COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: September 25, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Non-conforming Use Permit (NCUP), Coastal Development Permit (CDP), and Design Review (DR) Permit, pursuant to Sections 6565.3, 6133.3 and 6328.4 of the Zoning Regulations, for the construction of a new, two-story, 1,828 sq. ft. single-family residence with an attached 367 sq. ft. one-car garage and attached 597 sq. ft. accessory dwelling unit (ADU) on a legal, non-conforming 3,986 sq. ft. parcel located at the intersection of Columbus Street and Sonora Avenue. The project involves only minor grading and no tree removal. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (a), relating to the construction of one single-family residence in an urban, residential zone, and is appealable to the California Coastal Commission.

County File Number: PLN2023-00055 (Kellond)

PROPOSAL

The applicant proposes to construct a new two-story 1,828 sq. ft. single-family residence with an attached 367 sq. ft. one car garage and attached 597 sq. ft. ADU on a legal, non-conforming 3,986 sq. ft. parcel, where 5,000 sq. ft. is the minimum required lot size in the S-17 Zoning District. The proposed ADU is subject to ministerial review and is not subject to the Planning Commission's review. A Certificate of Compliance (Type A) was recorded under PLN2021-00228. A Non-Conforming Use Permit is required to allow the development of a 32.5 feet wide lot where 60 feet is the minimum required width for a corner lot, and to allow one (1) covered parking space where two (2) covered spaces are required. The project involves minor grading and no tree removal. The parcel is in the California Coastal Commission's (CCC) appeal jurisdiction due to the undergrounding of Deer Creek in this location.

Figure 1 Proposed Project's Location, Source: County GIS Maps, Image from 2022

RECOMMENDATION

That the Planning Commission approve the DR, CDP, and NCUP for County File Number PLN2023-00055, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III, Project Planner

Applicant: Steve Kellond

Owner: Uccelli Andrew Anthony Tr

Public Notification: Public notification was sent ten (10) days in advance of this meeting and was mailed to property owners within 300 feet of the project parcel. Notice of the hearing was posted in San Mateo County Times.

Location: At the intersection of Columbus Street and Sonora Avenue, El Granada.

APN: 047-122-010

Size: 3,986 sq. ft., minimum parcel size is 5,000 sq. ft. for the S-17 Zoning District.

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

Local Coastal Plan and General Plan Designation: Residential, Medium Density Residential

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant Lot

Water Supply: Coastside County Water District (CCWD) has confirmed that there is one (1-inch) 50-gallon per minute (gpm) uninstalled non-priority water service connection that is assigned to APN 047-122-010.

Sewage Disposal: Granada Community Services District has confirmed that there is adequate capacity and a sewer mainline available to serve the proposed project.

Flood Zone: Zone X (Areas of Minimal Flood Hazard), FEMA Panel 06081C0138F; Effective Date: August 2, 2017.

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

Setting: The 3,986 sq. ft. undeveloped parcel is located at the intersection of Columbus Street and Sonora Avenue; east of Cabrillo Highway (Highway 1). The site is surrounded by undeveloped lots to the south (right side) and east (rear); Sonora Avenue to the west (front) and Columbus Street to the north (left side) as shown in Figure 1 above.

Chronology:

Date		Action
July 21, 2021	-	Certificate of Compliance (Type A) recorded (PLN2021-00228). Corrected version was recorded on August 7, 2024.
February 21, 2023	-	Application date.
July 13, 2023	-	Coastside Design Review Committee (CDRC) reviews project at a public meeting; item was continued with suggested changes.
July 11, 2024	-	Coastside Design Review Committee reviews and recommends the project for approval.
September 25, 2024	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

a. 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 Coastside County Water District has confirmed that there is one (1-inch) 50-gallon per minute (gpm) uninstalled non-priority water service connection that is assigned to APN 047-122-010. Coastside County Water District has conditionally approved the project pursuant to future water permit from the district prior to the approval of the building permit.

b. 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 (GCSD) has confirmed that there is a sewer mainline facility available to serve the proposed project. The applicant will be required to submit construction plans with a sewer permit application to GCSD prior to the approval of the building permit.

c. Man-Made Hazards Airport Safety

Policies 16.41 to 16.43 seek to regulate land uses surrounding airports to assure airport safety. The property is located in the Half Moon Bay Airport Runway Safety Zone 7, Airport Influence Area. The project conforms with applicable airport safety regulations.

2. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development outside of the Single-Family Residence Categorical Exclusion Area. As the parcel is located in the footprint of the now undergrounded Deer Creek, the site is located within the Coastal Commission Appeals Jurisdiction. If approved by the County, the CDP is appealable to the Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, as discussed below:

a. Locating and Planning New Development Component

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

Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Residential Medium Density, at a density of 6.1 – 8.7 dwelling units per acre. As proposed and conditioned, the project will be served by CCWD for water and GCSD for sewer service. Therefore, the project is considered an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report, there have been 20 building permits issued for new dwelling units during the current 2024 calendar year.

b. Sensitive Habitats Component

Policy 7.3 *(Protection of Sensitive Habitats)* prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The site consists of ruderal vegetation and does not contain any sensitive habitat, as the creek has been undergrounded in this location. Riparian setbacks do not apply.

3. Conformance with Zoning Regulations

a. Compliance with S-17 Zoning District Regulations

The project site is a legal, non-conforming 3,986 square foot lot, where the minimum lot size is 5,000 sq. ft. and minimum average lot width is 60 feet for a corner lot, in the R-1/S-17/DR/CD zoning district. Zoning Regulations Section 6133.3.b(1)(a) states that "Proposed development on an unimproved non-conforming parcel, that does not conform with the zoning regulations currently in effect, shall require the issuance of a use permit." The project also requires a Non-Conforming Use Permit because the parcel width is substantially non-conforming and is less than 35 feet in width as required by Section 6133.3.b(1).

Table 1
Compliance with the R-1/S-17/DR/CD Zoning District

	Required	*Proposed*	*Complies?*
Min. Side Yard Setback	10 ft. (streetside) 5 ft. (internal)	Right – 10 ft 1/8 inch. Left – 5 ft.	Yes
Min. Front Setback	20 ft.	20 ft.	Yes
Min. Rear Setback	20 ft.	20 ft. 6 1/16 inches	Yes
Max. Building Height	28 ft.	26 ft. 0 inches	Yes
Max. Floor Area Ratio	48%	45.8% (1,828 sq. ft.)	Yes
Max. Lot Coverage Ratio	35%	34.3% (1,368 sq. ft.)	Yes
Min. Parking Spaces	2 covered	1 covered	No*
Min. Average Lot Width	60 ft.**	32.52 ft.*	No*
Min. Lot Size	5,000 sq. ft.	3,986 sq. ft.*	No

* Requested non-conformity under the proposed use permit.
** Increased width requirement from 50 to 60 feet for corner lots

As shown in Table 1, the project complies with the maximum floor area ratio and lot coverage of the zoning district. However, as the project does not meet the required lot size, site width and covered parking requirements, the applicant has requested a Non-conforming Use Permit. Please see Section 5, below, for a discussion of project compliance with required findings for a Non-Conforming Use Permit.

4. Conformance with Design Review District Guidelines

The project was reviewed by CDRC on July 13, 2023, and on July 11, 2024.

Some of the issues raised at the meeting were related to the proposed landscaping and revising the roof design from gable to hip roof for the second-story portion of the house. The conversion to a hip roof was added as a recommended suggestion in Condition 3 of Attachment A.

At the July 13, 2023, CDRC meeting, the committee asked for visual and ridge line articulation. The applicant changed the design to remove the request for setback variance and revised the ridge line to lower the house height by approximately 1-foot 6 inches. At the July 11, 2024, meeting, the CDRC reviewed the revised proposal and recommended approval of the project. The project, as proposed and conditioned, was found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. *Section 6565.20 (D) ELEMENTS OF DESIGN 1. b. Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood:* The committee found that the elimination of the setback exception request and reduction in building height by 1.5 feet adequately addresses this standard.

b. *Section 6565.20 (D) ELEMENTS OF DESIGN 3. A. Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house:* The revised project plans include additional articulation and forms to break up the apparent massing of the building. The geometry of the lot dictates a narrow, but long structure.

5. Conformance with Non-Conforming Use Permit Findings

The project site is a legal, non-conforming 3,986 sq. ft. and 32.5 feet wide lot, where the minimum lot size is 5,000 sq. ft. and the minimum average lot width of the corner lot is 60 feet. A Non-Conforming Use Permit is required to develop a lot that is not conforming with lot width and to allow for reduced covered parking. Per Section 6133, the following findings must be made in order to approve a use permit for the project:

a. **The proposed development is proportioned to the size of the parcel on which it is being built.**

The reasonably-sized residence is proportioned in size to the non-conforming size lot. The project complies with maximum allowable lot coverage and floor area of the site as required by the R-1/S-17/DR/CD District.

b. **All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**
The subject parcel abuts another lot (Lot 15) that was approved for a new single-family home. As the adjacent lot is already being developed with a single-family residence, the project parcel could not be merged with the adjacent lot.

c. **The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

Due to a 32.5 feet lot width, provision of a two-car garage would not be possible given the 18 feet minimum required internal width of a two-car garage, and the minimum combined side setbacks of 15 feet (total 33 feet). One uncovered on-site parking space may be accommodated in the driveway. Therefore, staff has found the proposed exceptions to the zoning requirements to be reasonable. The project complies with all other development regulations, such as maximum floor area, maximum lot size, maximum height, front, side, and rear setbacks as required by the S-17 Zoning District. Therefore, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

d. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The project site is not located on a coastal bluff and would be served by public utilities. The site would be developed with a new single-family residence within an existing single-family residential neighborhood. As discussed in this report, the project complies with applicable policies of the General Plan, Local Coastal Program, and Design Review standards. Therefore, the project, as proposed and conditioned, would not result in significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

e. **Use permit approval does not constitute a granting of special privileges.**

This project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible and other similarly situated parcels may also be developed pursuant to the applicable regulations.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC); no comments were received.

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

A project referral was sent to the California Coastal Commission; no comments were received.

D. ENVIRONMENTAL REVIEW

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

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Midcoast Community Council
Geotechnical Section
Coastside Fire Protection District
Granada Community Services District
Sonoma State
Coastside County Water District
California Coastal Commission

ATTACHMENTS

A Recommended Findings and Conditions of Approval
B. Location Map
C. Plans
D. Letter of Recommendation by Coastside Design Review Officer, dated July 18, 2024
E. Geotech Report, dated March 31, 2022, prepared by Sigma Prime Geosciences, Inc.
F. Public comments received at the July 11, 2024, CDRC meeting

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00055 Hearing Date: September 25, 2024

Prepared By: Sonal Aggarwal, Planner III For Adoption By: Planning Commission

RECOMMENDED FINDINGS

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

Regarding the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast.

3. That, the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of LCP Policy 1.23. The issuance of building permits to construct new residential units is not projected to exceed the 40 unit maximum during the 2024 calendar year.

4. That the project conforms to specific findings required by policies of the San Mateo County LCP, including those contained in the Locating and Planning New Development and Sensitive Habitat components. The project incorporates conditions to comply with erosion control requirements and the design is consistent with Coastside Design Review standards for single-family residential buildings. The project is not in a sensitive habitat area and conforms with the land use and density designations of the General Plan and Local Coastal Program. Furthermore, the project has been reviewed and conditionally approved by the geotechnical review section.

Regarding the Design Review, Find:

5. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. *Section 6565.20 (D) ELEMENTS OF DESIGN 1. b. Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood:* The committee found that, with the elimination of the setback exception request and reduction in building height by 1.5 feet, the project adequately addresses this standard.

    b. *Section 6565.20 (D) ELEMENTS OF DESIGN 3. A. Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house:* The revised project plans include additional articulation and forms to break up the apparent massing of the building. The geometry of the lot dictates a narrow, but long structure.

Regarding the Non-Conforming Use Permit, Find:

6. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-17/DR/CD Zoning District.

7. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible, as the adjacent parcel is already being developed with a single-family residence.

8. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, and compliance with lot coverage, floor area, height, front, side, and rear setback standards, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

9. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The subject site does not contain sensitive habitat and complies with the requirements of the Geologic Hazard

District Regulations. The CDRC has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.

10. That use permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible and because the same process is available to similarly situated properties.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on September 25, 2024, as reviewed by the CDRC on July 11, 2024, and as conditioned by this approval. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.

2. The CDP, NCUP and DR Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and an inspection completed to the satisfaction of the Building Inspector within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant has the option of revising the approved plans in the application for a building permit, as stipulated by the Coastside Design Review Committee.

   Suggested Design Changes from CDRC (optional):

   a. The roof design could be changed from a gable to a hip roof to reduce the apparent massing of the house.

4. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.

5. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

    c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

    d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

    e. If the actual floor height, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Director of Planning and Building.

6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

    a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

    c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

8. No site disturbance shall occur, including any vegetation removal or land disturbance, 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 Sonora Avenue and Columbus 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 Sonora Avenue and Columbus Street. There shall be no storage of construction vehicles in the public right-of-way.

10. Color and materials verification by Planning staff 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 County Ordinance Code Section 4.88.360).

12. 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.

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

    a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

    c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

    e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

14. A building permit is required for this project.

15. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Department of Public Works

16. Project shall comply with the County drainage policy to prevent stormwater from development from flowing across property lines. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of

Public Works and Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.

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

18. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

19. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

<u>Geotechnical Section</u>

20. The project shall be carried out in compliance with the submitted Geotechnical report, which shall be updated to address 2022 Unified Building Code and be submitted with the Building Permit application. Significant grading profiles and recommendations, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the report. The updated Geotechnical Report shall also provide sufficient soil investigation data to evaluate potential hazards such as expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading plans/specifications.

Drainage Section

21. At the time of building permit submittal, a final grading and drainage plan consistent with the requirements of the County Drainage Manual and a final C.3 and C.6 Development Review Checklist shall be submitted.

Granada Community Services District (GCSD)

22. All new construction projects shall require a sewer connection permit from GCSD. Please contact GCSD at (650) 726-7093 to obtain instructions and an application form.

23. There is a sewer mainline facility available to serve the proposed project. The applicant shall submit the construction plans with the sewer permit application form and other items to Granada Community Services District. The construction plans must show all sewer lines necessary for the development including sewer pipes (lateral and sewer mainline), appurtenances, manholes, cleanouts, and sewer backflow devices, which must conform to GCSD standards. Upon GCSD receipt of the Building Inspection Section pick-up notice and payment of the permit fees, the sewer connection permit will be issued over the counter.

Coastside County Water District (CCWD)

24. The project shall comply with the CCWD regulations on water service and metering. Coastside County Water District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete.

25. San Mateo County Building Department does not send plans to Coastside County Water District. The applicant must complete an online application for water service with the Coastside County Water District. The applicant must complete an application for fire service and another application for residential water service.

26. The location of the new fire and domestic water services and meters shall be in a safe location and clear of driveways and parking areas.

27. Fire sprinklers are served from an independent and dedicated water service connection with a separate meter. Please note that 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.

28. Before issuance of a building permit, the CCWD will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for any development and that it complies with all CCWD regulations. The Coastside County Water District records confirm that there is one – 1-inch 50 gallons per minute (gpm) uninstalled Non-Priority water service connection assigned to APN 047-122-010. The current owner of said water service connection(s) on record with the CCWD is Andrew Uccelli.

Coastside Fire Protection District (District)

29. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to the exterior of the smoke alarm and will be checked at final.

30. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., with 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2022 section 1030.2).

31. Identify rescue windows in each bedroom.

32. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

33. As per Coastside Fire Protection District Ordinance 2022-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” as defined in the current edition of the California Building Code.

34. Vegetation Management (LRA) - The 2022 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

35. As per 2022 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2022 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

36. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2022-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

37. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with the trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

38. Exterior bell and interior horn: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

39. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2022 CFC Section 1204.2.

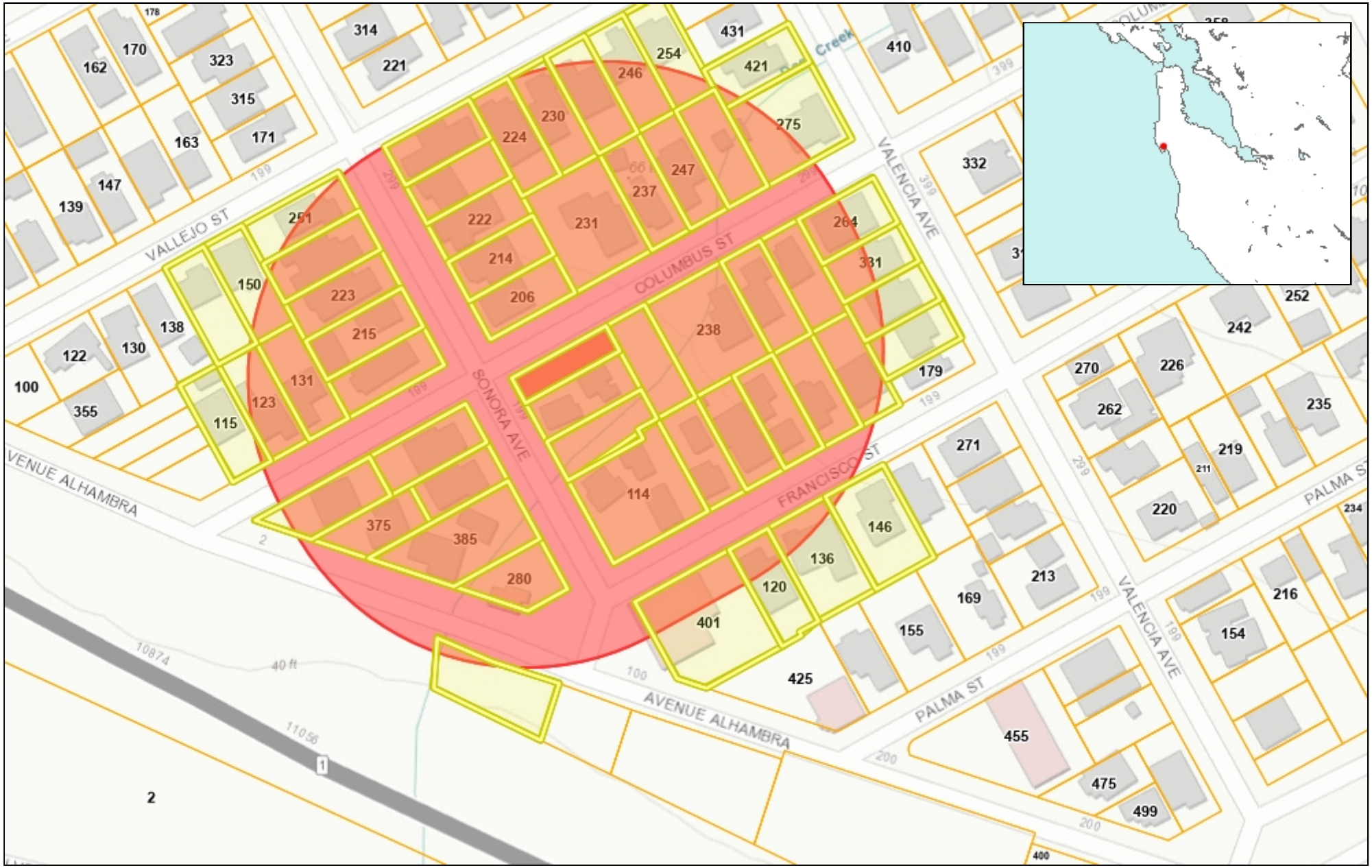
40. Accessory dwelling unit shall be required to have one (1) hour fire separation from the main house.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

PLN2023-00055, 0 Sonora Avenue



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 2,257

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

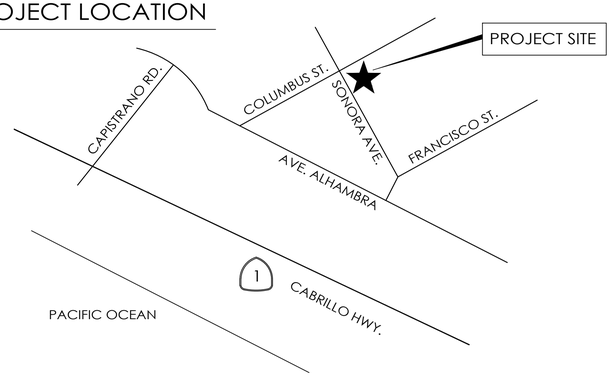
PROPOSED NEW RESIDENCE

APN: 047-122-010

T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET INDEX

PROJECT LOCATION



PROJECT DATA

ZONING	R-1/S-17	
SITE AREA	3,986 S.F.	
ALLOWABLE FLOOR AREA	1,913.2 S.F.	(48% OF SITE AREA)
PROJECT FLOOR AREA	1,828 S.F.	(45.8% OF SITE AREA)
ALLOWABLE COVERAGE	1,395.1 S.F.	(35% OF SITE AREA)
PROJECT COVERAGE	1,368 S.F.	(34.3% OF SITE AREA)
ALLOWABLE IMPERVIOUS	398.6 S.F.	(10% OF SITE AREA)
PROJECT IMPERVIOUS	390 S.F.	(9.7% OF SITE AREA)

FLOOR AREA - LIVING

FIRST FLOOR - LIVING	422 S.F.
SECOND FLOOR - LIVING	1,039 S.F.
TOTAL - LIVING	1,461 S.F.

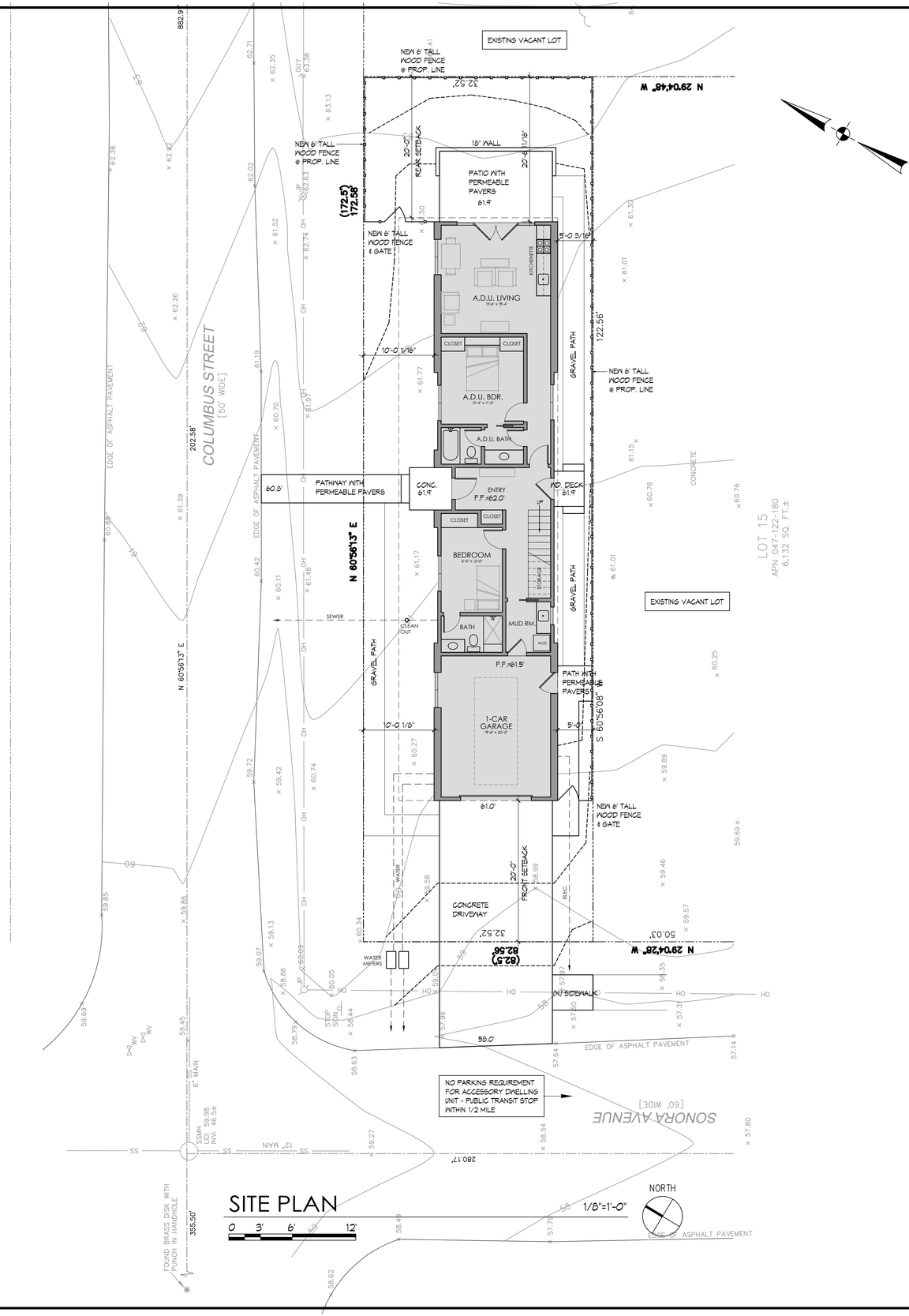
FLOOR AREA - GARAGE	367 S.F.
ACCESSORY DWELLING UNIT	597 S.F.

SITE COVERAGE

TOTAL (BUILDING FOOTPRINT & PORCH)	1,368 S.F.

IMPERVIOUS SURFACE

TOTAL (PATIOS, WALKS)	390 S.F.



SITE PLAN

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

New Residence
APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET TITLE

SITE PLAN

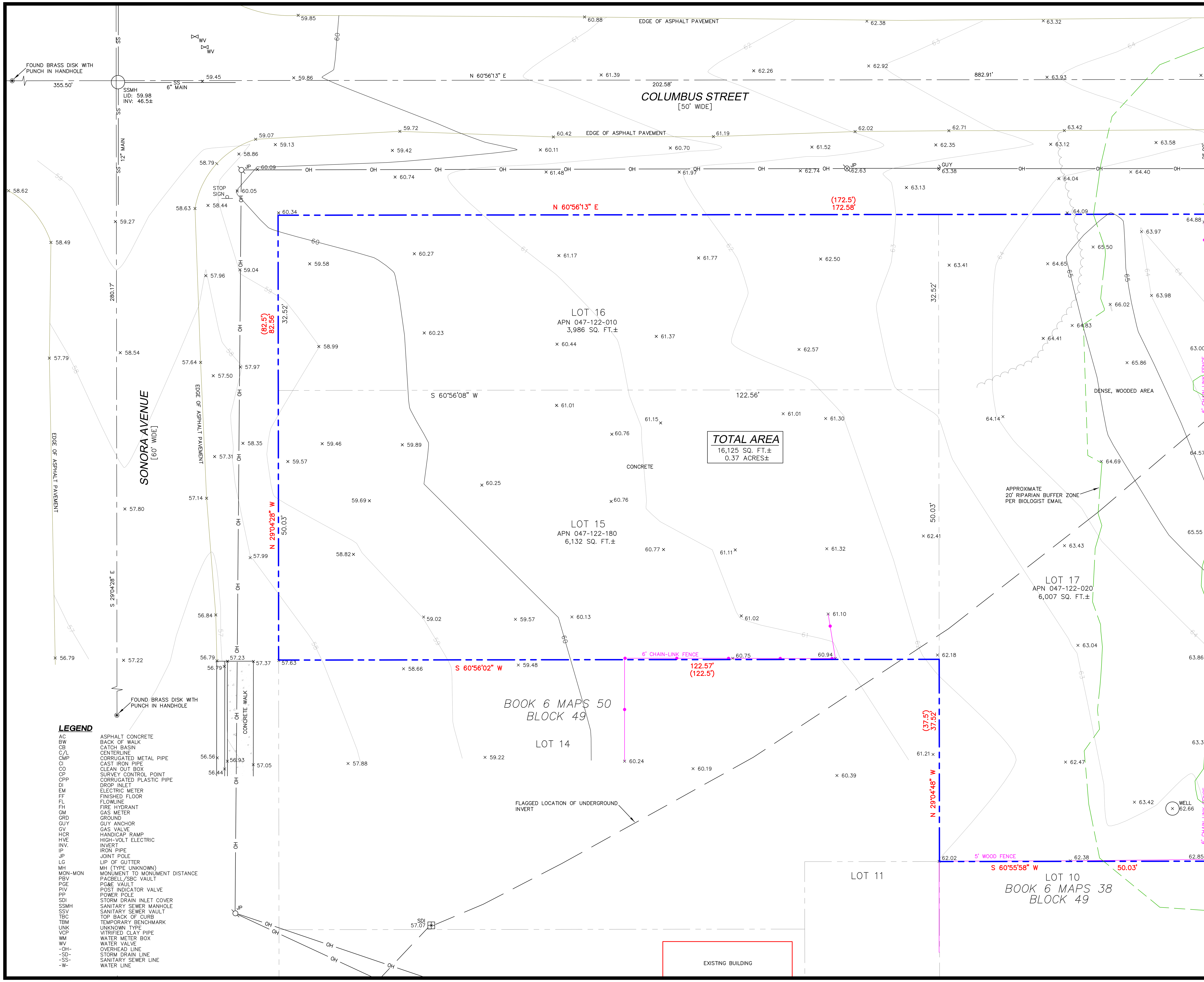
REVISIONS

No.	Date	Notes

PROJECT #: 2022.12

DATE: MAY 2024

SHEET #: SD-1



BASIS OF BEARINGS

THE BEARING, NORTH 29°04'18" WEST, OF AVENUE BALBOA (OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "SUBDIVISION NO. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET. LOCAL BENCHMARK IS THE SEWER MANHOLE LID WITH AN ELEVATION OF 59.98 FEET.

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDI	STORM DRAIN INLET COVER
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER BOX
WV	WATER VALVE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

NOTES:

BGT RELIED UPON LAWYER TITLE COMPANY PRELIMINARY TITLE REPORTS, ORDER NOS. 0041900398, 0041900399, AND 0041900531 , AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORTS.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: JUNE 28, 2019
JOB NUMBER: 19-098

REVISION - APRIL 21, 2022 - ADD RIPARIAN BUFFER ZONE AND INVERT LOCATION

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR BRYAN G. TAYLOR NO. 7551 STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 15-17, BLOCK 49, "SUBDIVISION NO. 5 GRANADA" (BOOK 6 MAPS 50)

130 SONORA AVENUE

EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

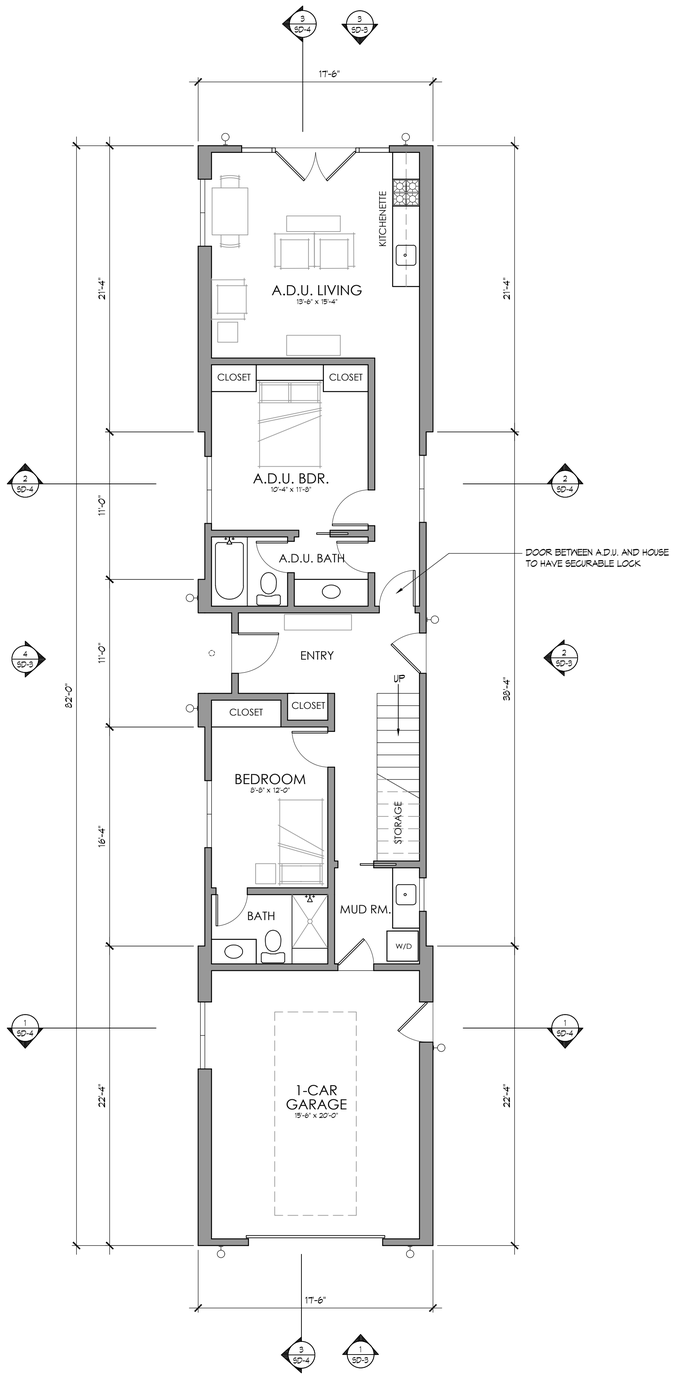
Assessor Parcel Number:
047-122-010
047-122-020
047-122-180

Prepared For:
TONY UCCELLI
575 Alameda de las Pulgas
San Carlos, CA 94070

Date:	OCT. 2022
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	LHL
Revisions:	APRIL, 2022

SU-1

Job No. 19-098

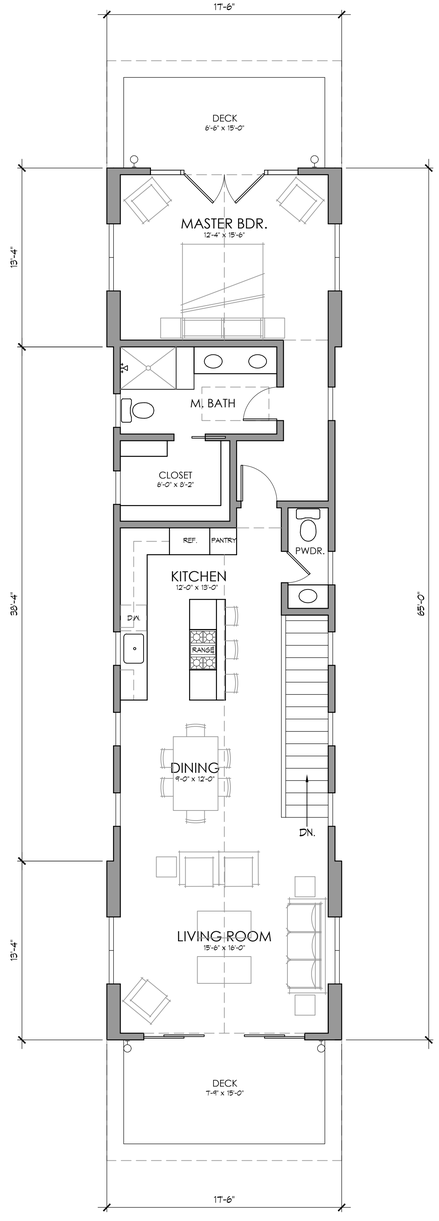


FIRST FLOOR PLAN

3/16"=1'-0"

NORTH

0 3' 6' 12'

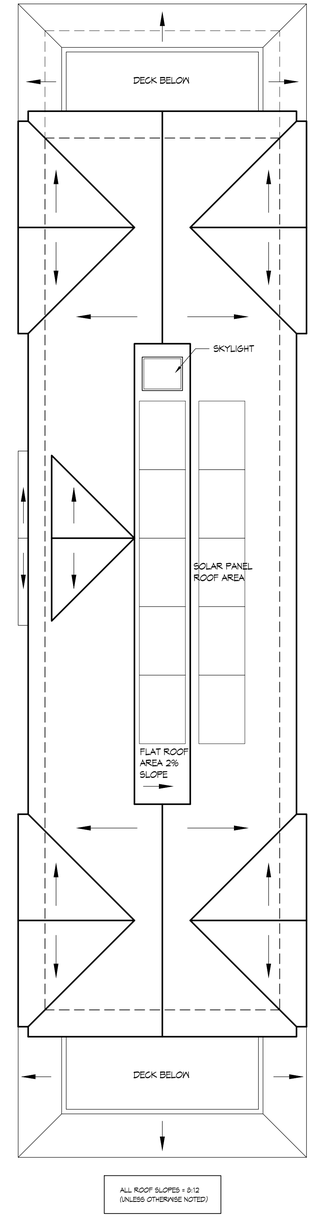


SECOND FLOOR PLAN

3/16"=1'-0"

EXTERIOR LIGHT FIXTURES

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



ROOF PLAN

3/16"=1'-0"

SOLAR ROOF CALCS

REQUIRED:
HOUSE
PV KILOWATTS = (1.12 * .820 X 2,523 SF /1000)
PV kW REQD = 2.1 kW

PROVIDED:
(10) 270 kW (MIN.) PANELS TO BE MOUNTED ON ROOF OF HOUSE

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

New Residence

APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET TITLE

FLOOR PLANS & ROOF PLAN

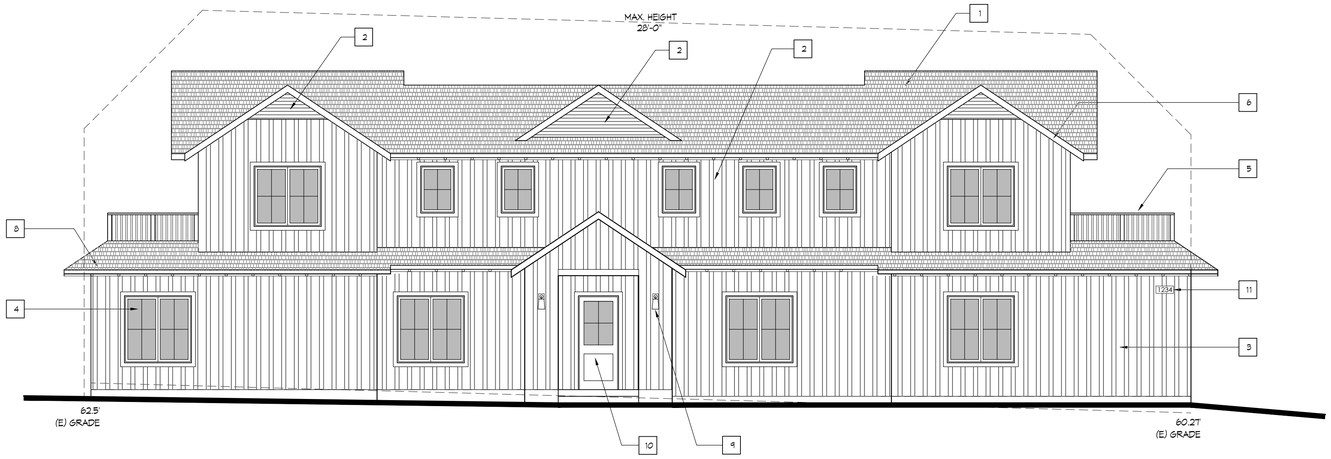
REVISIONS

No.	Date	Notes

PROJECT #: 2022.12

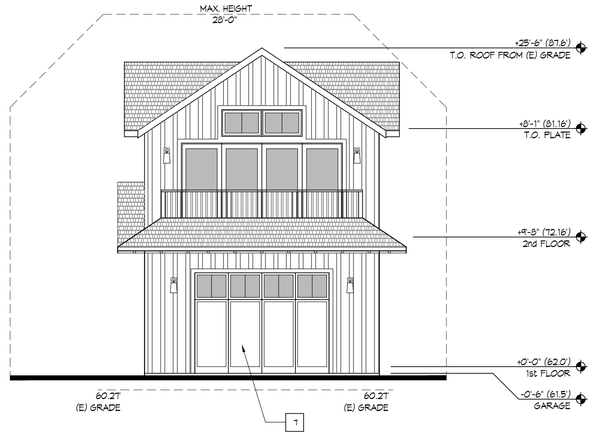
DATE: MAY 2024

SHEET #: SD-2

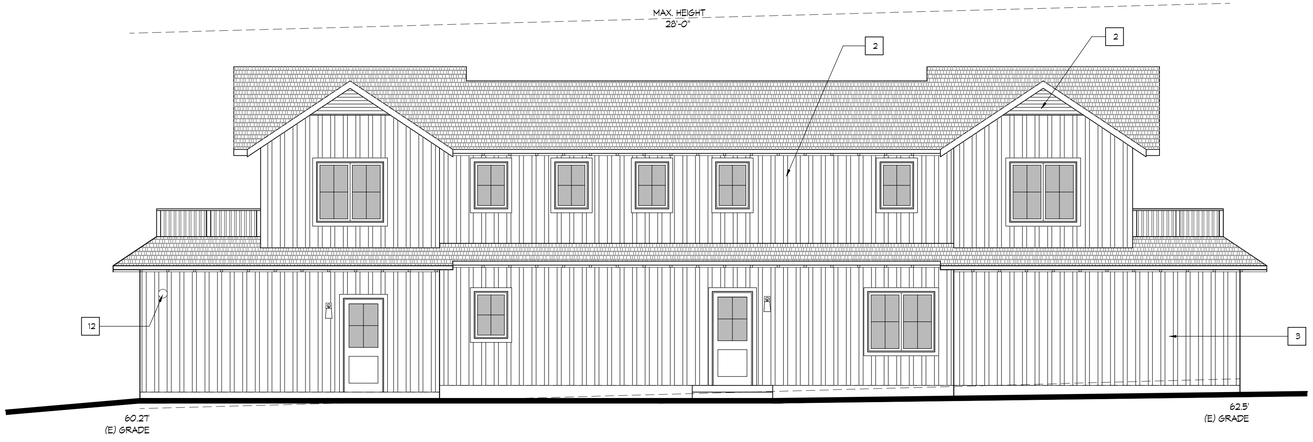


1 FRONT ELEVATION 3/16"=1'-0"
COLUMBUS ST. (NORTHWEST)

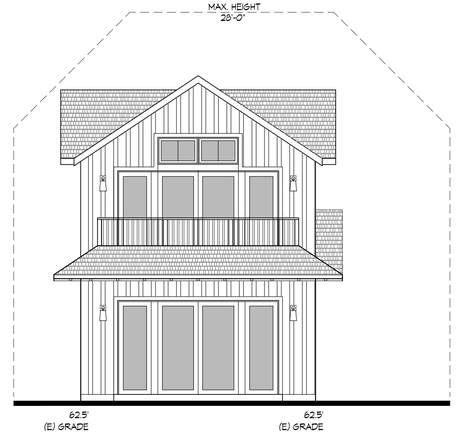
0 3' 6' 12'



2 SIDE ELEVATION 3/16"=1'-0"
SONORA AVE. (SOUTHWEST)



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



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

KEYNOTES

1. COMPOSITION SHINGLE ROOF
GAF TIMBERLINE 'SLATE'
2. WOOD SIDING W/ PAINTED FINISH
BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
3. BOARD ON BOARD SIDING W/ PAINTED FINISH
BENJAMIN MOORE, 'WEDGEWOOD GRAY' #HC-148
4. MILGARD TRINSIC VINYL WINDOWS & DOORS
WHITE COLOR
5. WOOD RAILING @ DECK, PAINTED
BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
6. TRIM, FASCIA & EAVES W/ PAINTED FINISH
BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
7. WOOD GARAGE DOOR WITH PAINTED FINISH
BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
8. HALF ROUND GUTTER, PAINTED
9. WALL MOUNTED 'DARK SKY' LIGHT FIXTURE
10. WOOD FRONT DOOR WITH PAINTED FINISH
BENJAMIN MOORE, 'HALE NAVY' #HC-154
11. ILLUMINATED ADDRESS NUMBERS
12. PROPOSED FIRE BELL LOCATION

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

New Residence

APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET TITLE

EXTERIOR ELEVATIONS

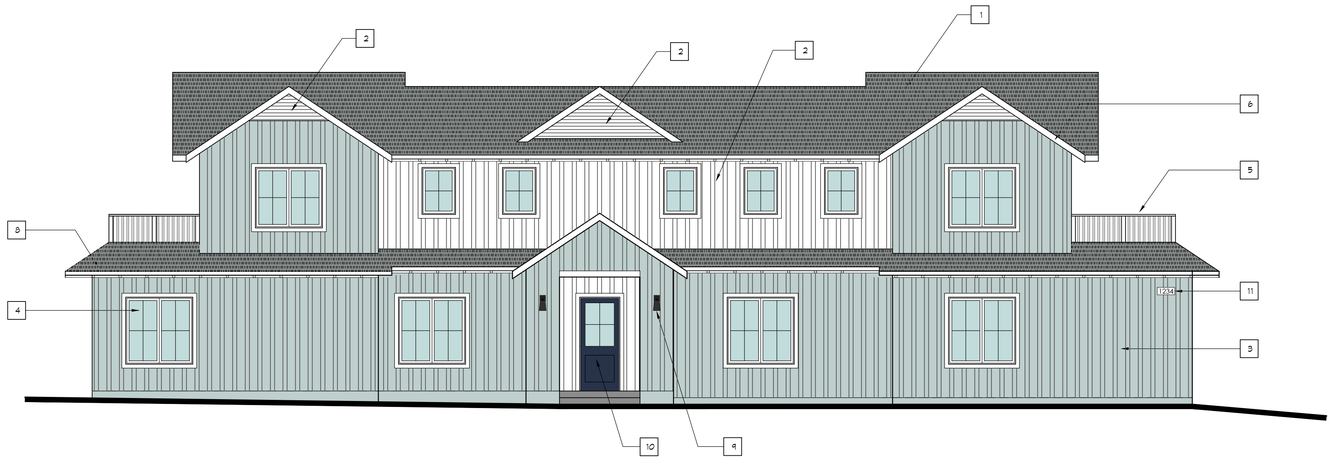
REVISIONS

No.	Date	Notes

PROJECT #: 2022.12

DATE: MAY 2024

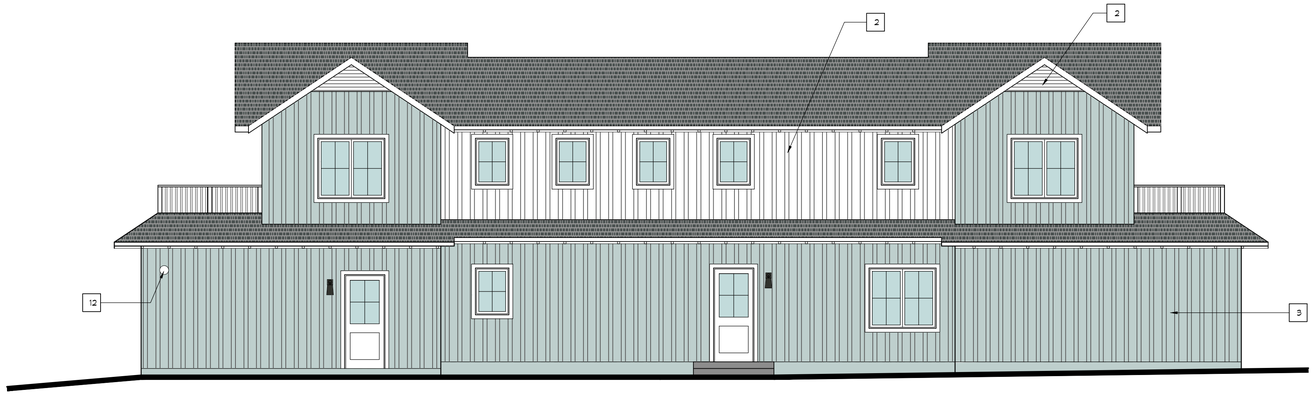
SHEET #: SD-3.1



1 FRONT ELEVATION 3/16"=1'-0"
COLUMBUS ST. (NORTHWEST)

0 3' 6' 12'

2 SIDE ELEVATION 3/16"=1'-0"
SONORA AVE. (SOUTHWEST)



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

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

KEYNOTES

1. COMPOSITION SHINGLE ROOF
   GAF TIMBERLINE 'SLATE'
2. WOOD SIDING W/ PAINTED FINISH
   BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
3. BOARD ON BOARD SIDING W/ PAINTED FINISH
   BENJAMIN MOORE, 'WEDGEWOOD GRAY' #HC-146
4. MILGARD TRINSIC VINYL WINDOWS & DOORS
   'WHITE' COLOR
5. WOOD RAILING @ DECK, PAINTED
   BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
6. TRIM, FASCIA & EAVES W/ PAINTED FINISH
   BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
7. WOOD GARAGE DOOR WITH PAINTED FINISH
   BENJAMIN MOORE, 'PATRIOTIC WHITE' #2135-70
8. HALF ROUND GUTTER, PAINTED
9. WALL MOUNTED 'DARK SKY' LIGHT FIXTURE
10. WOOD FRONT DOOR WITH PAINTED FINISH
    BENJAMIN MOORE, 'HALE NAVY' #HC-154
11. ILLUMINATED ADDRESS NUMBERS
12. PROPOSED FIRE BELL LOCATION

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

New Residence
APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET TITLE

EXTERIOR ELEVATIONS

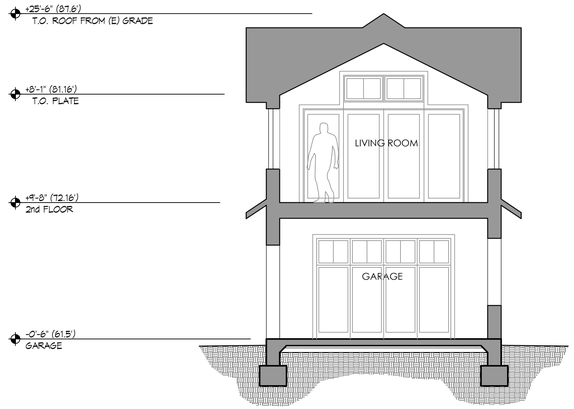
REVISIONS

No.	Date	Notes

PROJECT #: 2022.12

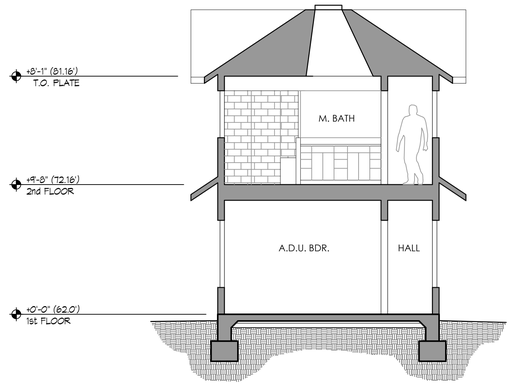
DATE: MAY 2024

SHEET #: SD-3.2

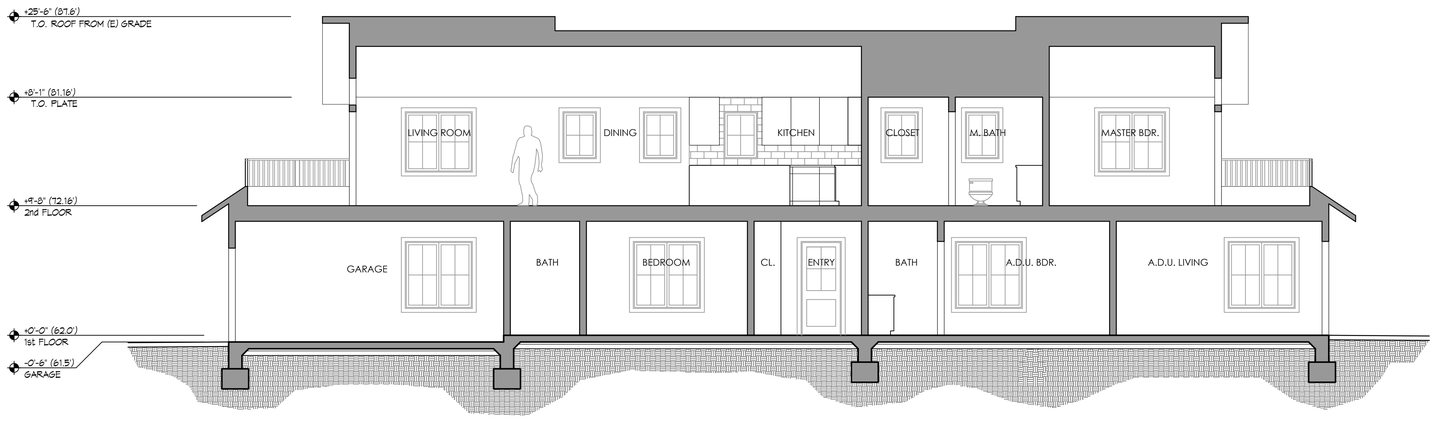


1 SECTION 3/16"=1'-0"

0 3' 6' 12'



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



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

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

New Residence

APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET TITLE

BUILDING SECTIONS

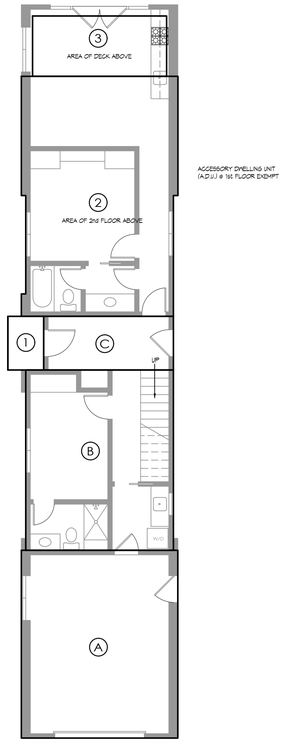
REVISIONS

No.	Date	Notes

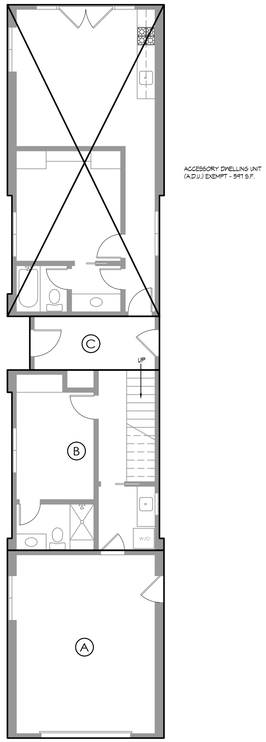
PROJECT #: 2022.12

DATE: MAY 2024

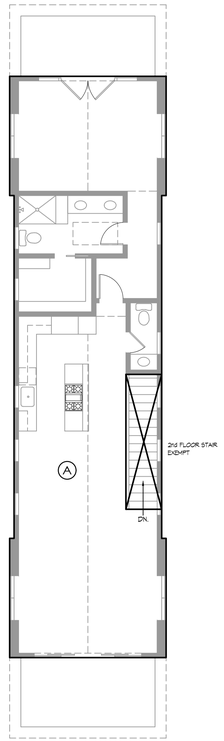
SHEET #: SD-4



LOT COVERAGE 1/8"=1'-0"



FIRST FLOOR AREA 1/8"=1'-0"



SECOND FLOOR AREA 1/8"=1'-0"

PROPOSED FLOOR AREA

HOUSE 1,828 S.F.

ALLOWABLE FLOOR AREA

TOTAL 1,913.2 S.F.

PROPOSED COVERAGE

TOTAL 1,368 S.F.

ALLOWABLE COVERAGE

TOTAL 1,395.1 S.F.

FLOOR AREA CALCS

FIRST FLOOR

- (A) 367 S.F.
- (B) 335 S.F.
- (C) 87 S.F.

TOTAL = 789 S.F.

SECOND FLOOR

- (A) 1,039 S.F.

TOTAL = 1,039 S.F.

MAIN HOUSE TOTAL = 1,828 S.F.

COVERAGE CALCS

- (1) 21 S.F.
- (2) 457 S.F.
- (3) 101 S.F.

1st FLOOR AREAS A+B+C = 789 S.F.

MAIN HOUSE TOTAL = 1,368 S.F.

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

New Residence
APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

SHEET TITLE

FLOOR AREA & COVERAGE

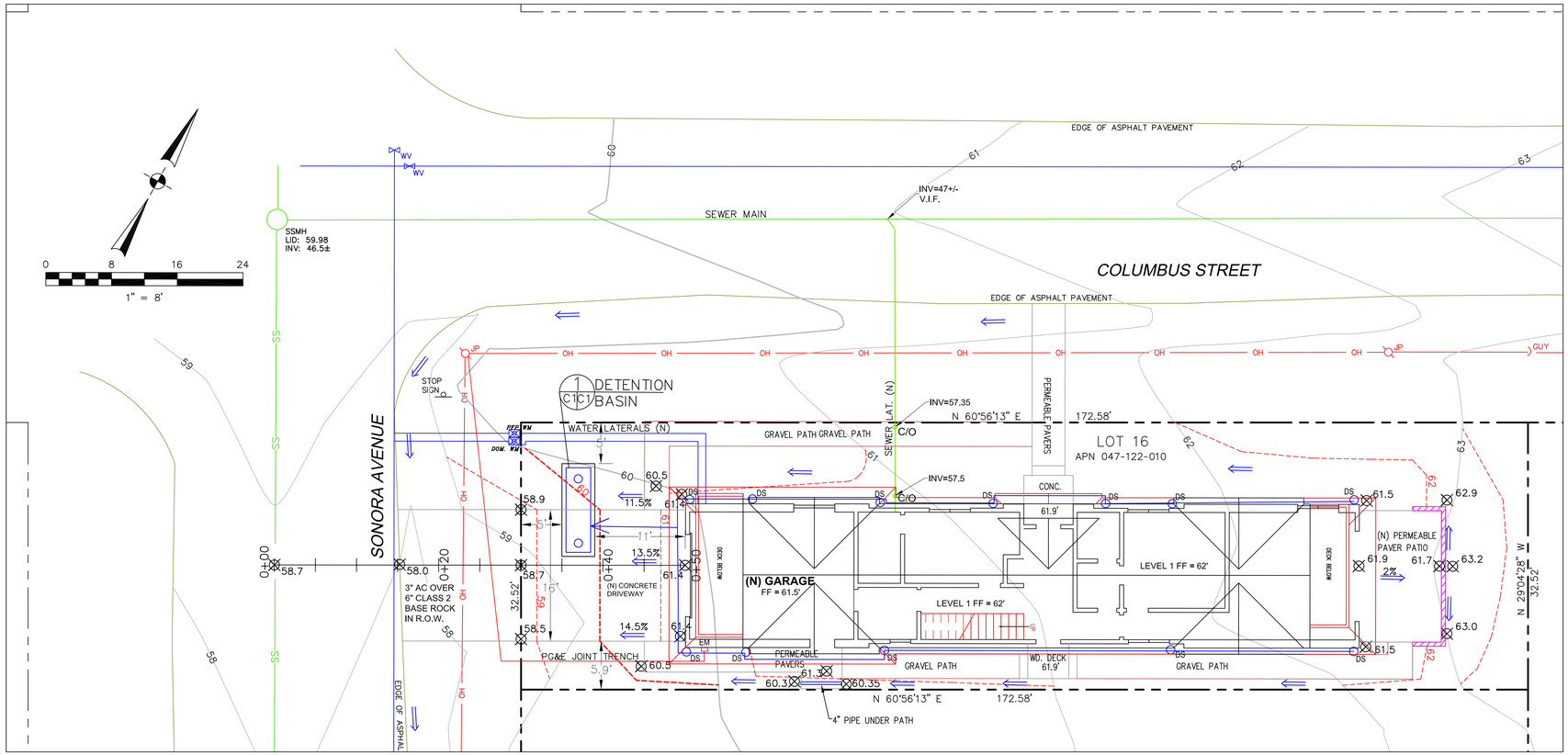
REVISIONS

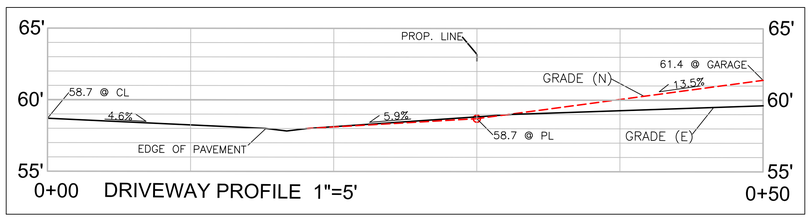
No.	Date	Notes

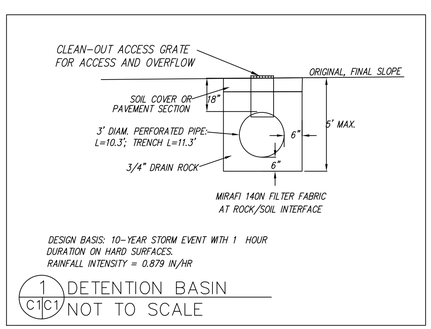
PROJECT #: 2022.12

DATE: MAY 2024

SHEET #: SD-5







LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 61.3 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- PROPOSED RETAINING WALL - MAX HEIGHT = 18"

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

2. SMALL SIZE OF HOUSE ALLOWS FOR PRESCRIPTIVE DRAINAGE REQUIREMENTS, HOWEVER THERE IS NO ROOM FOR PRESCRIPTIVE DRAINAGE MEASURES. DETENTION BASIN IS SIZED BASED ON STANDARD DRAINAGE MEASURES.

3. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION, AS SHOWN.

4. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

5. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME : 30 CY
FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

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

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN / REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   TONY UCCELLI, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 6-28-19.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. THE GEOTECHNICAL REPORT:
GEOTECHNICAL STUDY; UCCELLI PROPERTY, LOT 16, APN 047-122-010, SONORA AVENUE; DATE: 3-31-22, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 21-228 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUG-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS CALL SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9/30/25
EXPIRES
CIVIL
STATE OF CALIFORNIA

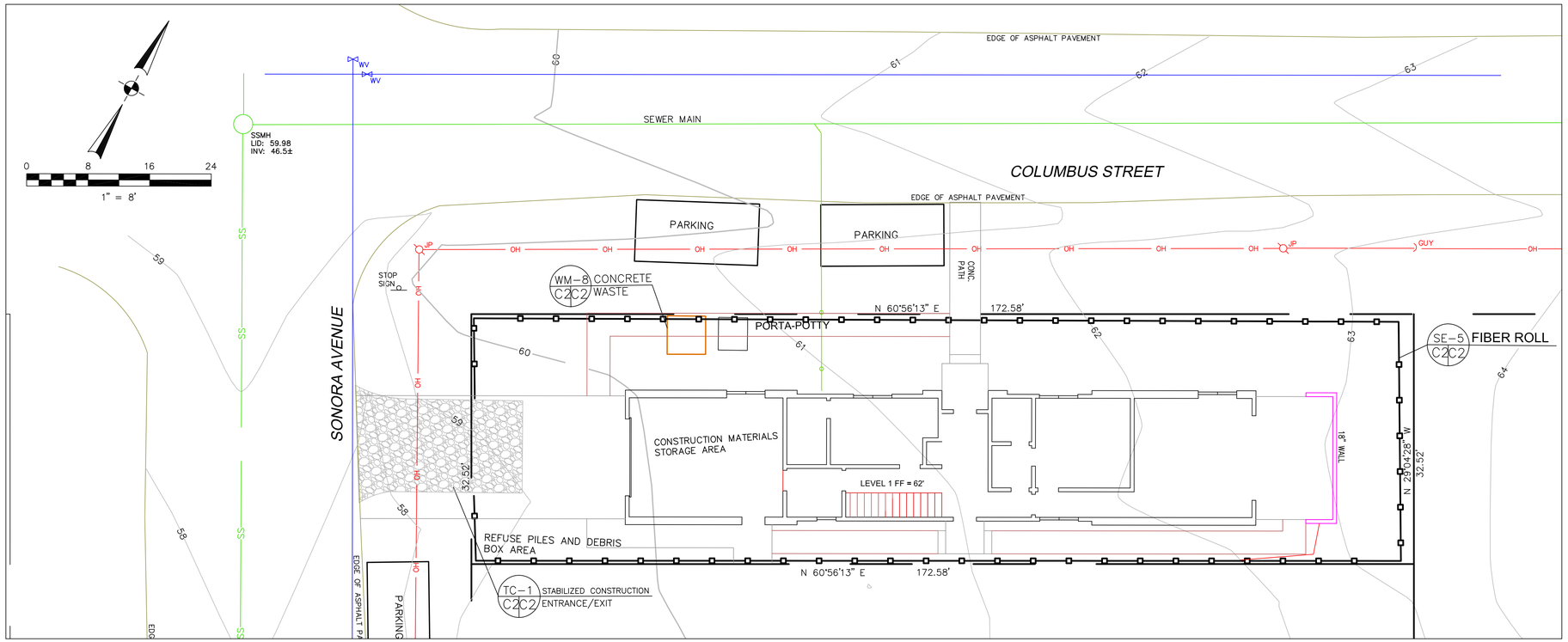
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 2-13-23 | DRAWN BY: CMK | CHECKED BY: AZG | REV. DATE: 6-12-24 | REV. DATE: | REV. DATE:

GRADING AND DRAINAGE PLAN

UCCELLI PROPERTY, LOT 16
COLUMBUS STREET
EL GRANADE
APN 047-122-010

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.
- Provide secondary containment for porta-potty.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: TONY UCCELLI

TITLE/QUALIFICATION: OWNER

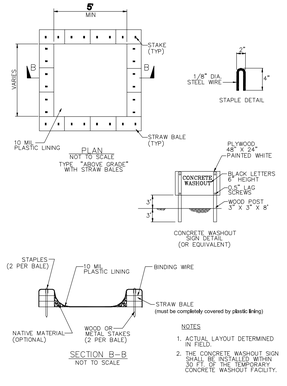
PHONE: 650-467-8291

PHONE:

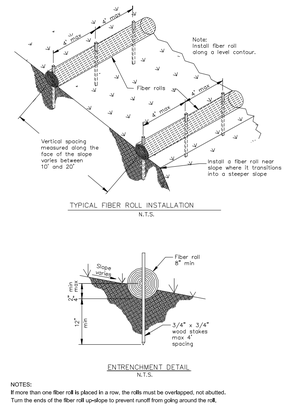
E-MAIL: TUCCELLI@PRODIGY.NET

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSIAS
No. 62264
9/30/25
EXPIRES
CIVIL
STATE OF CALIFORNIA

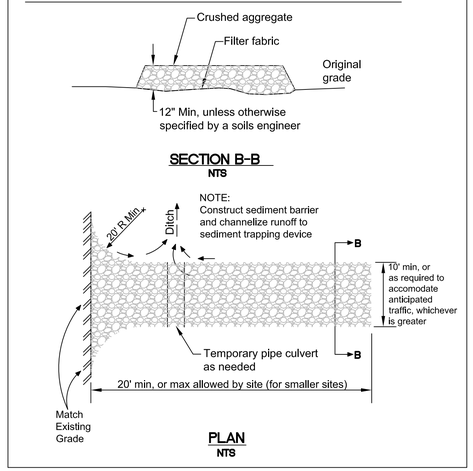
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



Sigma Prime Geosciences, Inc.

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

DATE: 2-13-23
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 6-12-24
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

UCCELLI PROPERTY, LOT 16
COLUMBUS STREET
EL GRANADE
APN 047-122-010

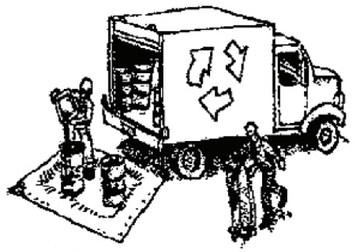
SHEET
C-2

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

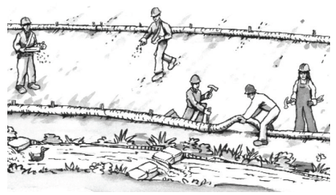
Maintenance and Parking

- ☒ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☒ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☒ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☒ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☒ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

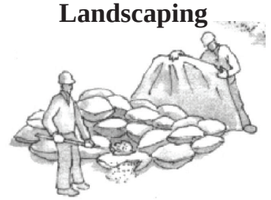
Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

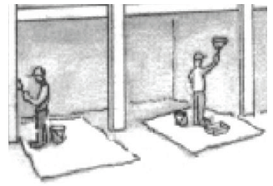
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



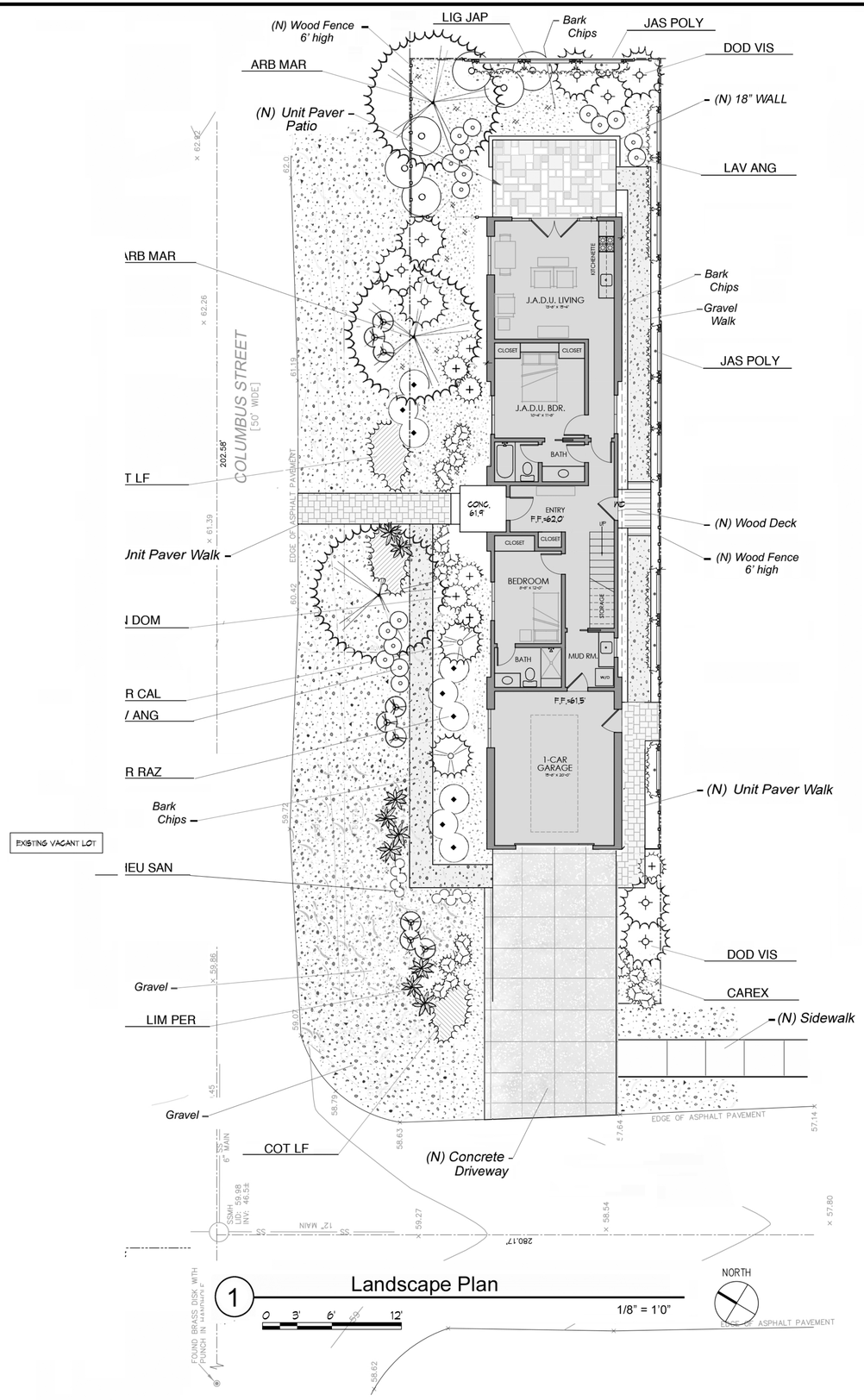
Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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



Plant List

No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
ARB MAR	Arbutus 'Marina'	Strawberry Tree	3	24" Box	L	Evgn Tree
CAREX	Carex tumulicola	Foothill Sedge	10	1 Gal	L	Sedge
DIE BIC	Dietes bicolor	Fortnight Lily	6	5 Gal	L	Low Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush	8	5 Gal	L	Evgn Shrub
HEU SAN	Heuchera sanguinea	Coral Bells	10	1 Gal	L	Perennial
LAV ANG	Lavendula angustifolia	English Lavender	18	1 Gal	L	Low Shrub
LIG JAP	Ligustrum jap 'Texanum'	Waxleaf Privet	6	5 Gal	L	Evgn Shrub
LIM PER	Limonium perezii	Sea Thrift	10	1 Gal	L	Perennial
LOR RAZ	Loropetalum 'Razzleberri'	N C N	9	5 Gal	L	Evgn Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle		5 Gal	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	7	5 Gal	L	Evgn Shrub
JAS POLY	Jasminum polyanthem	Pink Flowering	12	15 Gal	M	Evgn Vine
COT LF	Cotoneaster 'Lowfast'	N C N	15	1 Gal.	L	Groundcover

Note: Contractor to verify quantities.

Planting Notes

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

PREPARED BY:
BRUCE A. CHAN CA RLA #2324
923 ARGUELLO STREET, SUITE 200
REDWOOD CITY CA 94063
650-346-7645 650-367-8139 (FAX)
bacla@sbcglobal.net

"I have complied with the criteria of the ordinance and applied them accordingly for efficient use of water the irrigation design plan."

Signed

Total Irrigated Landscape Area 1313 SF

Bruce A. Chan
Landscape Architect
CA Lic. # 002324
923 Arguello Street, Suite 200
Redwood City, California 94063
Tel (650) 346-7645
Fax (650) 367-8139
Email: bacla@sbcglobal.net
Landscape Architecture
Environmental Design
Site Planning

REGISTERED LANDSCAPE ARCHITECT BRUCE ALLEN CHAN No. 2324 Exp 3-31-25 STATE OF CALIFORNIA

New Single Family House

APN: 047-122-010
T.B.D. Sonora Ave. - Lot 16
El Granada, CA 94018

TITLE

Landscape Plan

REVISIONS

	Date	Notes
1	7-11-23	Remove tree at corner
2	6-13-24	Adjust Building footprint, add vines to rear

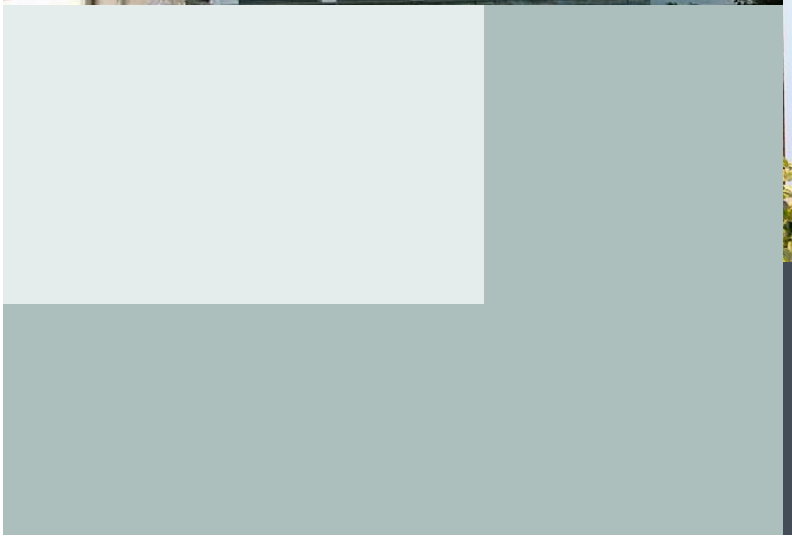
PROJECT #:

DATE: 02-15-23

SHEET #: L 1.1

EXTERIOR COLORS & MATERIALS

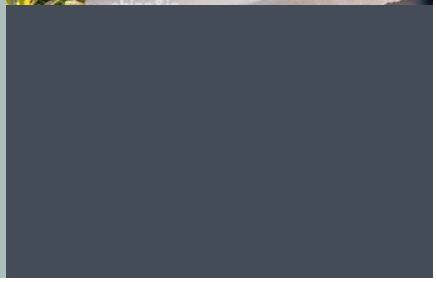
1



2

3

4



5

1. Doors & Windows : Milgard Trinsic vinyl, 'White' color, Wood Trim & Accent siding: painted, Benjamin Moore 'Patriotic White' #2135-70
2. Board on Board siding, painted, Benjamin Moore 'Wedgewood Gray' #HC-146
3. Roof : Composition Shingle, GAF Timberline, 'Slate'
4. Wood Railing : painted, Benjamin Moore 'Patriotic White' #2135-70
5. Front Door accent : painted, Benjamin Moore 'Hale Navy' #HC-154

Sonora Ave. - Lot 16

APN : 047-122-010

El Granada, California

KELLOND ARCHITECTS

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

July 18, 2024

Owner / Applicant:	Tony Uccelli / Steve Kellond
File No:	PLN2023-00055
Location:	Sonora Avenue, El Granada
APN:	047-122-010
CDRC Meeting:	Meeting Link

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

CDRC Recommends Approval of Project PLN2023-00055.

Findings that satisfy the Standards:

1. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. **While the proposed project is on a small 3,986 sq.ft non-conforming parcel, the committee recognizes the changes made from the previously proposed project which included the elimination of setback exceptions and a reduction in building height by 1.5'.**
2. Section 6565.20(D)3a ELEMENTS OF DESIGN Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house. **The revised project plans include additional articulation and forms to break up the apparent massing. The geometry of the lot dictates a narrow, but long structure.**

Additional Requirements for compliance with the Standards:

None

Recommendations:

1. Section 6565.20(C)2b SITE PLANNING AND STRUCTURE PLACEMENT Views: When designing a new home or an addition, an effort should be made to minimize

the effect on views from neighboring houses. **Per attached public comment from "Suggestions for PLN2023-00055_11July2024.pdf", suggest change from gable to hip roofs on second story to reduce impact on views to neighboring property.**

Attachment: Tony Uccelli 78 PLN2023-00055.pdf (continuance letter from July 13, 2023 meeting), Suggestions for PLN2023-00055_11July2024.pdf

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

UCCELLI PROPERTY
LOT 15
APN 047-122-180
SONORA AVENUE
EL GRANADA, CALIFORNIA

PREPARED FOR:
TONY UCCELLI
575 ALAMEDA DE LAS PULGAS
SAN CARLOS, CA 94070

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

MARCH 31, 2022

Sigma Prime Geosciences, Inc.
Effective Solutions

March 31, 2022

Tony Uccelli
575 Alameda de las Pulgas
San Carlos, CA 94070

Re: Geotechnical Report: Lot 15, Sonora Avenue, El Granada.
(APN 047-122-180)
Sigma Prime Job No. 22-228

Dear Mr. Uccelli:

As per your request, we have performed a geotechnical study for your proposed residence on Sonora Avenue in El Granada, California. The accompanying report summarizes the results of our field study, laboratory testing, and engineering analyses, and presents geotechnical recommendations for the planned structure.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

332 Princeton Avenue, Half Moon Bay, CA 94019 (650) 728-3590 sigmaprm@gmail.com

GEOTECHNICAL STUDY
LOT 15
APN 047-122-180
SONORA AVENUE
EL GRANADA, CALIFORNIA

PREPARED FOR:
TONY UCCELLI
575 ALAMEDA DE LAS PULGAS
SAN CARLOS, CA 94070

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

MARCH 31, 2022

TABLE OF CONTENTS

Page No.

1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed residence on Sonora Avenue in El Granada, California, at the location shown in Figure 1. The purpose of this investigation was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed construction.

1.1 PROJECT DESCRIPTION

We understand that you plan to construct a new home on Sonora Avenue in El Granada. Figure 2 shows the approximate location of the house site. The house is expected to be of wood frame construction. Structural loads are expected to be relatively light as is typical for this type of construction.

There are four adjacent lots planned for construction. While this report addresses only one of the lots, the subsurface information from all four lots was considered and is presented in this report.

1.2 SCOPE OF WORK

In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Geologic site reconnaissance;
- Subsurface study, including 8 soil borings (2 on each of the 4 lots) at the site;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed structure.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface study were performed on December 17, 2022. The subsurface study consisted of advancing 8 soil borings with continuous drive sampling. All borings were advanced to a depth of 12 feet. The approximate location of the borings are shown in Figure 2, Site Plan. The boring logs and the results of laboratory tests are attached in Appendix A.

2.2 SITE CONDITIONS

At the time of our study, the site was undeveloped. There had been a house on the property until recently. The lot is very level and mostly vegetated with a thick growth of grass.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb et al (1998), the site vicinity is underlain by Holocene age younger (inner) alluvial fan deposits. It is described as unconsolidated fine to coarse grained sand, silt, and gravel. There is a narrow band of Holocene alluvium associated with Deer Creek. The alluvium is described as unconsolidated gravel, sand, silt, and clay along streams, less than a few meters thick.

2.4 SITE SUBSURFACE CONDITIONS

Based on the soil borings, the subsurface conditions on Lot 15 consist of 3.2 feet of loose silty sand over stiff to very stiff sandy clay in Boring B-2. Boring B-1 had 12 feet of medium stiff to very stiff sandy clay, with no silty sand.

2.5 GROUNDWATER

Free groundwater was not encountered in either boring. Groundwater is not expected to impact the proposed construction.

2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located about 1.5 km to the west. Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and

Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

Date	Magnitude	Fault	Locale
June 10, 1836	6.5[1]	San Andreas	San Juan Bautista
June 1838	7.0[2]	San Andreas	Peninsula
October 8, 1865	6.3[2]	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0[2]	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9[3]	San Andreas	Golden Gate
July 1, 1911	6.6[4]	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1[5]	San Andreas	Loma Prieta, Santa Cruz Mountains

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

2.7 2019 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2019 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition D (stiff soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.194	0.838	2.194	null	1.463	null

Because the S_1 value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a software program by the Structural Engineers Association of California which provides the values based on the latitude and longitude of the site and the Site Class Definition. The latitude and longitude were measured at 37.5051 and –122.4775, respectively, and were accurately obtained from Google Earth™.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical standpoint, the site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations are presented in the following sections of this report.

Because subsurface conditions may vary from those encountered at the location of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) review the project plans for conformance with our report recommendations and 2) observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture - The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. The soils consist of 3 to 5 feet of loose silty sand over stiff to very stiff sandy clay. Due to the upper loose sand, the likelihood of some damage to the structure from differential compaction is moderate, if the proper measures are not taken in foundation design.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Potentially liquefiable sands were not encountered. However, the site is in an area mapped as potentially liquefiable. We have drilled several 50-foot deep borings in the vicinity, in the same area mapped as potentially liquefiable, and found that in all cases the soils were too clayey to be considered liquefiable. The sandy alluvial soils associated with Deer Creek are very shallow and are underlain by stiff clay. In our opinion, the likelihood of liquefaction occurring at the site is low.

- Expansive Soil – Expansive soil is defined as soils (and rock) that are prone to shrinking and swelling due to moisture content fluctuations. This is a common cause of foundation distress. The shallow clays identified on the adjacent lots have very high expansive potential. There may be shallow expansive clays on parts of the lot that were not investigated with soil borings. The foundation recommendations mitigate this possible hazard.

- Settlement – Total and differential settlements due to building loads are expected to be less than ½-inch and ¼-inch, respectively, due to the foundation recommendations presented herein.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, designated utility lines, etc., should be cleared from building and driveway areas. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction. Topsoil may be stockpiled separately for later use in landscaping areas.

3.3.2 Fills

There are no fills on the site and no fills anticipated, except for utility trench fills. Compaction is discussed below.

3.3.3 Compaction

Scarified surface soils should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1157-78. All trench fills should be placed

in loose lifts not exceeding 12 inches in height, and compacted to at least 92% of the maximum dry density, as determined by ASTM D1157-78.

3.3.4 Surface Drainage

The finish grades should be designed to drain surface water away from foundations and slab areas to suitable discharge points. For permeable surfaces, slopes of at least 5 percent within 10 feet of the structures are recommended. For impermeable surfaces, slopes of at least 2 percent within 10 feet of the structures are recommended. Ponding of water should not be allowed adjacent to the structure.

3.4 FOUNDATIONS

Due to the loose sand and the possibility of highly expansive soils, either a pier-and-grade-beam type of foundation or a reinforced slab/mat foundation are recommended.

Pier and Grade Beam

Piers should be drilled and cast-in-place, and be a minimum of 16 inches in diameter, with the minimum depth determined by the structural engineer.

Per CBC 2019 Section 1705.8, a representative of Sigma Prime shall conform to the following special inspection requirements:

1. Inspect drilling operations and maintain complete and accurate records for each element.
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes.

The piers may gain support in skin friction acting along the sides of the piers within the lower soils. A skin friction of 500 pounds per square foot (psf) between the piers and the soil should be used in design to calculate the allowable downward capacity. To account for the upper loose sands, the skin friction should be applied only in the stiff clays, starting at a depth of 5 feet. The uplift capacity of the piers may be based on a skin friction value of 350 psf acting below a depth of 5 feet. The skin friction value may be increased by 1/3 for seismic loads and wind loads. Because of the difficulty in cleaning the bottoms of the pier holes, end bearing should be neglected. However, the pier holes should be kept as clean as possible.

There are likely to be areas where the upper loose sands are not present and are, instead, underlain by shallow, highly expansive clay. In these cases, we recommend that the piers also be designed, as an optional detail in the structural plan set, to resist an uplift force calculated using a skin friction of 1,000 psf acting over the upper 4 feet of the piers. Similarly, grade beams should not rest on soil. To minimize uplift on grade beams, a 4-inch-thick void should be left beneath the bottom of the grade beams. The gap can be filled with compressible material such as cardboard forms or a suitable equivalent. The perimeter grade beams should extend at least 8-inches below the crawl space grade or the building pad soils below the gravel placed for the garage slab.

When concrete is poured into the pier holes, care must be taken to preserve vertical sides to the piers. In other words, the concrete should not be allowed to flow away from the tops of the piers, creating an upside-down bell shape, or mushroom at the top. A bell-shaped pier cap will allow expansive soil to lift the piers upward. Sonotubes can be used to keep a smooth, vertical side to each pier.

Drilled piers should have a center-to-center spacing of not less than three pier diameters. Our representative should be present during pier drilling operations to assure that piers holes are sufficiently deep and that pier holes are kept free of loose soil. Pier excavations should be poured as soon as practical after drilling. If there is water in the pier holes, it should be pumped out prior to pouring concrete, or the concrete should be tremied into the hole, thereby displacing the water. The concrete should not be allowed to free-fall more than 5 feet.

Mat Foundation

A reinforced slab or mat foundation may be designed for allowable bearing pressures of 2,500 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces.

We recommend that the slabs be underlain by at least 12 inches of non-expansive granular fill. For areas where expansive clays are present at the surface, an optional detail should call out 24 inches of non-expansive granular fill, including a 1-foot-wide zone around the mat foundation. Where floor wetness would be detrimental, a vapor barrier, such Stego wrap or equivalent may be used.

3.5.1 Lateral Loads

Piers

Resistance to lateral loads may be provided by passive pressure acting against the piers, neglecting the upper 2 feet of the pier, and acting across two pier diameters. We recommend that an equivalent fluid weight of 250 pcf be used to calculate the passive resistance against the upper 8 feet of the piers. No passive resistance should be considered in design below a depth of 8 feet.

Mats

A passive pressure equivalent to that provided by a fluid weighing 250 pcf and a friction factor of 0.3 may be used to resist lateral forces and sliding against mat or spread footing foundations. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be disregarded for the uppermost 12 inches of foundation depth, measured below the lowest adjacent finished grade, unless confined by concrete slabs or pavements. However, the pressure distribution may be computed from the ground surface.

3.5.2 Slabs-on-Grade

Slabs-on-grade should be constructed as free-standing slabs, structurally isolated from surrounding grade beams. We recommend that the slab-on-grade be underlain by at least 24 inches of non-expansive fill. The upper 4 inches of this fill should consist of ½- to ¾-inch clean crushed rock. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent may be used.

3.5 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

4. LIMITATIONS

This report has been prepared for the exclusive use of the owner for specific application in developing geotechnical design criteria, for the currently planned residence on Sonora Avenue in El Granada, California (APN 047-122-180). We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

5. REFERENCES

Borchardt, G. and Toppozada, T.R., 1996, Relocation of the "1836 Hayward Fault Earthquake" to the San Andreas Fault, Abstracts, American Geophysical Union Fall Meeting, December, San Francisco.

Brabb, E. E., Graymer, R.W., and Jones, D.W., 1998, Geology of the Onshore Part of San Mateo County, San Mateo County, California, USGS OFR 98-137.

California Building Code, 2019. California Code of Regulations. Title 24, Part 2 Volume 2, Effective January 1, 2020.

Jennings, C.W., 1996, Preliminary Fault and Geologic Map, State of California, California Division of Mines and Geology, Scale 1:750,000.

Idriss, I.M. and Boulanger, R.W.., 2008, Soil Liquefaction During Earthquakes, Earthquake Engineering Research Institute, Monograph, 237 pp.

International Conference of Building Officials, April, 1997, 1997 Uniform Building Code, Volume 2 Structural Engineering Design Provisions.

International Conference of Building Officials, February, 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada. (To be used with 1997 Uniform Building Code)

Petersen, M.D., Bryant, W.A., Cramer, C.H., Cao, T., Reichle, M.S., Frankel, A.D., Lienkaemper, J.J., McCrory, P.A., and Schwartz, D.P., 1996, Probabilistic Seismic Hazard Assessment for the State of California, USGS Open File Report 96-706, CDMG Open File Report 96-08, 33p.

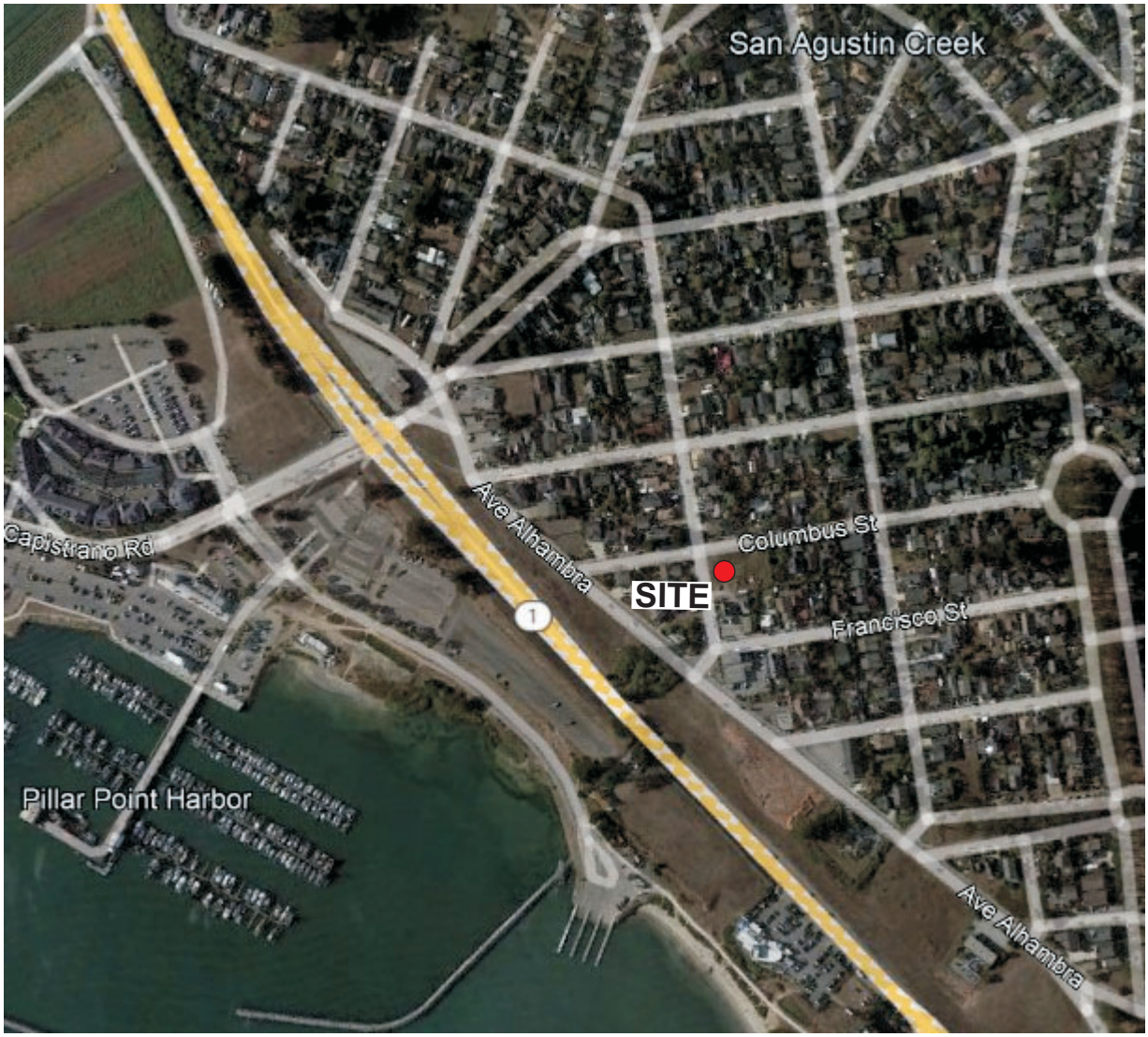
Toppozada, T.R., Real, C.R., and Park, D.L., 1981, Preparation of Isoseismal Maps and Summaries of Reported Effects for pre-1900 California Earthquakes, CDMG Open File Report 81-11 SAC.

Toppozada, T.R., 1984, History of Earthquake Damage in Santa Clara County and Comparison of 1911 and 1984 Earthquakes.

United States Geological Survey, 1989, Lessons Learned from the Loma Prieta, California Earthquake of October 17, 1989, Circular 1045.

United States Geologic Survey, 11/20/2007, Earthquake Ground Motion Parameters, Version 5.0.8.

Working Group on California Earthquake Probabilities, 1999, Earthquake Probabilities in the San Francisco Bay Region: 2000 to 2030 – A Summary of Findings, U.S. Geological Survey Open File Report 99-517, version 1.



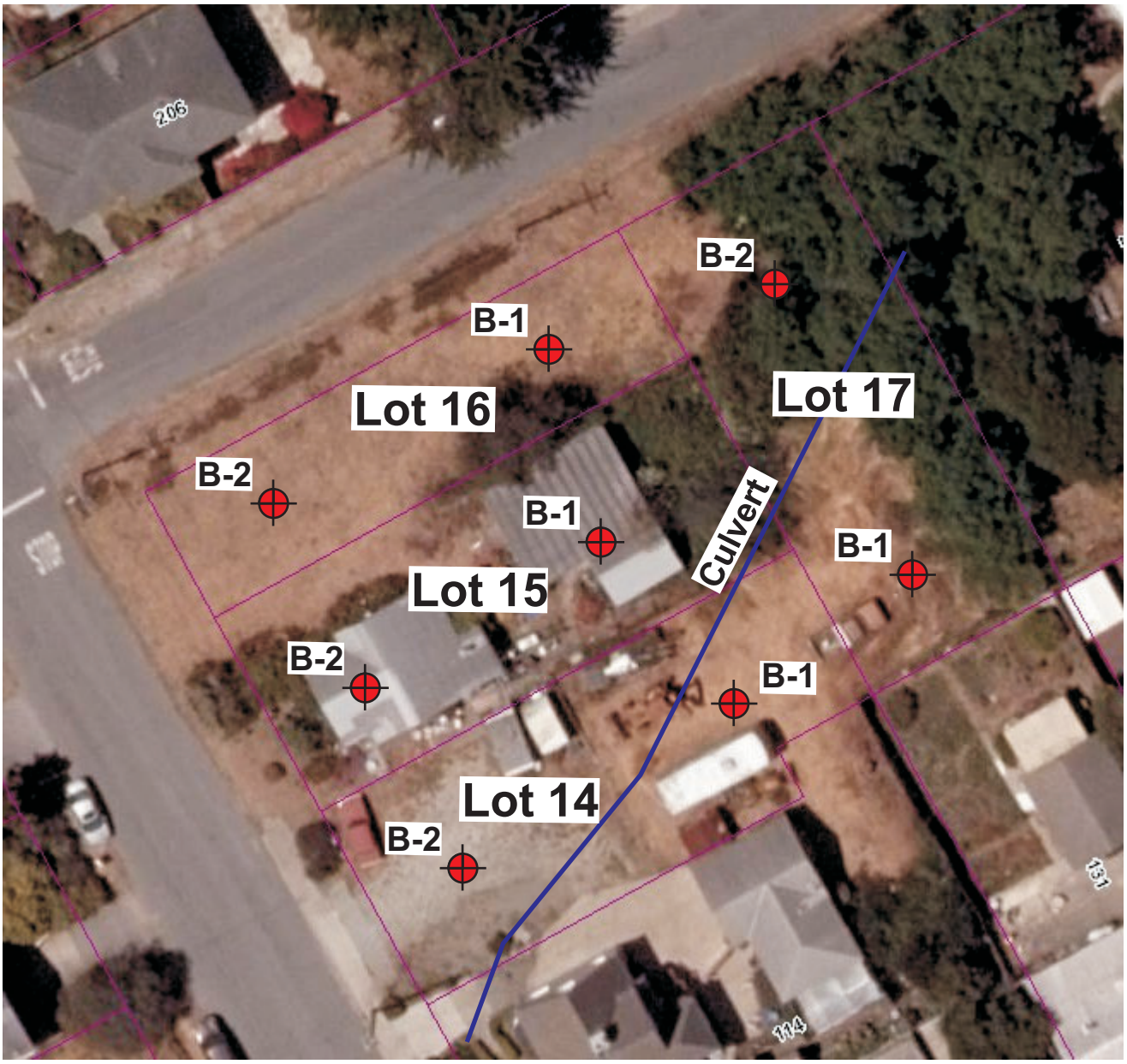
N

Sigma Prime Geosciences, Inc.

Figure	1
Date:	3/31/22
Job No.:	22-228

Location Map

Uccelli, Columbus/Sonora, El Granada



NOTE: Buildings on Lot 2 were gone during field study

EXPLANATION

B-1 Soil Boring, Drilled, 12-17-21

Sigma Prime Geosciences, Inc.

Figure	2
Date:	3/31/22
Job No.:	22-228

Site Plan

Uccelli, Columbus/Sonora, El Granada

APPENDIX A

FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative, and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were carefully observed and classified in accordance with the Unified Soil Classification System. The logs of our borings, as well as a summary of the soil classification system, are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches. The standard penetration resistance is the number of blows required to drive the sampler the last 12 inches of an 18-inch drive. Because the sampler was driven 24 inches instead of 18 inches, the blow counts are a modification of a standard penetration test. Accordingly, we use engineering judgment when evaluating the soils. The results of these field tests are presented on the boring logs.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

Project Name	Project Number
Uccelli - LOT 14	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-1
Continuous	4“	12’	12’	0’	61’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Date(s)
Access Soil Drilling	CMK	12-17-21

Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall
	Mod Cal, 2½, SPT	140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 5’: Silty Sand: dark brown; loose; moist.		SM	5 6 5 4		MC	Lab, Sample #1: Moisture%=13.2% Dry Density=111.8 pcf LL=22, PL=22, PI=0 % Fines=23%
					1		
				3 4 4 5		MC	
					2		
5	5’ - 12’: Sandy Clay: dark brown; very stiff; moist.			3 5 11 16	3	2½“	
	6.2’: yellowish brown.			13 16 18 18	4	2½“	
	Stiff.		CL	6 7 7 12	5	SPT	
10	Very stiff.			9 10 10 15	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Uccelli - LOT 14	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-2
Continuous	4“	12’	12’	0’	58’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Hammer Weight and Fall	Date(s)
Access Soil Drilling	CMK	140 lb, 30“	12-17-21

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 3’: Silty Sand: dark brown; loose; moist.		SM	11 9 11 8	1	MC	
				7 9 12 12	2	MC	
5	3’ - 12’: Sandy Clay: dark brown; very stiff; moist.			5 6 10 13	3	2½“	
	7’: yellowish brown.		CL	14 14 15 15	4	2½“	
10	Stiff.			5 6 6 9	5	SPT	
	Very stiff.			8 10 12 13	6	SPT	
15	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
20							

Project Name	Project Number
Uccelli - LOT 15	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-1
Continuous	4“	12’	12’	0’	62’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall	Date(s)
Access Soil Drilling	CMK		Mod Cal, 2½, SPT	140 lb, 30“	12-17-21

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 12’: Sandy Clay: dark brown; medium stiff; moist.			5 5 5 6		MC	
					1		Lab, Sample #1: Moisture%=29.2% Dry Density=95.7 pcf LL=65, PL=24, PI=41
	Stiff.			9 14 18 22		MC	
					2		
5	5.8’: yellowish brown; very stiff.		CL	12 16 21 24	3	2½“	
				26 25 21 16	4	2½“	
	Stiff.			6 5 5 6	5	SPT	
10	Very stiff.			6 8 10 16	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Uccelli - LOT 15	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-2
Continuous	4“	12’	12’	0’	60’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Date(s)
Access Soil Drilling	CMK	12-17-21

Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall
	Mod Cal, 2½, SPT	140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 3.2’: Silty Sand: dark brown; very loose; moist.		SM	2 2 4 5		MC	
					1		
				3 6 8 12		MC	
	3.2’ - 12’: Sandy Clay: dark brown; stiff; moist.				2		
				7 9 14 18	3	2½“	
5	Very stiff.						
	7’: yellowish brown.			17 20 19 20	4	2½“	
			CL				
	Stiff.			5 4 5 7	5	SPT	
10							
				10 10 12 14	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Uccelli - LOT 16	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-1
Continuous	4“	12’	12’	0’	62’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Date(s)
Access Soil Drilling	CMK	12-17-21

Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall
	Mod Cal, 2½, SPT	140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 3.2’: Silty Sand: dark brown; loose; moist.		SM	2 5 6 6		MC	
				5 9 10 17	1	MC	Lab, Sample #1: Moisture%=11.1% Dry Density=103.4 pcf % Fines=14.5%
	3.2’ - 12’: Sandy Clay: dark brown; stiff; moist.			10 12 16 19	2		Lab, Sample #2: Moisture%=11.1% Dry Density=103.4 pcf LL=77, PL=25, PI=52
5	Very stiff.			20 19 21 22	3	2½“	
	7’: yellowish brown.		CL	4 5 4 5	4	2½“	
	Stiff.			7 9 11 12	5	SPT	
10	Very stiff.				6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Uccelli - LOT 16	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-2
Continuous	4“	12’	12’	0’	62’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Hammer Weight and Fall	Date(s)
Access Soil Drilling	CMK	140 lb, 30“	12-17-21

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 3.2’: Silty Sand: dark brown; loose; moist.		SM	3 5 5 5		MC	
					1		
				4 6 10 13		MC	
	3.2’ - 12’: Sandy Clay: dark brown; stiff; moist.				2		
5	Very stiff.			9 12 14 19	3	2½“	
	7’: yellowish brown.		CL	12 18 18 21	4	2½“	
	Stiff.			5 5 6 9	5	SPT	
10	Very stiff.			8 11 13 16	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Uccelli - LOT 17	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-1
Continuous	4“	12’	12’	0’	63’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Hammer Weight and Fall	Date(s)
Access Soil Drilling	CMK	140 lb, 30“	12-17-21

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 3’: Silty Sand: dark brown; loose; moist.		SM	1 4 6 9		MC	
					1		
				5 7 11 16		MC	
	3’ - 12’: Sandy Clay: dark brown; very stiff; moist.				2		
5				8 14 18 20	3	2½“	
				20 20 24 27	4	2½“	
	8’: yellowish brown.		CL				
				6 12 11 10	5	SPT	
10				6 7 8 8	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Uccelli - LOT 17	21-228

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-2
Continuous	4“	12’	12’	0’	63’	NAVD88	Page	1 of 1

Drilling Company	Logged By	Date(s)
Access Soil Drilling	CMK	12-17-21

Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall
	Mod Cal, 2½, SPT	140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 12’: Sandy Clay: dark brown; medium stiff; moist.			2 4 8 9		MC	
					1		Lab, Sample #1: Moisture%=18.7% Dry Density=96.6 pcf LL=38, PL=25, PI=13
	Stiff.			7 10 10 8		MC	
					2		
5				7 9 11 11	3	2½“	
	Very stiff.		CL	13 14 17 23	4	2½“	
	9’: yellowish brown.			10 12 12 12	5	SPT	
10				12 11 11 11	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

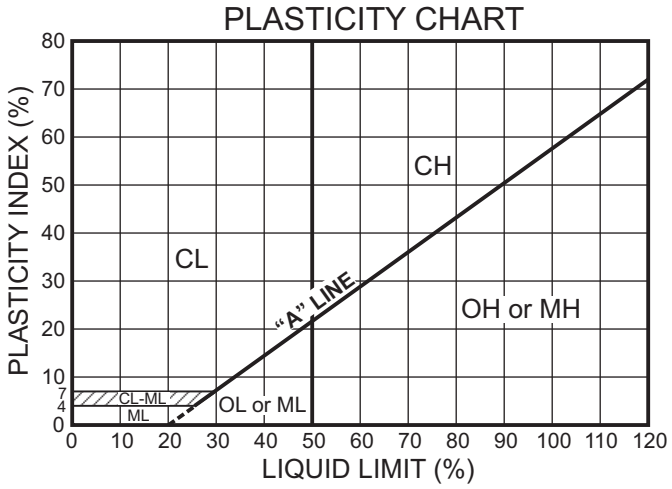
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS > 50% RETAINED ON NO. 4 SIEVE	GRAVELS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS < 5% FINES	Cu > 4 AND 1 < Cc < 3	GW	WELL-GRADED GRAVEL
			Cu < 4 AND/OR 1 > Cc > 3	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN SANDS < 5% FINES	Cu > 6 AND 1 < Cc < 3	SW	WELL-GRADED SAND
			Cu < 6 AND/OR 1 > Cc > 3	SP	POORLY-GRADED SAND
		SANDS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS > 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT < 50	INORGANIC	PI > 7 AND PLOTS > "A" LINE	CL	LOW-PLASTICITY CLAY
			PI > 4 AND PLOTS < "A" LINE	ML	LOW-PLASTICITY SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT > 50	INORGANIC	PI PLOTS > "A" LINE	CH	HIGH-PLASTICITY CLAY
			PI PLOTS < "A" LINE	MH	HIGH-PLASTICITY SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK COLOR, ORGANIC ODOR		PT	PEAT

NOTE: $Cu=D_{60}/D_{10}$

$Cc=(D_{30})^2/(D_{10}+D_{60})$

BLOW COUNT

THE NUMBER OF BLOWS OF THE HAMMER REQUIRED TO DRIVE THE SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE. THE NOTATION 50/4 INDICATES 4 INCHES OF PENETRATION ACHIEVED IN 50 BLOWS.



SAMPLE TYPES

B	BULK SAMPLE
ST	PUSHED SHELBY TUBE
SPT	STANDARD PENETRATION
MC	MODIFIED CALIFORNIA
P	PITCHER SAMPLE
C	ROCK CORE

ADDITIONAL TESTS

CA - CHEMICAL ANALYSIS
CN - CONSOLIDATION
CP - COMPACTION
DS - DIRECT SHEAR
PM - PERMEABILITY
PP - POCKET PENETROMETER
Cor. - CORROSIVITY
SA - GRAIN SIZE ANALYSIS
(20%) - (PERCENT PASSING #200 SIEVE
SW - SWELL TEST
TC - CYCLIC TRIAXIAL
TU - CONSOLIDATED UNDRAINED TRIAXIAL
TV - TORVANE SHEAR
UC - UNCONFINED COMPRESSION
WA - WASH ANALYSIS
▽ - WATER LEVEL AT TIME OF DRILLING AND DATE MEASURED
▼ - LATER WATER LEVEL AND DATE MEASURED

LEGEND TO SOIL DESCRIPTIONS

Sigma Prime Geosciences, Inc.

FIGURE A-1

APPENDIX B

LABORATORY TESTS

Samples from the subsurface study were selected for tests to establish some of the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density were determined in accordance with ASTM D 2216 on selected samples recovered from the borings. This test determines the moisture content and density, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs, at the appropriate sample depth.

The plasticity of selected clayey soil samples was determined on four soil samples in accordance with ASTM D 422. These results are presented on the boring logs, at the appropriate sample depths.

Two samples of soil were tested for grain size distribution, using the ASTM D-422 test. The results are presented on the boring logs, at the appropriate sample depths.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Two suggestions for PLN2023-00055
Sonora Ave, El Granada
APN 047-122-010

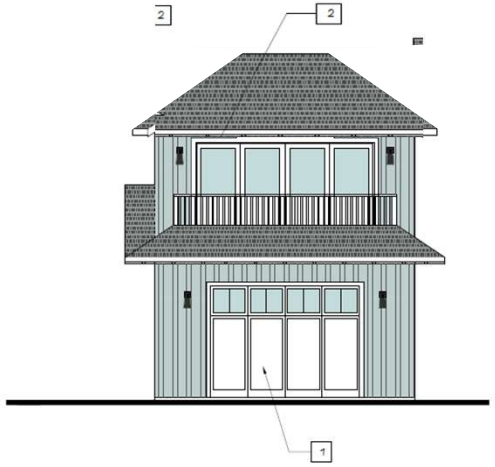
Coastside Design Review Committee Meeting

July 11, 2024

(1) Hipped rooflines could reduce visual “weight” of project, improve fit with neighborhood

As-Submitted

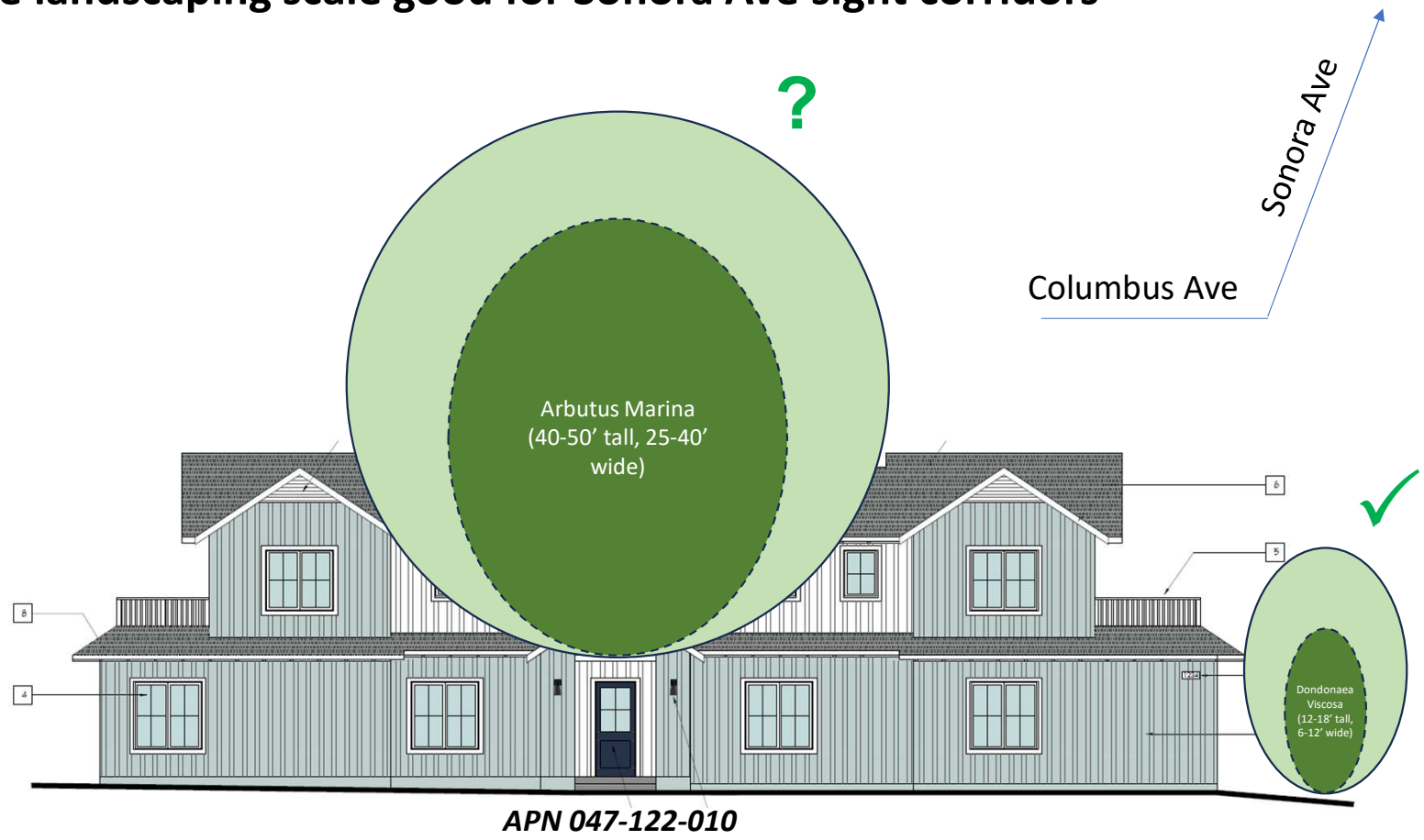
Alternate (Hipped Roofline)



1 FRONT ELEVATION 3/16"=1'-0"
COLUMBUS ST. (NORTHWEST)
0 3' 6' 12'

2 SIDE ELEVATION 3/16"=1'-0"
SONORA AVE. (SOUTHWEST)

Mature landscaping scale good for Sonora Ave sight corridors



(2) Can we confirm Arbutus Marina has also been removed (per email from Tony Uccelli 5/11/2023) from Sonora Ave sight corridors in proposed project at 130 Sonora Ave (APN 047-122-180)?

Real life example at corner of Sonora and Columbus

Thank you for your consideration