

0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,514

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

County Government Center • 455 County Center • Redwood City CA 94063  
Mail Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4849

Permit #: PLN 2014-00257

Other Permit #: \_\_\_\_\_

1. Basic Information

Applicant:

Name: Joanna Livadas  
Address: 128 Alta Mesa Dr.  
SOUTH SAN FRANCISCO CA Zip: 94080  
Phone, W: 650-450-2475 H: 650-450-2475  
Email: joanna.livadas@rocketmail.com

Owner (if different from Applicant): SAME

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email: \_\_\_\_\_

Architect or Designer (if different from Applicant):

Name: 3NORTH MORGAN PIERCE  
Address: 427 Bryant Street, San Francisco, CA Zip: 94107  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_ Email: mpierce@3north.com

2. Project Site Information

Project location:

APN: 037-131-110  
Address: ELLENDALE + CALIFORNIA  
MOSS BEACH, CA Zip: 94038  
Zoning: R1/S-17/D12  
Parcel/lot size: 100' x 50' 5000 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 1752 sq. ft.
- Addition to Residence: w/ detached 417 sq ft garage sq. ft.
- Other: \_\_\_\_\_

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Describe Project:

2 level home with detached garage. Kit home is green (low impact). Roof top patio on garage and covered patio on back of house. Landscape plan includes low water requirement plants and trees + a lap pool.

## 4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	Vinyl / fiber cement / slate	attached	<input checked="" type="checkbox"/>
b. Trim	Wood	"	<input checked="" type="checkbox"/>
c. Windows	Aluminium		<input type="checkbox"/>
d. Doors	Wood		<input checked="" type="checkbox"/>
e. Roof	Fiberglass Asphalt Shingles		<input checked="" type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	Wood		<input checked="" type="checkbox"/>
h. Stairs	Wood / metal		<input checked="" type="checkbox"/>
i. Retaining walls	N/A		<input type="checkbox"/>
j. Fences	Wood	light stain - Summer wheat	<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport	same as house		<input checked="" type="checkbox"/>

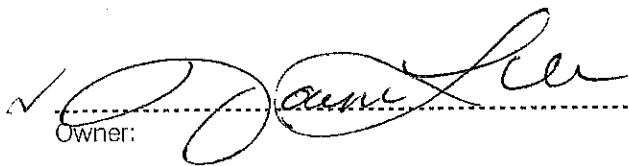
## 5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (~~check if attached~~) (required)

## 6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

  
Owner:

Applicant:

Date:

7-17-14

Date:

# Environmental Information Disclosure Form

## Planning and Building Department

PLN 2014-00251

BLD \_\_\_\_\_

Project Address: CALIFORNIA + ELLENDALE  
MOSS BEACH, CA 94038

Name of Owner: JOANNA LIVADAS

Address: 128 ALTA MESA DR.  
SOUTH SAN FRANCISCO, CA 94080 Phone: 650-450-2475

Assessor's Parcel No.: 037 - 131 - 110

Name of Applicant: SAME

Zoning District: R1 / S17 / DR / CD

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

### Existing Site Conditions

Parcel size: 100' x 50' 5000 SF

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). \_\_\_\_\_

### Environmental Review Checklist

#### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>5</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>2</u> c.y. Fill: <u>0</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

- 1) Significant trees are in center of lot and need to be removed for construction. trees will be replaced at 2 for each one removed, 2:1
- 2) Minimal grading is required. lot is level.

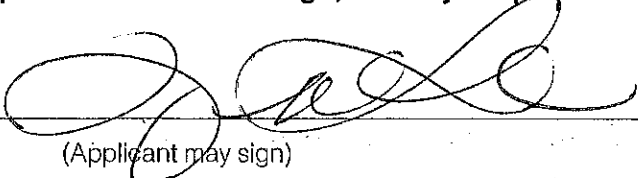
Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

**Certification**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

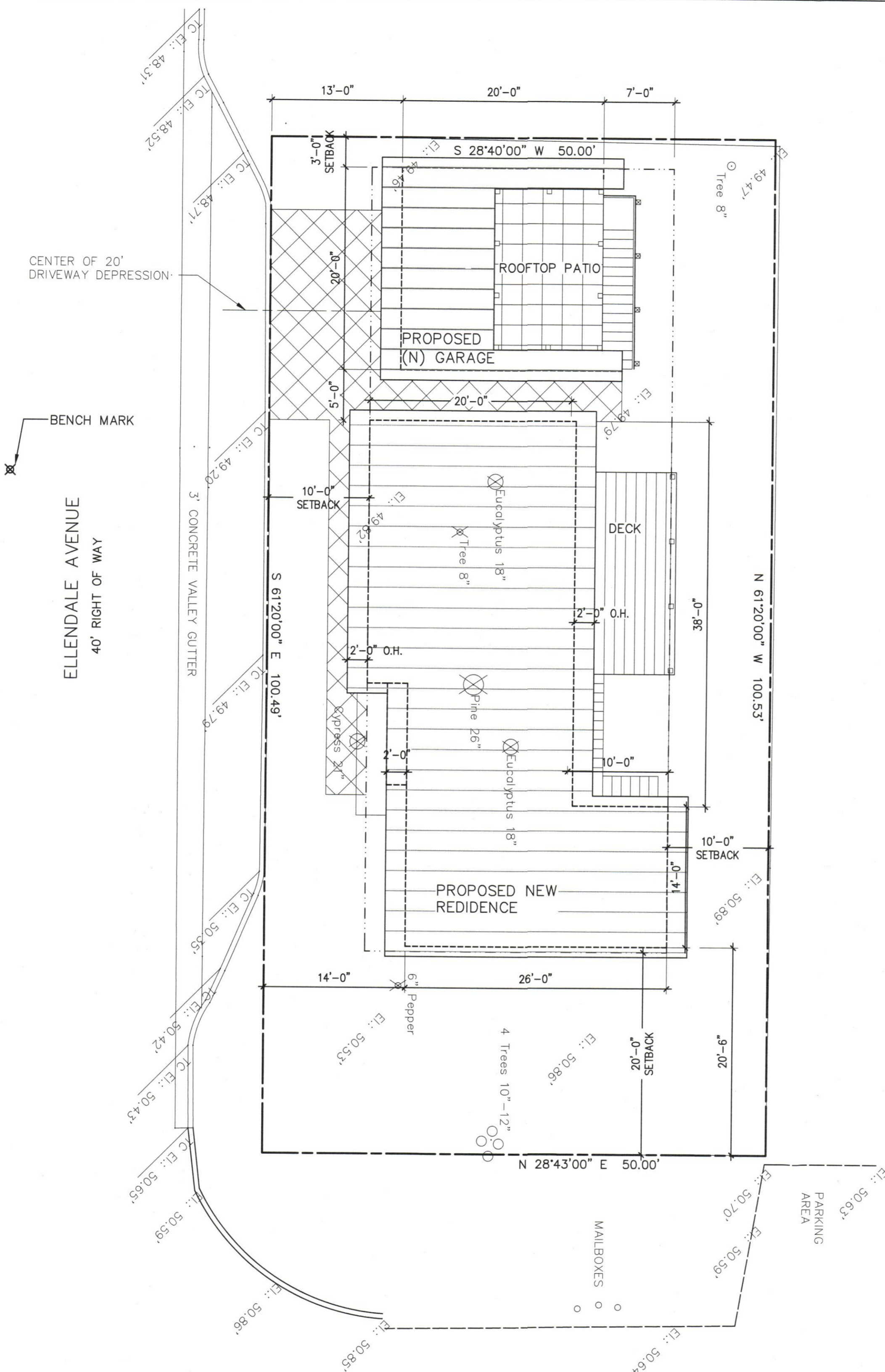
Signed:  Date: 7-17-14  
(Applicant may sign)

**ABBREVIATIONS**

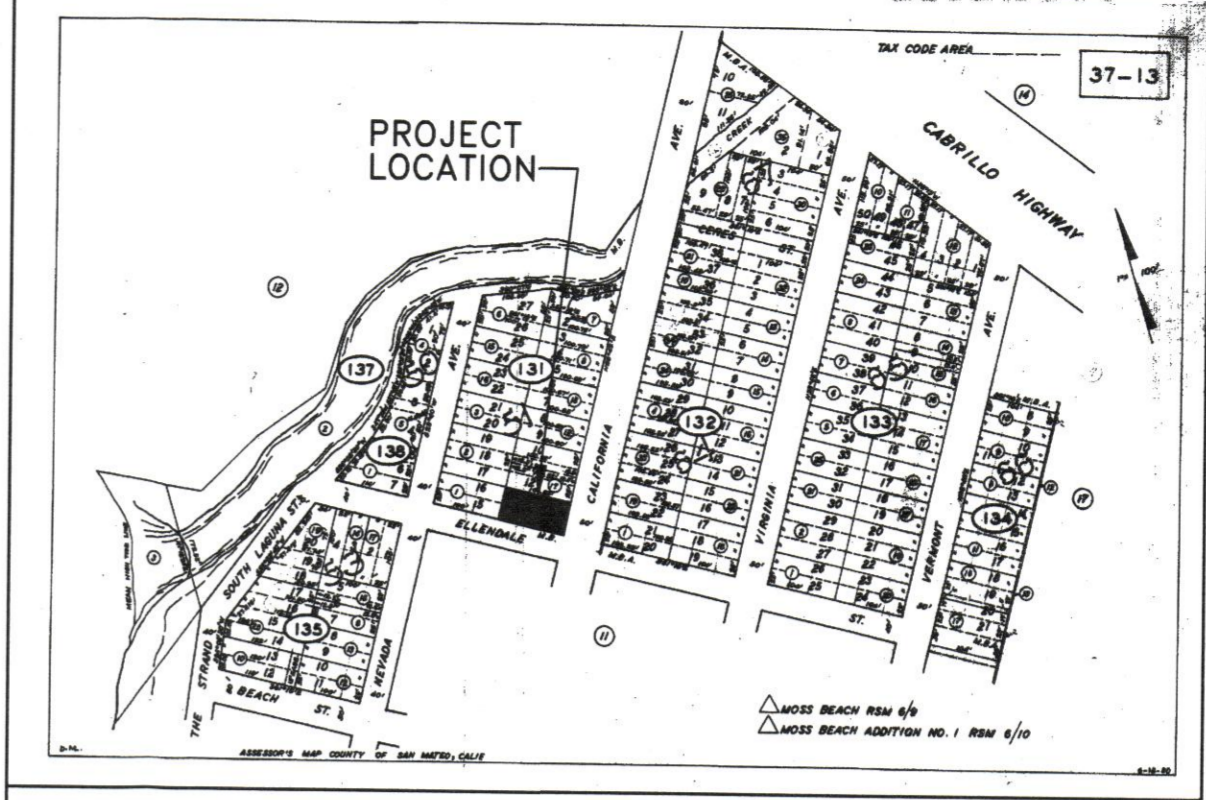
Table of abbreviations for architectural elements such as A/C, ADJ, AWN, BLDG, etc., and their corresponding full names.

**SYMBOLS**

- List of symbols for grid lines, details, wall sections, room numbers, spot grades, door marks, elevations, north arrows, interior wall types, key notes, dimensions, and alignment.



**16 SITE PLAN**  
SCALE 1/8"=1'-0"



**1 VICINITY MAP**  
SCALE N.T.S.

DRAWING INDEX table listing architectural drawings A-1 through A-5: COVER SHEET, SITE PLAN, FLOOR PLANS, ROOF PLANS, HOUSE ELEVATIONS, GARAGE ELEVATIONS, SECTION.

**PROJECT DATA**

SCOPE OF WORK: A NEW 2 STORY RESIDENCE, A 2 CAR GARAGE. Table with columns for floor level and area in square feet.

SUMMARY: ZONING: R-1/S-17/DR/CD, LOT AREA SQ.FTG.: 5,025.4 S.F. Approx.

CODE EDITION: 2013 CBC, 2013 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE), 2013 CFC, 2013 CPC, 2013 CMC, 2013 CEC, AND CITY OF MOSS BEACH ORDINANCE INCLUDING ANY AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, AND REGULATIONS.

Project information block containing: Client name (Joanna Livadas), address (128 Alta Mesa), project location (101 California Ave. Moss Beach, CA), drawing title (COVER SHEET), and sheet number (A-1).



Joanna Livadas

128 Alta Mesa  
South San Francisco  
CA 94080  
TEL: 650/450-2475

CONSULTANTS:

PROJECT:

101 California Ave.  
Moss Beach, CA

△	DATE	DESCRIPTION

PROJ. NO: 15-04.01  
CAD DWG FILE:  
DRAWN BY:  
DESIGNER:  
CHK'D BY:  
DATE: 6/26/2015

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

NUMBER: OF:



18 FRONT ELEVATION  
SCALE: 1/4"=1'-0"

6 RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

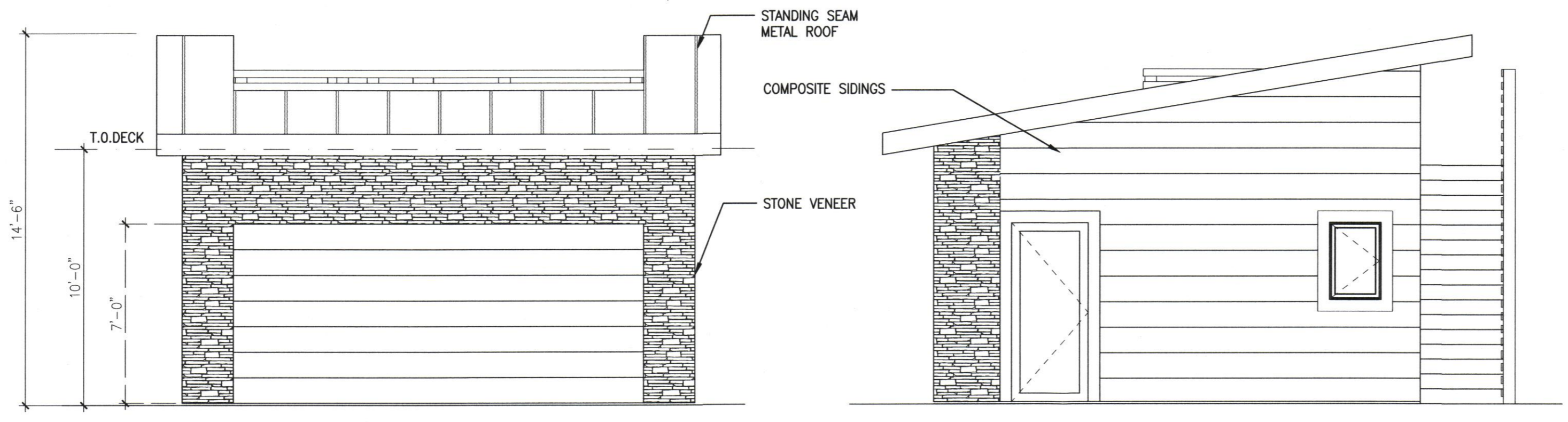


20 REAR ELEVATION  
SCALE: 1/4"=1'-0"



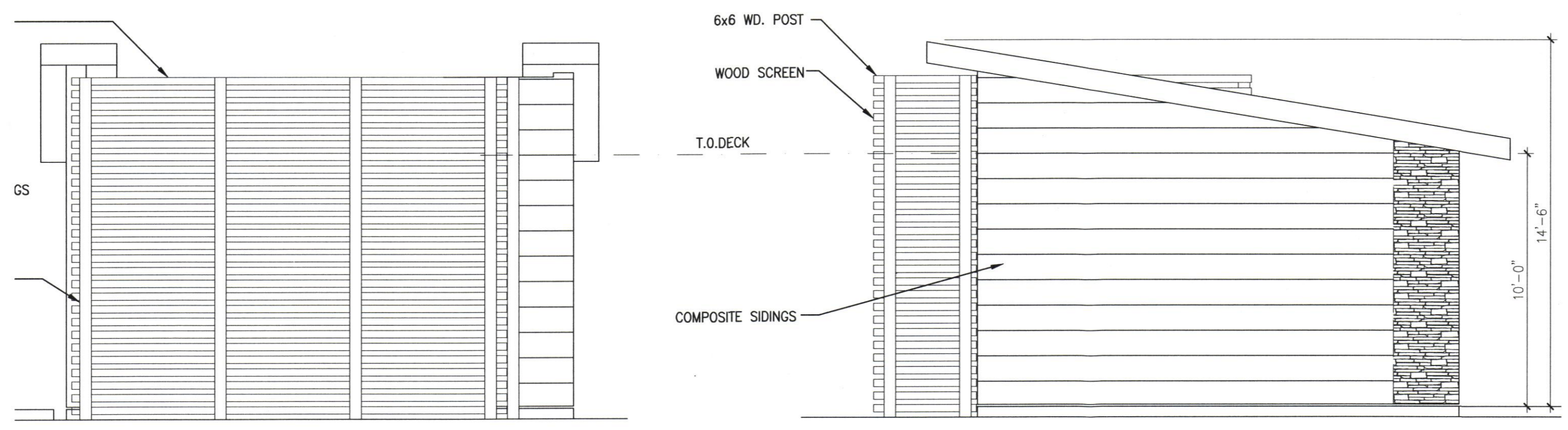
8 LEFT ELEVATION  
SCALE: 1/4"=1'-0"





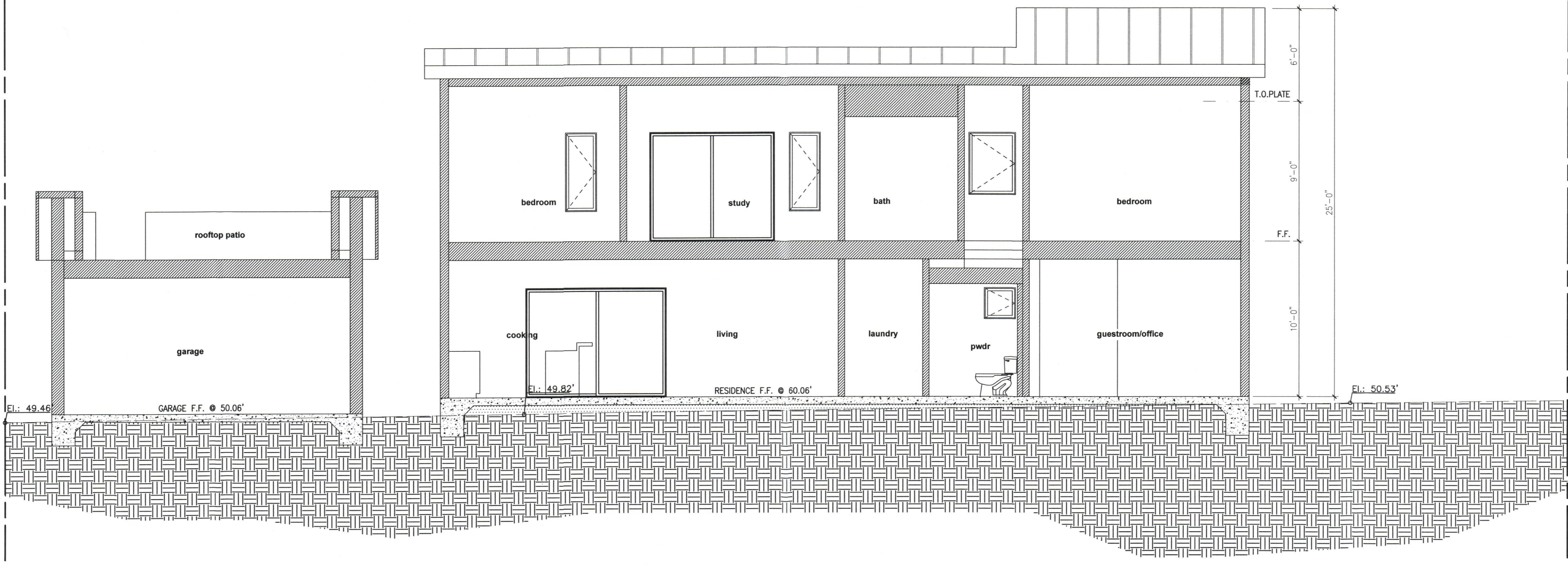
13 FRONT ELEVATION  
SCALE 1/4"=1'-0"

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



14 REAR ELEVATION  
SCALE 1/4"=1'-0"

6 LEFT ELEVATION  
SCALE 1/4"=1'-0"



20 SECTION  
SCALE 1/4"=1'-0"

Joanna Livadas

128 Alta Mesa  
South San Francisco  
CA 94080  
TEL: 650/450-2475

CONSULTANTS:

PROJECT:

101 California Ave.  
Moss Beach, CA

△	DATE	DESCRIPTION

PROJ. NO:	15-04.01
CAD DWG FILE:	
DRAWN BY:	
DESIGNER:	
CHK'D BY:	
DATE:	6/3/2015

SHEET TITLE:

GARAGE ELVATIONS  
SECTION

SHEET NUMBER:

A-4

NUMBER: OF:

Joanna Livadas

128 Alta Mesa  
South San Francisco  
CA 94080  
TEL: 650/450-2475

CONSULTANTS:

PROJECT:

101 California Ave.  
Moss Beach, CA

△	DATE	DESCRIPTION

PROJ. NO: 15-04.01  
CAD DWG FILE:  
DRAWN BY:  
DESIGNER:  
CHK'D BY:  
DATE: 6/3/2015

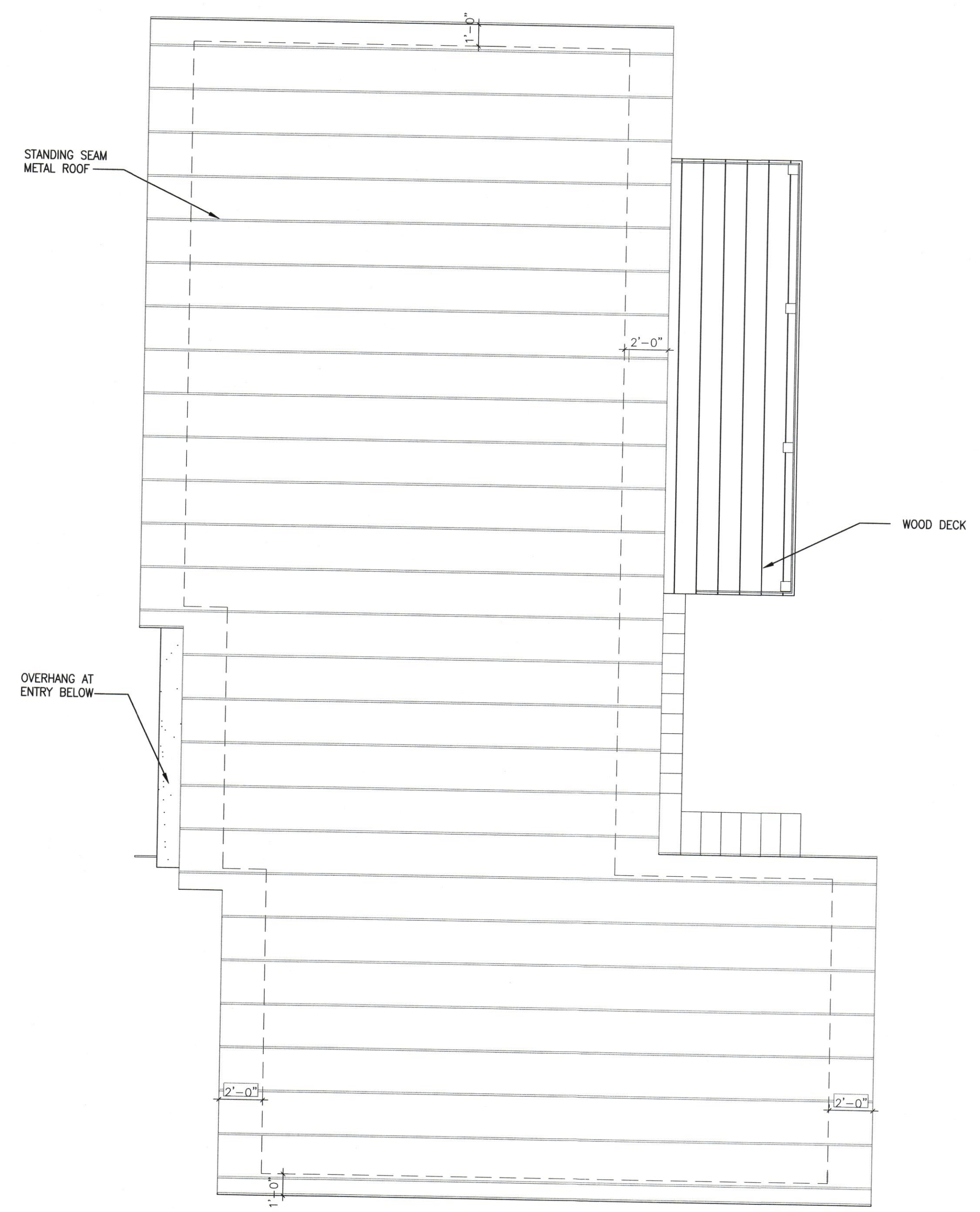
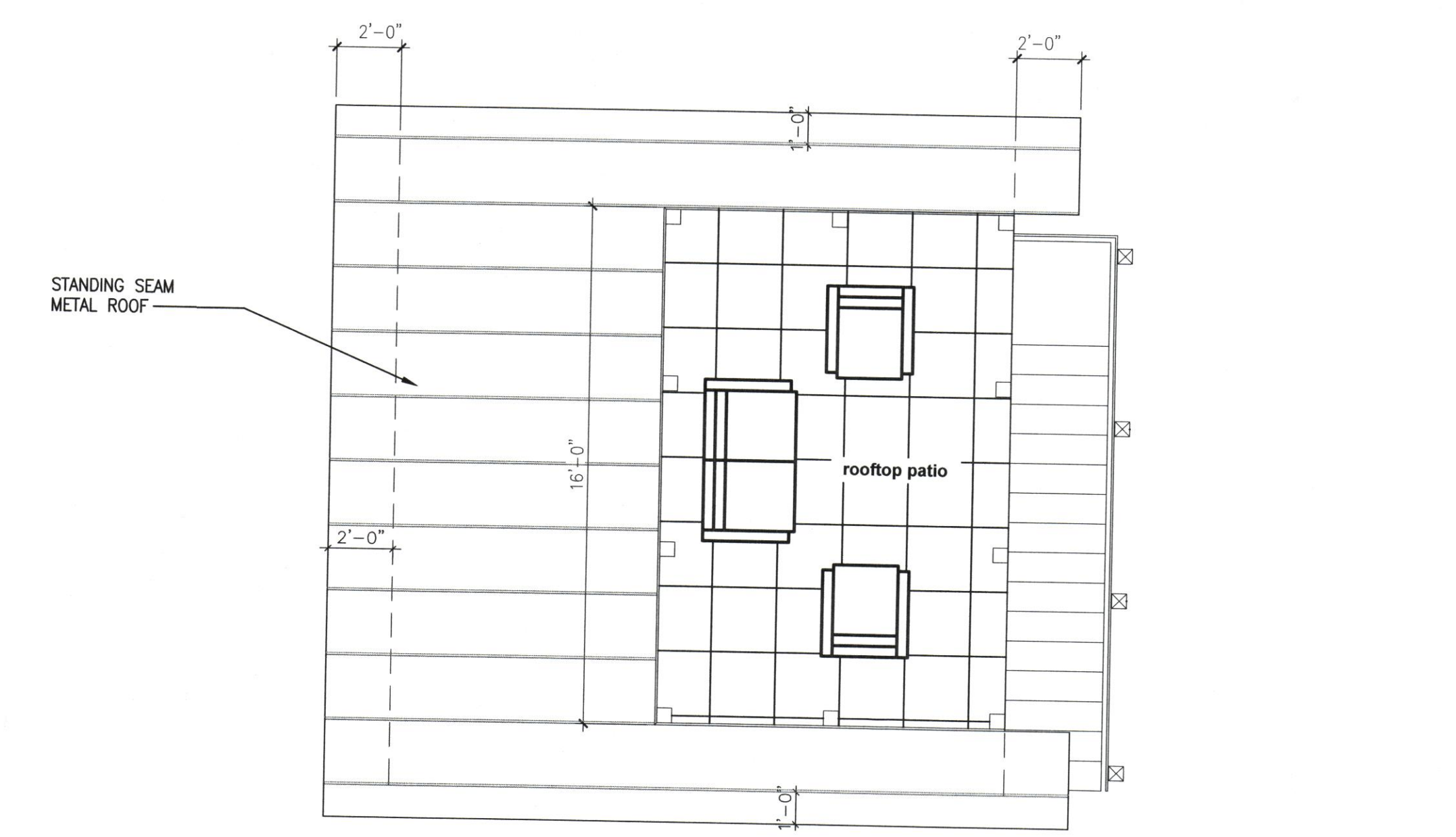
SHEET TITLE:

ROOF PLAN

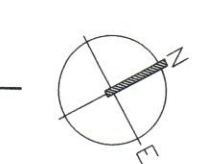
SHEET NUMBER:

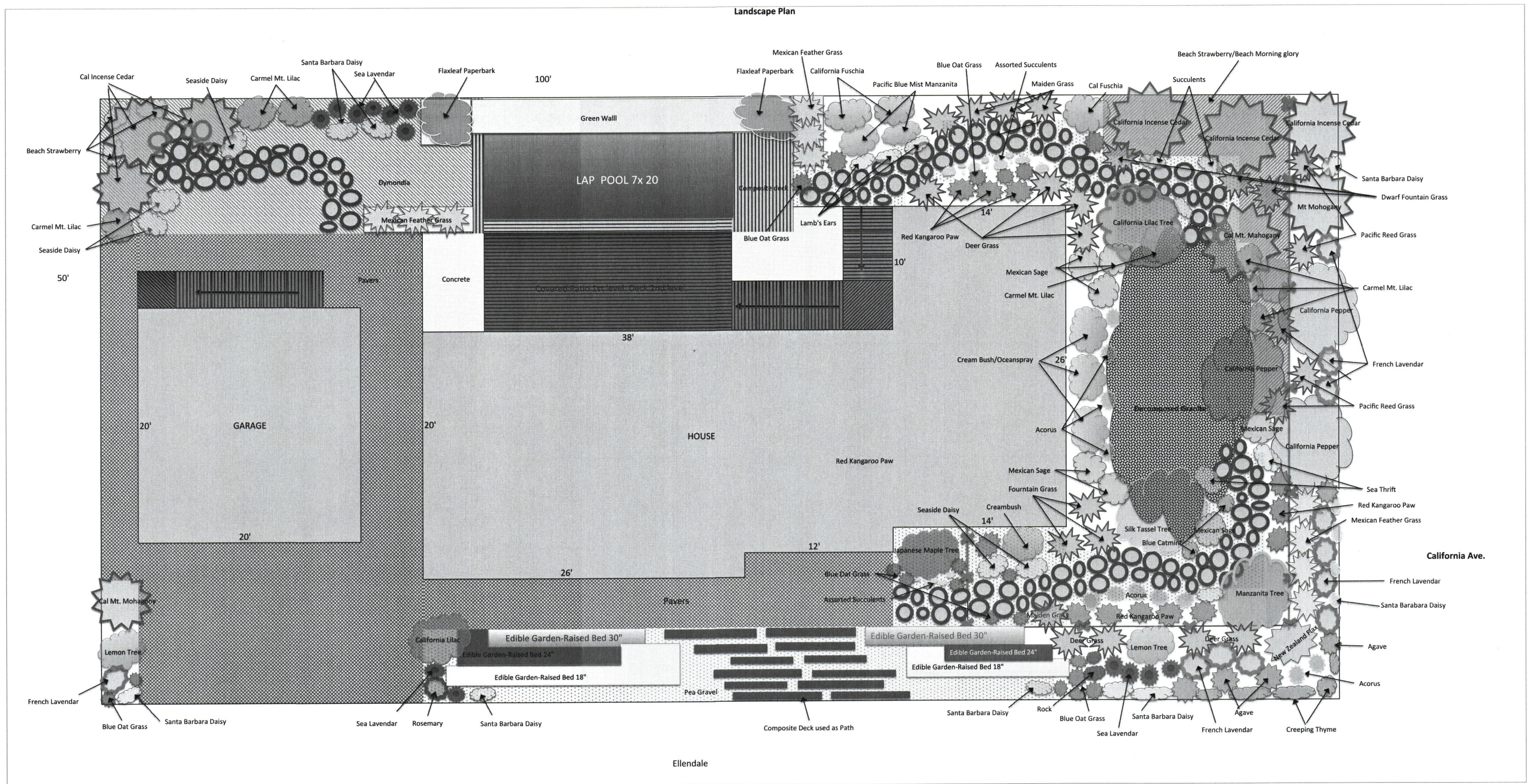
A-3

NUMBER: OF:



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





20 LANDSCAPE PLAN  
SCALE: N.T.S.

Table of Plants

Common Name	Latin
Ground Cover	
Lamb's Ears	Stachys byzantina
Blue Catmint	Nepeta faassenii
Blue Western Flax	Linum lewisii
Sea Thrift	Armeria maritima
Beach Morning Glory	Ipomoea pes-caprae

**NOTES**

- Irrigation is drip through out.
- All plants native to California, most are coastal natives and drought tolerant.
- Pavers are pervious.

Seaside Daisy	Eriogonum fasciculatum
Creambush/Oceanspray	Holodiscus discolor
California Lilac	Ceanothus
Assorted Succulents	
Agave	
Grasses	
Maiden grass	Miscanthus sinensis 'Gracillimus'
Deer Grass	Muhlenbergia rigens
Mexican Feather Grass	Stipa tenuissima
Blue Oat Grass	Helictotrichon sempervirens
Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'
Purple Fountain Grass	Pennisetum setaceum 'Ritburnum'
Pacific reed grass	Calamagrostis nutkaensis
Trees	
Manzanita	Arctostaphylos
California Lilac	Ceanothus 'Concha'
California Incense Cedar	Calocedrus decurrens
California Pepper	Schinus molle
California Mountain Mahogany	Cercocarpus betuloides
Flaxleaf Paperbark	Melaleuca linariifolia
Japanese Maple Bloodgood	Acer palmatum atropurpureum
Silktassel	Garrya elliptica

Joanna Livadas  
128 Alta Mesa  
South San Francisco  
CA 94080  
TEL: 650/450-2475

CONSULTANTS:

PROJECT:

101 California Ave.  
Moss Beach, CA

DATE	DESCRIPTION

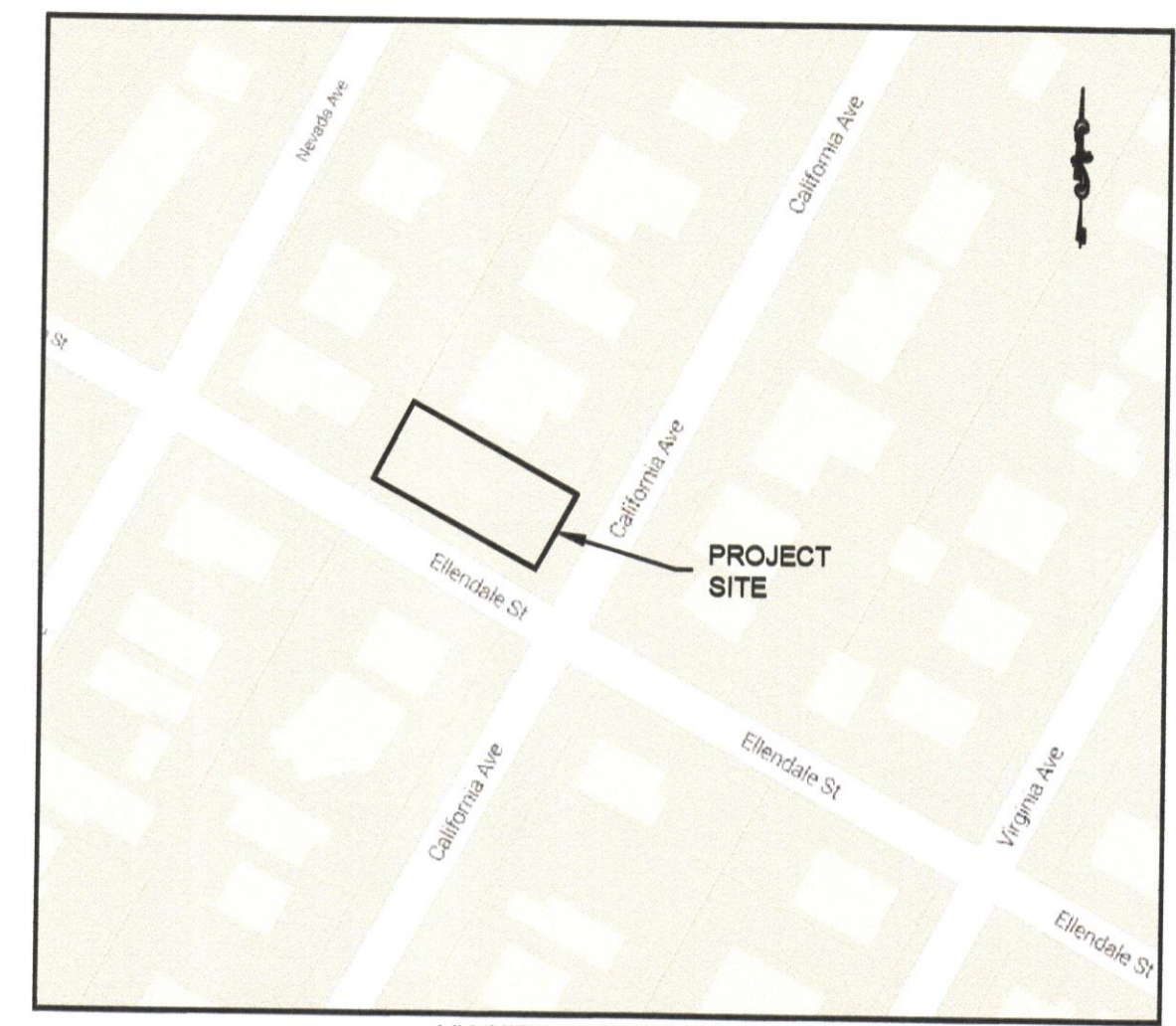
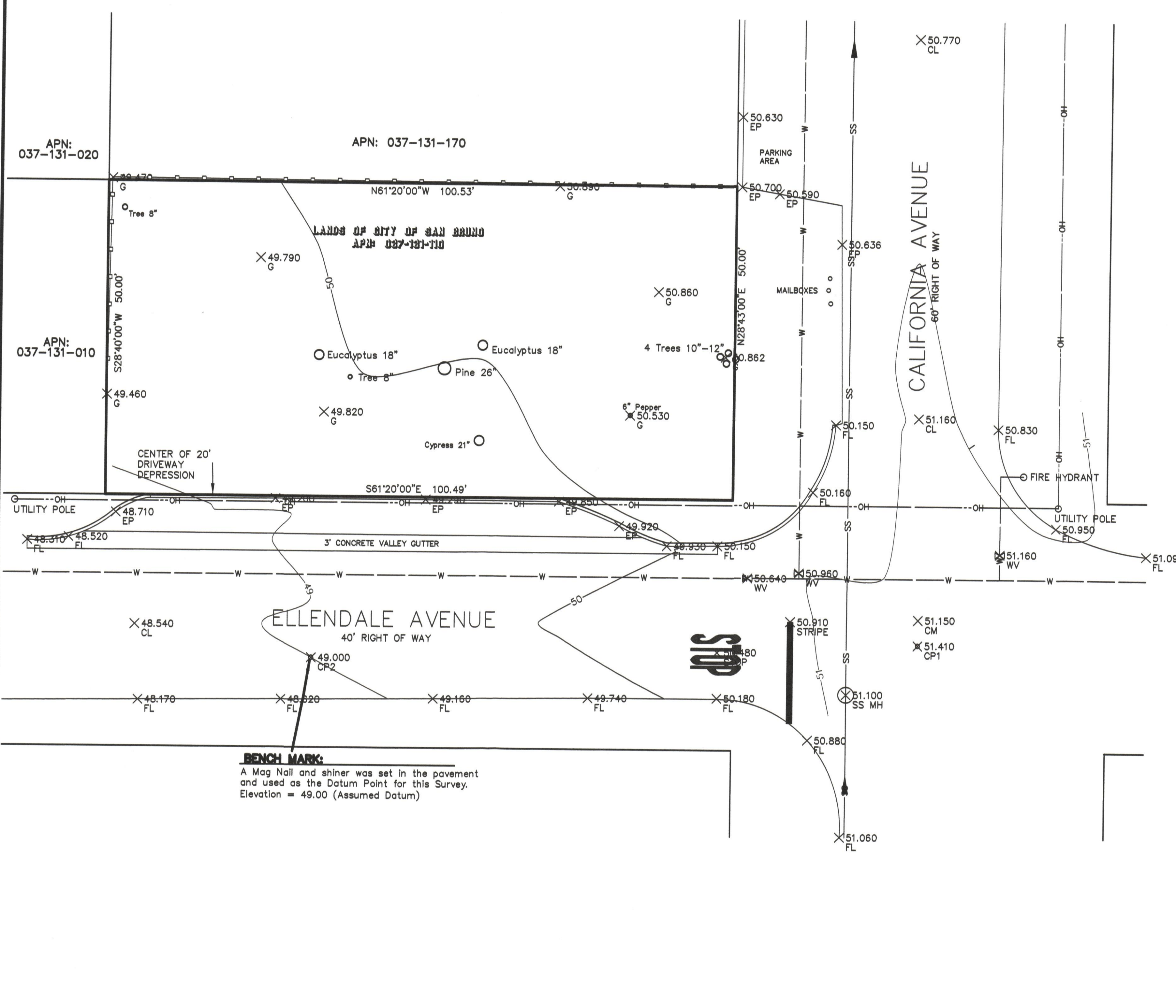
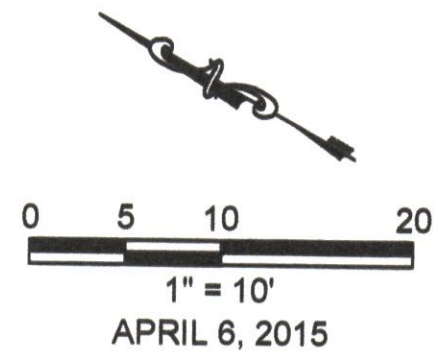
PROJ. NO: 15-04.01

LANDSCAPE PLAN

SHEET NUMBER:

L-1

NUMBER: OF:



Survey Prepared for: Joanna Livadas  
 SITE ADDRESS: Vacant lot at Elledale St. & California Ave.  
 LEGAL DESCRIPTION: Lots 13 & 14 Block 51  
 Record Subdivision Book 6 at Page 9  
 A.P.N. 037-131-110  
 AREA: 5,025.4 SQ. FT. +/-

**LEGEND**

	BOUNDARY LINE/PROPERTY LINE (P/L)
	BOUNDARY OF ADJOINING PROPERTIES
	WOODEN FENCE LINE
	CONTOUR LINE W/ ELEVATION
	OVERHEAD UTILITY LINES
	WATER LINE (BASED ON SURFACE UTILITIES)
	SANITARY SEWER & FLOW DIRECTION
	SIGN POST
	CONTROL POINT
	EDGE OF PAVEMENT
	INVERT ELEVATION OF MANHOLE
	RIM ELEVATION OF MANHOLE
	CONTROL POINT
	SANITARY SEWER
	STANDARD 48" MANHOLE WITH 24" LID
	SIGN POST
	GROUND ELEVATION
	NOT AN ELEVATION
	FLOW LINE

**SURVEY DATA:**  
 THE SURVEY DATA SHOWN HEREON IS BASED ON A SURVEY PROVIDED BY JOANNA LIVADAS TO PROFESSIONAL LAND SERVICES. THE TOPOGRAPHY AND BOUNDARY WAS PREPARED BY PAT MCNULTY, AND SUPPLEMENTED WITH ADDITIONAL SURVEYING BY PROFESSIONAL LAND SERVICES.

F:\2015-3001 Moss Beach G&D\Vacant Moss Beach - Boundary Topo.dwg @ 05:12:30 PM

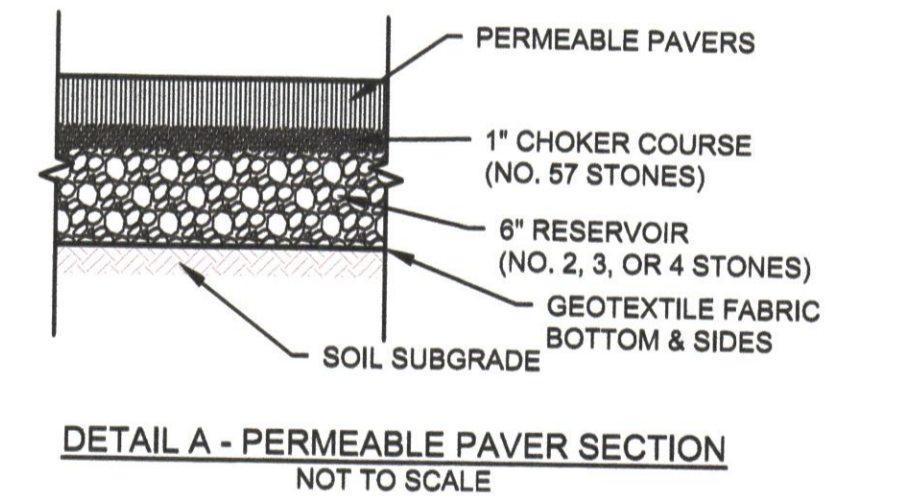
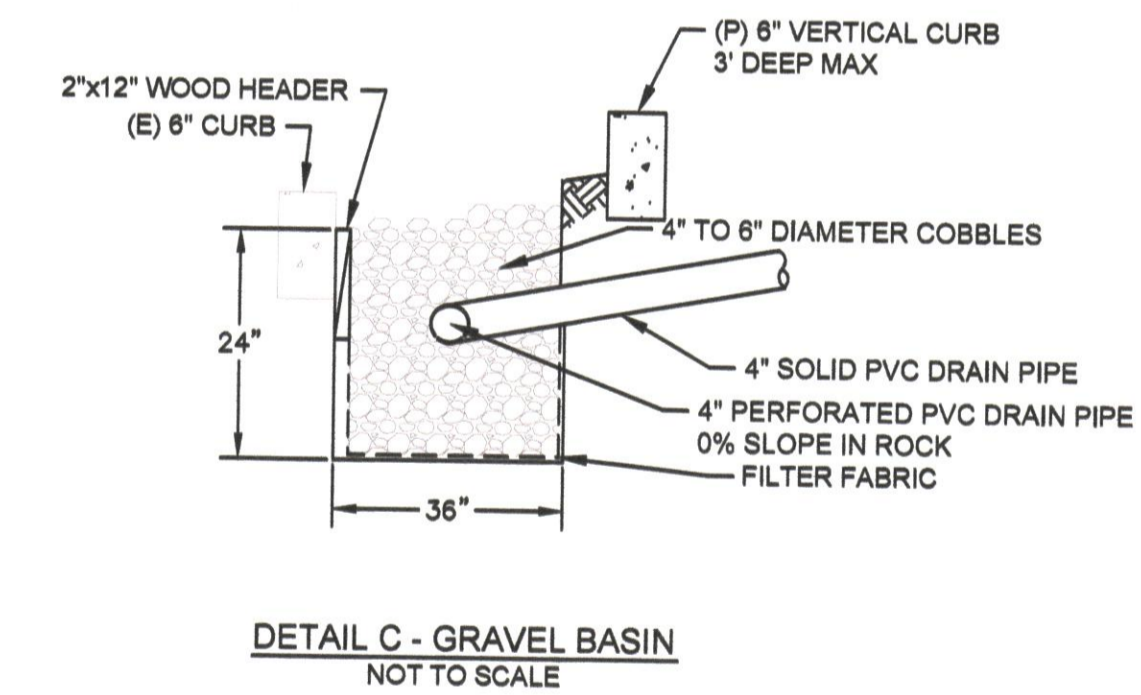
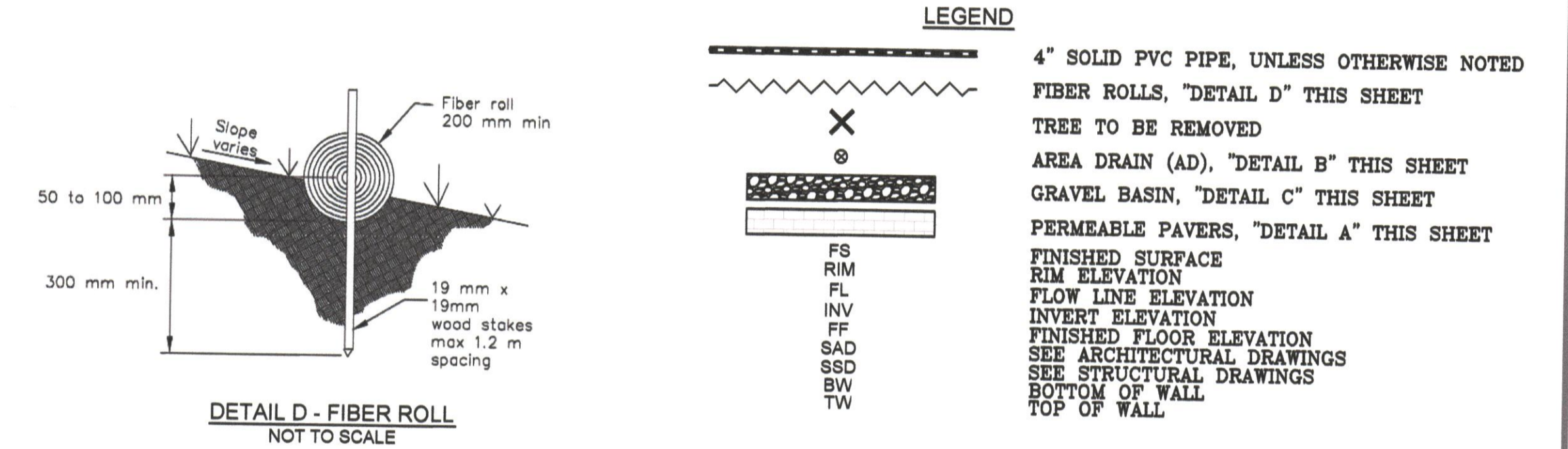
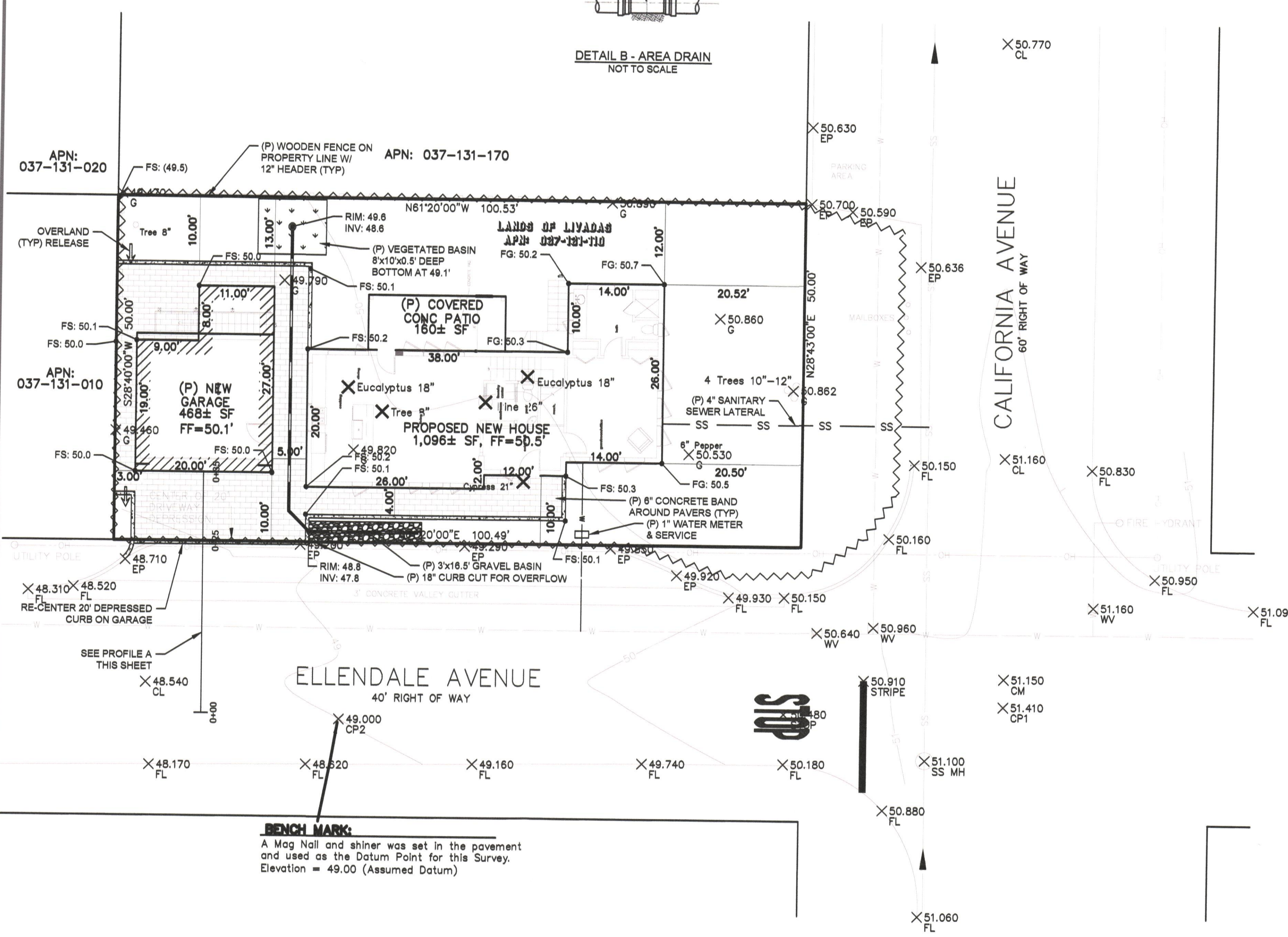
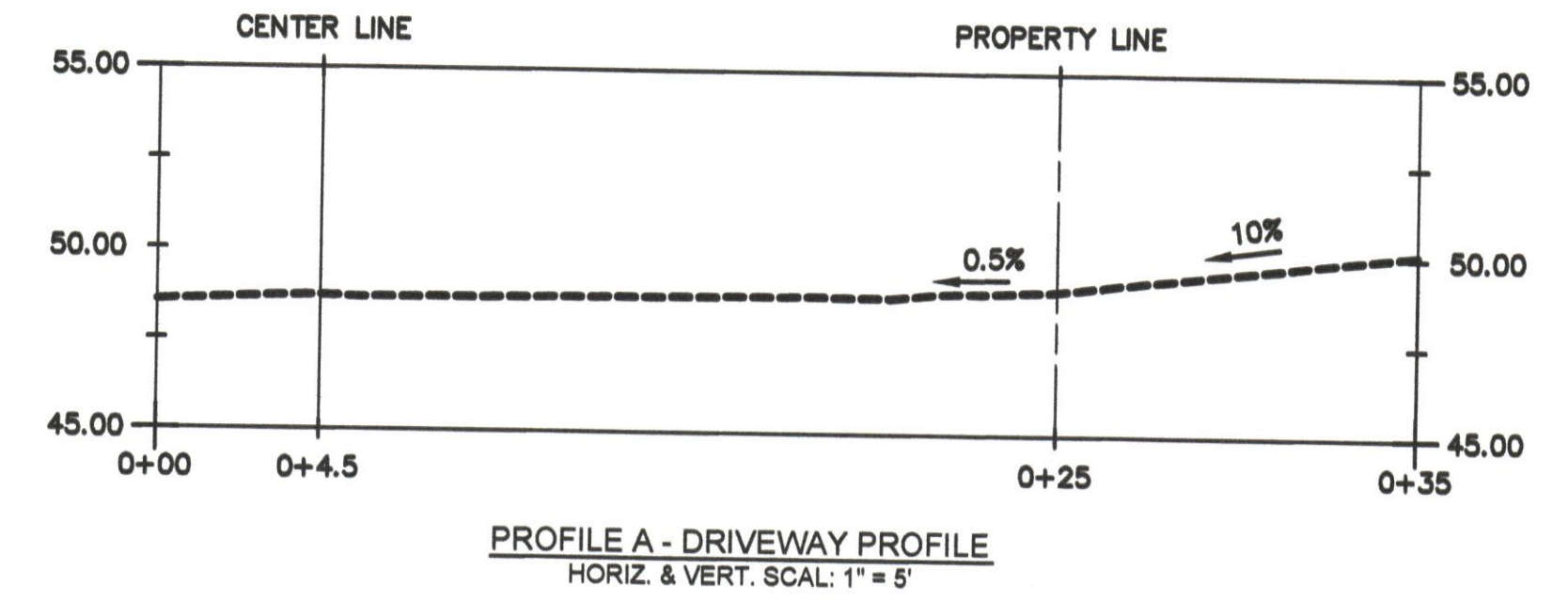
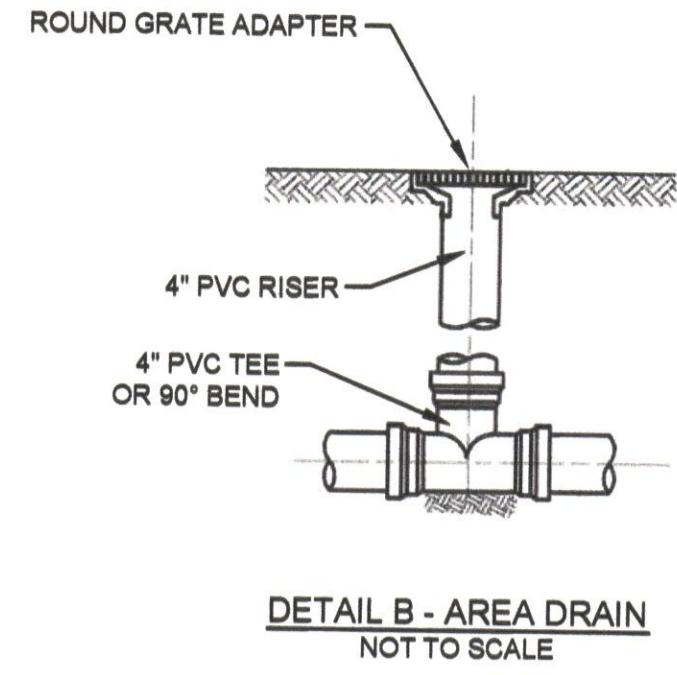
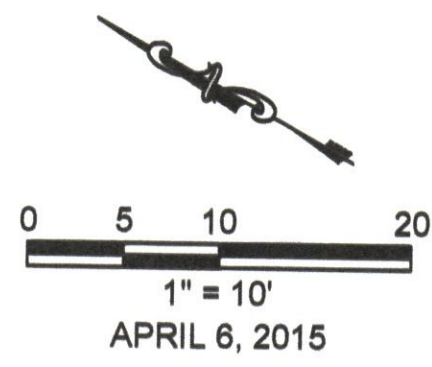
NO.	REVISIONS	DATE
1	BUILDING FOOTPRINT REVISED	06/04/2015
2		
3		
4		
5		

JOB#: 2015.3001  
 DATE: 06/04/15  
 100% SUBMITTAL

DESIGNED: JKO  
 DRAWN: JKO  
 APPROVED: JKO

PREPARED FOR:  
**JOANNA LIVADAS**  
 128 MESA DRIVE  
 SO. SAN FRANCISCO,  
 CA 94080

TITLE:  
**EXISTING TOPOGRAPHY**  
 VACANT LOT ELLENDALE  
 MOSS BEACH, CA 94038



**GENERAL NOTES**

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE COUNTY OF SAN MATEO.
- IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM DRAINAGE FACILITIES. ADDITIONAL EROSION CONTROL MAY BE NEEDED AT THAT TIME.

**EARTHWORK QUANTITIES**

CUT	48.0 CY
FILL	24.4 CY
NET CUT	23.6 CY

**BENCH MARK:**  
A Mag Nail and shiner was set in the pavement and used as the Datum Point for this Survey. Elevation = 49.00 (Assumed Datum)

E:\2015-3001 Moss Beach G&D\Vacant Moss Beach - Grading and Drainage.dwg @ 05:11:43 PM

BUILDING FOOTPRINT REVISED	06/04/2015
NO.	REVISIONS

JOB#: 2015.3001  
DATE: 06/04/15  
100% SUBMITTAL

(850) 244-9687  
jgmahoney@pls-corp.com  
901 Sneath Ln, Suite 117  
San Bruno, CA 94066

DESIGNED: JKO  
DRAWN: JKO  
APPROVED: JKO

PREPARED FOR:  
JOANNA LIVADAS  
128 MESA DRIVE  
SO. SAN FRANCISCO,  
CA 94080

TITLE:  
**PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL**  
VACANT LOT ELLENDALE  
MOSS BEACH, CA 94038

**SHEET 2**  
OF  
2