COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 9, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Non-Conforming Use Permit and Design Review Permit, pursuant to Sections 6137 and 6565.3 of the San Mateo County Zoning Regulations respectively, to allow construction of a 992 sq. ft. first and second floor addition to an existing 1,926 sq. ft. one-story single-family residence, located on an existing 6,400 sq. ft. legal parcel at 185 Orval Avenue. The Non-Conforming Use Permit is required to construct the second story addition to match the existing first floor non-conforming 18.74-foot rear setback, where 20 feet is the minimum required. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2015-00157 (Ridgway)

PROPOSAL

The applicant, Chris Ridgway, requests approval to construct a 992 sq. ft. first and second floor addition to an existing 1,926 sq. ft. one-story single-family residence. The existing residence has a non-conforming rear setback of 18.74 feet. The proposed addition would also be located 18.74 feet from the rear property line. The proposed addition consists of a new first floor entryway and stairs to the second floor, while the new second floor consists of the dining room (eating area) and kitchen areas that have been relocated from the first floor, family room, kitchen, powder room and front and right side exterior verandas. No trees are proposed for removal. The project site is not located in a scenic corridor nor located in the California Coastal Commission's appeals jurisdiction.

RECOMMENDATION

That the Planning Commission approve the Non-conforming Use Permit and Design Review, County File Number PLN 2015-00157, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site consists of an existing single-family residence within a neighborhood of single-family homes of various architectural styles. Orval Avenue is southward, Park Way is eastward and developed parcels to the north and east bound this parcel.

The project conforms to applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). For example, the project complies with General Plan policies regarding water and wastewater supply, as the property is within the urban area of Moss Beach, where public facilities, services and utilities are available. The existing residence is currently connected to the Montara Water and Sanitary District (MWSD) for water and wastewater supply. MWSD requires a sewer remodel permit for the project.

The project is also consistent with the Half Moon Bay Airport Land Use Compatibility Plan (ALUCP). The project site is located in Runway Safety Zone 2 of the Airport Influence Area (AIA), and the proposed height of the residence, at 24 feet, would not penetrate the established airspace threshold.

The Coastside Design Review Committee (CDRC) considered the project at the September 10, 2015 meeting, determined that the project complies with applicable Design Review Standards, and recommended project approval. The CDRC found that the project, as designed and conditioned, complements the dominant style of the neighborhood residences. Also, it determined that the project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought-tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

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RECOMMENDATION

That the Planning Commission approve the Non-conforming Use Permit and Design Review, County File Number PLN 2015-00157, 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: Chris Ridgway, Project Architect

Owner: Lawrence Baker

Location: 185 Orval Avenue, Moss Beach

APN: 037-223-110

Parcel Size: 6,400 sq. ft.

Parcel Legality: Building Permit #16685 was issued in 1964 for construction of the existing residence.

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

Water and Sewer Services: Montara Water and Sanitary District

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

Environmental Evaluation: Categorically exempt, pursuant to California Environmental Quality Act (CEQA) Section 15301 (Class 1e), for additions to existing structures provided that: (1) the addition will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less, or, additions to existing structures provided that, (2) the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The 992 sq. ft. second floor addition to the 1,926 sq. ft. structure, while 29 sq. ft. over the 50% floor area threshold, is substantially less than the 10,000 sq. ft. limit. The site is within a developed residential area of Moss Beach where all public services are available. While the site is located in the Geologic Hazard (GH) Zoning District, the site is developed with existing residential uses that will be maintained under the project. Based on the geotechnical report submitted by the applicant and comments for the County geologist, the site is suitable for the proposed addition to the existing single-family residence. No hazardous soil or geologic conditions were encountered during the investigation of the site.

Setting: The project site is located at 185 Orval Avenue in the unincorporated Moss Beach area of San Mateo County, within an area developed with single-family homes of various architectural styles. Orval Avenue is southward, Park Way is eastward and developed parcels to the north and east bound this parcel.

Chronology:

Date		Action
April 4, 2015	-	Application submitted.
September 10, 2015	-	Coastside Design Review Committee recommends approval of the project, as presented in this report.
September 21, 2015	-	Submittal of additional plans and civil calculations. The application is deemed complete.
March 3, 2016	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The proposed project is consistent with the General Plan's Medium Density Residential land use designation (6.1-8.7 du/net acre) for the site. The project involves the addition to an existing single-family residence at the property. The General Plan designates the Montara-Moss Beach-El Granada area as existing Urban Community. As the project is located within a developed single-family residential neighborhood, the project complies with the Land Use Objectives for Urban Communities, which direct the County to provide a mix of residential, commercial, and industrial land uses in the area.

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

Urban Land Use Policy 8.39 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to ensure that the size and scale of development is compatible with parcel size; provide sufficient light and air in and around structures; ensure that development of permitted densities is feasible and ensure public health and safety. With the exception of a 1.26-foot encroachment into the rear setback consistent with the current setback of the structure, the project

complies with applicable S-17 development standards. The design successfully integrates the proposed addition with the existing residence, and is complementary to the other two-story residences in the neighborhood.

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. The Montara Water and Sanitary District (MWSD), as the service provider for this urban area, already provides water and sewer services for the existing single-family residence located on the project site. Staff of the Montara Water and Sanitary District has reviewed the project, and their comments have been addressed by recommended conditions of approval numbered15 through 17.

2. Conformance with the Local Coastal Program

Although the project would result in an increase of more than 10% of the internal floor area of the existing structure that includes the construction of a second story, a Coastal Development Permit (CDP) is not required for this project, as the project is not located between the sea and the first through improved public road paralleling the sea, is not within a scenic roadway corridor, and is not within 300 feet of a beach. Thus, the project is exempt from CDP requirements pursuant to Section 6328.5(a) of the County Zoning Regulations pertaining to development in the Coastal Development (CD) District.

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

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project complies with the safety, noise and height limit criteria for compatibility. The project site is located in the Inner Approach/Departure Zone 2 (IADZ) where the risk level is considered to be high because of low altitude ceilings determined to be typically at 200 to 400 feet above runway elevation. The proposed project satisfies the criteria set forth in Section 4.2.2.3 of the HAF ALUCP to allow residential infill development in this zone. The proposed height of 24 feet would not penetrate the established airspace threshold. Also, the project site is outside of the defined aircraft noise exposure contours, and therefore, would not be exposed to high levels of aircraft noise. As required by LCP Policy 1.36(b) (*Half Moon Bay Airport Influence Area Requirements*), any future transfer of this property must comply with the real estate disclosure

requirements specified in Chapter 496, California Statutes of 2002. This requirement is included as Condition No. 43.

4. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

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

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	6,400 sq. ft. (existing)
Maximum Floor Area	3,392 sq. ft. (53% maximum)	2,918 sq. ft. (45%)
Maximum Building Site Coverage	2,240 sq. ft. (35% maximum)	2,089 sq. ft. (32%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	18.78 ft. *
Minimum Right Side Setback	5 ft.	5.11 ft.
Minimum Left Side Setback	10 ft.	14.69 ft.
Maximum Building Height	28 ft.	24 ft.
Minimum Covered Parking Spaces	2	2
Facade Articulation	Finding made by CDRC	Finding made by CDRC
**Continuation and enlargement of a non-conforming structure requires a Use Permit per Sections 6137 and 6503 of the County Zoning Regulations.*		

The proposed two-story residence meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity, including a proposed lot coverage of 32% (2,089 sq. ft.) of total lot size, where 35% (2,240 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 45% (2,918 sq. ft.) of total lot size, where 53% (3,392 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting on September 10, 2015 where the CDRC adopted findings to recommend project approval, pursuant to the Design Review Standards for One Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment D):

(1) Ornamentation and architectural details such as exterior lighting fixtures are used in a manner consistent with the size and style of the proposed which reflects Spanish Colonial Revival architecture (Section 6565.20(D)2.a).

(2) The existing home is seamlessly integrated into the design of the proposed structure. The mass, shape and scale respect the scale of the neighborhood through building dimensions, shape and form, facade articulation and architectural details. Decks and balconies have been carefully designed to minimize impacts to neighbors' privacy. Placement of windows and doors establish an architectural rhythm, and the flared and scalloped arch front door makes a charming historical reference. The style both contrasts and compliments the beautiful Victorian home next door and many other homes in this area, and the remodel achieves a higher level of design and construction. The new structure greatly improves how the building will be viewed from adjacent designated open spaces and will likely be a point of interest well into the future (Section 6565.20(D)2).

(3) As proposed and conditioned, the landscaping layout that includes drought tolerant, native and non-invasive plant species would prevent adverse impacts to the site and surrounding areas and maintains the visual integrity of the neighborhood. The increased size of the residence does not overwhelm the lot. The landscaping complements and enhances the design of the residence as both are beautifully integrated. The landscaping and veranda roof screen proposed windows and protect dark skies, as does the minimal amount of exterior task lighting. Condition No. 4.a requires the replacement of Pride of Madeira with a native or non-invasive plant; Condition No. 4.b requires the replacement of Cotoneaster with native plants; and Condition No. 4.c requires the replacement of invasive "ornamental grass, Stipa" (Nasella tenuissima) with non-invasive ornamental grass (Section 6565.20(F)1).

5. Conformance with Geological Hazards (GH) District Standards

The site is located in the Geological Hazard area Zone 3. Section 6296.2. *(Description of Hazardous Zones in Seal Cove Area)* allows development in Zone 3 if suitable mitigation measures including, but not limited to, siting of homes away from active faults, structural and foundation design and adequate surface drainage plans are applied as recommended by any required geotechnical investigation. As discussed above, the applicant submitted a geotechnical report indicating that the site is suitable for

development contingent upon the implementation of the report's geotechnical recommendations, based on the site's Zone 3 location.

Pursuant to Section 6295.4 of the San Mateo County Zoning Regulations, building permits shall not be approved unless the County Geologist has evaluated the project to show compliance with applicable district regulations. The project has received preliminary review by the County Geologist, who has authorized the project to move forward, pending submittal of a more detailed soils report at the building permit stage.

In accordance with GH District Regulations, the applicant will be required to record a deed restriction acknowledging the property's location in Zone 3 of the Seal Cove Geologic Hazards District, as required by Condition No. 48, which reads as follows: Pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, the applicant shall record the following deed restriction with the San Mateo County Recorder's Office stated as follows, prior to the issuance of the building permit: "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

6. Conformance with Use Permit Findings

Section 6135 of the Non-Conforming Regulations requires enlargement of a non-conforming structure to conform with Zoning Regulations currently in effect. The addition would not conform to the minimum required rear yard setback of 20 feet.

Pursuant to Section 6137, the Planning Commission may grant a use permit to except any provision of the Non-Conforming Regulations which restricts the continuation, enlargement, re-establishment of replacement of a non-conforming use, structure or situation, where the use permit shall be processed in accordance with Section 6503 (Use Permits) of the Zoning Regulations. The continuation of an existing non-conforming parcel is subject to the approval of a use permit and shall be processed in accordance with the procedures and requirements of Section 6503.

As required by Section 6503 of the San Mateo County Zoning Regulations, staff has determined that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, based on substantial project compliance with the R-1/S-17 development standards and design review standards. 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 other two-

story residences. The maintenance of the non-conforming rear setback of 18.74 feet is necessary to achieve a single-plane wall facade

B. ENVIRONMENTAL REVIEW

Staff has determined that the project is categorically exempt, pursuant to California Environmental Quality Act (CEQA) Section 15301 (Class 1e), for additions to existing structures provided that: (1) the addition will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less, or, additions to existing structures provided that, (2) the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The 992 sq. ft. second floor addition to the 1,926 sq. ft. structure, while 29 sq. ft. over the 50% floor area threshold, is substantially less than the 10,000 sq. ft. limit. The site is within a developed residential area of Moss Beach where all public services are available. While the site is located in the Geologic Hazard (GH) Zoning District, the site is developed with existing residential uses that will be maintained under the project. Based on the geotechnical report submitted by the applicant and comments for the County geologist, the site is suitable for the proposed addition to the existing single-family residence. No hazardous soil or geologic conditions were encountered during the investigation of the site.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

E. OTHER REVIEWING AGENCIES

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

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee Recommendation of Approval Letter, dated February 19, 2016
E. Site Photos
F. Geotechnical Report

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00157 Hearing Date: March 9, 2016

Prepared By: Dennis P. Aguirre, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is Categorically exempt, pursuant to California Environmental Quality Act (CEQA) Section 15301 (Class 1e), for additions to existing structures provided that: (1) the addition will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less, or, additions to existing structures provided that, (2) the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The 992 sq. ft. second floor addition to the 1,926 sq. ft. structure, while 29 sq. ft. over the 50% floor area threshold, is substantially less than the 10,000 sq. ft. limit. The site is within a developed residential area of Moss Beach where all public services are available. While the site is located in the Geologic Hazard (GH) Zoning District, the site is developed with existing residential uses that will be maintained under the project. Based on the geotechnical report submitted by the applicant and comments for the County geologist, the site is suitable for the proposed addition to the existing single-family residence. No hazardous soil or geologic conditions were encountered during the investigation of the site.

Regarding the Design Review, Find:

2. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of September 10, 2015, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the dominant style of the neighborhood residences. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought

tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

Regarding the Use Permit for the Proposed Addition, Find:

3. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, based on project's substantial compliance with the R-1/S-17 development standards and design review standards. 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 other two-story residences. The maintenance of the non-conforming rear setback of 18.74 feet is necessary to achieve a single-plane wall facade, in keeping with the proposed Spanish Colonial Revival style of architecture.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 9, 2016. 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 by the applicant.

2. The Non-Conforming Use Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building Inspector) shall have occurred within 180 days of its issuance. One (1) one-year extension of these permits will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.

3. The applicant shall include the approval letter on the top pages of the building plans.

4. The applicant shall submit the following items and/or indicate the following on the landscape plans to be submitted in conjunction with the application for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Replace Pride of Madeira with a native or non-invasive plant.

    b. Replace Cotoneaster (invasive near open space land) with native plants.

c. Replace invasive “ornamental grass, Stipa” (Nasella tenuissima) with a non-invasive ornamental grass.

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

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

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

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

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

   e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

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

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

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

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

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

8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

9. No site disturbances shall occur, including any grading or tree removal until a building permit has been issued.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Orval 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 Orval Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Installation of the approved landscape plan is required prior to final inspection.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

14. The applicant shall apply for a building permit.

Montara Water and Sanitary District

15. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

16. Prior to the issuance of a connection permit, payment for fixture unit upgrades and other fees are required.

17. Sewer lateral TV inspection and potential repairs or upgrades to current Montara Water and Sanitary District (MWSD) standards shall be required.

Department of Public Works

18. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works 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. 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

21. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

22. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.

23. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to 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 a 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 CFPD Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be

internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

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

28. Roof Covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.

29. Chimney Present: The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.

30. Vegetation Management: The CFPD Ordinance 2013-03, 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. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC,

dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

32. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet center line radius and a vertical clearance of 15 feet, CFC 503, D103, T-14 1273.

33. Fire apparatus access roads shall be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20% (plan and profile required), CFC 503.

34. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide, CFC D103.6.

35. 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 (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.

36. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is no hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

37. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received,

reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

38. 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.

39. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

40. All fire conditions and requirements must be incorporated into building plans, prior to building permit issuance. The applicant/owner shall notify their contractor, architect and engineer of these requirements.

Geotechnical Section

41. The applicant shall submit an updated geotechnical report at the building application stage.

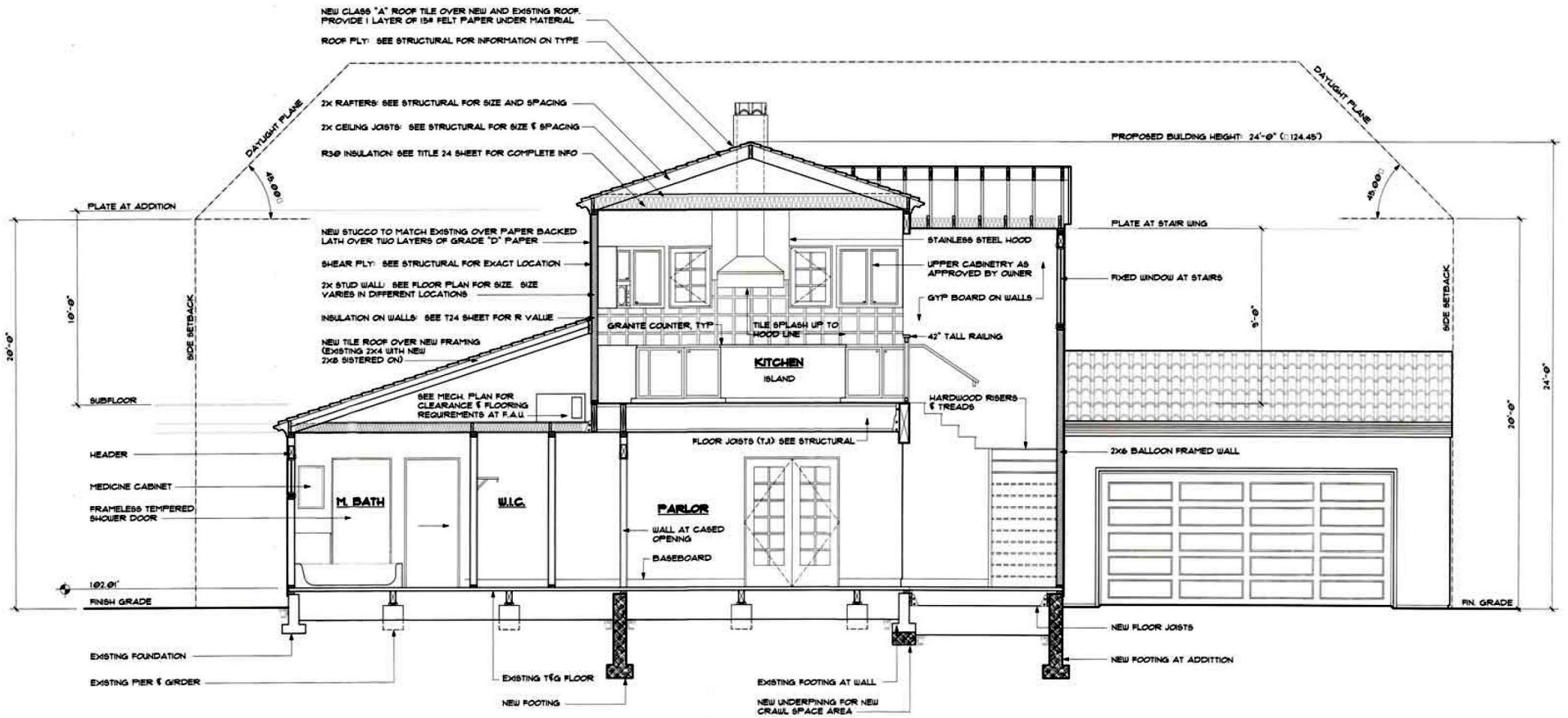
42. The applicant shall record the following deed restriction with the San Mateo County Recorder's Office stated as follows, prior to the issuance of the building permit: "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

Half Moon Bay Airport Influence Area

43. Compliance with the real estate disclosure specified in Chapter 496, California Statutes of 2002 shall be required upon transfer of this real property.

DPA:pac – DPAAA0095_WPU.DOCX

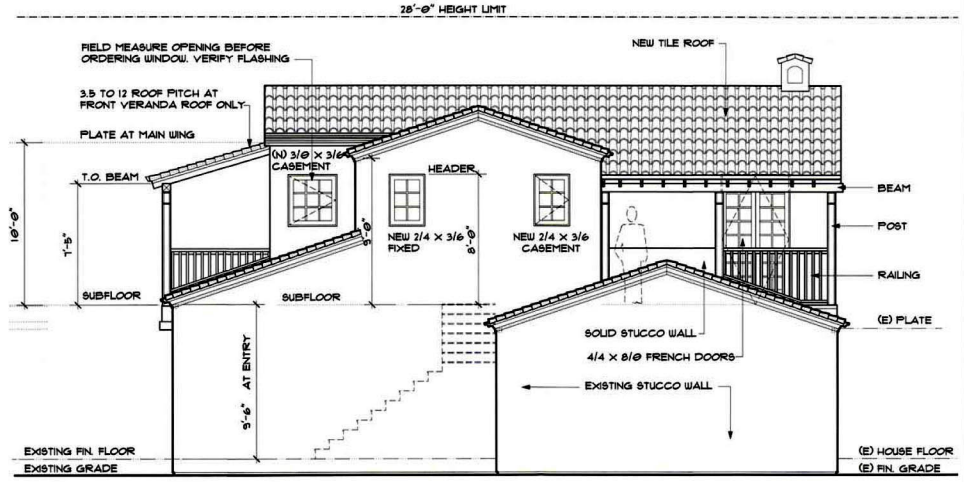
Attachment B



San Mateo County Planning Commission Meeting

Owner/Applicant: **Lawrence Baker/Chris Ridgway** Attachment: **C**

File Numbers: **PLN2015-00157**

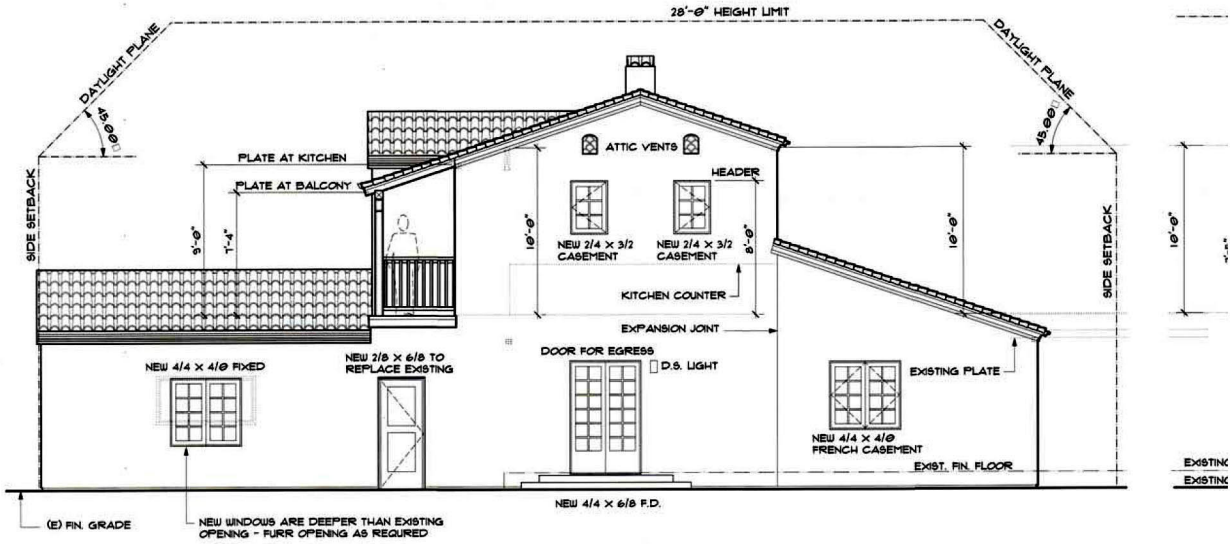


NEW RIGHT ELEVATION SCALE 1/4"=1'0"

0 10 20 30

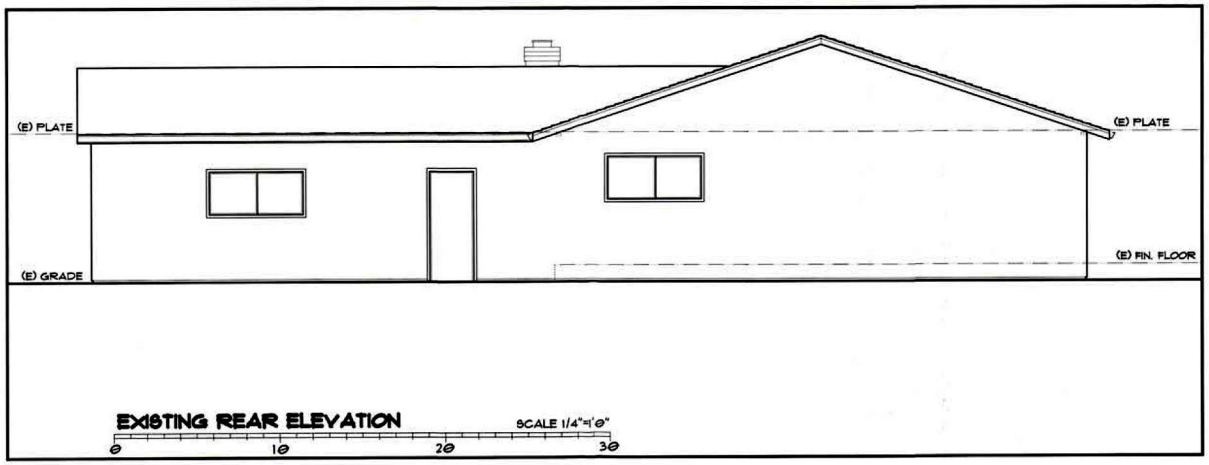
EXISTING RIGHT ELEVATION SCALE 1/4"=1'0"

0 10 20 30



NEW REAR ELEVATION SCALE 1/4"=1'0"

0 10 20 30



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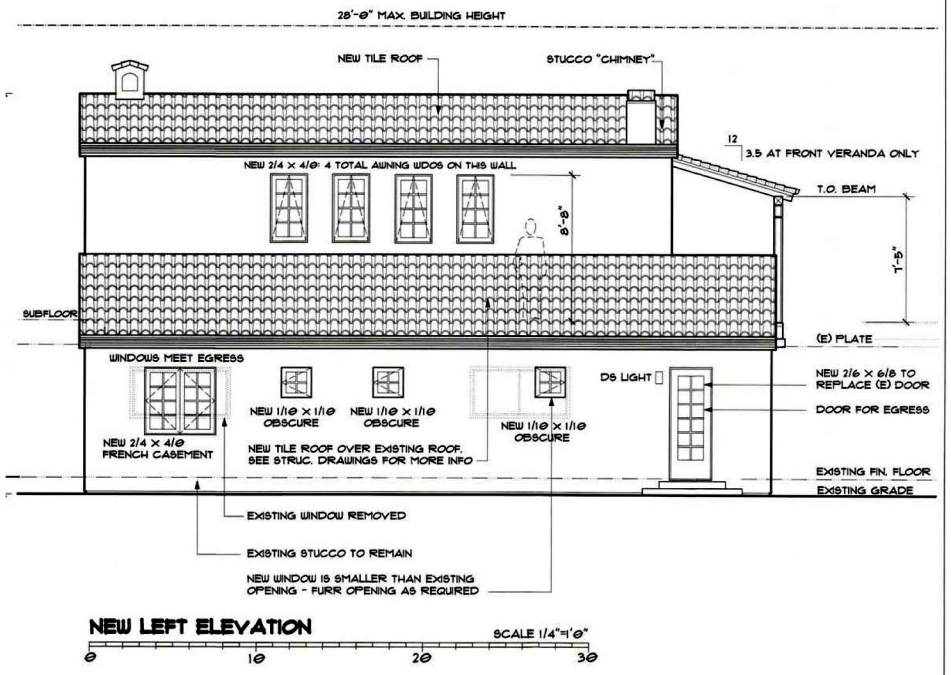
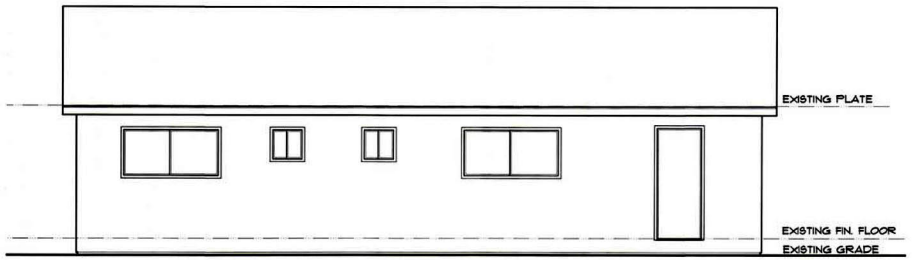


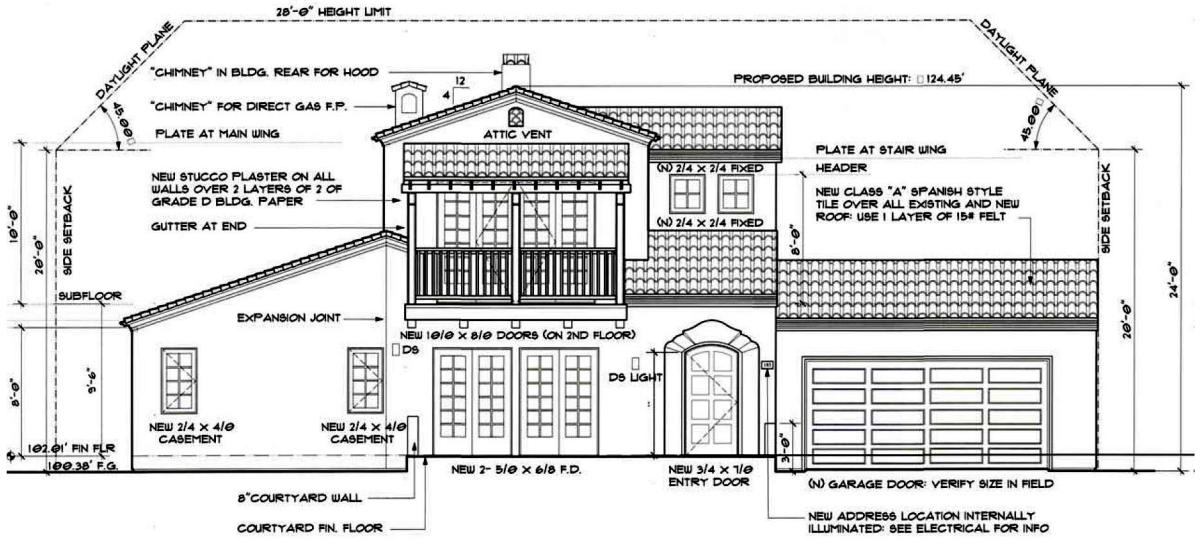
NEW LEFT ELEVATION SCALE 1/4"=1'0"

0 10 20 30



EXISTING LEFT ELEVATION SCALE 1/4"=1'0"

0 10 20 30



NEW FRONT ELEVATION SCALE 1/4" = 1'-0"

EXISTING FRONT ELEVATION SCALE 1/4"=1'0"

San Mateo County Planning Commission Meeting

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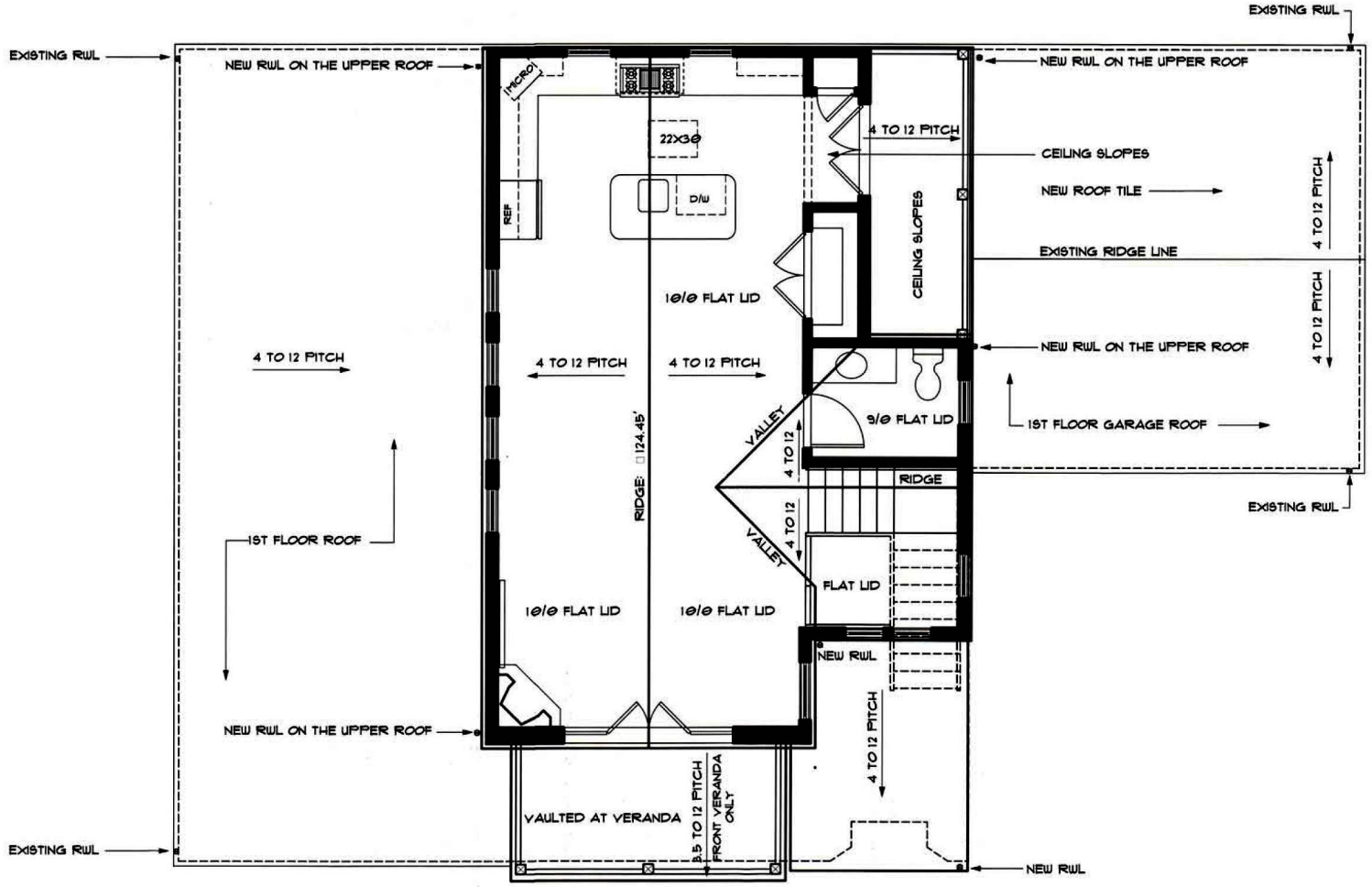

ROOF & RCP PLAN

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

0 10 20 30

TRUE NORTH

San Mateo County Planning Commission Meeting

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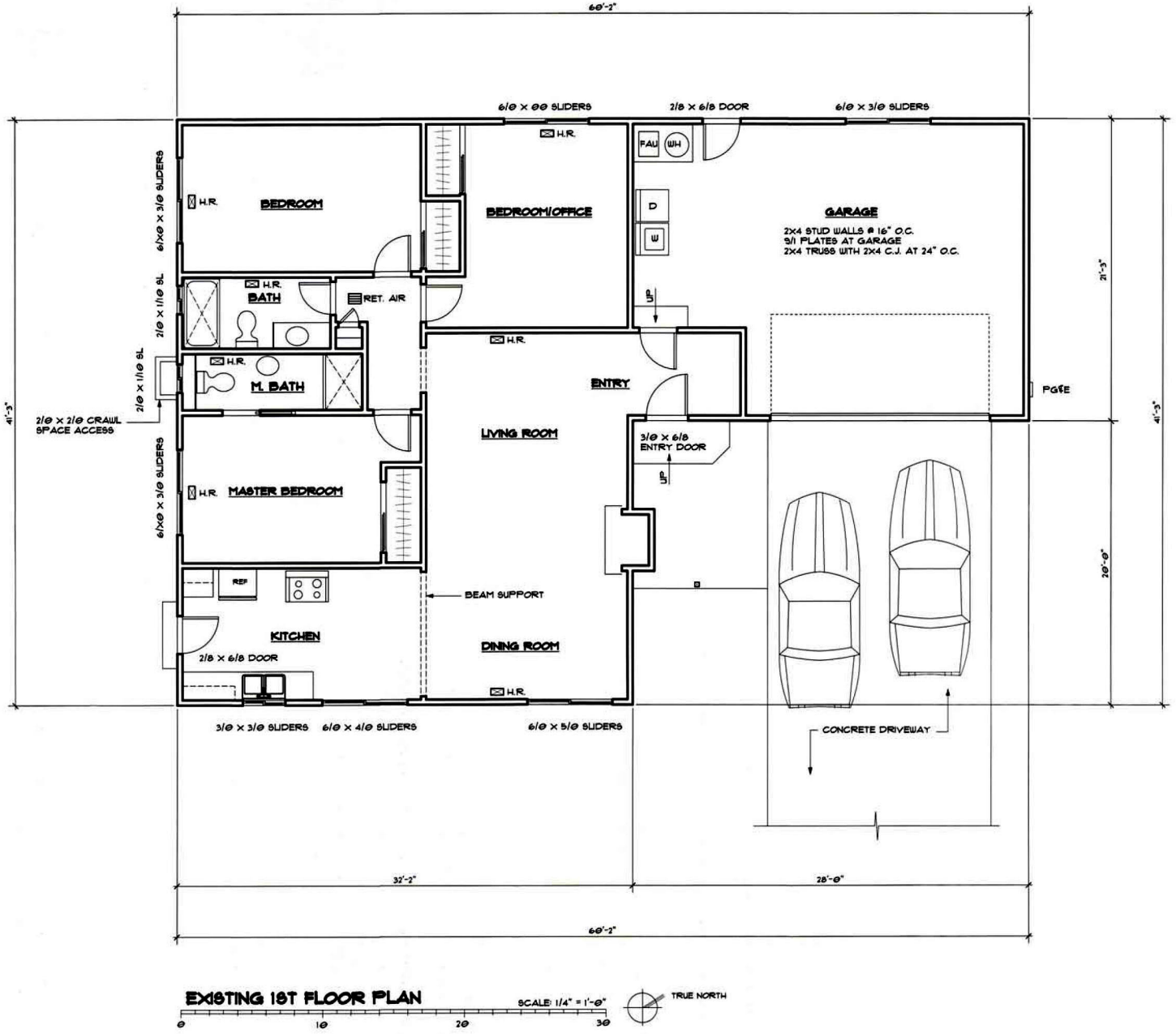

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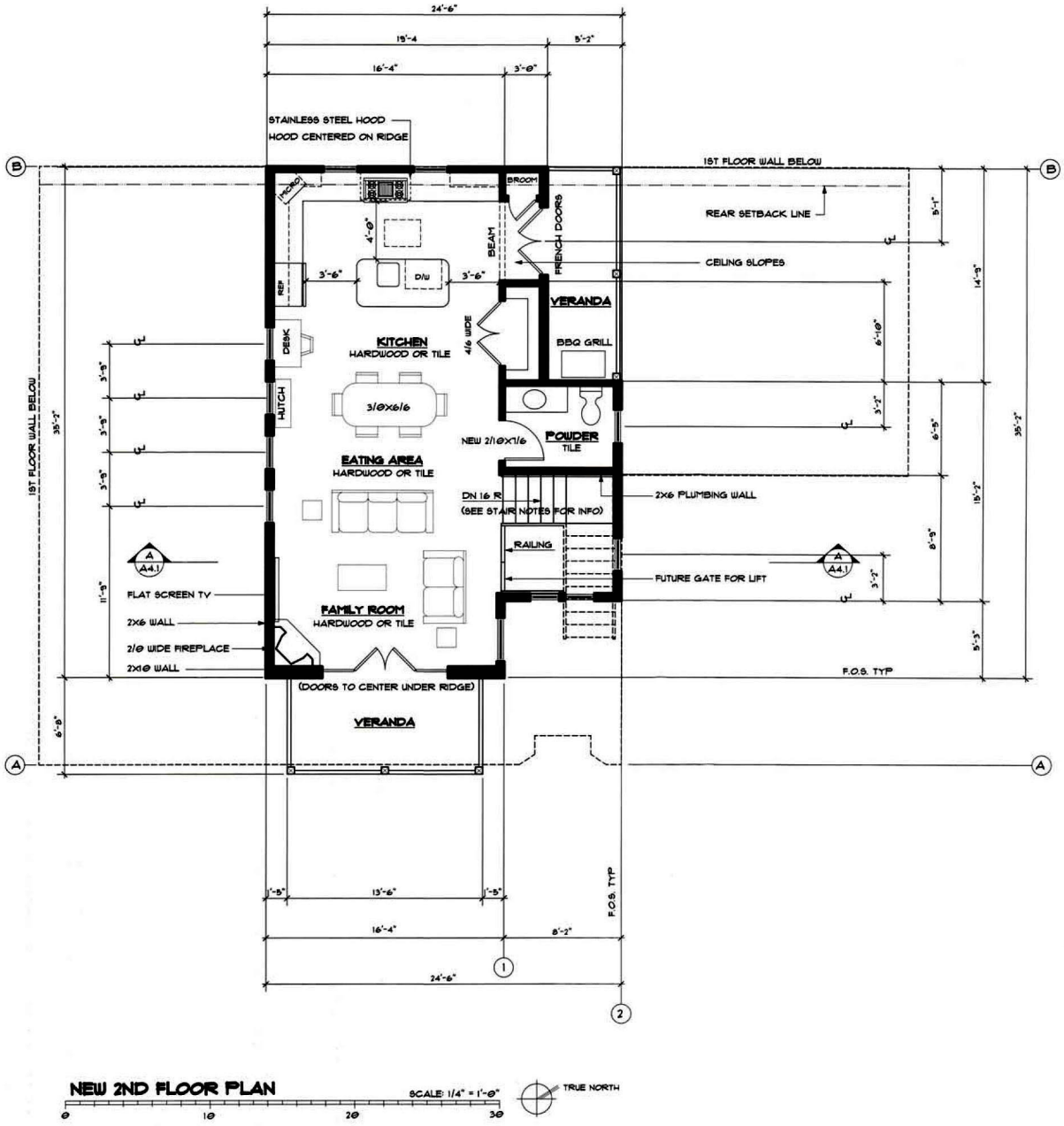

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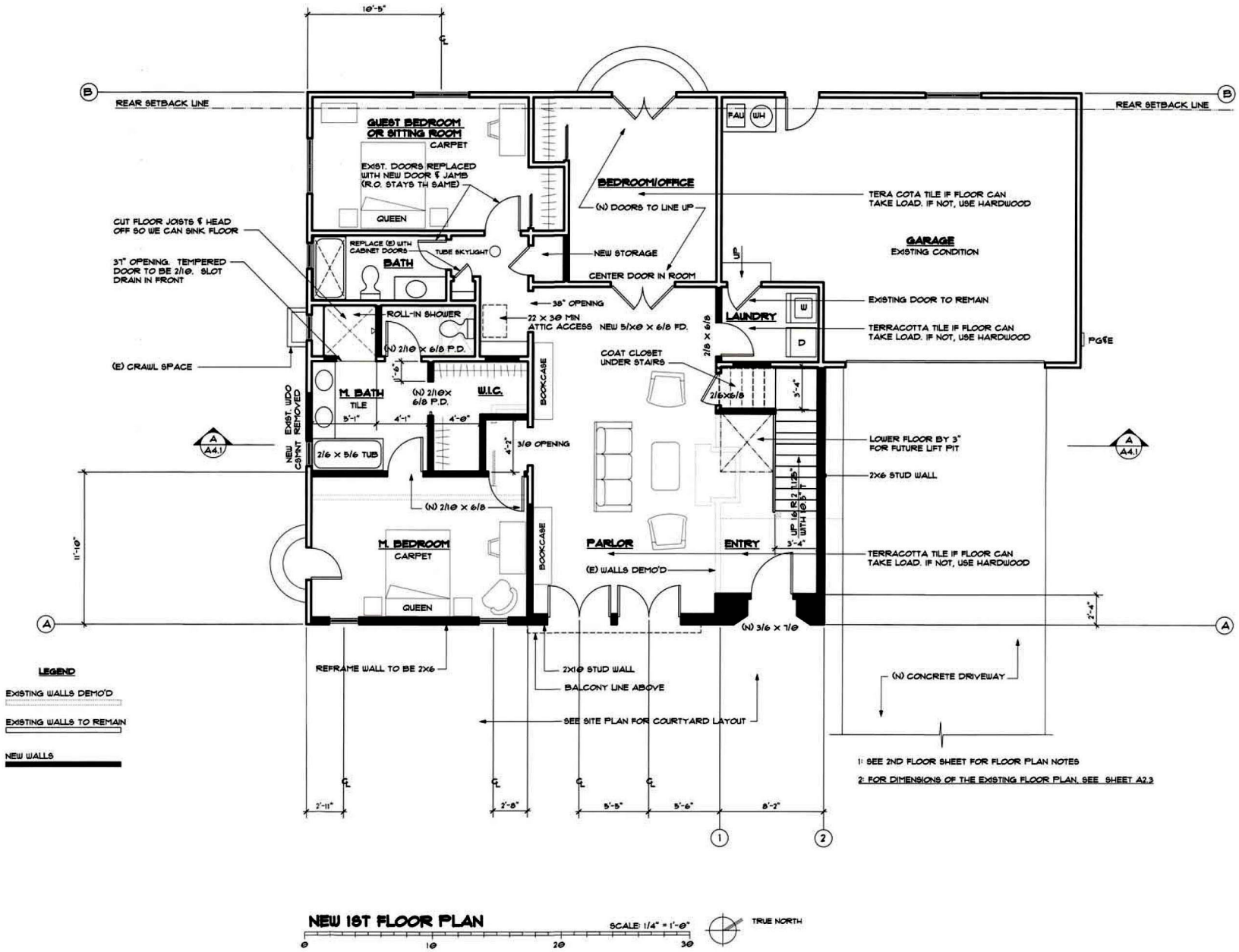

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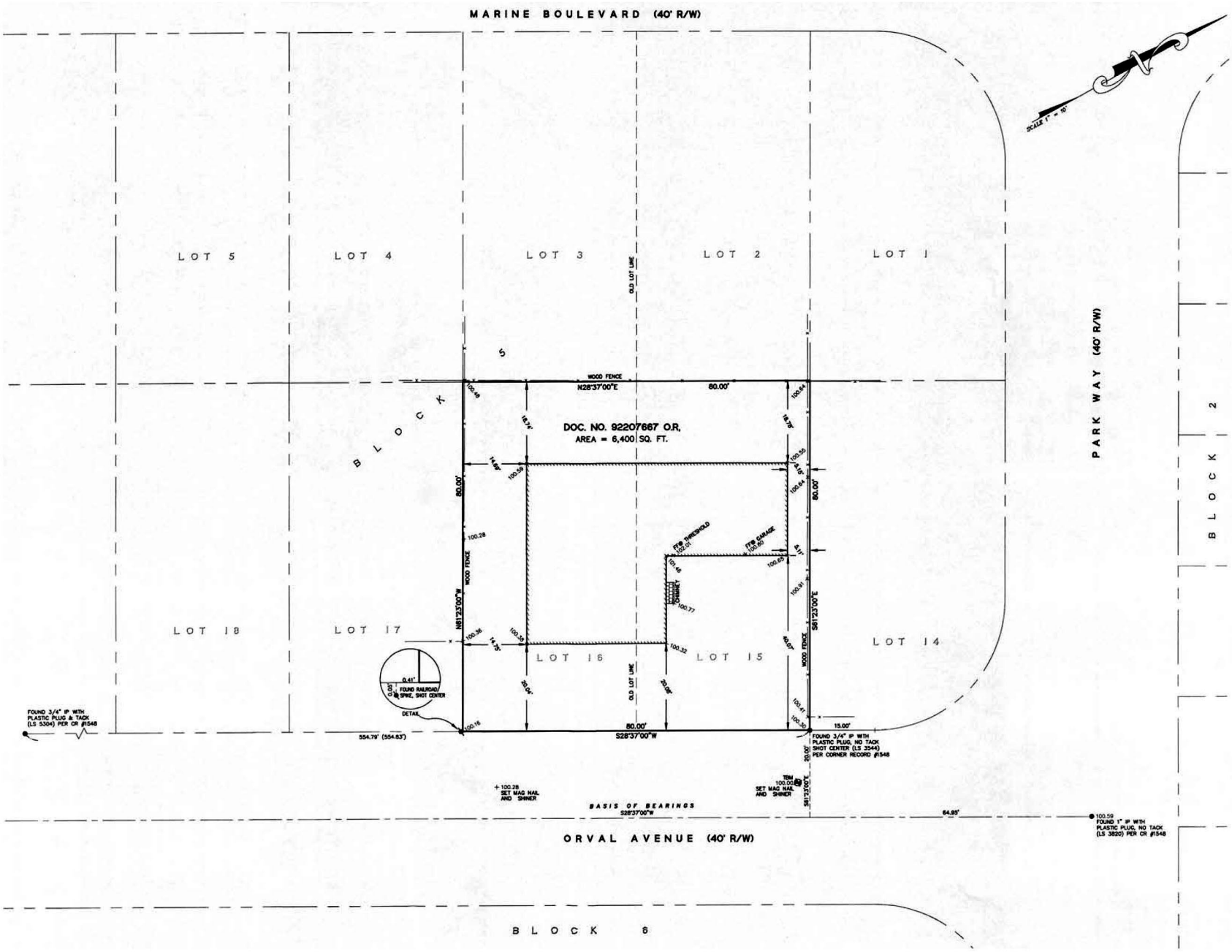

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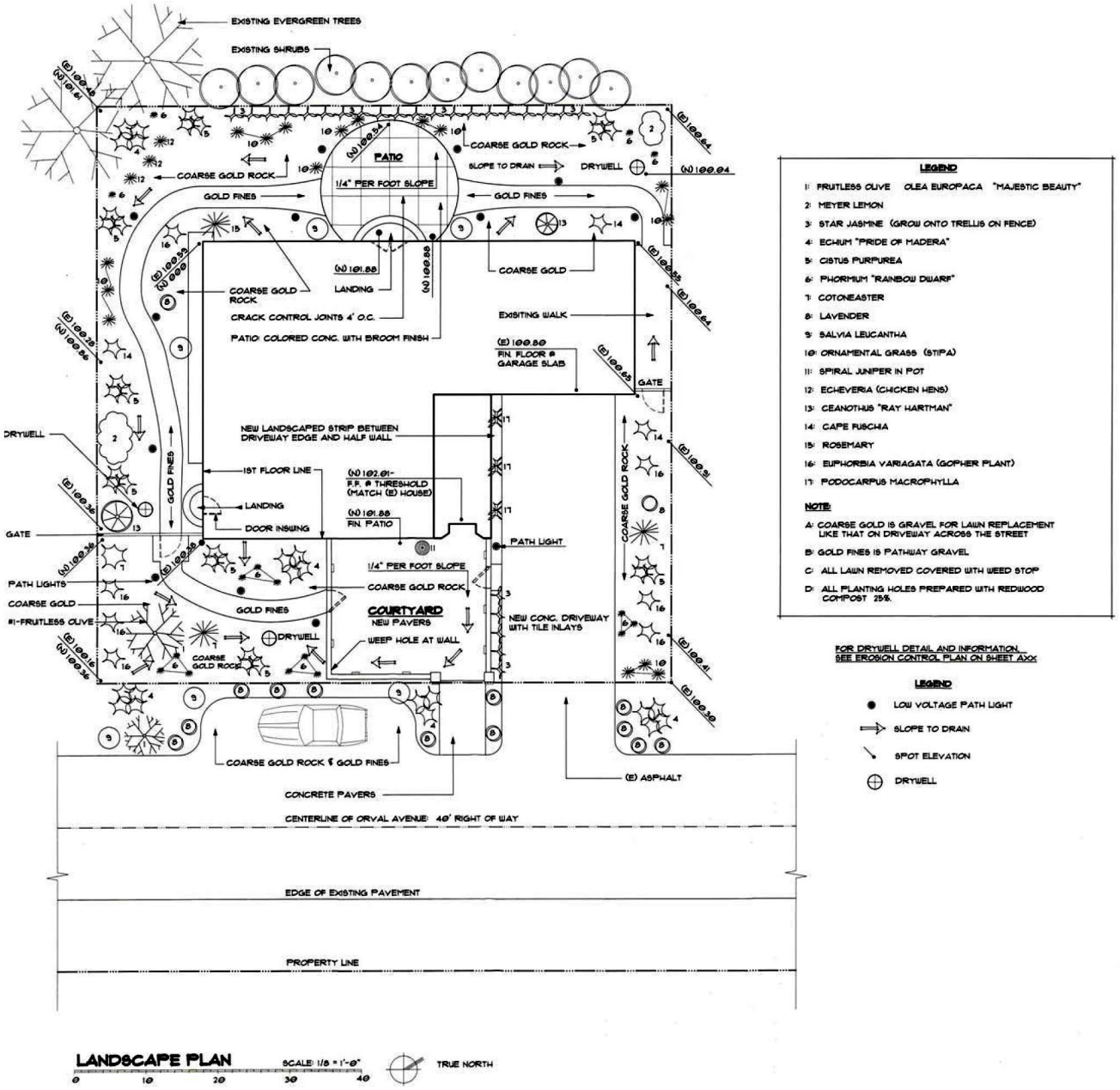

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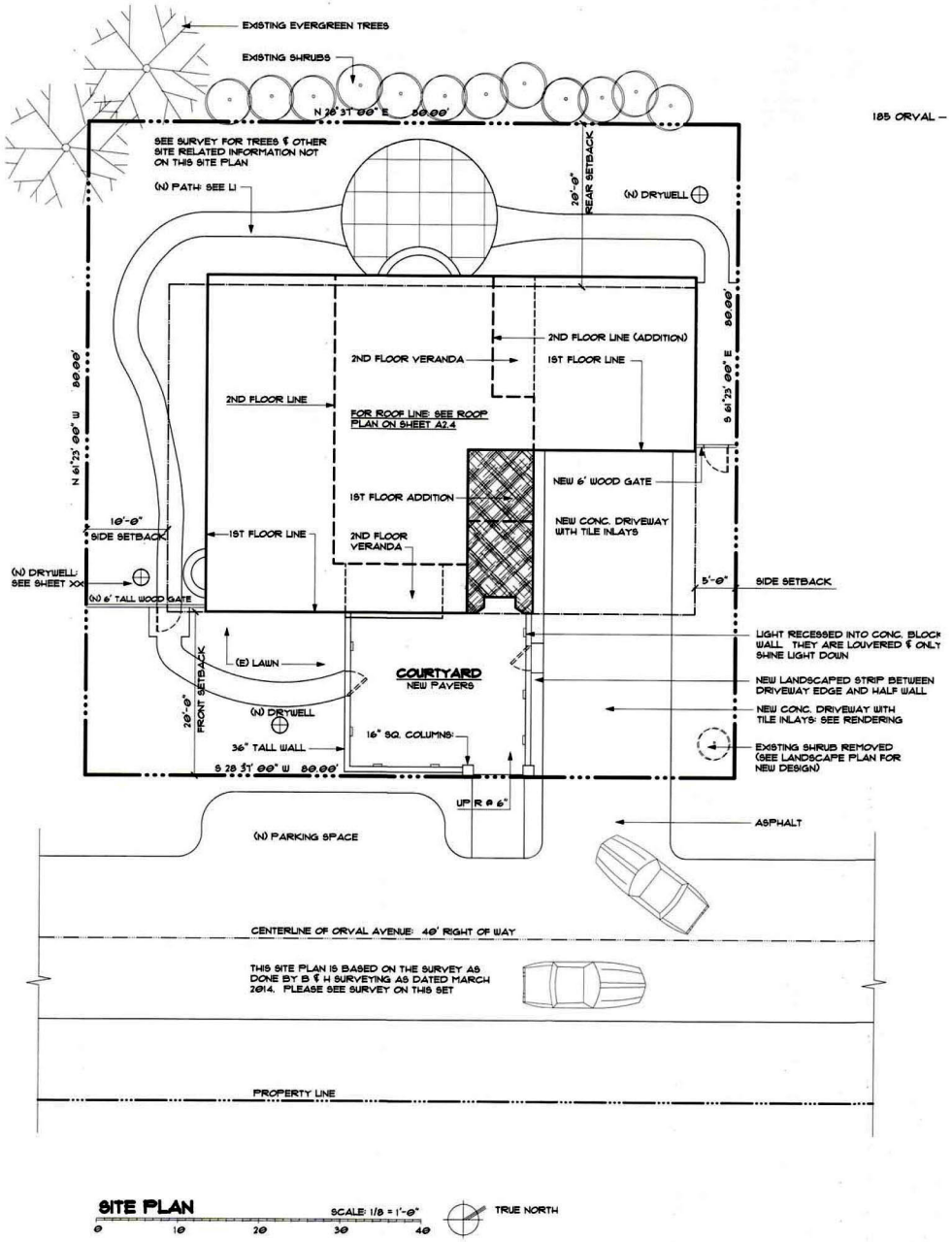

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COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

Attachment D

February 19, 2015

Chris Ridgeway
670 Poplar Street
Half Moon Bay, CA 94019

Dear Mr. Ridgeway:

SUBJECT: Coastside Design Review Committee Recommendation of Approval
185 Orval Avenue, Moss Beach
APN 037-223-110; County File No. PLN 2015-00157

At its meeting of September 10, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review permit to allow construction of a 992 sq. ft. first and second floor addition to an existing 1,926 sq. ft. one-story single-family residence, located on an existing 6,400 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, to construct the second story addition to match the existing first floor non-conforming 18.78-foot rear setback, where 20 feet is the minimum required. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Committee found that:

1. For the Environmental Review

   This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to additions to existing structures.

2. For the Design Review

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

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

a. Ornamentation and architectural details such as exterior lighting fixtures are used in a manner consistent with the size and style of the proposed which reflects Spanish Colonial Revival architecture (Section 6565.20(D)2.a).

b. The existing home is seamlessly integrated into the design of the proposed structure. The mass, shape and scale respect the scale of the neighborhood through building dimensions, shape and form, facade articulation and architectural details. Decks and balconies have been carefully designed to minimize impacts to neighbors' privacy. Placement of windows and doors establish an architectural rhythm, and the flared and scalloped arch front door makes a charming historical reference. The style both contrasts and compliments the beautiful Victorian home next door and many other homes in this area, and the remodel achieves a higher level of design and construction. The new structure greatly improves how the building will be viewed from adjacent designated open spaces and will likely be a point of interest well into the future (Section 6565.20(D)2).

c. As proposed and conditioned, the landscaping layout that includes drought tolerant, native and non-invasive plant species would prevent adverse impacts to the site and surrounding areas and maintains the visual integrity of the neighborhood. The increased size of the residence does not overwhelm the lot. The landscaping complements and enhances the design of the residence as both are beautifully integrated. The landscaping and veranda roof screen proposed windows and protect dark skies, as does the minimal amount of exterior task lighting. Condition No. 4.a requires the replacement of Pride of Madeira with a native or non-invasive plant; Condition No. 4.b requires the replacement of Cotoneaster with native plants; and Condition No. 4.c requires the replacement of invasive "ornamental grass, Stipa" (Nasella tenuissima) with non-invasive ornamental grass (Section 6565.20(F)1).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans, as may be approved by the Planning commission or other final decision maker. 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 by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall include the approval letter on the top pages of the building plans.

4. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

   a. Replace Pride of Madeira with a native or non-invasive plant.

   b. Replace Cotoneaster (invasive near open space land) with native plants.

   c. Replace invasive "ornamental grass, Stipa" (Nasella tenuissima) with a non-invasive ornamental grass.

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

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

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

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

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

   e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

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

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

   a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

   b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

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

   d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

   e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

   f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

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

8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

9. No site disturbances shall occur, including any grading until a building permit has been issued.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties.

The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Orval 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 Orval Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Installation of the approved with landscape plan modifications are required per Condition No. 4, prior to final inspection.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

14. The applicant shall apply for a building permit.

Montara Water and Sanitary District

15. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

16. Prior to the issuance of a connection permit, payment for fixture unit upgrades and other fees are required.

17. Sewer lateral TV inspection and repairs or upgrades to current Montara Water and Sanitary District (MWSD) standards, if determined necessary by MWSD, shall be required.

Department of Public Works

18. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works 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. 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

21. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

22. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.

23. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to 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 a 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 CFPD Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

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    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. Fire access roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

32. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet center line radius and a vertical clearance of 15 feet, CFC 503, D103, T-14 1273.

33. Fire apparatus access roads shall be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20% (plan and profile required), CFC 503.

34. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide, CFC D103.6.

35. 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 (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.

36. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is no hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

37. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans,

the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

38. 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.

39. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

40. All fire conditions and requirements must be incorporated into building plans, prior to building permit issuance. The applicant/owner shall notify their 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 (UP) and a hearing-level Coastal Development Permit (CDP). The decision on the UP and CDP will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at daguirre@smcgov.org.

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:pac – DPAAA0091_WPN.DOCX

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

San Mateo County Planning Commission Meeting

Owner/Applicant: **Lawrence Baker/Chris Ridgway** Attachment: **C**

File Numbers: **PLN2015-00157**

San Mateo County Planning Commission Meeting

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PLN 2015-00157

Attachment F

GEOTECHNICAL INVESTIGATION
185 Orval Avenue
Moss Beach, California

J14 - 1588

By

Jae H. Yang - Principal Engineer

J. Yang and Engineers
Geotechnical
General Civil Engineers

2758 CANYON CREEK DR. • SAN RAMON, CA 94583
(925) 831-8678 • FAX (925) 831-3645

Project J14-1588
October 9, 2014

Mr. Larry Baker

Subject: Proposed residence addition and remodel
185 Orval Ave
Moss Beach, California
Geotechnical Site Investigation Report

Dear Mr. Baker:

In accordance with your authorization, J. Yang and Engineers has investigated the geotechnical site conditions at the subject site for the proposed construction of the single family residence development in Moss Beach, California.

The accompanying report presents our conclusions and recommendations based on our investigation. Our evaluations indicate that the site is physically suitable for the proposed construction provided the recommendations of this report are carefully followed and are incorporated into the plans and specifications.

Should you have any questions or require additional information, please contact our office (925)831-8678 at your convenience.

Very truly yours,

J. Yang and Engineers

Jae H. Yang, P.E.
Project Geo. Engineer

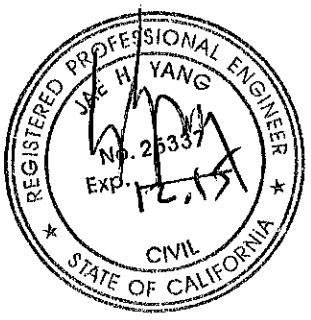


TABLE OF CONTENTS

I. INTRODUCTION

A. Location and Description of Site

This report presents the results of a site investigation performed by J. Yang and Engineers for the property of at 185 Orval Ave, Moss Beach, California. (see Plate 1-Location Map). The site was investigated by J. Yang and Engineers on October 6, 2014. The property is located on the southwest corner of Orval Ave and Park Way. The ground slopes are down in the southerly direction from the site and generally flat. Most of the site is covered with grass land and paved driveway.

Development plans call for construction of the addition and remodel houses.

B. Purpose and Scope of Work

The purpose of our site investigation for the proposed the single family residence at Orval Ave and Park way, Moss Beach, California was to determine surface and subsurface soil conditions at the subject site. Based on the results of the investigation, criteria were established for the grading of the site, the design of foundations for the proposed structures, and the construction of other related facilities on the property. Our investigation included the following:

1. Field reconnaissance by the Soil Engineer
2. Drilling and sampling of the subsurface soil.
3. Laboratory Testing.
4. Analysis of the data and formulation of conclusion and recommendations.
5. Preparation of this report.

II. FIELD EXPLORATION AND LABORATORY TESTING

Subsurface conditions were explored on October 6, 2014 by drilling two 15-feet deep boring. The boring location were chosen to provide subsurface information at the major structure areas.

The boring locations are shown on Plate 3. The boring were drilled with B29 5" Solid Stem Auger. Our soil engineer logged the boring and obtained bulk and relatively undisturbed drive samples for visual classification and subsequent laboratory testing. Drive samples were obtained with the split barrel sampler (2-inch I.D.) equipped with brass liner tubes.

The samplers were driven with a 140-pound hammer falling 30-inches. Standard penetration test N-values obtained with the SPT sampler and approximate "Equivalent" N-value obtained with the S&H split-barrel sampler. Results are shown on the boring logs in PLATE 4.

The soils encountered were described in accordance with the Unified Soils Classification System outlined in Plate A1.

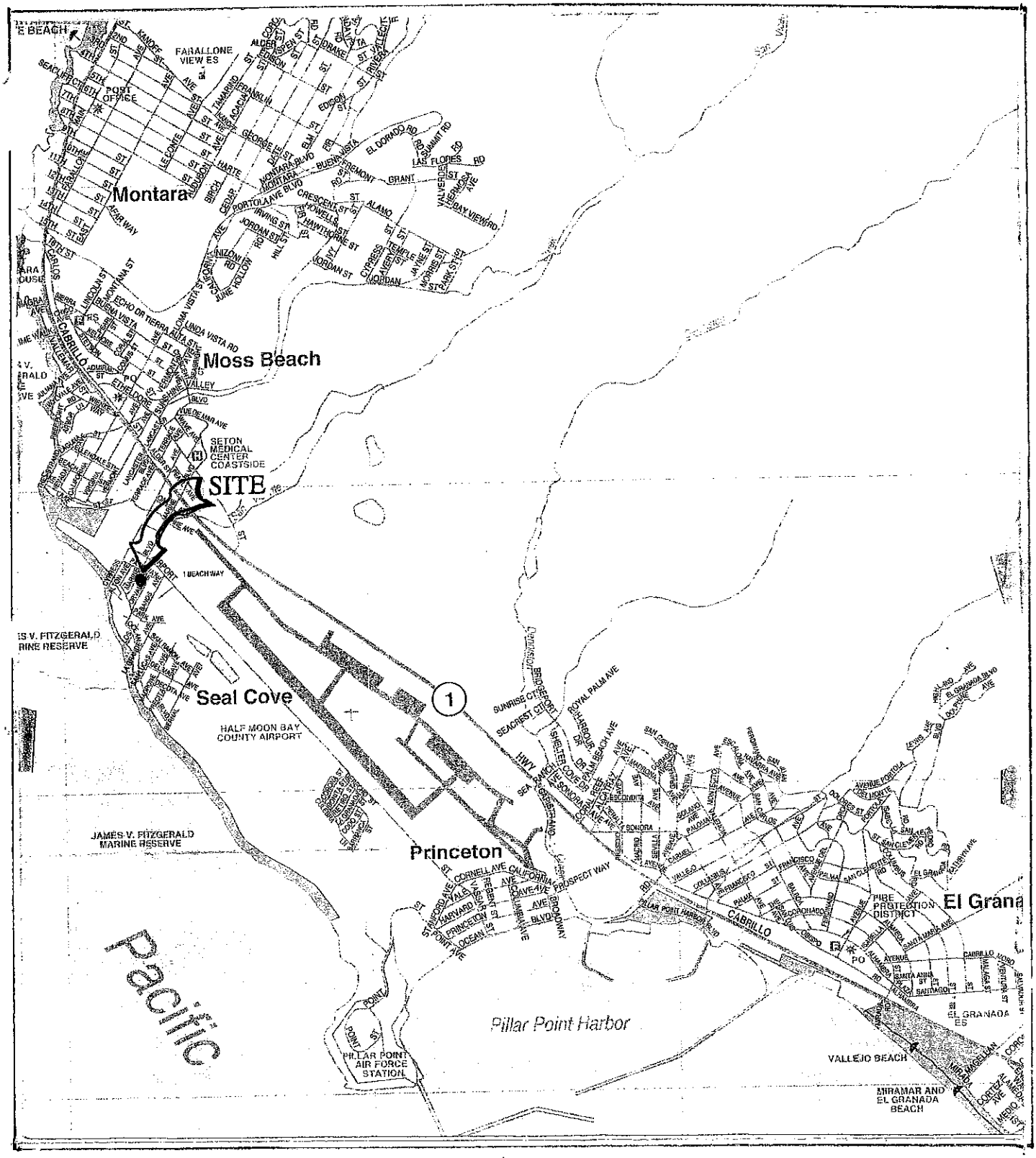


PLATE 1

LOCATION MAP

III. GEOTECHNICAL EVALUATION AND DISCUSSION

A. Assessment of Seismic Hazards

This site could be affected by an earthquake with its epicenter of the active faults in the Bay Area. At present, it is not possible to predict when or where movement will occur on these faults. It must be assumed, however, that movement along one or more of these faults will result in a moderate earthquake during the lifetime of any improvements at this site.

Active fault systems are known to exist within a vicinity of the site. The approximate location of these faults are 12 km southwest of San Andrea Fault and 1 km southwest of San Gregorio Fault.

In the event of an earthquake, seismic risk to a structure will depend on the distance of the structure from the epicenter and source fault, the character and magnitude of the earthquake, the groundwater and soil conditions underlying the structure and its immediate vicinity, and the nature of the construction.

The potential seismic hazards in the tests area are the affects of ground shaking resulting from earthquakes on nearby faults.

Regional subsidence or uplift caused by a differential vertical movement along a fault takes place over large areas. In the event of such movement on the San Gregorio and San Andreas Fault, the site would probably respond as a unit, resulting damage from this phenomenon is unlikely.

Structural damage due to ground shaking is caused by the transmission of earthquake vibrations from the ground into a structure. The variables which determine the extent of damage are: the characteristics of the underlying earth materials, the design of the structure, the quality of materials and workmanship used in construction, the location and magnitude

of the earthquake, and the duration and intensity of shaking. The most destructive effects of an earthquake are usually seen where the ground is unstable and the structures are poorly designed and constructed.

Preliminary estimates of ground response characteristics at this site indicate that high accelerations can be expected during a moderate to major earthquake on the San Andreas Fault or a major earthquake on the San Gregorio Fault. Any of these events could cause strong ground shaking at this site. The duration of shaking and the frequency components of the vibrational waves will depend upon the magnitude and location of the earthquake.

Structures should be designed to accommodate earthquake vibrations. If quality design and construction criteria are met, as set forth in the latest edition of the Uniform Building Code, the potential for structural damage to wood-frame residential buildings can be reduced.

B. Site Geologic and Site Stability

The natural slopes on and near the site are relatively flat and show generally good slope stability. In accordance with Geotechnical Hazards Synthesis Map(12/76) hazard zone 4/3, Beach dune sand, Marine Terrace Deposits and Colma formation, San Mateo County that geologic materials are Marine Terrace Deposits, Marine Terraces Deposits are fine to medium grained weakly consolidated, slightly weathered sand and gravel deposits.

References:

Fault Rupture Hazard Investigation and Engineering Geologic Reconnaissance, Construction of New Residence Orval Ave Lots 17/18, APN-037-223-120, Seal Cove/Moss Beach, San Mateo County, California Report by Hoexter Consultant, Inc. Job No. G-179-02A-735A, Dated January 14, 2008.

The top soils at the site are cohesive and are relatively resistant to erosion. However, the cohesive material could erode if slopes are left unplanted and subjected to fast flowing runoff. Recommendations are presented in this report which are intended to mitigate problems associated with erosion.

C. SUBSURFACE SOIL CONDITIONS

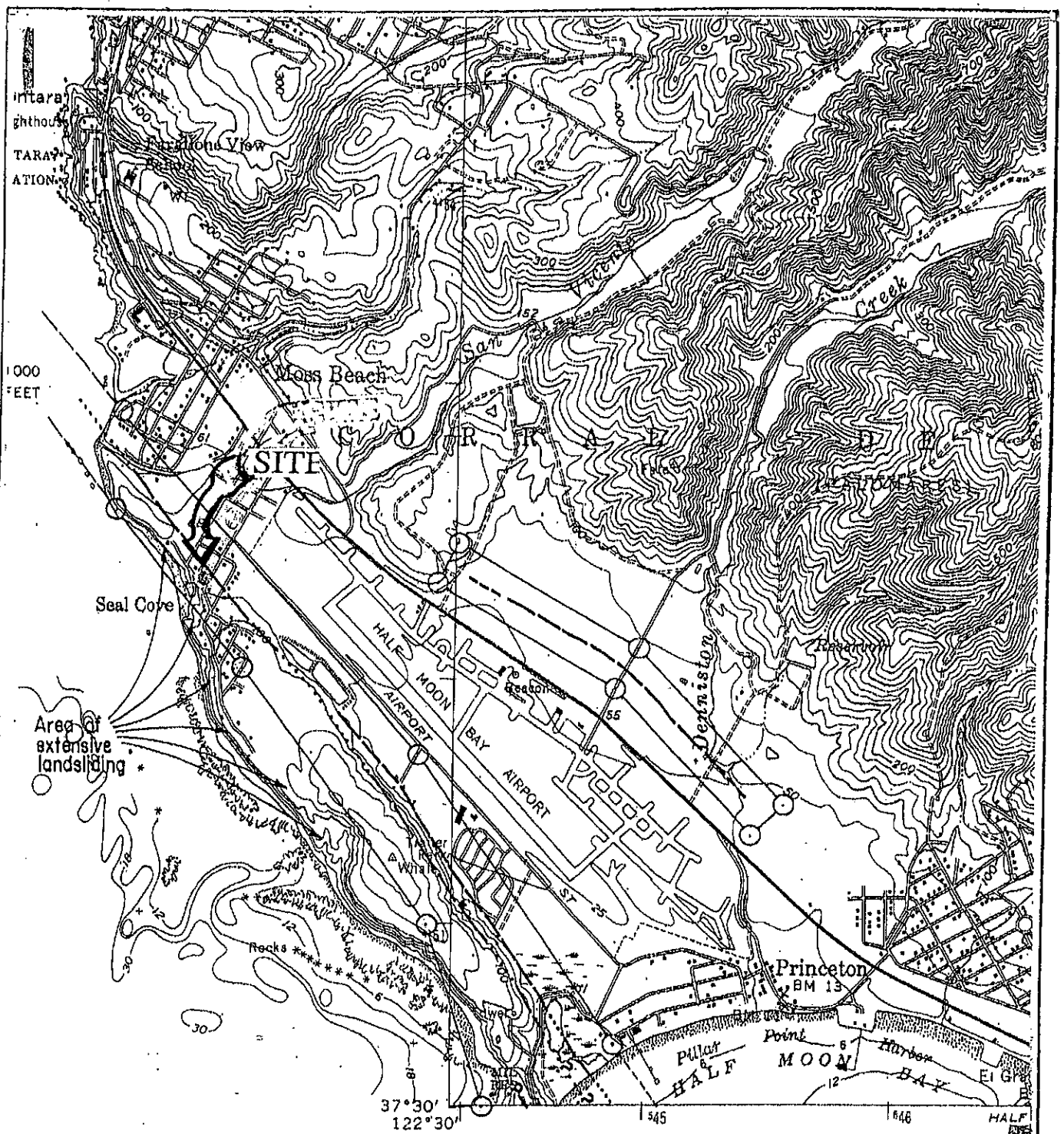
Based upon examination of the exploratory boring (See PLATE 4: Boring Logs). materials encountered in the two boring, at locations shown on PLATE 3. The subsurface soils consist generally of clayey sand, silty sand and weathered coarse sand.

Groundwater was not encountered at the time of our investigation at the depth of 15 feet.

Detailed descriptions of materials encountered in each of the test boring are presented on the logs in Plate 4. Changes in the condition of the property may occur with the passage of time due to natural processes and on the subject site of adjacent properties. Thus, the drilled boring logs and related information depict subsurface conditions only at the locations indicated and on the particular date designated on the logs. Soil conditions at other locations may differ from conditions at these locations.

IV. CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on the investigation and evaluations described in this report. The recommendations and specifications presented herein should be incorporated into the project plans and documents during design and construction.



TOPOGRAPHIC BASE BY U.S. GEOLOGICAL SURVEY 1956
PHOTOREVISED 1980

SOURCES

State of California
EARTHQUAKE FAULT ZONES (1/94)
MONTARA MOUNTAIN

N

J. Yang and Engineers

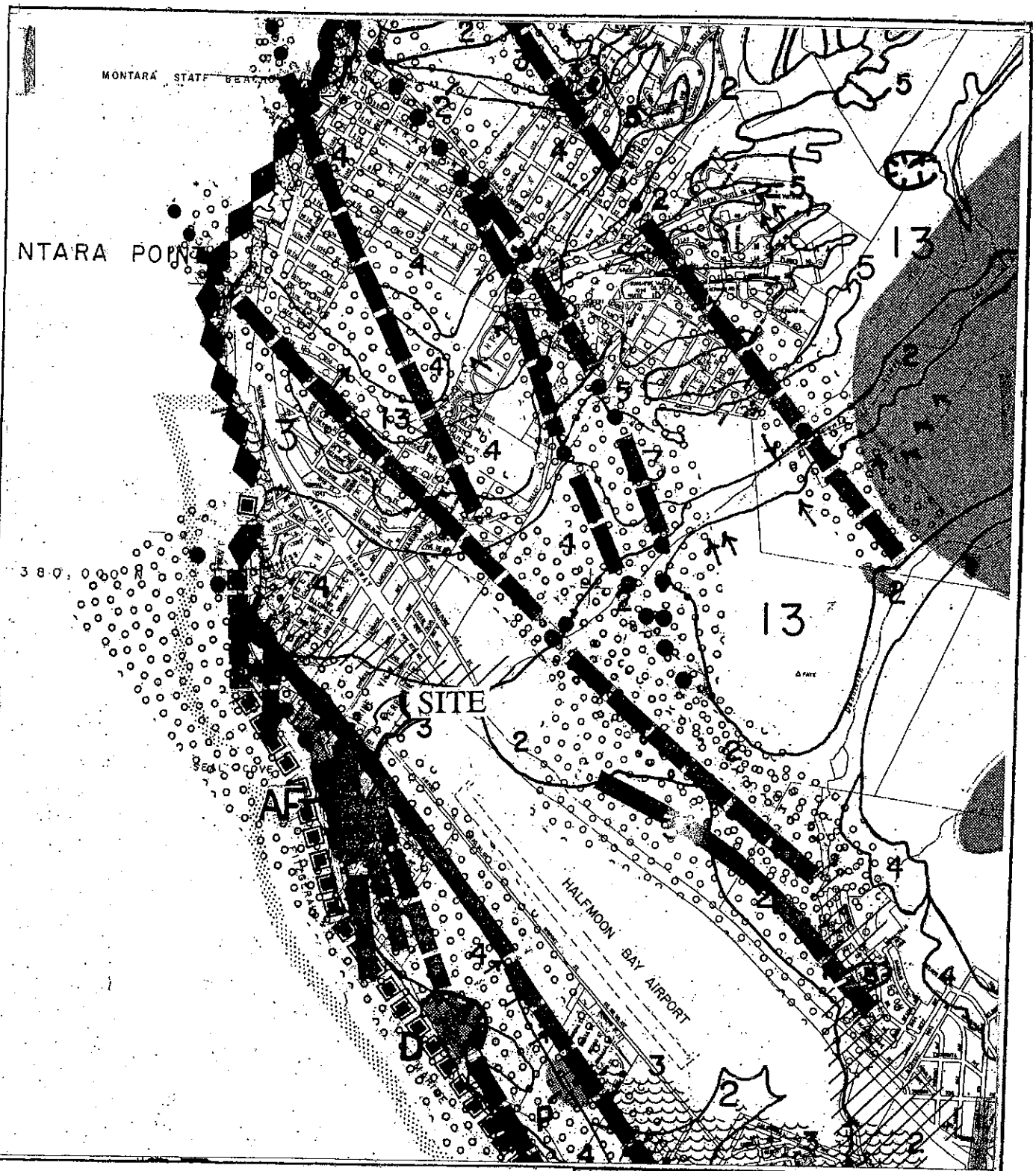
SCALE:

FIGURE: 1

DATE: 10-6-14

185 Orval Ave
Moss Beach, California

JOB NUMBER: 114-1588



S URCES

GEOTECHNICAL HAZARD SYNTHESIS MAP
SAN MATEO COUNTY (12/76)

Hazard Area Zone: 3/4

N

J. Yang and Engineers

SCALE:	FIGURE: 2
DATE: 10-6-14	
185 Orval Ave Moss Beach, California	
JOB NUMBER: J14-1588	

A. General Conclusions

1. The site is considered suitable from a geotechnical aspect for the proposed family dwelling houses.

2. There were no soil or geologic conditions encountered during the investigation of the site which would preclude the planned construction.

3. The site, as is all the San Francisco Region, is in a seismically active area. Ground shaking is expected to have the following characteristics at the site and parameters are noted in the 2013 California Building Code;

    a. Site Class: C
    b. Soil Profile: Very dense soil
    c. N- Value: N>50
    d. ss: 2.280, s1: 0.954
    e. Earthquake loads on retaining walls: 12H pcf

4. The recommendations in this report are based on the assumption grading will excavate step level and appropriate building pads.

Site Preparation and Grading

5. All grading operations associated with the planned development should be carried out as described in the following paragraphs.

6. Remove all surface soils (approximately 12 inches) from the building pads, any organically contaminated soil, root systems and loose or soft soil in the areas of the planned development. Buried structures such as pipelines, or other underground facilities should be removed from areas of planned development. A final determination of the treatment of soft surface soil should be made the Soil Engineer at the time of grading.

7. All compaction requirements are based on maximum dry densities and optimum moisture determined by ASTM Test Procedure D1557-95.

8. The upper about 1.5 foot of soils should be removed from the planned building pads. After stripping, areas to receive non expansive fill should be stripped to firm natural ground, scarified, moisture-conditioned to 3 to 5% above optimum moisture content, and compacted to at least 90% relative compaction. If soils are too wet, considerable drying time and discing may be required to reduce their moisture content to near optimum. Where cut natural ground is exposed beneath slabs-on-grade, the soil should be scarified to a depth of 8 inches from finished rough grade, moisture conditioned as above, and compacted at least 90% relative compaction.

9. Existing natural soils may be used as compacted fill in building and street areas, provided it is free of organic or other deleterious material. All fill should be compacted to at least 90% relative compaction at moisture contents 3 to 5% above optimum. The upper 24 inches of within pavement right-of-way should be compacted to at least 95% relative compaction.

10. Import fill, if required, should be approved by the Soil Engineer, and should have soil properties equivalent to or better than the natural soil. Import fill should not contain rocks larger than 4 inches in diameter.

Surface and Subsurface Drainage

11. All grading at the site should be done in such a manner as to prevent ponding of water during or after construction. Areas adjacent to tops of slopes should be graded to direct runoff away from the slope and into established drainage patterns. In general, the soils at the site are cohesive and are not prone to erosion. Erodible surface materials may be exposed locally, however. Efforts should be made, therefore, to establish slope vegetation before the next rainy season after grading.

12. Valleys or swales behind the open retaining walls which will be filled should be provided with subdrains to collect and discharge and subsurface seepage flow. Typically, subdrains will be perforated plastic pipe surrounded select import filter gravel wrapped with filter fabric. The subdrains should be connected at their low points to a storm drainage system or to other approved discharge points. Subdrain outlets should be protected from erosion and siltation and be noted on "as-built" plans by the project Civil Engineer for future reference.

Foundations

13. The proposed building structures should be founded on the firm native soils. Recommendations for pier and grade beams and spread footings are presented in this report.

14. The following general foundation type may be used at this site. Final selection of appropriate foundation systems will depend on the building structural engineer's preference within this recommendations report.

Spread Footings

Spread footings may be used on level pads where soil conditions are uniform over the entire building pad. The footings should extend a minimum depth of 24 inches into the native material and 18 inches wide. At this depth, the recommended design bearing pressure should not exceed 2,000 psf due to all loads which include wind or seismic.

Drilled Cast-In-Place Concrete Piers and Grade Beams

As an alternate foundation system, the diameter of the piers should be a minimum of 16 inches and a minimum depth of 10 feet from bottom of the grade beam. The actual depths of piers will be determined at the time of drilling by a soil engineer. The piers for these foundation systems should be transit structural loads to the subsurface soils. The drilled piers will derive their load carrying capacity from peripheral skin friction between the pier shaft and the surrounding soil. An allowable skin friction value of 500 pounds per square foot (psf) of embedment may be used for design purposes for combined dead plus live loads. Friction resistance in the upper portion of the pier within 12 inches of the ground surface should be neglected when determining the load carrying capacity of the piers. The pier should be reinforced their entire length and spaced at least three pier diameters.

Where the pier are used in the retaining walls, the passive pressures may be assumed to act against the projected area of the pier described by the vertical dimension of 1.5 times the pier diameter.

Retaining Walls

15. If retaining walls are required as part of the building, the walls can be supported on foundations as designed in accordance with the recommendations presented previously under "Drilled Cast-In-Place Concrete Piers or "base slab with key". The Key shoulbe 16 inches wide and 24 inches deep.

The retaining wall should be designed to resist lateral pressures exerted from a media having an equivalent fluid weight as follows:

Gradient of Back Slope	Equivalent Fluid Weight pcf	Passive Resistance pcf	Coefficient of friction	Angle of Internal Friction
Flat	50	400	0.3	26
2:1	65	400	0.3	26

Drainage behind retaining walls should consist of a 4-inch diameter perforated pipe surrounded by filter gravel, 1/2 inch to 1 inch in size wrapped with filter fabric.

Concrete Slab-on-Grade Floors

Concrete slab-on-grade floors should be supported on a minimum of 6 inches of Class 2 aggregates base. Aggregates for Class 2 aggregate base shall be free from vegetable matter and other deleterious substances, and shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base. The Class 2 aggregate should be complied with latest CATRANS Specification Section 26-1.02B. At the option of the contractor, the grading for either the 1-1/2 inch maximum or 3/4 inch shall be used. The slab subgrade to receive aggregate base, should be rolled smooth prior to slab construction to provide a uniformly dense non-yielding surface.

Moisture vapor is likely to condense on the under side of slab-on-grade floors. If the moisture vapor is not desirable, a synthetic membrane can be placed over the capillary break.

Drainage

All ground surfaces, including pavements and

sidewalks, should slope away from the structures at a gradient of at least 2 percent. Surface runoff should be controlled by a system of swales and catch basins, and then conveyed off the property to suitable discharge facility.

Surface water should not be allowed to pond on the site. In addition, roof downspouts should be connected to closed collector pipes which discharge into the storm water system or onto paved parking areas or dispose through lined ditch.

Flexible Pavement Thicknesses

If flexible pavement is required as part of the building, the design criteria recommend based on an assumed R-value of 20 (typical clayey gravels, gravel-sand clay mixtures), Assumed Traffic Indexes (T.I.) and the CALTRANS design procedure for asphaltic concrete pavement, we recommend the following preliminary asphaltic concrete pavement thicknesses:

		Thickness (inches)	
Location	T.I.	Asphaltic Concrete	Class 2 AggregateBase*
Automobile Parking	4	2	6
Driveways and Service Areas	5	3	8

* R-Value -78 minimum the subgrade soil may vary in quality and contain local areas of low shear strengths. We should observe the completed subgrade to check that the preliminary pavement design is applicable. Subgrade soils to receive pavement should be rolled to provide a smooth, unyielding surface compacted to at least 95% relative compaction. On site subgrade soils should be

maintained in a moist condition until covered the completed pavement section. The Class 2 Aggregate Base should be placed in a manner to prevent segregation, uniformly moisture conditioned to near optimum and compacted to at least 95% relative compaction with a smooth and unyielding surface.

Trench Backfill

16. Underground utility trenches may be backfilled with on-site soils, provided they are moisture-conditioned to near optimum and are not in "chunks". Bedding and initial backfilling should be done in accordance with local requirements and specifications. Subsequent backfilling should be done in accordance with local requirements and specifications. Subsequent backfill (generally one foot and higher above the utility) should be placed in layers and mechanically compacted as follows:

Trench Location	Minimum Relative Compaction
Natural ground, outside street and lot areas.	85%
Lot areas and streets, below upper 24 inches.	90%
Street areas, upper 24 inches.	95%

Observation and Testing

17. All work connected with site grading, drainage and erosion control should be observed and tested by the Soil Engineer and Engineering Geologist. The purpose of these services will be to confirm that the conditions exposed during grading are as anticipated and provide supplemental recommendations if required; and to determine that the site work is being done in general conformance with the recommendations of this report and the County of San Mateo requirements.

Additional Soil Engineering Service

18. We should review the final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. We should provide engineering services during site preparation, grading, foundation and pavement construction phases of the work. This would allow us to observe compliance with the design concepts, specifications and to allow design changes in the event that surface conditions differ from those anticipated prior to the start of construction.

V. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

We should be retained to review the earthwork and foundation plans and specifications for conformance with the intent of our recommendations. The review would enable us to modify our recommendations if final design conditions are not as we now understand them to be. During construction, we should observe and test the earthwork and foundation installation. As needed during construction, we should be retained to consult on geotechnical questions, construction problems, and unanticipated conditions. This will allow us to develop supplemental recommendations as appropriate for the actual soil conditions encountered and the specific construction techniques employed by contractor.

VI. GUIDELINES FOR REQUIRED SERVICES

The following list of services are the services required and must be provided by Yang and Associates, during the project development. These services are presented in check list format as a convenience to those entrusted with their implementation.

The items listed are included in the body of the report in detail. This list is intended only as an outlined of the required services and does not replace specific recommendations and, therefore, must be used with reference to the total report.

The importance of careful adherence to the report recommendations cannot be overemphasized. It should be noted, however, that this report is issued with the understanding that each step of the project development will be performed under the direct observation of Yang and Associates.

The use of this report by others presumes that they have verified all information and assume full responsibility for the total project.

ITEM DESCRIPTION	REQUIRED	NOT REQUIRED
1. Provide foundation design parameters	X	
2. Review grading plans & specifications	X	
3. Review foundation plans & specs.	X	
4. Observe & provide demolition recommendation		X
5. Observe & provide site stripping recommendations	X	
6. Observe and provide recommendations on moisture conditioning, removal and/or precompaction of unsuitable existing soils	X	
7. Observe and provide recommendations on installation of subdrain facilities	X	
8. Observe and provide testing services on fill areas and/or imported fill materials	X	
9. Review as-graded plans and provide additional foundation recommendations, if necessary	X	
10. Observe and provide compaction tests on sanitary sewers, storm drain, water lines and PG&E trenches	X	
11. Observe foundation excavations and provide supplemental recommendations, if necessary, prior to placing concrete	X	
12. Observe and provide moisture conditioning recommendations for foundation areas prior to placing concrete		X
13. Provide design parameters for retaining walls	X	
14. Provide geologic observations and recommendations for keyway excavations and cut slopes during grading	X	
15. Excavate and recompact all geologic trenches and/or test pits.		X

VII. LIMITATIONS AND UNIFORMITY OF CONDITIONS

A. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings and test pits. If and variations or undesirable conditions are encountered during construction, or if the actual construction will differ from that planned at the present time, J. Yang and Engineers should be notified so that supplemental recommendations can be given.

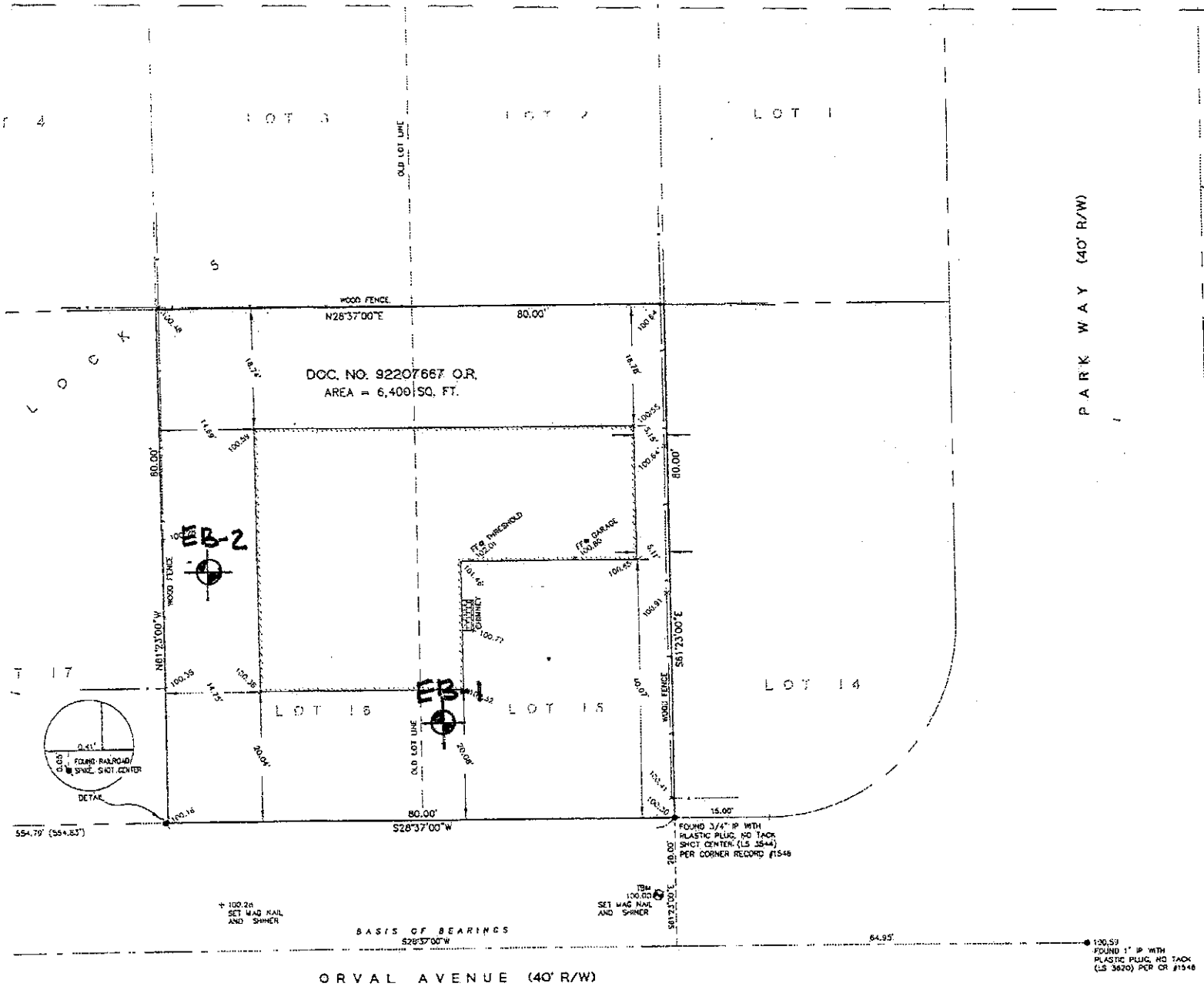
B. This report is issued the understanding that it is responsibility of the owner or of his representatives to ensure that the information and recommendations contained herein are called to the attention of the other members of the design team (architect and engineers) for the project and are incorporated into the plans, and that the necessary steps are taken to see that the contractors and subcontractors carry out such recommendations in the field.

C. The findings of this report are valid as of the present date. However, changes in the conditions can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes outside of our control. Therefore, this report is subject to review by J. Yang and Engineers after a period of three(3) years has elapsed from date of issuance of this report.

D. The body of the report specifically recommends that J. Yang and Associates be provided the opportunity for general review of the project plans and specifications, and that J. Yang and Engineers be retained to provide observation and testing services during construction. The validity of this report assumes that J. Yang and Engineers will be retained to provide these services.

E. This report was prepared at your request for our services, and in accordance with the currently accepted geotechnical engineering practice. No warranty based on the contents of this report is intended, and none shall be inferred from the statements or opinions expressed herein.

APPENDIX AA



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

TBM: SET MAG NAIL & SHINER
ELEVATION = 100.00

BASIS OF BEARINGS:

THE BEARING, S28°37'00"W OF ORVAL AVENUE AS SHOWN ON 6 MAPS 69 AND CORNER RECORD #1548 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

●	FOUND MONUMENT AS NOTED
( )	RECORD DATA PER CORNER RECORD #1548
A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GND	GROUND
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
LAT.	LATERAL
LIP	LIP OF GUTTER
O/H	OVERHEAD
PUE	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TOC	TOP BACK OF CURB
TOW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WMB	WATER METER BOX
CATV	CABLE TELEVISION LINE
E	ELECTRICAL LINE
G	GAS LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
T	TELEPHONE LINE
W	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHO DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL U UTILITIES SHOWN ON THIS DRAWING ARE FROM REC VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED THE UTILITY.

WAYNE HAAS LS 7701 12-31-14 STATE OF CALIFORNIA

EXISTING HOUSE LOCATION SURVEY

DOC. NO. 92207667 O.R.
BEING LOT 15 & 16, BLOCK 5
"MARINE VIEW BEACH"
VOLUME 6 OF MAPS AT PAGE E
ASSESSOR'S PARCEL NUMBER: 037-2
(185 ORVAL AVE.)

MOSS BEACH SAN MATEO COUNTY
SCALE: 1" = 10'

D. S. V. SURVEYING INC

LOCATION OF BORING

PLATE 3

USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML	Inorganic silts and very fine sands, with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, lean clays.
			OL	Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		MH	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

CONSISTENCY

SILT & CLAY	STRENGTH^	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COURSE	FINE	COURSE	MEDIUM	FINE	
12"	3"	0.75"		4	10	40	200
SIEVE OPENINGS				U.S. STANDARD SERIES SIEVE			

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

^ Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

KEY TO SAMPLERS

Modified California Sampler (3-inch O.D.)
Mid-size Sampler (2.5-inch O.D.)
Standard Penetration Test Sampler (2-inch O.D.)

KEY TO TEST DATA

SOIL CLASSIFICATION CHART & KEY TO TEST DATA

PLATE **A1**

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED	DATE

PROJECT: 185 Orval Ave Moss Beach, CA	**BORING NO.** EB - 1
BORING SUPERVISOR: J. Yang	**TYPE OF BORING:** B24 5" solid stem auger
HAMMER WEIGHT: 130#/30"drop	**DATE OF BORING:** 10-6-14
SURFACE ELEVATION: NA	
GROUNDWATER DEPTH	

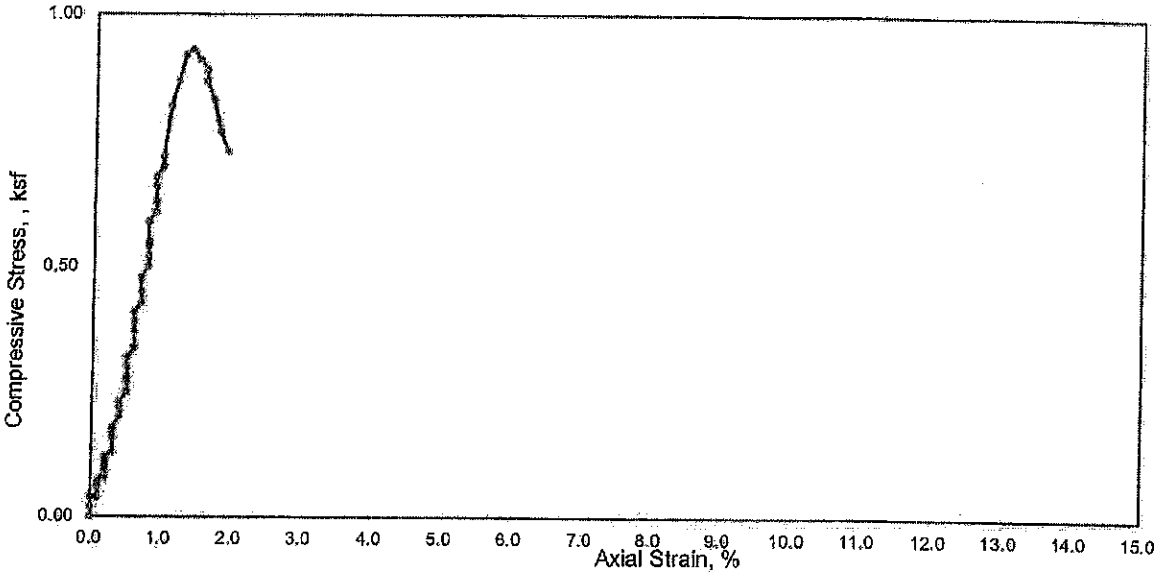
DESCRIPTION OF MATERIALS	DEPTH IN FT.	SAMPLE	SAMPLE NUMBER-SAMPLE DIAMETER	DRIVING RESISTANCE BLOWS PER FT.	DRY DENSITY P.C.F.	MOISTURE CONTENT %	UNCONFINED COMPRESSIVE STRENGTH P.S.F.	OTHER TESTS
Silty clay (topsoil)								
Clayey sand, brown	5	EB1	5 2"	60	117	10	1ksf	
Clayey sand with decomposed granite sand, brown.	10	EB1	10 2"	50	113	15	1.5ksf	
Silty sand with decomposed granite sand, brown. **	15	EB1	15 2"	59	--	--	--	
Bottom of hole								
**: Unable to recover sample due to broken soil.	20							
	25							
	30							

Job No. J14-1588	J. Yang and Engineers	PLATE 4

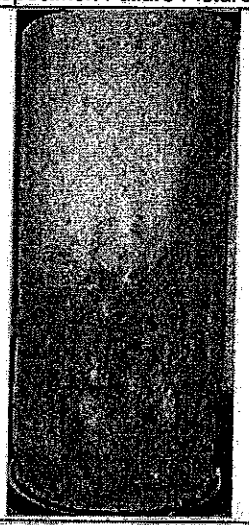
PROJECT: 185 Orval Ave Moss Beach, CA								**BORING NO.** EB - 2	
BORING SUPERVISOR: J. Yang			**TYPE OF BORING:** B24 5" solid stem auger					**DATE OF BORING:** 10-6-14	
HAMMER WEIGHT: 130#/30"drop									
SURFACE ELEVATION: NA									
GROUNDWATER DEPTH									
DESCRIPTION OF MATERIALS	**DEPTH IN FT.**	**SAMPLE**	**SAMPLE NUMBER-SAMPLE DIAMETER**	**DRIVING RESISTANCE BLOWS PER FT.**	**DRY DENSITY P.C.F.**	**MOISTURE CONTENT %**	**UNCONFINED COMPRESSIVE STRENGTH P.S.F.**	**OTHER TESTS**	
Silty clay (topsoil)									
Clayey sand, brown (sm)	5	EB2 5	2"	90	113	9	1ksf		
Clayey sand with some coarse D.G. sand, brown	10	EB2 10	2"	49	113.3	9.4	1ksf		
Decomposed granite sand, white traces in light brown. **	15	EB2 15	2"	60	--	--			
Bottom of hole									
**: Unable to recover sample due to broken material.	20								
	25								
	30								

Job No. J14-1588	J. Yang and Engineers	PLATE 4

Unconfined Compression Test Report



Specimen Failure Picture



Specimen No.			1
Initial	Diameter, in	D_o	1.92
	Height, in	H_o	4.59
	Water Content, %	ω_o	10.1
	Dry Density, lbs/ft^3	γ_{d_o}	117.4
	Saturation, %	S_o	65.2
	Void Ratio	e_o	0.408
Time to Failure, min.		t_f	1.4
Unconfined Compressive Strength, ksf		q_u	0.93
Shear Strength, ksf		s_u	0.46
Strain at Failure, %		ε_f	1.4
Average Rate of Strain to Failure, %/min		$\dot{\varepsilon}$	1.0

Description of Specimen: Olive Brown Clayey Sand (SC)

Amount of Material Finer than the No. 200, % nm

LL: nm	PL: nm	PI: nm	G_s: 2.65 Assumed	Specimen Type: Undisturbed	Test Method: ASTM D 2166

nm = not measured, na = not applicable

Limitations: Pursuant to applicable building codes, the results presented in this report are for the exclusive use of the client and the registered design professional in responsible charge. The results apply only to the samples tested. If changes to the specifications were made and not communicated to Kleinfelder, Kleinfelder assumes no responsibility for pass/fail statements (meets/did not meet), if provided. As the samples tested were sampled and/or transported to our laboratory by parties other than Kleinfelder staff, this report makes no representation of whether the samples are representative of the material onsite.

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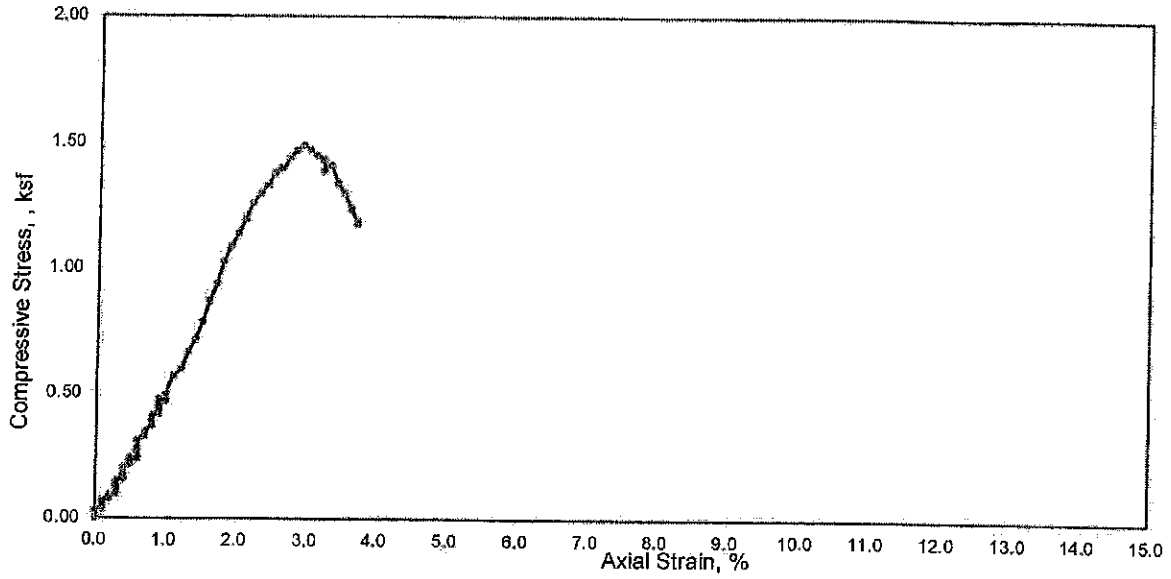
2601 Barrington Ct
Hayward, CA 94545
p| 925.484.1700
f| 510.887.5932
kleinfelder.com

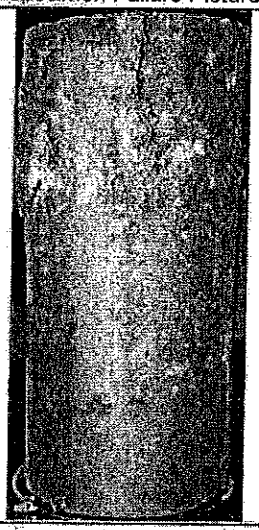
Project No.:	14648 - YANG & ENG.
Project Name:	185 ORVAL MOSS BEACH
Sample:	EB-1
Depth, ft.:	5.0
Date:	October 9, 2014

Plate
1 of 1
A-01

Unconfined Compression Test Report



Specimen Failure Picture



Specimen No.			1
Initial	Diameter, in	D_o	1.93
	Height, in	H_o	4.70
	Water Content, %	ω_o	15.5
	Dry Density, lbs/ft^3	γ_{d_o}	113.3
	Saturation, %	S_o	89.1
	Void Ratio	e_o	0.460
Time to Failure, min.		t_f	2.9
Unconfined Compressive Strength, ksf		q_u	1.49
Shear Strength, ksf		s_u	0.75
Strain at Failure, %		ε_f	2.9
Average Rate of Strain to Failure, %/min		$\dot{\varepsilon}$	1.0

* Top of sample is Clayey Sand, bottom is Lean Clay

Description of Specimen: Olive Brown Clayey Sand (SC)

Amount of Material Finer than the No. 200, % nm

LL: nm	PL: nm	PI: nm	G_S: 2.65 Assumed	Specimen Type: Undisturbed	Test Method: ASTM D 2166

nm = not measured, na = not applicable

Limitations: Pursuant to applicable building codes, the results presented in this report are for the exclusive use of the client and the registered design professional in responsible charge. The results apply only to the samples tested. If changes to the specifications were made and not communicated to Kleinfelder, Kleinfelder assumes no responsibility for pass/fail statements (meets/did not meet), if provided. As the samples tested were sampled and/or transported to our laboratory by parties other than Kleinfelder staff, this report makes no representation of whether the samples are representative of the material onsite.

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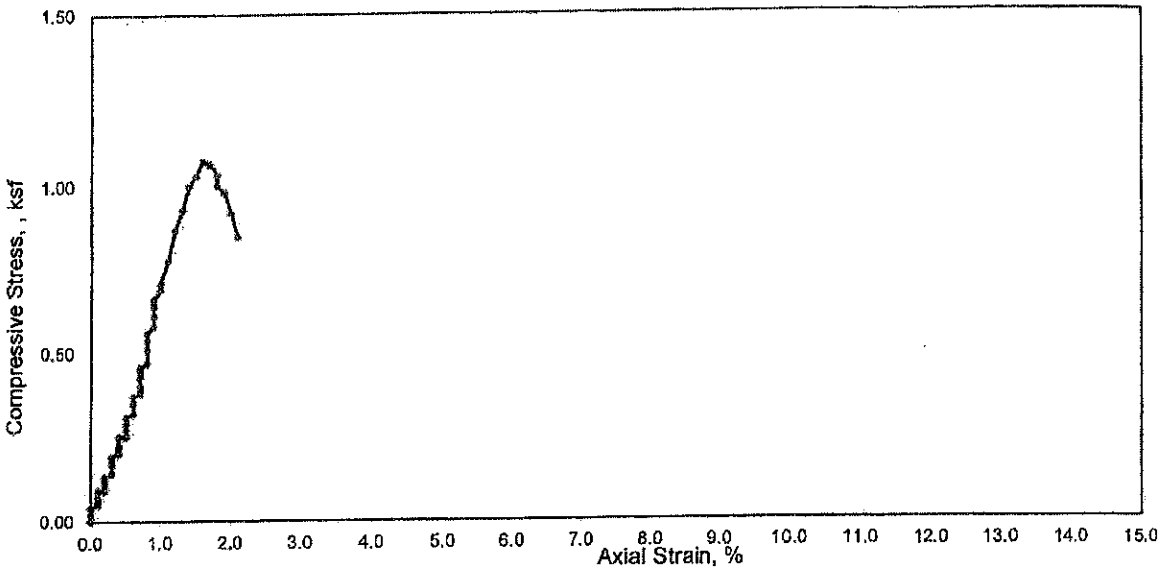
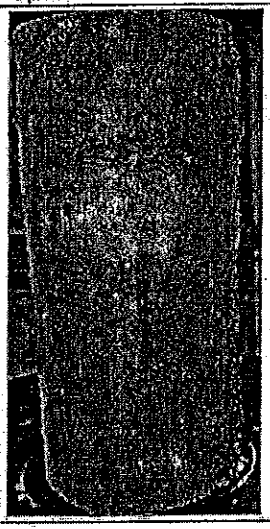
Project No.:	14648 - YANG & ENG.
Project Name:	185 ORVAL MOSS BEACH
Sample:	EB-1
Depth, ft.:	10.0
Date:	October 9, 2014

Plate
1 of 1
A-02

Unconfined Compression Test Report



Specimen Failure Picture



Specimen No.			1
Initial	Diameter, in	D_O	1.93
	Height, in	H_O	4.51
	Water Content, %	ω_O	9.4
	Dry Density, lbs/ft^3	γ_{d_O}	113.0
	Saturation, %	S_O	53.7
	Void Ratio	e_O	0.463
Time to Failure, min.		t_f	1.6
Unconfined Compressive Strength, ksf		q_u	1.07
Shear Strength, ksf		s_u	0.54
Strain at Failure, %		ε_f	1.6
Average Rate of Strain to Failure, %/min		$\dot{\varepsilon}$	1.0

Description of Specimen: Dark Yellowish Brown Silty Sand (SM)

Amount of Material Finer than the No. 200, % nm

LL: nm	PL: nm	PI: nm	G_S: 2.65 Assumed	Specimen Type: Undisturbed	Test Method: ASTM D 2166

nm = not measured, na = not applicable

Limitations: Pursuant to applicable building codes, the results presented in this report are for the exclusive use of the client and the registered design professional in responsible charge. The results apply only to the samples tested. If changes to the specifications were made and not communicated to Kleinfelder, Kleinfelder assumes no responsibility for pass/fail statements (meets/did not meet), if provided. As the samples tested were sampled and/or transported to our laboratory by parties other than Kleinfelder staff, this report makes no representation of whether the samples are representative of the material onsite.

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Hayward, CA 94545
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f| 510.887.5932
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Project No.:	14648 - YANG & ENG.
Project Name:	185 ORVAL MOSS BEACH
Sample:	EB-2
Depth, ft.:	5.0
Date:	October 9, 2014

Plate
1 of 1
A-03