

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

**DATE:** February 11, 2015

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Non-Conforming Use Permit, Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), to allow construction of a 797 sq. ft. new one-story, single-family residence, plus a 357 sq. ft. attached one-car garage and a 135 sq. ft. rear storage shed, on an existing 2,992 sq. ft. non-conforming parcel (where 50 feet is the minimum lot width and 5,000 sq. ft. is the minimum lot size), in the unincorporated Montara area of the County. The Non-Conforming Use Permit is required for the development of the parcel as it is less than 35 feet in width and less than 3,500 sq. ft. in size. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00151 (Hernandez)

**PROPOSAL**

The applicant, Jawen Hernandez, Project Architect, requests approval to construct a new 797 sq. ft. one-story, single-family residence, plus a 357 sq. ft. attached one-car garage and a 135 sq. ft. rear storage shed, on an existing 2,992 sq. ft. non-conforming parcel. The lot is approximately 30 feet wide, where the minimum required width is 50 feet. The proposed single-story home consists of a front garage location and a side entryway that provides immediate access to the residence. An open living room/dining room/kitchen and a bedroom and bath complete the living areas. A storage shed is located at the rear of the site.

**RECOMMENDATION**

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), County File Number PLN 2014-00151, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

The project site is located east of Cabrillo Highway at the border of a commercial neighborhood area along Main Street. The residential area consists predominantly of single-family structures of various architectural styles. The parcel is not located within the County Scenic Corridor and is bounded northward by Seventh Street, westward by an art gallery, southward by an apartment building, and eastward by a single-story residence. The Montara Post Office and two (2) two-story residences are located across the street from the site. An abandoned well identified by an existing concrete pad is located at the rear of the parcel.

The project conforms with applicable policies of the County's General Plan, the Half Moon Bay (HAF) Airport Land Use Compatibility Plan (ALUCP) and the San Mateo County Local Coastal Program (LCP). Regarding the General Plan, the project complies with applicable policies, specifically those relating to water and wastewater supply. The project would connect to the Montara Water and Sanitary District (MWSD) for water and wastewater supply, where MWSD has indicated that there is adequate capacity to serve the project. Also, the project complies with policies requiring infill development and compliance with design review standards. The property is within the existing Farallone City Re-subdivision (recorded in 1907) in the urban area of Montara, where public facilities, services and utilities are available.

The Coastside Design Review Committee (CDRC) considered the project at its October 9, 2014 meeting and determined that the project complies with applicable Design Review Standards and recommended the project for approval. The one-story, single-family residence adequately integrates with the existing neighborhood comprised of predominantly two-story structures. The design of the single-family residence exhibits adequate facade articulation and a low profile roof mass that helps to mitigate the potential appearance of mass and bulk, and minimizes impacts to existing views from neighbors' properties.

Due to parcel size, the applicant proposes 3-foot side setbacks (where 5 feet is the minimum), to accommodate façade articulation along flat wall planes at the right and left side elevations of the residence.

The lot coverage and floor areas remain compliant with the S-17 Zoning District development standards. The total lot coverage of 43% (1,289 sq. ft.) is less than the maximum allowed of 50% (1,500 sq. ft.), while the total floor area proposed of 43% (1,289 sq. ft.) is also less than the maximum allowed of 48% (1,440 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to limit the structure to only a single-story.

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

**DATE:** February 11, 2015

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Non-Conforming Use Permit, Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), pursuant to Sections 6133.3.b, 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a 797 sq. ft. new one-story, single family residence, plus a 357 sq. ft. attached one-car garage and a 135 sq. ft. rear storage shed, on an existing 2,992 sq. ft. non-conforming parcel (where 50 feet is the minimum lot width and 5,000 sq. ft. is the minimum lot size), in the unincorporated Montara area of the County. The Non-Conforming Use Permit is required for the development of the parcel as it is less than 35 feet in width and less than 3,500 sq. ft. in size. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

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**PROPOSAL**

The applicant, Jawen Hernandez, Project Architect, requests approval to construct a new 797 sq. ft. new one-story, single-family residence, plus a 357 sq. ft. attached one-car garage and a 135 sq. ft. rear storage shed, on an existing 2,992 sq. ft. non-conforming parcel. The proposed lot is approximately 30 feet wide, where the minimum required width is 50 feet. The single-story home consists of a front garage location and a side entryway that provides immediate access to the residence. An open living room/dining room/kitchen and a bedroom and bath complete the living areas. A storage shed is located at the rear of the site.

Due to parcel size, the applicant proposes 3-foot side setbacks (where 5 feet is the minimum), to accommodate façade articulation as a means to break up the flat wall planes at the right and left side elevations of the residence.

**RECOMMENDATION**

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), County File Number PLN 2014-00151, 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: Jawen Hernandez, Project Architect

Owner: Dianne Borsini-Burr

Location: Seventh Street, Montara

APN: 036-053-110

Parcel Size: 2,992 sq. ft.

Parcel Legality: Certificate of Compliance (Type B) to be considered at this Planning Commission meeting.

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 Supply and Sewage Disposal: Montara Water and Sanitary District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0117E, effective 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 east of Cabrillo Highway at the border of a commercial neighborhood area along Main Street. The residential area consists predominantly of single-family structures of various architectural styles. The parcel is not located within the County Scenic Corridor and is bounded northward by Seventh Street, westward by an art gallery, southward by an apartment building, and eastward by a single-story residence. The Montara Post Office and two (2) two-story residences are located across the street from the site. An abandoned well identified by an existing concrete pad is located at the rear of the parcel.

Chronology:

<u>Date</u>	<u>Action</u>
May 6, 2014	- Application submitted.
June 30, 2014	- Application deemed complete.
July 10, 2014 and September 11, 2014	- Coastside Design Review Committee continues review of proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbors' concerns.
October 9, 2014	- Coastside Design Review Committee recommends approval of the revised design.
February 11, 2015	- Planning Commission public hearing.

**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:

Visual Quality 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 one-story residence is in keeping with the established streetscape and presents a reduced scale compared to other two-story structures in the vicinity. The project maintains the space for light and air, to the extent feasible, for this site and adjacent structures by keeping the proposed home to only a single story. The proposed architectural elements and exterior materials and colors are complementary with the neighborhood design context. The potential appearance of mass and bulk have also been mitigated as a result of facade articulation and use of a low profile shed roof. The height of the structure is 16 feet, which is below the maximum allowed of 28 feet. The project has received a recommendation for approval from the Coastside 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 5 of this report, below.

Visual Quality 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 to

ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The structure is articulated with exterior walls that are broken up with well-placed windows and architectural features. The proposed colors are earth tones that complement other neighborhood structures. The front and rear setbacks of 20 feet, provide adequate open spaces for the narrow lot. The shed roofs are sloped to provide light and air to the parcel and adjacent structures. The primary exterior materials used, such as vertical and horizontal redwood slats, are similar to materials used in other single-family structures in the neighborhood. The driveway and covered one-car garage accommodate off-street parking for two cars. The structure's height of 16 feet, exterior facade articulation and the use of earth-tone colors contribute to the project's compatibility with the neighborhood character.

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

## 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 components 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 1 dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies as the subject property is within the existing residential Farallone City Resubdivision (recorded in 1907) in the urban area of Montara, 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 resulting from new residential development. Staff estimates that

the current building permits to be issued for the calendar year 2015, considering project timing, will not exceed this limit, based on projections and current applications for building permits received thus far.

Local Coastal Program Policies 1.28 and 1.29(d) (*Legalizing Parcels/ Coastal Development Permit Standards of Review for Legalizing Parcels*) state that when issuing a Certificate of Compliance to legalize parcels pursuant to Section 66499.35 of the California Government Code wherein parcels were illegally created without government review and approval, a Coastal Development Permit is required. On undeveloped parcels created before the Coastal Act of 1976, a Coastal Development Permit shall be issued to legalize the parcel if the parcel configuration will not have any substantial adverse impacts on coastal resources. As discussed in detail in this section, the project, as proposed and conditioned, would not significantly impact the neighborhood and other coastal resources.

b. Visual Resources Component

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

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed residence uses materials with a natural appearance such as wood siding and composition roof shingles.
- (3) The proposed residence uses shed roofs for the project, utilizing non-reflective, composite roof shingles as the primary roof material.
- (4) The low profile roof mass and enhanced facade articulation brings the proposed one-story structure to a reduced scale compatible with the rest of the homes in the neighborhood.

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

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) in October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence

Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 16 feet would not penetrate the established airspace threshold.

4. Conformance with Zoning Regulations

a. Development Standards

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

Development Regulations	Required	Proposed
Building Site Area	5,000 sq. ft.	2,992 sq. ft. *(See Section 6, Use Permit discussion below)
Building Site Width	50 ft.	29.98 ft. *(See Section 6, Use Permit discussion below)
Lot Coverage	50% max (2,500 sq. ft.)	43% (1,289 sq. ft.)
Floor Area	48% max (1,440 sq. ft.)	43% (1,289 sq. ft.)
Maximum Height of Structure	28 ft.	16 ft.
Maximum Height of Structure (Rear Accessory Structure)	19 ft. max.	11 ft. – 6 in.
Minimum Front Yard Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	3 ft.**
Minimum Right Side Setback (Rear Accessory Structure)	3 ft.	3 ft.
Minimum Left Side Setback	5 ft.	3 ft.**
Minimum Left Side Setback (Rear Accessory Structure)	3 ft.	10.5 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.
Minimum Rear Yard Setback (Rear Accessory Structure)	3 ft.	3 ft.
Parking	One covered space	One covered space
* Development on an unimproved non-conforming parcel that is less than 35 feet in width and less than 3,500 sq. ft. in size requires a Use Permit per Section 6133.3.b(3) of the County Zoning Regulations.		
**Development on an unimproved non-conforming parcel that does not conform with the zoning regulations in effect requires a Use Permit per Section 6133.3.b(1)(b) of the County Zoning Regulations. (See Section 6, Use Permit, discussion below).		

5. Conformance with Design Review District Guidelines

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting on October 9, 2014, and adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. The entire structure exhibits numerous articulated areas that include architectural features such as pop-outs (Section 6565.20(D)1.d and e).
- b. The proposed architectural style incorporates design elements such as shed roofs, which is consistent with other mono-pitched roofs in the neighborhood, and adequately proportioned fenestration complements the predominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The various contrasting materials proposed materials such as western red cedar shingles 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).

6. Conformance with Use Permit Findings

Staff's recommendation to approve the project is based on findings pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations elaborated as follows:

- a. **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 Zoning District development standards. The total lot coverage of 43% (1,289 sq. ft.) is less than the maximum allowed of 50% (1,500 sq. ft.), while the total floor area proposed of 43% (1,289 sq. ft.), is also less than the maximum allowed of 48% (1,440 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to limit the structure to only a single-story.

- 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 property owner submitted a letter to staff indicating that there are no undeveloped parcels adjacent to the project site. Acquiring any developed property would involve demolition of existing structures

on-site and adjustment of lot boundaries that would prove financially infeasible for the owner.

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

The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of such a small parcel, as discussed in Section 4 above.

- 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 one-story home, the well-articulated facades, low profile roof mass and proposed adequate setbacks bring the structure into scale with the established neighborhood context. The side setbacks accommodate the wall articulation of the building to mitigate the blank wall plane along the two side facades. Although the side setbacks are partially reduced to 3 ft. (where 5 ft. is the required minimum), along spans that provide façade articulation, neighbors' privacies are maintained since no windows are proposed at the right side elevation, while only clerestory kitchen windows are proposed at the left side elevation.

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

The use permit would allow the use of this parcel for residential development in keeping with the rest of the parcels in this residential neighborhood that include three other non-conforming parcels. Two 2,500 sq. ft. developed parcels with single-story residences on-site are located at 1521 Main Street and 200 Ninth Street, while the third is undeveloped (3,000 sq. ft.) located one parcel away eastward from the subject site on Seventh Street.

## 7. Conformance with Subdivision Regulations

A conditional Certificate of Compliance (CoC) Type B is required to legalize the subject parcel in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before new development (e.g., construction of the new single-family residence) can proceed.

As a result of recent court case decisions, the subject parcel's legality must be confirmed because it is an undeveloped parcel of an historical

subdivision, in this case, Lot 7, Block 22 of the “Farallone City Resubdivision” recorded in May 20, 1907. The County Subdivision Regulations, Section 7134, allow for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel’s legality. To qualify for a CoC (Type A) (pursuant to Section 7134.1), relative to the cited court cases, it must be confirmed that the subject parcel was conveyed separately from any surrounding parcels prior to the County’s adoption of its first Subdivision Ordinance in July 1945. Otherwise, if such conveyance is determined to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

While subject Lot 7 was initially part of the cited “Farallone City Resubdivision” recorded in 1907, it continued to be conveyed together with adjacent parcel(s) until June 12, 1957 (see Grant Deed included as Attachment F). Only at that time was there separate conveyance of the parcel from surrounding adjacent lots, thus triggering the need for the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC (Type B) subject to a public hearing, and allows for the placement of conditions to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a) of the County Subdivision Regulations states that the Community Development Director may impose “any conditions which would have been applicable [to the division] at the time the applicant acquired his or her interest in the property, and which had been established at the time in the Map Act or the County Subdivision Regulations.” The zoning of this parcel and surrounding Montara area was R-1 in 1957 (having first been zoned in 1941). At that time, minimum parcel size was 5,000 square feet. Zoning regulations at that time stated that parcels of a lesser size were acceptable if they were “shown on a lot on any subdivision map which was recorded in the Office of the County Recorder”...of San Mateo County. This parcel was shown as Lot 7 of Block 22 of the “Farallone City Resubdivision,” recorded in 1907. Additionally, the roadway, sanitary and energy infrastructure exists within the road right-of-way in this predominantly developed and improved subdivision in Montara. Given these facts, along with the nature and intent of the previously cited court cases mandating that this parcel’s legality be confirmed, there are no additional improvements (typical of an urban subdivision) that must be required via conditions. The only additional and applicable improvements (i.e., building permits, sewer and water connections and energy line laterals from the street to a future house) will be triggered and required at the time of the submittal and issuance of those respective permits. Thus, the Community Development Director, pursuant to Subsection (c) of the above-cited section, stipulates that “compliance with the conditions of the Conditional Certificate of Compliance is not required until the time which a permit or other grant of approval for development of the property is issued by the County.”

B. ENVIRONMENTAL REVIEW

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

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

E. REVIEWING AGENCIES

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

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated January 28, 2015
- E. Applicant's Letter, dated January 23, 2015
- F. Copy of Grant Deed, dated June 12, 1957
- G. 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 2014-00151      Hearing Date: February 11, 2015

Prepared By: Dennis P. Aguirre  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act 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 limitation of 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 October 9, 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 one-story proposal 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 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 43% (1,289 sq. ft.) is less than the maximum allowed of 50% (1,500 sq. ft.), while the total floor area proposed of 43% (1,289 sq. ft.), is also less than the maximum allowed of 48% (1,440 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to limit the structure to only a single-story.
- 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. The property owner submitted a letter to staff indicating that there are no empty parcels adjacent to the project site. Acquiring any developed property would involve demolition of existing structures on-site and adjustment of lot boundaries that would prove financially infeasible for the owner.
- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of such a small parcel as indicated in Section 4 in this staff report.
- 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, low profile roof mass and proposed adequate setbacks bring the structure into scale with the established neighborhood. The side setbacks accommodate the wall articulation of the building to mitigate the blank wall plane along the two side facades. Although the side setbacks are partially reduced to 3 ft. (where 5 ft. is the required minimum), along spans that provide façade articulation, neighbors' privacies are maintained since no windows are proposed at the right side elevation, while only clerestory kitchen windows are proposed at the left side elevation.
- e. That the use permit approval does not constitute a granting of special privileges. The use permit would allow the use of this parcel for residential development in keeping with the rest of the parcels in this residential neighborhood. Two 2,500 sq. ft. developed parcels with single-story residences on-site are located at 1521 Main Street and 200 Ninth Street, while the third is undeveloped (3,000 sq. ft.) located one parcel away eastward from the subject site on Seventh Street.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on February 11, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The 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-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost

elevation of the roof and (4) 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.
5. 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 applications of pesticides and fertilizers to avoid polluting runoff.
6. 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.

7. 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.
8. 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.
9. 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.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Seventh 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 Seventh Street. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. 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.
13. Installation of the approved landscape plan is required prior to final inspection.
14. Prior to finalization of the building permit, the applicant shall provide evidence, to the satisfaction of the Community Development Director, that the existing on-site well has been abandoned in a manner consistent with Environmental Health requirements and connect to the public water system (Montara Water and Sanitary District).

### Building Inspection Section

15. The applicant shall apply for a building permit.

### Department of Public Works

16. Prior to the issuance of the Building permit or Planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
17. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
18. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The 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.

### Montara Water and Sewer District

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

## Coastside Fire Protection District

21. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance 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.
22. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
23. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 square feet 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.
24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to the plans.
25. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
26. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
27. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/road-

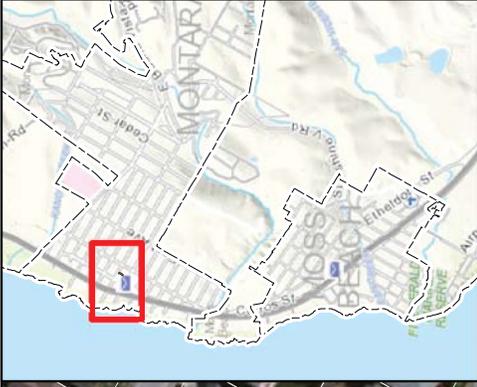
way entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

28. Roof Covering: As per Coastside Fire District Ordinance 2013-01, 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" or higher as defined in the current edition of the California Building Code.
29. Vegetation Management: The Coastside Fire District Ordinance 2010-03, the 2013 California Fire Code and Public Resources Code 4291.
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
  - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
30. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2-inch.
31. Add the following note to the plans: A fuel break of defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
32. Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
33. Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
34. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi.

This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

35. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance 2010-01, 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. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
36. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
37. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
38. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
39. 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.

DPA:pac/jlh - DPAZ0119\_WPU.DOCX



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, Aerial, GeoEye, IGN, IPC, swisstopo, and the GIS User Community  
**VICINITY MAP**

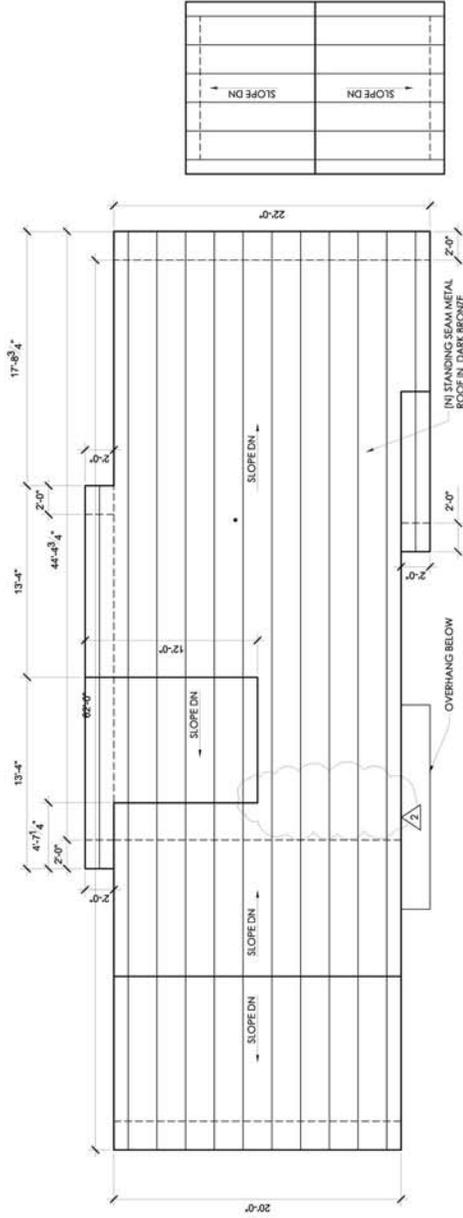
**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: B

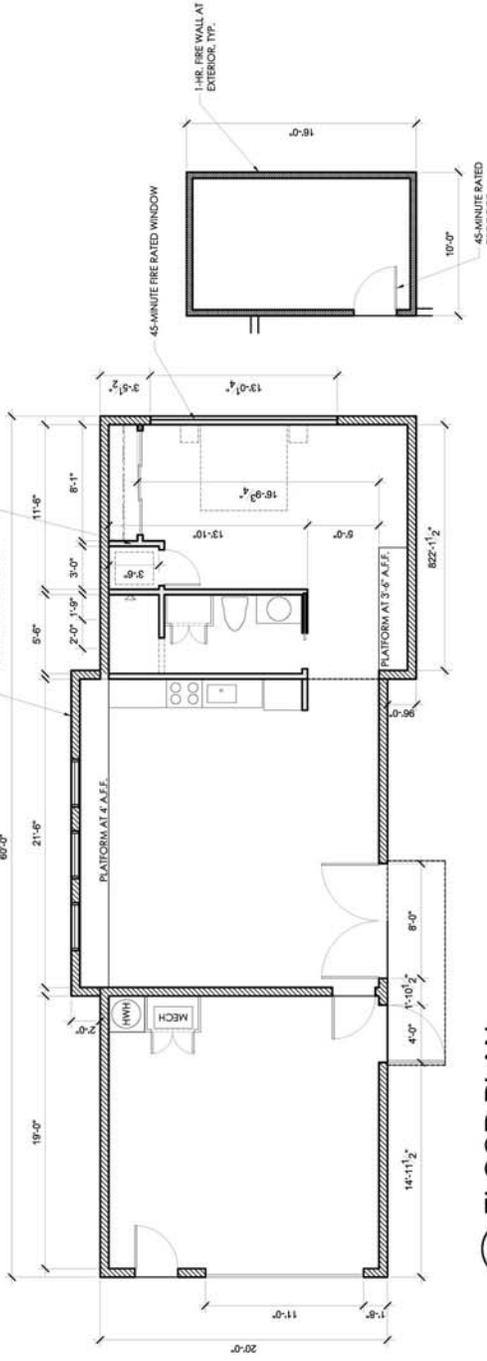




**2** ROOF PLAN  
SCALE: 1/4" = 1'-0"



2x4 STUDS WITH TYPE 'X' GYP. BD. ON BOTH SIDES. FRY WD ON INTERIOR SIDE. INTERIOR WALLS AND WALLS AT GARAGE



**1** FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: C

**A-3.0**

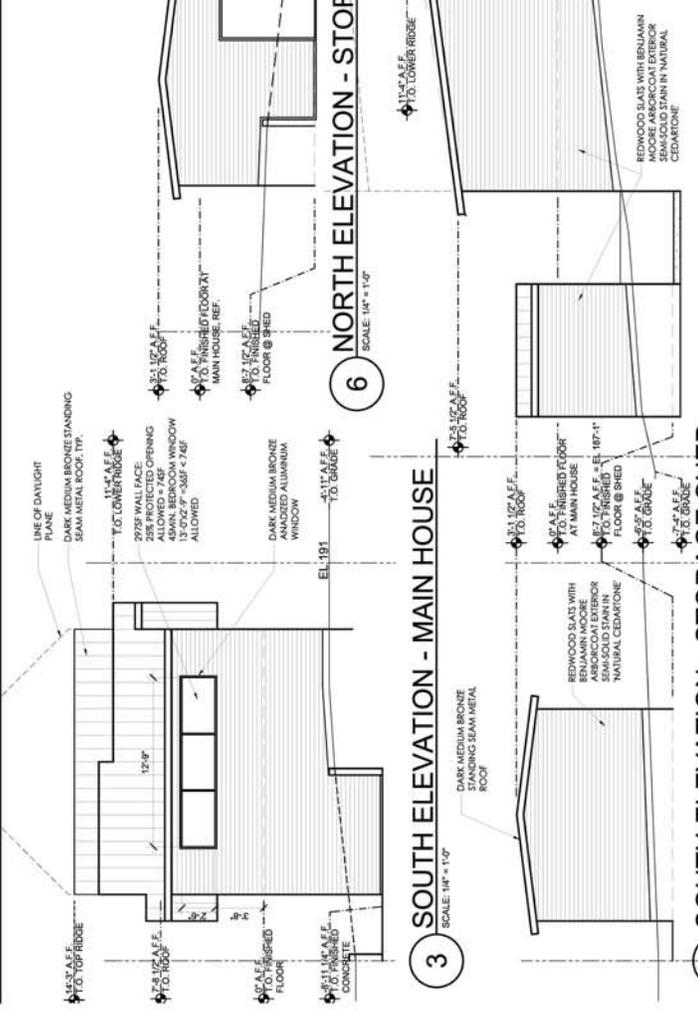
PLANNING DEPARTMENT, MAY 11, 2014  
 15 AUGUST 2014, 1PM JAVI CSR COMMENTS -  
 REVISION 2, PER SFP CSR COMMENT -  
 11 SEP 2014

**BORSINI-BURR RESIDENCE**  
**7TH STREET**  
**MONTARA, CALIFORNIA**

DATE: 04/18/14  
 DRAWN BY: JAVI  
 CHECKED BY: JAVI

DATE: 04/18/14  
 DRAWN BY: JAVI  
 CHECKED BY: JAVI

DATE: 04/18/14  
 DRAWN BY: JAVI  
 CHECKED BY: JAVI



**1 NORTH ELEVATION - MAIN HOUSE**  
 SCALE: 1/4" = 1'-0"

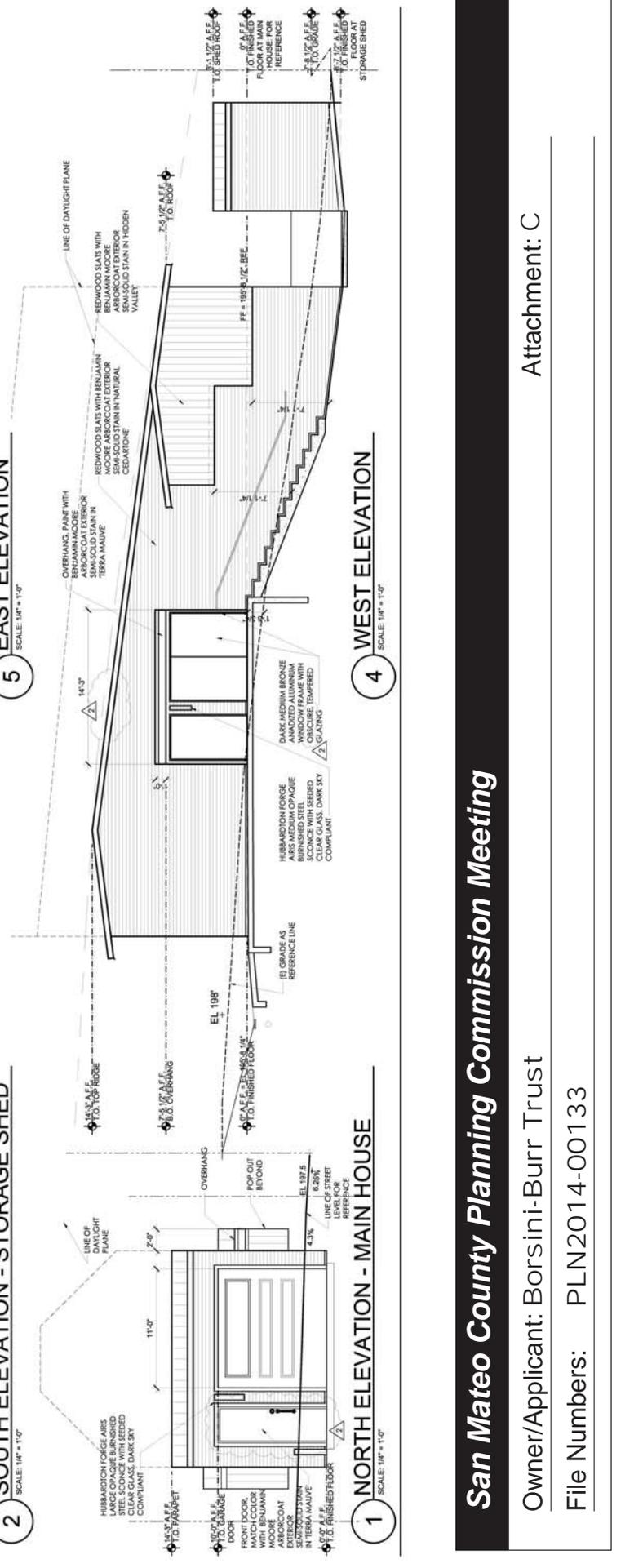
**2 SOUTH ELEVATION - MAIN HOUSE**  
 SCALE: 1/4" = 1'-0"

**3 SOUTH ELEVATION - STORAGE SHED**  
 SCALE: 1/4" = 1'-0"

**4 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**5 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**6 NORTH ELEVATION - STORAGE SHED**  
 SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION - MAIN HOUSE**  
 SCALE: 1/4" = 1'-0"

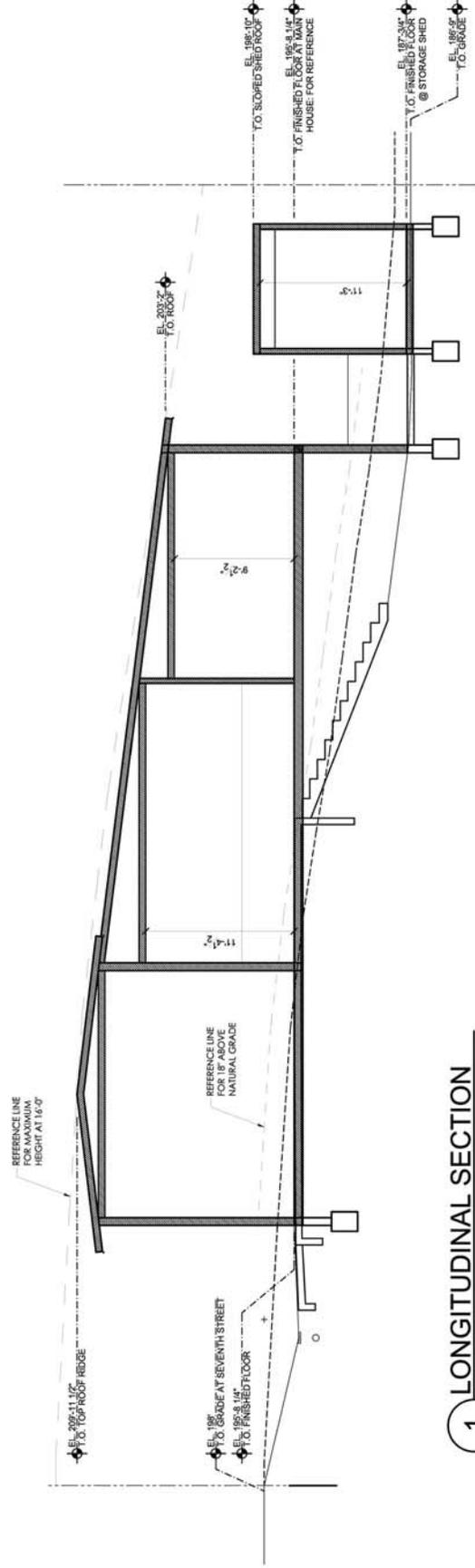
**2 SOUTH ELEVATION - MAIN HOUSE**  
 SCALE: 1/4" = 1'-0"

**3 SOUTH ELEVATION - STORAGE SHED**  
 SCALE: 1/4" = 1'-0"

**4 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**5 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**6 NORTH ELEVATION - STORAGE SHED**  
 SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

**San Mateo County Planning Commission Meeting**

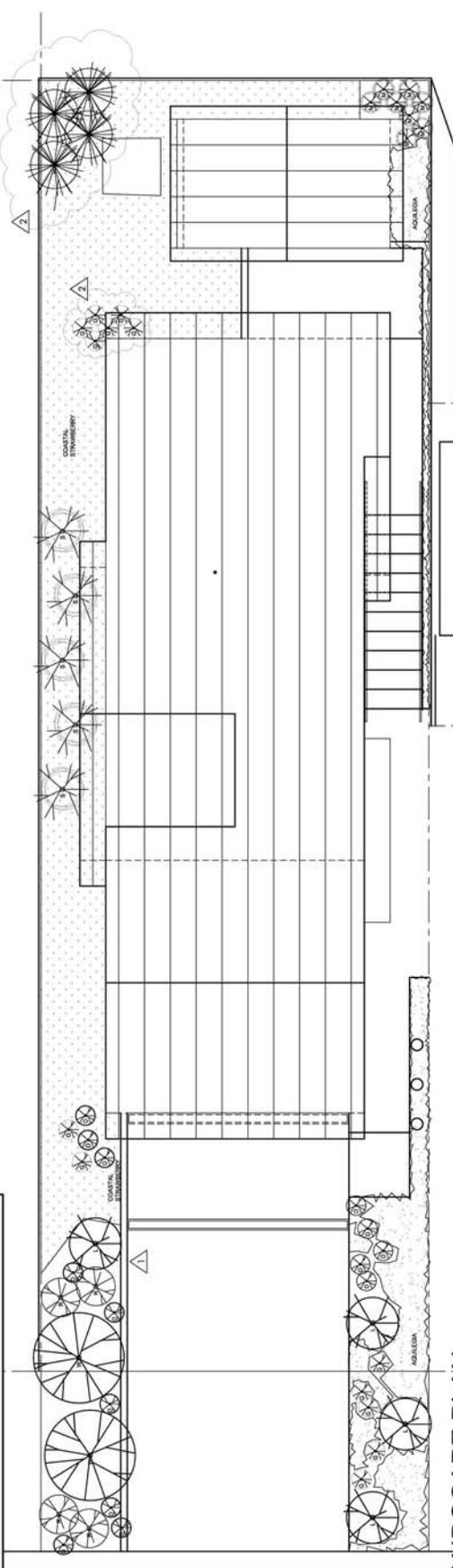
Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: C

**PLANT LEGEND**

SYMBOL	SPECIES	SIZE	QUANTITY
	ADONIS / COLUMBINE @ 3" O.C.	1 GALLON	148 E.F.
	FRAXINA CORYMBOSA / WHITE FRANKLINIEN @ 12" O.C.	PLANT	148 S.F.
	ADONIS / CALIFORNIA / PACIFIC MAX WINTER	5 GALLON	2
	WILLOW ALBERTIANA / CALIFORNIA WILLOW FLOWER	1 GALLON	6
	PRODRANGA ALTRIN / PINK / PINK	5 GALLON	4
	DIAPYCNON / DORIS	1 GALLON	7
	SYMPLOCARPOS / BERRY	5 GALLON	5
	MENTHOLA UNIKET / LENTIL STAR	1 GALLON	14
	WILLOW ALBERTIANA / CALIFORNIA WILLOW FLOWER	5 GALLON	2
	WILLOW ALBERTIANA / CALIFORNIA WILLOW FLOWER	1 GALLON	5
	GRANOTHE 8W / DARK STOK	5 GALLON	1



**1 LANDSCAPE PLAN**  
SCALE: 1/4" = 1'-0"  
REF. NORTH

**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: C



3 NEIGHBOR HOUSE



6 ADJACENT HOUSE



9 FRONT VIEW OF PROJECT SITE



12 ADJACENT GALLERY



2 ADJACENT GALLERY



5 NEIGHBOR HOUSE



8 VIEW OF ADJACENT APARTMENT



11 VIEW OF ADJACENT APARTMENT



1 NEIGHBOR - POST OFFICE



4 NEIGHBOR HOUSE - VIEW FROM PROJECT SITE



7 NEIGHBOR HOUSE - VIEW FROM PROJECT SITE



10 NEIGHBOR HOUSE

### San Mateo County Planning Commission Meeting

Owner/Applicant: Borsini-Burr Trust

Attachment: C

File Numbers: PLN2014-00133



2 VIEW OF ADJACENT HOUSE FROM PROJECT SITE



5 VIEW OF ADJACENT HOUSE FROM PROJECT SITE



8 VIEW OF ADJACENT HOUSE FROM PROJECT SITE



1 VIEW OF ADJACENT HOUSE FROM PROJECT SITE



4 VIEW OF ADJACENT HOUSE FROM PROJECT SITE



7 VIEW OF ADJACENT GALLERY FROM PROJECT SITE

## San Mateo County Planning Commission Meeting

Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: C

January 29, 2015

Jawen Hernandez  
3462 Picadilly Drive  
San Jose, CA 95118

**Planning Commission Meeting**

PLN 2014-00151

Case

D

Attachment

Dear Ms. Hernandez:

**SUBJECT:** Coastside Design Review Recommended Approval  
Seventh Street, Montara  
APN 036-053-110; County File No. PLN 2014-00151

At its meeting of October 9, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a 797 sq. ft. new one-story, single-family residence, plus a 357 sq. ft. attached one-car garage and a 135 sq. ft. rear storage shed, on an existing 3,000 sq. ft. non-conforming parcel, as part of a Non-Conforming Use Permit, Coastal Development Permit and Certificate of Compliance (Type B). The Non-Conforming Use Permit is required, pursuant to Section 6133.3b, to allow the development of an unimproved non-conforming parcel that is less than 3,500 sq. ft. in size and less than 35 ft. in lot width. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and 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 has been reviewed under and found to be in compliance with the standards for design 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. The entire structure exhibits numerous articulated areas that include architectural features such as pop-outs (Section 6565.20(D)1d and e).
- b. The proposed architectural style incorporates design elements, such as shed roofs, which are consistent with other mono-pitched roofs in the neighborhood and adequately proportioned fenestrations, which complement the predominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The various contrasting proposed materials, such as western red cedar shingles, and proposed earth-tone colors, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).

### **RECOMMENDED CONDITIONS OF APPROVAL**

#### **Current Planning Section**

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on October 9, 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 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 in 1-year increments 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 this recommendation of approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

- b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. The site is located in the watershed of the Fitzgerald Area of Special Biological Significance. Runoff and other pollution from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent pollution during project operation (e.g., car washing in driveway or street, pesticide application on lawn).
  6. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
  7. 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 applications of pesticides and fertilizers to avoid polluting runoff.
8. 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.
  9. 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.
  10. 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 (CFPD).
  11. 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.
  12. To reduce the impact of construction activities on neighboring properties, comply with the following:
    - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
    - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
    - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Seventh 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 Seventh Street. There shall be no storage of construction vehicles in the public right-of-way.

13. 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.
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.
15. Installation of the approved landscape plan is required prior to final inspection of the building permit for the residence.

#### Building Inspection Section

16. The applicant shall apply for a building permit.

#### 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.
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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 #3277.

Montara Water and Sewer District

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

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 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
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 instruction and NFPA 72.
24. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 square feet 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.
25. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to the plans.
26. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
27. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch

- green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
28. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/road-way 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.
  29. Roof Covering: As per Coastside Fire District Ordinance 2013-01, 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" or higher as defined in the current edition of the California Building Code.
  30. Vegetation Management: The Coastside Fire District Ordinance 2010-03, the 2013 California Fire Code and Public Resources Code 4291.
    - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
    - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
    - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
  31. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
  32. Add the following note to the plans: A fuel break of defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
  33. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo

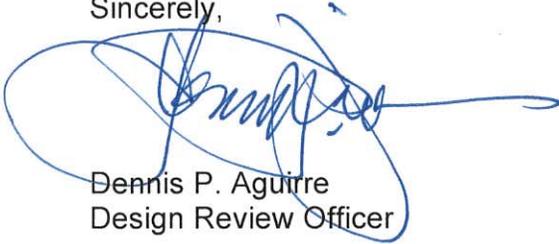
County Fire/Cal-Fire or the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

34. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance 2010-01, 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. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
35. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
36. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
38. 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.
39. Solar Photovoltaic Systems: These systems shall meet the requirements of the Coastside Fire Protection District as outlined in Standard Detail DI-007 Solar Photovoltaic Systems.

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, Coastal Development Permit and Certificate of Compliance (Type B). Review of the Non-Conforming Use Permit, Coastal Development Permit and Certificate of Compliance (Type B) will take place at the February 11, 2015 Planning Commission meeting. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or by email at [daguirre@smcgo.org](mailto:daguirre@smcgo.org).

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

Sincerely,



Dennis P. Aguirre  
Design Review Officer

DPA:jlh – DPAZ0113\_WJN.DOCX

cc: Dianne Whitaker, Member Architect  
Willard Williams, Member Architect  
Beverly Garrity, Montara Community Representative  
James Bennington, Montara Community Representative (alternate)  
Christopher Johnson  
Tom Judge  
Marcia S. Moriarty  
Donald Genovese  
Property Owner (Dianne Borsini-Burr Trust)

**Planning Commission Meeting**

PLN 2014-00151

Case

**E**

Attachment

JANUARY 23, 2015

TO PLANNING COMMISSION MEMBERS:  
RE; APN 036-053-110

I have submitted my plans for the building of a residential home on a substandard lot in Montara, Ca. which I own.

There are no empty parcels adjacent to the property. The property adjacent to the property on the East side is a residential home. For me to enlarge my property I would need to purchase the home, tear the home down and adjust the property line as the property on the East side has a 5' set back .

The property on the West side is a commercial gallery that has its minimum set back so there is no additional parcel that I can purchase to enlarge my lot.

It would be a financial hardship for me and I am not able to purchase either the residential home or the gallery to tear them down to subdivide the lots in order to build my residential home.

The property to the South end of the lot is an apartment complex with the same situation. The property to the North is 7<sup>th</sup> Street.

I have conformed to the Design Review Committee and got approval. I look forward to developing my lot as it will be a positive addition to 7<sup>th</sup> street.

Sincerely,



Dianne Borsini-Burr

PLN 2014-00151

Case

F

Attachment

3247 412

GRANT DEED (Individual)

For value received  
ROSS L. CRIPPETH, a single man

GRANT  
BESSIE MARSHALL, a married woman

all that real property situate in the

County of San Mateo State of California, described as follows:

Lot 7, Block 22, as designated on the map entitled "MAP OF A RE-SUBDIVISION OF ALL OF PARALOWE CITY EXCEPT BLOCKS 6-13-14-19-20-23-24-27 AND 28 THEREOF AS SHOWN ON THE ORIGINAL MAP OF SAID TRACT ENTITLED "MAP OF PARALOWE CITY, BEING LOTS 45, 46, 47, 48, 49, 50, AND 51 OF HALF MOON BAY COLONY TRACT, SAN MATEO COUNTY, CALIFORNIA", which map was filed in the office of the Recorder of the County of San Mateo, State of California of May 10, 1908 in Book 6 of Maps at page 2.

Deed June 17, 1957

*Ross L. Crippeth*

For Recorder's Use Only

STATE OF CALIFORNIA

County of San Mateo  
On June 17, 1957  
before me, WILHELM H. BURKE, a Notary Public,  
and for said County and State personally appeared  
ROSS L. CRIPPETH

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
*Wilhelm H. Burke*  
Notary Public  
September 12, 1960

3247 PAGE 412

660351

RECORDED AT REQUEST OF

SAN MATEO COUNTY TITLE COMPANY

Jun 17 2 06 P 1957

OFFICIAL BUSINESS  
SAN MATEO COUNTY

*Ross L. Crippeth*

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F

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**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: G



**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

Attachment: G

File Numbers: PLN2014-00133



**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

Attachment: G

File Numbers: PLN2014-00133



**San Mateo County Planning Commission Meeting**

Owner/Applicant: Borsini-Burr Trust

File Numbers: PLN2014-00133

Attachment: G



**San Mateo County Planning Commission Meeting**

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Attachment: G

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