

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:2,257

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

February 26, 2020

Tim Pond
615 Potter Avenue
Half Moon Bay, CA 94019

Dear Mr. Pond:

SUBJECT: Coastside Design Review Continuance
285 3rd Street, Montara
APN 036-014-190; County File No. PLN 2019-00471

At its meeting of February 13, 2020, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow construction of a 1,078 sq. ft. two-story addition to an existing 1,252 sq. ft. two-story single family residence on a 10,012 sq. ft. parcel. The project is associated with a pending minor subdivision application (PLN2018-00043), which is not subject to the CDRC's review, to split the parcel in half, creating two 5,006 sq. ft. parcels. The project would be compliant with the applicable regulations whether the parcel remains as currently configured or is subdivided as proposed in the subdivision application. No significant tree removal and only minor grading is proposed. The project is not appealable to the California Coastal Commission.

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

1. Recommendations Discussed Include:
 - a. Remove highest roofline appendage above the stairs to improve massing.
 - b. Modify location and type of windows to better integrate with other visible windows.
 - c. Reduce the number of exterior lights to the minimal required by building code.
 - d. On the elevations, add notations for: fireplace, Sandro glass, and all exterior materials (i.e., window materials & colors, trellis material and color).



- e. On the floor plans, show all changes in ceiling heights, using dashed line to represent overhead elements, including soffits.
- f. Accurately and consistently represent windows on plans and elevations.
- g. Remove the clerestory OR provide a cross-section through the taller massing and clerestory window element, facing the kitchen so the windows can be shown in relation to the interior space (i.e. cabinets, ceiling transitions).

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

Please contact Ruemel Panglao, Project Planner, at 650/363-4825 or rpanglao@smcgov.org, if you have any questions.

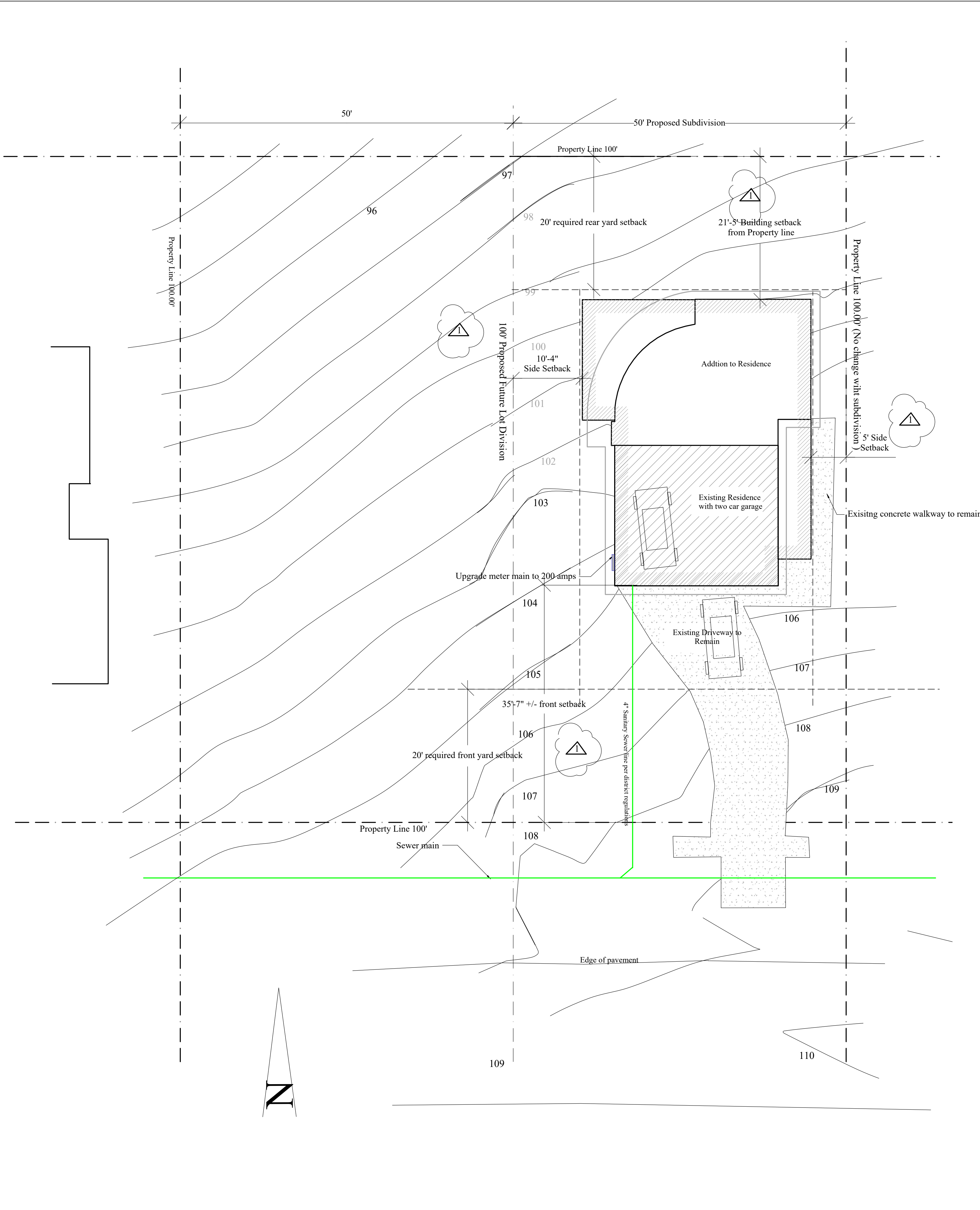
To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in black ink that reads "Ruemel Panglao for P.P." The signature is written in a cursive, flowing style.

Ruemel Panglao
Design Review Officer

cc: Crossbridge Third LLC, Owner, 312 Gateway Drive, Pacifica, CA 94044

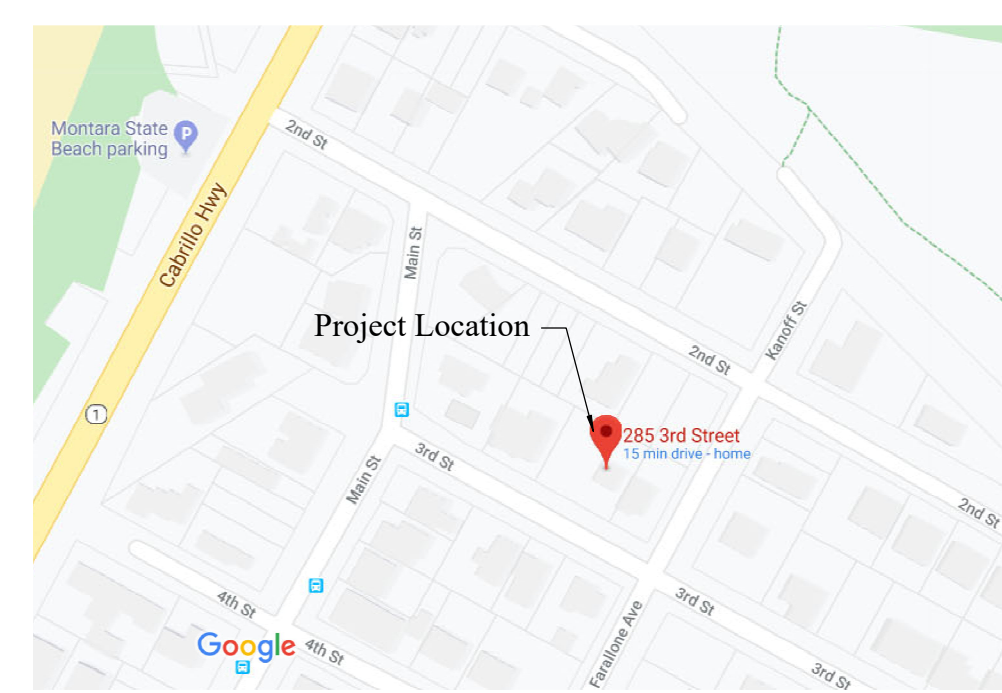


Project Description:
 Two story addition Single Family Residence
 Occupancy R-3
 Building Type V - B w/Automatic Sprinklers
 Cut and Fill = 0 yards
 Zoning R-1 S-17
 Tree impact. NO trees or impacted dripline of trees within 20' the footprint of the building

Parking Analysis: Existing Residence has a two car garage

Lot Topograph and Grading:
 Lot is gently sloping down from Third Street. Elevations and contours are shown. Existing grade will be generally maintained with the exception of a rain garden depression in the rear setback that will require localized relocation of 4.5 cubic yards.

- Project design Utilizes façade articulation per (Section 6300.2(9) of the Zoning Regulations



Area map

Applicable and Governing Codes

- 2016 California Building Code (Volumes 1 and 2)
- 2016 California Residential Code
- 2016 California Green Building Standards Code (CALGreen)
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Fire Code
- 2016 California Administrative Code
- 2016 California Energy Code
- Coastside Fire Protection District Code

Project Address:
 285 3rd Street
 Montara CA
 APN 036-014-180

Owner:
 Crossbridge Third LLC
 312 Gateway Drive
 Pacifica CA 94044
 Owner Contact
 kristjan@sfcoastalestates.com
 Kristjan Higdon (650) 303-1216

Designer: Tim Pond
 Tim Pond Design and Construction
 Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP	Scale 1/8" = 1'
Revisions/Submittals	Date
Planning Submittal	1.08.20
Planning comments 12/17/20	
Plot Plan Planning Data	A1.0
Project Summary	

Index to Sheets

- A1.0 Plot Plan, Title, Planning Info
- Topographic Survey
- BMP Sheet
- A1.2 Landscape and Drainage plan
- A1.3 Erosion Control Plan
- A2.1 Floor Plans
- A2.2 Existing Floor Plans and Elevations
- A2.3 Floor Area Analysis
- A3.1 Elevations
- A3.2 Sections

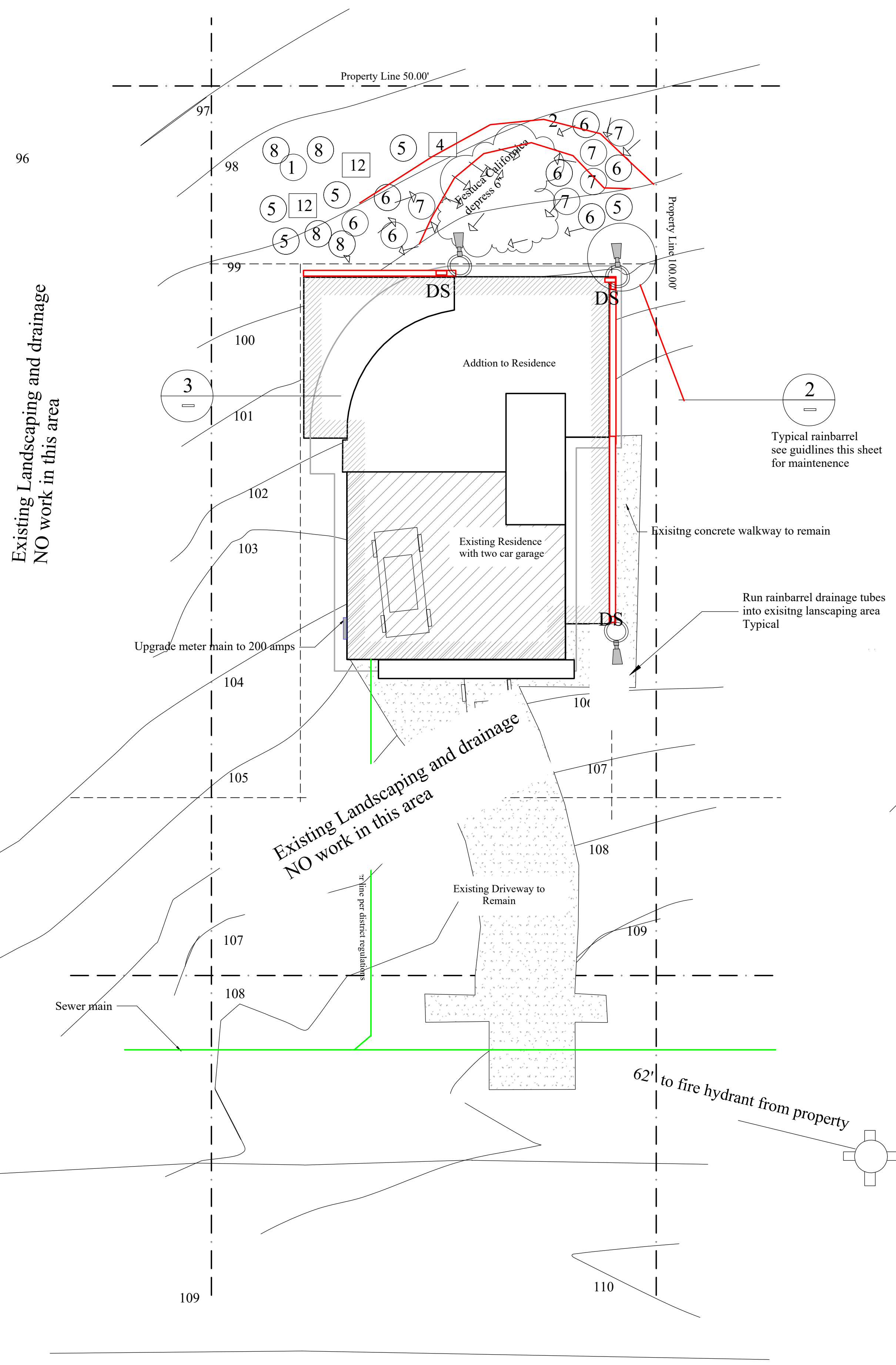
Fire Protection Notes

1. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
2. Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
3. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).
4. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
5. As per Coastside Fire District Standard CI-013, 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 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance aiding to the building and/or on each individual building shall be required by the outside Fire 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 shall be placed at the entrance from the nearest public roadway. As per Coastside Fire District Ordinance 2016-01, the roof covering 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.
6. Vegetation Management (LRA): The Coastside Fire District Ordinance 2016-01, the 2016 California Fire Code 304.1.2 fuel break of defensible space is required around the perimeter of all structures to a stance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
7. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the outside Fire District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2016 CFC, Section Appendix D, 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 cones 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. *IF addition remodel is greater than 17 points you can disregard this requirement.
8. As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Flow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. *IF addition remodel is greater than 17 points you can disregard this requirement.
9. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

Planning Data			
Lot Coverage			
Existing Lot Coverage			
Two Story Residence and Garage			626 sq.ft.
Total			626 sq.ft.
Lot Size	100 ft	100 ft	10000 sq.ft.
Existing Lot Coverage	626 / 10000	or	6.26 %
Proposed New Lot Coverage			
Existing Lot Coverage			626 sq.ft.
New Addition Lot coverage			799.65 sq.ft.
Decks < 18"			0 sq.ft.
Total			1425.65 sq.ft.
Proposed Lot Coverage	1425.65 / 10000	or	14.2565 %
Floor Area Ratio (FAR)			
Existing Floor Area Ratio			
Two story Residence w/ Garage			1252 sq.ft.
Total			1252 sq.ft.
Lot Size	ft	ft	10000 sq.ft.
Existing FAR	1252 / 10000	or	12.52 %
Proposed Floor Area Ratio			
Existing FAR			1252 sq.ft.
First floor addition			699.65 sq.ft.
Second Floor Addition			446 sq.ft.
Total			2397.65 sq.ft.
Proposed FAR	2397.65 / 10000	or	23.9765 %

Planning Data Post Subdivision			
Lot Coverage			
Existing Lot Coverage			
Two Story Residence and Garage			626 sq.ft.
Total			626 sq.ft.
Lot Size	50 ft	100 ft	5000 sq.ft.
Existing Lot Coverage	626 / 5000	or	12.52 %
Proposed New Lot Coverage			
Existing Lot Coverage			626 sq.ft.
New Addition Lot coverage			799.65 sq.ft.
Decks < 18"			0 sq.ft.
Total			1425.65 sq.ft.
Proposed Lot Coverage	1425.65 / 5000	or	28.513 %
Floor Area Ratio (FAR)			
Existing Floor Area Ratio			
Two story Residence w/ Garage			1252 sq.ft.
Total			1252 sq.ft.
Lot Size	ft	ft	5000 sq.ft.
Existing FAR	1252 / 5000	or	25.04 %
Proposed Floor Area Ratio			
Existing FAR			1252 sq.ft.
First floor addition			699.65 sq.ft.
Second Floor Addition			446 sq.ft.
Total			2397.65 sq.ft.
Proposed FAR	2397.65 / 5000	or	47.953 %

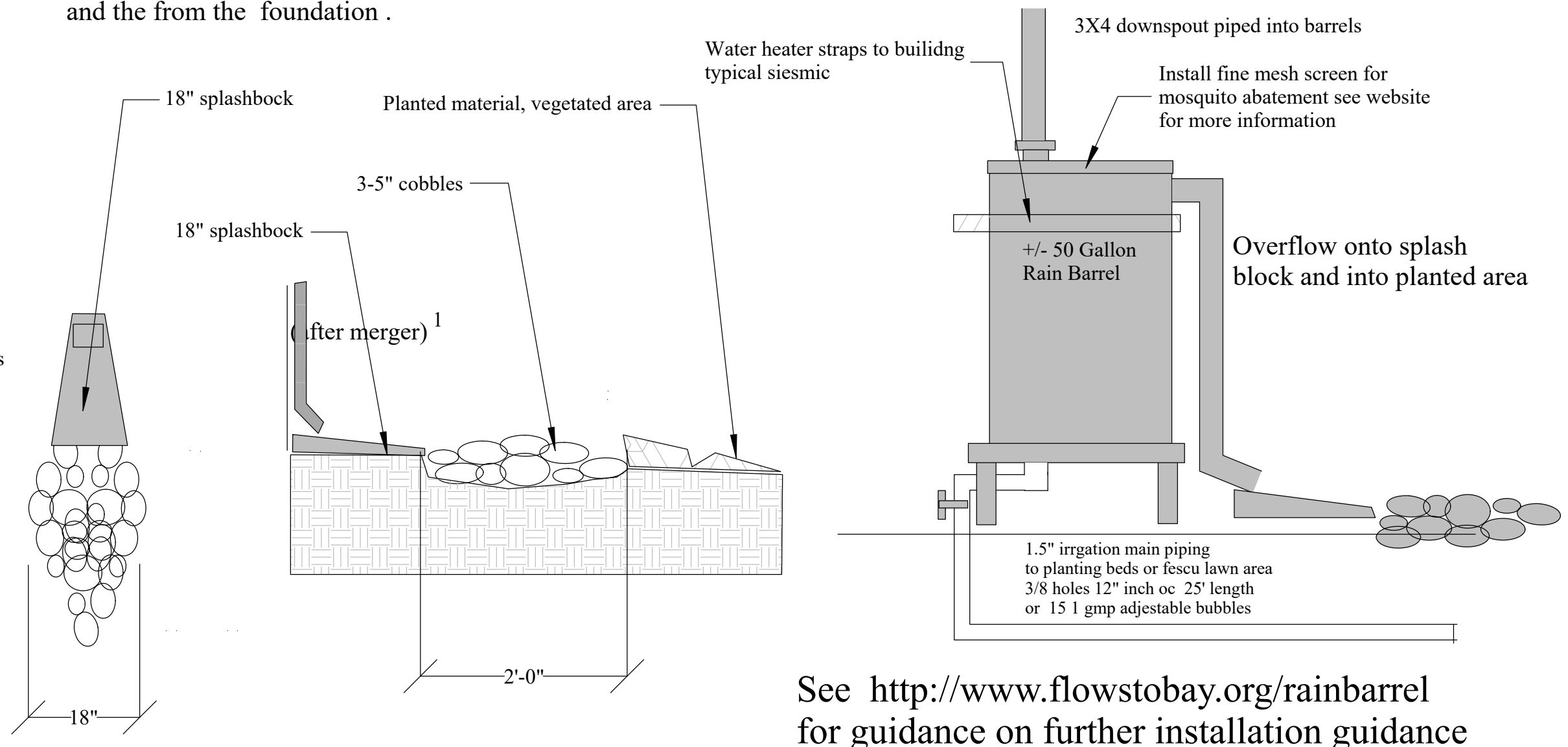
Project Address: 285 3rd Street Montara CA APN 036-014-180	
Owner: Crossbridge Third LLC 312 Gateway Drive Pacifica CA 94044 Owner Contact kristjan@sfcoalestates.com Kristjan Higdon (650) 303-1216	
Designer: Tim Pond Tim Pond Design and Construction Phone (650) 576-7177 Timepond@gmail.com	
Drawn By TP	Scale 1/8" = 1'
Revisions/Submittals	Date
Building Permit Application Planning Review	10.9.19
A1.1 Drainage and Landscape Plan	A1.0



Landscaped area < 2000 sq ft
There is NO irrigation planned on this project. All plants shall be edible or hand watered.
If not prohibited by local law, use stored fog and rain water and grey water from washer and kitchen sink to irrigate.

Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Plant Use (Non-Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.
Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff. Turf is not allowed in non-residential projects.

Drainage Narrative:
Rainbarrels will be utilized to store and dissipate rainwater into the irrigation system. Roof planting and a driveway with planting median will also mitigate stormwater run-off. rainbarrel overflow will dissipate directly into planted areas and surface water will follow natural contours and drain to the front of the lot and be directed away from neighboring properties and the from the foundation.



See <http://www.flowstobay.org/rainbarrel> for guidance on further installation guidance and information on mosquito control measures

2 Splashblock and rainbarrel

Planting and Drainage Symbol Legend

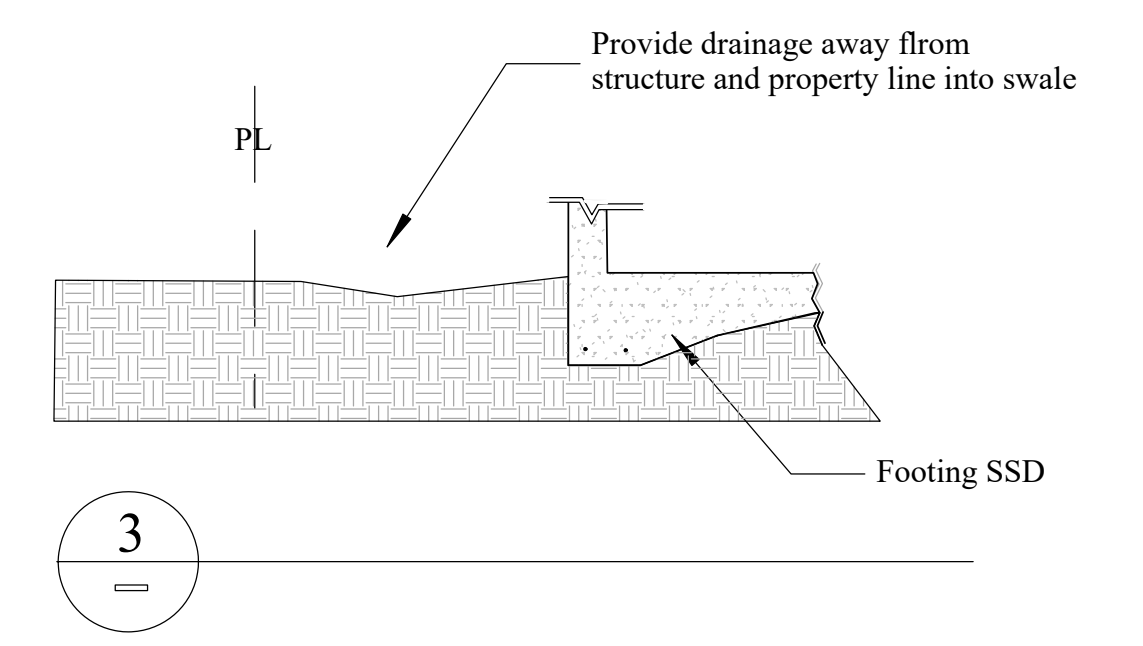
- DS Downspout for Gutter
- ☉ Rain Barrel with splashblock See detail 3
- ⊗ 1 gallon plant
- ⊗ 5 Gallon Plant
- ↓ surface drainage 2 to 5%
- ① Achillea 'Terra Cotta' (yarrow)
- ② Achillea borealis (island pink yarrow)
- ③ Achillea millifolium (yarrow)
- ④ Aesculus californica (California buckeye)
- ⑤ Arctostaphylos uva-ursi ('Wood's Compact')
- ⑥ Baccharis pilularis (coyote bush)
- ⑦ Calamagrostis foliosa (Leafy Reed Grass)
- ⑧ Calandrinia spectabilis (rock purslane)
- ⑨ Aster chilensis 'Point Saint George' (dwarf California aster)
- ⑩ Artemesia douglasiana (mugwort)
- ⑪ Pinus contorta (shore pine)
- ⑫ Prunus ilicifolia ssp. lyonii (Catalina cherry)
- ⑬ Erigeron karvinskianus - Santa Barbara Daisy

Rain Barrel Design Guidelines See L2 for more information

- Do not use flexible piping, to prevent mosquito breeding in water that may pool in flexible pipes. If irrigating edible landscapes, consider pipes that meet FDA food grade standards.
- When designing the overflow path, remember that in heavy storms rain barrels and cisterns will overflow. A 1,000-sq.-ft. roof will produce about 600 gallons of runoff during a storm that has produces a depth of 1 inch of rain.
- There shall be no direct connection of any rain barrel or cistern and/or rainwater collection piping to any potable water pipe system. Rainwater systems shall be completely separate from potable water piping systems.
- Place the bottom of the barrel at a higher elevation than the landscape, to use gravity flow
- All rain barrels and cisterns should have a screen to ensure mosquitoes cannot enter.
- Allow overflow to drain to your landscape or a rain garden. Ensure that areas receiving overflow do not have standing water for more than 48-hours.
- If the water is not needed for irrigation during the rainy season, consider releasing the water to a vegetated area between storms, so the barrels will be empty to catch rain from the next storm. This will help protect your watershed by reducing the quantity and speed of water entering local creeks during storms. Install a spigot and drip tape to allow the rain barrel or cistern to slowly drain between storms. You can store the water captured towards the end of the rainy season to irrigate your garden in the dry season.

Monthly Maintenance Items for Rainbarrels
See Sheet L2 for more information

- Monthly check the gutters and gutter guards to make sure debris is not entering the rainwater harvesting system.
- Inspect the screens on the rain barrel or cistern prior to the wet season to make sure debris is not collecting on the surface and that there are not holes allowing mosquitoes to enter the rain barrel. Inspect screens more frequently if there are trees that drop debris on the roof.
- Clean the inside of the rain barrel once a year (preferably at the end of the dry season when the rain barrel has been fully drained) to prevent buildup of debris. If debris cannot be removed by rinsing, use vinegar or another non-toxic cleaner. Use a large scrub brush on a long stick, and avoid actually entering the rain barrel. Drain washwater to landscaping.
- Clean out debris from cisterns once a year, preferably at the end of the dry season.

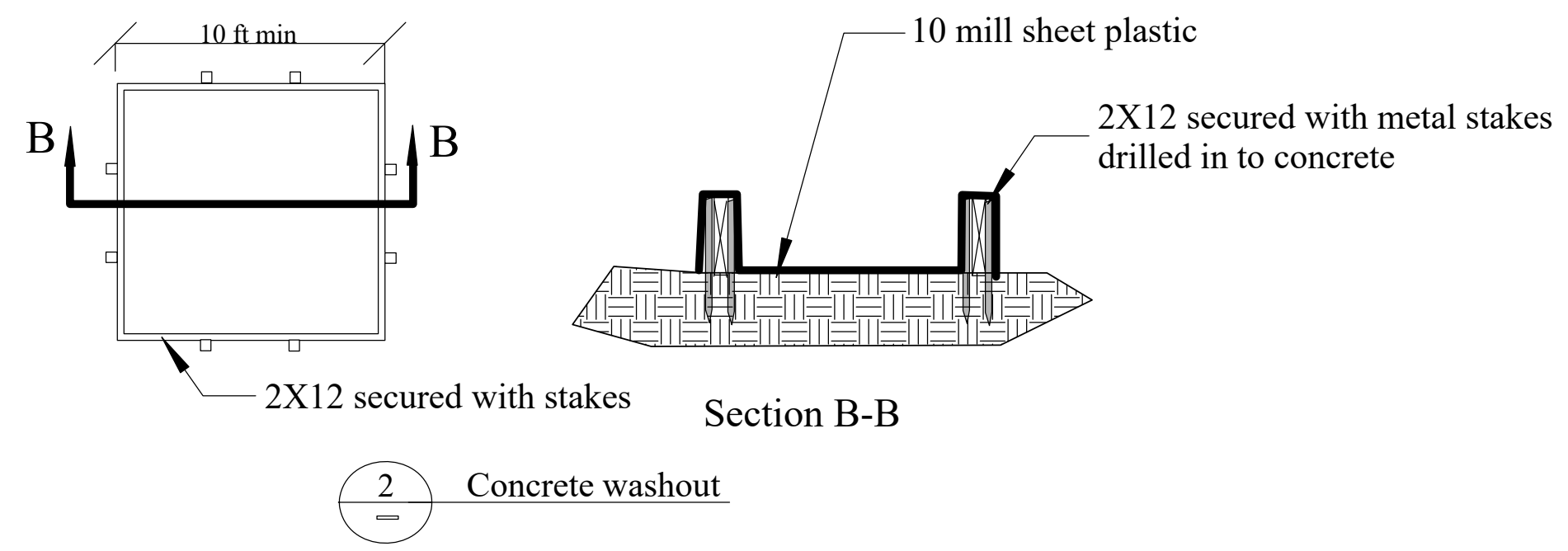
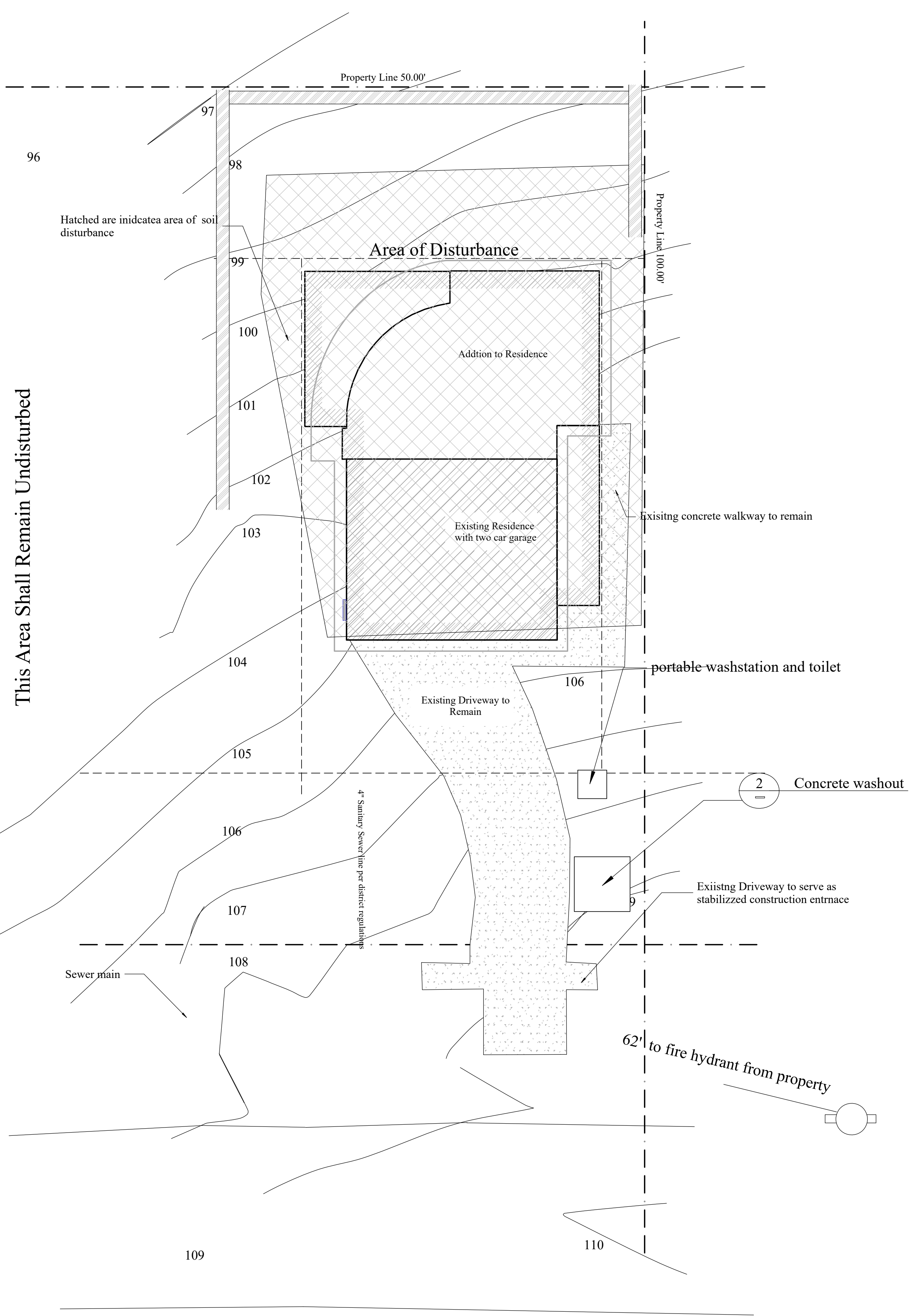


Project Address:
285 3rd Street
Montara CA
APN 036-014-180

Owner:
Crossbridge Third LLC
312 Gateway Drive
Pacifica CA 94044
Owner Contact
kristjan@sfoastalestates.com
Kristjan Higdon (650) 303-1216

Designer: Tim Pond
Tim Pond Design and Construction
Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP	Scale 1/8" = 1'
Revisions/Submittals	Date
Planning Submittal Planning comments 12/17/20	1.08.20
Erosion Control Plan	A1.3



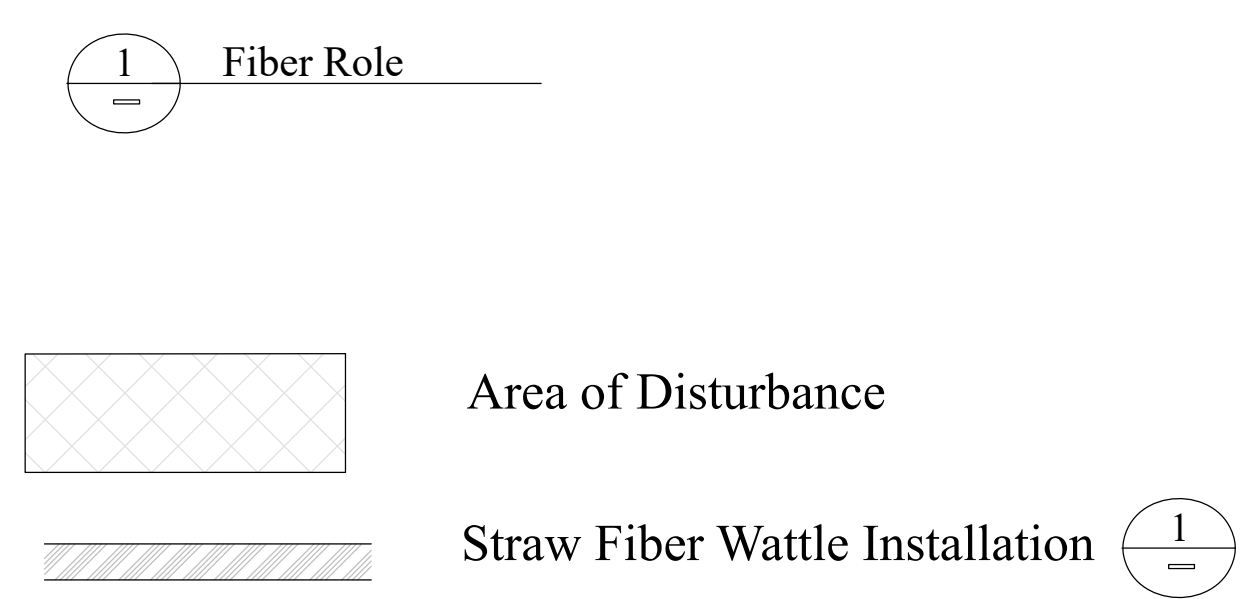
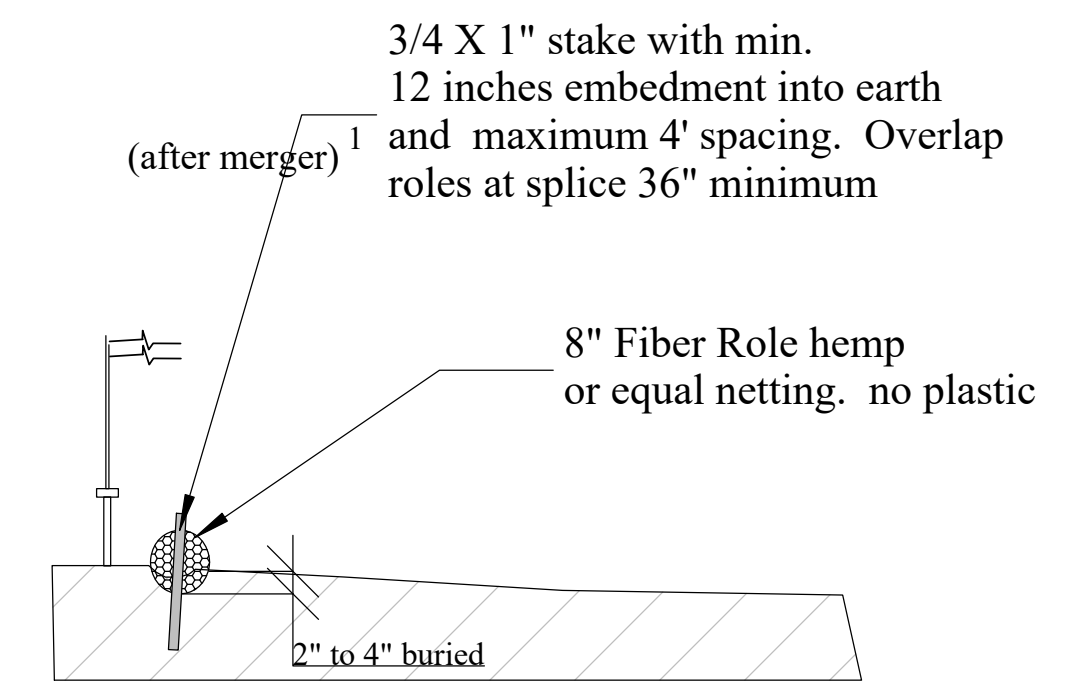
Note: Most concrete trucks will provide washout back into truck and this is preferable using this wash out

C.6 Compliance and General Notes:

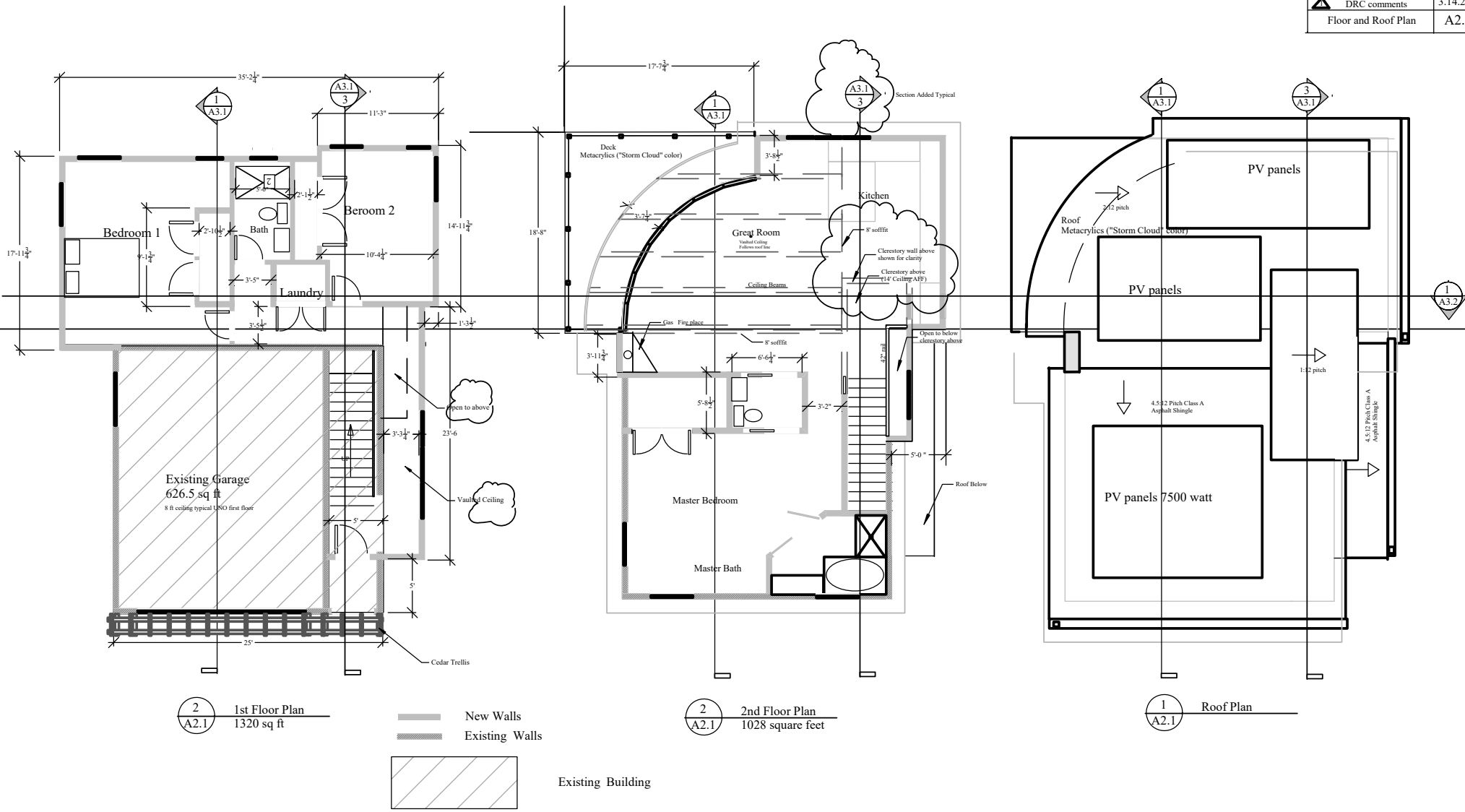
Point of erosion control contact Tim C. Pond
650 576 7177

1. Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
2. Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
3. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
4. Construction sites are required to have erosion control materials on-site during the "off-season."
5. Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
6. Tree protection shall be in place before any demolition grading, excavating or grubbing is started.
7. See BMP sheet for more information
9. The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
10. The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
11. Provide dust control year-round
12. There shall be no stockpiling of earthen materials on site.

(Note Added)



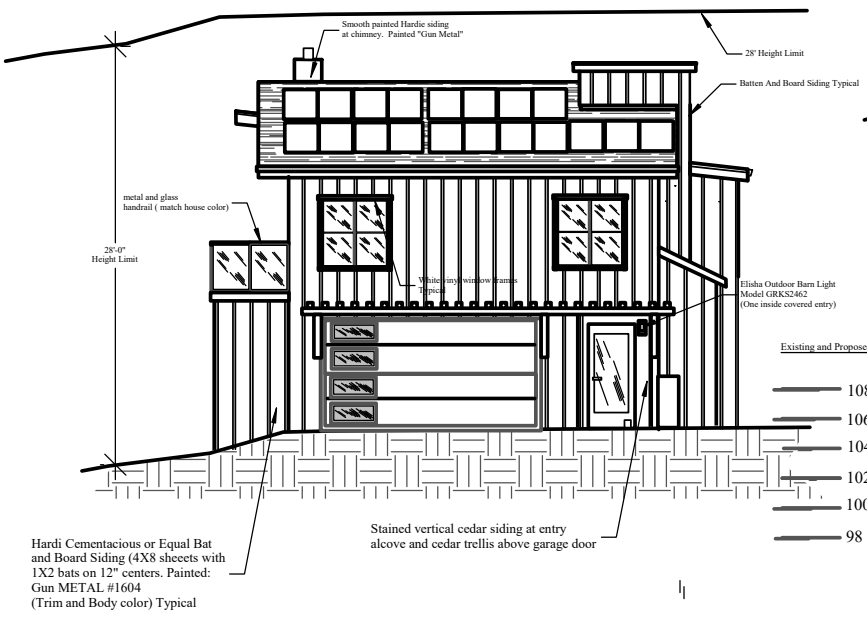
Revisions	Date
▲ DRC comments	3.14.20
Floor and Roof Plan	A2.1



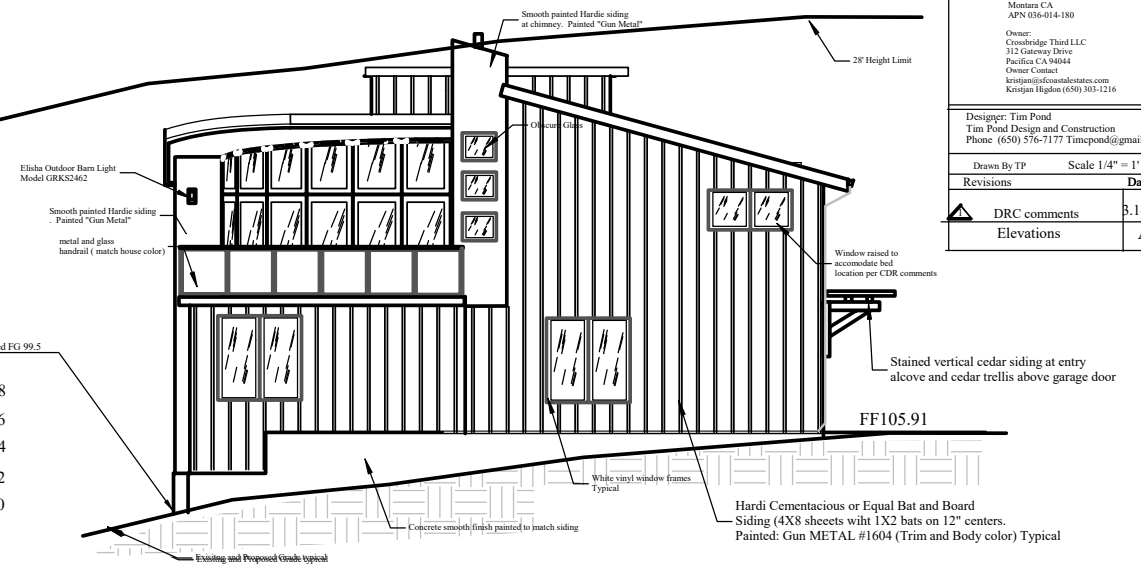
Project Address:
 285 3rd Street
 Monterey CA
 APN 036-014-180
 Owner:
 Crossbridge Third LLC
 312 Gateway Drive
 Pacifica CA 94084
 Owner Contact:
 krisjanaj@foconlinestates.com
 Kristjan Higdon (650) 303-1216

Designer: Tim Pond
 Tim Pond Design and Construction
 Phone: (650) 576-7177 Timspend@gmail.com

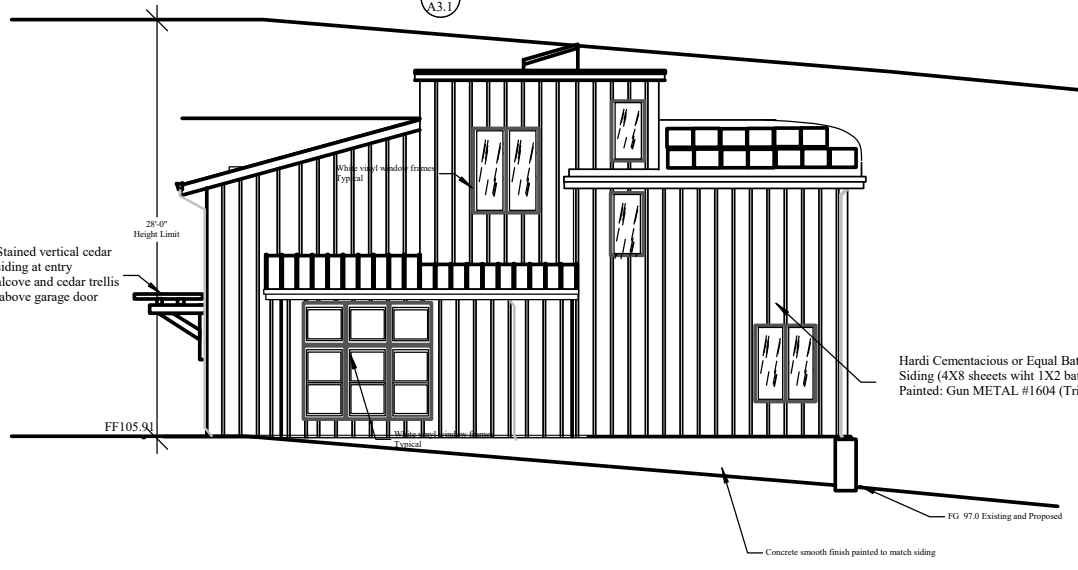
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Revisions	Date
▲ DRC comments	3.14.20
Elevations	A3.1



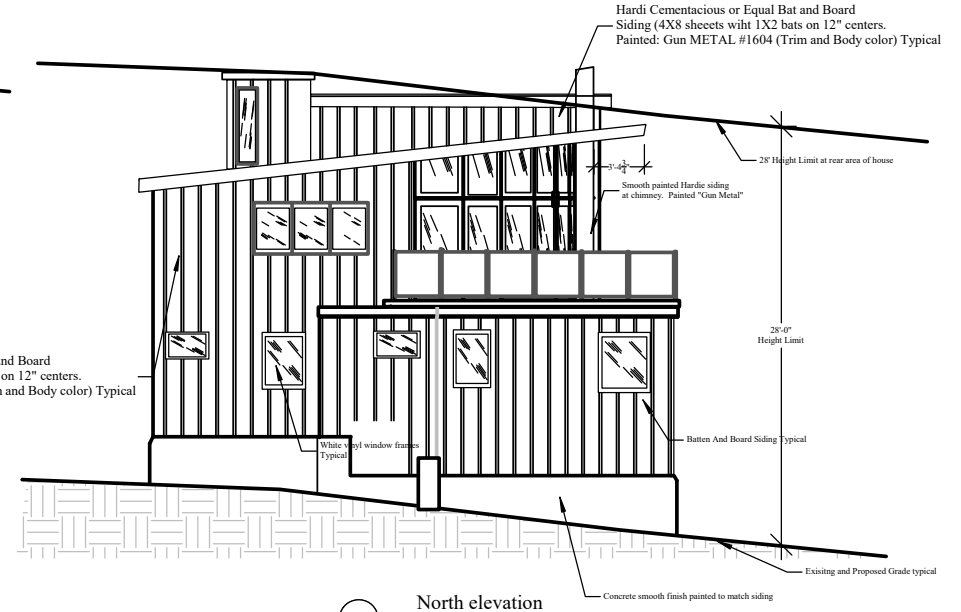
3 South Elevation
 A3.1



West Elevation
 A3.1



2 East Elevation
 A3.1



North elevation
 A3.1

Project Address:
 285 3rd Street
 Montana CA
 APN 036-014-180

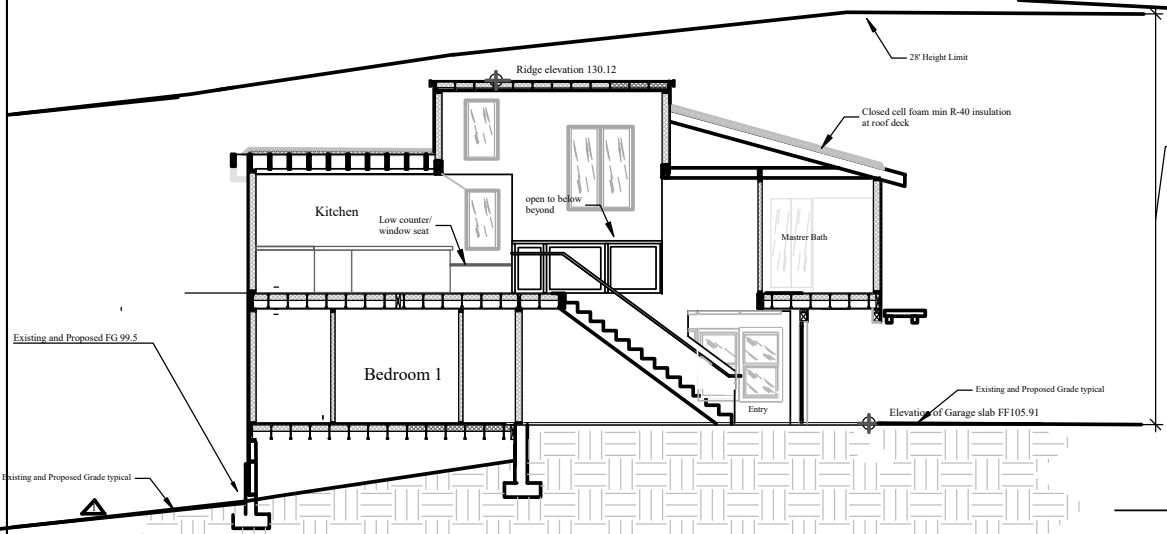
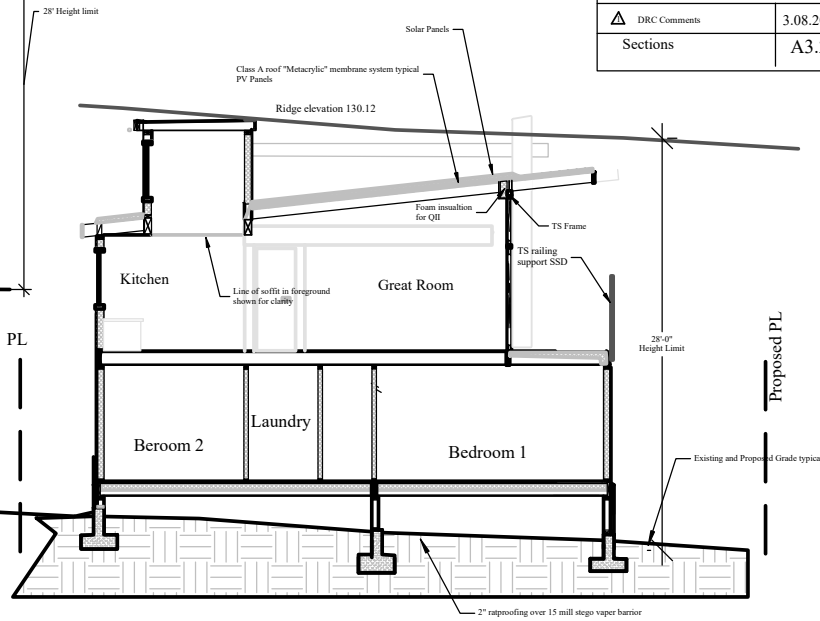
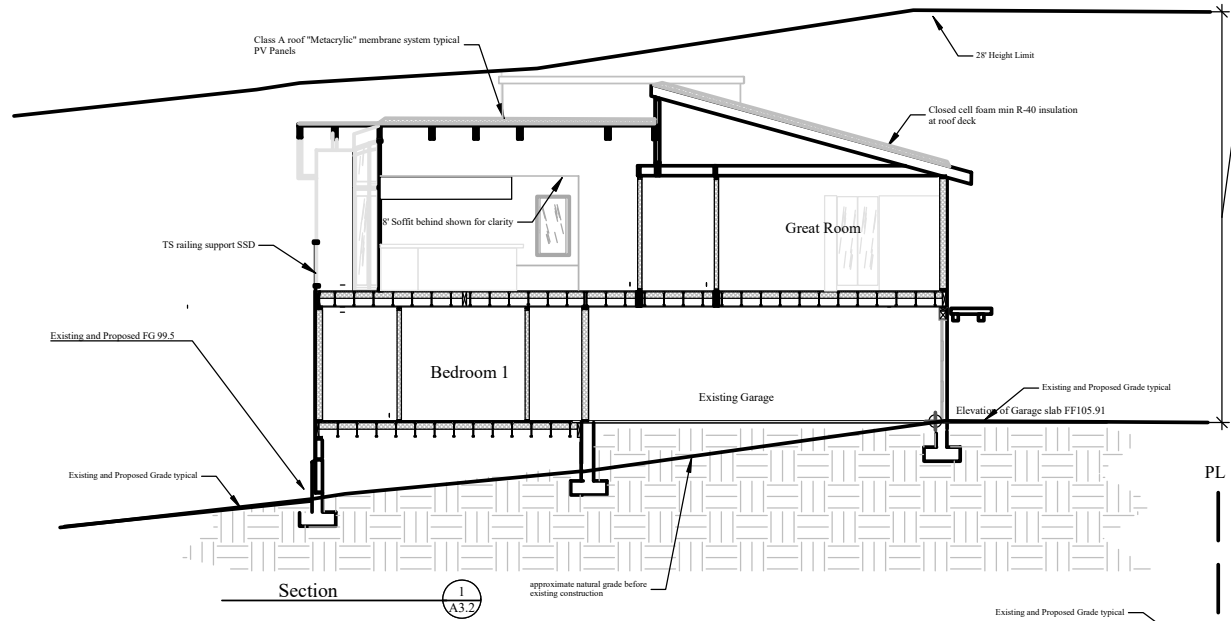
Owner:
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 Owner Contact:
 kristjan@sfcoastinlestates.com
 Kristjan Hegdon (650) 303-1216

Designer: Tim Pond
 Tim Pond Design and Construction
 Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP Scale 1/4" = 1'

Revisions	Date
▲ DRC Comments	3.08.20

Sections	A3.2
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(Section Added)