COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

DATE: September 8, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception to allow construction of a new 1,438 sq. ft., three-story, single-family residence with an attached 197 square foot, one-car garage on a 3,408 square foot legal, developed parcel (COC95-0001), at 2006 Vallemar Street in the County unincorporated area of Moss Beach. Due to the non-conforming size and triangular shape of the parcel, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is required, and a front setback of 17 feet where 20 feet is required. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00450 (Parsey)

PROPOSAL

The applicant proposes to construct a new residence and attached one-car garage on a legal, non-conforming, 3,408 square foot developed parcel. Due to the substandard size and triangular shape of the lot, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are the minimum required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where 20 feet is the minimum required. The lot has an average downslope of approximately 19 percent. The project involves minor grading and no tree removal. The property is located in the Cabrillo Highway County Scenic Corridor in an area designated for single-family residential use, with residences located to the north and southwest.
RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, County File Number PLN 2020-00450, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Compliance with Local Coastal Program (LCP): The site is developed with an existing house and is located in the Cabrillo Highway County Scenic Corridor. The project would be more visible from Cabrillo Highway than the existing residence, as it will both be taller by one story and wider in footprint. However, the project would be partially screened by existing trees and includes exterior materials (synthetic wood siding) that would blend in with surrounding vegetation. Additionally, the smaller footprint of the 3rd story, overall smaller size (1,438 sq. ft.) of the residence, along with the earth-toned color palette of the residence, would minimize its visibility from Cabrillo Highway.

Conformance with Zoning Regulations: The project complies with standards regulating proportionality of development to the parcel size, such as maximum floor area ratio and lot coverage requirements. However, the project provides a 12-foot combined side yard setback where a minimum 15 feet is required, as well as a front setback of 17 feet where a minimum of 20 feet is required.

Section 6133 establishes findings that must be made in order to approve a use permit for the project, including “that all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.” The subject parcel is bordered by a residence on a non-conforming parcel at 2000 Vallemar Street to the north and an undeveloped, conforming size property to the south. In a letter dated June 22, 2021 (Attachment E of the staff report), the applicant explains that he considered acquisition of the north parcel and acquisition of a portion south parcel, but that both options were infeasible due to the high price of the north parcel and the lack of interest from the owner of the south parcel in selling the property.

Regarding project compliance with County parking regulations, the applicant requests a reduction of one covered parking space (where the County Parking Regulations require two covered parking spaces). The off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 of the Zoning Regulations as are reasonably possible. Due to the triangular and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of two coverage parking spaces could not be achieved. The applicant proposes an attached 9-foot-wide one-car garage and an uncovered 9.5-foot-wide parking space. This allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the
design review standards. Staff has added Condition No. 17 to require a porous surface for the uncovered parking space.

Conformance with Design Review District Guidelines: On July 8, 2021, the Coastside Design Review Committee (CDRC) reviewed and recommended approval of the project, finding the project, as proposed and conditioned, to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast. Condition No. 5 has been included in Attachment A of the staff report to require compliance with CDRC conditions of approval, including minor changes to design and exterior lighting.
DATE: September 8, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, pursuant to Sections 6565.3, 6328.4, 6133.3, and 6120 of the County Zoning Regulations, to allow construction of a new 1,438 sq. ft., three-story, single-family residence with an attached 197 square foot, one-car garage on a 3,408 square foot legal, developed parcel (COC95-0001), at 2006 Vallemar Street in the County unincorporated area of Moss Beach. Due to the non-conforming size and triangular shape of the parcel, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is required, and a front setback of 17 feet where 20 feet is required. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00450 (Parsey)

PROPOSAL

The applicant proposes to construct a new residence and attached one-car garage on a legal, non-conforming, 3,408 square foot developed parcel, where 5,000 sq. ft. is required by the S-17 Zoning District. Due to the substandard size and triangular shape of the lot, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces are the minimum required, as well as a Non-Conforming Use Permit to allow a 12-foot combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where 20 feet is the minimum required. The lot has an average downslope of approximately 19 percent. The project involves minor grading and no tree removal. The property is located in the Cabrillo Highway County Scenic Corridor in an area designated for single-family residential use, with residences located to the north and southwest.
RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, County File Number PLN 2020-00450, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Owner/Applicant: Tim Parsey

Location: 2006 Valleymar Street, Moss Beach

APN: 037-085-020

Size: 3,408 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: 480 sq. ft. Single-Family Residence

Water Supply/Sewage Disposal: Montara Water and Sanitary District (MWSD)

Flood Zone: Zone X (Areas of Minimal Flood Hazard), FEMA Panel 06081C0117F, Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Setting: The property is located in an area designated for single-family residential use, with residences located to the north and southwest.
Chronology:

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1942</td>
<td>Current single-family residence is constructed.</td>
</tr>
<tr>
<td>1995</td>
<td>Certificate of Compliance Type A (COC95-0001) was recorded.</td>
</tr>
<tr>
<td>July 8, 2021</td>
<td>The Coastside Design Review Committee (CDRC) reviews the project and recommends approval.</td>
</tr>
<tr>
<td>September 8, 2021</td>
<td>Planning Commission public hearing.</td>
</tr>
</tbody>
</table>

**DISCUSSION**

A. **KEY ISSUES**

1. **Conformance with General Plan**

   The subject parcel is designated by the General Plan for Medium Density Residential use, at a density of 6.1 to 8.7 dwelling units per acre. The subject parcel is a substandard parcel of 3,408 sq. ft., which, as developed with a single residence, would result in a density of approximately 12 dwelling units per acre. However, the parcel is a legal parcel and may be developed in a manner consistent with applicable zoning regulations. As the proposed house replaces the existing house, there is no change in the density.

2. **Conformance with Design Review District Guidelines**

   On July 8, 2021, the Coastside Design Review Committee reviewed and recommended approval of the project. The project, as proposed and conditioned, was 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(D.1) Elements of Design, 1. Building mass, shape and scale d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

   Condition No. 5 has been included in Attachment A to require compliance with CDRC conditions of approval, requiring minor changes to design and exterior lighting.
3. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development outside of the Single-Family Residence Categorical Exclusion Area. The site is located within the Coastal Commission Appeals Jurisdiction of the Coastal Development Zoning District. If granted by the County, the CDP is appealable to the Coastal Commission. The site is located in the Cabrillo Highway County Scenic Corridor; the site does not contain sensitive habitat. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.18 (Location of New Development) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (Definition of Infill) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Medium Density Residential use, at a density of 6.1 to 8.7 dwelling units per acre. The site is served by Montara Water and Sanitary District (MWSD) for water and sewer service. Therefore, the project is considered an infill project.

Policy 1.23 (Timing of New Housing Development in the Midcoast) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2021 calendar year.

b. Policy 8.32 (Regulation of Scenic Corridors in Urban Areas) applies the regulations of the Design Review (DR) Zoning Ordinance. The property is located in the Cabrillo Highway County Scenic Corridor in an area designated for single-family residential use, with residences located to the north and southwest. As shown in Attachment F, the existing residence is minimally visible from Cabrillo Highway, with intervening mature Monterey Cypress trees and the declining slope towards the ocean providing screening of the existing white house. The project would be more visible from Cabrillo Highway than the existing residence, as it will both be taller by one story and wider in
footprint. However, the project would be partially screened by existing trees and includes exterior materials (synthetic wood siding) that would blend in with surrounding vegetation. Additionally, the smaller footprint of the 3rd story, overall smaller size of the residence, along with the earth-toned color palette of the residence, would minimize its visibility from Cabrillo Highway.

c. Chapter 3 (Public Access) of the Coastal Act of 1976

That the project is located between the nearest through public road and the sea and is subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Section 30212 requires new development projects to provide public access from the nearest public roadway to the shoreline and along the coast except where: (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) Adequate access exists nearby, or, (3) Agriculture would be adversely affected. Adequate access to the shoreline is provided nearby via Niagara Avenue, located 150 feet south of the project site.

4. Conformance with Zoning Regulations

a. Compliance with S-17 Zoning District Regulations

The project site is a legal, non-conforming 3,408 square foot triangular-shaped parcel, with an approximate 36-foot average width, where minimum lot size is 5,000 sq. ft. and minimum average lot width is 50 feet, respectively, in the R-1/S-17/DR/CD zoning district. As shown in the table below, the project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project provides a 12-foot combined side setback where a minimum of 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet. Also, Section 6133.3.b.2 states that “Proposed development on an improved non-conforming parcel, that does not conform with the zoning regulations currently in effect, shall require the issuance of a use permit.” As the project does not comply with the S-17 Regulations, as described above, the project requires a Non-Conforming Use Permit.
## Table 1
Compliance with the R-1/S-17/DR/CD Zoning District

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Side Yard Setback</td>
<td>5 ft.</td>
<td>Right – 5 ft. (Note: Rear deck is allowed to encroach into rear setback per Section 6406.c)</td>
</tr>
<tr>
<td>Min. Combined Side Yard Setback for structures over 16 ft. in height</td>
<td>15 ft.</td>
<td>12 ft.*</td>
</tr>
<tr>
<td>Min. Front Setback</td>
<td>20 ft.</td>
<td>17 ft.* (Note: Garage is allowed to encroach into front setback per Section 6411.a)</td>
</tr>
<tr>
<td>Min. Rear Setback</td>
<td>20 ft.</td>
<td>26 ft.</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>28 ft.</td>
<td>28 ft.</td>
</tr>
<tr>
<td>Max. Floor Area Ratio</td>
<td>48%</td>
<td>48% (1,635 sq. ft.)</td>
</tr>
<tr>
<td>Max. Building Site Coverage</td>
<td>35%</td>
<td>34.8% (1,186 sq. ft.)</td>
</tr>
<tr>
<td>Min. Average Lot Width</td>
<td>50 ft.</td>
<td>Approx. 36 ft.*</td>
</tr>
<tr>
<td>Min. Lot Size</td>
<td>5,000 sq. ft.</td>
<td>3,408 sq. ft.*</td>
</tr>
</tbody>
</table>

* Legal, Non-conforming.  
** Requested non-conformity requiring a use permit.

As shown in Table 1, the project complies with the maximum floor area ratio and lot coverage of the zoning district, however, the project includes a combined side yard setback of 12 feet, where 15 feet is the minimum required. The development of the non-conforming parcel requires a Non-Conforming Use Permit, which allows for the consideration of project features which do not conform to the development standards. Please see Section 5, below, for a discussion of project compliance with required findings for a Non-Conforming Use Permit.

Project compliance with County parking regulations is discussed in Section A.4.b., below, of this report.
b. Parking Regulations

The applicant requests a reduction of one covered parking space (where the County Parking Regulations require two covered parking spaces). Instead, the project proposes to provide one covered and one uncovered on-site parking space.

Section 6120 of the County Zoning Regulations requires the Planning Commission to find that “the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible” in order to grant an Off-Street Parking Exception. Due to the triangular shape and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of 2 covered parking spaces could not be achieved. The applicant proposes an attached 9-foot wide one-car garage and an uncovered 9.5-foot wide parking space. Staff has added Condition No. 17 to require a porous surface for the uncovered parking space. The proposal allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the design review standards. Based on the foregoing, staff finds that off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible.

5. Conformance with Non-Conforming Use Permit Findings

The project site is a legal, non-conforming 3,408 square foot parcel with a 36-feet average width, where minimum lot size is 5,000 sq. ft. and minimum average lot width is 50 feet. As stated in Section A.4.a. of this report above, the project would result in a 12-foot combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet. Section 6133.3.b.2 of Zoning Non-Conformities Chapter of the Zoning Regulations allows proposed development on an improved non-conforming parcel that does not conform to the zoning regulations currently in effect, with the issuance of a use permit. Per Section 6133, the following findings must be made in order to approve a use permit for the project:

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

The applicant proposes a new 1,438 sq. ft., three-story residence on a 3,408 square foot parcel. The project complies with requirements relating to proportionality, including floor area, lot coverage, and height
requirements of the R-1/S-17/DR/CD Zoning District. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.

b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The subject parcel is bordered by a residence on a non-conforming parcel at 2000 Vallemar Street to the north and an undeveloped, conforming size property to the south. The Montara Water and Sanitary District (MWSD) owns a large parcel in the RM-CZ/DR/CD zoning district to the rear and west of the subject parcel; acquisition of a portion of this property would not increase the usable building area of the subject parcel. In a letter dated June 22, 2021 (Attachment E), the applicant explains that he considered acquisition of the north parcel and acquisition of a portion of the south parcel, but that both options were infeasible due to the high price of the north parcel and the lack of interest from the owner of the south parcel in selling the property.

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

The proposed non-conforming combined side yard setback (12 feet) and front setback (17 feet) is necessary to accommodate a 3-foot-6-inch wide wrap-around deck that connects the front of the house to the main deck at the rear of the ground floor level of the house. While the design is in compliance with the setback requirements, where Section 6406 allows on the entrance floor of the building up to a 3-foot encroachment of an uncovered porch into the side setback, the project does not meet the combined 15-foot side setback requirement. The 17-foot front setback allows for the same porch and a 23 square foot attached trellis to minimally encroach into the front yard setback. Based on the reasonable and proportional size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. These features also help to improve the design and accessibility of the development.

d. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.
As discussed in Section A.3 of this report, the project would be more visible from Cabrillo Highway than the existing residence, but would be partially screened by existing trees and includes exterior materials that would blend in with surrounding vegetation. The project design complies with applicable design review standards, is proportional and complimentary to other homes in the neighborhood, and allows for the preservation of the 56-inch diameter at breast height Monterey Cypress tree in the front yard. The subject site does not contain sensitive habitat. Therefore, the project, as proposed and conditioned, would not result in significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

e. Use permit approval does not constitute a granting of special privileges.

This project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC). The MCC did not have any comments on this project.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Midcoast Community Council
Geotechnical Section
Coastside Fire Protection District
Montara Water and Sanitary District
California Coastal Commission
ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Proposed Site Plan, Floor Plans, and Elevations, dated June 3, 2021
D. Letter of Recommendation by Coastside Design Review Officer, dated July 28, 2021
F. Site Photos

CML:cmc – CMLFF0790_WCU.DOCX
County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00450  Hearing Date: September 8, 2021
Prepared By: Camille Leung, Project Planner  For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Regarding the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast.

3. That the project is located between the nearest through public road and the sea and is subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Adequate access to the shoreline is provided nearby via Niagara Avenue, located 150 feet south of the project site.

4. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2021 calendar year.

5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as listed in Section A.3 of this staff report.
Regarding the Design Review, Find:

6. That the project, as proposed and conditioned, 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(D.1) Elements of Design, 1. Building mass, shape and scale d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

Regarding the Off-Street Parking Exception, Find:

7. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible. Due to the triangular shape and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of two coverage parking spaces could not be achieved. The applicant proposes an attached 9-foot wide one-car garage and an uncovered 9.5-foot wide parking space. The proposal allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the design review standards.

Regarding the Non-Conforming Use Permit, Find:

8. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-17/DR/CD Zoning District.

9. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible, because the parcels that are contiguous to the subject property were, at the time of project design, either not financially feasible for purchase or not available for purchase.

10. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.
11. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The subject site does not contain sensitive habitat. The Coastside Design Review Committee has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.

12. That use permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on September 8, 2021 and as reviewed by the Coastside Design Review Committee on July 8, 2021. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design 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 Coastal Development Permit, Non-Conforming Use Permit, Off-Street Parking Exception, and Design Review Permit 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 issuance of the building permit. The expiration date of the permits 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 a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.

4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

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

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

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

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

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

5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. Clarify light fixture numbers. Use downward-directed light, or puck light under door covers, and eliminate reference to up-down light.

b. Clarify color palette using Gargoyle 1546 as the grey body color and Norway Spruce 452 as the green body color.

c. Add fascia expression at garage roof or drop plate height 1-foot and change exposed hip roof at garage to flat roof.
d. For each eyebrow roof, introduce one downward-directed light or puck light.

e. Remove two lights (Type 2) at the ground floor deck canopy.

f. The following are recommendations by the CDRC (compliance is optional):
   1) Add landscape light outside garage.
   2) Add house numbers on the Vallemar Street side of the garage.

6. 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 applications 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. 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.

n. 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.

o. 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.

7. 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.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

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

10. No site disturbance shall occur, including any vegetation, tree removal, or grading, until a building permit has been issued.

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

   a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Vallemar Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Vallemar Street. There shall be no storage of construction vehicles in the public right-of-way.

12. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

13. Noise 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).

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

15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitATED landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

a. 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).

b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water.

c. 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.

d. Turf: Total turf area shall not exceed 25 percent of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 percent 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.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

16. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines of on-site or off-site trees, including the following:

a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;

b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 by 4 boards in concentric layers to a height of eight feet; and

g. Prior to issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

17. The uncovered parking space shall be constructed with a porous surface.
Building Inspection Section

18. A building permit is required for this project.

Geotechnical Section

19. A Geotechnical Report shall be submitted at building permit application stage, the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at time of building permit application.

Drainage Section

20. The project is required to submit a final grading and drainage plan at the building permit stage that complies with County Drainage Policy and has been determined by the project arborist to not negatively impact adjacent trees and to be confirmed by the County Arborist. In the event that a prescriptive-based drainage plan similar to the Planning-level drainage plan is determined to have a significant negative impact on the tree(s), as determined by the County Arborist, a drainage plan prepared by a Civil Engineer will be required.

Montara Water and Sanitary District (MWSD)

21. Property is currently developed and receiving water and sewer services. Applicant shall submit a MWSD application for existing connections. Applicant shall obtain Sewer Permits prior to issuance of building permit. To allow credit for existing fixtures, a fixture unit count by MWSD staff before demolition of the existing structure is required. Proper abandonment and cover of existing sewer later in accordance with MWSD standards is required before demolition of existing house. Sewer lateral TV inspection is required. Sewer lateral required to adhere to current MWSD standards. Possible lateral replacement required.

22. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Existing water meter needs to be exchanged to MWSD-owned construction meter with backflow prevention before demolition of existing structure and protection from damage during construction. Water meter size upgrade may be required. Existing water service line needs to be brought to current MWSD standards and may need to be replaced. Water service line needs to tie into existing 6-inch water main in Vallemar Street.

23. Connection to the MWSD’s fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to MWSD for permits and not their contractor.
Coastside Fire Protection District (Fire District)

All fire conditions and requirements must be incorporated into the building plans, (see attached conditions) prior to building permit issuance. It is the applicant’s responsibility to notify your contractor, architect and engineer of these requirements.

24. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, 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.

25. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5 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).

26. 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 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 shall be placed at the entrance from the nearest public roadway.

27. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. 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 leading to the building and/or on each individual building shall be required by the Coastside 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

28. As per Coastside Fire Protection District Ordinance 2019-03, 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. Vegetation Management (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. 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. 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 feet 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 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

30. As per 2019 CFC, Appendix B and C, a Fire District-approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 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 two hours. Contact the local water purveyor for water flow details.

31. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, 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. 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 sq. ft. 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 Half Moon Bay. 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.
32. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

33. 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.

34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. Coastside Fire Protection District Ordinance 2019-03 and the 2019 California Fire Code shall set road standards. As per the 2019 California Fire Code, dead-end roads exceeding 150 feet shall be provided with an approved turnaround. As per the 2019 CFC Section Appendix D, road width shall not be less than 20 feet. and no street parking.

35. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 (CFC Section 605.11).

Department of Public Works

36. On building plans submitted for the Building Permit Application for the new residence, please remove the proposed swing gate shown on Page A-2. Gates cannot swing out into the public right-of-way. A sliding gate on private property may be used.

37. 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 percent) 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.

38. 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.
39. 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.
The proposed lot is a new (R-200) frame in a family group, with a 2,600-sq. ft. footprint. The lot is approximately 6,300 sq. ft. The design is a 2-story house with 3 bedrooms and 2 bathrooms on the main level, with a 2-car garage and rear yard with a 10'x10' deck. The deck is accessible from the kitchen and dining areas. The house is designed to be energy-efficient with insulated windows and doors. The materials used are selected for durability and low maintenance. The landscaping includes native plants and a well-designed irrigation system to reduce water usage. The house is located on a corner lot, providing privacy and a sense of openness. The layout is designed to maximize natural light and views of the surrounding landscape. The design is based on a preliminary architectural plan and will be refined through consultation with the owner and any necessary approvals from local authorities.
NOTE: VALLEMAR HAS A 5% GRADE. ASSUMED SPEED ON VALLEMAR ROAD TO BE 25 MPH AND PREFERRED SIGHT DISTANCE DOWNHILL TO BE 165’ MIN. AND 143’ UPHILL. ARCHITECT’S DETERMINATION IS THAT THERE ARE ADEQUATE STOPPING DISTANCES AROUND BEND IN BOTH DIRECTIONS AND FOR DRIVER BACKING OUT OF 2006 VALLEMAR.
July 28, 2021

Timothy Parsey
3810 Page Mill Road
Los Altos, CA  94022

Dear Mr. Parsey:

SUBJECT:  Coastside Design Review Recommendation
2006 Vallemar Street, Moss Beach
APN 037-085-020; County File No. PLN 2020-00450

At its meeting of July 8, 2021, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,438 sq. ft., 3-story, single family residence with an attached 197 sq. ft., 1-car garage on a 3,408 sq. ft. legal, developed parcel (COC95-0001), associated with a hearing-level Non-Conforming Use Permit, Off-Street Parking Exception, and Coastal Development Permit. A Non-Conforming Use Permit is required to allow a 10 feet combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet, due to the non-conforming size and triangular shape of the parcel. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

   This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.
The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, 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(D.1) Elements of Design, 1. Building mass, shape and scale
d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

RECOMMENDATIONS

1. Add landscape light outside garage.

2. Add house numbers on the Vallemar Street side of the garage.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Community Development Director and as reviewed by the Coastside Design Review Committee on July 8, 2021. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design 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 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.

3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. Clarify light fixture numbers. Use downward-directed light, or puck light under door covers, and eliminate reference to up-down light.

b. Clarify color palette using Gargoyle 1546 as the grey body color and Norway Spruce 452 as the green body color.

c. Add fascia expression at garage roof or drop plate height 1-foot and change exposed hip roof at garage to flat roof.

d. For each eyebrow roof, introduce one downward-directed light or puck light.

e. Remove 2 lights (Type 2) at the ground floor deck canopy.
4. 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 applications of pesticides and fertilizers to prevent polluted runoff.

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l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
m. 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.

n. 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.

o. 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.

5. 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.

6. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

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

8. No site disturbance shall occur, including any vegetation, tree removal, or grading, until a building permit has been issued.

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

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**Building Inspection Section**

15. A building permit is required for this project.
Geotechnical Section

16. A Geotechnical Report shall be submitted at building permit application stage, the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at time of building permit application.

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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.

Montara Water and Sanitary District (MWSD)

19. Property is currently developed and receiving water and sewer services. Applicant shall submit a MWSD application for existing connections. Applicant shall obtain Sewer Permits prior to issuance of building permit. To allow credit for existing fixtures, a fixture unit count by MWSD staff before demolition of the existing structure is required. Proper abandonment and cover of existing sewer later in accordance with MWSD standards is required before demolition of existing house. Sewer lateral TV inspection is required. Sewer lateral required to adhere to current MWSD standards. Possible lateral replacement required.

20. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Existing water meter needs to be exchanged to MWSD-owned construction meter with backflow prevention before demolition of existing structure and
protection from damage during construction. Water meter size upgrade may be required. Existing water service line needs to be brought to current MWSD standards and may need to be replaced. Water service line needs to tie into existing 6-inch water main in Vallemar Street.

21. Connection to the District’s fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to MWSD for permits and not their contractor.

Coastside Fire Protection District

See Conditions in Attachment 1

Department of Public Works

22. On building plans submitted for the Building Permit Application for the new residence, please remove the proposed swing gate shown on Page A-2. Gates cannot swing out into the public right-of-way. A sliding gate on private property may be used.

23. 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 percent) 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.

24. 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.

25. 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.

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 hearing-level Non-Conforming Use Permit, Off-Street Parking Exception, and Coastal Development Permit. The public hearing on these permits will take place at a later date. For more information, please contact Camille Leung, Senior Planner, at cleung@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,

Ruemel Panglao, Design Review Officer

RSP:CML:mda – CMLFF0745_WMN.DOCX

Attachment 1: Letter from Coastside Fire Protection District, dated March 2, 2021

cc: Stephen Atkinson, Project Architect
    Rebecca Katkin, Member Architect
    Katie Kostiuk, Member Architect
Tim and Joss Parsey  
2006 Vallemar St 
Moss Beach, CA 94038 

June 22nd 2021 

Ref: PLN2020-00450 attempts to acquire contiguous land 

To whom it may concern,

We investigated acquiring contiguous land to our lot in order to achieve conformity with the going regulations, between January and March 2021. 

Two options were explored:  
1. Acquiring land from the lot to the south from the owner Mr. Christoper Tyler.  
2. Purchasing the lot to the north from the then owner Mr. Alan Price  
(The land to the west belongs to the Montara Water and Sanitation Department, and would not make the lot conform to regulations)  

In conversations, Mr. Tyler was not interested in selling any part of his double lot to us as he is planning to build a house for this children to live in on that lot. 

Mr Price listed his property at $1.8Mn, although it was finally purchased last month for a marginally lower sum. We were and are not in a position financially to purchase Mr. Price's lot at those prices.

Kind regards, 

[Signature]

Tim and Joss Parsey
Figure 1 - View of Project Site from Vallemar Street

Figure 2 - View from Cabrillo Highway (Southbound)