

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

DATE: April 22, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a 497 sq. ft. two-story front addition and a 634 sq. ft. second floor rear deck and stair addition to an existing 2,979 sq. ft. two-story single-family residence located on an existing 6,650 sq. ft. legal parcel located at 199 Wienke Way in the unincorporated Moss Beach area of San Mateo County. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00449 (Love)

PROPOSAL

The applicant proposes to build a 497 sq. ft. two-story front addition and a 634 sq. ft. second floor rear deck and stair addition to an existing 2,979 sq. ft. two-story single-family residence. The front addition consists of a new covered front porch/entryway and library on the first floor and a new living room on the second floor. The new rear deck includes spiral stairs for exterior access.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2014-00449, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding water and wastewater supply, the project site is located in the unincorporated Moss Beach area where public facilities, services and utilities already serve the existing residence. Montara Water and Sanitary District (MWSD) has reviewed the project and confirmed available capacity to serve the addition. Also, the project complies with policies regarding shoreline access, and with design review standards and findings.

The Coastside Design Review Committee (CDRC) considered the project at the December 18, 2014 meeting and determined that the project, as designed, complies with applicable Design Review Standards and recommended the project for approval. The transformation of the existing residence's architectural design to a Craftsman style enhances the existing neighborhood comprised of predominantly two-story structures. The design exhibits adequate façade articulation and the corresponding gable roof design helps to mitigate the appearance of mass and bulk and minimizes impacts to existing views from neighbors' properties.

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BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Applicant/Owner: Edward Love/Larry Manes

Location: Moss Beach

APN: 037-123-280

Parcel Size: 6,650 sq. ft.

Parcel Legality: Existing developed parcel

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

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Residential

Sewer/Water Service: Montara Water and Sanitary District

Flood Zone: Zone C (areas of minimal flooding), Community Panel No. 06081C0119E, map revised October 16, 2012

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

Setting: The project site is relatively flat in topography within a general area of similar single-family residences. Wienke Way northward, Reef Point Road southward and other developed parcels to the east and west bound this parcel. The parcel is located in the Cabrillo Highway County Scenic Corridor.

Chronology:

<u>Date</u>	<u>Action</u>
November 20, 2014	- Application submitted.
January 8, 2015	- Coastside Design Review Committee recommends approval of the project.
April 22, 2015	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require

consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas, respectively. The Montara Water and Sanitary District (MWSD), as the service provider for this urban area, currently services the existing residence, and shall require the applicant to obtain a Sewer Remodel Permit and, if necessary, a water meter upgrade and a Domestic Water/Fire Protection Connection Permit. MWSD has reviewed the project and confirmed available capacity to serve the addition.

General Plan Policies regarding Visual Quality and Urban Design Concepts (e.g., Policies 4.14 and 4.35) and Scenic Corridors (e.g., Policy 4.46) also apply to this project, but are very similar to applicable Local Coastal Program Policies. The project's compliance with these policies is discussed in Section 2, below:

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District as the project is located in a County Scenic Corridor and would result in an increase of more than 10% of the internal floor area of the existing structure. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Visual Resources Component

Policy 8.5 (*Location of Development*) requires new development to be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. The parcel is located in the Cabrillo Highway Scenic Corridor. Staff has determined that the proposed residence complies with this policy. The primary viewpoint relative to the site is the Pacific Ocean westward and specifically the western end of Wienke Way. The existing mature vegetation that line the neighborhood area provide for more than adequate visual screening of the project to avoid any significant visual impacts from these areas, as seen in the attached photos (see Attachment F). Also, the potential mass and bulk of the proposed additions are mitigated based on the adequate articulation of all exterior facades.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines as follows:

- (1) The addition fits the topography of the site and only requires grading for structural foundation placement.
- (2) The proposed addition uses materials with a natural appearance such as Hardi shingles and stone, including earth-tone colors as the project's color scheme of choice.

The proposed addition uses gable roofs for the project, including non-reflective, composite roof shingles as the primary roof material.

The proposed addition is designed to be in scale with other homes in the area, since the proposed overall lot coverage of 34.93% (2,325 sq. ft.) of the lot size is less than the maximum allowed of 35% (2,328 sq. ft.). Additionally, the total floor area proposed is 52.27% (3,476 sq. ft.) where 53% (3,525 sq. ft.) is the maximum allowed. Also, the mass and bulk of the project are mitigated by the adequate articulation of all exterior facades.

As previously discussed, the existing mature trees provide for more than adequate visual screening from Wienke Way.

b. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway eastward and is therefore subject to this policy; Cabrillo Highway is the first through road to the east of the subject parcel.

Policy 10.12(a) (*Residential Areas*) requires that vertical access be provided at the ends of streets perpendicular to the shoreline. The project complies with this policy based on the existing vertical access provided by Wienke Way to the shoreline area westward. Unobstructed scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirements of Section 30212 of the California Coastal Act such that no additional access points are required.

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

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) in October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility.

The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 16 feet would not penetrate the established airspace threshold.

4. Conformance with the Zoning Regulations

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

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	6,650 sq. ft. (existing)
Building Site Width	50 ft.	70 ft. (existing)
Maximum Building Site Coverage	(35%) 2,328 sq. ft.	(34.93%) 2,325 sq. ft.
Maximum Floor Area	(53%) 3,525 sq. ft.	(52.27%) 3,476 sq. ft.
Minimum Front Setback	20 ft.	22 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	10 ft.	11 ft.
Minimum Left Side Setback	5 ft.	10 ft.
Maximum Building Height	28 ft.	24 ft. - 6 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed two-story addition meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity by virtue of the proposed overall lot coverage of 34.93% (2,325 sq. ft.) of total lot size, where 35% (2,328 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 52.27% (3,476 sq. ft.) of total lot size, where 53% (3,525 sq. ft.) is the maximum allowed.

5. Conformance with the Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at its regularly scheduled meeting of January 8, 2015, and adopted the following findings to recommend project approval, pursuant to 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. The existing home is enhanced with the addition of articulated areas that include the porch, belly band and varying materials such as stone,

fireplace, columns and roof support brackets, and architectural features such as battered columns and the juxtaposition of materials (Section 6565.20(D)1d and e).

- b. The proposed Craftsman architectural style that incorporates design elements such as shingled siding, brackets and substantially battered columns complements the dominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The proposed materials such as shingles, stone and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).

B. ENVIRONMENTAL REVIEW

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

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

E. OTHER REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated April 7, 2015
- E. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00449

Hearing Date: April 22, 2015

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15301, Class 1(e), of the California Environmental Quality Act relating to additions to existing structures.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding visual resources, shoreline access and compliance with design review standards and findings.

Regarding the Design Review, Find:

3. That, based on the findings made by the Coastsides Design Review Committee at its meeting of December 18, 2014, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the dominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 22, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter including all conditions of approval on the top pages of the building 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 the 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. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.

7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
8. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
9. 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 Wienke Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Wienke Way. There shall be no storage of construction vehicles in the public right-of-way.
10. 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.
11. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

Building Inspection Section

12. The applicant shall apply for a building permit.

Montara Water and Sanitary District

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

14. In the event that additional fixtures are proposed, the applicant shall obtain a water meter upgrade.
15. In the event that fire protection is required by the CFPD, the applicant shall obtain Domestic Water/Fire Protection Connection Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

16. Prior to the issuance of the building permit or planning 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.
17. 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

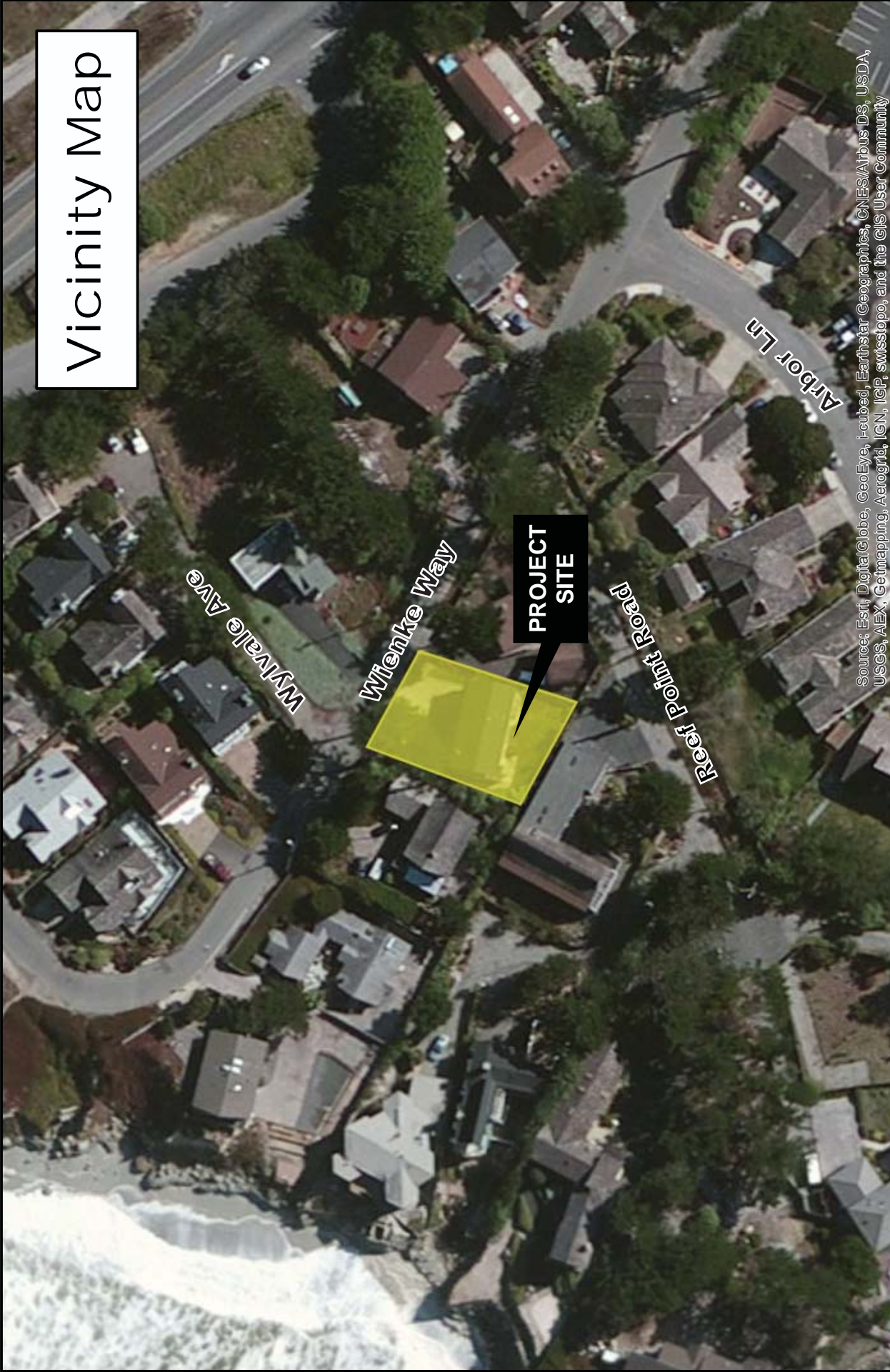
18. Smoke alarms/detectors are shown on building plans. Note on plans: "Smoke alarms are hardwired, interconnected with battery backup." Existing may have battery-powered smoke alarms.
19. New bedrooms and windows replaced in existing bedrooms to meet escape/rescue window/door requirements. ID windows and have notes. CBC 1026.
20. Attached garage shall meet occupancy separation requirements. Provide note/detail. CRC R302.6.
21. Address Numbers: As per Coastside Fire District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is

served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

22. Roof Covering: As per Coastside Fire District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
23. Vegetation Management: As per the Coastside Fire District Ordinance No. 2013 03, the 2013 California Fire Code (CFC), and the Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line. 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 tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
24. Chimney Present: The installation of an approved spark arrester is required on all chimneys. The spark arrester shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2 inch.

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Vicinity Map



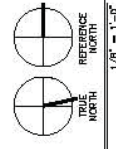
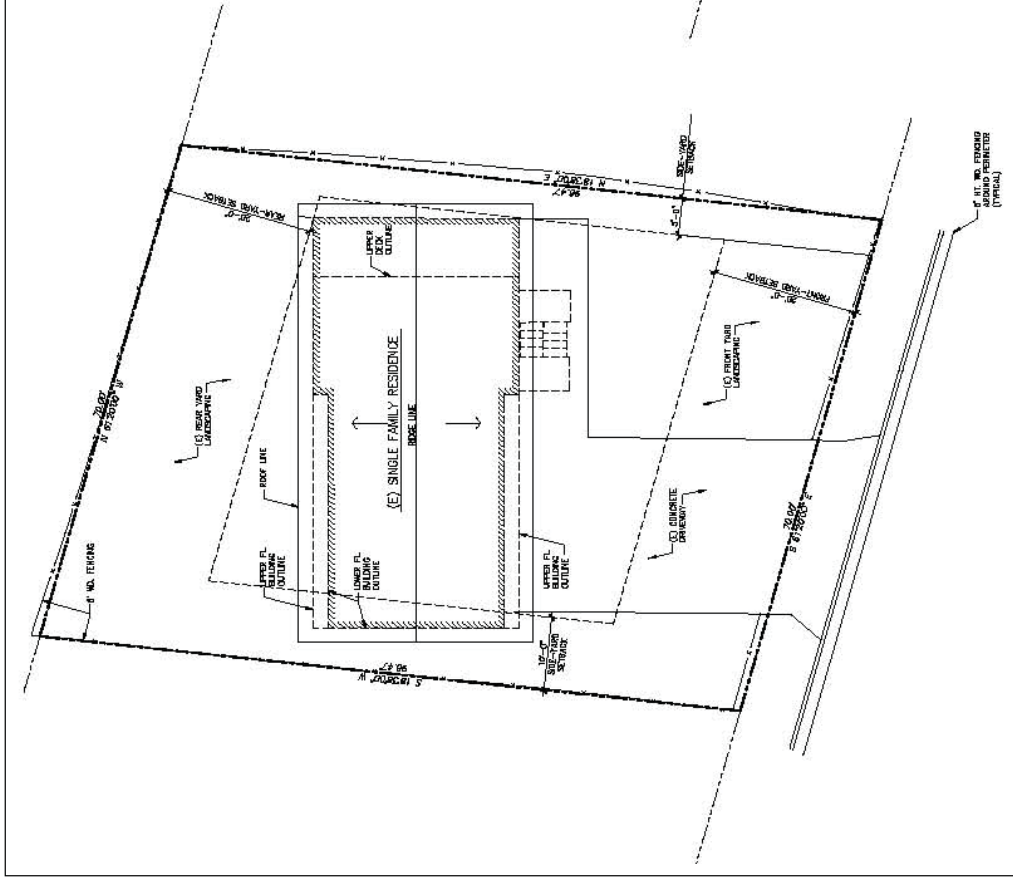
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

San Mateo County Planning Commission Meeting

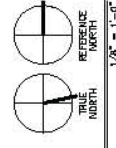
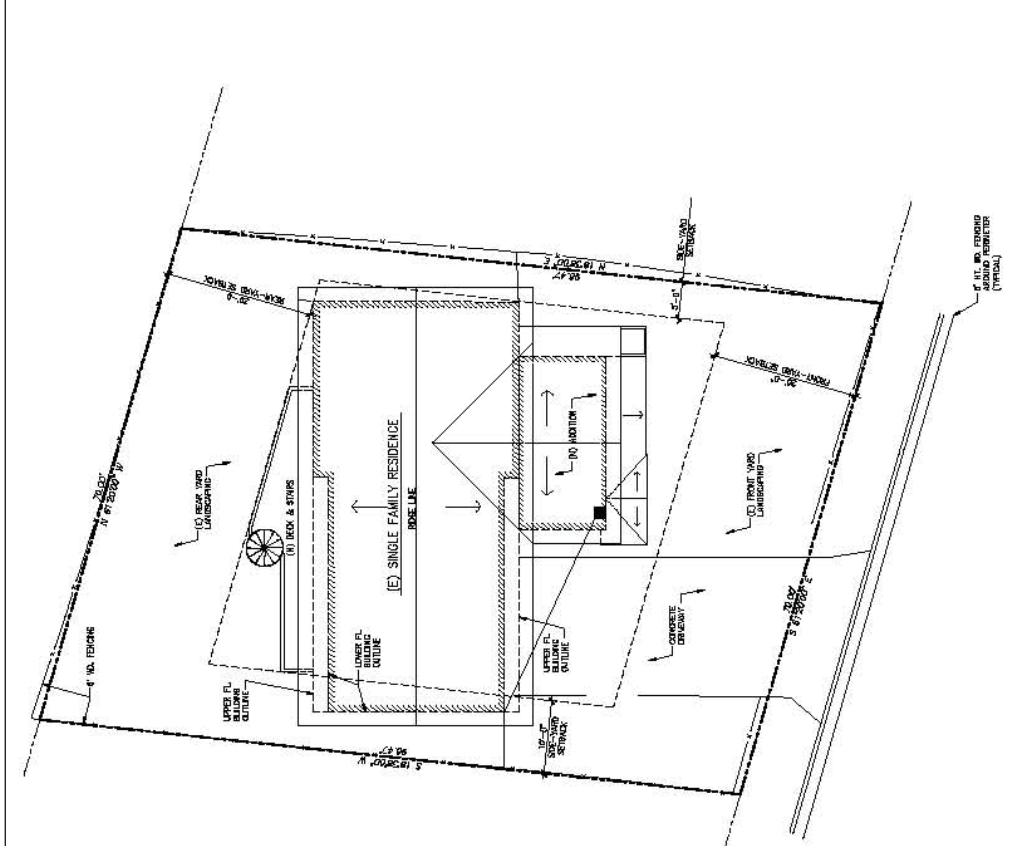
Owner/Applicant: Larry Manes/Edward Love

File Numbers: PLN2014-00449

Attachment: B



EXISTING SITE & ROOF PLAN
 NOTE: SITE PLANS ARE BASED ON EXISTING SURVEY BY B.S.T. LAND SURVEYING
 DATED: OCTOBER 2014
 1/8" = 1'-0"

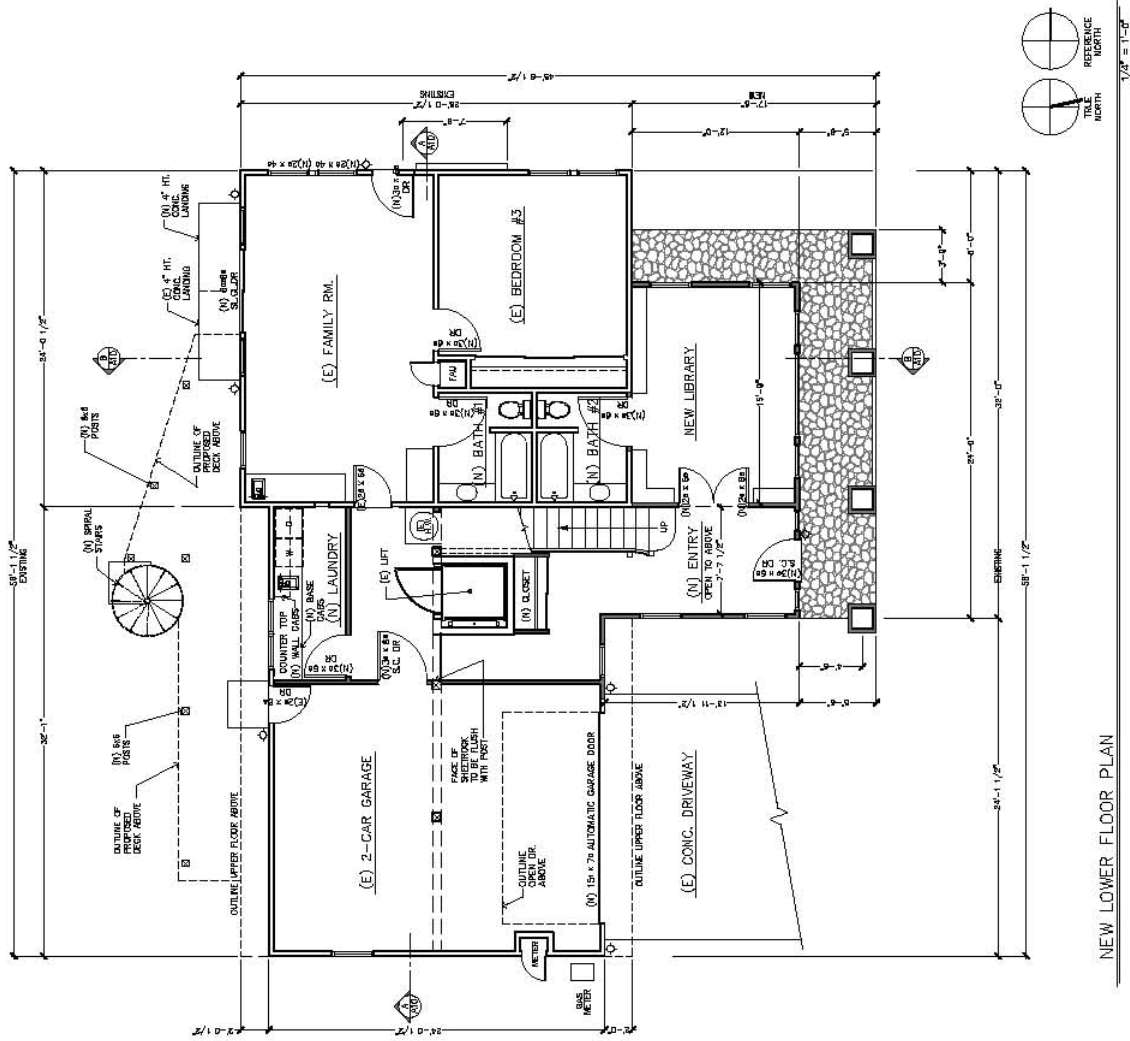


NEW SITE & ROOF PLAN
 1/8" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: Larry Manes/Edward Love
 File Numbers: PLN2014-00449

Attachment: C



LEGEND

- EXISTING WALL
- EXISTING WALL
- NEW "DARK SKY" EXTERIOR LIGHT FIXTURE

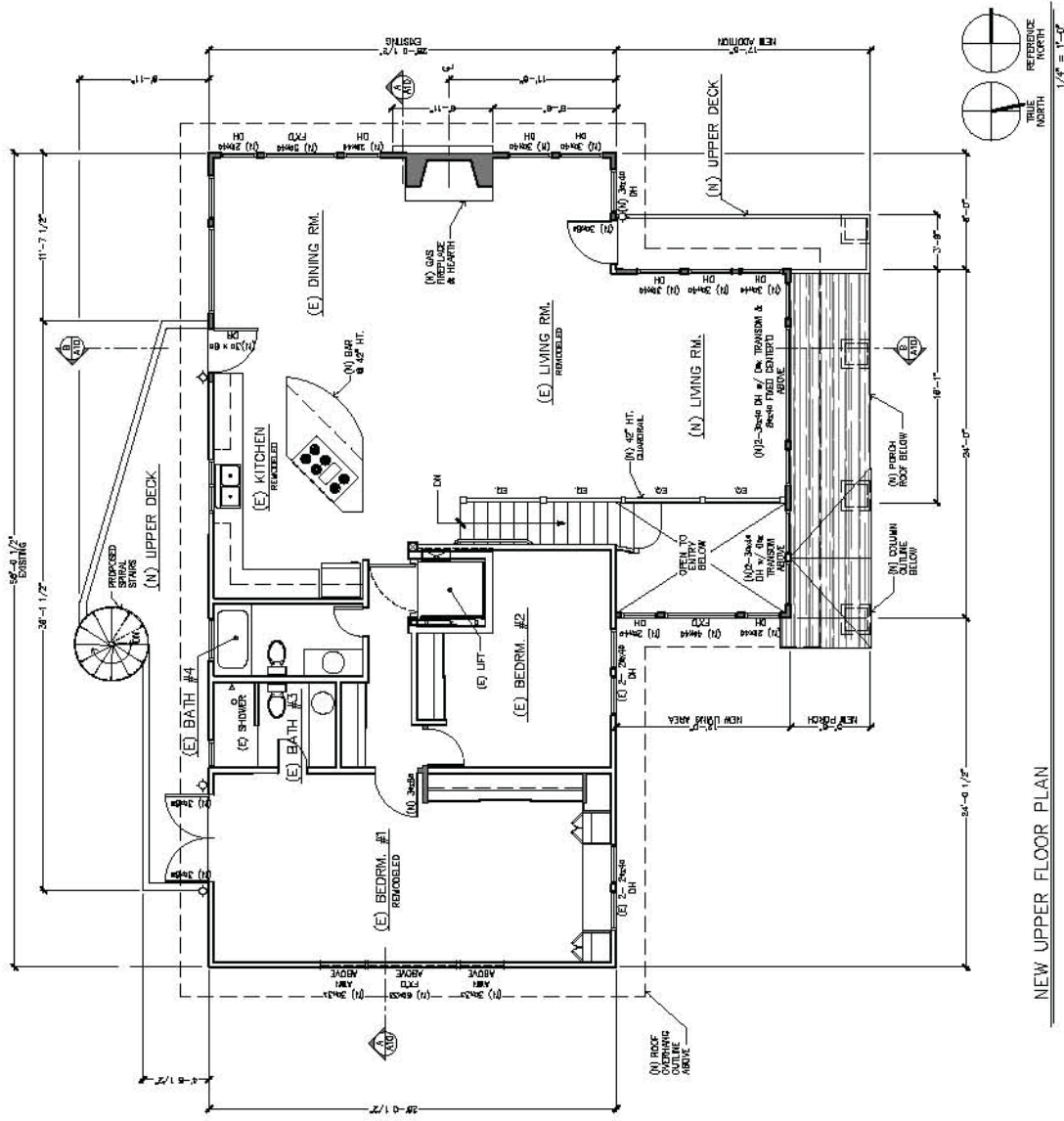
NEW LOWER FLOOR PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: Larry Manes/Edward Love

File Numbers: PLN2014-00449

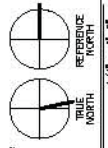
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NEW UPPER FLOOR PLAN

LEGEND

- EXISTING WALL
- EXISTING WALL
- NEW DARK SKY EXTERIOR LIGHT FIXTURE

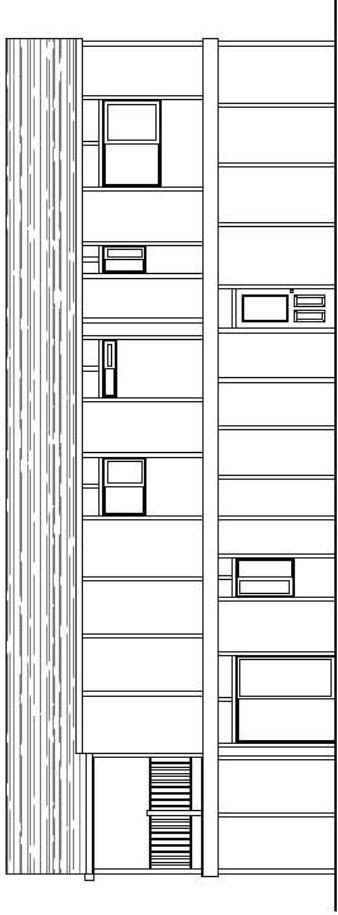


San Mateo County Planning Commission Meeting

Owner/Applicant: Larry Manes/Edward Love

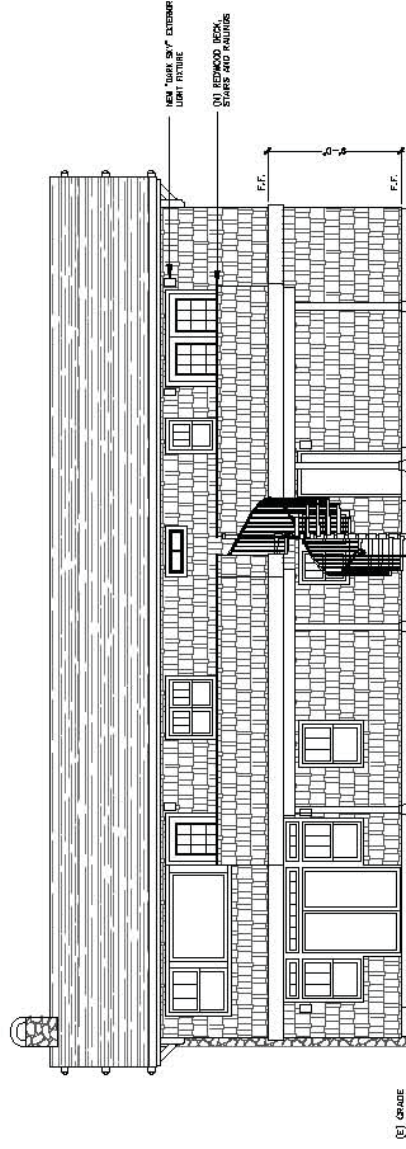
File Numbers: PLN2014-00449

Attachment: C



EXISTING WEST ELEVATION (REAR)

1/4" = 1'-0"



NEW WEST ELEVATION (REAR)

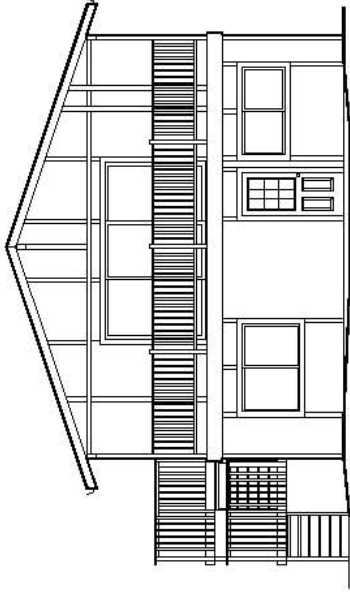
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: Larry Manes/Edward Love

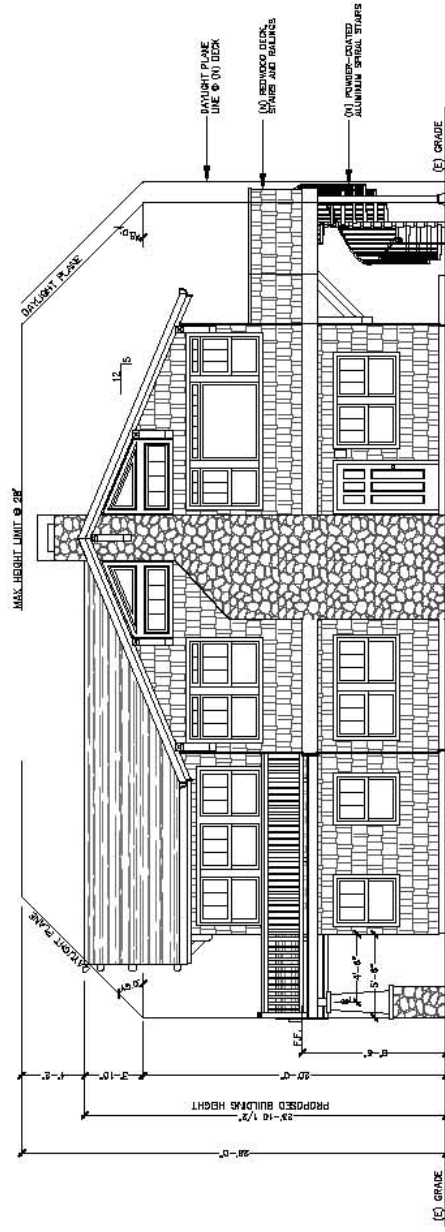
File Numbers: PLN2014-00449

Attachment: C



EXISTING NORTH ELEVATION (RIGHT)

1/4" = 1'-0"



NEW NORTH ELEVATION (RIGHT)

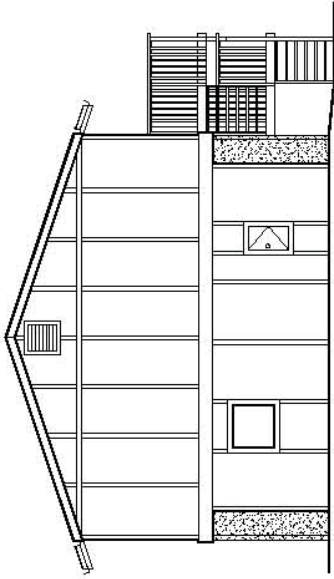
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: Larry Manes/Edward Love

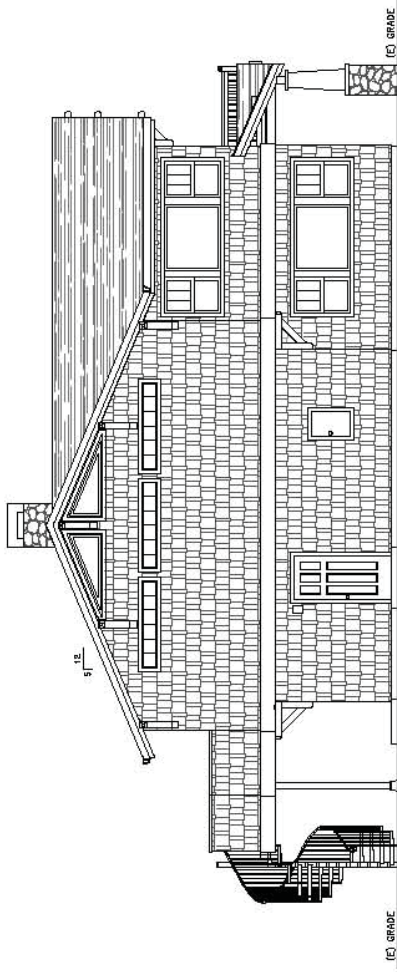
File Numbers: PLN2014-00449

Attachment: C



EXISTING SOUTH ELEVATION (LEFT)

1/4" = 1'-0"



NEW SOUTH ELEVATION (LEFT)

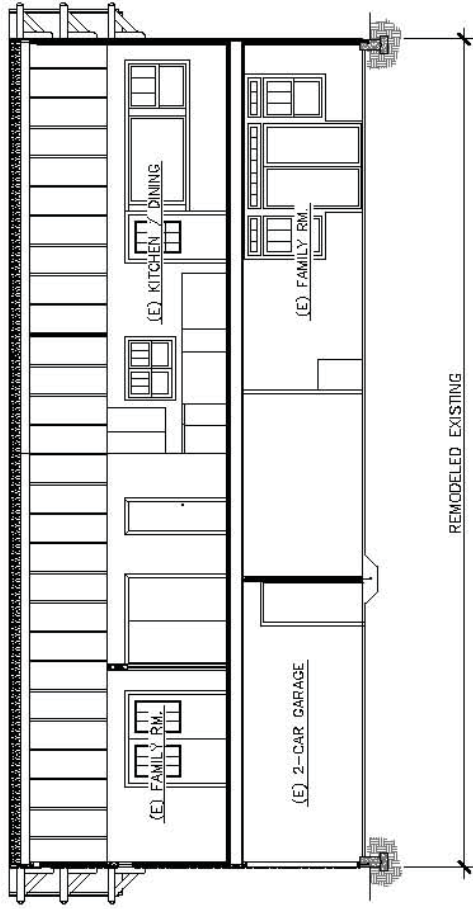
1/4" = 1'-0"

San Mateo County Planning Commission Meeting

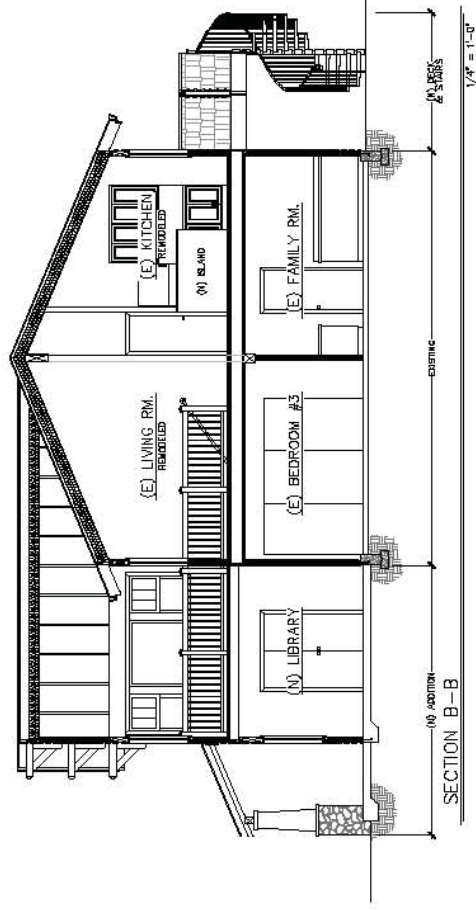
Owner/Applicant: Larry Manes/Edward Love

File Numbers: PLN2014-00449

Attachment: C



SECTION A-A
1/4" = 1'-0"
REMODELED EXISTING



SECTION B-B
1/4" = 1'-0"
EXISTING
(N) ADDITION
2' STAIRS

San Mateo County Planning Commission Meeting

Owner/Applicant: Larry Manes/Edward Love

File Numbers: PLN2014-00449

Attachment: C

April 7, 2015

ATTACHMENT D

Edward Love
720 Mill Street
Half Moon Bay, CA 94019

Dear Mr. Love:

SUBJECT: Coastside Design Review Recommended Approval
199 Wienke Way, Moss Beach
APN 037-123-280; County File No. PLN 2014-00449

At its meeting of January 8, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a 497 sq. ft. two-story front addition and a 634 sq. ft. second floor rear deck and stair addition to an existing 2,979 sq. ft. two-story single-family residence located on an existing 6,650 sq. ft. legal parcel, as part of a Coastal Development Permit. No trees are proposed for removal. 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 of approval:

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 15301, Class 1(e), relating to additions to existing structures.

The Coastside Design Review Committee found that:

2. For the Design Review

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



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

- a. The existing home is enhanced with the addition of articulated areas that include the porch, belly band and varying materials such as stone, fireplace, columns and roof support brackets, and architectural features such as battered columns and the juxtaposition of materials (Section 6565.20(D)1.d and e).
- b. The proposed Craftsman architectural style that incorporates design elements such as shingled siding, brackets and substantially battered columns complements the dominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The proposed materials, such as shingles, stone and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the CDRC on January 8, 2015. 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 CDRC, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with 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. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District (CFPD).
8. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
9. 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 Wienke Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Wienke Way. There shall be no storage of construction vehicles in the public right-of-way.

10. 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.
11. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

Building Inspection Section

12. The applicant shall apply for a building permit.

Montara Water and Sanitary District

13. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.
14. In the event that additional fixtures are proposed, the applicant shall obtain a water meter upgrade.
15. In the even that fire protection is required by CFPD, the applicant shall obtain Domestic Water/Fire Protection Connection Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

16. Prior to the issuance of the building permit or planning 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.
17. 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

18. Smoke alarms/detectors are shown on the building plans. Note on plans: "Smoke alarms are hardwired, interconnected with battery backup." Existing may have battery powered smoke alarms.
19. New bedrooms and windows replaced in existing bedrooms shall meet escape/rescue window/door requirements. Identify windows and have notes (CBC 1026).
20. Attached garage shall meet occupancy separation requirements. Provide note/detail (CRC R302.6).
21. Address numbers: As per Coastside Fire District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
22. Roof covering: As per Coastside Fire District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
23. Vegetation management: As per the Coastside Fire District Ordinance No. 2013-03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line. 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 tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
24. Chimney present: The installation of an approved spark arrester is required on all chimneys. Spark arrester shall be made of 12-gauge woven or welded wire screening having openings not exceeding 1/2 inch.

Edward Love
April 7, 2015
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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 Coastal Development Permit (CDP). The decision on the CDP will take place on or after a Planning Commission meeting on April 22, 2015. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at daquirre@smcgov.org.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:fc – DPAZ0263_WFN.DOCX

cc: Dianne Whitaker, Member Architect
Willard Williams, Member Architect
Kris Lannin-Liang, Moss Beach Community Representative
Beverly Garrity, Montara Community Representative
Paul Roskoph



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Attachment: E



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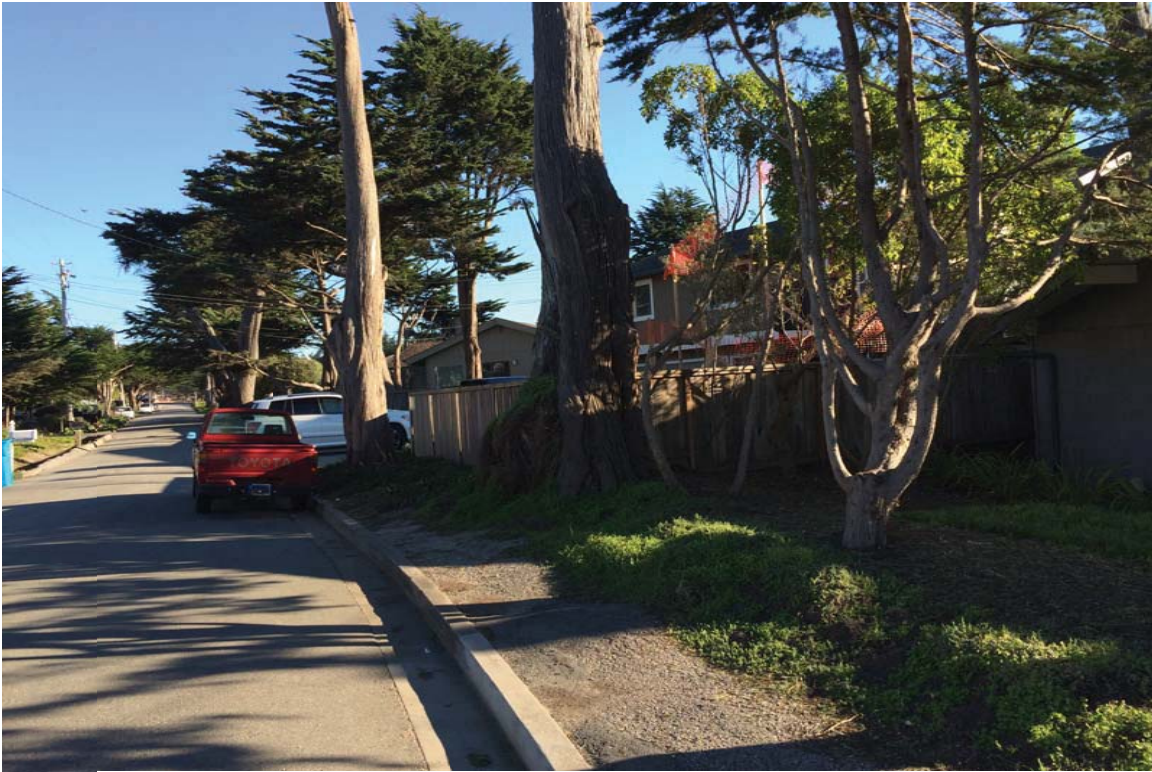


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