aesthetic. The garage has been set back 17 feet from the property line and is well integrated into the rest of the home. The windows over the garage have been removed to reduce its prominence. The CDRC found that the architectural style is complementary to the neighborhood in regard to color and materials as noted in the design review approval findings.

3. Appellant: The project will have negative impacts on views, siting, and structure placement.

Staff's Response: The home has been set back 20 feet from the nearest neighbor, allowing the adjacent property owner to enjoy preservation of light in their side yard. The windows on the second floor facing the neighbor to the east have been limited to three (3) to preserve privacy. Local Coastal Program policies protect public views, i.e. views from Highway 1 to the ocean. The project would not impact public views because the home resides in a residential community to the east of HWY 1. Private views of the ocean would be impacted as the home would be developed on corner lot adjacent to HWY 1, however private views are not protected by existing regulations. The applicant has designed the second floor comply with coast side design standards by setting the second story back from the footprint of the first floor and providing exterior articulation to minimize impacts to private views.

4. Appellant: A traffic safety and parking study should be performed and Conditions should be added to mitigate traffic hazards and parking impacts at the intersection of Vallejo Street and Alhambra Avenue.

Staff's Response: The project has been evaluated by all County departments including Public Works. The Public Works Department has not raised any concerns or objections related to access, placement, or sight distances at the corner of Vallejo Street and Alhambra Avenue. A single-family home in a residential neighborhood, which provides the required off-street parking, does not meet the threshold for significant traffic impacts and therefore a traffic study is not warranted. Additionally, per general policy 2.52 of the Local Coastal Program, single-family dwellings are not required to develop a traffic impact analysis and mitigation plan (TIMP).

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

DATE: April 24, 2019

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SUBJECT: Consideration of an appeal of the Coastside Design Review Committee's decision to approve a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, for the construction of a new 2,612 sq. ft. two-story single-family residence, plus a 433 sq. ft. attached two-car garage on an existing 6,386 sq. ft. legal parcel in the unincorporated El Granada area of San Mateo County (APN 047-092-260).

County File Number: PLN 2018-00104 (Kroll)

PROPOSAL

The Applicant proposes to construct a new two-story 3,045 sq. ft. (including a 433 sq. ft. two-car garage) single-family residence on an existing 6,386 sq. ft. undeveloped parcel located at the southeast corner of Alhambra Avenue and Vallejo Avenue (APN# 047-092-260).

RECOMMENDATION

Deny the appeal and uphold the decision of the Coastside Design Review Committee to approve the Design Review Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Associate Planner

Project Planner: Kanoa Kelley, Telephone 650/363-1873

Applicant/Owner: John Kroll

Appellant: Marion Minor

APN: 047-092-260

Location: Southeast corner of Alhambra Avenue and Vallejo Street
(Attachment B – Vicinity Map)

Lot Size: 6,386 sq. ft.

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 District/Coastal Development)

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

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water and Sewer Services: Coastside County Water District and Granada Community Services District

Flood Zone: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0117E, effective October 16, 2012.0

Parcel Legality: The parcel was legally subdivided by the approved Minor Subdivision SMN76-4.

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

Setting: The project site is a vacant parcel located at the southeast corner of Alhambra Avenue and Vallejo Street, east of Cabrillo Highway. The site is predominantly vegetated with grass and other natural ground cover therefore no trees are proposed for removal. The site is located within a developed single-family residential neighborhood and the Midcoast Single-Family Residential Categorical Exclusion Area.

Chronology:

<u>Date</u>	<u>Action</u>
March 14, 2018	- Application submitted.
October 11, 2018	- The Coastside Design Review Committee (CDRC) continues review of the proposal to a future date, recommending that the applicant address their comments as detailed in Attachment C. - Staff worked with the Applicant to address Design Review comments and submit a revised application for review.
January 10, 2019	- The Coastside Design Review Committee (CDRC) reviewed the revised proposal. The CDRC also considered testimony

from the public and an opposition letter submitted by the appellant's attorney. After consideration, the CDRC voted 2-0 (Committee member Bruce Chan absent) to approve the revised design.

- January 25, 2019 - In accordance with Zoning Regulations Chapter 28.1 Section 66565.11(A), an appeal of the Design Review approval was submitted by Marion Minor within 10 working days of the approval.
- The County worked with the Applicant and the Appellant to schedule a public hearing date.
- April 24, 2019 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. COASTSIDE DEVELOPMENT REVIEW COMMITTEE (CDRC) ACTION AND COMPLIANCE WITH COASTSIDE DESIGN REVIEW STANDARDS

The Coastsides Design Review Committee (CDRC) initially reviewed the development proposal for new construction of a single-family home on a vacant parcel on October 11, 2018 (Attachment C – First Proposal and CDRC Comments). Upon review, the CDRC continued the hearing to a future date, recommending that the Applicant address the following:

- a. Address the neighborhood's concerns about views, light, and air in the revised design.
- b. Modify the roof form to achieve a more cohesive roof theme.
- c. Select a different railing for the deck that meets Building Code (smaller than a 4-inch gap between rails) use black galvanized metal.
- d. Ensure the elevations provide accurate representations of the proposal.
- e. Remove the windows over the garage or combine the four windows into two windows.
- f. Move the entry wall and overhang back to meet the required minimum setback.
- g. Redesign the landscape plan to follow standards in terms of a more natural layout.
- h. No Bottlebrush plants (*Callistemon* sp.) in the landscape plan.

- i. For the 4-foot fence proposed along Alhambra Avenue, specify the type of fence and provide articulation.

The Applicant redesigned the project to comply with the CDRC comments (Attachment D – Revised Proposal). The roof design has been modified by removing the modern design elements, in the form of a flat roof, and replacing it with a traditional gabled and hipped roof. The porch has also been redesigned to match the traditional aesthetic. The railings have been replaced by glass panels and the fencing has been removed in favor of landscaping elements. The windows over the garage have been removed to reduce the prominence of the garage. In response to public comments on the lack of off-street parking, the Applicant moved the garage back 17 feet to accommodate additional vehicles in the driveway. All other CDRC comments were addressed in the revised submittal.

The CDRC reviewed the revised project at its January 10, 2019 meeting. The CDRC also considered testimony from the public and an opposition letter submitted by the appellant's attorney, citing inconsistencies with the coastal design standards and requesting a continuance (provided in Attachment F). After consideration, the CDRC voted 2-0 (CDRC member Bruce Chan was absent) to approve the revised design (Attachment E – Approval Letter).

B. APPEAL OF THE COASTSIDE DESIGN REVIEW COMMITTEE APPROVAL

On January 25, 2019, Planning staff received an appeal application filed by Marion Minor, property owner of 139 Vallejo Street (a neighboring parcel to the northeast of the project site, within viewing distance), challenging the CDRC's decision (Attachment F – Appeal Application). The Appellant cited her attorney's letter submitted to the CDRC on January 10, 2019, stating that the issues raised by the letter had not been addressed. A supplement to the appeal was submitted by the Appellant via email on March 17, 2019 (Attachment H – Appeal Supplement).

The following discussion summarizes the major points of the appeal followed by Staff's response:

1. Appellant: The neighborhood context and character is defined by modest single-story ranch and cottage homes. The 100 block of Vallejo Street is overwhelmingly represented by single-story ranch and cottage homes.

Staff's Response: The subject neighborhood extends beyond the 100 block of Vallejo Street. The homes immediately adjacent to the vacant parcel are two-story homes and the neighborhood is comprised of one and two-story homes (Attachment G – Neighborhood Photos). The coastside design standards have been created to encourage development that is in harmony with the neighborhood; it is not a requirement that a new structure strictly emulate or copy the architecture and design of existing development. Many of the existing homes would not comply with the current design standards as

modern design concepts implemented in the design standards inherently result in deviation from the design of older homes. The project complies with the bulk and height requirements for the S-17 combining district and meets the design standard recommendation which discourages homes over two-stories.

2. Appellant: The project's design elements conflict with the neighborhood character. The project's design elements conflict with zoning code design standards and Local Coastal Program (LCP) policies for neighborhood scale, second stories, wall articulation, entries, garages, roof design, openings, and architectural style.

Staff's Response: The project is located within a single-family categorical exclusion area and no variances have been requested therefore the LCP policies are not applicable. The CDRC determined, on January 10, 2019, that the revised project is in substantial compliance with the Coastside Design Standards. The second-story is well articulated and centrally located. The roof design has been simplified to reflect a traditional aesthetic. The garage has been set back 17 feet from the property line and is well integrated into the rest of the home. The windows over the garage have been removed to reduce its prominence. The CDRC found that the architectural style is complementary to the neighborhood in regard to color and materials as noted in the design review approval findings.

3. Appellant: The project will have negative impacts on views, siting, and structure placement.

Staff's Response: The home has been set back 20 feet from the nearest neighbor, allowing the adjacent property owner to enjoy preservation of light in their side yard. The windows on the second floor facing the neighbor to the east have been limited to three (3) to preserve privacy. Local Coastal Program policies protect public views, i.e. views from Highway 1 to the ocean. The project would not impact public views because the home resides in a residential community to the east of HWY 1. Private views of the ocean would be impacted as the home would be developed on corner lot adjacent to HWY 1, however private views are not protected by existing regulations. The applicant has designed the second floor comply with coast side design standards by setting the second story back from the footprint of the first floor and providing exterior articulation to minimize impacts to private views.

4. Appellant: A traffic safety and parking study should be performed and Conditions should be added to mitigate traffic hazards and parking impacts at the intersection of Vallejo Street and Alhambra Avenue.

Staff's Response: The project has been evaluated by all County departments including Public Works. The Public Works Department has not raised any concerns or objections related to access, placement, or sight distances at the corner of Vallejo Street and Alhambra Avenue. A single-

family home in a residential neighborhood, which provides the required off-street parking, does not meet the threshold for significant traffic impacts and therefore a traffic study is not warranted. Additionally, per general policy 2.52 of the Local Coastal Program, single-family dwellings are not required to develop a traffic impact analysis and mitigation plan (TIMP).

C. ANALYSIS OF PROJECT COMPLIANCE WITH APPLICABLE COUNTY POLICIES AND REGULATIONS

1. Conformance with the County General Plan

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

Visual Quality: Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The Design Review standards implement this policy within Design Review Zoning Districts of the County, including the Midcoast. In approving the project, the CDRC found that project complies with policy 4.35. A discussion of compliance with design review standards is provided in Section C.3.b of this report.

Urban Land Use: Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposed two-story structure meets the zoning district height standards and is compatible in design, scale and size with other residences located in the neighborhood. The appearance of mass and bulk of the new residence is reduced by articulation of all exterior façades and the positioning and minimization of the roof mass relative to the main floor. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastsides Design Review Committee's approval (see Section 3.b of this report).

Water Supply: Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Coastsides County Water District has confirmed that a water service connection is available for this site.

Wastewater Policies: 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of

adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. Granada Community Services District has provided staff with a project review comment letter indicating adequate capacity to serve the project, subject to conditions, including requiring the Applicant to obtain Sewer Connection Permit.

2. Conformance with the Local Coastal Program (LCP)

The project qualifies for a Coastal Permit Exemption as the site is located in the Single-Family Residence Development Categorical Exclusion Area. The parcel is not located in a scenic corridor, nor does the property adjoin an area of sensitive habitat. Because the project parcel meets the minimum lot size prescribed by the S-17 combining district and this project requires no exceptions to such standards, the project qualifies for a Coastal Development Exemption; as a result additional LCP policies do not apply.

3. 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 provisions, as indicated in the following table:

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	6,386 sq. ft. (legal site)
Maximum Floor Area (includes garage)	3,385 sq. ft. (53% maximum)	3,045.9 sq. ft. (47.7%)
Maximum Building Site Coverage	2,235 sq. ft. (35% maximum)	1,905 sq. ft. (29.8%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	10 ft.	10 ft.
Maximum Building Height (<30% slope)	28 ft.	27ft 11in
Minimum Parking Spaces	2	2 Enclosed
Daylight Plane/Facade Articulation	20 ft./45 degrees on setback lines of two opposite façades OR finding by CDRC	Complies with both

b. Conformance with Design Review District Standards

The CDRC considered the project at regularly scheduled CDRC meetings on October 11, 2018 and January 10, 2018.

After redesign of the project, on January 10, 2019, the CDRC adopted the findings to approve the project, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; e. Wall Articulation; (2):* The design includes projecting and recessing architectural details such as decks, secondary roof forms, windows, and building materials and colors that help reduce the apparent mass of the building and add visual interest.
- (2) *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; a. Architectural Style; (2):* The contemporary style of the house is compatible with the neighborhood due to materials such as stucco, composition shingles, stained wood facade, and wood trim that complements other homes in the neighborhood.
- (3) *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility; Standard (1, 2, 3); c. Quantity (2):* The design includes multiple warm, natural exterior materials and colors that are compatible with the existing structures and complement and improve the neighborhood.

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

Upon review of the provisions of the Half Moon Bay ALUCP for the Environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 26 feet 4 inches would not penetrate the established airspace threshold.

D. ENVIRONMENTAL REVIEW

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

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Section
Coastside Fire Protection District
Granada Community Services District
Coastside County Water District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. First Proposal and CDRC Comments
 - CDRC Comments
 - Rendering
 - Site Plan
 - Floor Plan
 - Elevations
 - Landscaping Plan
- D. Revised Proposal
 - Rendering
 - Site Plan
 - Floor Plan
 - Elevations
 - Landscaping Plan
- E. CDRC Approval Letter
- F. Appeal Application
- G. Neighborhood Photos
- H. Appeal Supplement

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00104

Hearing Date: April 24, 2019

Prepared By: Kanoa Kelley
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

The Planning Commission finds that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in a residential zone.

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

- a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; e. Wall Articulation; (2):* The design includes projecting and recessing architectural details such as decks, secondary roof forms, windows, and building materials and colors that help reduce the apparent mass of the building and add visual interest.
- b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; a. Architectural Style; (2):* The contemporary style of the house is compatible with the neighborhood due to materials such as stucco, composition shingles, stained wood facade, and wood trim that complements other homes in the neighborhood.
- c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility; Standard (1, 2, 3); c. Quantity (2):* The design includes multiple warm, natural exterior materials and colors that are compatible with the existing structures and complement and improve the neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Coastsides Design Review Committee on January 10, 2019. 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 Coastsides Design Review Committee, 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 a 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 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 a Building Official and the Community Development Director.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 6. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
- 7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Department of Public Works, the Coastside Fire Protection District, the Coastside County Water District, and the Granada Community Services District.
- 8. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
- 9. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Avenue Alhambra and Vallejo Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Alhambra and Vallejo Street. There shall be no storage of construction vehicles in the public right-of-way.
- 10. 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. UV-coated glass or non-glare glass shall be used for the balcony railings.
- 11. 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).

12. Installation of the approved landscape plan is required and shall be confirmed prior to final inspection.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 sq. ft.

Building Inspection Section

14. The project requires a building permit.
15. The fireplace shall be direct vent and sealed front.
16. EV charging infrastructure shall be included in the garage.

Drainage Section

17. 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 Drainage Section 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 Drainage Section for review and approval.

Department of Public Works

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 #3277.
20. The applicant shall demonstrate, to the satisfaction of the Department of Public Works that damaged sections of the sidewalk will be replaced with county standard curb, gutter, and sidewalks prior to the issuance of a building permit.

Coastside Fire Protection District

21. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
22. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
23. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846.
24. A fire flow of 1000 gpm for two (2) hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
25. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
26. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for

hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

27. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
28. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Coastside County Water District

29. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. District staff performs inspections to verify compliance with all district regulations during and after construction.
30. Fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

Granada Community Services District (District)

31. The applicant must obtain a sewer connection permit to connect the project to the District's wastewater facilities.

KAK:ann – KAKDD0128_WNU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B







County of San Mateo - Planning and Building Department

ATTACHMENT C

November 13, 2018

Andrea Costanzo
297 Alto Vista Drive
South San Francisco, CA 94080

Dear Ms. Costanzo:

SUBJECT: Coastside Design Review Recommendation
Avenue Alhambra and Vallejo Street, El Granada
APN 047-092-260; County File No. PLN 2018-00104

At its meeting of October 11, 2018, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow construction of a new 2-story 2,825 sq. ft. single-family residence with a 434 sq. ft. attached 2-car garage on a 6,386 sq. ft. undeveloped, legal parcel (per Minor Resubdivision: SMN76- 4). No tree removal and only minor grading is proposed.

The CDRC was unable to make the findings for design review approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required. As such, recommendations from the CDRC for further project redesign are as follows:

Recommendations:

Staff found that:

1. Address the neighborhood's concerns about views, light, and air in the revised design.
2. Modify the roof form to achieve a more cohesive roof theme.
3. Select a different railing for the deck that meets Building Code (smaller than a 4-inch gap between rails); use black galvanized metal.
4. Ensure the elevations provide accurate representations of the proposal.
5. Remove the windows over the garage or combine the four windows into two windows.
6. Move the entry wall and overhang back to meet the required minimum setback.
7. Redesign the landscape plan to follow standards in terms of a more natural layout.



Andrea Costanzo

- 2 -

November 13, 2018

8. No Bottlebrush plants (*Callistemon* sp.) in the landscape plan.
9. For the 4-foot fence proposed along Alhambra Avenue, specify the type of fence and provide articulation.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (1) request for a decision from the CDRC on the plans presented or (2) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Ruemel Panglao, Project Planner, at 650/363-4582, if you have any questions.

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

DPA:ann – DPACC0538_WNN.DOCX

cc: Bruce Chan, Member Architect
Stuart Grunow, Member Architect
Christopher Johnson, El Granada Community Representative
John Kroll, Property Owner
Veronika Vostinak, Interested Member of the Public
Calvin Wilde, Interested Member of the Public

Envelopes

John Kroll, Property Owner
P.O. Box 1386, El Granada CA 94018

Veronika Vostinak, Interested Member of the Public
P.O. Box 1352, El Granada CA 94018

Calvin Wilde, Interested Member of the Public
18954 Pawl Place, Cottonwood CA 96022

Trim: Color: Swiss Coffee

Exterior Walls: Malibu Beige.

Roof: Color: Charcoal

Stained Wood

7002-16

Swiss Coffee

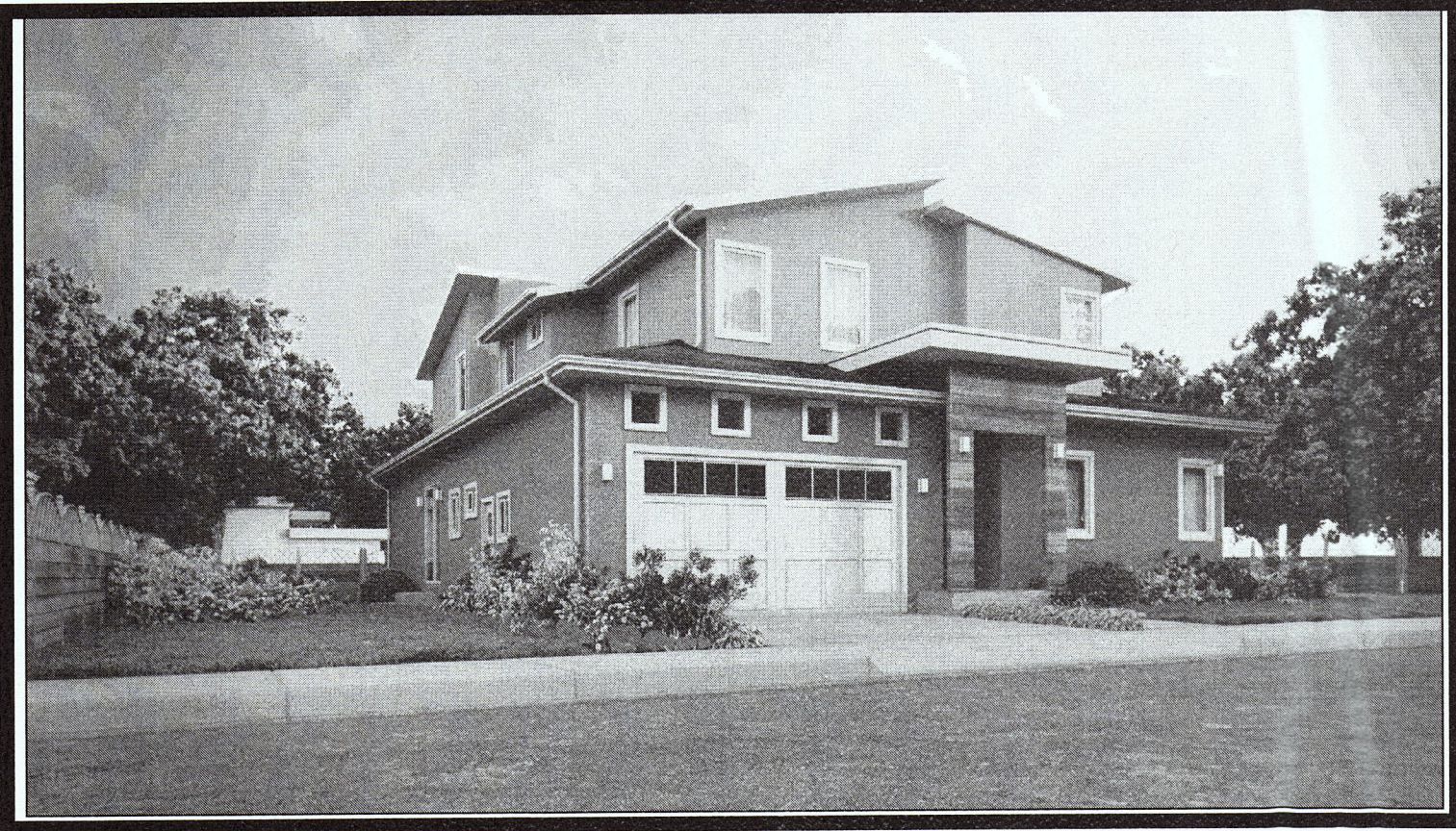


NEW RESIDENCE

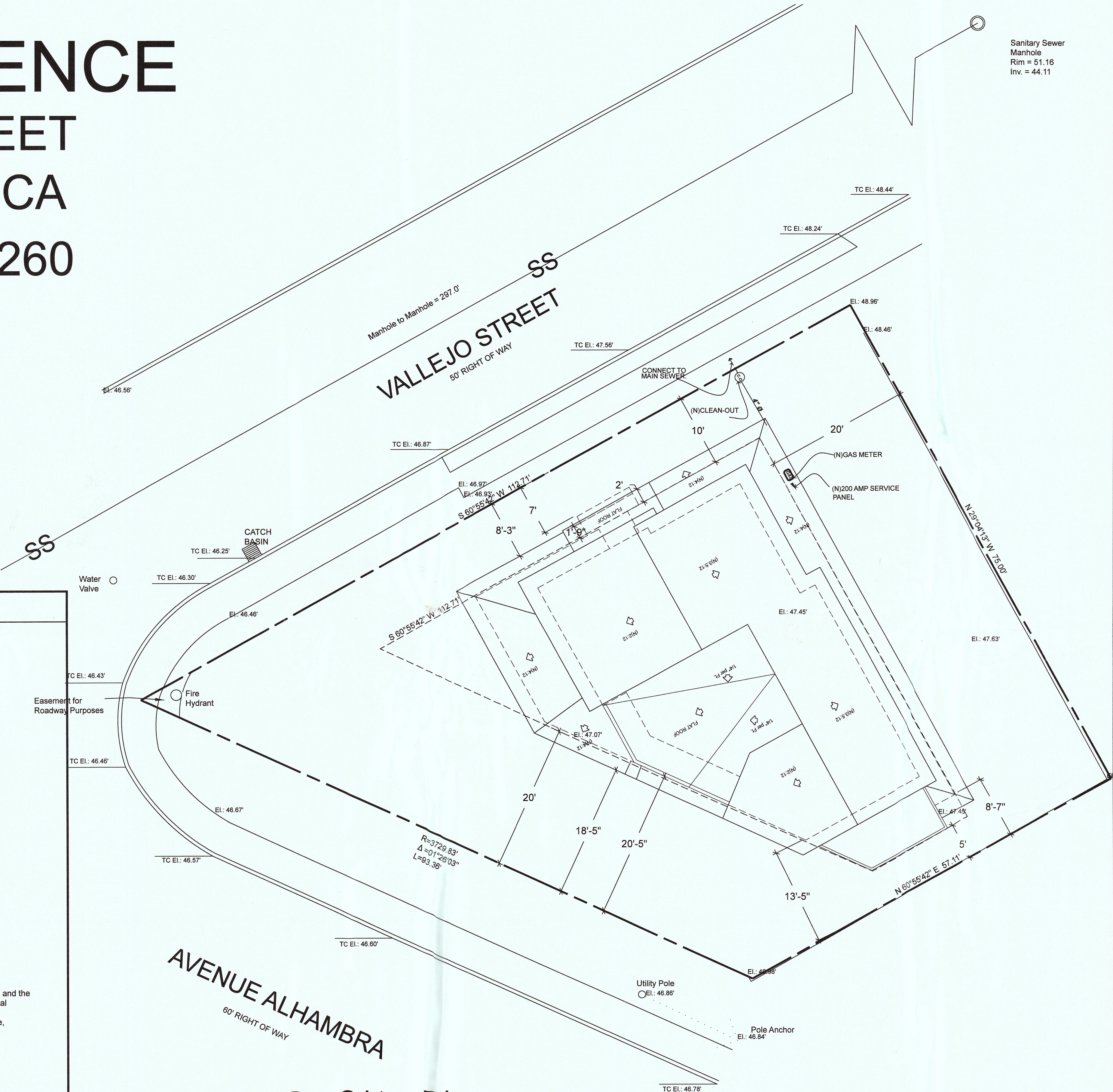
VALLEJO STREET

EL GRANADA, CA

APN# 047-092-260



INDEX OF DRAWINGS	PROJECT INFORMATION
A-1. COVER SHEET, PROJECT DATA, INDEX & SITE PLAN TOPOGRAPHIC SURVEY C-0. TITLE SHEET C-1. CIVIL NOTES SHEET C-2. GRADING PLAN C-3. UTILITY PLAN C-4. EROSION & SEDIMENT CONTROL PLAN C-4.1. BEST MANAGEMENT PRACTICES C-5. DETAIL SHEET C-5.1. DETAIL SHEET L-1. SITE PLAN L-2. PLANTING PLAN L-3. IRRIGATION PLAN A-2. FIRST & SECOND FLOOR PLANS A-3. ROOF PLANS & ELEVATIONS A-4. ELEVATIONS A-5. SECTION	OWNER: JILL & JOHN KROLL ADDRESS: VALLEJO STREET EL GRANADA, CA APN# 047-092-260 LOT AREA: 6,386 SQ.FT. (N) FIRST FLOOR 1,588 SQ.FT. (N) SECOND FLOOR 1,245 SQ.FT. (N) CAR-GARAGE 434 SQ.FT. (N) TOTAL AREA 3,267 SQ.FT. (N) DECK 88 SQ.FT. (N) PORCH 37 SQ.FT. LOT COVERAGE ALLOWED 35% (2,235 SQ.FT.) LOT COVERAGE PROPOSED 32.2% (2,059 SQ.FT.) F.A.R. ALLOWED 53% (3,385 SQ.FT.) F.A.R. PROPOSED 51.2% (3,267 SQ.FT.) ZONING S-17 OCCUPANCY GROUP R-3 CONSTRUCTION TYPE V-B All work shall be in compliance with the County of San Mateo Municipal and the 2016 Editions of the California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, the 2016 California Energy Code, 2016 Green Building Standards Code, 2016 California Residential Code, 2016 CFC
SCOPE OF WORK	
THIS PROJECT PROPOSES A NEW 2-STORY HOUSE, 1,610 SQ.FT. ON THE FIRST FLOOR + 434 SQ.FT. THE GARAGE, 1,235 SQ.FT. ON THE SECOND FLOOR. AND WILL CONTAIN (4) BEDROOMS AND (3.5) BATHS.	
VICINITY MAP	



 Site Plan
SCALE 1/8" = 1'-0"

RECEIVED
SEP 07 2018
San Mateo County
Planning Division

ANDREA COSTANZO
650 619 9045
AndreaCostanzo201@gmail.com
www.AndreaCostanzo.com

KROLL RESIDENCE
VALLEJO ST.
EL GRANADA, CA.

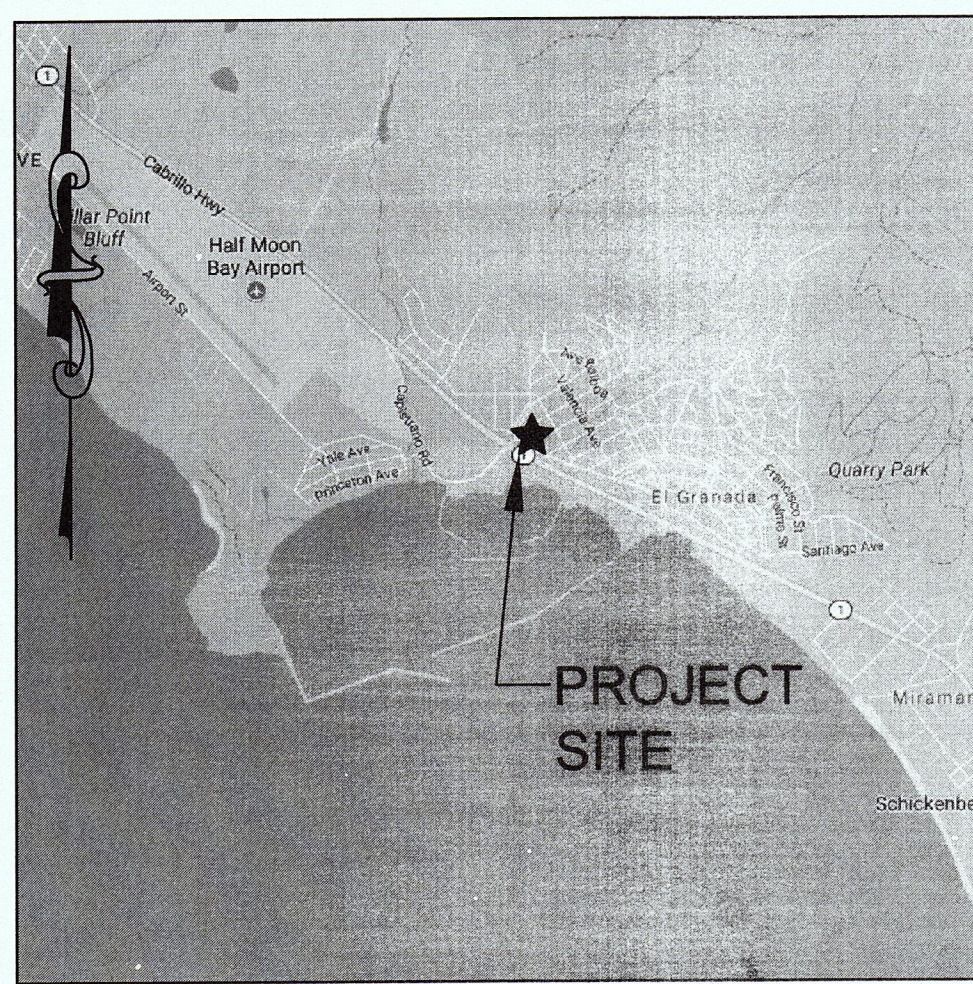
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ANDREA COSTANZO	ANDREA COSTANZO
DATE	ISSUED FOR
06/28/18	PERMIT

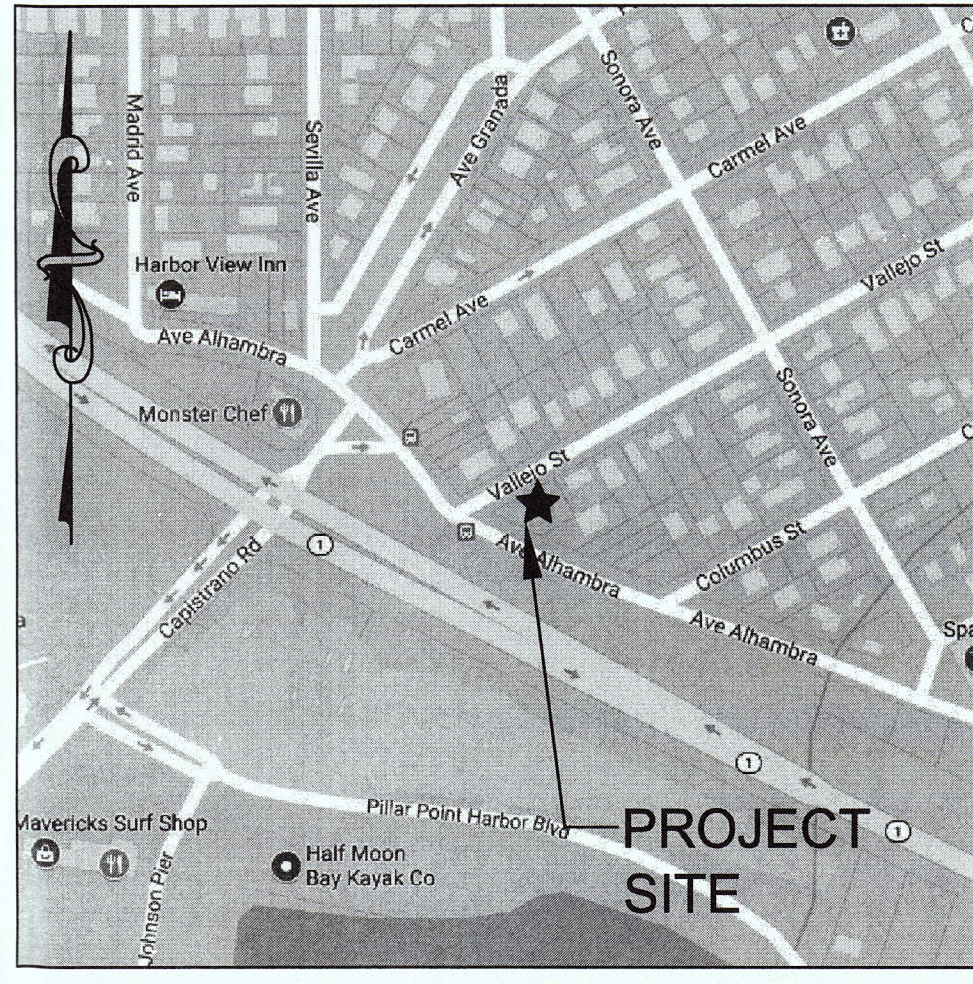
Sheet:
COVER SHEET & SITE PLAN
Scale as shown

A-1
OF

KROLL RESIDENCE
AVENUE ALHAMBRA AT VALLEJO STREET
EL GRANADA (SMCO), CA 94019



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

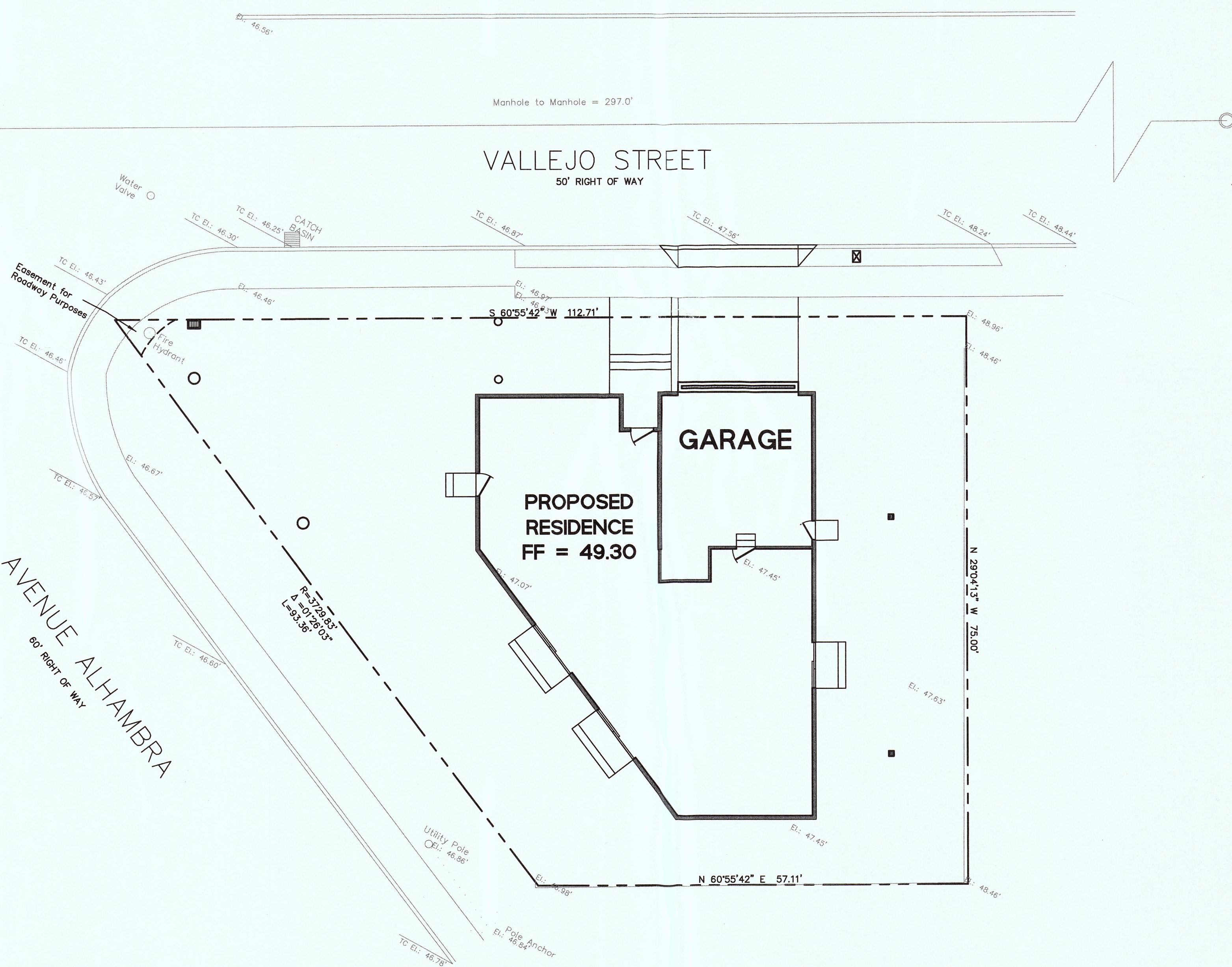
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

CUT	45 C.Y.
FILL	45 C.Y.
TOTAL TO BE MOVED	90 C.Y.
BALANCE	0 C.Y. BALANCED

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



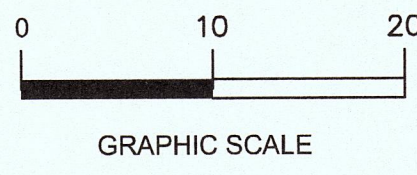
EXISTING	PROPOSED	LEGEND:
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
		FORCE MAIN
		FIRE WATER LINE
		DOMESTIC WATER SERVICE
		IRRIGATION SERVICE
		NATURAL GAS
		ELECTRIC
		JOINT TRENCH
		FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-4.1	BEST MANAGEMENT PRACTICES (BMPs)
C-5	DETAIL SHEET
C-5.1	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0 SF	2,418 SF	88 CF	109 CF



PRECISION ENGINEERING AND CONSTRUCTION, INC.

901 Wallermina Street
Belmont, CA 94002

T: 855.929.8648
F: 855.937.1059
Travis@Precision-EC.com

DATE: _____

REVISIONS: _____

TITLE SHEET

KROLL RESIDENCE

AVENUE ALHAMBRA AT VALLEJO STREET

EL GRANADA (SMCO), CA 94019

Date: **02/06/2018**

Scale: **AS SHOWN**

Design: **AJP**

Check: **TRL**

Drawing Number: **C-0**

PEC Job No. **PEC 17-086**

ANDREACOSTANZO

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AndreaCostanzo201@gmail.com

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VALLEJO ST.
EL GRANADA, CA.

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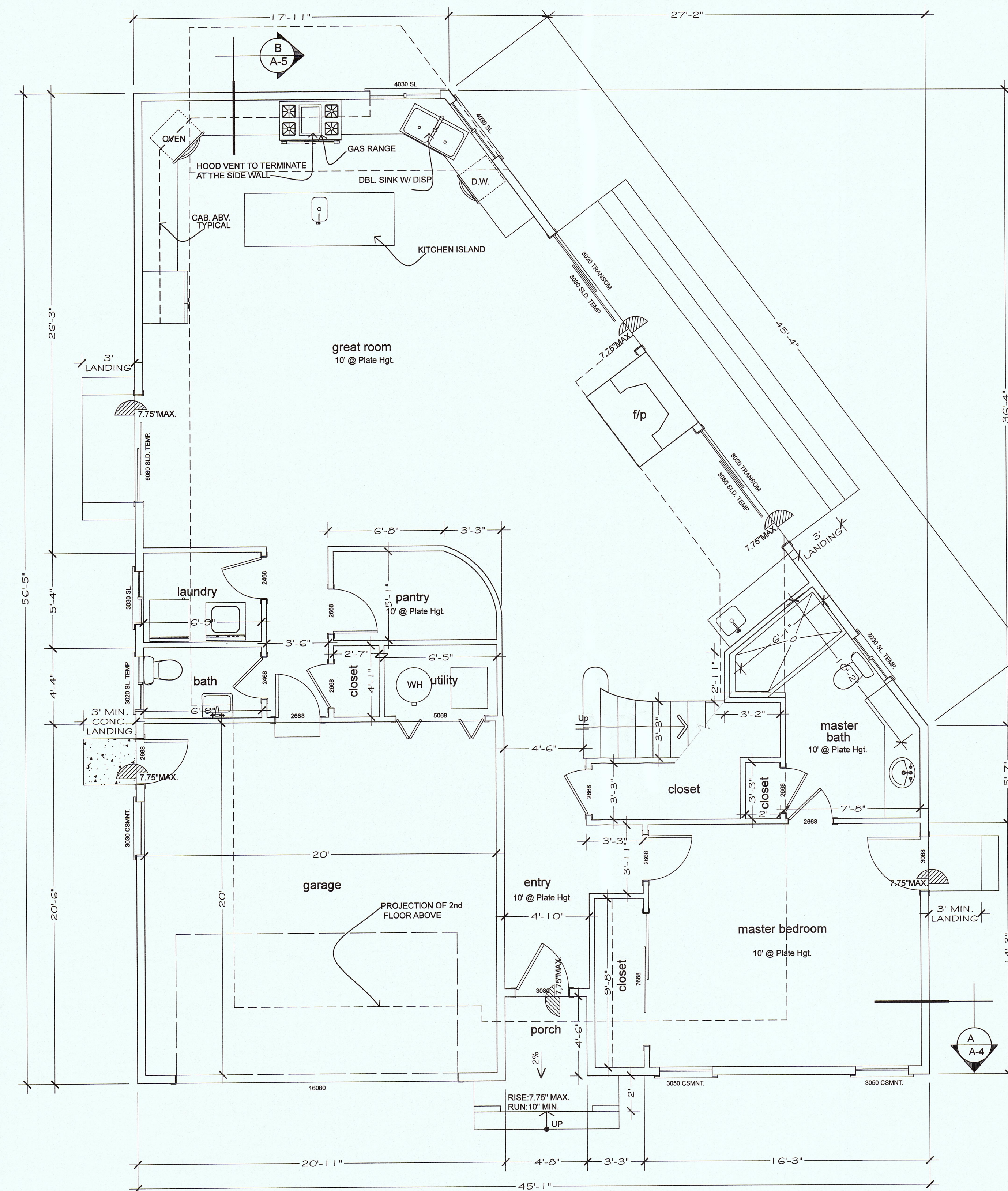
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Sheet:
FIRST & SECOND FLOOR PLAN

Scale as shown

A-2

OF

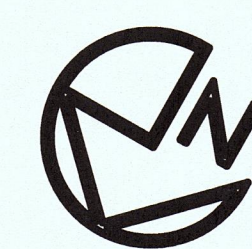
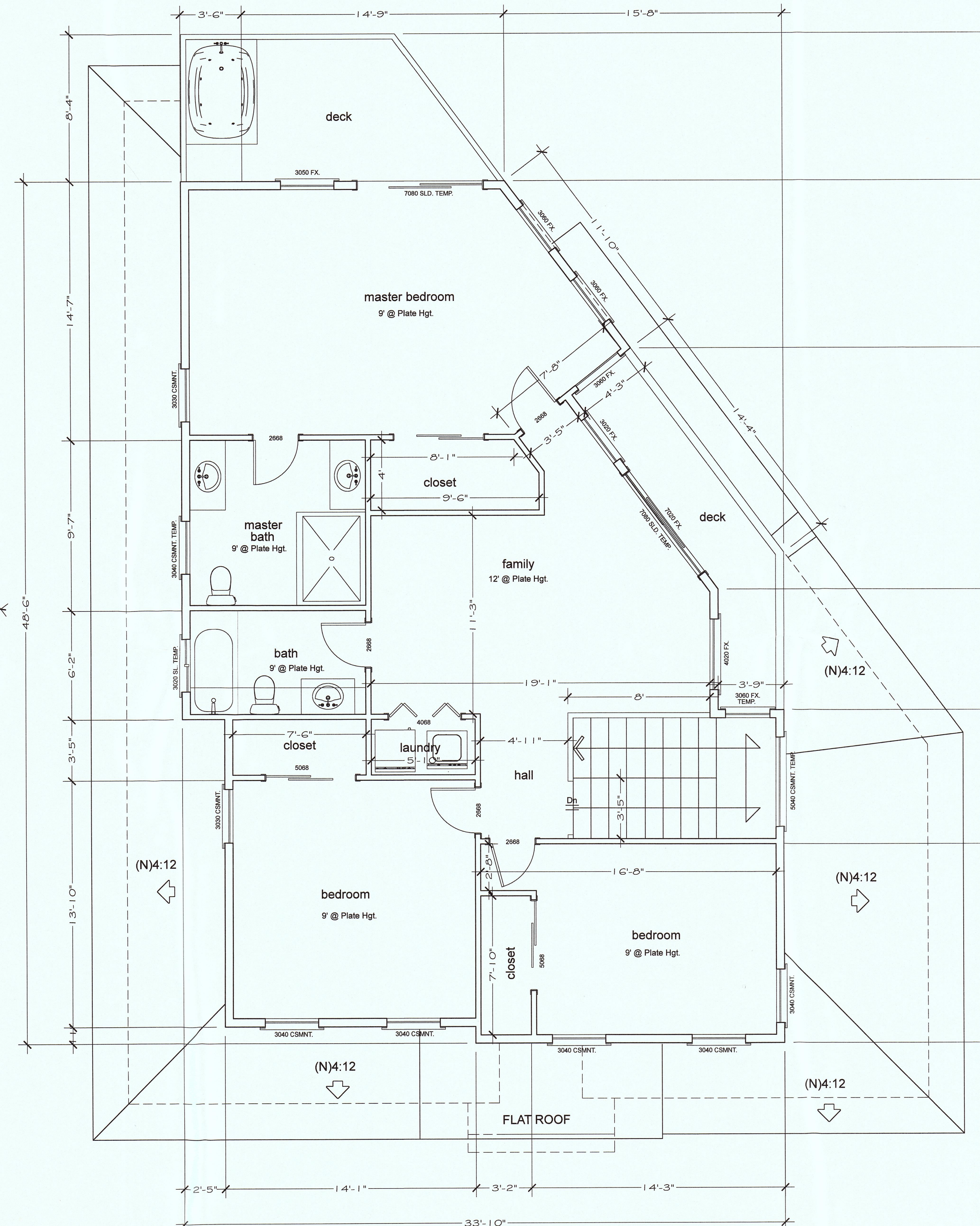


First Floor Plan

SCALE 1/4" = 1'-0"

INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING
SIMILARITY FOR DOORS

SL = SLIDING WINDOW
CSMNT. = CASEMENT WINDOW
FX. = FIXED WINDOW
D.H. = DOUBLE HUNG WINDOW



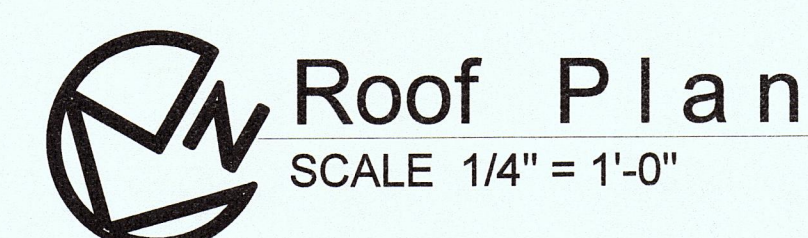
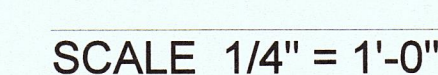
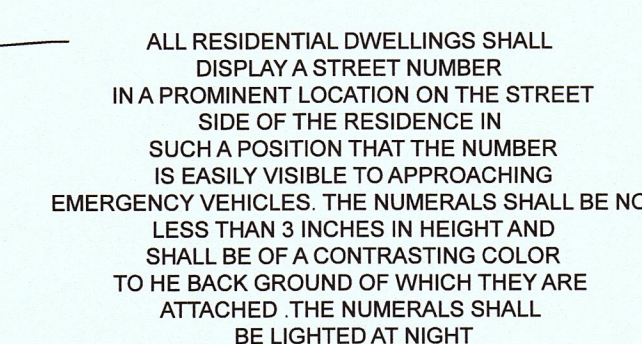
Second Floor Plan

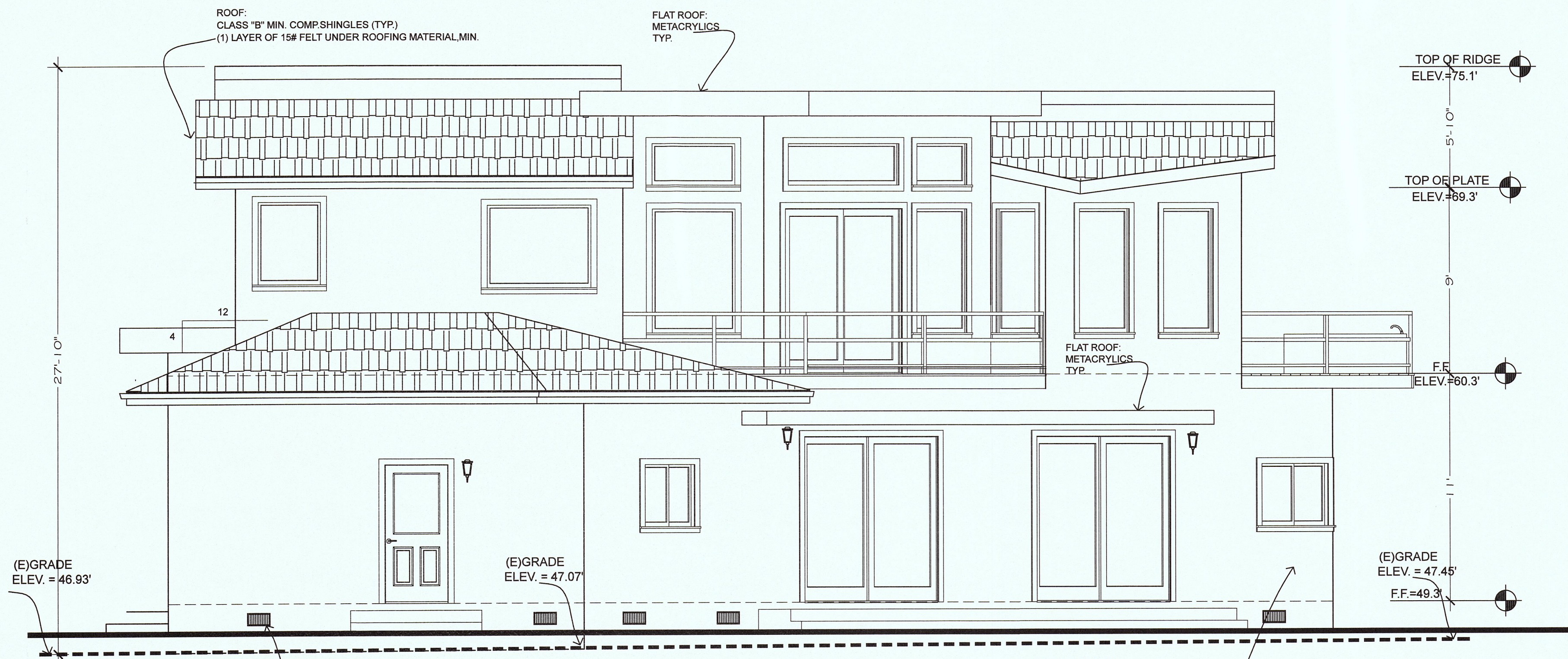
SCALE 1/4" = 1'-0"

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VALLEJO ST.
EL GRANADA, CA.

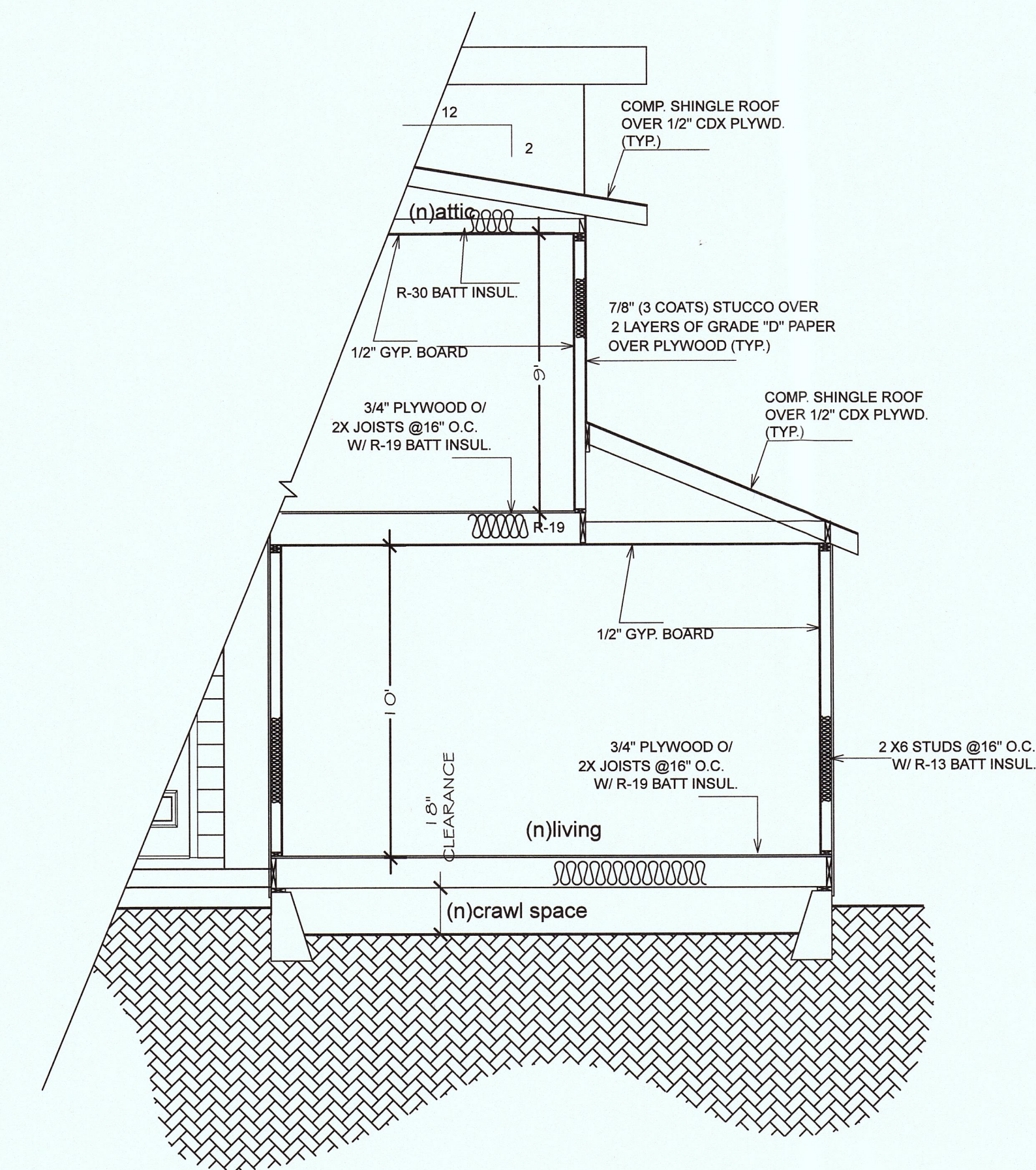
OF





Right Elevation

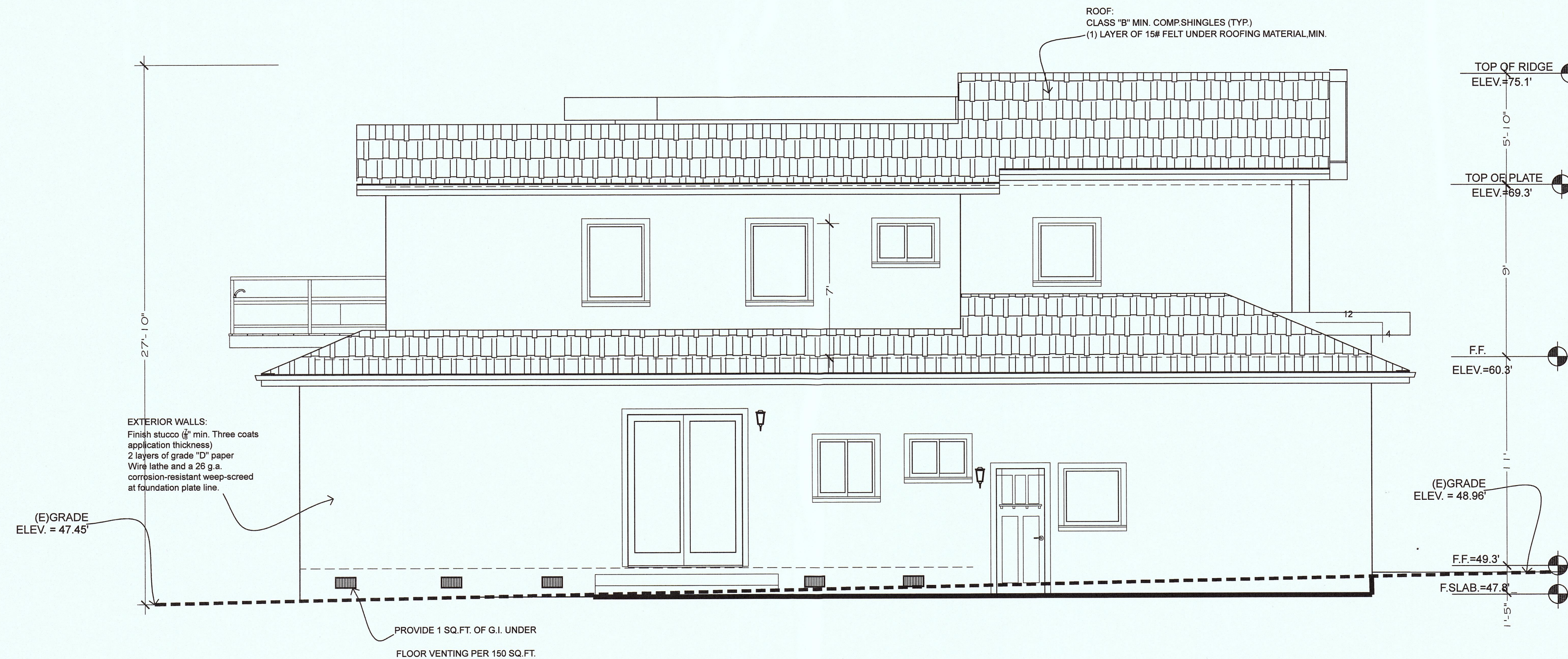
SCALE 1/4" = 1'-0"



Section A-A

SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY - FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE STRUCTURAL SHEETS



Left Elevation

SCALE 1/4" = 1'-0"

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Andrea.Costanzo201@gmail.com

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KROLL RESIDENCE

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EL GRANADA, CA.

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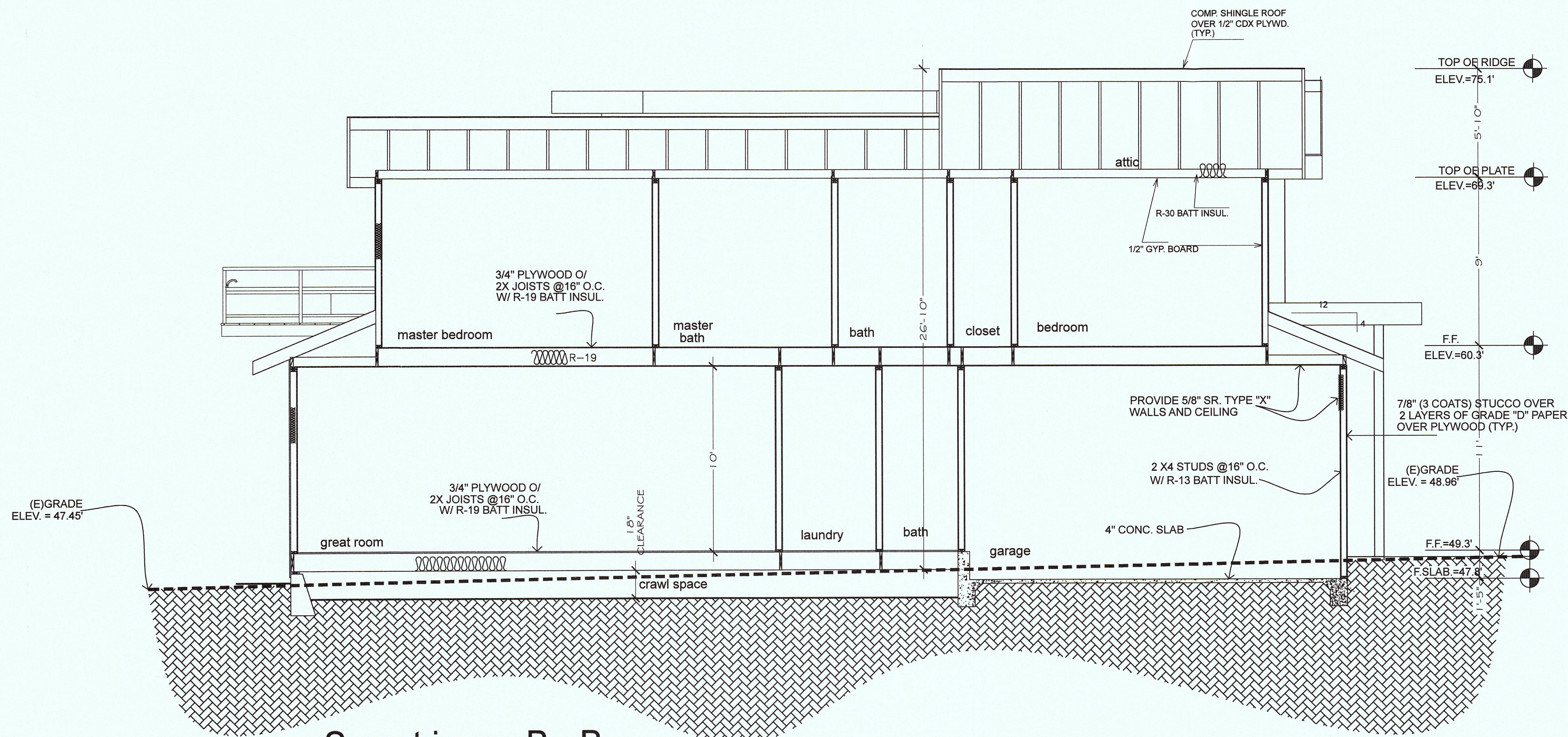
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Sheet:
ELEVATIONS

Scale as shown

A-4

OF



Section B-B
SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY -
FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE
STRUCTURAL SHEETS

ANDREACOSTANZO

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WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND
SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF
THE ACCEPTANCE OF THESE RESTRICTIONS.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY
DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE
DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

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DATE	ISSUED FOR
06/28/18	PERMIT

Sheet:
SECTIONS
Scale as shown

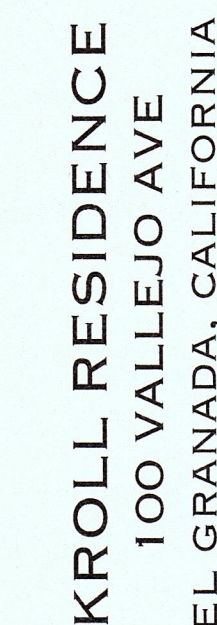
A-5

OF

LANDSCAPE REFLECTION
STEPHANIE OROURKE
1345 HOWARD AVE. #20
BURLINGAME, CA
94010
(650) 347-2499
C27 777808

Diagram illustrating the layers of a deck structure:

- PLANTS
- DECK
- STONE TILE
- PAVERS



L-1

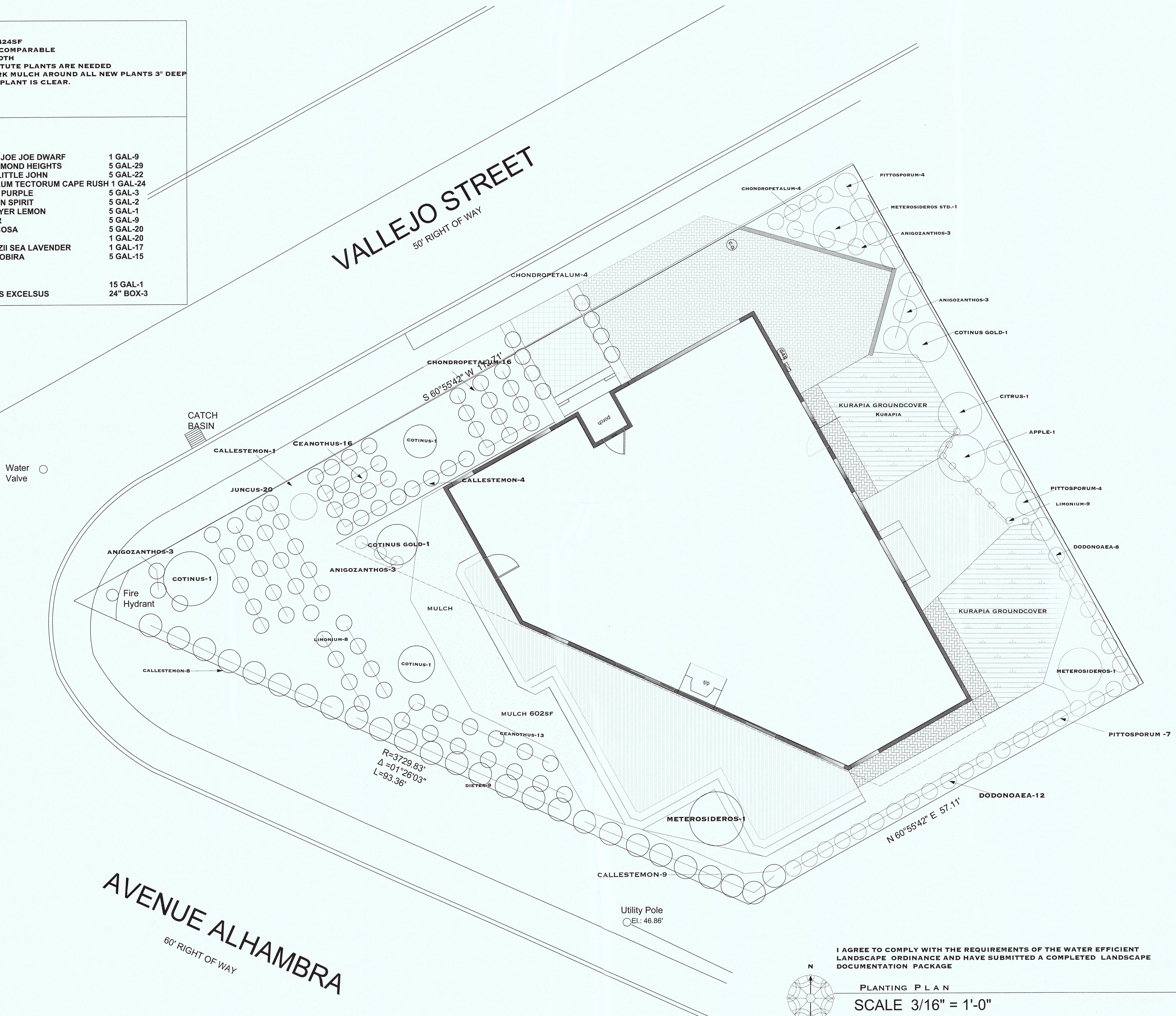
Site Plan

SCALE 3/16" = 1'-0"

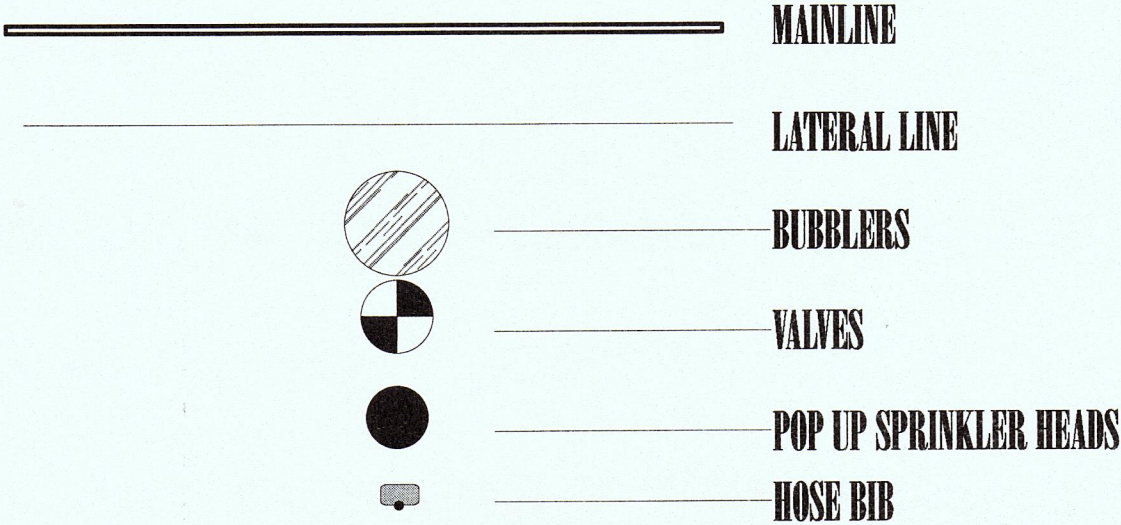
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE SUBMITTED A COMPLETED LANDSCAPE

NOTES
1.KURAPIA SOD IS PREFERRED 424SF
2.SOIL-USE ESSENTIAL SOIL OR COMPARABLE
3.DIG HOLES FOR PLANTS 2X WIDTH
4.CONTACT DESIGNER IF SUBSTITUTE PLANTS ARE NEEDED
5.MULCH-SPREAD REDWOOD BARK MULCH AROUND ALL NEW PLANTS 3" DEEP
6.MAKE SURE THE NECK OF THE PLANT IS CLEAR.
7.STAKE ALL NEW TREES
8. VERIFY FIELD CONDITIONS
9. ADD GOPHER WIRE

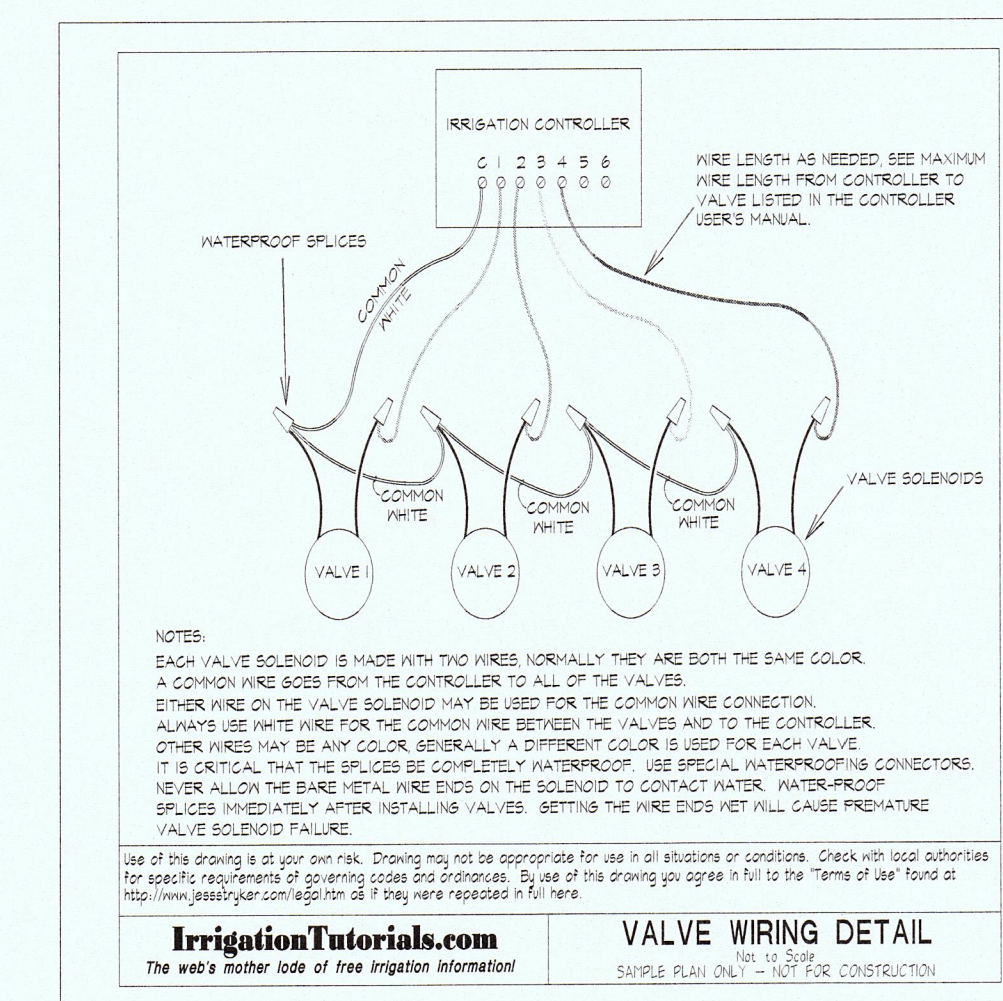
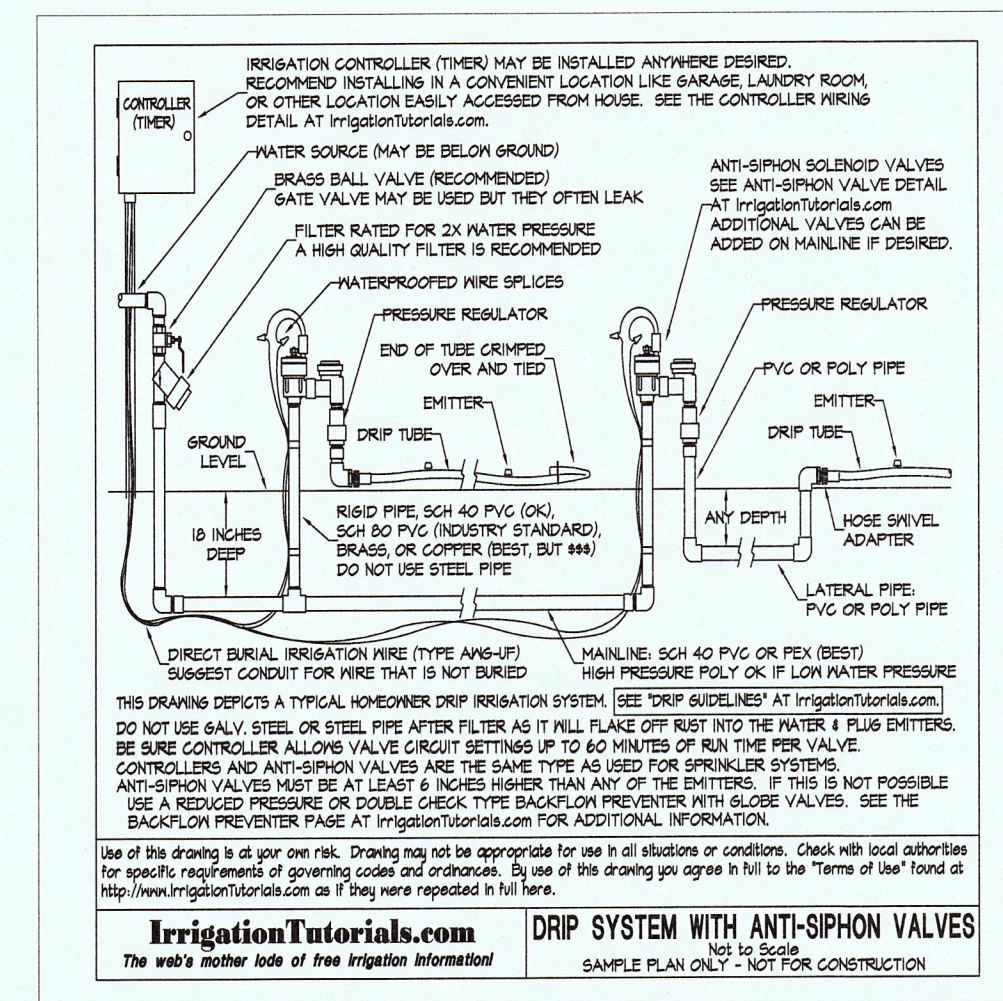
WUCOLS		PLANT IDEAS	
GC N	LOW	ANIGOZANTHOS JOE JOE DWARF	1 GAL-9
C	LOW	CEANOTHUS DIAMOND HEIGHTS	5 GAL-29
S	LOW	CALLESTEMON LITTLE JOHN	5 GAL-22
P	LOW	CHONDRPETALUM TECTORUM CAPE RUSH	1 GAL-24
T-ST	LOW	COTINUS ROYAL PURPLE	5 GAL-3
P	LOW	COTINUS GOLDEN SPIRIT	5 GAL-2
S	MOD	CITRUS NEW MEYER LEMON	5 GAL-1
PN	LOW	DIETES BICOLOR	5 GAL-9
P	LOW	DODONAEA VISCOSA	5 GAL-20
ST	LOW	JUNCUS PATENS	1 GAL-20
PSU	LOW	LIMONIUM PEREZII SEA LAVENDER	1 GAL-17
T	LOW	PITTOSPORUM TOBIRA	5 GAL-15
TREES			
T	MOD	APPLE	15 GAL-1
GCN	LOW	METEROSIDEROS EXCELSUS	24" BOX-3



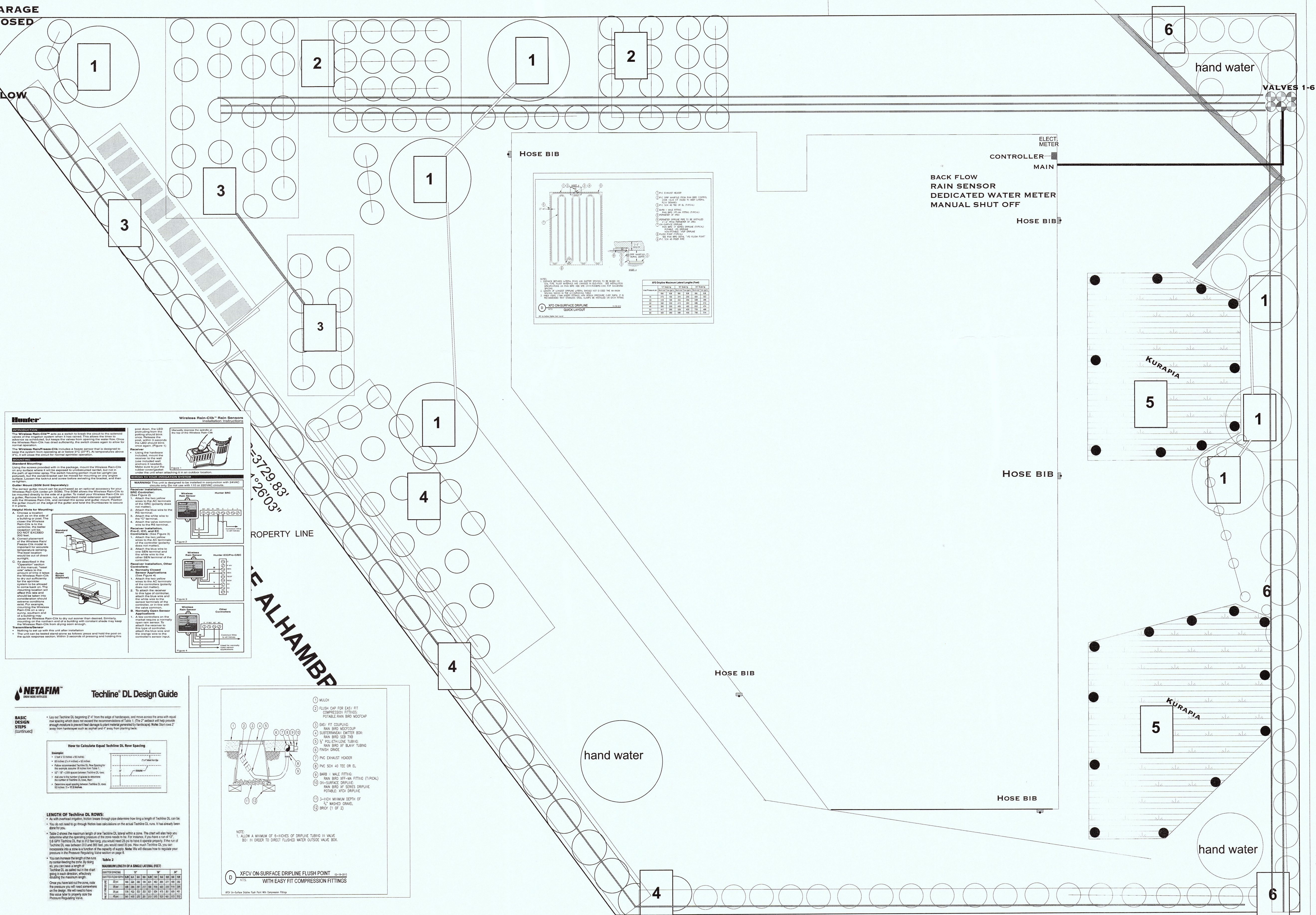
TORO VALVES OR COMPARABLE TO BE LOCATED
IN GREEN PLASTIC CHRISTY BOXES
SCH 40 PVC 12" DEEP
3/4 REDUCED TO 1/2"
THE LAST 10'-20' RUN
BACKFLOW DEVICE IS NEEDED-FEBCO 825Y
LOCATED IN AN INCONSPICUOUS PLANTING BED
APPROVED PRIOR TO INSTALLATION
CHECK WATER PRESSURE BEFORE CONFIRMING
PIPE SIZE
NETAFIM DRIP LINES FOR ALL PLANTING AREAS
BUBBLERS FOR ALL TREES
PVC POP UP SPRINKLERS FOR KURAPIA AREA
THIS IS A BASIC CONCEPTUAL DESIGN
ON FIELD CHANGES MIGHT BE NEEDED.
AUTOMATIC TIMER TO BE INSTALLED IN THE GARAGE
A MINIMUM LAYER OF 3" OF MULCH TO ALL EXPOSED
SOIL



- 
- VALVE 1- BUBBLERS-LOW WATER
 VALVE 2 DRIP LINES-LOW WATER
 VALVE 3 DRIP LINES -LOW WATER
 VALVE 4 DRIP LINES-LOW WATER
 VALVE 5 POP UP-LOW WATER
 VALVE 6 DRIP LINES-LOW WATER



* FOLLOW ALL CALIFORNIA BUILDING CODES
* FOLLOW ALL CALIFORNIA ELECTRICAL CODES
* FOLLOW ALL FIRE CODES
* ELECTRICAL TO COMPLY WITH LOCAL ELECTRIC
* I HAVE COMPLIED WITH THE CRITERIA OF THE
ORDINANCE AND APPLIED THEM FOR THE EFFICIENT
USE OF WATER IN THE LANDSCAPE DESIGN PLANS
* A DIAGRAM OF THE IRRIGATION PLAN SHOWING
THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION
CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
* A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED
BY EITHER THE DESIGNER OR CONTRACTOR AT FINAL INSPECTION
* AN IRRIGATION AUDIT REPORT SHALL BE COMPLETE AT THE TIME OF FINAL INSPECTION BY A SEPARATE CONTRACTOR
* UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MIN OF 4 CU YDS PER 1000 SQFT OF PERMEABLE
AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.



CALCULATIONS 6365 LOT

- 1 HARDSCAPE 137SF 2%
FRONT PORCH AND TWO LANDINGS
- 2 HOUSE 2092 SF
- 3 LANDSCAPE 2364 SF
- 4 DRIVEWAY AND PATHS- PERVIOUS PAVERS 572 SF
- 5 MULCH PATH 602 SF
- 6 MULCH 2364 SF

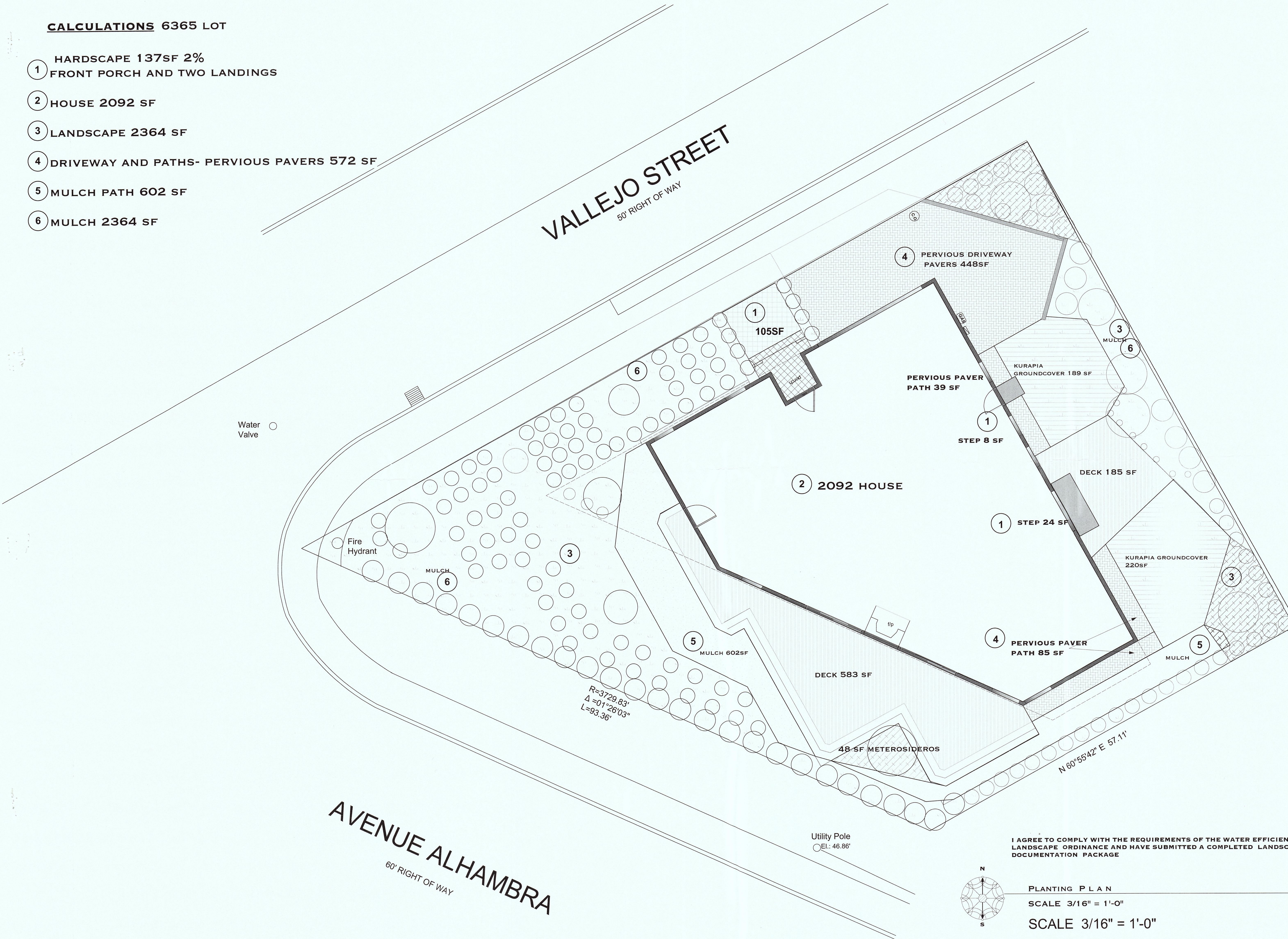
LANDSCAPE REFLECTION:
STEPHANIE OROURKE
1345 HOWARD AVE. #203
BURLINGAME, CA
94010
(650) 347-2499
C27 777808

KROLL RESIDENCE
100 VALLEJO AVE
EL GRANADA, CALIFORNIA

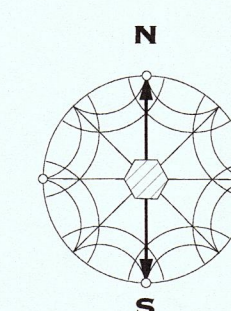
CALCULATIONS

LANDSCAPE DESIGN
PAPER SIZE 11X17
SCALE 3/16"=1'
AUGUST 29, 2018

L-4



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT
LANDSCAPE ORDINANCE AND HAVE SUBMITTED A COMPLETED LANDSCAPE
DOCUMENTATION PACKAGE



PLANTING PLAN

SCALE 3/16" = 1'-0"

SCALE 3/16" = 1'-0"



County of San Mateo - Planning and Building Department

ATTACHMENT D



NEW RESIDENCE

VALLEJO STREET

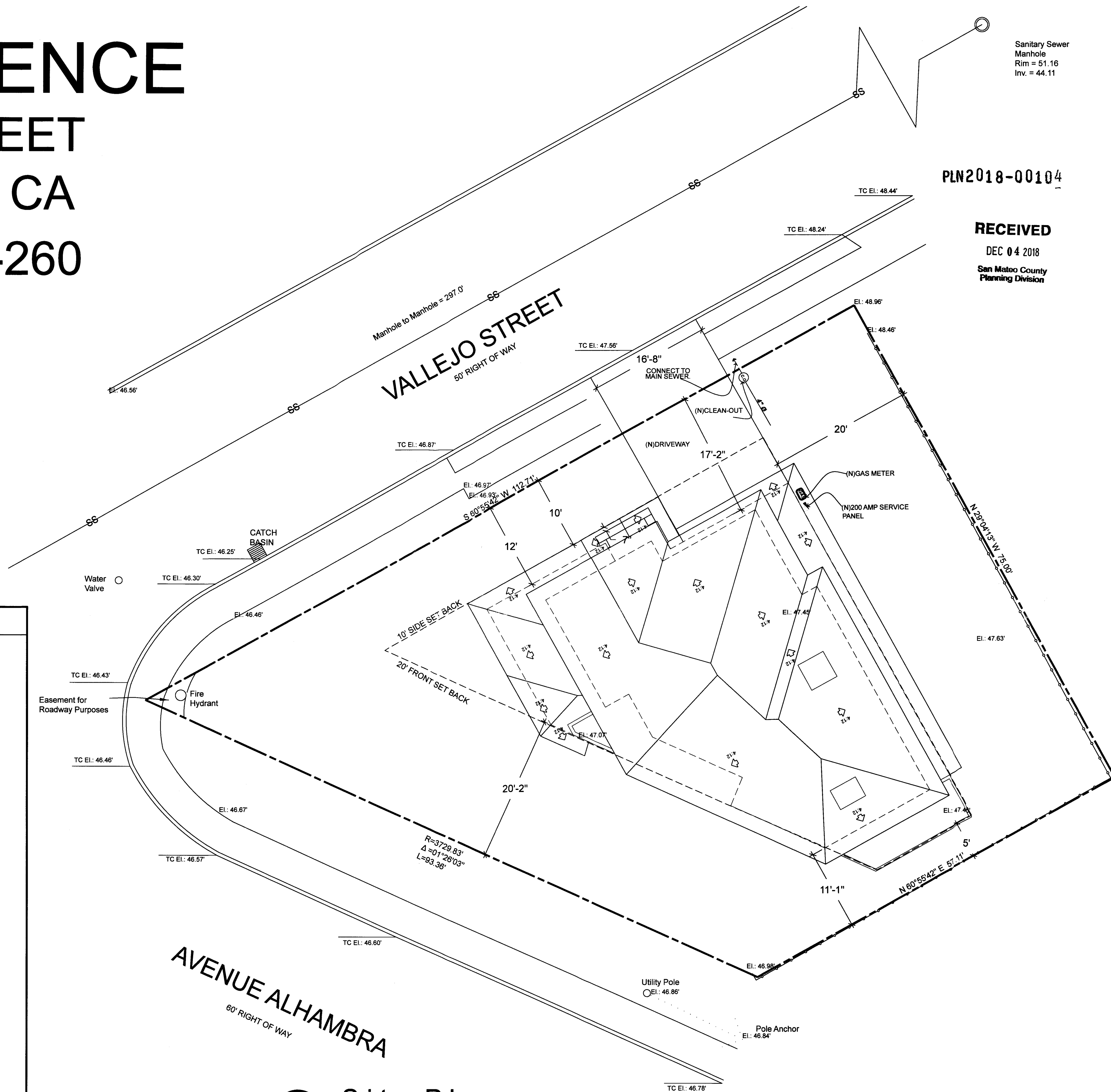
EL GRANADA, CA

APN# 047-092-260



3D Rendering
NTS

INDEX OF DRAWINGS	PROJECT INFORMATION
A-1. COVER SHEET, PROJECT DATA, INDEX & SITE PLAN C-0. TOPOGRAPHIC SURVEY C-1. TITLE SHEET C-2. CIVIL NOTES SHEET C-3. GRADING PLAN C-4. UTILITY PLAN C-4.1. EROSION & SEDIMENT CONTROL PLAN C-4.2. BEST MANAGEMENT PRACTICES C-5. DETAIL SHEET C-5.1. DETAIL SHEET L-1. SITE PLAN L-2. PLANTING PLAN L-3. IRRIGATION PLAN A-2. FIRST & SECOND FLOOR PLANS A-3. ROOF PLANS & ELEVATIONS A-4. ELEVATIONS A-5. SECTION A-6. AREA CALCULATIONS	OWNER: JILL & JOHN KROLL ADDRESS: VALLEJO STREET EL GRANADA, CA APN# 047-092-260 LOT AREA: 6,386 SQ.FT. (N)FIRST FLOOR 1,442.6 SQ.FT. (N)SECOND FLOOR 1,169.6 SQ.FT. (N)2CAR-GARAGE 433.7 SQ.FT. (N)TOTAL AREA 3,045.9 SQ.FT. (N) DECK 120 + 111 = 231 SQ.FT. (N)PORCH 29 SQ.FT. LOT COVERAGE ALLOWED 35% (2,235 SQ.FT.) LOT COVERAGE PROPOSED 29.8% (1,905.3 SQ.FT.) F.A.R. ALLOWED 53% (3,385 SQ.FT.) F.A.R. PROPOSED 47.7% (3,045.9 SQ.FT.) ZONING S-17 OCCUPANCY GROUP R-3 CONSTRUCTION TYPE V-B
SCOPE OF WORK	All work shall be in compliance with the County of San Mateo Municipal and the 2016 Editions of the California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, the 2016 California Energy Code, 2016 Green Building Standards Code, 2016 California Residential Code, 2016 CFC
VICINITY MAP	



Site Plan
SCALE 1/8" = 1'-0"

ANDREACOSTANZO
650 619 9045
AndreaCostanzo2011@gmail.com
www.AndreaCostanzo.com

PLN2018-00104

RECEIVED
DEC 04 2018
San Mateo County
Planning Division

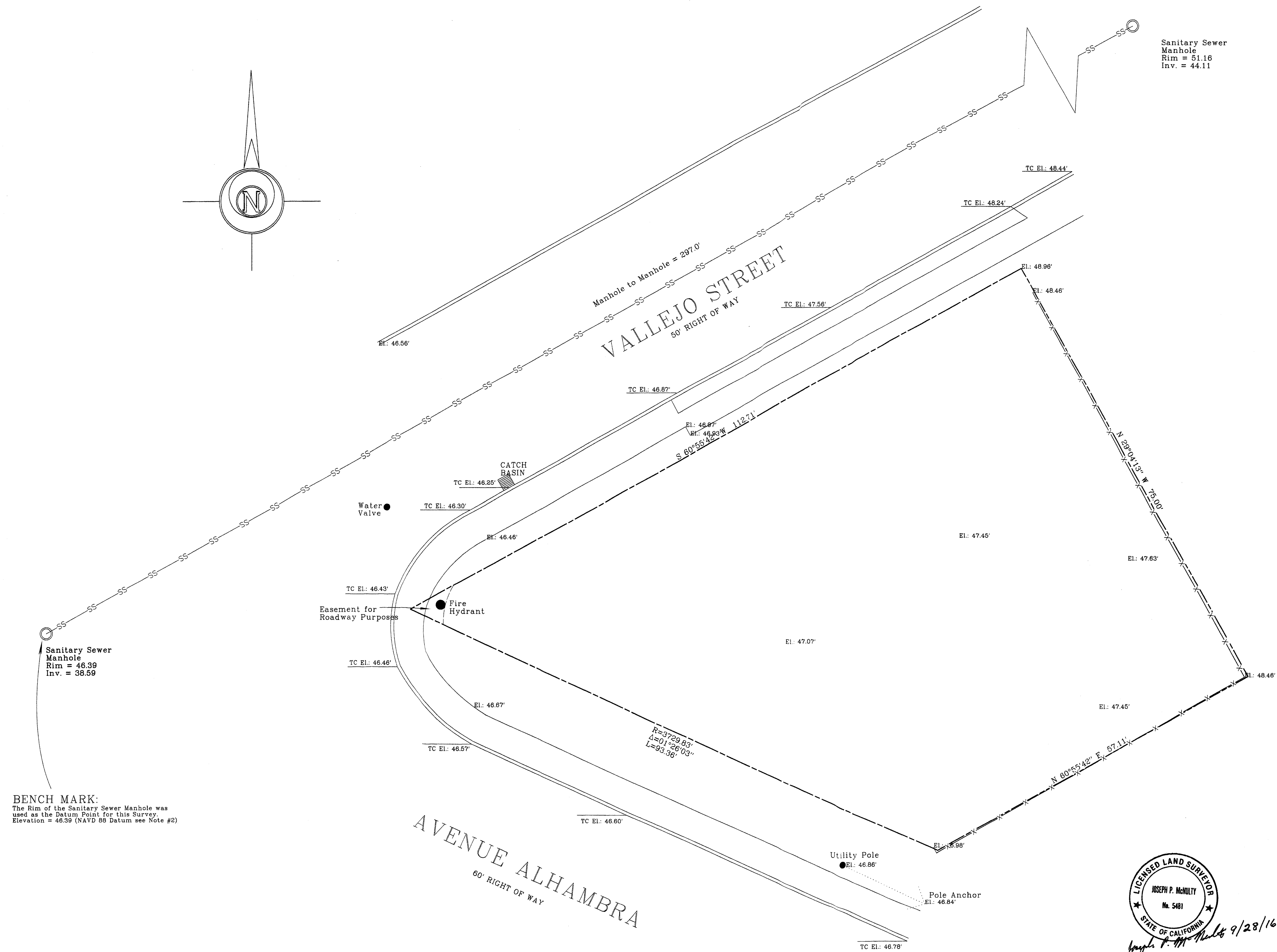
KROLL RESIDENCE
VALLEJO ST.
EL GRANADA, CA.

THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 10/29/18	ISSUED FOR PERMIT

Sheet:
COVER SHEET & SITE PLAN
Scale as shown

A-1
0'

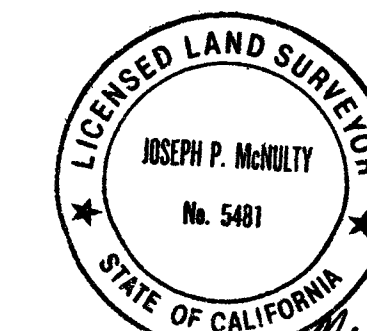
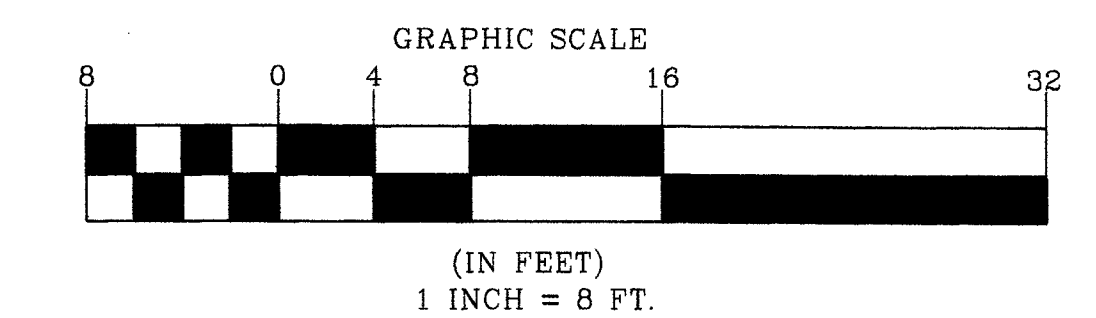


BENCH MARK:
The Rim of the Sanitary Sewer Manhole was
used as the Datum Point for this Survey.
Elevation = 46.39 (NAVD 88 Datum see Note #2)



SURVEY OF:
Parcel 1 of Parcel Map Vol. 32 at pg. 24
SITE ADDRESS: Vacant Lot Valjejo St. @ Ave. Alhambra, El Granada
A.P.N. 047-092-260
Area = 6,386.26 sq. ft.+/-

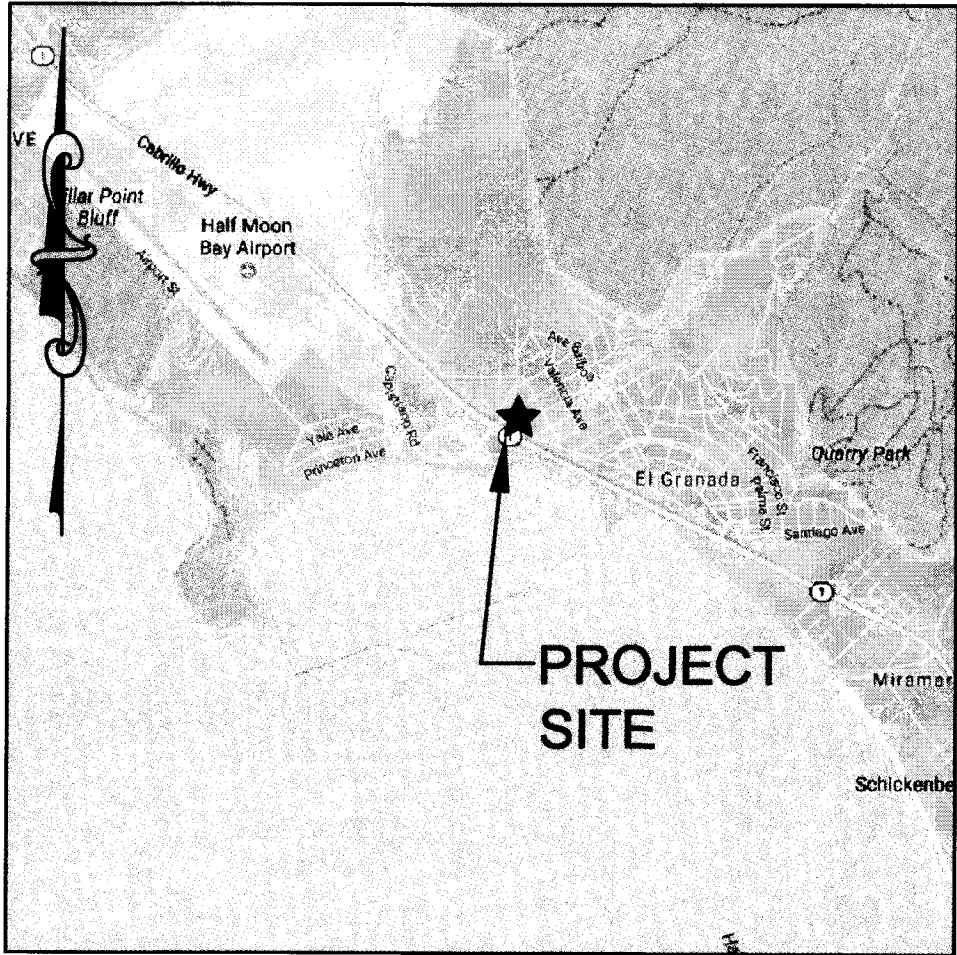
- 1.) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
- 2.) The Elevations shown are based upon the Leica Smartnet Network, NAVD 88 Datum.



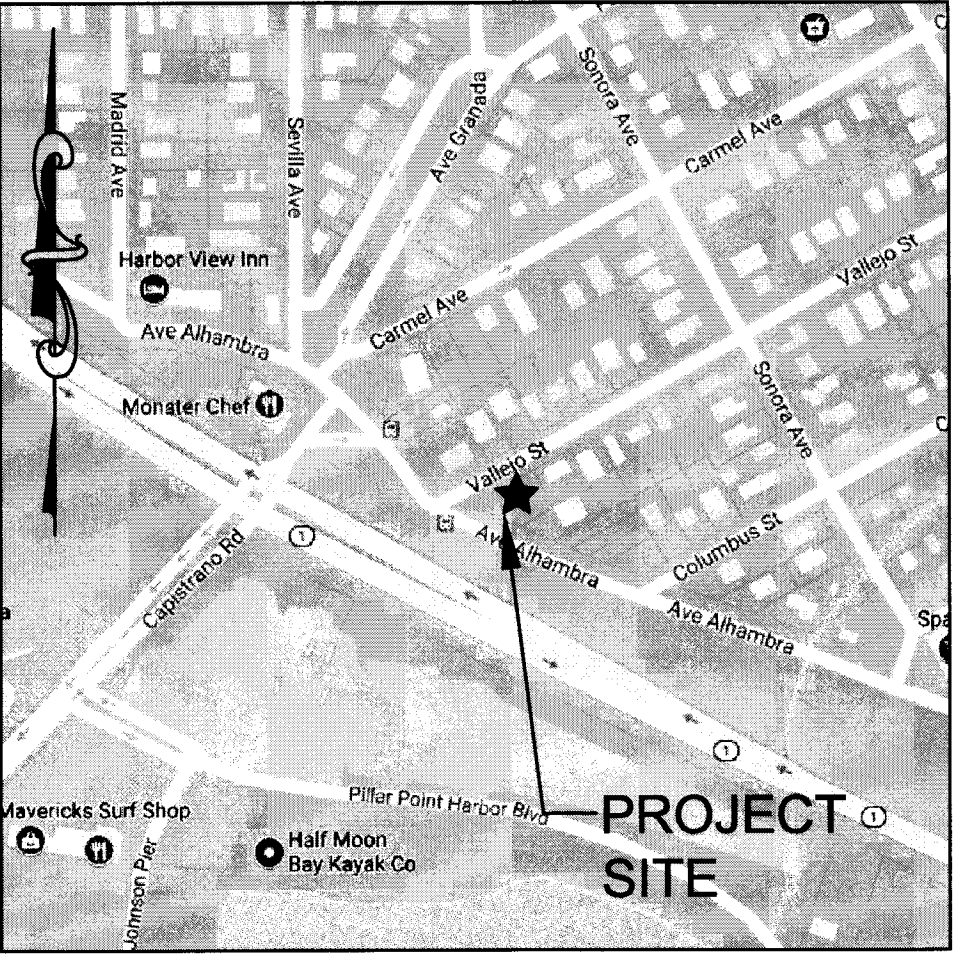
Joseph P. McManis 9/28/16

BOUNDARY & TOPOGRAPHY MAP
Prepared By:
Pat McNulty
Professional Land Surveyor
1604 Francis Avenue
Belmont, California 94002
650-654-6460
DATE: September 2016 JOB NO.: 22-16

KROLL RESIDENCE
AVENUE ALHAMBRA AT VALLEJO STREET
EL GRANADA (SMCO), CA 94019



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

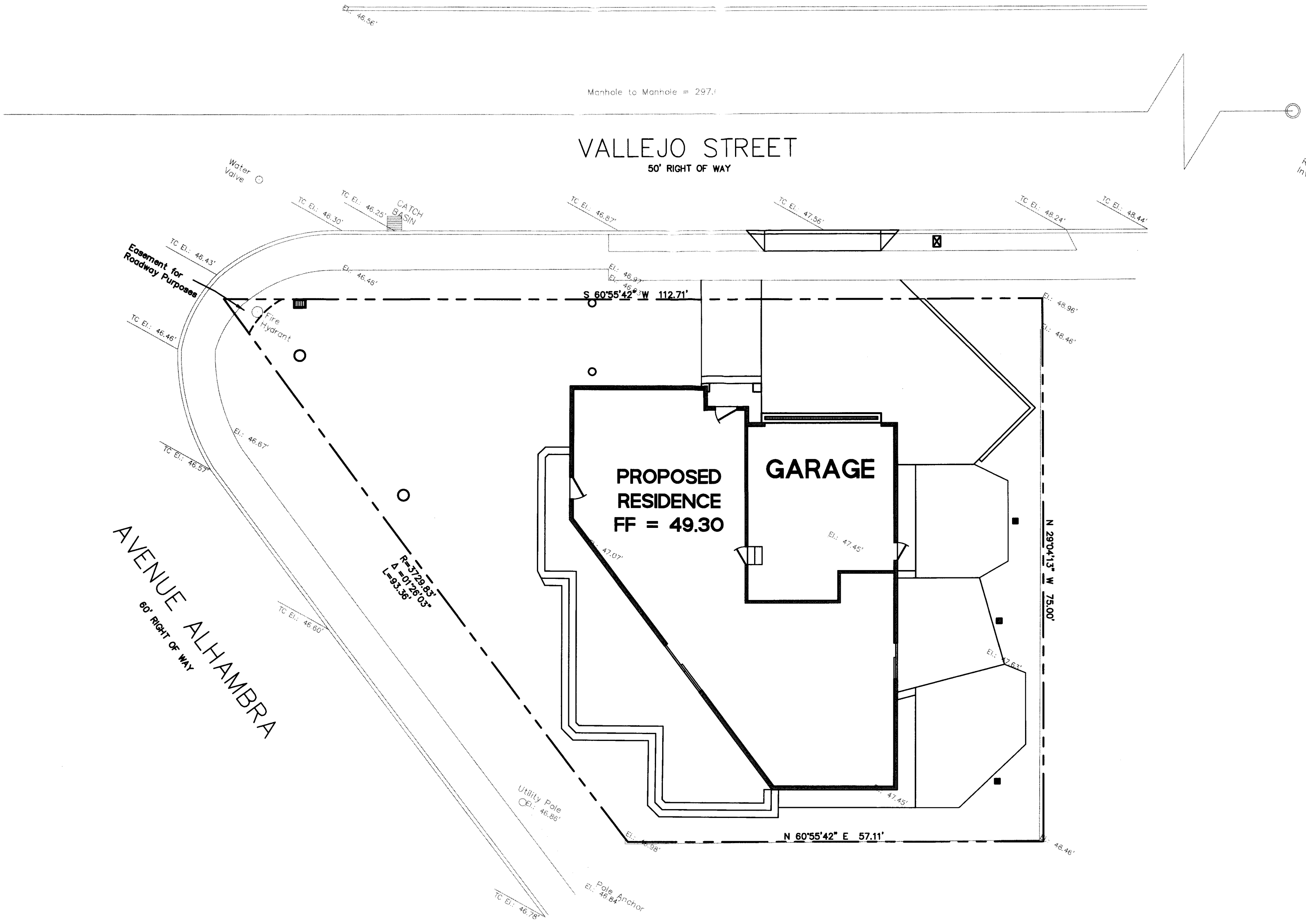
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

CUT	45 C.Y.
FILL	45 C.Y.
TOTAL TO BE MOVED	90 C.Y.
BALANCE	0 C.Y. BALANCED

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



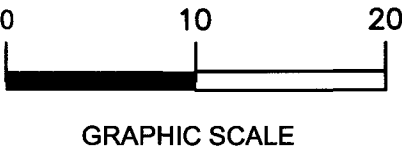
EXISTING	PROPOSED	LEGEND
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
FW	FW	STORM SUB-DRAIN (PERFORATED PIPE)
W	W	TRANSITION FROM PERF. PIPE TO SOLID PIPE
IRB	IRB	FORCE MAIN
C	C	FIRE WATER LINE
E	E	DOMESTIC WATER SERVICE
JT	JT	IRRIGATION SERVICE
X	X	NATURAL GAS
		ELECTRIC
		JOINT TRENCH
		FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-4.1	BEST MANAGEMENT PRACTICES (BMPs)
C-5	DETAIL SHEET
C-5.1	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0 SF	2,707 SF	99 CF	109 CF



PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 850 226 8640
F: 850 637 1059
901 Waller Street
Belmont, CA 94002
Travis@Precision-EC.com

DATE: 1/12/2018

REVISIONS:
SITE REVISIONS



TITLE SHEET
KROLL RESIDENCE
AVENUE ALHAMBRA AT VALLEJO STREET
EL GRANADA (SMCO), CA 94019

Date: 02/06/2018

Scale: AS SHOWN

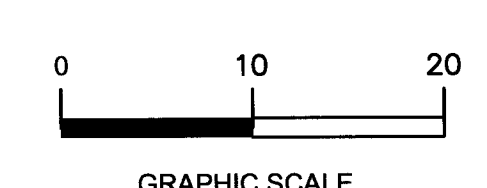
Design: AJP

Check: TRL

Drawing Number:

C-0

PEC Job No.
PEC 17-086

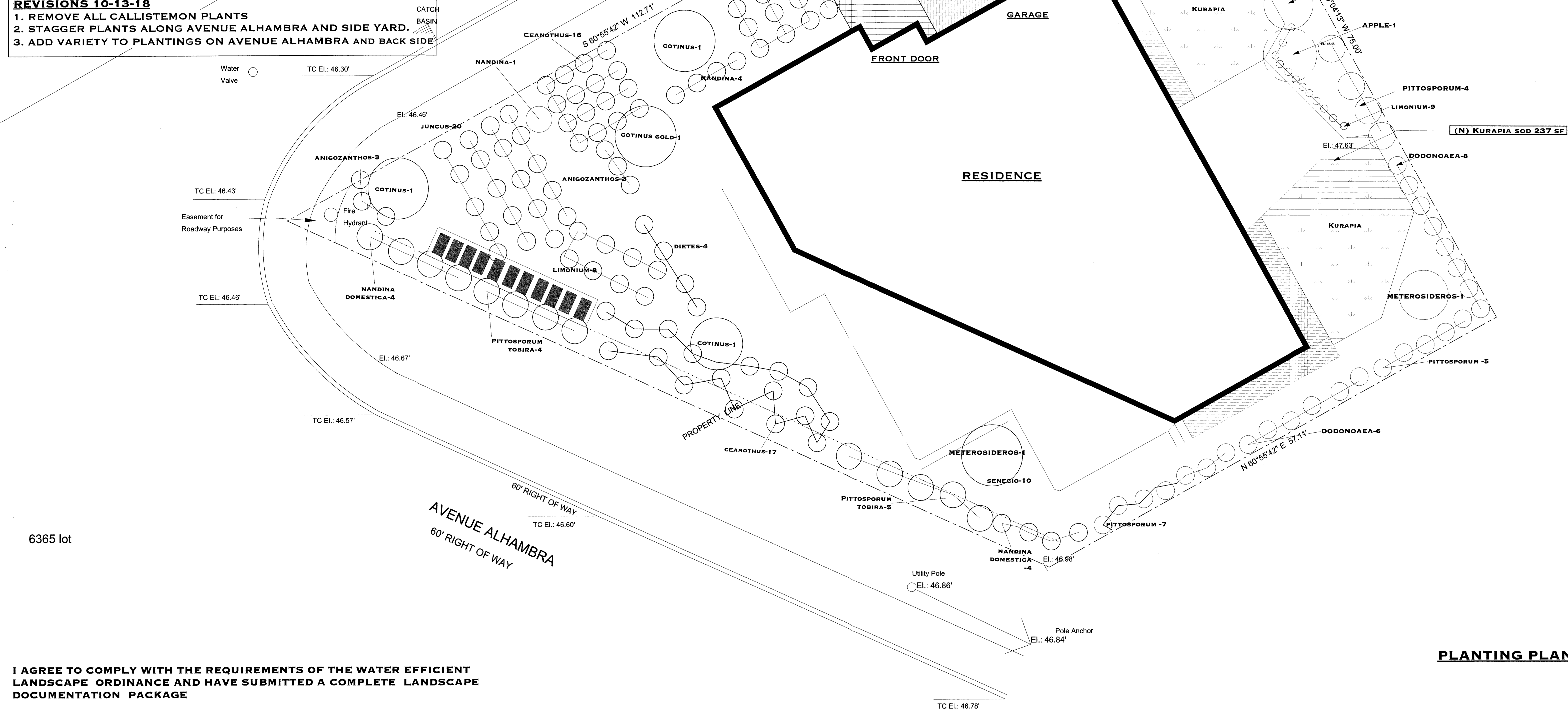


1. KURAPIA SOD IS PREFERRED 427SF
2. SOIL-USE ESSENTIAL SOIL OR COMPARABLE
3. DIG HOLES FOR PLANTS 2X WIDTH
4. CONTACT DESIGNER IF SUBSTITUTE PLANTS ARE NEEDED
5. MULCH-SPREAD REDWOOD BARK MULCH AROUND ALL NEW PLANTS 3" DEEP
6. MAKE SURE THE NECK OF THE PLANT IS CLEAR.
7. STAKE ALL NEW TREES
8. VERIFY FIELD CONDITIONS
9. ADD GOPHER WIRE

<u>WUCOLS</u>		<u>PLANT IDEAS</u>	
P	LOW	ANIGOZANTHOS JOE JOE DWARF	1 GAL-9
GC N	LOW	CEANOTHUS DIAMOND HEIGHTS	5 GAL-33
C	LOW	CALLISTEMON LITTLE JOHN	5 GAL-22
S	LOW	CHONDROPETALUM TECTORUM CAPE RUSH	1 GAL-20
P	LOW	COTINUS ROYAL PURPLE	5 GAL-3
T-ST	LOW	COTINUS GOLDEN SPIRIT	5 GAL-2
P	MOD	CITRUS NEW MEYER LEMON	5 GAL-1
S	LOW	DIETES BICOLOR	5 GAL-9
PN	LOW	DODONAEA VISCOSA	5 GAL-14
P	LOW	JUNCUS PATENS	1 GAL-20
ST	LOW	LIMONIUM PEREZII SEA LAVENDER	1 GAL-17
PSU	LOW	PITTIOSPORUM TOBIRA	5 GAL-29
T	LOW	SENECIO BLUE CHALK DWARF	1 GAL-10
<u>TREES</u>			
T	MOD	APPLE	15 GAL-1
GCN	LOW	METEROSIDEROS EXCELSUS	24" BOX-3

S **LOW** **NANDINA DOMESTICA GULF STREAM 5 GAL-13**

1. REMOVE ALL CALLISTEMON PLANTS
2. STAGGER PLANTS ALONG AVENUE ALHAMBRA AND SIDE YARD.
3. ADD VARIETY TO PLANTINGS ON AVENUE ALHAMBRA AND BACK



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE SUBMITTED A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

PLANTING PLANS

LANDSCAPE DESIGN
PAPER SIZE 24x36
SCALE 3/16=1'
Nov. 30, 2018

TORO VALVES OR COMPARABLE TO BE LOCATED
IN GREEN PLASTIC CHRISTY BOXES
SCH 40 PVC 12" DEEP
3/4 REDUCED TO 1/2"
THE LAST 10'-20' RUN
BACKFLOW DEVICE IS NEEDED-FEBCO 825Y
LOCATED IN AN INCONSPICUOUS PLANTING BED
APPROVED PRIOR TO INSTALLATION
CHECK WATER PRESSURE BEFORE CONFIRMING
PIPE SIZE
NETAFIM DRIP LINES FOR ALL PLANTING AREAS
BUBBLERS FOR ALL TREES EXCEPT METEOSIDEROS
TREES WILL BE HAND WATERED.
UP SPRINKLERS FOR KURAPIA AREA
THIS IS A BASIC CONCEPTUAL DESIGN
ON FIELD CHANGES MIGHT BE NEEDED.
AUTOMATIC TIMER TO BE INSTALLED IN THE GARAGE
A MINIMUM LAYER OF 3' OF MULCH TO ALL EXPOSED
SOIL
ADD A HUNTER RAIN CLICK RAIN SENSOR
DEDICATED WATER METER MAY BE NEEDED
PRESSURE REGULATING DEVICE NEEDED
MANUAL SHUT OFF NEEDED
CHECK VALVES ON ALL SPRINKLER HEADS AT LOW
POINT

LATERAL LINE

DRIP LINE

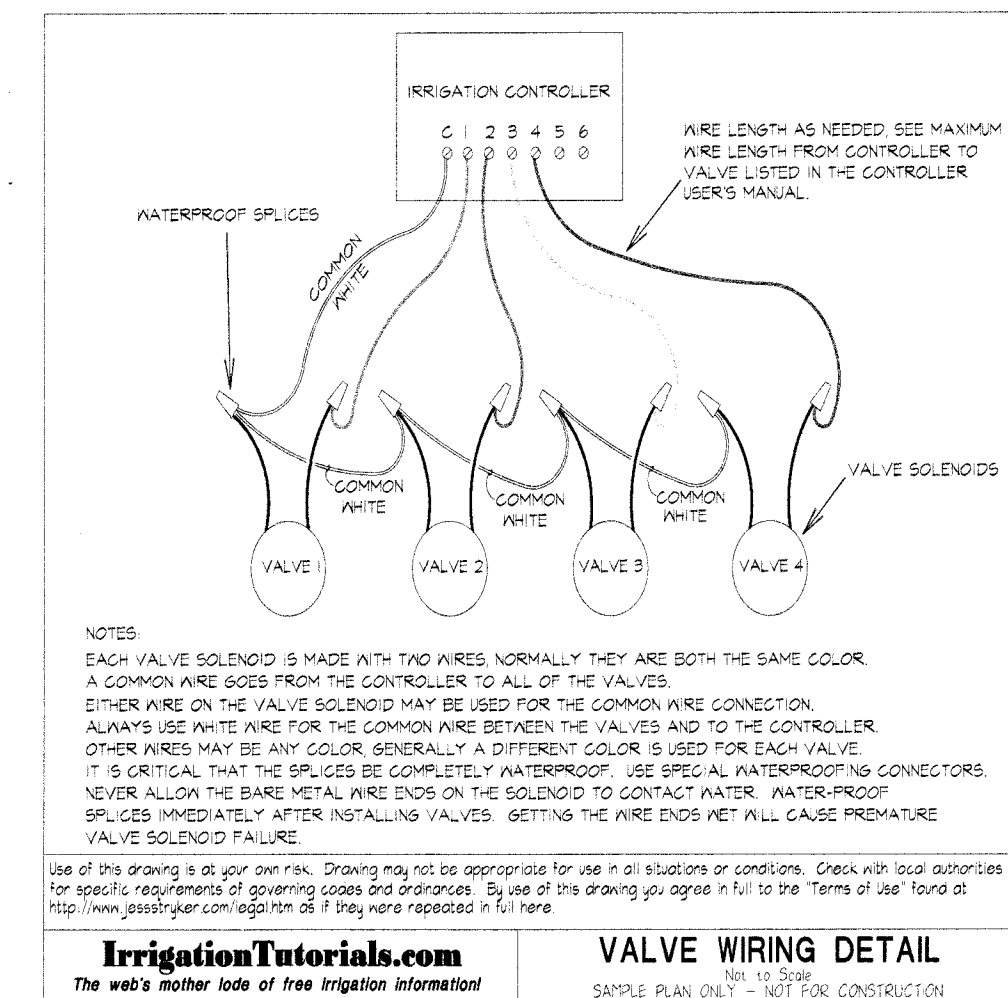
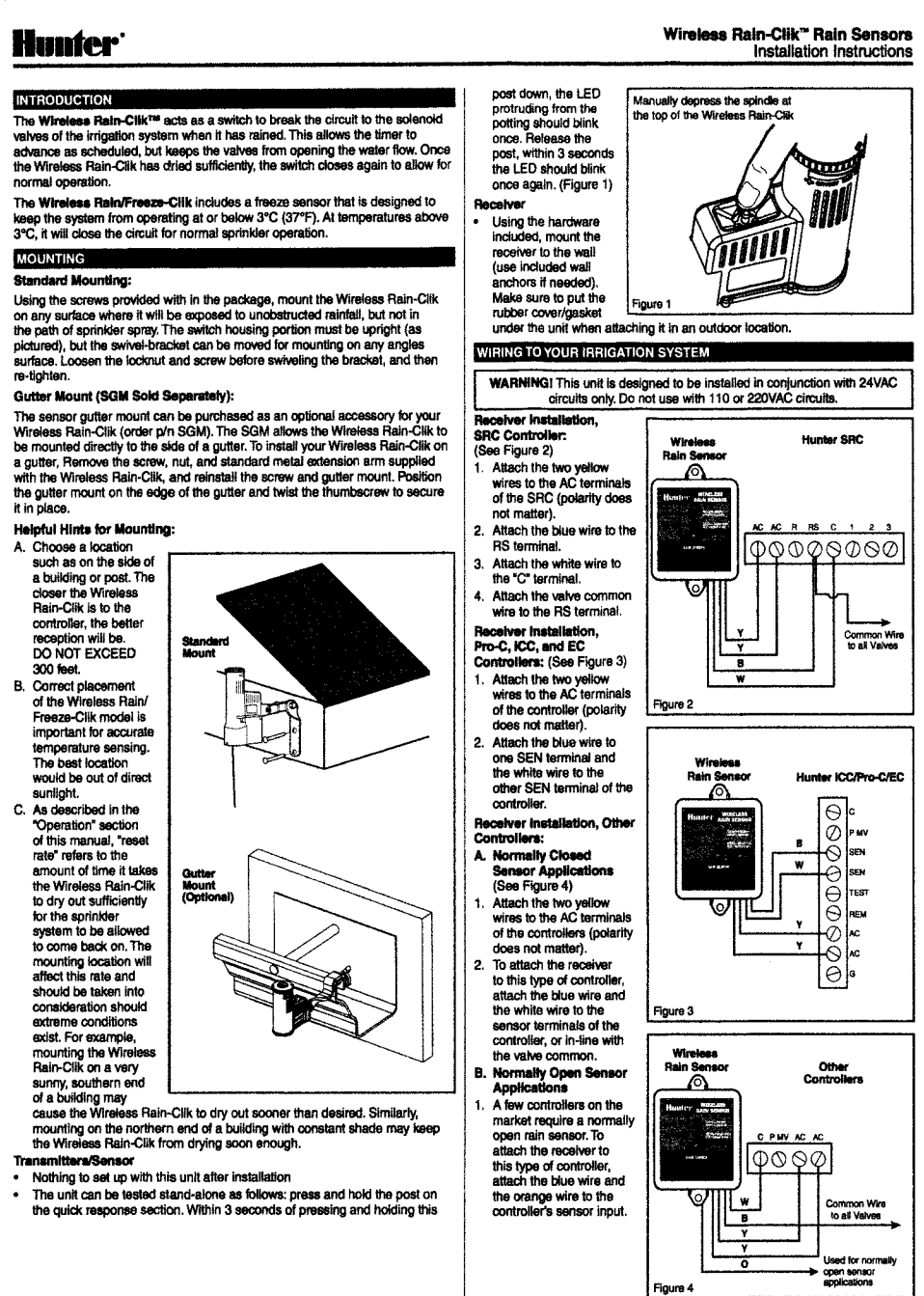
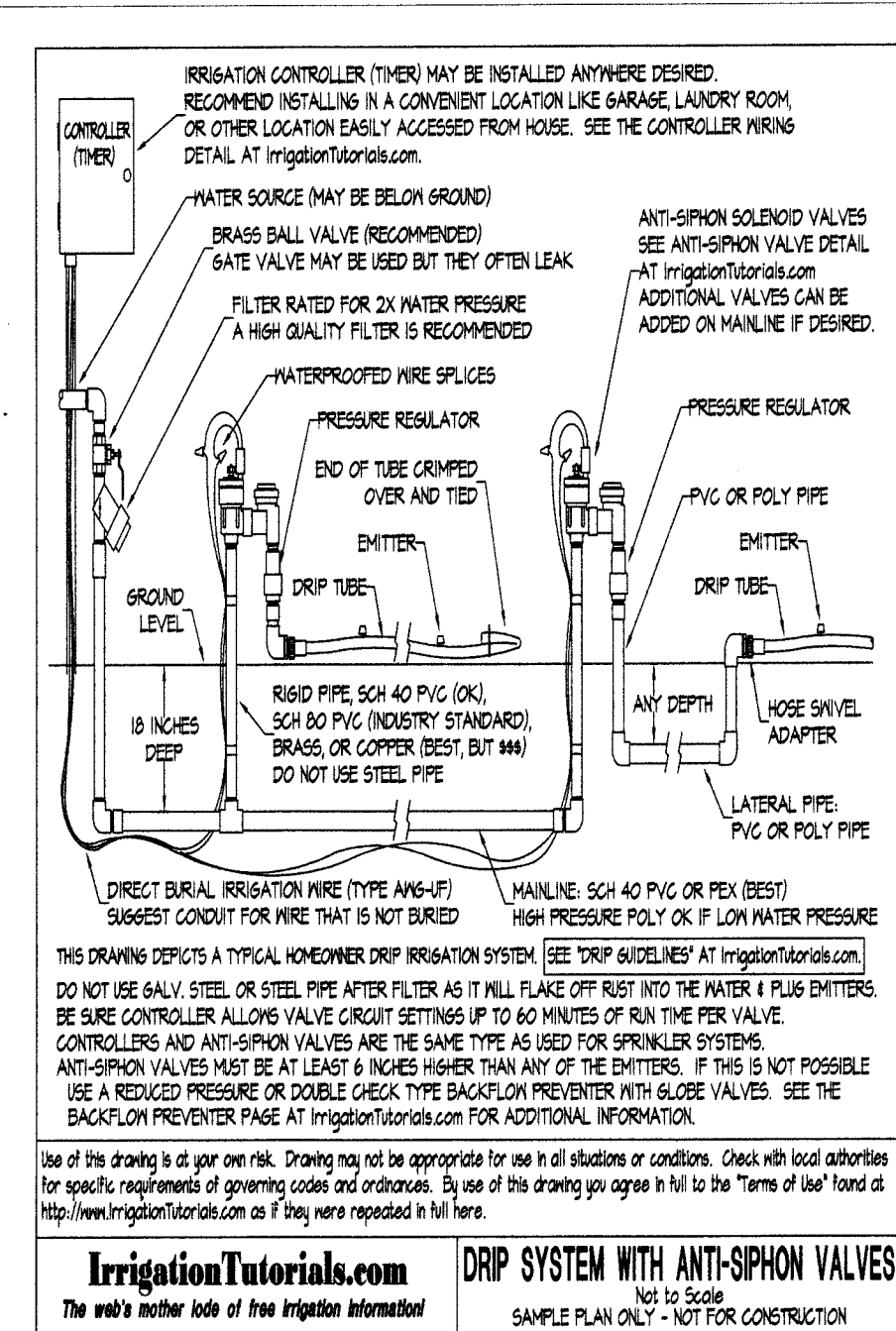
BUBBLERS

VALVES

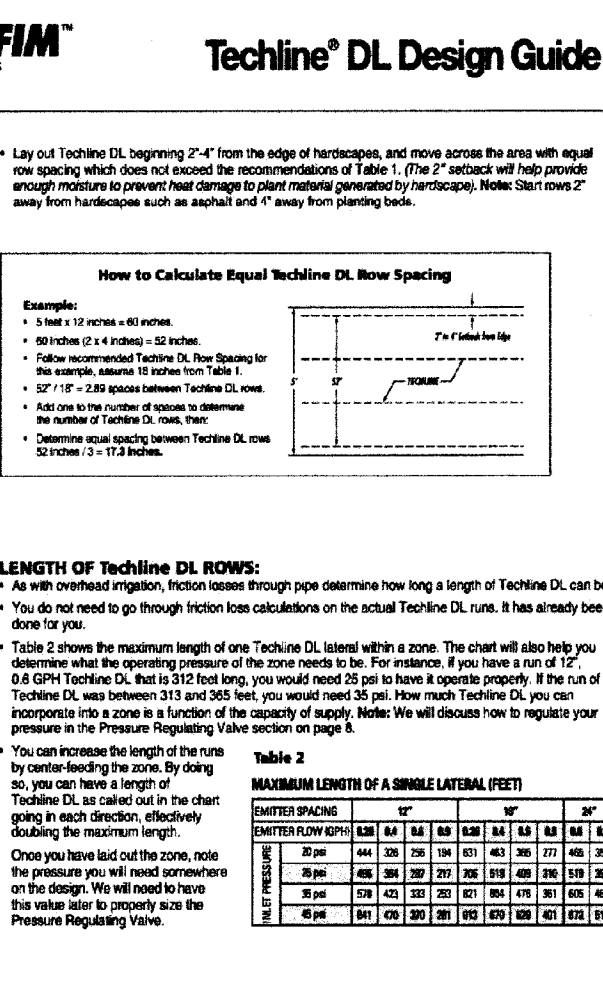
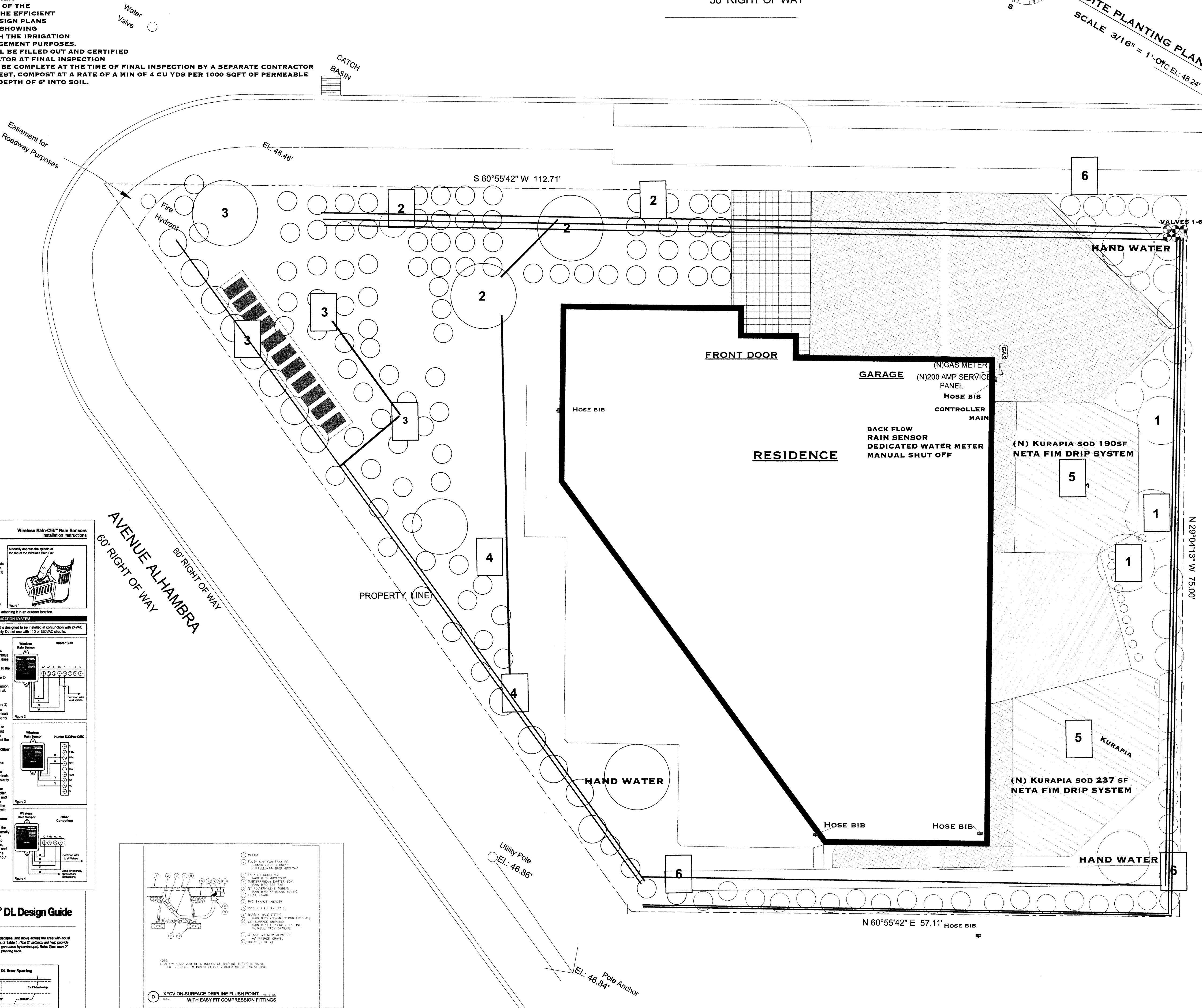
POP UP SPRINKLER HEADS

HOSE BIB

-  VALVE 1- BUBBLERS-LOW WATER
-  VALVE 2 DRIP LINES-LOW WATER
-  VALVE 3 DRIP LINES -LOW WATER
-  VALVE 4 DRIP LINES-LOW WATER
-  VALVE 5 POP UP-LOW WATER
-  VALVE 6 DRIP LINES-LOW WATER



*FOLLOW ALL CALIFORNIA BUILDING CODES
*FOLLOW ALL CALIFORNIA ELECTRICAL CODES
*FOLLOW ALL FIRE CODES
*ELECTRICAL TO COMPLY WITH LOCAL ELECTRIC
*I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS
*A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
*A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OR CONTRACTOR AT FINAL INSPECTION
*AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION BY A SEPARATE CONTRACTOR
*UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MIN OF 4 CU YDS PER 1000 SQFT OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

[illegible]

LANDSCAPE DESIGN
PAPER SIZE 24X36
SCALE 3/16"=1'
DEC. 17, 2018

REVISED 12-17-18
NON IRRIGATED NOTE HAS BEEN ADDED.

REVISED 11-28-18
FOOTPRINT OF HOUSE REVISED

6365 lot

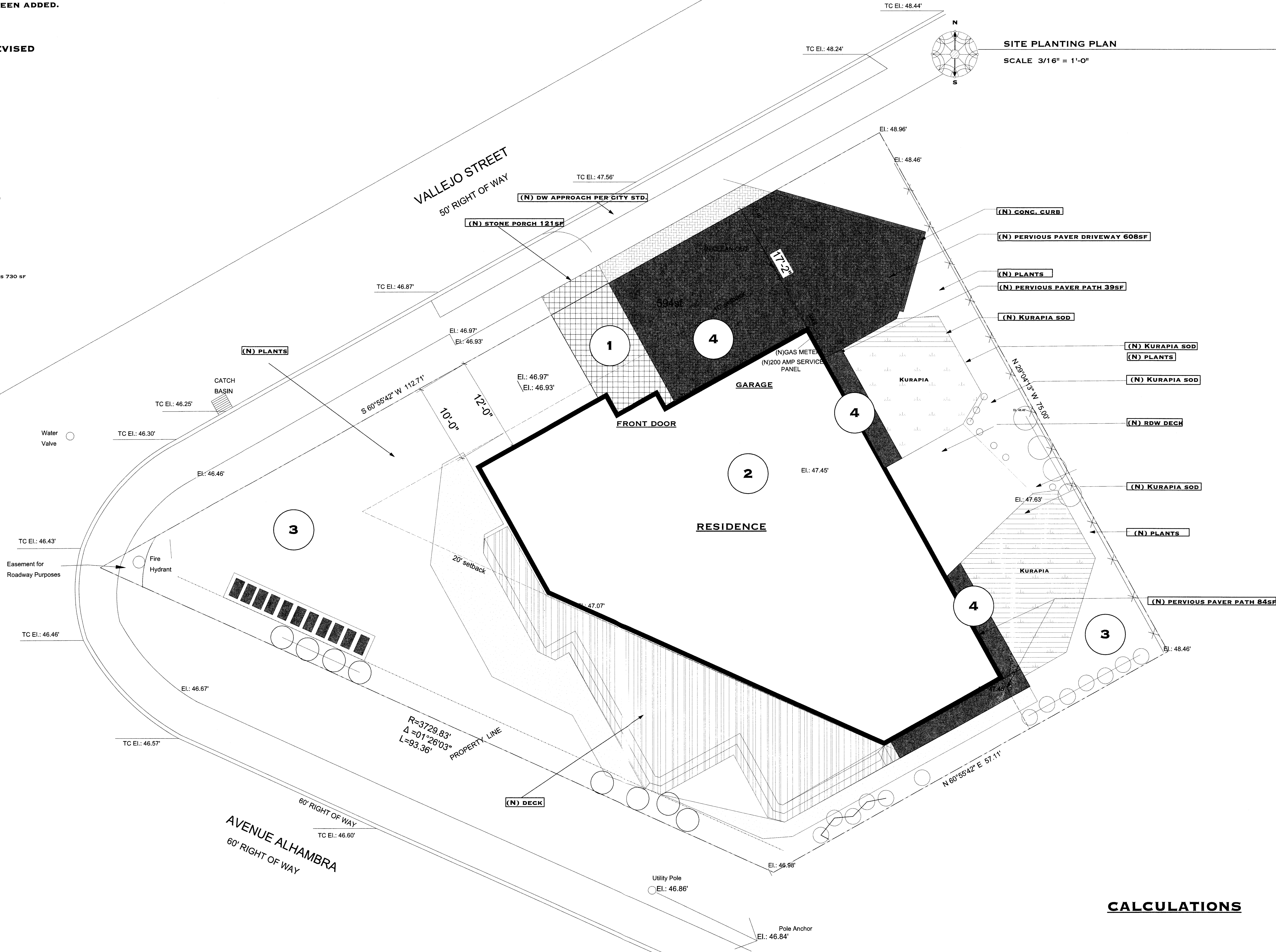
151 SF HARDSCAPE 13%
1876 HOUSE 29%
1727 TOTAL 43%
LOT 6386
1659 SF LANDSCAPE 57%
1262SF ARE NON IRRIGATED

- CALCULATIONS 6386 LOT
- 1 HARDSCAPE
 - 1 FRONT PORCH 121SF
 - 2 HOUSE 1876 SF
 - 3 LANDSCAPE 2394 SF
 - 4 DRIVEWAY AND PATHS- PERVIOUS PAVERS 730 SF
 - 5 MULCH PATH 1295SF

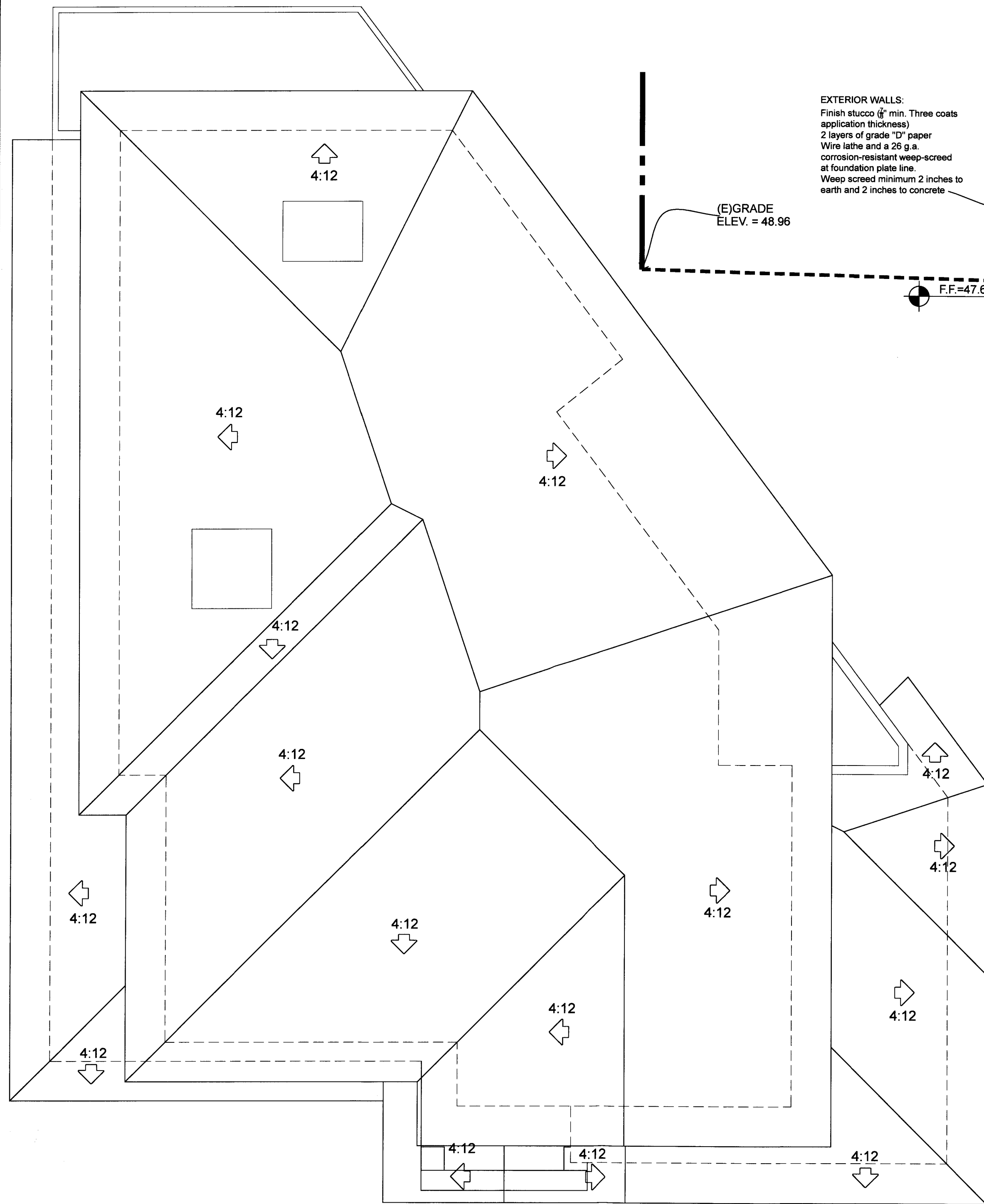
LANDSCAPE REFLECTION
OF THE COURSE
1345 HOWARD AVE. #20
BURLINGAME, CA
94010
(650) 347-2499
C27 777808

KROLL RESIDENCE
100 VALLEJO AVE
EL GRANADA, CALIFORNIA

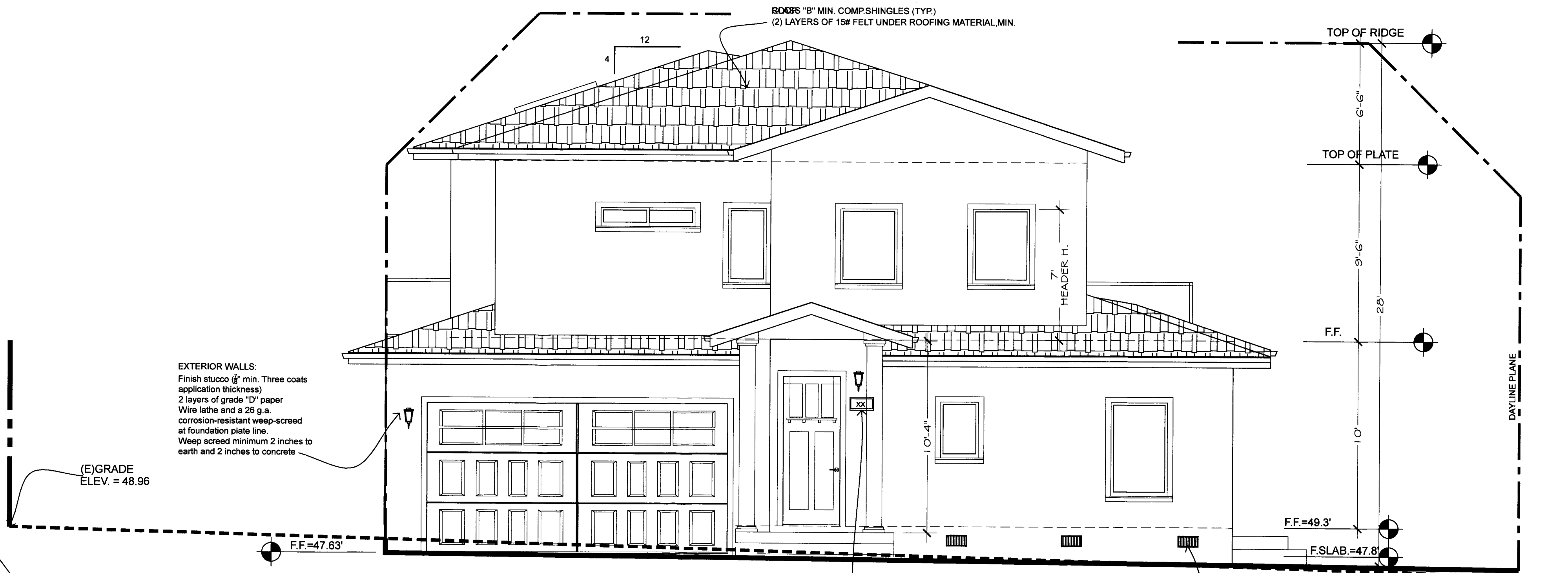
LANDSCAPE DESIGN
PAPER SIZE 24x36
SCALE 3/16=1'
DEC. 17, 2018



PROPERTY LINE



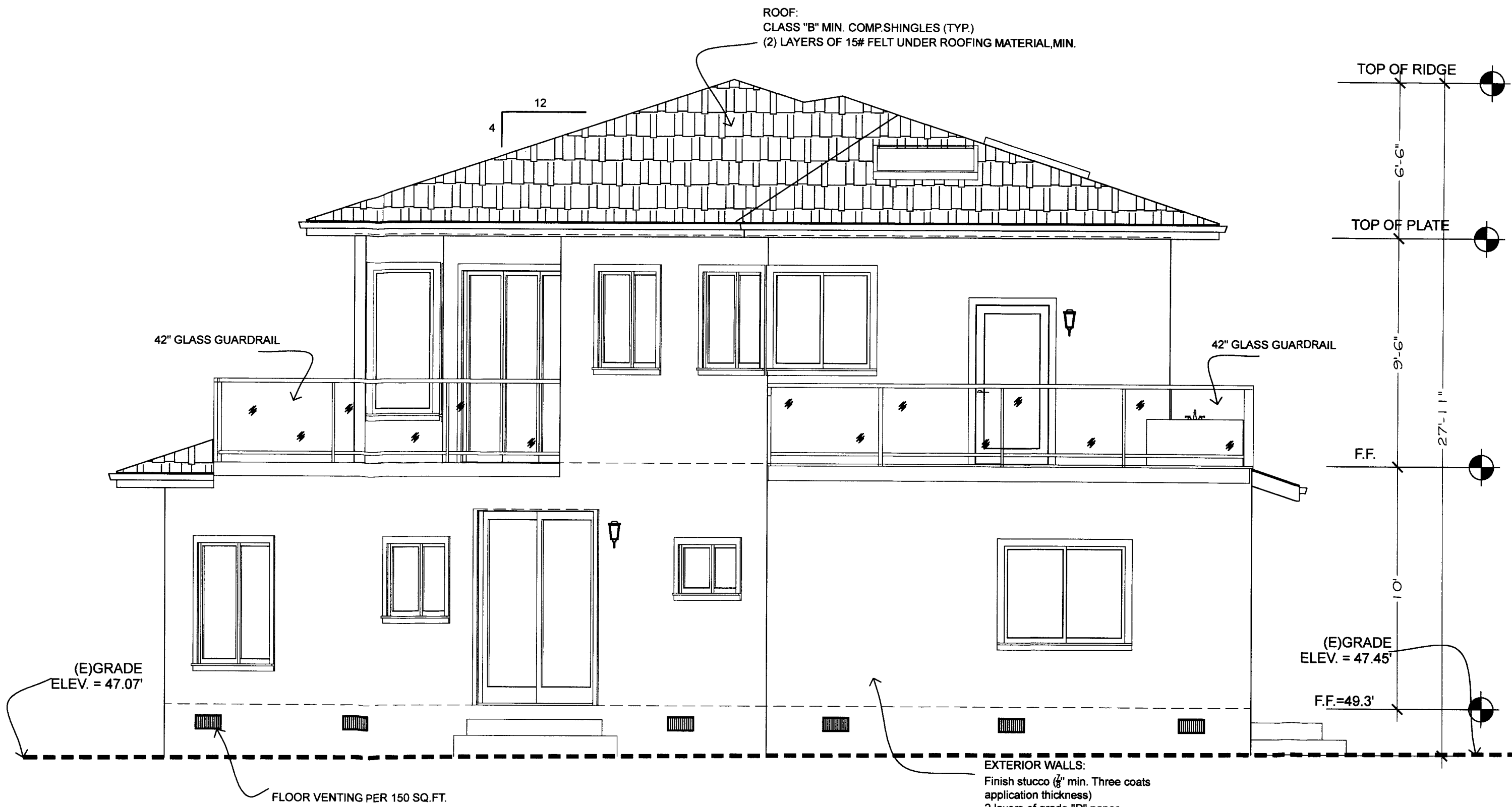
Roof Plan
SCALE 1/4" = 1'-0"



Front Elevation
SCALE 1/4" = 1'-0"

ALL RESIDENTIAL DWELLINGS SHALL DISPLAY A STREET NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN 3 INCHES IN HEIGHT AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND OF WHICH THEY ARE ATTACHED. THE NUMERALS SHALL BE LIGHTED AT NIGHT

PROVIDE 1 SQ. FT. OF G.I. UNDER FLOOR VENTING PER 150 SQ. FT.



Rear Elevation
SCALE 1/4" = 1'-0"

EXTERIOR WALLS:
Finish stucco (1/8" min. Three coats application thickness)
2 layers of grade "12" paper
Wire lathe and a 26 g.a. corrosion-resistant weep-screed at foundation plate line.
Weep screed minimum 2 inches to earth and 2 inches to concrete

ANDREACOSTANZO

650 619 9045

AndreaCostanzo2011@gmail.com

www.AndreaCostanzo.com

KROLL RESIDENCE

VALEJO ST.
EL GRANADA, CA.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

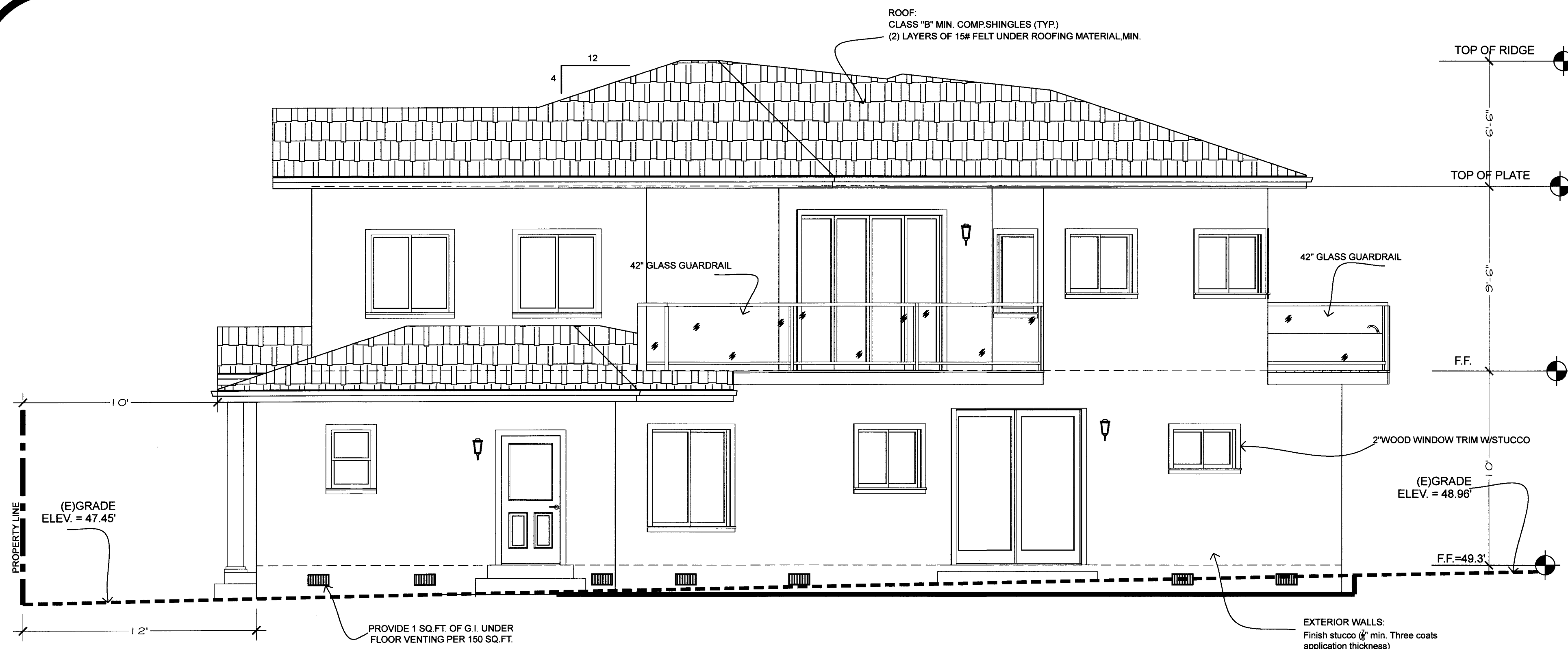
Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 10/29/18	ISSUED FOR PERMIT

Sheet:
ROOF PLAN & ELEVATIONS

Scale as shown

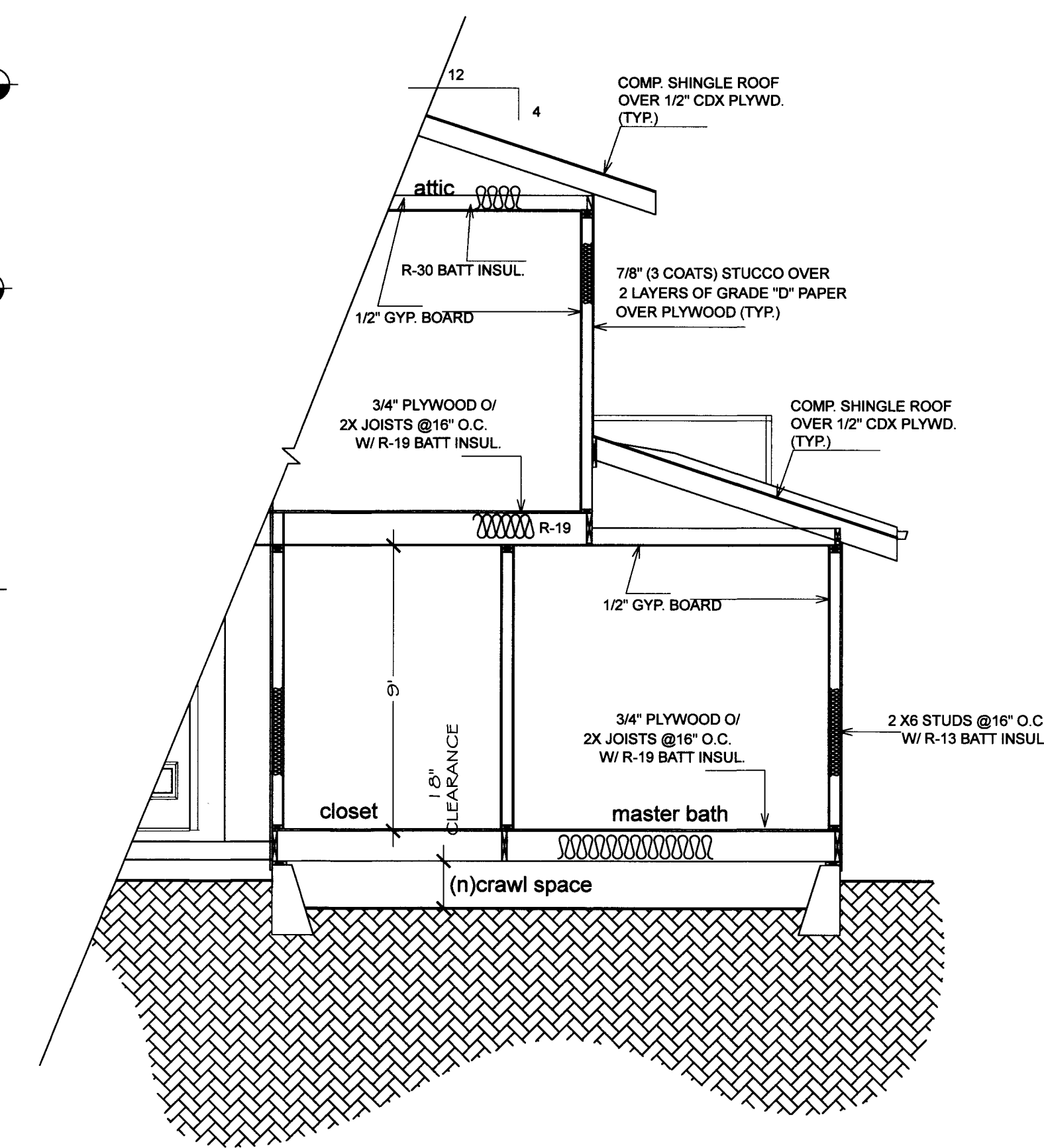
A-3

OF



Right Elevation

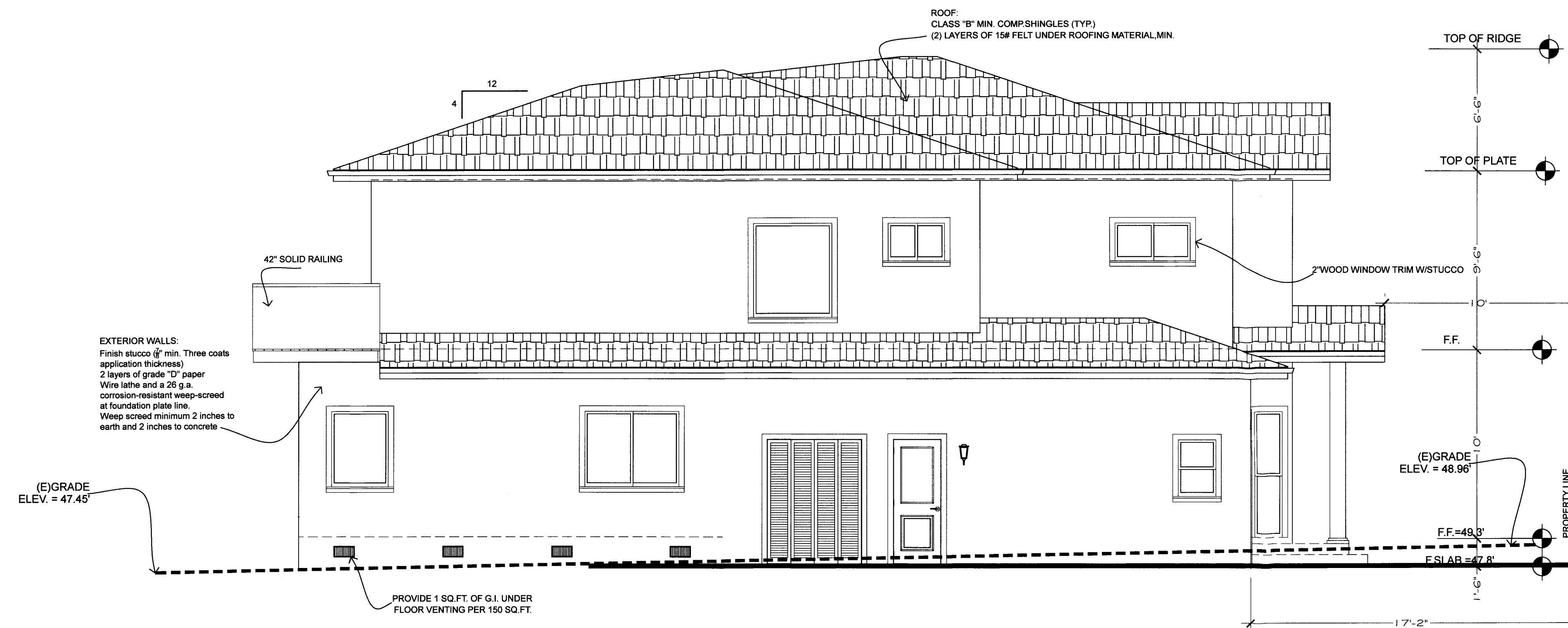
SCALE 1/4" = 1'-0"



Section A-A

SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY -
FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE
STRUCTURAL SHEETS



Left Elevation

SCALE 1/4" = 1'-0"

ANDREACOSTANZO

650 619 9045

AndreaCostanzo2011@gmail.com

www AndreaCostanzo.com

KROLL RESIDENCE

VALLEJO ST.
EL GRANADA, CA.

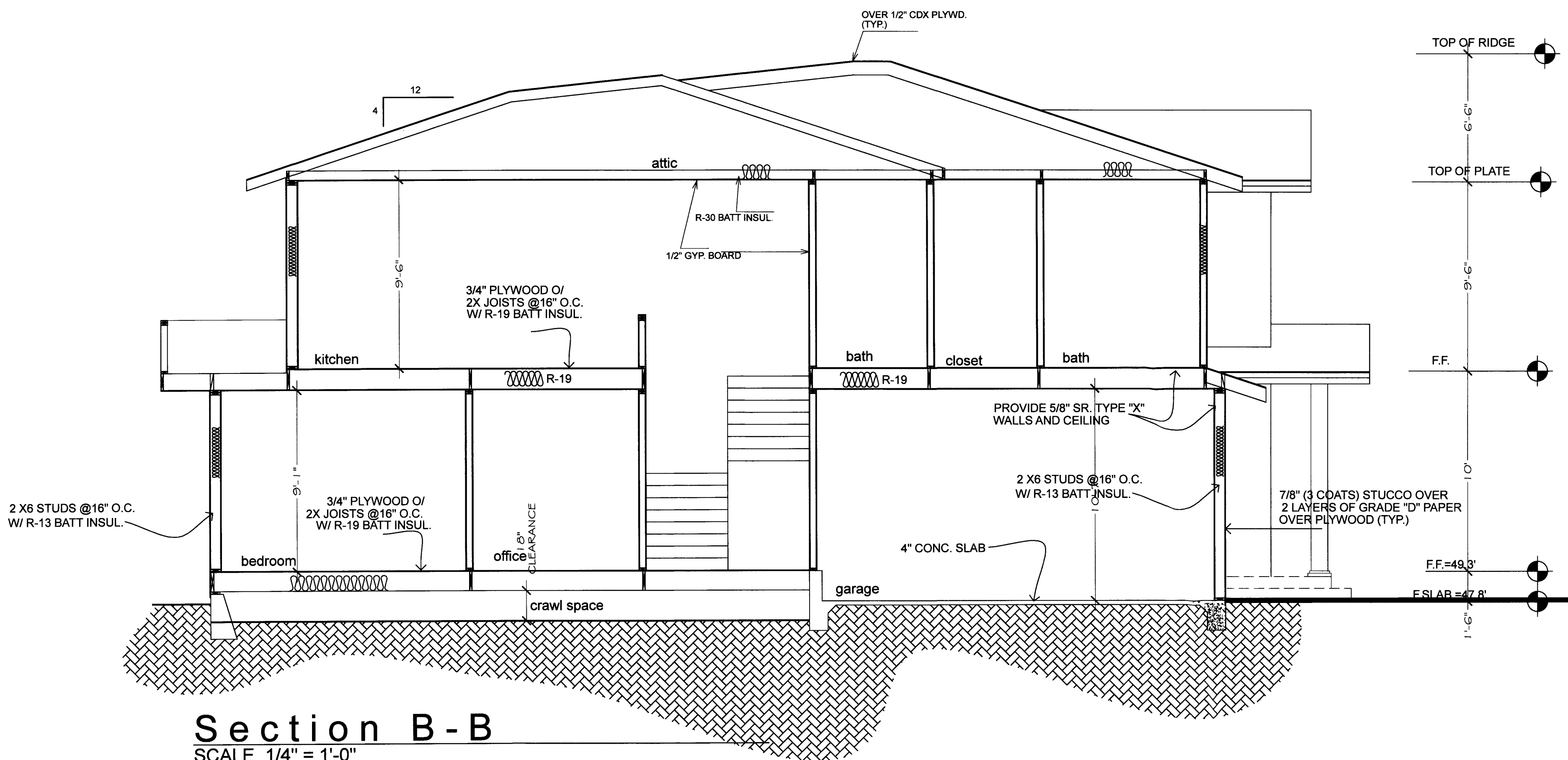
THE USE OF THIS PLANS AND SPECIFICATIONS SHALL BE
RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE
PREPARED AND PUBLICATION THEREFORE IS EXPRESSLY LIMIT
TO SUCH USE. NO USE, REPRODUCTION OR PUBLICATION BY ANY
METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE
PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER.
WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND
SPECIFICATIONS SHALL CONSTITUTE FRAUDULENT EVIDENCE OF
THE ACCEPTANCE OF THESE RESTRICTIONS.
WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE
DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY
DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE
DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Design by:	Drawn by:
ANDREA COSTANZO	ANDREA COSTANZO
DATE	ISSUED FOR
10/29/18	PERMIT

Sheet:
ELEVATIONS
Scale as shown

A-4

OF



Section B-B
SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY -
FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE
STRUCTURAL SHEETS

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KROLL RESIDENCE

VALLEJO ST.
EL GRANADA, CA.

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Design by:	Drawn by:
ANDREA COSTANZO	ANDREA COSTANZO
DATE	ISSUED FOR
10/29/18	PERMIT

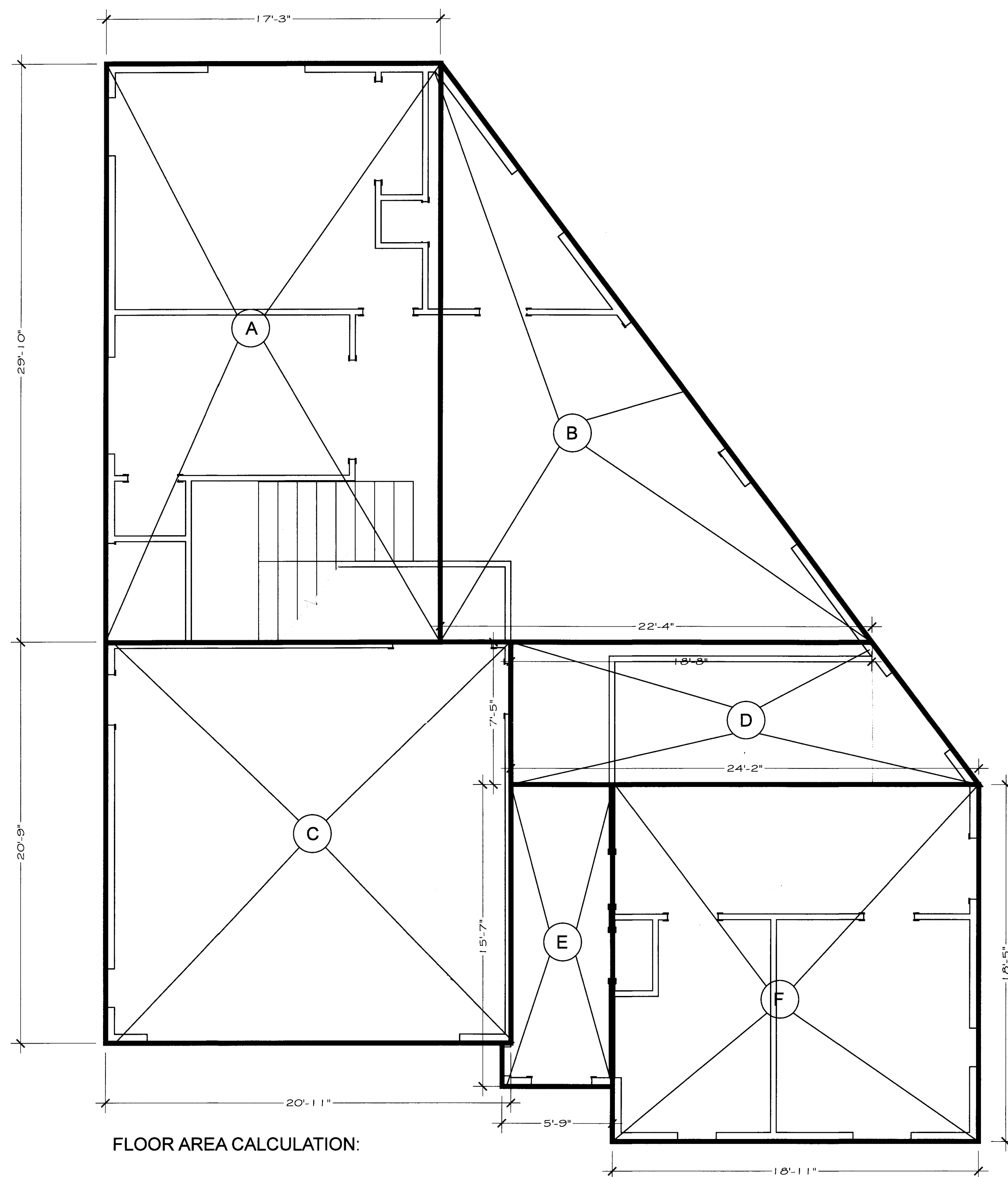
Sheet:

SECTIONS

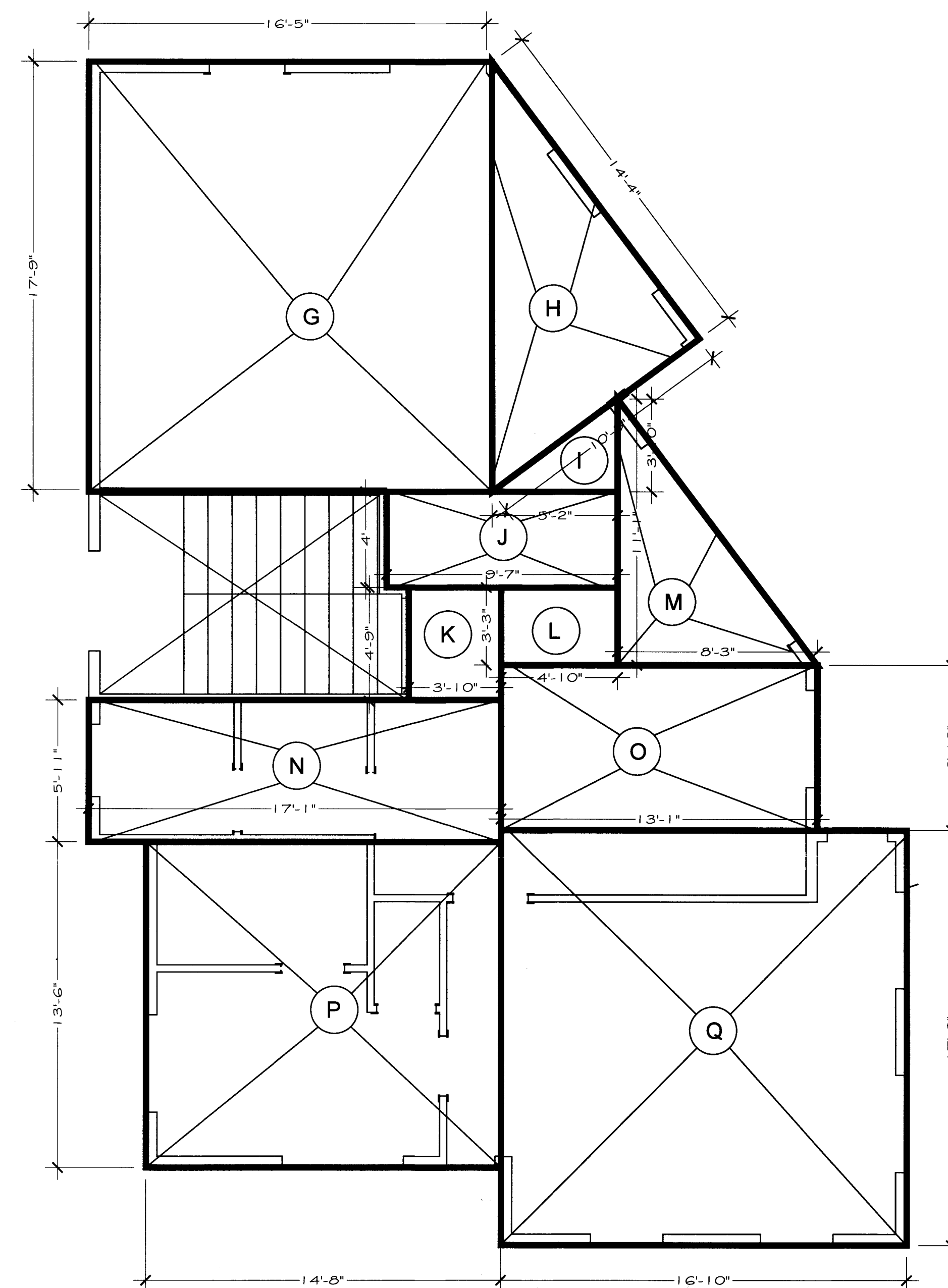
Scale as shown

A-5

0F



 **First Floor Plan**
SCALE 1/4" = 1'-0"



 **Second Floor Plan**
SCALE 1/4" = 1'-0"

ANDREACOSTANZO

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KROLL RESIDENCE

VALLEJO ST.
EL GRANADA, CA.

THE USE OF THIS PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Design by:	Drawn by:
ANDREA COSTANZO	ANDREA COSTANZO
DATE	ISSUED FOR
10/29/18	PERMIT

Sheet:
AREA CALCULATIONS

Scale as shown

A-6

OF



County of San Mateo - Planning and Building Department

ATTACHMENT E

January 23, 2019

Andrea Costanzo
297 Alta Vista Drive
South San Francisco, CA 94080

Dear Ms. Costanzo:

SUBJECT: Coastside Design Review Approval
Avenue Alhambra and Vallejo Street, El Granada
APN 047-092-260; County File No. PLN 2018-00104

At its meeting of January 10, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered a Design Review Permit to allow construction of a new 2-story 2,612 sq. ft. single family residence with a 434 sq. ft. attached 2-car garage on a 6,386 sq. ft. undeveloped, legal parcel (per Minor Resubdivision: SMN76-4). No tree removal and only minor grading is proposed. The project was scheduled for continued consideration from the October 11, 2018 meeting.

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

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 one single-family residence in a residential zone.

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



Andrea Costanzo

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January 23, 2019

- a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; e. Wall Articulation; (2):* The design includes projecting and recessing architectural details such as decks, secondary roof forms, windows, and building materials and colors that help reduce the apparent mass of the building and add visual interest.
- b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Style and Features; a. Architectural Style; (2):* The contemporary style of the house is compatible with the neighborhood due to materials such as stucco, composition shingles, stained wood facade, and wood trim that complements other homes in the neighborhood.
- c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility; Standard (1,2,3); c. Quantity (2):* The design includes multiple warm, natural exterior materials and colors that are compatible with the existing structures and complement and improve the neighborhood.

RECOMMENDATION

Use UV-coated glass or non-glare glass for the balcony railings.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Coastsides Design Review Committee on January 10, 2019. 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 Coastsides Design Review Committee, 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 a 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 letter on the top pages of the building plans.

Andrea Costanzo

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January 23, 2019

4. 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 a Building Official and the Community Development Director.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

Andrea Costanzo

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January 23, 2019

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

Andrea Costanzo

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January 23, 2019

- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 6. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
- 7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Department of Public Works, the Coastside Fire Protection District, the Coastside County Water District, and the Granada Community Services District.
- 8. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
- 9. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Avenue Alhambra and Vallejo Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Alhambra and Vallejo Street. There shall be no storage of construction vehicles in the public right-of-way.
- 10. 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.
- 11. 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).

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12. Installation of the approved landscape plan is required prior to final inspection.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

Building Inspection Section

14. The project requires a building permit.
15. The fireplace shall be direct vent and sealed front.
16. EV charging infrastructure shall be included in the garage.

Drainage Section

17. 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 Drainage Section 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 Drainage Section for review and approval.

Department of Public Works

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 #3277.

Andrea Costanzo

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January 23, 2019

20. The applicant shall demonstrate, to the satisfaction of the Department of Public Works that damaged sections of the sidewalk will be replaced with county standard curb, gutter, and sidewalks prior to the issuance of a building permit.

Coastside Fire Protection District

21. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
22. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
23. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/573-3846.
24. A fire flow of 1000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
25. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to

Andrea Costanzo

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January 23, 2019

such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

26. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
27. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
28. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Coastside County Water District

29. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. District staff performs inspections to verify compliance with all district regulations during and after construction.
30. Fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

Granada Community Services District (District)

31. The applicant must obtain a sewer connection permit to connect the project to the District's wastewater facilities.

This decision may be appealed by the applicant or any aggrieved party on or before **5:00 p.m., January 25, 2019**, the first working day following the tenth working day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building

Andrea Costanzo

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January 23, 2019

Department and paying the applicable filing fee of \$616.35. For more information, please contact the project planner, Ruemel Panglao, at 650/363-4582 or by email at rpanglao@smcgov.org.

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

Sincerely,



Dennis Aguirre
Design Review Officer

DPA:RSP:aow – RSPDD0014_WAN.DOCX

cc: Stuart Grunow
Chris Johnson
John Kroll
Gary Olsen
Ed and Rose Francis
Moriah Bettencourt
Deborah Roseberry Temko
Veronika Vostinak
Calvin Wilde
Yin Ho, Attorney, Withers Bergmann LLP,



County of San Mateo - Planning and Building Department

ATTACHMENT F

Application for Appeal

- ☒ **To the Planning Commission**
☐ **To the Board of Supervisors**

County Government Center • 455 County Center, 2nd Floor
 Redwood City • CA • 94063 • Mail Drop PLN 122
 Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Name: Marion Minor

Address: 139 Vallejo Street
El Granada, CA

Phone, W: (650) 632 - 4250 H: 559.269.1630

Zip: 94018

Permit Numbers involved:

PLN 2018-00104

APN 047-092-260

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

☒ yes

☐ no

I hereby appeal the decision of the:

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

Appellant's Signature:

Mar. Minor

Date: 1/25/19

made on January 10th 2019 to approve/deny the above-listed permit applications.

minormarion2@gmail.com

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

See attached statement.

RECEIVED

JAN 25 2019

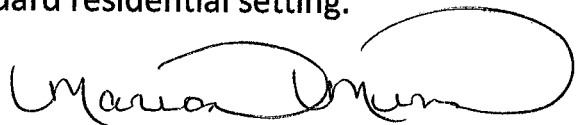
San Mateo County
 Planning and Building Department

We are appealing the decision of the Coastsides Design Review Committee to approve the above referenced project without further, meaningful modifications as we proposed and presented at the last hearing (attached) that DO seriously and OBJECTIVELY follow the Coastal Design standards.

As recommended, we secured professional help to review the most recent modifications, presented January 10, and that review is attached. Specifically, the placement of the project at the 100 block of Vallejo Street, on a prominent corner on Avenue Alhambra, requires a much stronger consideration of design standards outlined hereto in Sections II, IIIc and IV. We feel that by any truly objective measure, the CDRC failed in its charter to mitigate simply following zoning regulations at the expense of the "coastal, semi-rural, small town, diverse character that residents value and want to preserve." Indeed it was clearly communicated by the CDRC in granting their approval that the individual property rights outweighed the interests or concerns of the residents and community at large, which is disconcerting, as the concerns of the residents and community is exactly who the CRDC is chartered to serve per the above quote from the Design Standards.

In addition, per IV of the attached, while perhaps not the purview of the CDRC per se, we ask for a traffic safety and parking study that clearly outlines the potential impact of this project's orientation and scale given this existing neighborhood's unique current issues with traffic and parking. This lot is across the street from Coastsides Hope and popular bus stop for disabled and children going to school. It is also next door to a day care and a dance studio. And as noted in IV attached, the angle of the road approaching this dense intersection with kids and parents and disadvantaged all vying for space to park and in a hurry to get to work, school, etc, already makes for close calls and conflict. We simply ask that a formal study be conducted given the unique nature of this intersection, in which this "residence" will be the actually surrounded by commercial operations and a public transportation access point.

This lot, in this location is far from normal and usual and thus simply meeting zoning regulations, objectively, does not suffice. Please consider the above and attached objective concerns and recommendations to further modify this application to ensure that the CDRC charter to ensure that the Midcoast retains its characteristic "coastal, semi-rural, small town, diverse character that RESIDENTS value and want to preserve" is taken seriously. AND ensure the safety of this unique intersection that is not your standard residential setting.



RECEIVED

JAN 25 2019

**San Mateo County
Planning and Building Department**

January 9, 2019

Via E-Mail (rpanglao@smcgov.org)

County of San Mateo Planning and Building Department
Coastside Design Review Committee
c/o Ruemel Panglao, Planner, and Dennis P. Aguirre, Design Review Officer
County Office Building, 455 County Center
Redwood City, California 94063

Re: PLN 2018-00104 (the "Project")
Owner: John Kroll (the "Owner")
Applicant: Andrea Costanzo (the "Applicant")
APN: 047-092-200 (the "Property")

Dear Mr. Panglao, Mr. Aguirre, and all Committee Members:

This office has been engaged by a concerned neighbor residing on the "100" block of Vallejo Street. My client, individually, and collectively with numerous concerned community members and residents on Vallejo Street who have previously voiced their concerns and submitted written and/or oral comments in opposition to the Project at the prior Coastside Design Review Committee ("CDRC") hearing held in October of 2018, have an interest in ensuring that, objectively, any development on the Property conform to the County of San Mateo (the "County") Local Coastal Program ("LCP") and all Zoning Regulations ("Zoning Code") to protect the unique, small, and rural character of this community.

The purpose of this letter is to submit new written comments based on the Applicant's further redesign of the Project. We appreciate that modifications have been made, but the problem remains that the Project is simply inconsistent with standards set forth in the Zoning Code as to neighborhood scale, second stories, wall articulation, architectural style, openings, entries, garages, roof design and compatibility, setbacks, views, impacts to scenic corridors and public views, privacy, traffic hazards, and parking. We therefore request that the CDRC continue this hearing until such time as the Applicant address such inconsistencies in further detail.

We are optimistic that the Applicant can use innovative designs to create a project that fits within the neighborhood context and character.

direct: +1 415 872 3232
fax: +1 415 549 2490
e-mail: vin.ho@withersworldwide.com
admitted in California

Withersworldwide
London Geneva Zurich Milan Padua
Hong Kong Singapore Tokyo British Virgin Islands
New York Greenwich New Haven San Francisco
Los Angeles Rancho Santa Fe San Diego

Withers SBL
Melbourne Sydney

I.

THE APPLICANT FAILED TO COMPLY WITH CDRC'S STORY POLES REQUIREMENTS

At the outset, we note that on December 17, 2018, the chair of the CDRC previously requested that the Applicant modify the story poles to be consistent with the revised Project:

Per the chair of the CDRC, the story poles for this project must be modified to match the current design of the structure. This must be completed no less than 10 days prior to the next CDRC that this project is scheduled for.¹

My client reports that the story poles do not appear to have been modified from their prior version. In such case, at present time, the story poles are not an accurate representation of the size and scale of the Project and per CDRC policy, this matter should be continued to a future date, as indicated by the following policy:

Coastside Design Review Committee (CDRC) Policies on Story Pole Installation and Major/Minor Modifications

In the event the required story poles are not installed, or are inadequate, the applicant will be requested to install or improve the story poles, resulting in the project being continued to a future date to allow time for the CDRC members to complete their site visits to view the installed/corrected poles.²

My client, as well as members of the neighborhood and CDRC members, must be afforded an opportunity to examine the size and scale of the Project through story pole procedures. Thus, the only action that can be taken at the January 10th meeting is to continue consideration of the Project following the Applicant's compliance with the story pole modifications.

II.

THE PROJECT IS INCONSISTENT WITH THE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENT IN THE MIDCOAST AND IT CONFLICTS WITH THE NEIGHBORHOOD CONTEXT AND CHARACTER

A. The Neighborhood Context and Character is Defined by Modest Single-Story Ranch and Cottage Homes.

The Project is located on a vacant lot at the corner of Vallejo Street and Alhambra Avenue in El Grenada. The neighborhood context is overwhelmingly comprised of single-story ranch and cottage homes of modest size located on the "100" block of Vallejo Street (e.g., typically 1,600 square feet or less). Many of the homes on Vallejo Street were constructed prior to 1950 and their size and architectural styles are complementary of each other.

¹ CDRC Notes, available at:

<https://aca.accela.com/SMCGOV/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=18CAP&capID2=000000&capID3=00138&agencyCode=SMCGOV&IsToShowInspection=>

² Coastside Design Review Committee (CDRC) Policies on Story Pole Installation and Major/Minor Modifications, available at:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Story%20Pole%20Major%20Minor%20Revised.pdf>

Thus, for all practical purposes, the extent of the neighborhood's context and character is limited to these single-family homes. This narrow context exists because (1) the Project abuts Alhambra Avenue and Cabrillo Highway along the southern and western portions of the lot (where no contributory neighborhood development exists, but rather, two significant thoroughfares), (2) vacant land is present to the south of the Project (similarly, such land adds no contribution to the neighborhood character), and (3) commercial properties exist along the Project's northern border (in a "commercial neighborhood" zoning classification).

Thus, the limited size, scope, and diversity of the neighborhood character magnifies the importance of the Project's need to complement the neighborhood, the neighboring houses, the neighborhood character, and the surrounding setting. When evaluating the Project's merits against the Zoning Code standards, the CDRC should ensure that the appropriate scope of the neighborhood is selected and carefully considered so that Midcoast retains its characteristic "coastal, semi-rural, small town, diverse character that residents value and want to preserve."³

B. The Project's Design Elements Conflicts with Neighborhood Character.

1. Neighborhood Scale.

Zoning Code Standard

(1) *New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.*

(2) *On relatively level lots, avoid designs that incorporate more than two useable floors, excluding basements, within the maximum height limit, since this contributes to a massive or boxy appearance for the home and makes it more difficult to be in scale with surrounding one and two story homes. Multiple stories are allowed on sloping lots where it is necessary to ensure that the home steps up or down with the slope.⁴*

LCP Standard

8.13 Special Design Guidelines for Coastal Communities

(4) *Design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urbanscape.⁵*

³ Zoning Code, Section 6565.20(A)(2).

⁴ Zoning Code, Section 6565.20(D)(1)(b).

⁵ LCP, available at:

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf.

8.20 Scale

Relate structures in size and scale to adjacent buildings and landforms.⁶

As noted the above, the neighborhood is overwhelmingly represented by single-story ranch and cottage homes. Notwithstanding, the Applicant proposes construction of a 2,612 sq. ft. residence (3,045.9 sq. ft. including the garage) that will be the largest home on the largest lot in the community. The size and scale of the Project, which serves as the gateway to the neighborhood, would dominate and distract from the remaining homes rather than appear proportional and complementary. A meaningful reduction to the size of the Project is necessary to achieve compliance with the Zoning Code. It is telling that prior to the filing of the resubdivision map, the Property was actually three separate parcels. This demonstrates that the original intent of the subdivider was to create three smaller parcels (to support homes of the same size and scope for the other homes on the 100 block of Vallejo Street), rather than a single outsized residence that is out of proportion with neighborhood.

2. Second Stories.

Zoning Code Standard

- (a) *Locate the primary portion of the second stories toward the center of the first story and away from property lines whenever feasible.*
- (b) *Avoid locating second stories only over the garage.*
- (c) *One story designs are strongly encouraged in areas where onestory homes are predominant. If a two-story design is chosen, minimize the size of the second story.*
- (d) *Where new homes or additions are to be located between one and two-story homes, consider split-level designs with the twostory portion of the home oriented toward other two-story homes.*
- (e) *Avoid designs where large areas or lengths of upper-story walls overhang or cantilever out over lower-story walls.⁷*

The 100 block of Vallejo Street is dominated by one story homes (only 3 out of the 14 existing homes are two-story designs), and thus, the Zoning Code instructs that a one story design is strongly encouraged, and if not chosen, then a two-story design should minimize the size of the second story.

In this case, the second story contains approximately 1,169.9 sq. ft., while the first story contains approximately 1,442.6 sq. ft. (less the garage). The marginal difference between the two stories is not indicative of the Applicant's good faith attempt to minimize the size of the second story, but rather, an attempt to maximize square feet which should be avoided when not consistent with the Zoning Code. Here too, a meaningful reduction to the size of the second story is necessary to achieve compliance with the Zoning Code.

⁶ LCP, available at:

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

⁷ Zoning Code, Section 6565.20(D)(1)(c)(1).

In addition, we think that the Applicant can, in conjunction with a reduction in size of the second story, improve on its attempt to center the second story away from the boundary lines on Vallejo Street. The proposed bedroom on the second story continues to block substantial views when seen from the Project's left elevation (see Sheet A-4) and this can be easily avoided if second story is scaled back modestly.

3. Wall Articulation.

Zoning Code Standard

These standards apply in addition to either the Daylight Plane or Façade Articulation Options in the preceding section:

- (1) Require at least one step or off-set extending to grade on the long dimension of the house.*
- (2) Projecting or recessing architectural details (decks, bays, windows, balconies) and changes in building materials or colors are also encouraged to visually break up building walls.⁸*

The long dimension of the Project (i.e., the Project's left elevation as seen on Sheet A-4) lacks meaningful wall articulation and thus, the Project appears more massive and bulky than necessary. Greater wall articulation can be achieved if the Project were not design using maximum front and rear setbacks. We suggest a reduction and additional architectural details to add visual interest.

4. Entries.

Zoning Code Standard

- (1) Front Doors - Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance.*
- (2) Front Porches - Where front porches are a part of the neighborhood pattern, a new house or new entry should consider including this feature similar in size and proportion to the other homes in the neighborhood.⁹*

The front porch extends to an approximate length of 7' and up to the 10' maximum side setback. The scale of the front porch is not in proportion with other homes in the neighborhood, and the 7' length can obstruct public views from the neighborhood. We suggest that the Applicant can reduce the length of the porch to be consistent with the neighborhood character.

⁸ Zoning Code, Section 6565.20(D)(1)(e).

⁹ Zoning Code, Section 6565.20(D)(2)(c).

5. Garages.

Zoning Code Standard

(1) *Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two single rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade.*

(2) *Respect the existing pattern in the size, position or appearance of the garages in the neighborhood, providing that pattern conforms with the design standards.¹⁰*

It appears that the Applicant has enlarged the garage to offset the overall reduction in the square footage of the Project. Such enlargement negatively contributes to the Project's building mass, shape, and scale as discussed above, and is contrary to the size and appearance of garages in the neighborhood. As with arguments set forth above, the Applicant can improve on the design of the garage by reducing its size to be consistent with the neighborhood context.

6. Roof Design and Compatibility

Zoning Code Standard

(1) *When planning a new home or second story addition, begin with a primary roof form. Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home's apparent mass and scale, provide visual interest and have an appropriate number of roof forms. Additional roof forms shall be architecturally compatible with the primary roof form's slope and material.*

(2) *Pitched roofs are encouraged; flat roof designs may be acceptable if the height does not exceed 22 feet from existing grade for the flat roof 28.1.50 portion, the flat roof portion does not exceed 20% of the total roof area, and it is compatible with neighboring homes.*

(3) *Non-reflective roof materials and colors are encouraged. Solar panels are acceptable in appropriate locations where they will blend with the rest of the roof.¹¹*

Zoning Code Standard

If there is an established architectural style of roofs in a neighborhood, roof shape and types should be compatible with roofs in the neighborhood and with the existing home. Express this compatibility through roof forms, slope, materials and massing.

¹⁰ Zoning Code, Section 6565.20(D)(2)(d).

¹¹ Zoning Code, Section 6565.20(D)(3)(a).

Applicants may also consider alternate roof forms that improve the architectural quality of the house where the design enhances the character of the neighborhood.¹²

As with the garage, it appears that the Applicant has increased the height of the roof to the top of the ridgeline from 25'10" to 26' for the redesigned Project. (Visual impacts are discussed in sections that follow.) The overall increase in height appears to increase the home's mass and scale and is therefore inconsistent with the standards set forth above. Notwithstanding this flaw, because the Applicant did not modify the story poles as requested by the chair of the CDRC, it is not immediately clear how the redesigned roof will impact the Project. As discussed above, consideration of the Project must be continued to a future date so that the Applicant can comply with story pole procedures thereby affording members of the CDRC and members of the neighborhood the ability to fully evaluate the Project.

7. Openings.

Zoning Code Standard

(1) *Select windows and doors that are compatible with the dominant types on the house and in the neighborhood; when assessing compatibility consider the size and proportions of the openings, materials, and style or detailing.*

(2) *When designing and placing windows and doors, consider their location, size and proportions and how they may relate to adjacent buildings; walls broken by proportioned patterns of windows are encouraged where neighbor's privacy can be protected.¹³*

We reiterate the arguments as discussed below regarding privacy. Windows should be sensitively placed or reduced in size to protect the privacy rights of neighboring properties.

8. Architectural Style.

Zoning Code Standard

(1) *Use an architectural style and design elements that complement the predominant style of nearby homes, only when such homes conform with the design standards. Likewise, avoid the architectural styles and design elements of nearby homes when such homes do not conform with the design standards. Where no predominant architectural style can be defined, encourage compatibility through the use of similar building shapes, exterior materials or colors or architectural features such as roofs, windows/doors, etc.*

(2) *Architectural styles that complement the coastal, semi-rural, diverse small town character of the area, such as coastal craftsman are encouraged.*

¹² Zoning Code, Section 6565.20(D)(3)(b).

¹³ Zoning Code, Section 6565.20(D)(2)(b).

Contemporary and uncommon styles can be compatible if building shapes and materials are carefully chosen to complement other homes in the neighborhood.

(3) *Architectural styles that complement the natural setting are encouraged.*¹⁴

In general, because the design elements identified in sections 1-7 discussed above are not consistent with the Zoning Code, the overall architectural style suffers because the Project as presently designed is not capable of complementing the character of this small, rural community. The Applicant should revise the Project consistent with the standards set forth in the Zoning Code.

III.

THE PROJECT WILL HAVE NEGATIVE IMPACTS ON VIEWS, SITING, AND STRUCTURE PLACEMENT

A. Setbacks.

The majority of homes on the 100 block of Vallejo Street adhere to a 20' front setback as measured from Vallejo Street. The Project however, uses Alhambra Ave as the front of the lot, while Vallejo Street is designated as the side of the lot for setback purposes. The Applicant's lot orientation results in setback inconsistency because the Project will have side setbacks of 10', 12', and 17'2", but the rest of the homes in the neighborhood have larger 20' setbacks from Vallejo Street. Given the consistency with the other homes on Vallejo, we suggest that this tradition be observed to preserve the neighborhood character. Increasing the side setback to 20' would only marginally reduce the size of the Project, but would significantly improve on scale, bulk, and mass issues as described above.

B. The Project Negatively Impacts to Views from Neighboring Houses.

Zoning Code Standard

*When designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses.*¹⁵

Despite the Applicant's revisions, the Project has increased in height (top of the ridgeline) and remains too large and too tall, which will have a negative impact on views from neighboring houses. Concerned neighbors have previously submitted photographs demonstrating a substantial loss of views as a result of the Project, and several are attached hereto as Exhibit "A". Per the Zoning Code, the Applicant should implement the suggestions found in the Zoning Code to minimize the effect on views, including, but not limited, to the following: locating living space where it would have less view impact, increasing the setback of second stories, lowering roof plate heights, and choosing roof forms that minimize mass. All of these design elements have been suggested above.

¹⁴ Zoning Code, Section 6565.20(D)(2)(a).

¹⁵ Zoning Code, Section 6565.20(C)(2)(b).

C. The Project Negatively Impacts Scenic Corridors and Public Views.

LCP Standard

8.13 Special Design Guidelines for Coastal Communities

(5) *To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.¹⁶*

8.18 Development Design

a. *Require that development (1) blend with and be subordinate to the environment and the character of the area where located, and (2) be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area including, but not limited to, siting, design, layout, size, height, shape, materials, colors, access and landscaping.*

...

b. *Require screening to minimize the visibility of development from scenic roads and other public viewpoints. Screening shall be by vegetation or other materials which are native to the area or blend with the natural environment and character of the site.¹⁷*

The Project is located on Alhambra Avenue, which is adjacent to and parallel to the Cabrillo Highway, a scenic corridor as defined in the LCP. The Zoning Code states that the "Cabrillo Highway Scenic Corridor offers perhaps the most significant public views in the Midcoast; however, other public views should be considered as well."¹⁸ Other "public views" are defined as a "range of vision from a public road or other public facility."¹⁹ Without question, the Project will be visible from Cabrillo Highway and other public views, including but not limited to, the shoreline, the Pillar Point Harbor ("Harbor"), and Alhambra Avenue. Attached as Exhibit "b" are photographs of the Project from the Harbor and it is evident that the massive scale of the home will be visible, rather than surrounding vegetation, ridgelines, and skylines. The LCP instructs that such views be protected in order to preserve valuable coastal and visual resources that are essential to protect. The Project, as presently designed, is contrary to such principles and must be minimized to prevent the blocking of protected views.

¹⁶ LCP, available at:

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

¹⁷ LCP, available at:

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

¹⁸ Zoning Code, Section 6565.20(C)(1)(d).

¹⁹ Zoning Code, Section 6565.20(C)(1)(d).

D. The Project Does Not Respect the Privacy of Neighboring Houses.

Zoning Code Standard

To the extent feasible, site and design new buildings, additions, decks, balconies and associated infrastructure to respect the privacy of neighboring houses by:

- (1) Locating, orienting and designing windows, entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios.*
- (2) Locating, orienting and designing high activity areas (kitchen, family room, patio) so that they are not adjacent to low-activity areas (bedrooms) on adjacent properties.*
- (3) Proposing rooftop decks only when they are: (a) designed to avoid direct views into neighboring houses and outdoor decks/patios; (b) accessed by interior means and (c) integrated into the roof design.*
- (4) Using appropriate landscaping and other architectural solutions such as clerestory windows or obscure glass.²⁰*

According to the Project's left elevations (see Sheet A-4), the new Project increases the scope of window coverage which will have negative impacts to the Project's immediate neighbors. For instance, the windows now appear along the entire length of the first floor, and are generally larger in size. It does not appear that the Applicant has made any attempt to use appropriate architectural solutions such as clerestory windows or obscure glass.

IV.

CONDITIONS SHOULD BE ADDED TO MITIGATE TRAFFIC HAZARDS AND PARKING IMPACTS AT THE INTERSECTION OF VALLEJO STREET AND ALHAMBRA AVENUE

The Project will be located at the busy intersection of Vallejo Street and Alhambra Avenue (the "intersection"), where a number of traffic and parking issues must be considered.

First, by Caltrans standards, the intersection is substandard because it fails to achieve a right angle of 90 degrees. As explained by Caltrans, a 90-degree intersection is the most favorable condition for intersection movements because a right angle provides:

- *Sight lines which optimize corner sight distance and the ability of motorists to judge the relative position and speed of approach traffic.*
- *The shortest crossing distance for motor vehicles, bicycles, and pedestrians.*

²⁰ Zoning Code, Section 6565.20(C)(2)(a).

- *Intersection geometry that can reduce vehicle turning speeds so collisions are more easily avoided and the severity of collisions are minimized.*
- *Intersection geometry that sends a message to turning bicyclists and motorists that they are making a turning movement and should yield as appropriate to through traffic on the roadway they are leaving, to traffic on the receiving roadway, and to pedestrians crossing the intersection.²¹*

Since not all intersections can provide a right angle, Caltrans further explains that minor deviations may be permitted, provided that mitigation can be provided:

Minor deviations from right angles are generally acceptable provided that the potentially detrimental impact on visibility and turning movements for large trucks (...) can be mitigated. However, large deviations from right angles may decrease visibility, hamper certain turning operations, and will increase the size of the intersection and therefore crossing distances for bicyclists and pedestrians, may encourage high speed turns, and may reduce yielding by turning traffic. When a right angle cannot be provided due to physical constraints, the interior angle should be designed as close to 90 degrees as is practical, but should not be less than 75 degrees. Mitigation should be considered for the affected intersection design features.²²

By our estimation, the intersection has an angle of 60 degrees and this negatively impacts sight lines, visibility, and general traffic movements. Compounding this problem is the fact that parked cars from neighboring businesses and school buses frequently pick up children at the same intersection, which encourages vehicles to enter into pedestrian walkways and portions of the highway to compensate for poor sight lines and visibility. The impact to the neighborhood has been alleviated, to a certain extent, due to the fact that the Property is currently a vacant lot, and thus, there is some visibility for vehicles as they head north on Alhambra Avenue. However, if the Project is constructed without specific conditions limiting the use of fences and vegetation at the intersection, then it is likely that the intersection performance and pedestrian and traffic safety will further degrade. We therefore suggest that a condition be added to the Project limiting the height and/or placement of fences or vegetation so that intersection performance and safety will not decrease.

Second, because the Project is located on the border between a neighborhood and a neighborhood-commercial zone, there are issues of overflow parking which will be exacerbated by construction and completion of the Project. We suggest that conditions be imposed on all phases of the construction so that parking impacts are not borne by the neighbors during and after the pendency of the construction.

²¹ CalTrans Highway Design Manual, Section 403.3, available at: <http://www.dot.ca.gov/design/manuals/hdm/chp0400.pdf>.

²² CalTrans Highway Design Manual, Section 403.3, available at: <http://www.dot.ca.gov/design/manuals/hdm/chp0400.pdf>

Mr. Panglao, Mr. Aguirre, and Committee Members
January 9, 2019

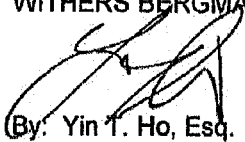
CONCLUSION

My client, the community members, and their families, some who have lived on Vallejo Street for multiple generations, wish to see the vacant lot developed in a responsible, objective manner, and consistent with the neighborhood and design standards set forth in the Zoning Code. Plainly, the deviations from such standards identified in this letter must be addressed prior to re-hearing by the CDRC. We therefore request that consideration of this Project be continued to a future date so that the Applicant can address these deficiencies. By copy of this letter to the Applicant, we also extend an opportunity for the Applicant to contact my office directly to resolve these concerns.

If you have any questions about the contents of this letter, please do not hesitate to contact me at (415) 872-3232.

Very truly yours,

WITHERS BERGMAN LLP



(By: Yin T. Ho, Esq.)

YWH/mul

Mr. Panglao, Mr. Aguirre, and Committee Members
January 9, 2019

EXHIBIT "A"

PHOTOGRAPHS SHOWING IMPACTS TO VIEWS FROM COMMUNITY MEMBERS



Mr. Panglao, Mr. Aguirre, and Committee Members
January 9, 2019



Mr. Panglao, Mr. Aguirre, and Committee Members
January 9, 2019



Mr. Panglao, Mr. Aguirre, and Committee Members
January 9, 2019

EXHIBIT "B"

PHOTOGRAPHS SHOWING IMPACTS TO PUBLIC VIEWS AND CABRILLO HIGHWAY





SUPPLEMENT TO APPEAL TO PLANNING COMMISSION

PLN 2018-00104

APN 047-092-260

As our previous documents objectively outline, the size and scale of the applicant's design does not fit the immediate surroundings of our mid-coast, semi-rural, fishing village/pier neighborhood that residents and visitors alike appreciate and depend on the design review standards and those charged with enforcing them, to preserve.

However, we think we now understand comments/suggestions we have heard that say our appeal is subjective, not clear about the specific areas of the Design Review we are appealing. So we are updating this appeal with something more detailed, less subjective recommended course of action, perhaps even acceptable to the applicant, based on emails we have received from him.

We live in a Moyer and Green home across the street from the applicant's lot. We are one of several on Vallejo Street and one of many in the neighborhood and communities on the mid-Coast. It is unique and complimentary to our locale. And it provides virtually all of the features the applicant has built into their current design at an (obviously) acceptable size and scale. Indeed the applicant, in an email to us seems to support our design (though obviously is not familiar with Moyer and Greens, which were originally built unfinished, and thus a subsequent remodel may seem to be adding to the size and scale, but is actually just adding square footage internally, for property tax purposes, without expanding beyond the original footprint, by simply finishing off the space originally enclosed). To follow our interpretation of the applicants line of reasoning, a Moyer and Green-like design would provide panoramic views from virtually every square foot of the second floor (all bay windows facing HMB), including a wraparound deck, 3 to 4 bedrooms (we have 3 AND have room for a game room/wet bar on the first floor leading to our spa) and most important, not only preserve but ENHANCE the look and feel of the neighborhood and community with an updated version of an iconic and unique-to-the-mid-coast design that would be hard to object to. We certainly would welcome it.

The bottom-line is we do not object to a home being built on the empty lot across the street. We knew this day would come eventually. We love the look and feel of this community, of this specific, walking distance to the pier and all it has to offer. We plan to live out our lives here and as such care about our neighbors and the community at large. We take pride in it and wish to preserve it, albeit updates/upgrades are welcome. As you will note, however, the applicant seems to not understand or appreciate the same (his very personal attacks notwithstanding!). His entire concern appears to about money and profit, indeed suggesting the property is for sale, offering it to us. All we ask is that the Planning Commission take another hard look at this application and address the two things the Design Review Committee clearly side-stepped – Size (square footage) and Scale that better follow the Coastal Design Standards. We have offered up a clear, precise, objective solution, that should be most acceptable to all, a win, win, win,



County of San Mateo - Planning and Building Department

ATTACHMENT G

























County of San Mateo - Planning and Building Department

ATTACHMENT H

SUPPLEMENT TO APPEAL TO PLANNING COMMISSION

PLN 2018-00104

APN 047-092-260

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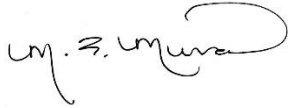
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including the County's property tax needs which we also support as committed residents of San Mateo County.

In a case like this where there is clear conflict between the motivation of a self-described "businessman" vs the interests of a community, we would hope the ultimate protector of that community, the one that came up with the Design Standards in the first place vs simply following zoning regs, would seriously reconsider and do just that.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "M. E. Minor", with a stylized flourish at the end.

Marion E. Minor

PS: Please also note the commentary attached by the applicant regarding parking and traffic. Again, the applicant appears to support our concerns. While we shall follow your recommendation to take this matter to Public Works. Please note that Public Works has told us traffic and parking issues ARE within the purview of planning as well, and we remain concerned that the fencing and landscaping designs will not provide adequate sight lines at this oddly angled corner with high speed traffic and parking loads. Working with Public Works, as they suggest is common, to further review, would be appreciated.



Marion Minor <minormarion2@gmail.com>

Recent appeal SM county

2 messages

Parking

john kroll <jkroll@icloud.com>

Thu, Feb 7, 2019 at 10:57 AM

To: minormarion2@gmail.com

Dear Bart and Marion , I have read your statement about traffic and parking , with respect to both businesses you mentioned on corner I do not believe these folks have been forthright about their traffic and parking ,it was brought up in last meeting . Rose from daycare and dance schools states that her husband pickups the kids and drops them off which is not entirely honest as today I sat and watched six different SUVs pulled up in front of my lot and across street before 9 am it is the same in afternoon. The Coastside Hope should post a notice directing their visitors to park on the side of building that is their designated parking for visitors and they have 3 apartments . In past meetings one of their tenants revealed that her landlord has them sign a lease that states they should find parking on street ?? Where in front of our houses ? It looks like they Coastside Hope once had parking for 2 tenants but it appears they put # 3 apt. In where this parking was . You can see the driveway on street ? I have built appts and county requires covered parking for residents last time I checked , It is also noted that there are only a few two story houses funny enough yours is one of them ? And actually One is on each side of my lot and another behind me ?? And you are complaining yet you both enjoy living in a two story with a view ?? Bart and I spoke awhile ago and he said he wanted to buy this very lot ?? Interesting ? But he was a few days late to make offer ? I have knocked on your door several times to speak with you in person to discuss however I get the feeling you do not live year round on block or are on vacation ?from your porch I can see why you are really complaining ? You may lose part of your ocean view ?/About corner The problem with people crossing Alhambra or turning at corner could be fixed by petitioning cal trans to make Vallejo st one way off of Alhambra (like Carmel) and I too would sign petition. And the bus stop is on a curved stretch of road which makes it difficult for cars to go around bus , suggest they move bus stop to a straight stretch on Alhambra . Hope we can get together soon Best regards john /

Sent from my iPhone

4 attachments

IMG_5186.jpg
626K