

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

**DATE:** December 17, 2014

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Non-Conforming Use Permit, Coastal Development Permit and Design Review, pursuant to Sections 6133.3.b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,073 sq. ft. single-family residence, plus a 198 sq. ft. attached one-car garage on a 3,385 sq. ft. legal non-conforming parcel located on Sonora Avenue in the unincorporated El Granada area of San Mateo County. The Non-Conforming Use Permit is required, pursuant to Section 6133.3.b, to allow the development of an unimproved non-conforming parcel that is less than 3,500 sq. ft. in size. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2014-00122 (TDR Properties)

**PROPOSAL**

The applicant, Tom Darosa, at TDR Properties, requests approval to construct a new one-story, 1,073 sq. ft. single-family residence, plus a 198 sq. ft. attached one-car garage on a 3,385 sq. ft. legal non-conforming parcel. While the parcel conforms to the minimum parcel width of 50 feet of the S-17 Zoning District, the parcel is only 71 feet in length on average. The proposed single-family home consists of a permeable pedestrian walkway that leads to the home's main entrance and a single permeable driveway for a one-car garage; a living room, nook, kitchen, dining room, and a powder room on the main floor; and a bedroom, bathroom and closet on an upper loft.

**RECOMMENDATION**

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, Design Review, County File Number PLN 2014-00122, based on and subject to the required findings and conditions of approval listed in Attachment A.

**SUMMARY**

The project site is located in an area of predominantly single-family structures of various architectural styles. The general vicinity is fairly flat in topography with existing on-site

vegetation consisting of shrubs, grass and weeds. The parcel is not located within the County Scenic Corridor and is bounded by Sonora Avenue eastward and Avenue Granada and other single-story homes northward and westward. Located immediately across the street from the project site are two 2-story homes.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding the General Plan, the project complies with applicable policies, specifically those relating to water and wastewater supply. The project will connect to the Coastside County Water District and the Granada Sanitary District for water and wastewater supply, respectively, where both service providers have indicated that there are adequate capacities to accommodate the project. The property is within the existing Subdivision No. 8 of Granada (recorded in 1909) in the urban area of El Granada, where public facilities and services are available.

Staff has determined findings for compliance with the Non-Conforming Use Permit to allow the development of the non-conforming parcel.

Regarding the LCP, the project complies with policies requiring new development to comply with design review standards and findings. The Coastside Design Review Committee (CDRC) considered the project at the June 12 and August 14, 2014 meetings, determined that the project, as currently designed, complies with applicable Design Review Standards, and recommended approval of the Design Review Permit by the Planning Commission. The one-story single-family residence integrates well with the existing neighborhood. The well-articulated design of the single-family residence that includes shed and gable roofs, and the proposed maximum height of 16 feet help to mitigate the appearance of mass and bulk and to minimize impacts to existing views from neighbors' properties.

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**RECOMMENDATION**

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, Design Review, County File Number PLN 2014-00122, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

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

Applicant/Owner: Tom Darosa, TDR Properties

Location: Sonora Avenue, El Granada

APN: 047-062-170

Parcel Size: 3,385 sq. ft.

Parcel Legality: Certificate of Compliance (Type A), recorded on September 18, 2014

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

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

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Service: Coastside County Water District

Sewer Service: Granada Sanitary District

Flood Zone: Zone X, Areas of Minimal Flooding (Community Panel Number 06081C0138E, effective date October 16, 2012)

Environmental Evaluation: This project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act, related to new construction of small structures, including a single-family residence in a residential zone.

Setting: The project site is located in an area of predominantly single-family structures of various architectural styles. The general vicinity is fairly flat in topography with existing onsite vegetation consisting of shrubs, grass and weeds. The parcel is not located within the County Scenic Corridor and is bounded by Sonora Avenue eastward and Avenue Granada and other single-story homes northward and westward. Located immediately across the street from the project site are two 2-story homes.

Chronology:

<u>Date</u>	<u>Action</u>
April 17, 2014	- Application submitted.

- June 12, 2014 - Coastside Design Review Committee (CDRC) continues review of proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards.
- July 25, 2014 - Applicant submits revised plans.
- August 14, 2014 - CDRC recommends approval of the revised design.
- September 18, 2014 - Certificate of Compliance (Type A) recorded.
- October 16, 2014 - Granada Sanitary District approves a sewer permit variance to provide service to the non-conforming parcel.
- December 17, 2014 - Planning Commission public hearing.<sup>1</sup>

**DISCUSSION**

A. **KEY ISSUES**

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

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

Policy 4.14(a) (*Appearance of New Development*) specifically addresses the requirement to regulate development to promote and enhance good design, site relationships and other aesthetic considerations. The proposed residence integrates well with the established streetscape, being compatible in scale and architecture with the other homes in the vicinity. The architectural elements and exterior materials and colors proposed for the new structure are complementary with the neighborhood design context. The appearance of mass and bulk have been mitigated as a result of the enhanced facade articulation and the break-up of the roof mass exemplified by the use of shed and gable roof types. The space for light and air is also increased for this site and adjacent structures as a result of keeping the height of the proposed home to 16 feet in height, which is below the maximum allowed of 28 feet. The requested Design Review Permit has received a recommendation for approval from the Design Review Committee based on the Committee’s conclusion that the project conforms to the design standards that implement this policy as discussed in Section 3.b below.

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<sup>1</sup> Agendized for December meeting due to agenda constraints in November.

Policy 4.35 (*Urban Area Design Concepts*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and calls for new development in urban areas to be designed and constructed to contribute to the orderly and harmonious development of the locality. The structure is well articulated with exterior walls that are broken up with strategically placed windows and an entryway to minimize flat wall planes. The proposed colors are earth tones that complement the other neighborhood structures. The exterior materials used, such as stucco, board and batten siding, and composite roof shingles, are similar to the other single-family structures in the neighborhood. The driveway and covered garage accommodate adequate off-street parking for one car for the one-bedroom residence. The above-described features contribute to the project's compatibility with the neighborhood character and orderly development of the area.

Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development is compatible with parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The front and rear setbacks of 20 feet provide adequate open spaces for this non-conforming lot. The shed and gable roof types are adequately sloped to provide light and air to the parcel and adjacent structures. As previously discussed, the proposed project is brought into scale with surrounding development via the structure's height of 16 feet. Furthermore, the overall lot coverage of 29% (993 sq. ft.) is less than the maximum allowed of 50% (1,692 sq. ft.), while the total floor area proposed of 37.5% (1,271 sq. ft.) is also less than the maximum allowed of 48% (1,624 sq. ft.).

Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District, the service provider for this urban area, has confirmed that a 5/8th-inch (20 gpm) non-priority water service connection is available for this site.

Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of wastewater management in urban areas. The Granada Sanitary District (GSD) requires the approval of a variance for non-conforming parcels in order to provide a sanitary sewer connection for the project. At its regular meeting on October 16, 2014, GSD considered and approved the variance request, subject to the administrative issuance of a sewer connection permit to connect to the District's wastewater facilities at the time of building permit issuance.

2. Conformance with the Local Coastal Program

Staff has determined that the project, as conditioned, is in compliance with applicable Local Coastal Program (LCP) policies, including the relevant policies elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy calls for 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 project complies with these policies as the subject property is within Subdivision No. 8 of Granada (recorded in 1909) in the urban area of El Granada, where public facilities, services and utilities are available.

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

b. Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to areas of the Coastal Zone, including properties within the R-1/S-17/DR/CD Zoning District. The project is, therefore, subject to Sections 6565.7 and 6565.20 of the Zoning Regulations. For further discussion of the project’s compliance with Design Review Standards, see Section 4.

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

- (1) On-site grading is not extensive and only limited to standard construction activity.

- (2) The proposed home uses materials with a natural appearance such as wood siding and composition roof shingles.
- (3) The proposed home uses shed and gable roof types and non-reflective, composite roof shingles as the primary roof material.
- (4) As previously stated, the broken-up roof mass and the enhanced facade articulation make the proposed structure compatible with the scale of the homes in the neighborhood.

3. Conformance with Zoning Regulations

Development Standards

The following table summarizes project compliance with the development standards of the R-1/S-17 Zoning District.

Development Regulations	Required	Proposed
Building Site Area	5,000 sq. ft.	3,385 sq. ft.*
Building Site Width	50 ft.	50 ft.
Lot Coverage	50% max. (1,692 sq. ft.)	29% (993 sq. ft.)
Floor Area	48% max. (1,624 sq. ft.)	37.5% (1,271 sq. ft.)
Maximum Height of Structure	28 ft.	16 ft.
Minimum Front Yard Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	5 ft. - 1 in.
Minimum Left Side Setback	5 ft.	5 ft. - 1 in.
Minimum Rear Yard Setback	20 ft.	20 ft.
Parking	One covered space	One covered space
*Development of the non-conforming parcel is allowed per Section 6133.3.b of the Zoning Regulations with the issuance of a use permit. Project compliance with required use permit findings is discussed in Section 5 of this report.		

4. Conformance with Design Review District Guidelines

The Coastside Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings on July 25 and August 14, 2014, and adopted findings to recommend approval of the requested Design Review Permit, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:



- a. The proposed structure exhibits numerous articulated areas that include an extended bay and architectural features such as an angled back wall area (Section 6565.20(D)1d and e).
- b. The proposed architectural style incorporates design elements such as shed roofs and well-proportioned fenestrations and, therefore, complements the predominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The proposed materials, such as stucco, board and batten siding, and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).
- d. As proposed and conditioned, the landscaping layout includes drought tolerant, native and non-invasive species that are compatible with the surrounding coastal environment and maintain the visual integrity of the home. Condition No. 4.a requires the replacement of the *Aesculus californica* located at the southern corner of the site with *Rhamnus alaternus* (Section 6565.20(F)1).

5. Conformance with Non-Conforming Use Permit Findings

A non-conforming use permit is required by Section 6133.3.b(3) of the County Zoning Regulations, as the parcel is 3,500 sq. ft. in size where a minimum parcel size of 5,000 sq. ft. is required. Staff's recommendation to approve the project is based on findings pursuant to Section 6133.3.b(3) elaborated as follows:

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

The proposed lot coverage and floor area comply with the S-17 development standards. The total lot coverage of 29% (993 sq. ft.) is substantially less than the maximum allowed of 50% (1,692 sq. ft.), while the total floor area proposed of 37.5% (1,271 sq. ft.) is also less than the maximum allowed of 48% (1,624 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to limit the structure's maximum height to 16 feet.

- 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.*

Since the subject parcel is the remaining undeveloped parcel in this immediate neighborhood, a merger with another empty parcel is not

possible. An effort was undertaken by the applicant's realtor to explore the possibility of a merger with adjacent properties absorbing the non-conforming parcel. Purchase offer letters were forwarded to three neighbors (see Attachment E). The offers were not acknowledged since neither replies nor counter-offers were received from the potential buyers. Based on this outcome, mitigation of the parcel size non-conformity via this alternate parcel merger strategy has been proven infeasible.

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

With the exception of the non-conforming lot size as addressed in the County's Policy on Use Permits for Construction on Non-Conforming Residential Parcels, the proposed development conforms with current zoning regulations.

- d. *The establishment, maintenance, and/or conducting of the proposed 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 proposed height of 16 feet for the home, the well-articulated facades, broken-up roof mass and proposed setbacks bring the structure into appropriate scale with the established neighborhood context. The one-car garage meets the parking requirements for a one-bedroom residence. The project involves minimal grading and no tree removal.

- e. *The use permit approval does not constitute a granting of special privileges.*

The use permit would allow the development of this parcel with a residence in keeping with the rest of the parcels in this residential neighborhood.

## B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council did not forward a response to staff's referral for this project.

## C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission did not forward a response to staff's referral for this project.

D. OTHER REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Environmental Health Division  
Coastside Fire Protection District  
Granada Sanitary District  
Coastside County Water District

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated November 25, 2014
- E. Exploratory Purchase Offer Letters
- F. Site Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2014-00122      Hearing Date: December 17, 2014

Prepared By: Dennis P. Aguirre  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

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

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4 and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies requiring infill development and compliance with design review standards and findings.
3. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limits set by LCP Policy 1.23.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastsides Design Review Committee at its meeting of August 14, 2014, the project is in compliance with the Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project's proposed height of 16 feet adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

Regarding the Non-Conforming Use Permit, Find:

5. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:
  - a. That the proposed development is proportioned to the size of the parcel on which it is being built. The lot coverage and floor areas remain compliant with the S-17 development standards. The total lot coverage of 29% (993 sq. ft.) is substantially less than the maximum allowed of 50% (1,692 sq. ft.), while the total floor area proposed of 37.5% (1,271 sq. ft.), is also less than the maximum allowed of 48% (1,624 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to limit the structure's height to 16 feet.
  - b. 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. Since the subject parcel is the remaining undeveloped parcel in this immediate neighborhood, the feasibility of a merger with an empty parcel is practically non-existent. Efforts undertaken by the applicant's realtor proved the possibility of parcel merger with adjacent properties to be infeasible.
  - c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. With the exception of the non-conforming lot size, the proposed development conforms with the existing zoning regulations for the development of such a small parcel.
  - d. That the establishment, maintenance, and/or conducting of the proposed 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 proposed height of 16 feet for the one-story home, the well-articulated facades, broken-up roof mass and proposed setbacks bring the structure into scale with the established neighborhood context and the above finding can now be made. The single car garage meets parking requirements of a one-bedroom residence. The project involves minimal grading and no tree removal.
  - e. That the use permit approval does not constitute a granting of special privileges. The use permit would allow the development of this parcel with a residence in keeping with the rest of the parcels in this residential neighborhood.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 17, 2014. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Use Permit, Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The Use Permit, Coastal Development Permit and Design Review approval may be extended by one (1) 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the final approval letter on the top pages of the building plans to ensure that all approved conditions are available for reference for both off-site and on-site during the entire building phase. The applicant shall implement and complete all approved conditions prior to final inspections.
4. The applicant shall submit a final landscape plan at the building stage, to include the CDRC approved landscaping layout comprising of drought tolerant, native and non-invasive species, and the following item for staff's review and approval, as stipulated by the CDRC:
  - a. Replacement of the *Aesculus californica* with *Rhamnus alaternus*.
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) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

- f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan 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 land disturbance in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. 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.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
10. No site disturbance shall occur, including any grading, until a building permit has been issued.
11. 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. 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. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Installation of the approved final landscape plan is required prior to final inspection.



14. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

#### Building Inspection Section

15. The applicant shall apply for a building permit.

#### Granada Sanitary District

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

#### Coastside County Water District

17. Prior to the issuance of a building permit, the applicant shall obtain a water service connection.

#### Department of Public Works

18. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
19. 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.
20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including

review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

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

#### Coastside Fire Protection District

22. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition 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.
23. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instructions and NFPA-72.
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metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

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welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

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37. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. Only current fire flow will be accepted. Flow over 5 years will need fire flows.
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40. Exterior bell and interior horn/strobe are required to be wired into the required flows 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.
41. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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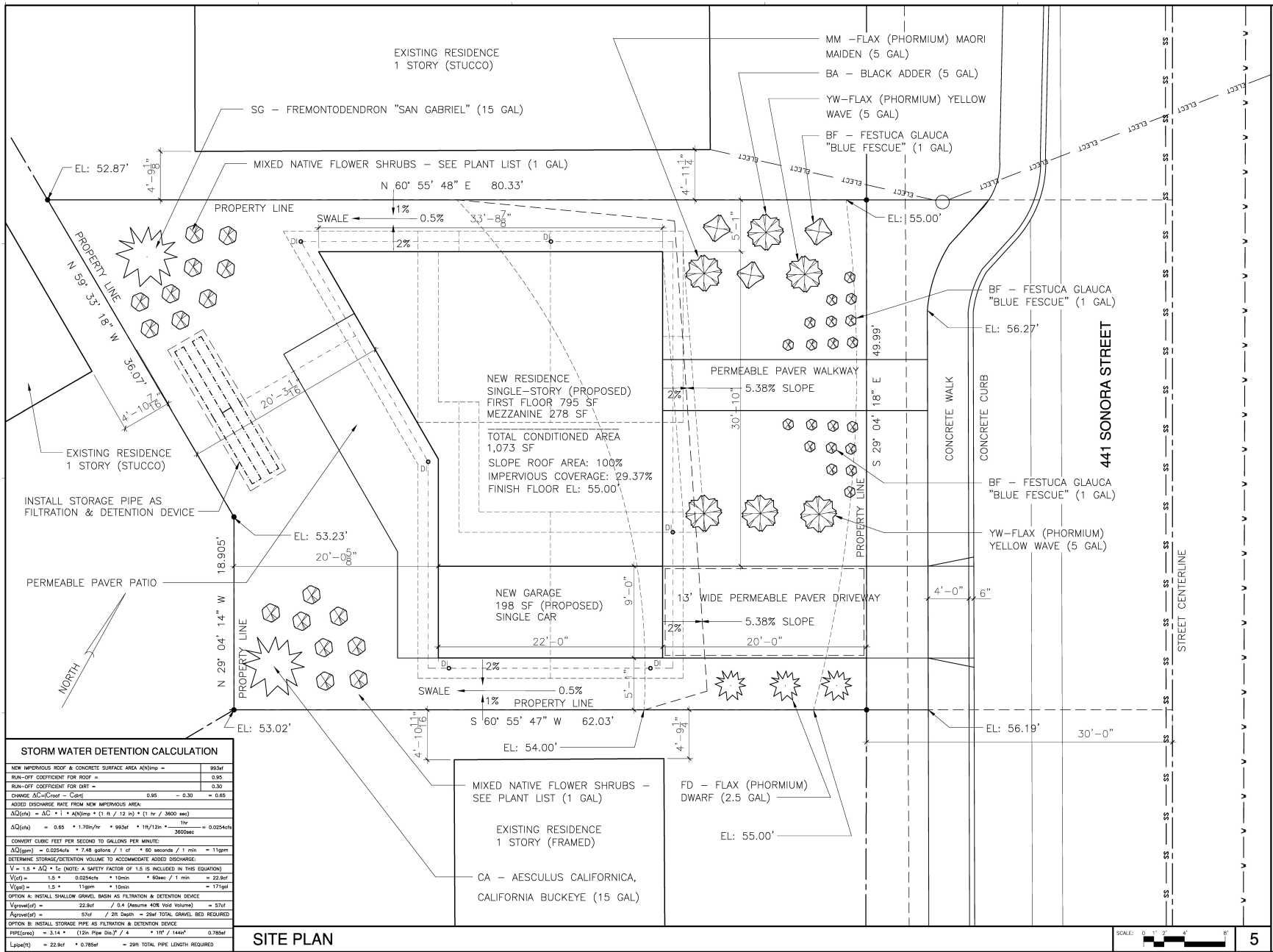


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

### San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

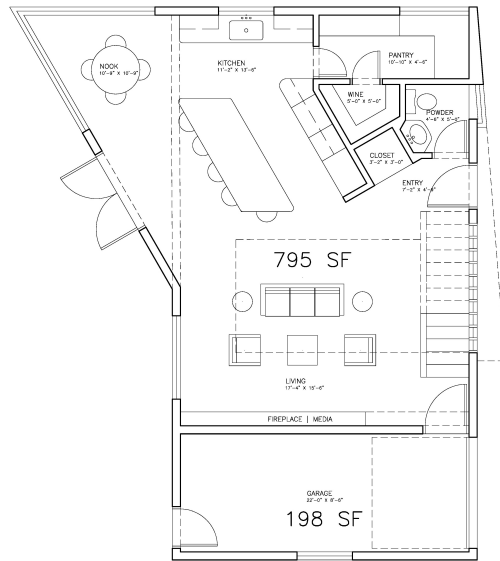


# San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



FLOOR PLAN - LEVEL 1

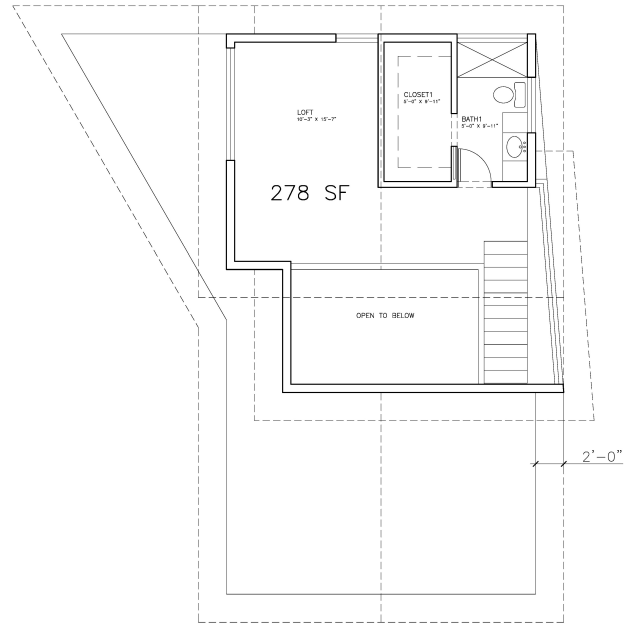
SCALE: 0' 1" 2" 4" 8"

**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:



FLOOR PLAN - LOFT

SCALE: 0" 1" 2" 4" 8"

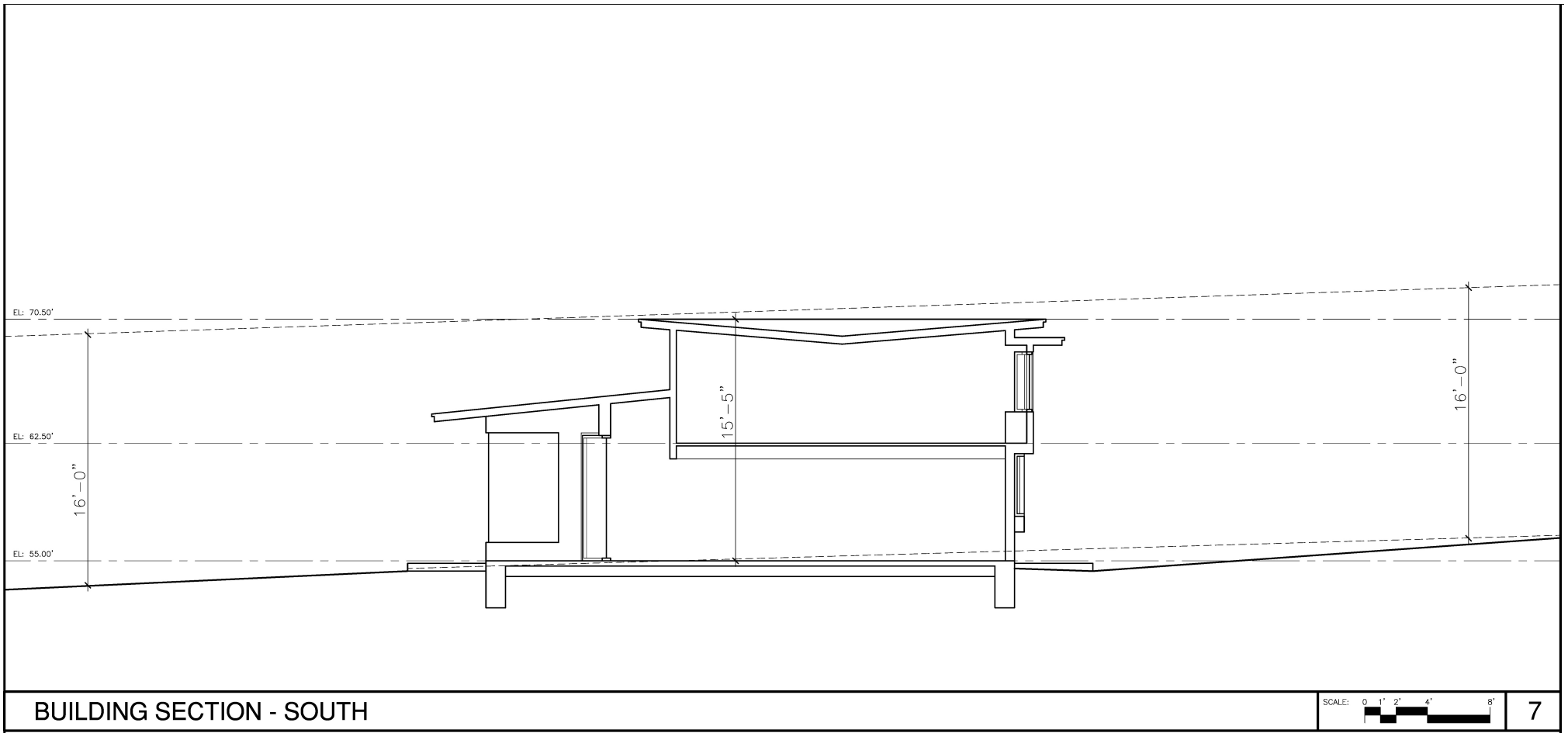
**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



EXTERIOR ELEVATION - NORTH

SCALE  
3/4" = 1'-0"

7



EXTERIOR ELEVATION - EAST

SCALE  
3/4" = 1'-0"

5

## San Mateo County Planning Commission Meeting

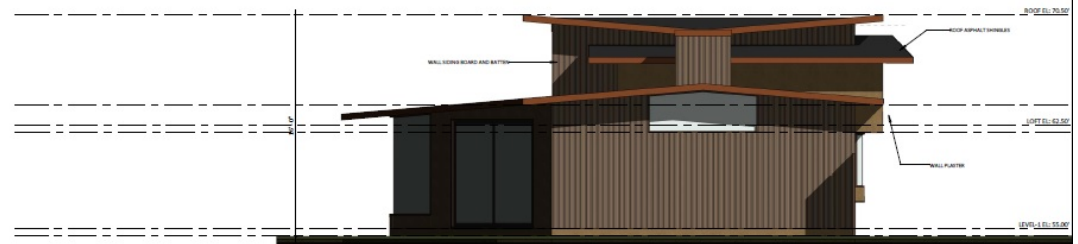
Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



EXTERIOR ELEVATION - WEST SCALE 1/8" = 1'-0" 7



EXTERIOR ELEVATION - SOUTH SCALE 1/8" = 1'-0" 5

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



## County of San Mateo

### Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122  
plngbldg@smcgov.org  
www.co.sanmateo.ca.us/planning

November 25, 2014

Tom Darosa  
TDR Properties  
1546 West Branch Street  
Arroyo Grande, CA 93420

<b>Planning Commission Meeting</b>
<b>PLN 201(-00%&amp;&amp;</b>
Case
<b>8</b>
Attachment

Dear Mr. Darosa:

SUBJECT: Coastside Design Review Recommended Approval  
Sonora Avenue, El Granada  
APN 047-062-170; County File No. PLN 2014-00122

At its meeting of August 14, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a 1,073 sq. ft. new single-family residence, plus a 198 sq. ft. attached one-car garage on an existing 3,385 sq. ft. legal parcel, as part of a Non-Conforming Use Permit and Coastal Development Permit. The Non-Conforming Use Permit is required, pursuant to Section 6133.3b of the County Zoning Regulations, to allow the development of an unimproved non-conforming parcel that is less than 3,500 sq. ft. in size. No trees are proposed for removal.

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

#### **FINDINGS**

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review

This project is in compliance with the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. The proposed structure exhibits numerous articulated areas that include an extended bay and architectural features such as an angled back wall area (Section 6565.20(D)1d and e).
- b. The proposed architectural style that incorporates design elements such as shed roofs and well-proportioned fenestrations complement the predominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The proposed materials, such as stucco and board and batten siding and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).
- d. As proposed and conditioned, the landscaping layout includes drought tolerant, native and non-invasive species that are compatible with the surrounding coastal environment while at the same time maintaining the visual integrity of the home. Condition 4.b requires the replacement of the *Aesculus californica* located at the southern corner of the site with *Rhamnus alaternus* (Section 6565.20(F)1).

### **RECOMMENDED CONDITIONS OF APPROVAL**

#### **Current Planning Section**

1. The project shall be constructed in compliance with the plans recommended for approval by the CDRC on August 14, 2014. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one (1) 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans.
4. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Exterior material at the entry corner hall to be of translucent material, if deemed feasible.

- b. Replacement of the *Aesculus californica* with *Rhamnus alaternus*.
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) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
    - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
    - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
  6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
    - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

- b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices 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. 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.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. 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. 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. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

#### Building Inspection Section

14. The applicant shall apply for a building permit.

#### Granada Sanitary District

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

#### Coastside County Water District

16. Prior to the issuance of a building permit, the applicant shall obtain a water service connection.

#### Department of Public Works

17. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
18. 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.

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

#### Coastside Fire Protection District

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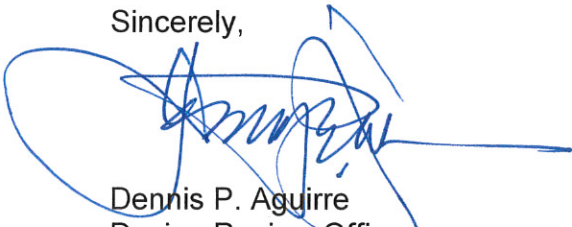
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39. Exterior bell and interior horn/strobe are required to be wired into the required flows switch on your fire sprinkler system. The bell horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
40. Community Facilities District: The Fire District requires the formation of a Mello-Roos Community Facilities District (CFD) for all new construction of three or more residential units. Please contact the Fire District administration office for more details. Please be

advised that the formation of a CFD takes approximately three months. The formation of a CFD is a condition of development and required to be completed prior to Fire District final approval and sign-off on the project.

41. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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

Sincerely,



Dennis P. Aguirre  
Design Review Officer

DPA:fc – DPAY1067\_WFN.DOCX

cc: Dianne Whitaker, Architect  
Willard Williams, Architect  
Ronald Madson, Community Representative  
Karen Wilson  
Judy Taylor



June 23, 2014

Ms. Marcela Ahumada  
P.O. Box 26  
Moss Beach, CA 94038

re: APN 047-062-170

Dear Ms. Ahumada,

According to the records of San Mateo County, you are the owner of 439 Sonora Avenue. The adjacent property has been through several ownerships in the past several years. The current owners acquired it when the last owner defaulted on the loan these owners carried. They need to sell the property. It is currently under contract to be sold.

An application to develop it by the new buyer is working its way through the County. While attempts were made by the buyer's permit consultant to contact the adjacent owners directly to see if there was an interest in a purchase by one of those adjacent owners, this is a formal follow up. Do you have an interest in purchasing it? If so, could you please contact me as soon as possible? While I cannot disclose the contract price, the current owners' loan had been \$100,000 so the offer would need to be in significantly in excess of that to cover loan arrearages, foreclosure costs and real estate commissions.

Please do let me know as soon as possible if you would have an interest and we can see what we can work out.

Sincerely,

A handwritten signature in cursive script that reads 'Judy Taylor'.

Judy Taylor



June 23, 2014

Chanda and Lars Jensen  
P.O. Box 2824  
El Granada, CA 94018

re: APN 047-062-170

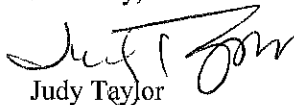
Dear Mr. and Ms. Jensen,

According to the records of San Mateo County, you are the owner of 423 Sonora Avenue. The adjacent property has been through several ownerships in the past several years. The current owners acquired it when the last owner defaulted on the loan these owners carried. They need to sell the property. It is currently under contract to be sold.

An application to develop it by the new buyer is working its way through the County. While attempts were made by the buyer's permit consultant to contact the adjacent owners directly to see if there was an interest in a purchase by one of those adjacent owners, this is a formal follow up. Do you have an interest in purchasing it? If so, could you please contact me as soon as possible? While I cannot disclose the contract price, the current owners' loan had been \$100,000 so the offer would need to be in significantly in excess of that to cover loan arrearages, foreclosure costs and real estate commissions.

Please do let me know as soon as possible if you would have an interest and we can see what we can work out.

Sincerely,

  
Judy Taylor



June 23, 2014

Catherine Crisafulli  
Arezki Dahmouh  
3385 Kenyon Dr  
Santa Clara, CA 95051

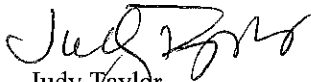
re: APN 047-062-170, 441 Sonora

According to the records of San Mateo County, you are the owner of 158 Avenue Granada. The adjacent property has been through several ownerships in the past several years. The current owners acquired it when the last owner defaulted on the loan these owners carried. They need to sell the property. It is currently under contract to be sold.

An application to develop it by the new buyer is working its way through the County. While attempts were made by the buyer's permit consultant to contact the adjacent owners directly to see if there was an interest in a purchase by one of those adjacent owners, this is a formal follow up. Do you have an interest in purchasing it? If so, could you please contact me as soon as possible? While I cannot disclose the contract price, the current owners' loan had been \$100,000 so the offer would need to be in significantly in excess of that to cover loan arrearages, foreclosure costs and real estate commissions.

Please do let me know as soon as possible if you would have an interest and we can see what we can work out.

Sincerely,

  
Judy Taylor



**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:





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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



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

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_