

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

**DATE:** June 24, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Design Review Permit to allow construction of a new 2,121 sq. ft. 2-story single-family residence with attached garage on a legal non-conforming 5,000 sq. ft. parcel. The project is located in the Moss Beach area of San Mateo County and is appealable to the California Coastal Commission.

County File Number: PLN2019-00326 (Sattelmayer)

**PROPOSAL**

The applicant requests a Coastal Development Permit and a Coastsides Design Review Permit to allow the construction of a 2,121 sq. ft. two-story single-family residence with an attached two-car garage on a non-conforming legal 5,000 sq. ft. parcel (Certificate of Compliance Type A recorded; PLN 2014-00067). Minimal grading is required and no trees are proposed for removal. The project was heard by the Coastsides Design Review Committee on May 12, 2020 and was recommended for approval with conditions, as included in Attachment A.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2019-00326, based on and subject to the required findings and conditions of approval listed in Attachment A.

**SUMMARY**

General Plan and Zoning Conformity

The subject parcel is in the General Plan Low Density Residential land use designation area and is Zoned R-1/S-105/DR/GH/CD (Single-Family Residential/Design Review/Geological Hazard/Coastal Development).

The project is located in Zone 3 of the Seal Cove area of Moss Beach. The County's Geotechnical Engineer has reviewed the submitted Geotechnical Study, which states

that the parcel is outside of the fault rupture zone and the likelihood of differential compaction and liquefaction are low, and determined that it is feasible to construct a structurally stable home at the proposed location. In addition, as required by GH District Regulations, a recommended condition of approval requires the applicant to record a related deed restriction informing potential future owners of the geologic hazards that are present in the area, prior to the issuance of the building permit.

The project has also been reviewed for conformity with General Plan policies regarding Urban Land Use, Water and Wastewater, and Natural Hazards, and determined to be consistent with these policies as conditioned. The Coastside Design Review Committee found that that design conforms to the guidelines created for urban areas of the Midcoast. Further, the project complies with the development standards of the S-105 Zoning District for setbacks, lot coverage, floor area ratio, impervious surface, and covered parking.

#### Local Coastal Program (LCP) Conformity

The proposal has been reviewed against the New Development, Housing, Visual Resources, Hazard Components, and Shoreline Access of the LCP and found to conform. As mapped, this parcel is located between the ocean and the first through road, however, there is ~400 feet between this parcel and Ocean Boulevard which runs along the shoreline. With ~ 640 feet and six developed residential lots between this parcel and the ocean shoreline, this parcel does not have lateral or vertical access to the shoreline. Lateral access to the shoreline in this area is along the California Coastal Trail (which runs parallel to Ocean Boulevard), and vertical access is available at the end of Precita Avenue. Additional public recreational access can be found at the Fitzgerald Marine Reserve and Pillar Point. The proposal satisfies the findings for a Coastal Development Permit, and the Midcoast annual residential development limit has not been reached.

#### Environmental Evaluation

Categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to the construction of a single-family residence on an established lot in a residential zone.

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

**DATE:** June 24, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit and Coastside Design Review Permit pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations to allow construction of a new 2,121 sq. ft. two-story single-family residence with attached garage on a legal non-conforming 5,000 sq. ft. parcel. The project is located in the unincorporated Moss Beach area of San Mateo County and is appealable to the California Coastal Commission.

County File Number: PLN 2019-00326 (Sattelmayer)

**PROPOSAL**

The applicant requests a Coastal Development Permit and a Coastside Design Review Permit to allow the construction of a 2,121 sq. ft. two-story single-family residence with an attached two-car garage on a legal non-conforming 5,000 sq. ft. parcel (Certificate of Compliance Type A recorded; PLN2014-00067). Minimal grading is required and no trees are proposed for removal. The project was heard by the Coastside Design Review Committee (CDRC) on May 12, 2020 and was recommended for approval with conditions, as included in Attachment A.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2019-00326, based on and subject to the required findings and conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Kelsey Lang, Project Planner, [klang@smcgov.org](mailto:klang@smcgov.org)

Applicant/Owner: Helen Sattelmayer

Location: 90 Madrone Avenue, Moss Beach

APN: 037-277-160

Size: 5,000 sq. ft.

Existing Zoning: R-1/S-105/DR/GH/CD (Single-Family Residential/20,000 sq. ft. minimum parcel size/Design Review/Geologic Hazard/Coastal Development)

General Plan Designation: Low Density Residential

Local Coastal Plan Designation: Low Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Vacant

Water Supply and Sewage Disposal: This application has been reviewed and conditionally approved by the Montara Water and Sewer District. The applicant will be required to obtain a Sewer Permit and a Domestic Water Connection Permit prior to the issuance of a building permit.

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0119F, dated August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to the construction of a single-family residence in a residential zone. See Section B for further discussion.

Setting: Flat corner parcel in established residential neighborhood with no existing trees.

Chronology:

<u>Date</u>	<u>Action</u>
August 23, 2019	- Application submitted.
September 9, 2019	- Deemed incomplete.
September 9, 2019 – February 25, 2020	- Revised submission to address comments from Planning and Drainage Sections.
February 25, 2020	- Deemed Complete.
May 14, 2020	- Coastside Design Review Committee Hearing and recommendation.
June 10, 2020	- Planning Commission Hearing.

## DISCUSSION

### A. KEY ISSUES

#### 1. Conformance with the General Plan

This parcel is designated Low Density Residential in the County's General Plan and the proposed project, as conditioned, conforms to all applicable General Plan Policies, including the following:

##### a. Visual Resources

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships and other aesthetic considerations.

Policy 4.36 (*Urban Area Design Concept*) requires maintaining and, where possible, improving upon the appearance and visual character of development in urban areas, and ensuring that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

Policy 4.38 (*Urban Design Review District*) establishes design review regulations which incorporate guidelines on managing design problems found in predominantly urban areas.

The residential design is similar to others found within the Moss Beach community, which consists of two-story dwellings utilizing grey or tan exterior siding and composition roof shingles with second stories set back from the front of the building. The proposed corner lot residence is compliant with the required setbacks and the new driveway approach has been reviewed by the Department of Public Works to ensure safe ingress/egress. The proposal has been reviewed by the CDRC, who found that that house design conforms to the guidelines created for the urban Midcoast.

##### b. Urban Land Use Policies

Policy 8.15 (*Land Use Compatibility*) protects and enhances the character of existing single-family areas.

The proposal includes the construction of a single-family residence within a single-family residential area. The application meets the requirements of the zoning regulations (as discussed in Section A.3) and is compatible with the surrounding neighborhood.

Policy 8.43 (*Buildings*) encourages the construction of energy-efficient buildings which use renewable resources and resource-efficient design to the maximum extent possible.

The dwelling will be constructed to the standards of the State and County building code at the time of building permit submittal. Further, the County passed an Energy and Green Building Codes amendment to include “Reach Codes” which go above and beyond the State requirement for energy efficiency in residential and non-residential development on February 11, 2020. The Green Building Code and Reach Codes requires the development to be energy efficient and all electric.

c. Water and Wastewater Policies

Policy 10.10 (*Water Suppliers in Urban Areas*) considers water systems as the preferred method of water supply in urban areas and discourages the use of wells to serve urban uses. Policy 11.5 (*Wastewater Management in Urban Areas*) considers sewerage systems as the appropriate method of wastewater management in urban areas.

Montara Water and Sewer District serves this property and has provided conditional approval, subject to the property owner applying for the relevant permits.

d. Natural Hazard Policies

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) requires avoiding the siting of structures in areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties and avoiding construction in steeply sloping areas.

Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) requires geotechnical investigation for public or private development in hazardous areas in order to define the scope of the geotechnical hazards, and to identify the appropriate locations for structures on a specific site, along with suitable mitigation measures.

The parcel is within a defined Geological Hazard (Seal Cove Fault) area. The parcel is within Zone 3 of the Seal Cove Geological Analysis on the General Plan’s Geotechnical Hazards Synthesis Maps, which is the most stable zone where the risk to development is considered to be low to moderate. The Geological Analysis performed

for the project indicates that development should be permitted to proceed in this zone, so long as it can be supported by geotechnical findings. The applicant provided a Geotechnical Study (conducted by Sigma Prime Geosciences, Inc., in July 2013) which identifies that the parcel is outside of a fault rupture zone, and that the likelihood of differential compaction and liquefaction are low. The study concludes that the site is suitable for residential construction. These documents were reviewed and conditionally approved by the County Geotechnical Engineer. As conditioned, the applicant will be required to submit an updated soils report at the building permit stage to ensure that construction drawings appropriately address site conditions and conform to the recommendations of the Geotechnical Engineer and applicable standards.

2. Conformance with the Local Coastal Program (LCP)

This parcel is designated Low Density Residential in the County's Local Coastal Program, and the proposed project, as conditioned, conforms to all applicable LCP Policies, including the following:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas to: discourage urban sprawl; maximize the efficiency of public facilities, services, and utilities; minimize energy consumption; encourage the orderly formation and development of local governmental agencies; protect and enhance the natural environment; and revitalize existing developed areas.

The project is proposed to occur on a legally existing lot that is within an established urban area. The project is on a property that has existing street access and access to services and utilities. The development of this lot does not contribute to urban sprawl.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that proposed development must demonstrate that it will be served with adequate water supplies and wastewater treatment facilities.

As discussed above, the Montara Water and Sewer District serves this property and has provided conditional approval, subject to the property owner obtaining the relevant permits.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) sets a maximum number of new dwelling units in the urban Midcoast to 40 units per calendar year.

As of May 14, 2020, one building permit has been issued for the construction of a single-family residence, and one building permit has been issued for the construction of an Accessory Dwelling Unit. It is not anticipated that the annual maximum will be exceeded with construction of this residence.

b. Housing Component

Policy 3.3 (*Balanced Developments*) strives to provide such housing in balanced residential environments that combine access to employment, community facilities, and adequate services.

The proposed project would provide an incremental increase in housing in Moss Beach. This area is an established residential community that has access to employment, community facilities, and adequate services.

c. Visual Resources Component

Policy 8.12.a (*General Regulations/Apply the Design Review Zoning District to urban areas of the Coastal Zone*) states that for one- and two-family developments in the Midcoast, apply the design standards contained in Section 6565.20 of the Zoning Regulations.

Policy 8.12.b (*General Regulations*) regulates new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.

Policy 8.13.a (*Special Design Guidelines for Coastal Communities/ Montara-Moss Beach – El Granada – Miramar*) requires applicants to design structures that fit the topography of the site and do not require extensive cutting, grading, or filling for construction; employ the use of natural materials and colors that blend with the vegetative cover of the site; use pitched roofs that are surfaced with non-reflective materials; design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban scape; and to the extent feasible, design development to minimize the block views to or along the ocean shoreline.

The proposed project is on a relatively flat parcel and proposes minimal grading and no tree removal. The project has been reviewed by the CDRC, who determined that the design standards for one-family developments in the Midcoast (including natural colors and materials, scaled with surrounding development, and pitched roofs) had been applied and recommended approval of the project. Madrone Avenue intersects with Ocean Boulevard, the last road before the



coastline. Construction of the residence on Madrone will not block views as seen from the public right-of-way and the nearest publicly-owned lands are over 390 feet from the project site.

d. Hazards Component

Policy 9.3 (*Regulation of Geologic Hazard Areas*) discusses applying the criteria found in the Zoning Regulations Section 6326.3 Seismic Fault/Fracture Area Criteria. Policy 9.10 (*Geological Investigation of Building Sites*) requires the County Geologist (or designate) to review all building and grading permits in the designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy.

The parcel is within a known Active Fault Zone on the LCP Mid-Coast Hazard Map. More specifically, the parcel is within a designated Geological Hazard (Seal Cove Fault) area. The parcel is within Zone 3 of the Seal Cove Geological Analysis on the General Plan's Geotechnical Hazards Synthesis Maps, which is the most stable zone where the risk to development is considered to be low to moderate. This Geological Analysis indicates that development should be permitted to proceed in this zone, so long as it can be supported by geotechnical findings.

The Seismic Fault/Fracture Area Criteria of the Zoning Regulations prohibits high density uses in the Hazard Area. Low density uses, such as single-family residential uses, are permitted with a geotechnical report stating that the intended use is appropriate for the site.

The applicant provided a Geotechnical Study (conducted by Sigma Prime Geosciences, Inc., in July 2013 which indicates that the parcel is outside of a fault rupture zone, and that the likelihood of differential compaction and liquefaction are low. The study concludes that the site is suitable for residential construction. These documents were reviewed by the County Geotechnical Engineer. As conditioned, the applicant will be required to submit an updated soils report at the building permit stage to ensure that construction drawings appropriately address site conditions and conform to the recommendations of the Geotechnical Engineer and applicable standards.

e. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some provision for shoreline access as a condition of granting development

permits for any public or private development permits between the sea and the nearest road.

As mapped, this parcel is located between the ocean and the first through road, however, there is ~400 feet between this parcel and Ocean Boulevard which runs along the shoreline. With ~ 640 feet and six developed residential lots between this parcel and the ocean shoreline, this parcel does not have lateral or vertical access to the shoreline. Lateral access to the shoreline in this area is along the California Coastal Trail (which runs parallel to Ocean Boulevard), and vertical access is available at the end of Precita Avenue Additional public recreational access can be found at the Fitzgerald Marine Reserve and Pillar Point.

3. Compliance with the Zoning Regulations

- a. This project is in the R-1/S-105/DR/GH/CD zone. As shown in the table below, the project conforms to the S-105 development standards listed in Section 6300 of the San Mateo County Zoning Regulations in addition to the Chapter 3 Parking Regulations.

	<b>S-105 Development Standard</b>	<b>Proposed</b>
Minimum Lot Size	20,000 sq. ft.	5,000 sq. ft. (legal parcel)
Minimum Front Setback	20 feet	20 feet
Minimum Side Setbacks	10 feet	10 feet
Minimum Rear Setback	20 feet	23 feet 7 inches
Parcel Coverage	25% (1,250 sq. ft.)	24.9% (1,249 sq. ft.)
Building Floor Area	48% (2,400 sq. ft.)	41% (2,050 sq. ft.)
Maximum Impervious Surface Area	10% (500 sq. ft.)	6.5% (327 sq. ft.)
Maximum Building Height	28 feet	25 feet 5 3/4 inches
Required Covered Parking <sup>1</sup>	2 spaces	two-car garage
<sup>1</sup> Minimum parking dimensions for a two-car garage is 18 feet wide by 19 feet deep.		

- b. Geologic Hazard (GH) Zoning District

The site is located in the Geological Hazard Area Zone 3, the most stable part of the Seal Cove area per the County’s Geological Analysis of the Seal Cove Area map. Section 6296.2 (*Description of Hazardous Zones in Seal Cove Area*) notes that risk to development in this area is considered low to moderate. The feasibility of reducing the risks to acceptable levels in this zone is generally high. As discussed above in this report, a Geotechnical Study has been submitted and reviewed by the Geotechnical Section of the Planning and Building

Department. The report indicates that the site is suitable for development contingent upon the implementation of the report's geotechnical recommendations.

In accordance with GH District Regulations, Planning staff recommends a condition of approval, pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, that requires the applicant to record a deed restriction with the San Mateo County Recorder's Office, prior to the issuance of the building permit, that includes the following statement: "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 County Geologist and the Planning and Building Department, San Mateo County."

4. Coastside Design Review Committee (CDRC)

The CDRC considered the project at the regularly scheduled CDRC meeting for May 12, 2020 and adopted the findings to recommend project approval, pursuant to the Standards for Design in Other Areas, Section 6565.17 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

*Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; Standard (2) Limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant.*

This site is relatively flat and will not require a substantial amount of grading.

*Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale. Standard (1) New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.*

The proposed home is appropriately sized for the lot, is smaller than many homes in the neighborhood, and mimics the style of other homes in the area.

*Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale. a. Compatibility (1) Use non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house.*

The proposed exterior of the home has been conditioned to use non-reflective exterior materials and colors that are compatible with the seaside nature of the neighborhood.

B. ENVIRONMENTAL REVIEW

The County has determined that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), related to new construction of small structures, including single-family residences in a residential zone. Section 15300.2 (*Exceptions*) of the CEQA Guidelines states that Class 3 exemptions are qualified by consideration of where the project is to be located; a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. As a result, use of categorical exemptions generally do not apply where, due to its location, a project could have an impact on an environmental resource of hazardous or critical concern, where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.

While the site is located within a mapped geological hazard area (Geologic Hazards Zoning District), based on the geotechnical report submitted by the applicant and review by the Geotechnical Section of the San Mateo County Planning and Building Department, the site is suitable for the proposed construction of a new single-family residence, subject to the recommendations provided in the report from the project geotechnical consultant and pending further review at the building permit stage. During the site investigation, no active fault or fault traces were found on the property and the likelihood of the landslide complex impacting the proposed residence is considered low to moderate. The project, as designed and conditioned, complies with the recommendations of the project geotechnical consultant. Therefore, the project is not likely to have an impact on geologic stability and qualifies for a categorical exemption under Class 3 of the CEQA Guidelines.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council and did not receive any comments.

D. REVIEWING AGENCIES

Building Inspection Section  
Geotechnical Section  
Drainage Section  
Department of Public Works  
Coastside Fire Protection District  
Midcoast Community Council

Montara Sewer and Water District  
California Coastal Commission

**ATTACHMENTS**

- A. Conditions of Approval
- B. Letter of Recommendation for Coastside Design Review Committee
- C. Vicinity Map
- D. Selected Plans

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

# **ATTACHMENT A**

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00326

Hearing Date: June 24, 2020

Prepared By: Kelsey Lang, Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review:

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

For the Coastal Development Permit:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program by conforming to the standards and policies identified in this staff report.
3. That the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976, as the project will not adversely impact access and recreation opportunities, vertical access currently exists at the end of Precita Avenue, and lateral access exists along Ocean Boulevard.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project complies with the policies contained in the Housing, Visual Resources, Hazards, and Shoreline Access Components of the Local Coastal Program (LCP).
5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of May 14, 2020, one building permit has been issued for the construction of a single-family residence, and one building permit has been issued for the construction of an Accessory Dwelling Unit.

For the Coastside Design Review Permit:

6. 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. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; Standard (2) Limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant. This site is relatively flat and will not require a substantial amount of grading.
  - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale. Standard (1) New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. The proposed home is appropriately sized for the lot, is smaller than many homes in the neighborhood, and mimics the style of other homes in the area.
  - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale. a. Compatibility (1) Use non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house. The proposed exterior of the home has been conditioned to use non-reflective exterior materials and colors that are compatible with the seaside nature of the neighborhood.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 24, 2020. 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. This permit shall be valid for 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 a one-year increment with submittal



of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall include a copy of the final decision letter on the top pages of the building plans.
4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Add building paint and stain color specification to plans.
  - b. Modify windows on front elevation, second story, in the Master Closet, hallway and master bathroom. Provide all 24-inch x 30-inch windows to match window size and sill/head height proposed over toilet. Windows in master closet and north corner of master bathroom to be positioned the same distance from the outside corner as window over toilet. Window in hall to be centered in 3'-3" hall width.
  - c. Landscape shall include small scale evergreen trees in the rear yard area. The trees shall be planted from 15-gallon size containers. Suggested species may include Australian Tea tree, New Zealand Christmas tree, or Arbutus 'Marina'.
  - d. Landscape shall include perimeter shrub planting along the entire length of the rear and side shared property lines. The shrubs shall be spaced at 6 feet to 8 feet on-center, in triangular layouts, with two or three species types in groups. Suggested shrub species may include Dodonaea, California Wax Myrtle, or Ceanothus.
  - e. Along the street frontage landscape areas (which includes the corner area) low-level plants shall be installed such that there is a minimum of 50 percent ground coverage. The plant materials within this area shall not exceed 3 feet in height, and not exceed 18 inches in height within the sight-triangle at the corner.
  - f. All landscaping shall comply with County Water Efficient Landscape Ordinance.
  - g. Invasive plants shall not be used.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall implement the following basic construction measures at all times:
    - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
    - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
  7. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
  8. Any new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
  9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Department of Public Works, the Coastside Fire Protection District, and the Montara Water and Sanitary District.
  10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
  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. The approved colors and materials are as follows:

- a. Body siding material: non-combustible fiber-cement lap siding wood grained texture in Gray Stone (PPG1009-4)
  - b. Accent siding material: Board N Batt in Gray Stone (PPG1009-4)
  - c. Trim: Knight's Armor (PPG1001-6)
  - d. Fascia: Delicate White (PPG1001-1)
  - e. Shingles: Owens Corning in Estate Gray
  - f. Composite Railing and Decking: Timbertech in Medium Gray
  - g. Garage Door: White with lites
  - h. Front Door: Craftsman style in Sailor's Coat (PPG1153-7)
12. 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.
13. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
14. 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 Madrone Avenue and Del Mar 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 Madrone Avenue and Del Mar Avenue. There shall be no storage of construction vehicles in the public right-of-way.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.
16. This approval does not authorize the removal of any trees. Any tree removal or tree trimming will require a separate tree removal/trimming permit.

17. Prior to building permit issuance, the applicant shall record a deed restriction on the property that includes the following statement:

“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 County Geologist and the Planning and Building Department, San Mateo County.”

A copy of the recorded deed restriction shall be submitted to the Planning Department.

#### Building Inspection Section

18. A building permit is required for the proposed project.

#### Drainage Section

19. The following items will be required at the time of building permit submittal:
  - a. A final Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County’s current drainage policy restricting additional stormwater flows from development projects.
  - b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer showing any features required to retain additional stormwater resulting from the new impervious areas onsite (as determined in the Drainage Report).
  - c. An updated C.3/C.6 Checklist (if changes to impervious areas have been made during the design phase).

#### Geotechnical Section

20. The project shall have an updated soils report submitted at the time of building permit application. The updated soils report shall identify applicable codes and any changes to the site conditions that may have occurred since the time of the prior soils report creation.

#### Department of Public Works

21. 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.

22. Prior to the issuance of the Building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
23. 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.
24. 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

25. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
26. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.

27. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hours' notice to the Fire Department at 650/573-3846.
28. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
29. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
30. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
31. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
32. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.



### Montara Water and Sewer District

33. Applicant required to obtain sewer permits prior to issuance of building permit. Sewer mainline extension may be required. Sewer grinder pump and pressurized lateral may be required. Sewer Connection Fees must be paid prior to issuance of connection permit.
34. Applicant required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit water mainline extension may be required. Well abandonment may be required by San Mateo County Environmental Health Services.
35. Connection to the district's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for fire protection system is required. The connection charge must be paid prior to issuance of Private Fire Protection permit.

KG:pac – KGLEE0222\_WPU-T.DOCX



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

# **ATTACHMENT B**

May 21, 2020

## **CDRC HEARING FINDINGS**

File No.: PLN2019-00326  
Location: Madrone, Moss Beach  
Assessor's Parcel No.: 037-277-160  
Owner/ Applicant: Helen Sattelmayer

Hearing Date: May 14, 2020

**STATUS:** Recommended for approval (Chan, Kostiuk: vote 2-0) with recommendations and conditions. The applicant was in attendance and presented the project. There were 3 public comments.

### **Description:**

Consideration of a Design Review recommendation to allow the construction of a 2,121 sq. ft. two-story single family residence with attached two-car garage on a legal, non-conforming 5,000 sq. ft. legal parcel (PLN2014-00067), where 20,000 sq. ft. is the minimum parcel size in the S-105 Zoning District, associated with a hearing-level Coastal Development Permit. The project involves minor grading and no trees are proposed for removal. The project is appealable to the California Coastal Commission. Application Deemed Complete on: February 7, 2020. Project Planner: Kelsey Lang

### **Findings:**

The project complies with the following:

Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; Standard (2) Limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant.

Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale. Standard (1) New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.

Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale. a.  
Compatibility (1) Use non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house.

### **Conditions:**

1. Add building paint and stain color specification to plans.
2. Modify windows on front elevation, second story, in the Master Closet, hallway and Master Bathroom. Provide all 24" x 30" windows to match window size and sill/head height proposed over toilet. Windows in Master Closet and North corner of Master Bathroom to be positioned the same distance from the outside corner as window over toilet. Window in Hall to be centered in 3'-3" hall width.
3. Landscape shall include small scale evergreen trees in the rearyard area. The trees shall be planted from 15 gallon size containers. Suggested species may include Australian Tea tree, New Zealand Christmas tree, or Arbutus 'Marina'.

**Conditions:** (continued)

PLN2019-00326

4. Landscape shall include perimeter shrub planting along the entire length of the rear and side shared property lines. The shrubs shall be spaced at 6' to 8' on-center, in triangular layouts, with two or three species types in groups. Suggested species may include Dodonaea, California Wax Myrtle, or Ceanothus.
5. Along the street frontage landscape areas (which includes the corner area) low-level plants shall be installed such that there is a minimum of 50 percent ground coverage. The plant materials within this area shall not exceed three feet in height, and not exceed 18 inches in height within the sight-triangle at the corner.
6. All landscaping shall comply with County Water Efficient Landscape Ordinance.
7. Invasive plants shall not be used.

END



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

# **ATTACHMENT C**



M-CZ/DR/GH/CD

RM-CZ/DR/GH/CD

RM-CZ/D

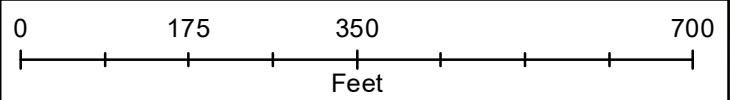
R-1/S-17/DR/GH/CD

**Project Site**

037277160

R-1/S-105/DR/GH/CD

PAD/DR/CD

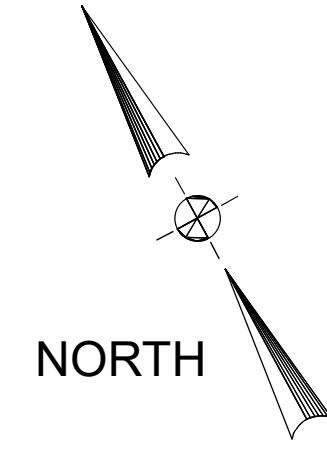




**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

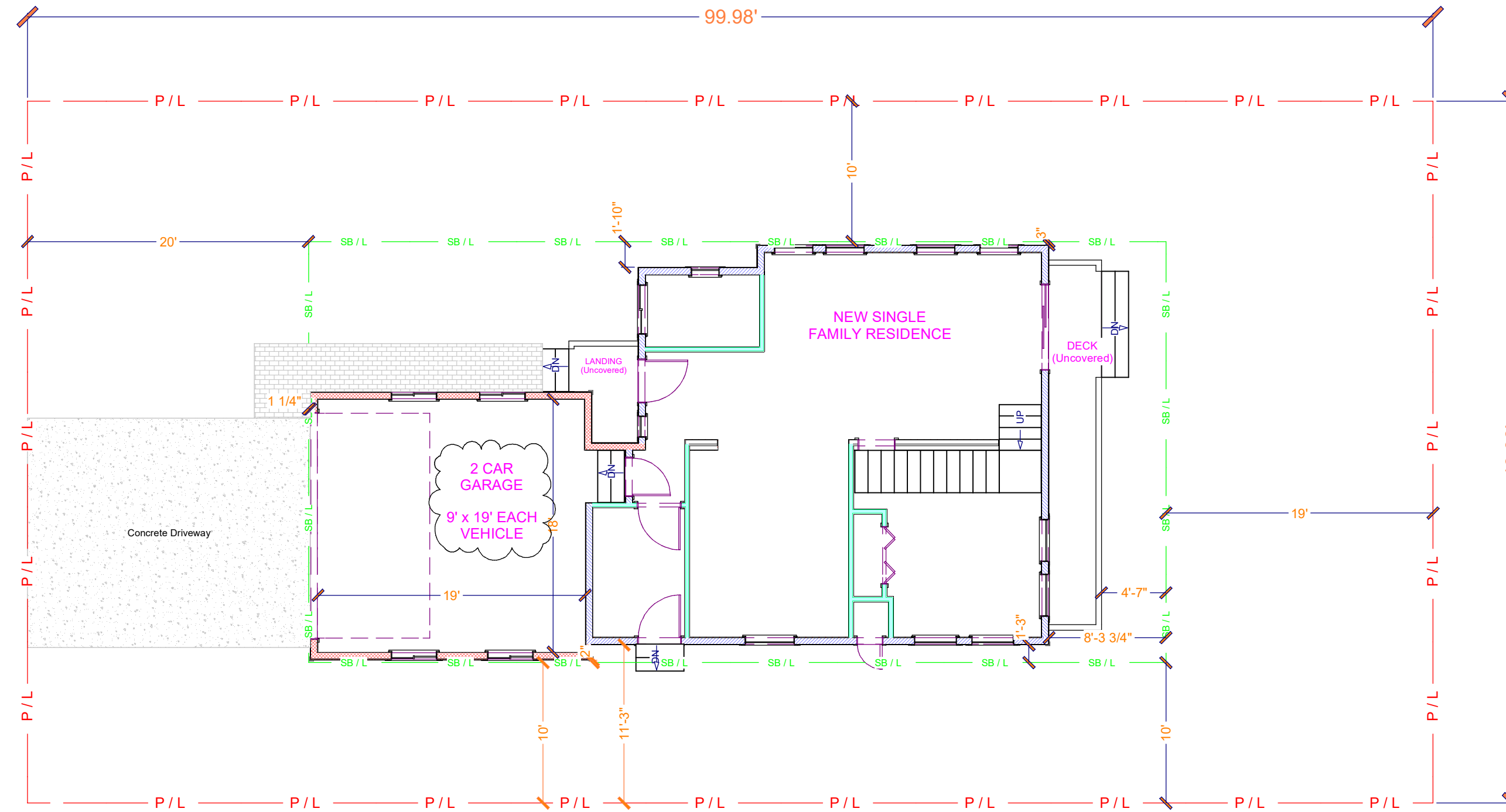
**ATTACHMENT D**





MADRONE AVENUE

DEL MAR AVENUE



Parking requirements per Section 6117 and require each space to be 9 x 19 ft

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**PROJECT:**  
 Client Name: Helen Sattelmayer  
 Property Address: Madrone X Del Mar  
 Moss Beach, CA 94038  
 APN: 037-277-160  
 Client Phone Number: (650) 704-5324

**DRAWINGS PROVIDED BY:**  
**Cutting Edge Homes**  
 270 E Douglas Avenue  
 El Cajon, CA 92020  
 310 867 3953

**DATE:**

2/7/2020

**SCALE:**

1/8" = 1'

**SHEET:**

A-3

**DESIGNER:**  
 F. WELLS

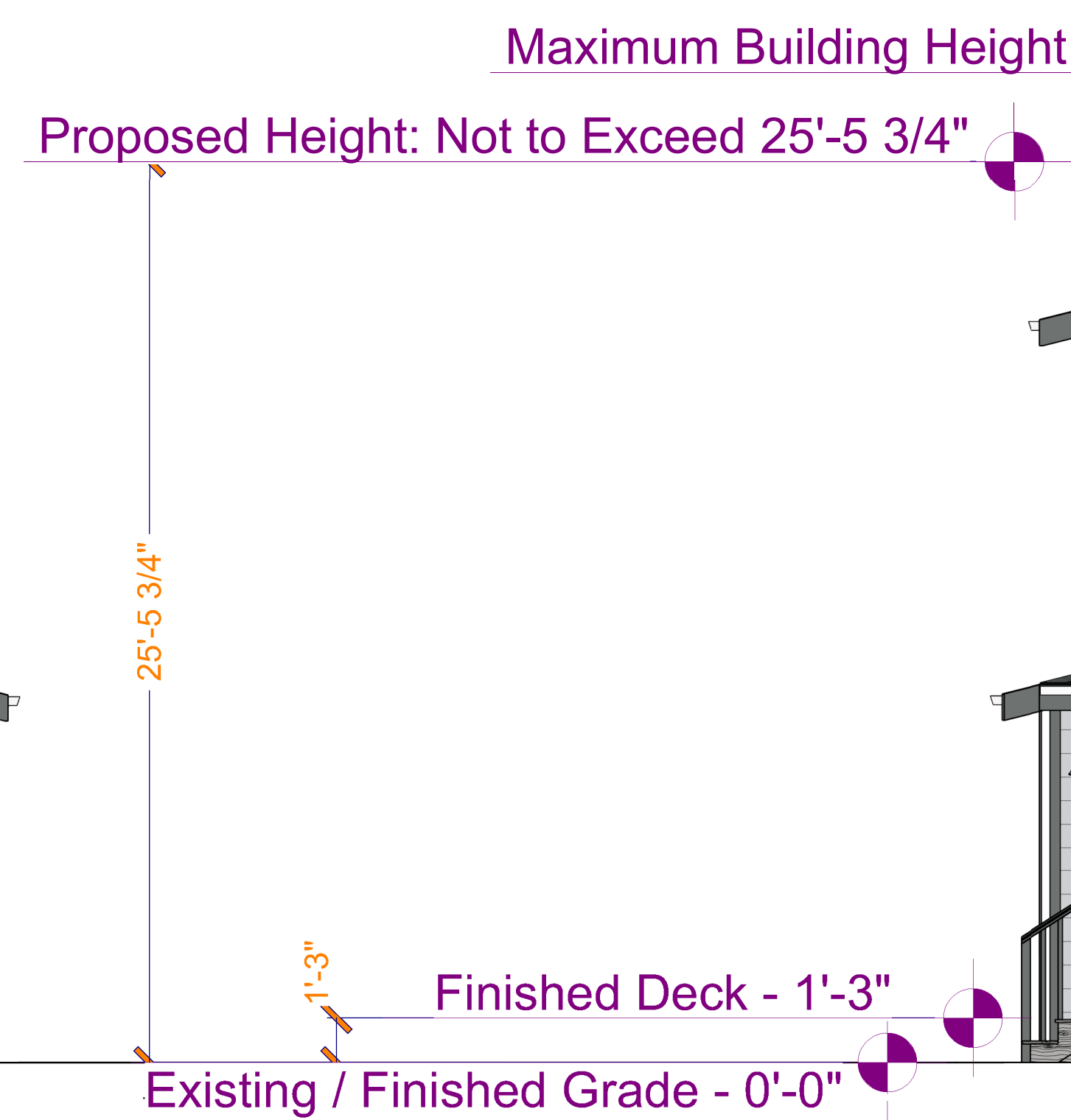
NO.	DESCRIPTION	BY	DATE





**FRONT ELEVATION**

Multiple Off-Sets Used on Front Elevation to Minimize Bulk and Increase Design Interest



**REAR ELEVATION**

Upper Balcony & Lower Decks Implemented in Design to Increase Design Interest

**DESIGNER:**  
F. WELLS

NO.	DESCRIPTION	BY	DATE

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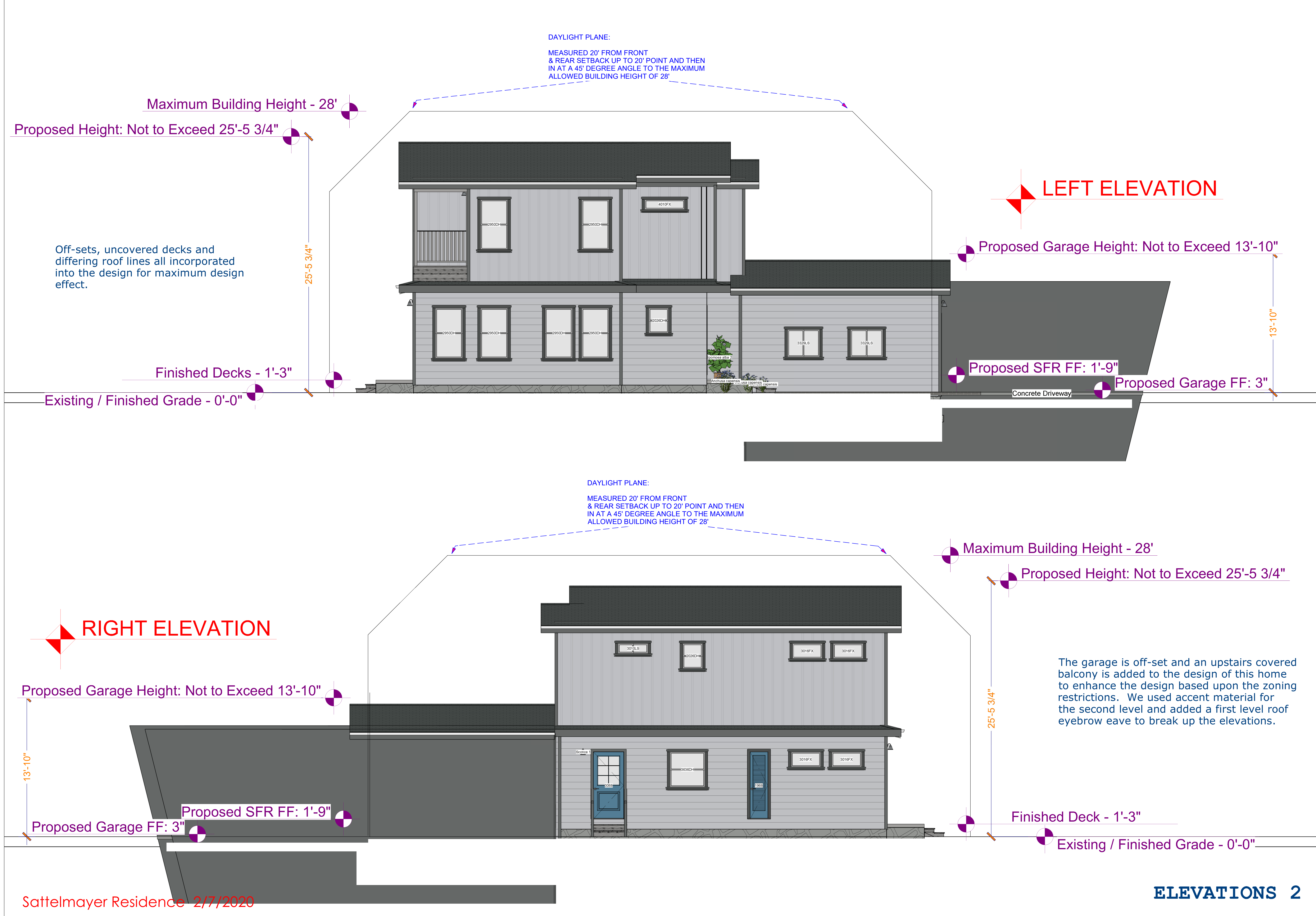
2/7/2020

SCALE:

1/4" = 1'

SHEET:

**A-6**



DESIGNER:  
F. WELLS

NO.	DESCRIPTION	BY	DATE

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DATE:

2/7/2020

SCALE:

1/4" = 1'

SHEET:

A-7