

0.07 0 0.04 0.07 Miles

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

1:2,257



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**

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING**

**County Government Center**  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
650-363-4161 T  
650-363-4849 F  
www.planning.smcgov.org

December 30, 2019

Timothy Pond  
Tim Pond Design and Construction  
651 Potter Avenue  
Half Moon Bay, CA 94019

Dear Mr. Pond:

**SUBJECT: Coastside Design Review**  
615 Lancaster Boulevard, Moss Beach  
APN 042-031-200; County File No. PLN 2019-00331

At its meeting of December 12, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a new 2,290 sq. ft., 2-story single-family residence, including a 351 sq. ft. 2-car attached garage, located on an existing 4,762 sq. ft. legal non-conforming parcel (previous house was issued a building permit in 1959); as part of a staff-level Coastal Development Permit (CDP). The project involves the removal of two (2) significant trees and only minor grading.

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

1. Add one light fixture only, to each door, on side.
2. Facia stone is fine. Specify manufacturer, type, and manufacturer's reference number and color.
3. Submit a grading and drainage plan prepared by a qualified professional.
4. Add a tree to the right side of driveway.
5. Shift multi-paned window on front of house upward or downsize window.
6. Provide detail for water table between stone and board & batten, including dimension of water table, dimension above finished floor elevation, and specify color. Carry water table band around entire building on all elevations, unless shed roof massing at stairs is intentionally separated for a more vertical aesthetic without water table band. If shed



- roof massing does not have water table band, adjust window location so it isn't placed at the transition of the massing.
7. Proposed house colors are satisfactory, specify manufacturer, manufacturer's reference number and color.
  8. Add call-outs to all elevations for materials, colors and finishes.
  9. Show gutters and downspouts.
  10. Floor plans need to be complete. Graphic information such as dimensions stings need to be cleaned up for clarity.
  11. All elevation drawings need to have graphic representations of materials in addition to (at a minimum) typical material callouts on one elevation with manufacturer specifications and colors.

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

Please contact Camille Leung, Senior Planner, at 650/363-1826 or [cleung@smcgov.org](mailto: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,

A handwritten signature in black ink, appearing to read "Dennis Aguirre", followed by the text "for DPA" written in a similar cursive style.

Dennis Aguirre, Design Review Officer

CML:cmc – CMLDD0669\_WCN.DOCX

cc: Bruce Chan, Member Landscape Architect  
Katie Kostiuk, Member Architect

Project Address:  
615 Lancaster Blvd  
Moss Beach Ca 94038  
APN 037151220

Owner:  
Chester White  
615 Lancaster Moss Beach Ca 94038  
E-mail cpwhite@gmail.com  
C. 415 940.1476

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

Drawn By TP Scale 1/8" = 1'




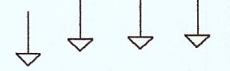
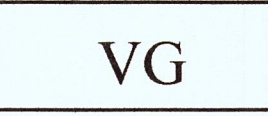
Revisions	Date
Building Submittal DRC Comments	12.18.19

Landscape Plan	A1.2
----------------	------

## List of Plants

- ① Achillea 'Terra Cotta' (yarrow)
- ② Achillea borealis (island pink yarrow)
- ③ Achillea millefolium (yarrow)
- ④ Granny Smith Apple or Pear Tree
- ⑤ Arctostaphylos uva-ursi ('Wood's Compact')
- ⑥ Baccharis pilularis (coyote bush)
- ⑦ Calamagrostis foliosa (Leafy Reed Grass)
- ⑧ Calandrinia spectabilis (rock purslane)
- ⑨ Aster chilensis 'Point Saint George' (dwarf California aster)
- ⑩ Artichoke
- ⑪ Pinus contorta (shore pine)
- ⑫ Prunus ilicifolia ssp. lyonii (Catalina cherry)
- ⑬ Erigeron karvinskianus - Santa Barbara Daisy
- ⑭ Artichokes
- ⑮ Granny smith Apple tree

## Landscaping Legend

-  Rain Barrel See detail 1 below  
Downspout location/ Splash block
-  1 gallon plant
-  10 gallon plant
-  Direction of surface flow of water  
(Direct water away from buildings  
and neighboring properties)
-  VG Vegetable Garden box 12" high

## Landscape and irrigation Notes

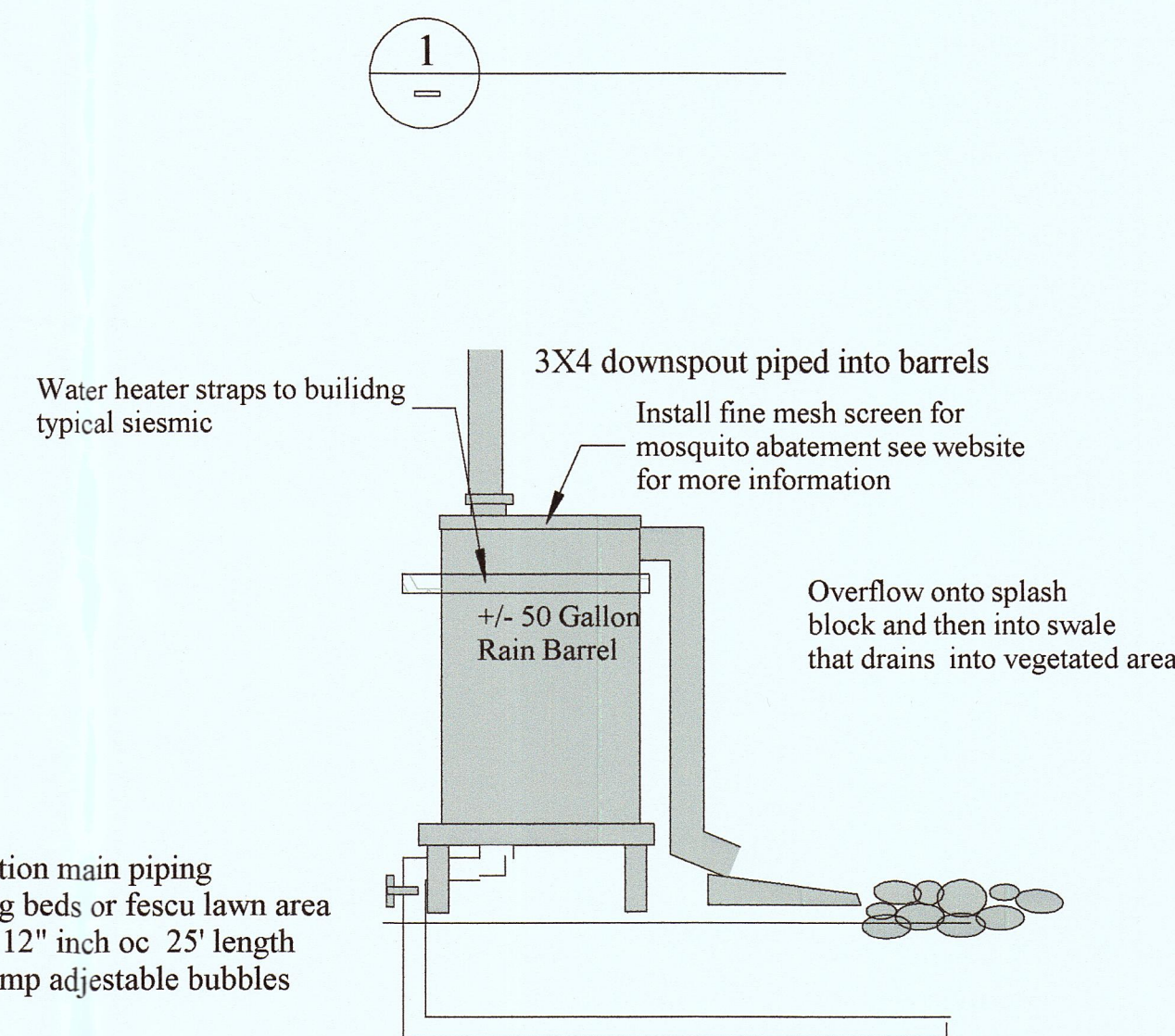
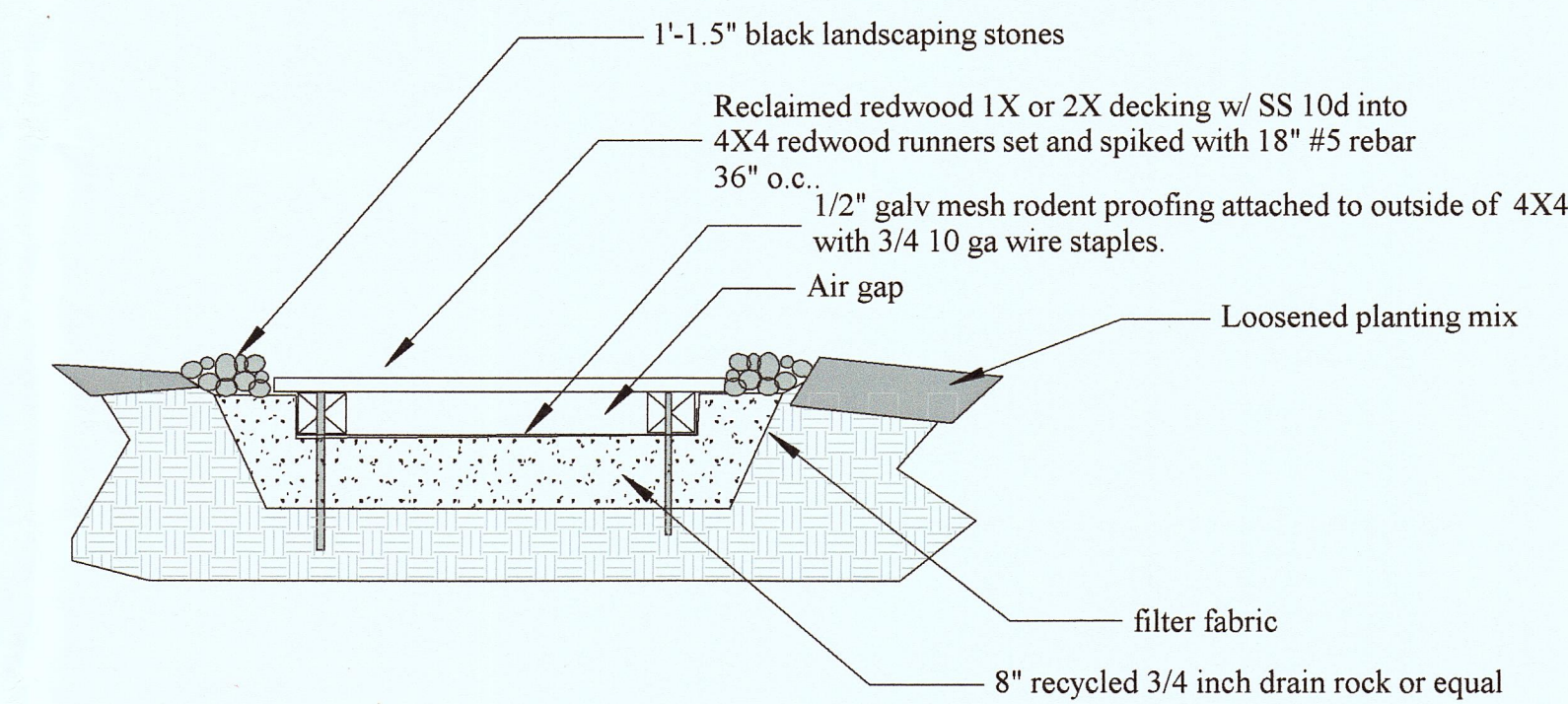
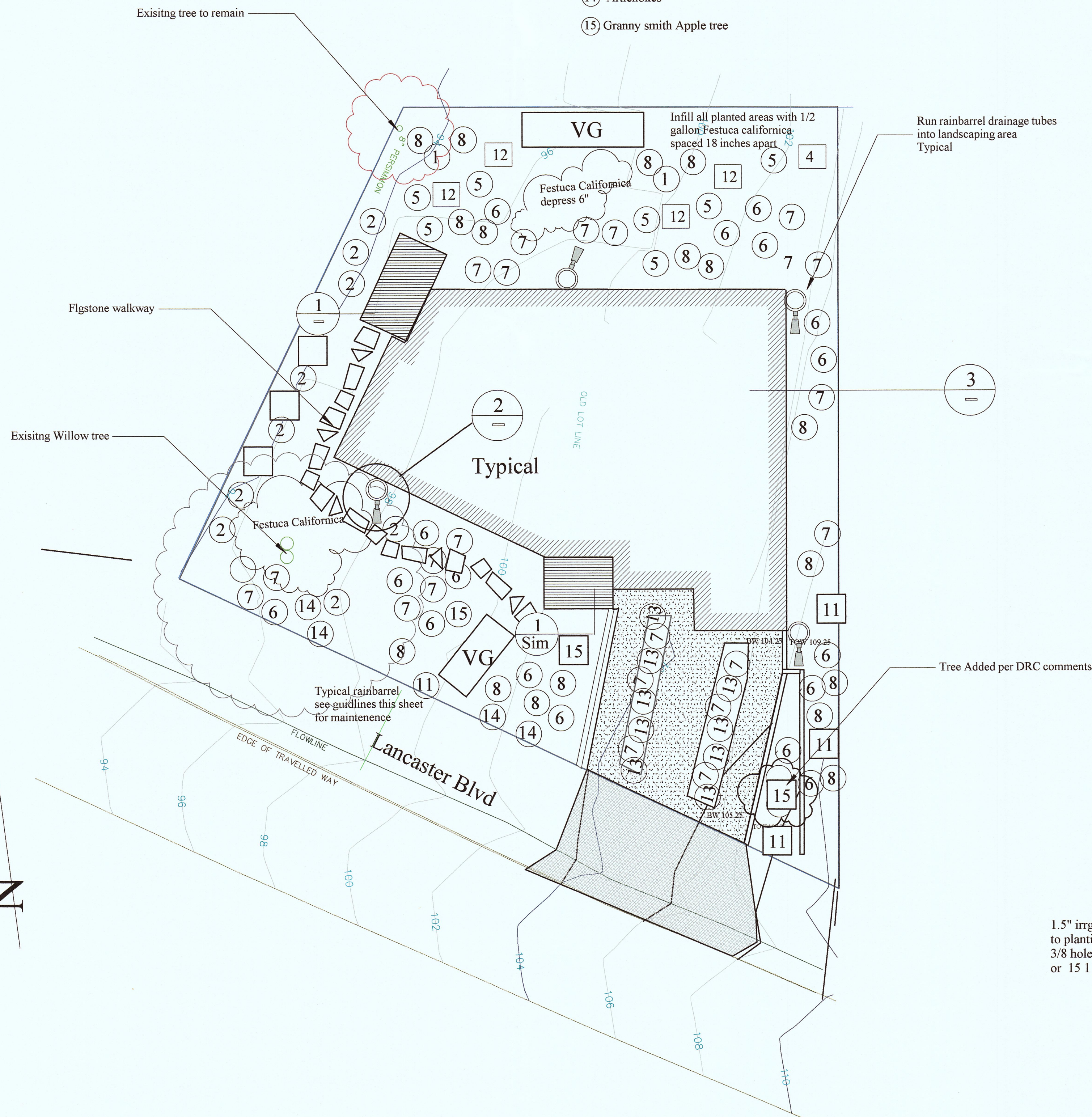
1. No irrigation system will be provided on this project
2. Excavate plant holes to twice the diameter and twice the depth of plant container and amend soil with planters mix.
3. Plant wild or edible strawberries as infill groundcover
4. Edible plants are preferred to inedible
5. Hand trench around existing trees only and do not cut roots over 1" diameter

### Rain Barrel Design Guidelines

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

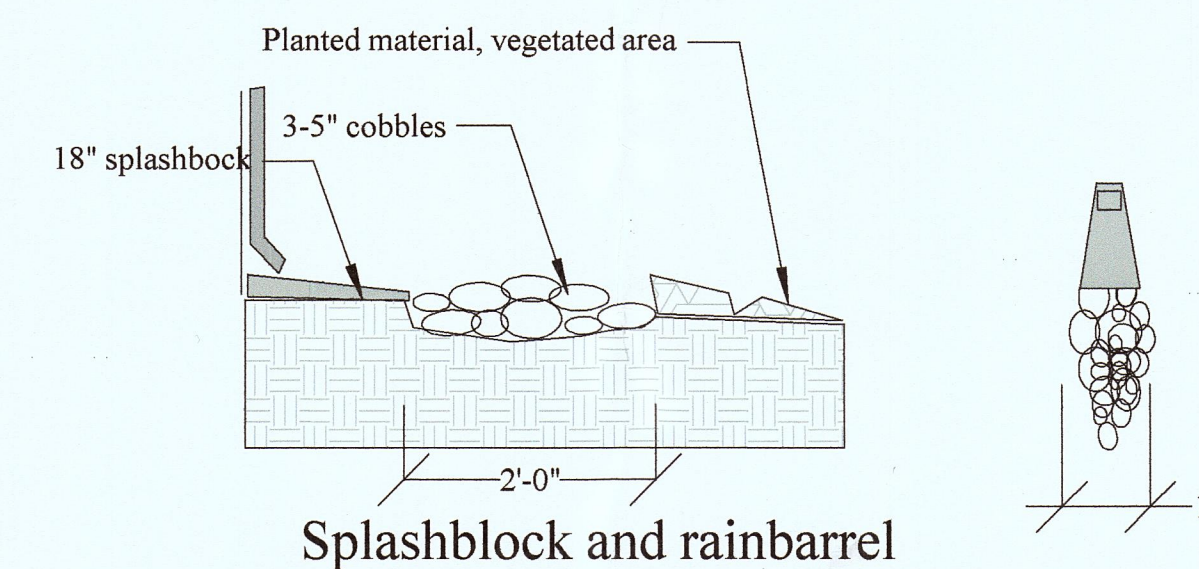
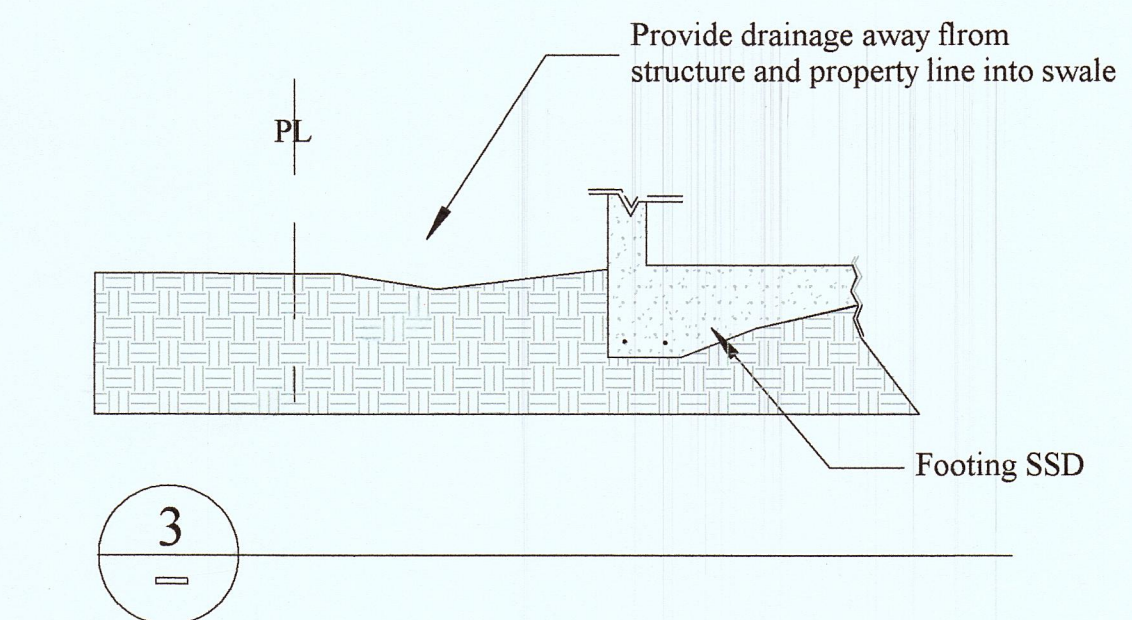
### Monthly Maintenance Items for Rainbarrels See Sheet L2 for more information

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



1.5" irrigation main piping to planting beds or fescu lawn area 3/8 holes 12" inch oc 25' length or 15 1 gmp adjustable bubbles

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



RECEIVED

DEC 20 2019  
San Mateo County  
Planning Division

PLN 2019-00331

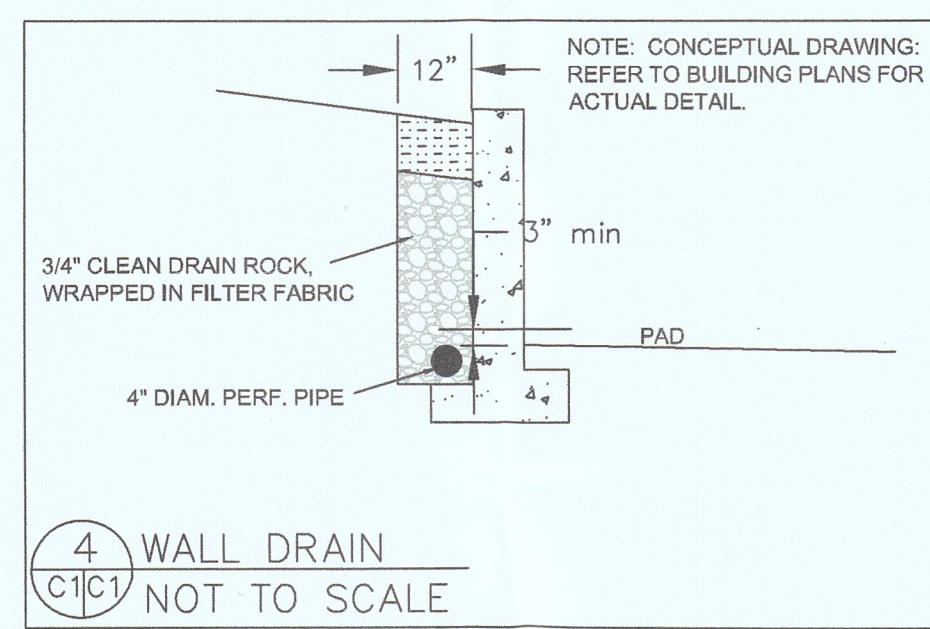


- ### LEGEND
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED SPOT ELEVATION
  - ENERGY DISSIPATER - PER DETAIL 3
  - DOWNSPOUT
  - 4" MIN SOLID DRAIN PIPE
  - 4" MIN PERFORATED DRAIN PIPE

- ### GENERAL NOTES
- PLANS PREPARED AT THE REQUEST OF:  
TIM POND, BUILDER
  - TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 7-26-19.
  - THIS IS NOT A BOUNDARY SURVEY.
  - ELEVATION DATUM ASSUMED.
  - THE GEOTECHNICAL REPORT:  
**GEOTECHNICAL REPORT 2019-65: 615 LANCASTER BOULEVARD, MOSS BEACH;** DATE: JUNE 11, 2019, BY McCLUSKEY ENGINEERING, SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS McCLUSKEY ENGINEERING, WITH THE CONTACT NUMBER (415)-750-1120. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
  - STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650)-306-8405 EXT 181 TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

- ### DRAINAGE NOTES
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
  - ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL DRAIN TO A SUMP PUMP AND ENERGY DISSIPATER, AS SHOWN.
  - ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
  - IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

- ### GRADING NOTES
- CUT VOLUME : 25 CY  
FILL VOLUME : 5 CY  
TOTAL : 30 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE ROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

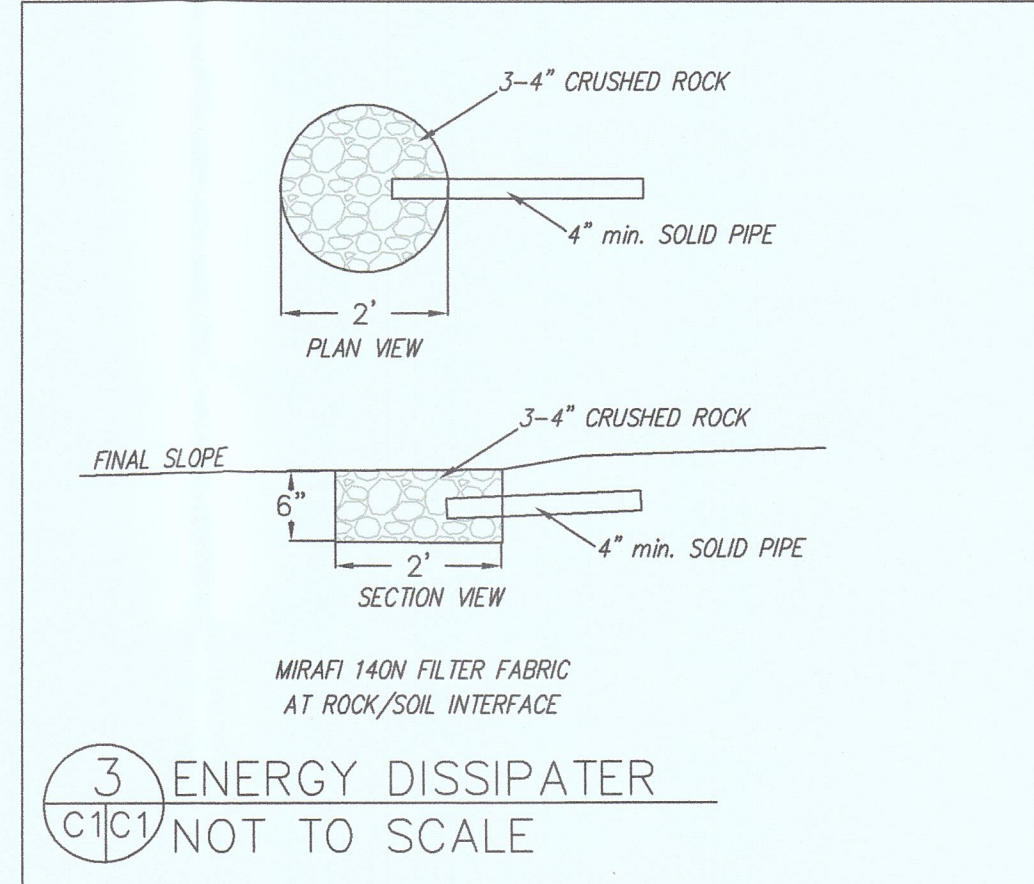
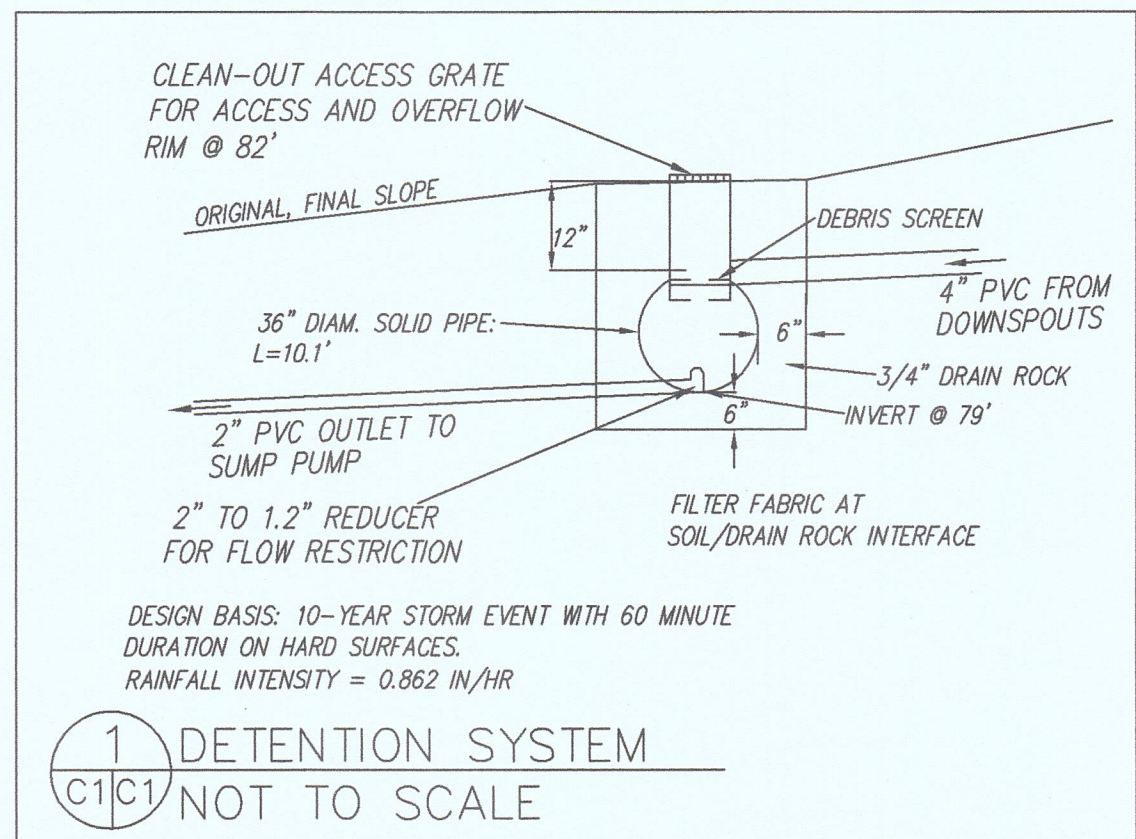
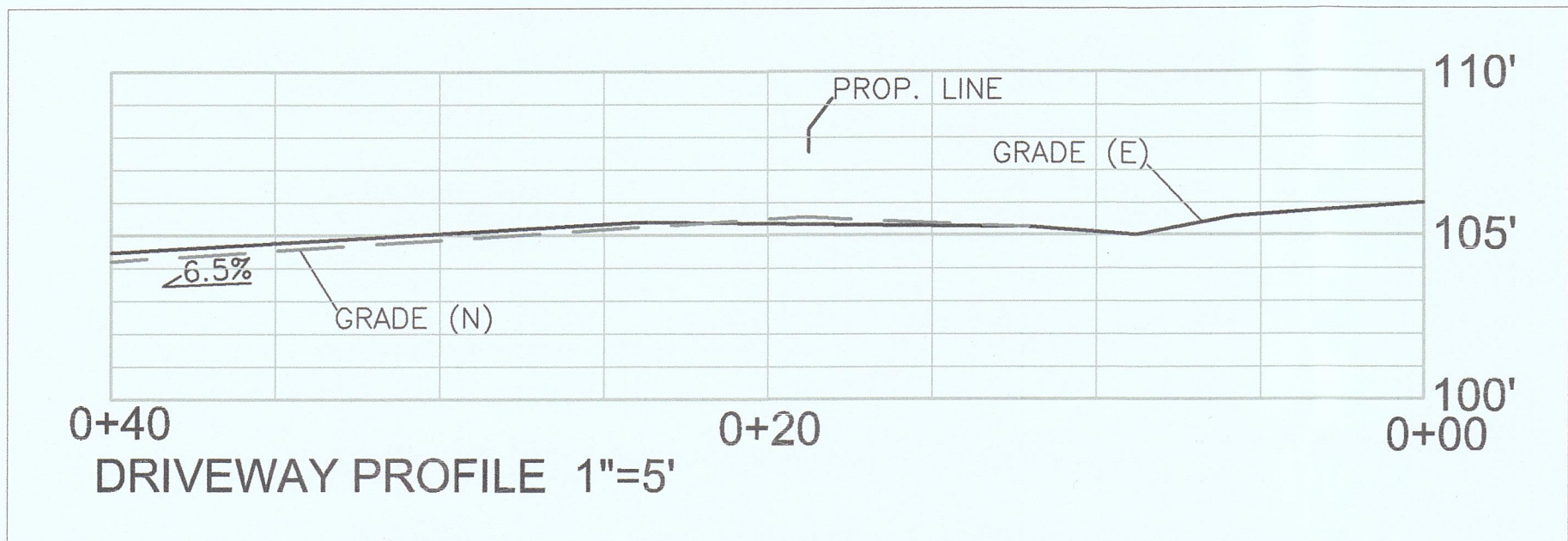
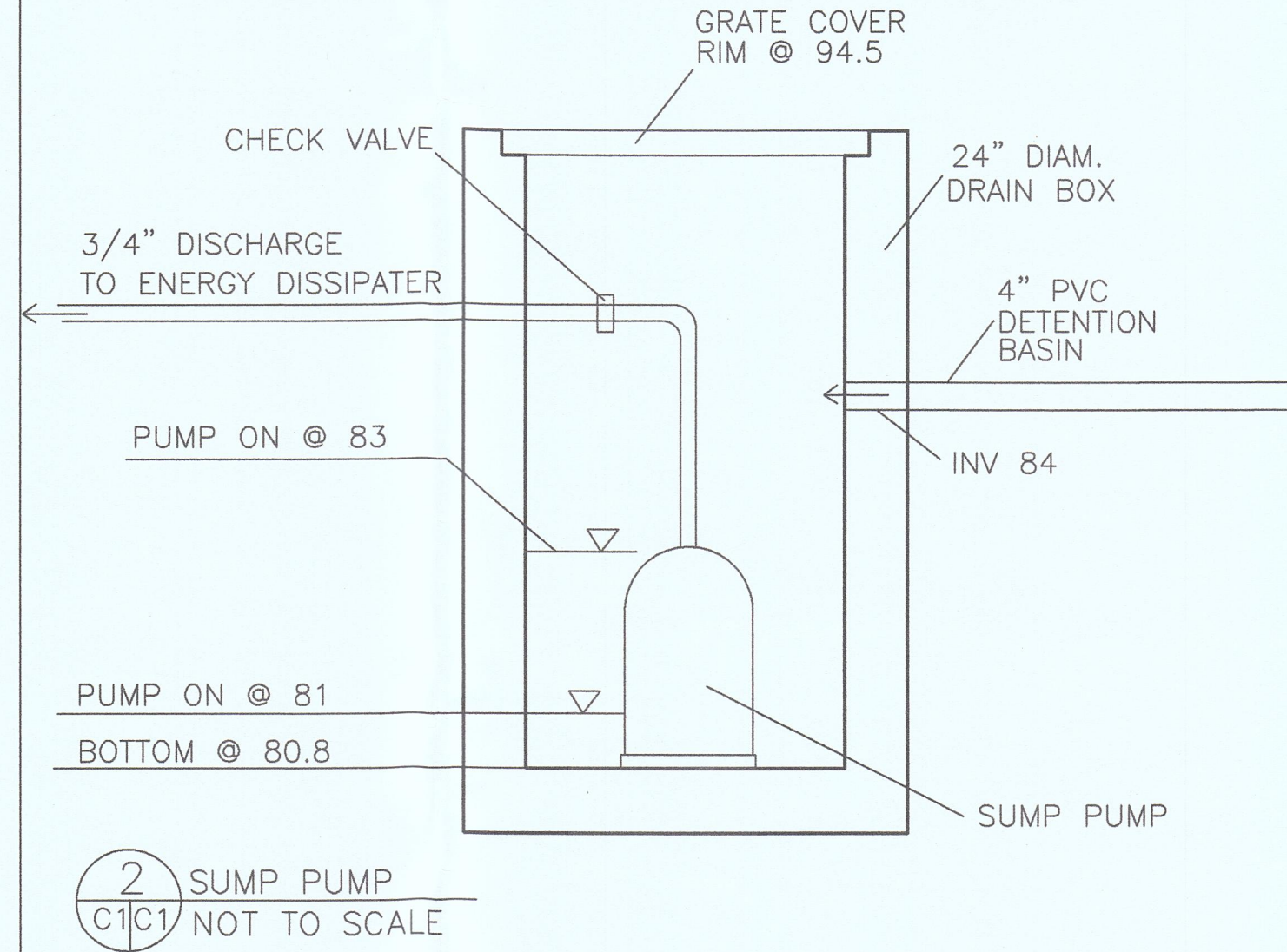


SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



**GRADING AND DRAINAGE PLAN**

**WHITE PROPERTY**  
615 LANCASTER MONTARA  
APN 037-151-220

**SHEET C-1**

DATE: 12-6-19  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE:  
REV. DATE:  
REV. DATE:

Sigma Prime Geosciences, Inc.  
SIGMA PRIME GEOSCIENCES, INC.  
332 PRINCETON AVENUE  
HALF MOON BAY, CA 94019  
(650) 728-3590  
FAX 728-3593

No. 62264  
9-30-21  
EXPRES  
CIVIL  
STATE OF CALIFORNIA

Project Address:  
615 Lancaster Blvd  
Moss Beach Ca 94038  
APN 037151220

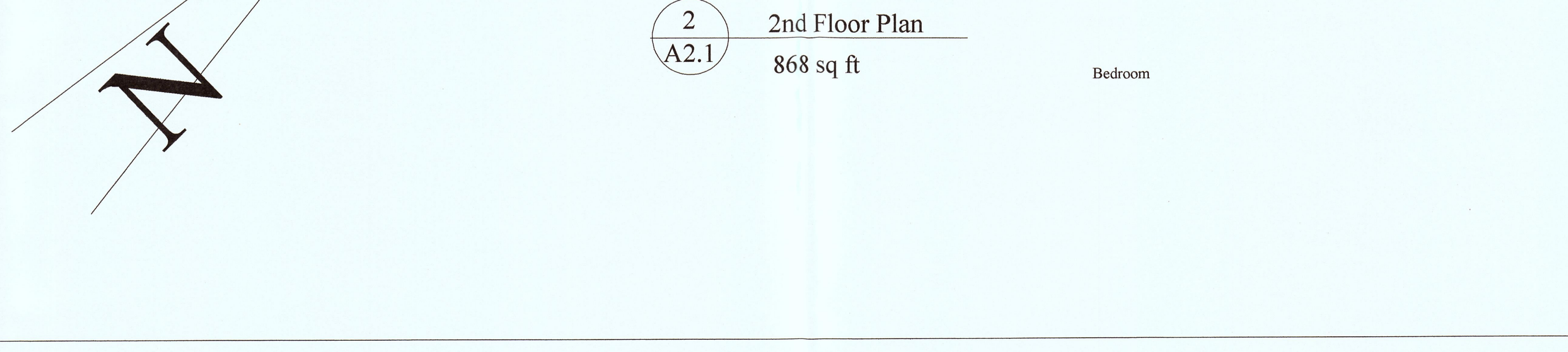
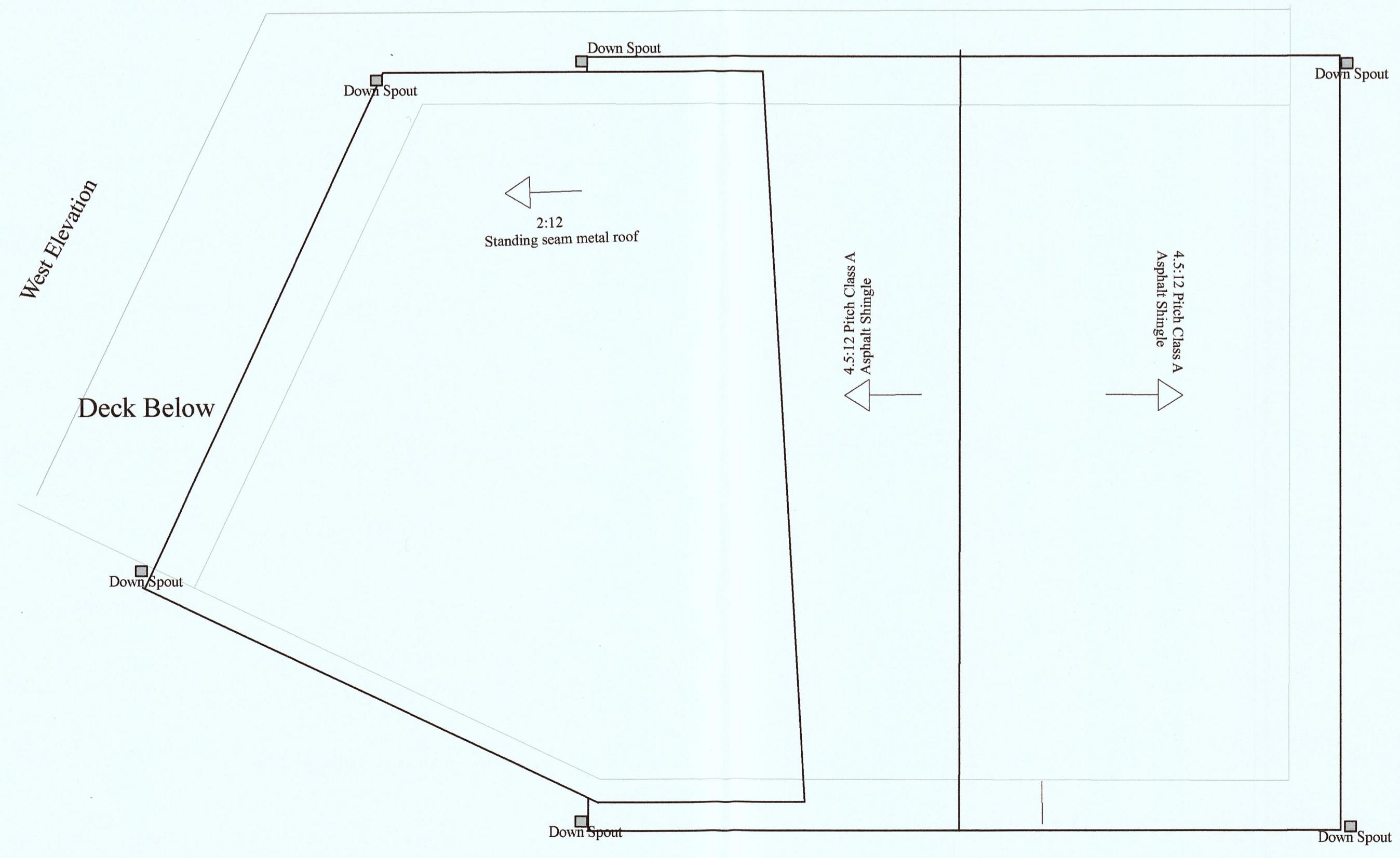
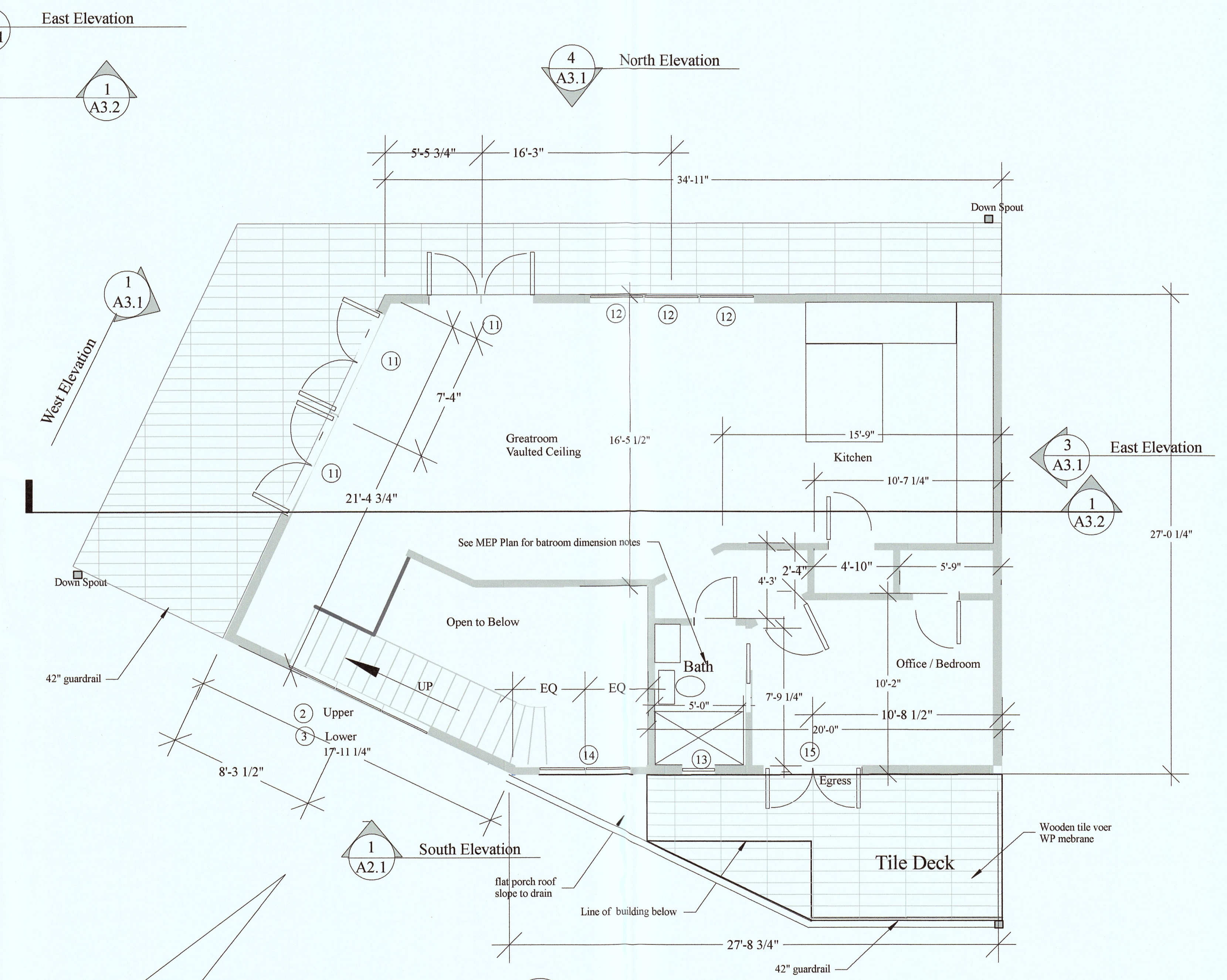
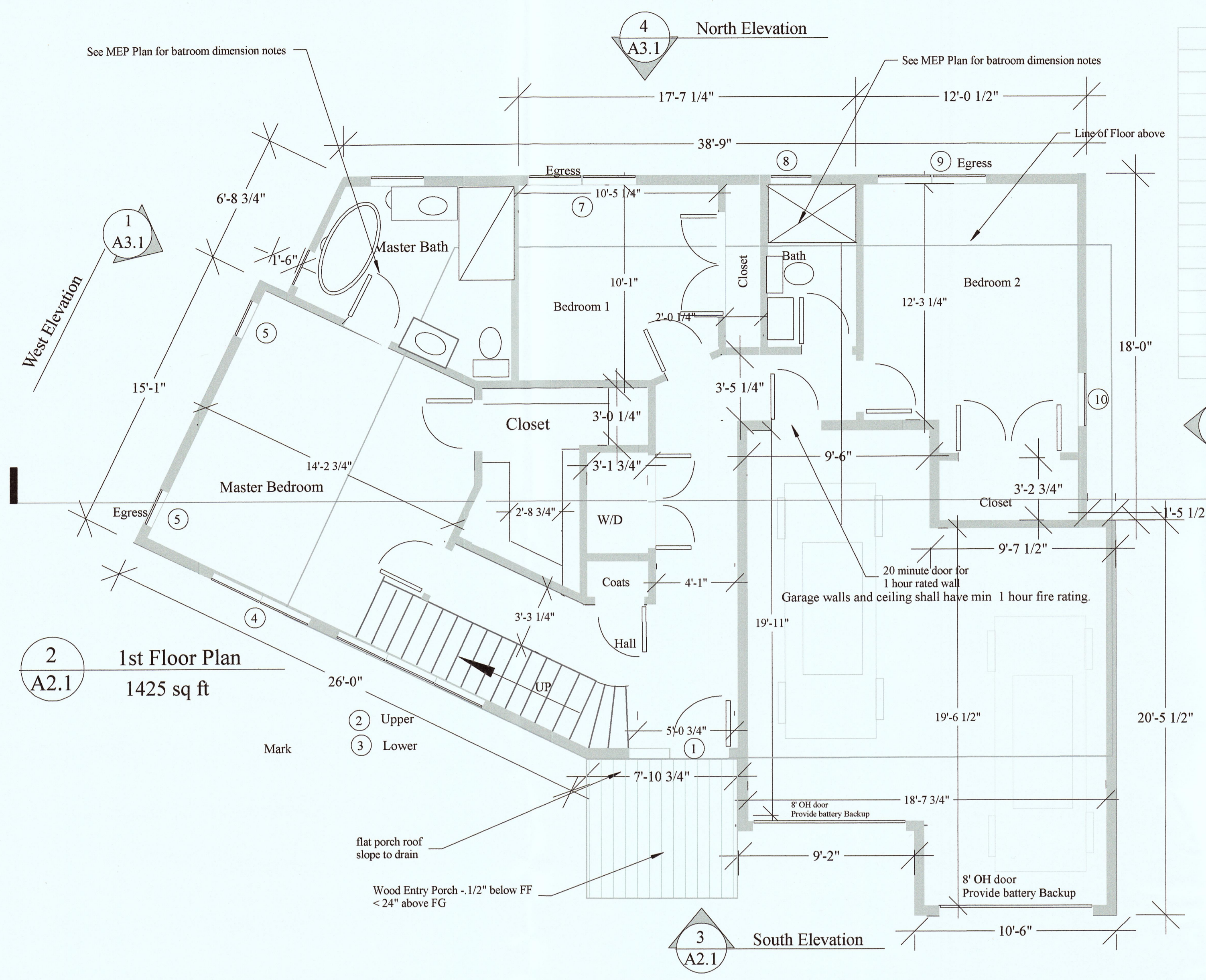
Owner:  
Chester White  
615 Lancaster Moss Beach Ca 94038  
E-mail cpwhite@gmail.com  
C. 415 940.1476

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

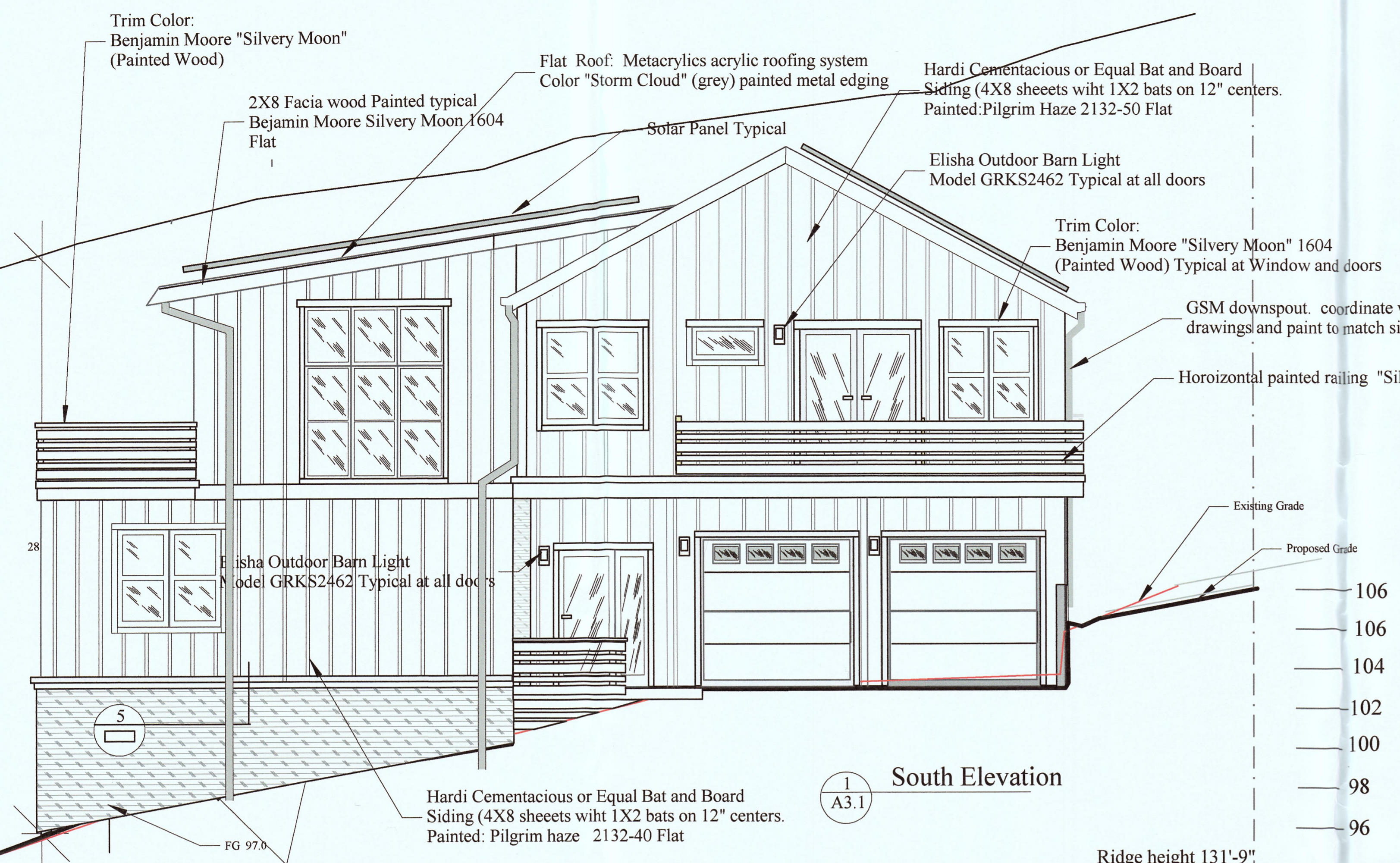
Revisions	Date
Planning Submittal	8.25.19

Floor and Roof Plan **A2.1**

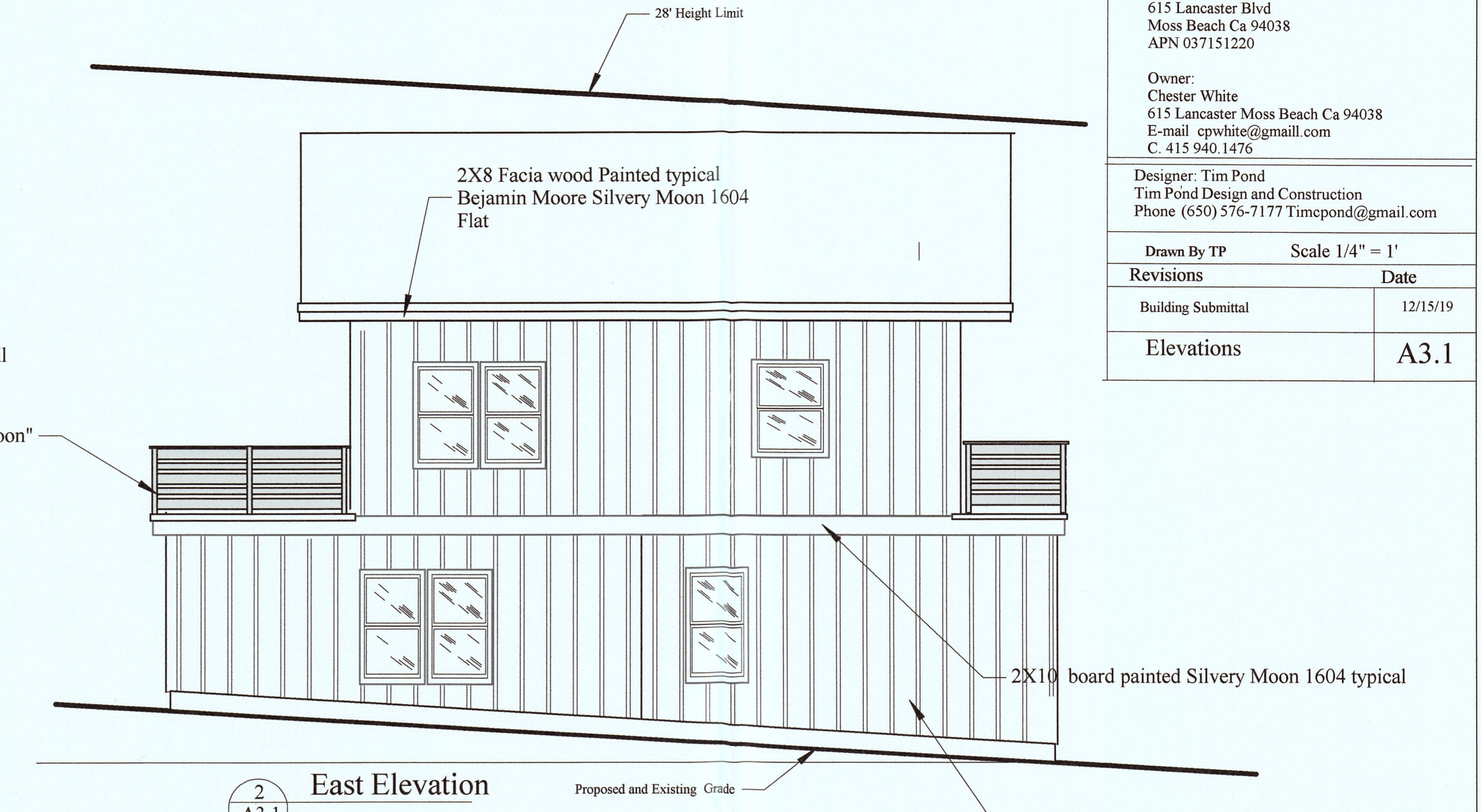
Mark	Location	Type	Quantity	Width	Height	Vent Area	light area	Notes	Key to Notes
1	Entry above	Door w/side lite	1	5.5 ft	6.66 ft			T	T = Tempered
2	Stairwell Upper	Fixed	3	2.5 ft	3 ft			T	E = Egress
3	Stairwell Lower	Fixed	3	2.5 ft	5 ft			T	O = Obscured
4	Master Bedroom	Pair single hung	2	2.5 ft	5 ft	10	22.5 sq ft	E	
5	Master Bedroom	Single hung	2	2.5 ft	4 ft	10	18 sq ft	T	
6	Master bathroom	single hung	2	2.5 ft	3 ft	12	14 sq ft	TE	
7	Bedroom 1	Pair single hung	2	2.5 ft	5 ft	20	23 sq ft	E	
8	Bathroom	Awning	1	2 ft	2 ft	3.2	4 sq ft		
9	Bedroom 2	Pair single hung	2	2.5 ft	5 ft	20	23 sq ft		
10	Bedroom 2	Single hung	1	3 ft	5 ft	12	14 sq ft	E	
11	Great room	French door	3	6 ft	6.66 ft	96	108 sq ft	T	
12	Kitchen	casement	3	3 ft	3 ft	22	24 sq ft		
13	Bathroom	Awning	1	2 ft	2 ft	3.2	4 sq ft	T	
14	Entry above	fixed	2	2.5 ft	5 ft	NA	NA	T	
15	Office /Bedroom	French door	1	5 ft	6.66 ft	NA	NA	T	



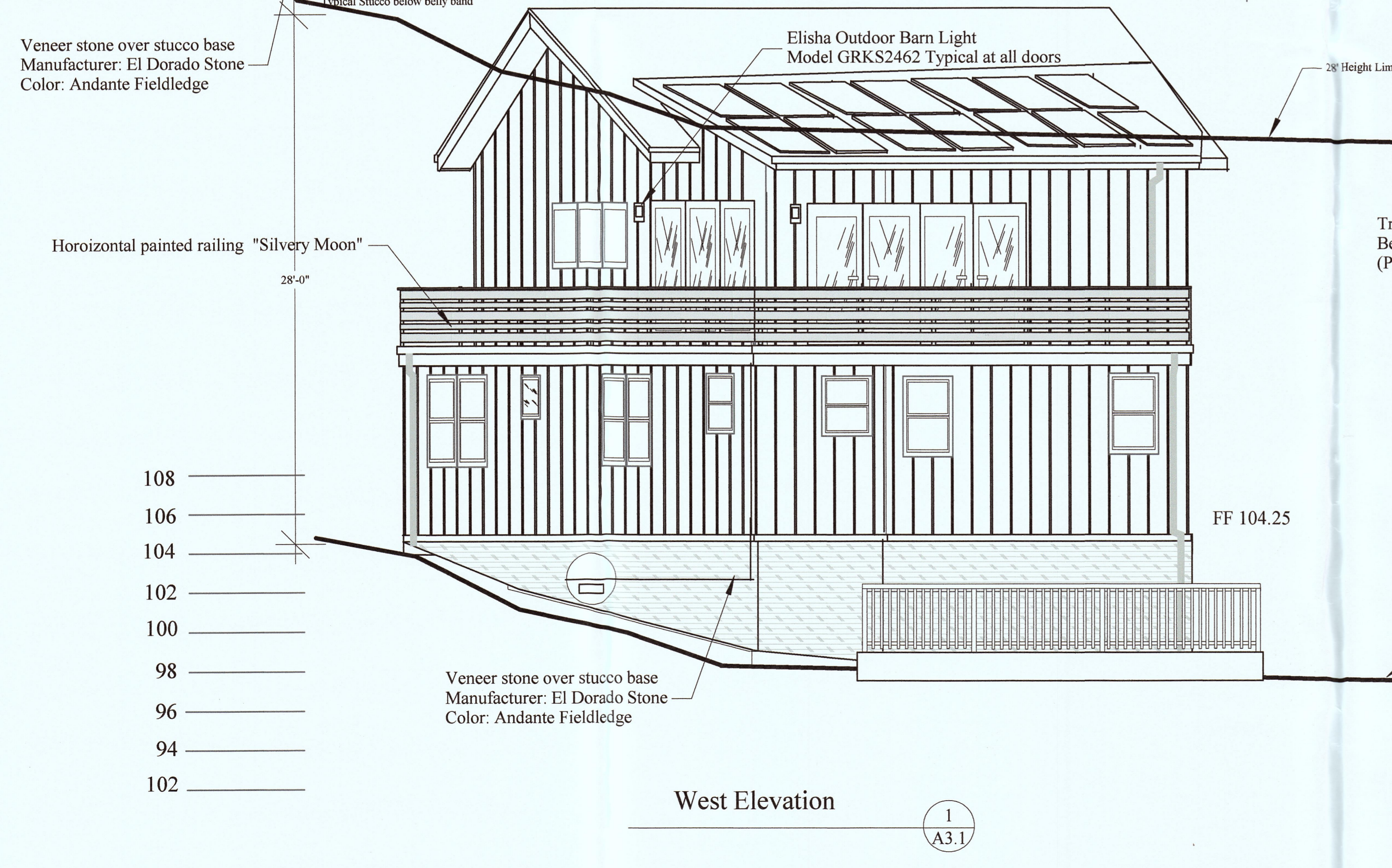
Project Address: 615 Lancaster Blvd Moss Beach Ca 94038 APN 037151220	
Owner: Chester White 615 Lancaster Moss Beach Ca 94038 E-mail cpwhite@gmail.com C. 415 940.1476	
Designer: Tim Pond Tim Pond Design and Construction Phone (650) 576-7177 Timepond@gmail.com	
Drawn By TP	Scale 1/4" = 1'
Revisions	Date
Building Submittal	12/15/19
Elevations	A3.1



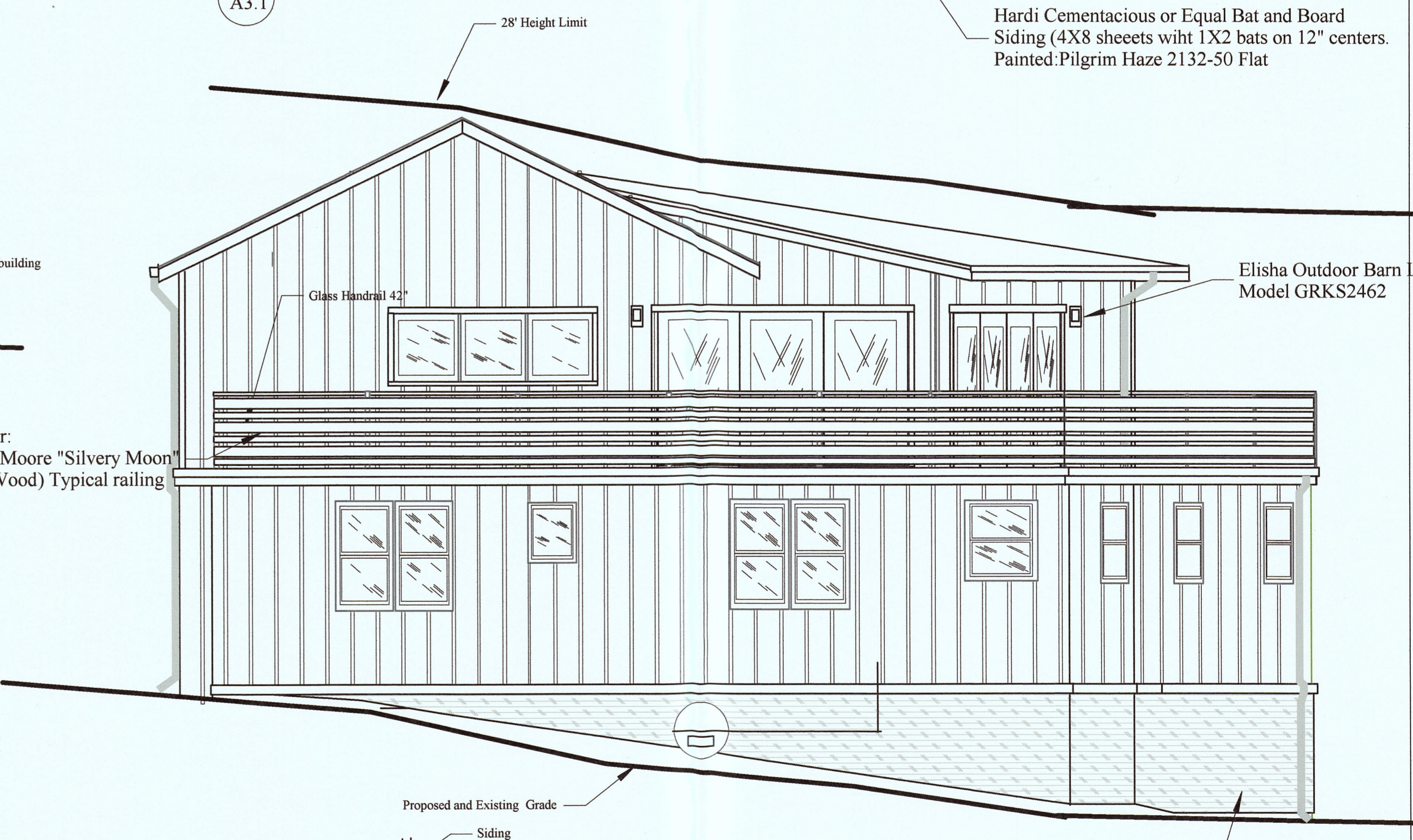
1 A3.1 South Elevation



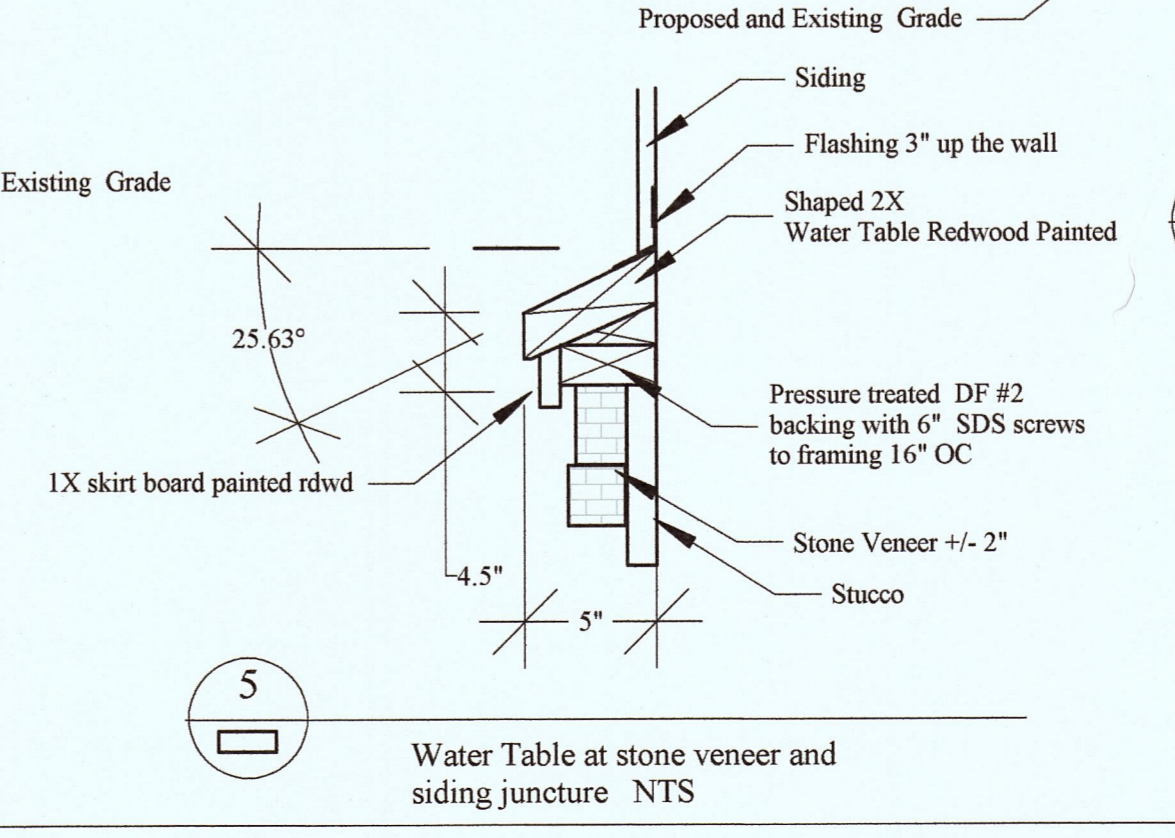
2 A3.1 East Elevation



1 A3.1 West Elevation



A3.1 North elevation



5