

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

DATE: July 8, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Design Review Permit to allow construction of a 764 sq. ft. second floor and 132 sq. ft. loft addition to an existing 1,792 sq. ft. one-story single-family residence, located at 420 Third Avenue, in the unincorporated Miramar area of San Mateo County. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00024 (Love)

PROPOSAL

The applicant proposes to build a 764 sq. ft. second floor and 132 sq. ft. loft addition to an existing 1,792 sq. ft. one-story single-family residence. The addition consists of new living and dining rooms, kitchen, art studio and an office loft located on the upper floors, as well as a new rear second-story deck. The site is relatively flat and no trees are proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2015-00024, 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). General Plan Policy 8.15 (*Land Use Compatibility*) calls for development to protect and enhance the character of existing single-family areas. The project involves a substantial addition to an existing single-family residence that, as further described in Section 4 of this report, enhances and is in character with the surrounding neighborhood. LCP 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 applicable

guidelines relating to the minimization of grading and the design of structures such that they are in scale with their setting.

The Coastside Design Review Committee (CDRC) considered the project at the April 9, 2015 meeting and determined that the project, as designed, complies with applicable Design Review Standards and recommended the project for approval. The proposed architectural design enhances the existing neighborhood comprised of predominantly two-story structures.

DPA:fc – DPAZ0437_WFU.DOCX

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

DATE: July 8, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: 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 764 sq. ft. second floor and 132 sq. ft. loft addition to an existing 1,792 sq. ft. one-story single-family residence, located at 420 Third Avenue, in the unincorporated Miramar area of San Mateo County. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00024 (Love)

PROPOSAL

The applicant proposes to build a 764 sq. ft. second floor and 132 sq. ft. loft addition to an existing 1,792 sq. ft. one-story single-family residence. The addition consists of new living and dining rooms, kitchen, art studio and an office loft located on the upper floors, as well as a new rear second-story deck. The site is relatively flat and no trees are proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2015-00024, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant: Edward Love

Owner: Beth Keegstra

Location: Miramar

APN: 048-037-050

Parcel Size: 5,000 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 High Density Residential (8.81 to 17.4 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Residential

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: Zone C (areas of minimal flooding), Community Panel No. 06081C0255E, 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 single-family residential area. Third Avenue northward, Medio Avenue and other developed parcels to the east, west and south bound this parcel. The parcel is not located in a State or County Scenic Corridor.

Chronology:

| <u>Date</u> | <u>Action</u> |
|------------------|---|
| January 15, 2015 | - Application submitted. |
| March 25, 2015 | - Project deemed complete. |
| April 9, 2015 | - Coastside Design Review Committee recommends approval of the project. |
| July 8, 2015 | - Planning Commission public hearing. |

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The General Plan designates the Montara-Moss Beach-El Granada area (which includes Miramar) as an Urban Community. 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:

Policy 8.15 (*Land Use Compatibility*) calls for development to protect and enhance the character of existing single-family areas. The project involves a substantial addition to an existing single-family residence that, as further described in Section 4 of this report, enhances and is in character with the surrounding neighborhood.

Policy 8.42 (*Solar Access*) requires development to minimize obstruction of solar access by protecting structures from encroachment. The proposed addition would add two levels to the existing residence whereby each level is set within the floor below, minimizing impacts on solar access to the neighboring residences.

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 between the sea and the first through improved public road paralleling the sea and would result in an increase of more than 10% of the internal floor area of the existing structure. The addition would result in an increase of 50% of the residence's floor area. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated below. Staff's discussion is limited to applicable policies that are not discussed in other sections of this report.

a. Visual Resources Component

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 applicable guidelines as described below:

- (1) Design structures that do not require extensive grading: The addition is located above an existing single-story residence and would require only minor land disturbance and no grading.

- (2) Design structures that are in scale with the character of their setting: The proposed addition is designed to be in scale with other homes in the area. The existing non-conforming lot coverage of 39% will be reduced to 35% for compliance with the S-17 development standards. Other homes of compatible height exist within the immediate area.

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 first through road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway eastward (the first through road to the east) and is therefore subject to this policy.

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 Medio Avenue 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 Zoning Regulations

The proposal complies with the property's R-1/S-17 zoning designation, as the project would maintain the existing single-family residential use and comply with development standards, as indicated in the following table:

| | S-17 Development Standards | Proposed |
|--------------------------------|----------------------------|----------------------------|
| Building Site Area | 5,000 sq. ft. | 5,000 sq. ft. (existing) |
| Building Site Width | 50 ft. | 50 ft. (existing) |
| Maximum Building Site Coverage | (35%) 1,750 sq. ft. | (35%) 1,750 sq. ft. |
| Maximum Floor Area | (53%) 2,650 sq. ft. | (53%) 2,646 sq. ft. |
| Minimum Front Setback | 20 ft. | 21.5 ft. |
| Minimum Rear Setback | 20 ft. | 20 ft. (existing) |
| Minimum Right Side Setback | 5 ft. | 8 ft. - 4.5 in. (addition) |
| Minimum Left Side Setback | 5 ft. | 7 ft. - 2.5 in. (addition) |
| Maximum Building Height | 28 ft. | 25 ft. - 6.5 in. |
| Minimum Parking Spaces | 2 (existing) | No Change |
| Facade Articulation | Finding by CDRC | Complies |
| Stories | No Limit | 3 |

The proposed addition meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity by complying with the maximum lot coverage of 35%. Additionally, the total floor area proposed is 53% of the total lot size where 53% is the maximum allowed. As proposed, the project would reduce the existing non-conforming lot coverage of 39% to 35% and would increase the existing front setback from 18'-11.5' to the minimum setback of 20 feet for compliance with the S-17 development standards. The minimum combined side setbacks for structures over 16 feet in height is 15 feet. As allowed under Policy 101, the new addition is required to comply with the side setbacks where the existing residence may maintain the existing 5-foot side setbacks.

4. Conformance with the Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at its regularly scheduled meeting of April 9, 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 proposed modern Mediterranean architectural style of the residence complements the eclectic style of the neighborhood homes (Section 6565.20(D)2).
- b. The proposed materials, such as stucco and standing seam metal roof, 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).
- c. The proposed downward-directed lighting fixtures integrate well with the overall design of the residence. Submittal of manufacturer's specification sheets is required by Condition No. 4 (Section 6565.20(F)4).

Staff received two letters of support for the project which are included as Attachment F.

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, provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less. The 896 sq. ft. addition is an increase of 50% of the floor area of the existing residence (1,792 sq. ft.).

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
Granada Community Services District
Coastside County Water District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated June 11, 2015
- E. Site Photos
- F. Letters of Support:
 - 1. Maryann and Patrick McGuirk
 - 2. John Duff

DPA:fc – DPAZ0438_WFU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00024

Hearing Date: July 8, 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, provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less. The 896 sq. ft. addition is an increase of 50% of the floor area of the existing residence (1,792 sq. ft.).

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 is in 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 April 9, 2015, 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 July 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 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 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 the project approval letter including all conditions of approval on the top pages of the building plans.
4. The applicant shall submit the following item and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Manufacturers' specification sheets for the downward-directed exterior lighting fixtures.
 - b. Boundary survey of site setbacks.
5. 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.
6. 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.
7. The applicant shall include an erosion and sediment control plan that complies with County guidelines in 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.
8. 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.
9. No site disturbances shall occur until a building permit has been issued.
10. 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 Third Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Third Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. 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

13. The applicant shall apply for a building permit.

Coastside County Water District

14. Prior to the issuance of a building permit, the applicant shall obtain a water service connection.

Department of Public Works

15. 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

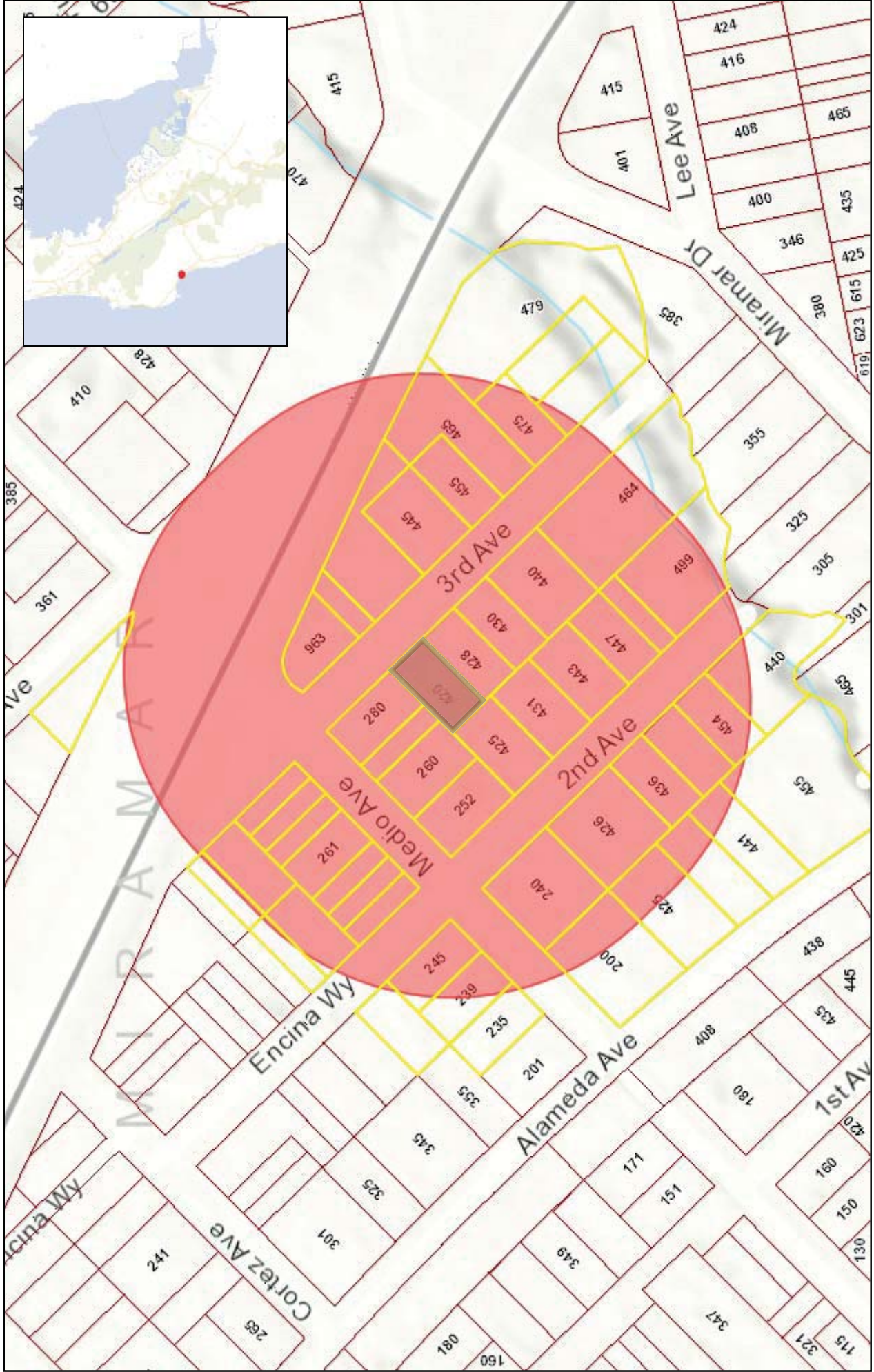
16. Smoke detectors which are hardwired: As per the California Building Code (CBC), State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, inter-connected, and have battery backup. These detectors are required to be placed in each new and reconditioned 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.
17. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
18. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (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.
19. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
20. Occupancy separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
21. Address numbers: As per CFPD 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 CFPD 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. 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.
24. Vegetation management: As per CFPD 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.
25. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 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.
26. 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.
27. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
28. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or CFPD. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
29. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
30. A Knox padlock or key switch will be required if there is limited access to property (CFC 506.1). For application or further assistance, contact CFPD.

31. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, 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.
32. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. Only current fire flow will be accepted. Flow over five years will need fire flows.
33. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and CFPD Ordinance No. 2103-03, 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. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. 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 Department or the City of Half Moon Bay. A building permit will not be issued until the plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to CFPD for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
34. Installation of underground sprinkler pipes shall be flushed and visually inspected by CFPD prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
35. 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.
36. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

DPA:fc – DPAZ0438_WFU.DOCX



0.07

0

0.04

0.07 Miles



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

REVISIONS

COVER SHEET
NOTES &
LEGEND

DATE: 1-4-15
SCALE: AS NOTED
DRAWN: NJM
CHECKED: KEGONTRA F HALL
PROJECT: UPPER FLOOR ADDITION

KEGONTRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (HNB), CA 94019

UPPER FLOOR ADDITION
FOR KEGONTRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (HNB), CA 94019

EDWARD C. LOVE
ARCHITECT
100 HILL STREET
HALF MOON BAY, CA 94019
WWW.EDWARDLOVEARCHITECT.COM

NO SCALE



VICINITY MAP

DRAWING INDEX

| SHEET | TITLE |
|-------|---------------------------|
| AI | COVER SHEET |
| A2 | 00 SITE PLAN |
| A3 | 00 FLOOR PLAN & DEMO PLAN |
| A4 | 00 FIRST FLOOR PLAN |
| A5 | 00 SECOND FLOOR PLAN |
| A6 | 00 THIRD FLOOR PLAN |
| A7 | 00 EAST ELEVATIONS |
| A8 | 00 NORTH ELEVATIONS |
| A9 | 00 WEST ELEVATIONS |
| A10 | 00 SOUTH ELEVATIONS |
| A11 | NO SECTION |

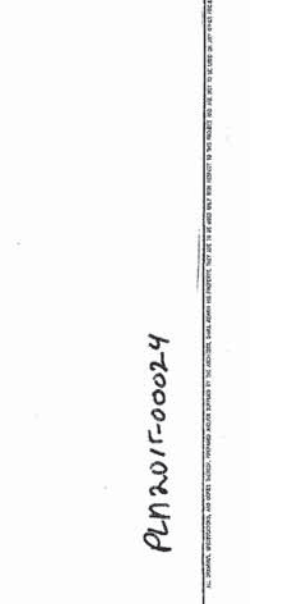
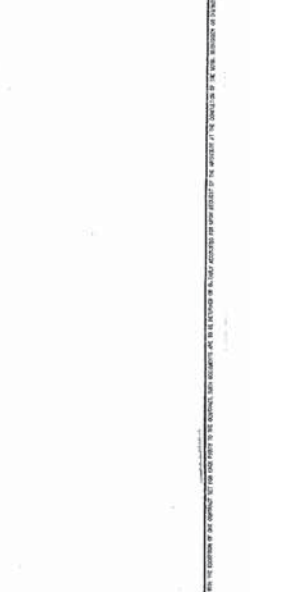
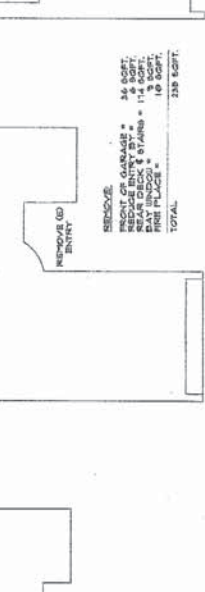
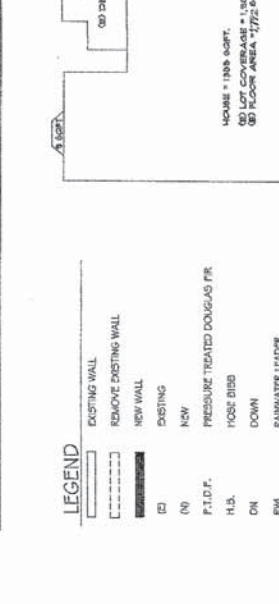
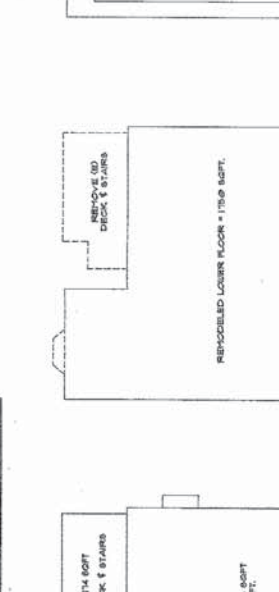
SCOPE OF WORK:
REPLACE 00 LIVING SPACE ON THE LOWER FLOOR, ADD AN UPPER FLOOR LIVING AREA, AND ADD A THIRD FLOOR OFFICE

APPLICABLE CODES
SANTARBA COUNTY

- SANTARBA COUNTY ZONING AND BUILDING ORDINANCES
- 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE
- ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA RESIDENTIAL CODE

SITE DATA

| EXISTING | PROPOSED | TOTAL | ALLOWED |
|--------------------------------|--------------|--------------|--------------|
| AREA (SQ FT) | AREA (SQ FT) | AREA (SQ FT) | AREA (SQ FT) |
| LOT AREA 5,000 | 1,750 | 1,750 | 1,750 |
| PARCEL COVERAGE 1,400 SQFT. | 1,750 | 1,750 | 1,750 |
| FLOOR AREA 1,750 SQFT. | 1,750 | 1,750 | 1,750 |



RECEIVED
MAR 11 2015
San Mateo County
Planning and Building Department

Attachment C

PLN 2015-00024

NO SCALE

REVISIONS



EDWARD C. LOVE ARCHITECT
100 HILL STREET
HALF MOON BAY, CA 94040
(650) 739-7418
WWW.EDWARDLOVEARCHITECT.COM

UPPER FLOOR ADDITION
FOR KEEGSTRA & HALL RESIDENCE
420 3RD AVENUE
HEALY (41B), CA 94019

UPPER FLOOR ADDITION
FOR KEEGSTRA & HALL RESIDENCE
420 3RD AVENUE
HEALY (41B), CA 94019

(NO) UPPER FLOOR PLAN

DATE: 11-14-15
SCALE: AS NOTED
DRAWN: RJL
CHECKED: [Signature]

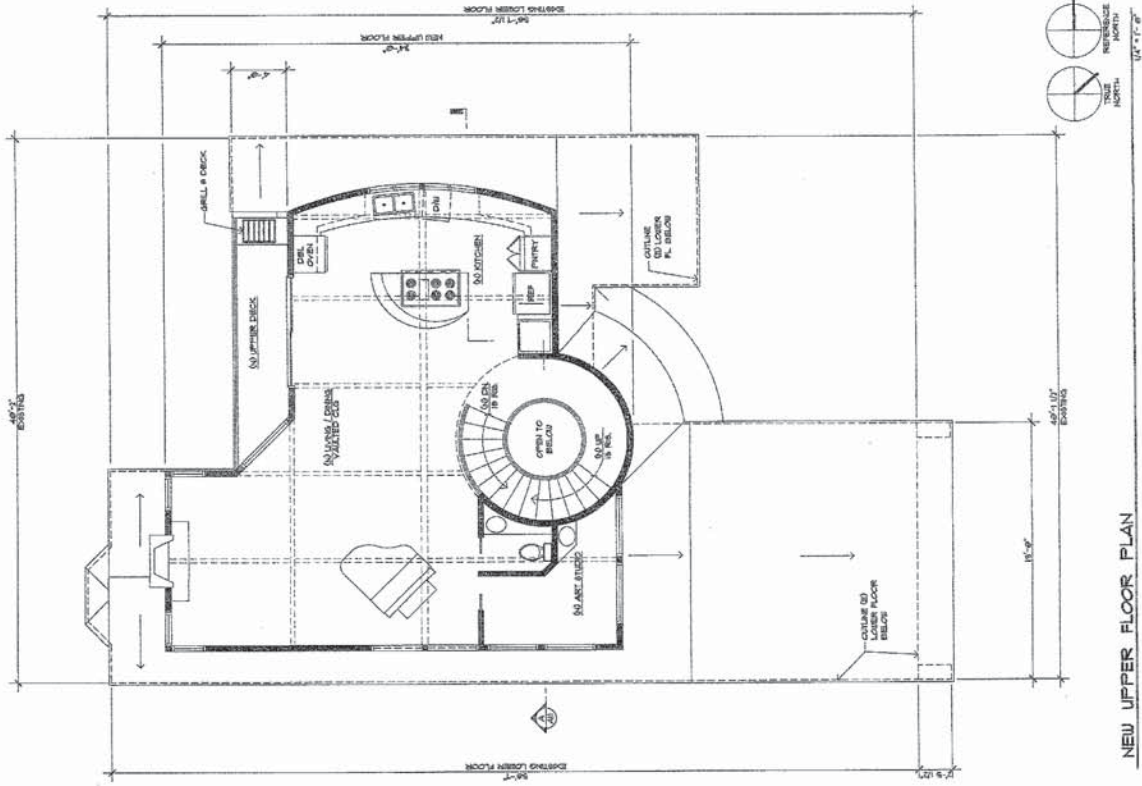
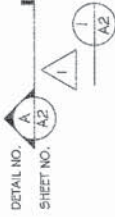
PROJECT: KEEGSTRA & HALL

SHEET: A-5



LEGEND

- EXISTING WALL
- REMOVE EXISTING WALL
- NEW WALL
- EXISTING
- NEW
- P.T.D.F.
- H.B.
- DN
- RWL
- NIC.
- UNO
- WP
- 6-6G
- 55
- EXISTING WALL
- REMOVE EXISTING WALL
- NEW WALL
- EXISTING
- NEW
- PRESSURE TREATED DOUGLAS FIR
- HOSE BIBB
- DOWN
- RAINWATER LEADER
- NOT IN CONTRACT
- UNLESS NOTED OTHERWISE
- WEATHERPROOF
- 6'-0" x 6'-0"
- STAINLESS STEEL
- BUILDING SECTION
- INTERIOR ELEVATION
- DETAIL REFERENCE



NEW UPPER FLOOR PLAN

ALL WORKING DIMENSIONS AND DIMENSIONS SHOWN ON THIS SHEET SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS TO BE DEMOLISHED OR RECONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT AREAS AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT AREAS AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT AREAS AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT AREAS AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SERVICES TO REMAIN.

REVISIONS



EDWARD C. LOVE ARCHITECT
100 MILL STREET
HALE HOOK BAY, CA 94019
(650) 728-7618
WWW.EDWARDLOVEARCHITECT.COM

UPPER FLOOR ADDITION
FOR KEEGGSTRA & HALL RESIDENCE
420 3RD AVENUE
MAYMAR (HFB), CA 94019

KEEGSTRA & HALL RESIDENCE
420 3RD AVENUE
MAYMAR (HFB), CA 94019

(N) 3RD FLOOR-
WRITERS &
EYRIE
PLAN

DATE: 11-4-15
SCALE: AS NOTED
OWNER: RLLJ

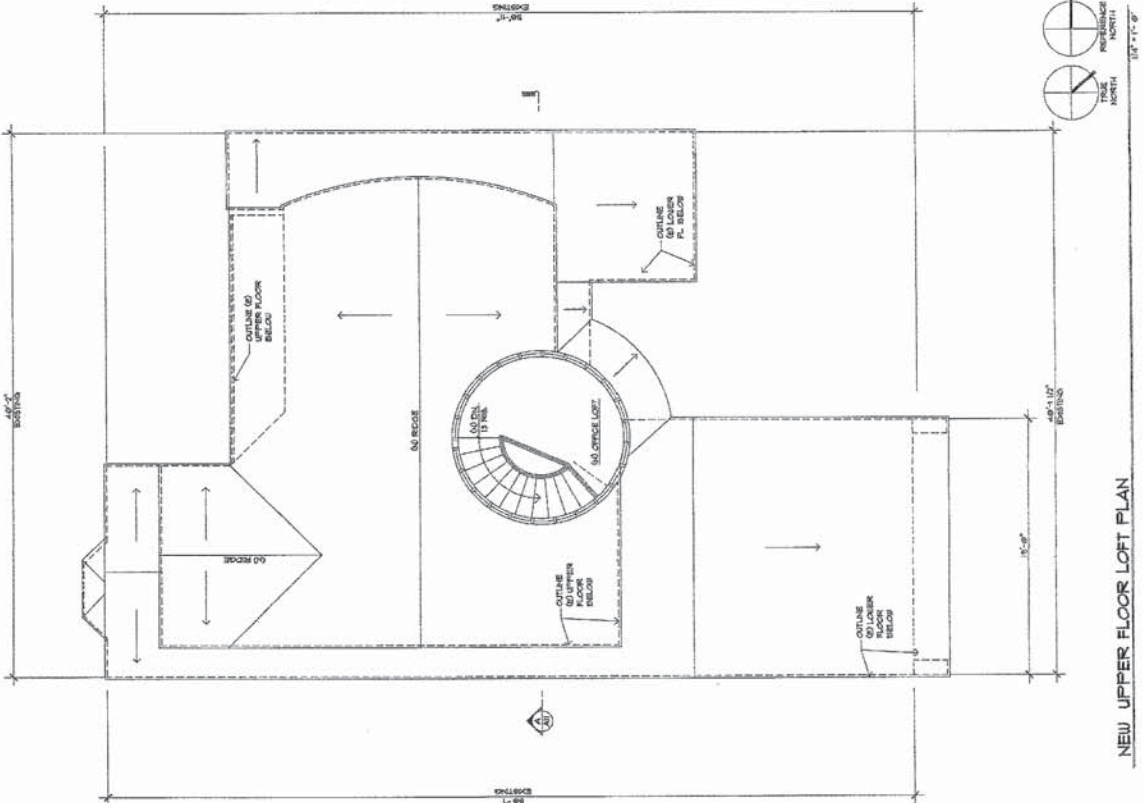
PROJECT: KEEGGSTRA & HALL

A-6



LEGEND

- EXISTING WALL
- REMOVE EXISTING WALL
- NEW WALL
- EXISTING
- NEW
- P.T.D.F.
- H.B.
- DN
- RWL
- NIC
- UNO
- WP
- G-66
- S/S
- PRESSURE TREATED DOUGLAS FIR
- HOSE BIBB
- DOWN
- RAINWATER LEADER
- NOT IN CONTRACT
- UNLESS NOTED OTHERWISE
- WEATHERPROOF
- 6" C' x 6" 8'
- STAINLESS STEEL
- BUILDING SECTION
- INTERIOR ELEVATION
- DETAIL REFERENCE



NEW UPPER FLOOR LOFT PLAN

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM EDWARD C. LOVE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE PERFORMANCE OF ANY TRADES OR CONTRACTORS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE PERFORMANCE OF ANY TRADES OR CONTRACTORS.

REVISIONS



EDWARD C. LOVE
ARCHITECT
101 HILL STREET
HALF MOON BAY, CA 94019
WWW.EDWARDLOVEARCHITECT.COM

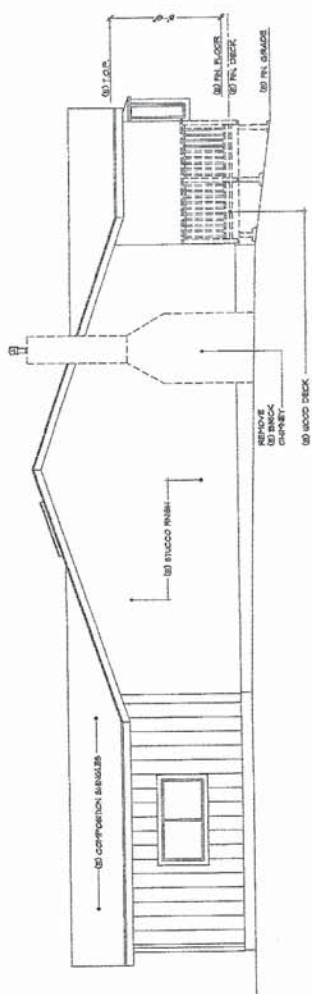
UPPER FLOOR ADDITION
FOR KEESGTRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (HMB), CA 94019

KEESGTRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (HMB), CA 94019

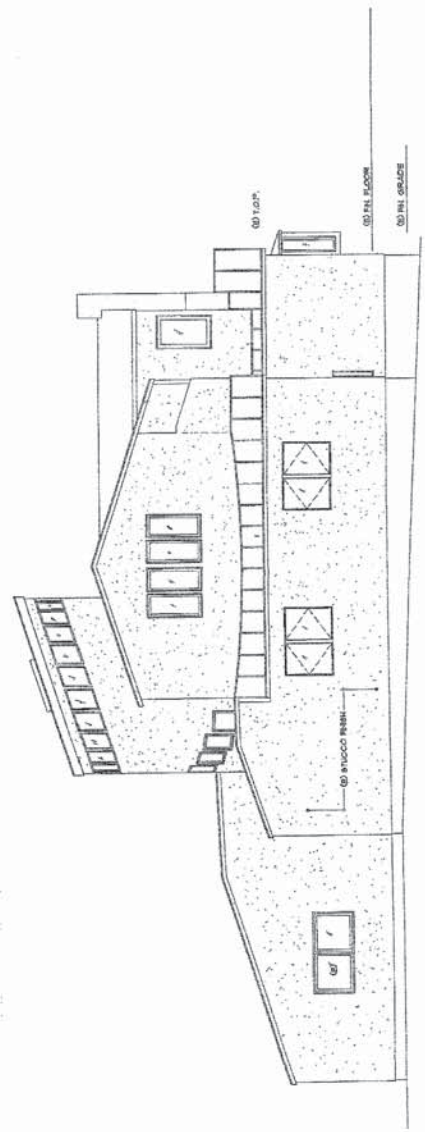
(E) & (N)
NORTH
ELEVATIONS

DATE: 11-14-18
SCALE: AS NOTED
SHEET: 11/11
PROJECT: KEESGTRA & HALL
SHEET NO.

A-8



(E) NORTH ELEVATION



(N) NORTH ELEVATION

ALL DIMENSIONS UNLESS OTHERWISE NOTED. THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF EDWARD C. LOVE ARCHITECT. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EDWARD C. LOVE ARCHITECT. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS

| |
|--|
| |
| |
| |
| |
| |



EDWARD C. LOVE ARCHITECT
 705 HILL STREET
 HALF MOON BAY, CA 94019
 (650) 725-7415
 WWW.EDWARDLOVEARCHITECT.COM

UPPER FLOOR ADDITION
 FOR KEEGOTRA & HALL RESIDENCE
 420 3RD AVENUE
 MENAHEAR (4-B), CA 94019

KEEGOTRA & HALL RESIDENCE
 420 3RD AVENUE
 MENAHEAR (4-B), CA 94019

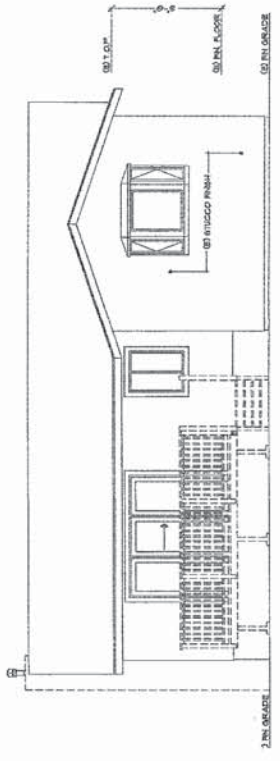
(E) & (N) WEST ELEVATION

DATE: 1-4-15
 SCALE: AS NOTED
 DRAWN: PML

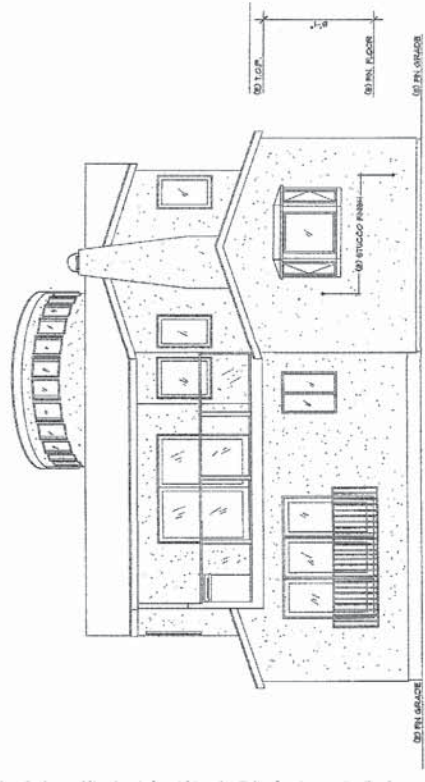
NO. C28077
 DATE: 1/15/15

A-9

11



(E) WEST ELEVATION



(N) WEST ELEVATION

ALL DRAWINGS, SPECIFICATIONS, AND NOTES HEREBY INCORPORATED BY REFERENCE SHALL BE SUBJECT TO THE PROVISIONS OF THE STANDARD CONTRACT DOCUMENTS FOR ARCHITECTS AND ENGINEERS, AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS (AIA), LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL APPLICABLE PERMITS AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL APPLICABLE PERMITS AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR REGULATIONS.

REVISIONS



EDWARD C. LOVE ARCHITECT
300 HILL STREET
HALF MOON BAY, CA 94019
(650) 734-7414
WWW.EDWARDLOVEARCHITECT.COM

UPPER FLOOR ADDITION
FOR KEGOTRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (4th), CA 94019

KEGOTRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (4th), CA 94019

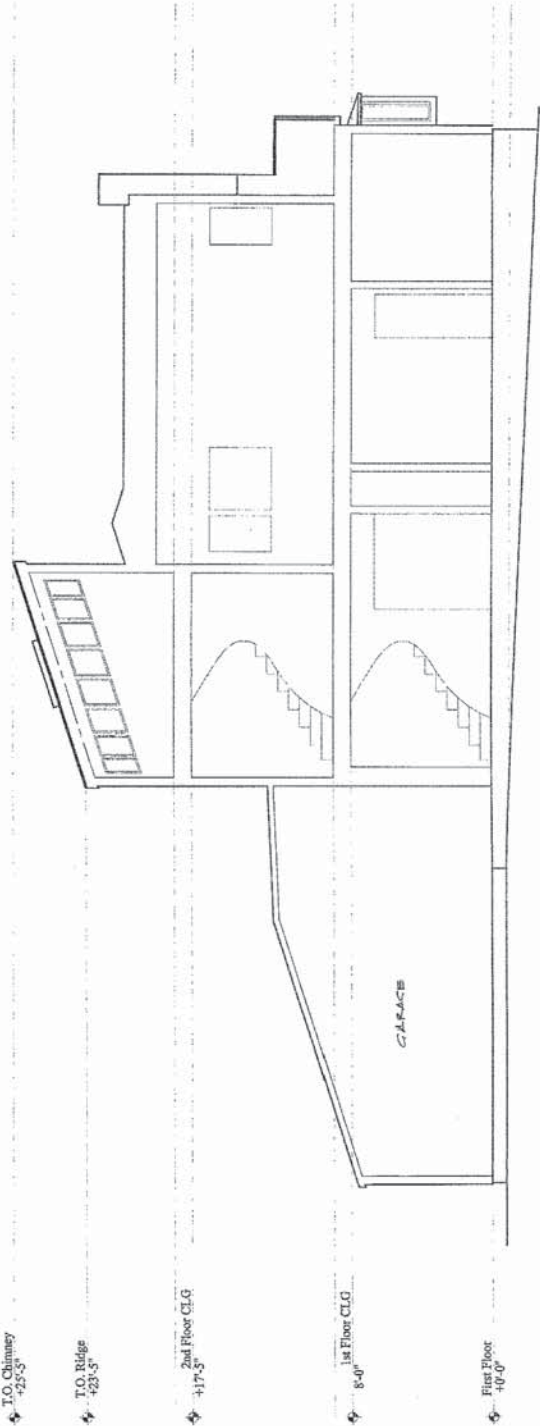
SECTIONS

DATE: 1-14-19
SCALE: AS NOTED
DRAWN: RLU

NO. 1
K. KEGOTRA & HALL

SHEET: A-11
DATE: 1/17/19

PROJECT: 19180001



T.O. Chimney +25'-5"

T.O. Ridge +23'-5"

2nd Floor CLG +17'-5"

1st Floor CLG 8'-0"

First Floor +0'-0"

GARAGE

ALL DIMENSIONS UNLESS OTHERWISE NOTED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVISIONS



EDWARD C. LOVE
ARCHITECT
140 HILL STREET
HALF MOON BAY, CA 94040
(650) 728-1818
WWW.EDWARDLOVEARCHITECT.COM

UPPER FLOOR ADDITION
FOR KEEGATRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (478), CA 94015

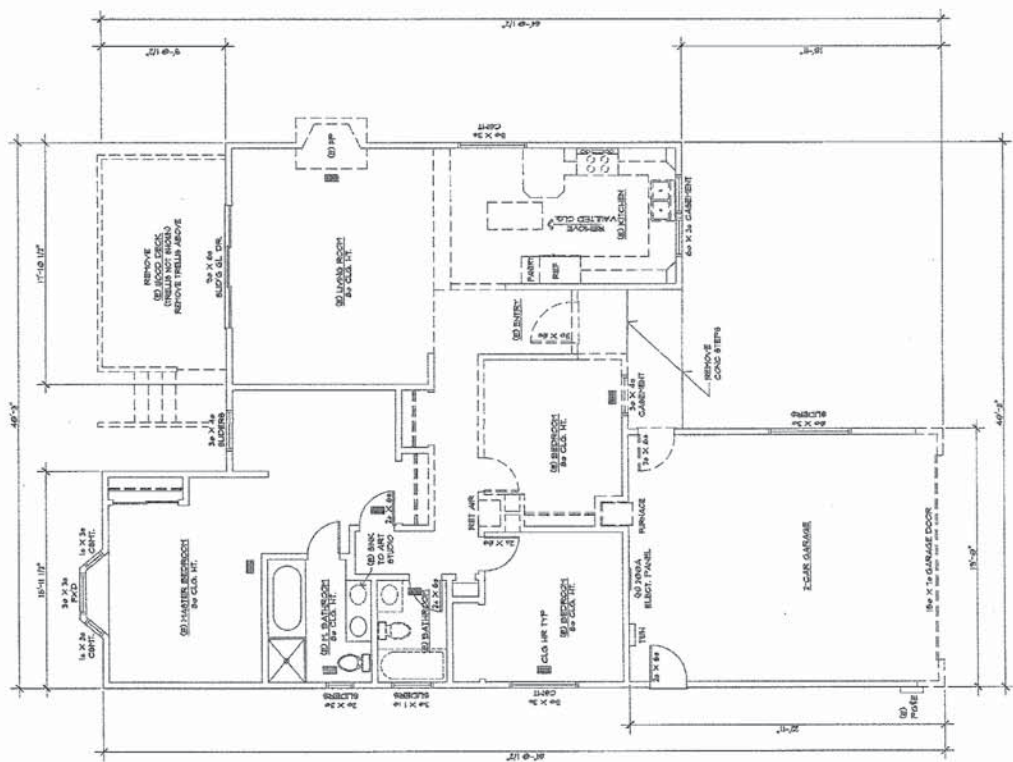
KEEGATRA & HALL RESIDENCE
420 3RD AVENUE
MIRAMAR (478), CA 94015

(E) FLOOR
PLAN &
DEMO PLAN

DATE: 1-14-15
SCALE: AS NOTED
DRAWN: RLJ

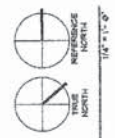
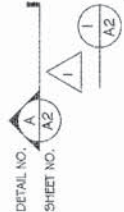
KEEGATRA & HALL
SHEET

A-3
11
08/11/15



LEGEND

- EXISTING WALL
- REMOVE EXISTING WALL
- NEW WALL
- EXISTING
- NEW
- P.T.D.F.
- H.B.
- DN
- RWL
- N.C.
- UNO
- WP
- 6'-0" x 6'-0"
- SS
- BUILDING SECTION
- INTERIOR ELEVATION
- DETAIL REFERENCE

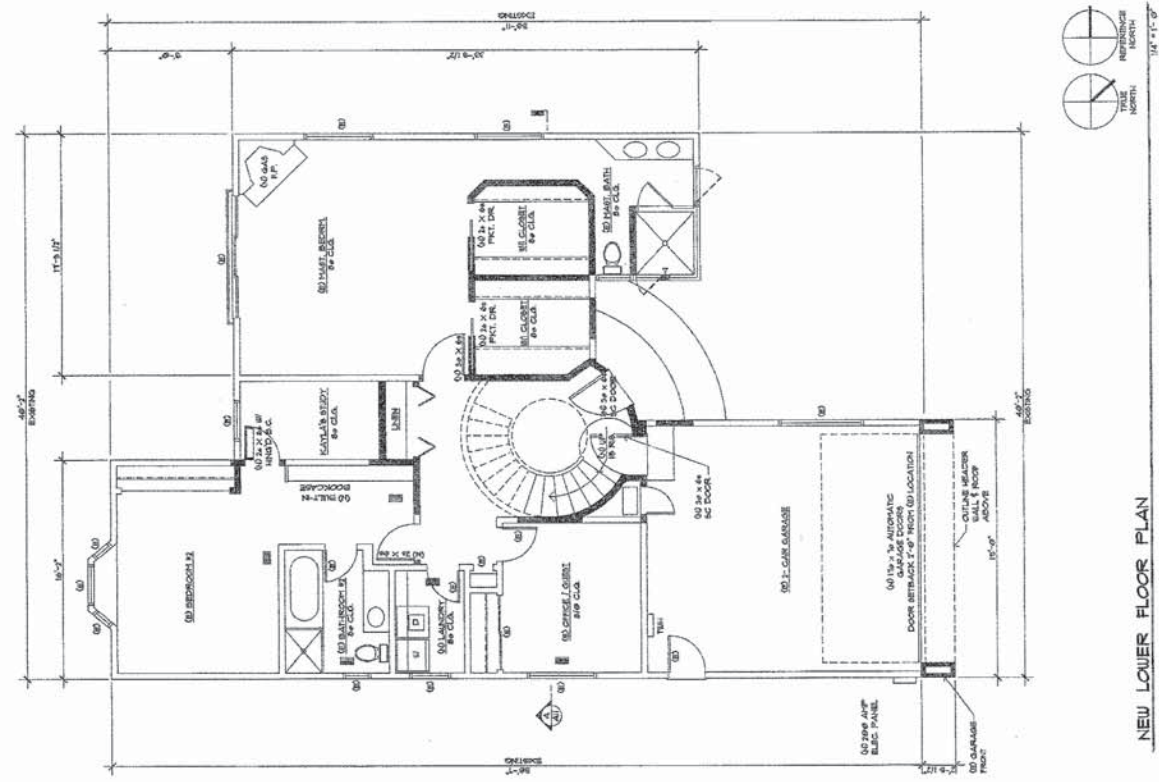


EXISTING FLOOR PLAN - INCLUDES DEMO PLAN

ALL DIMENSIONS UNLESS OTHERWISE NOTED BY THE DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



- LEGEND**
- EXISTING WALL
 - REMOVE EXISTING WALL
 - NEW WALL
 - EXISTING
 - NEW
 - P.T.D.F. (PRESSURE TREATED DOUGLAS FIR)
 - H.B. (HOSE BIBB)
 - DN (DOWN)
 - RWL (RAINWATER LEADER)
 - NIC. (NOT IN CONTRACT)
 - UNO (UNLESS NOTED OTHERWISE)
 - WP (WEATHERPROOF)
 - 6'-0" x 6'-0" (STAINLESS STEEL)
 - 55 (BUILDING SECTION)
 - A (INTERIOR ELEVATION)
 - A2 (DETAIL REFERENCE)



NEW LOWER FLOOR PLAN

ALL MATERIALS, SYSTEMS, AND METHODS DESCRIBED HEREIN ARE APPROVED BY THE ARCHITECT, WITH THE EXCEPTION OF ANY MATERIALS, SYSTEMS, OR METHODS NOTED OTHERWISE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

June 11, 2015

Edward Love
720 Mill Street
Half Moon Bay, CA 94019

PROJECT FILE

Dear Mr. Love:

SUBJECT: Coastside Design Review Recommendation of Approval
420 Third Street, Miramar
APN 048-037-050; County File No. PLN 2015-00024

At its meeting of April 9, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a 764 sq. ft. second floor and 132 sq. ft. loft addition to an existing 1,792 sq. ft. one-story single-family residence, located on an existing 5,000 sq. ft. legal parcel, as part of a Coastal Development Permit (CDP). No trees are proposed for removal. The CDP 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 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

This 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 proposed modern Mediterranean architectural style complements the eclectic style of the neighborhood homes (Section 6565.20(D)2).
- b. The proposed materials, such as stucco and standing seam metal roof, 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).
- c. The proposed downward-directed lighting fixtures integrate well with the overall design of the residence. Submittal of manufacturer's specification sheets is required by Condition No. 4 (Section 6565.20(F)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans as approved by the Planning Commission (decision to be made at a later date). 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 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 the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
4. The applicant shall submit the following item and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Manufacturers' specification sheets for the downward-directed exterior lighting fixtures.
5. 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.
6. 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.
7. The applicant shall include an erosion and sediment control plan that complies with County guidelines 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.
 8. 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.
 9. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
 10. 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 Third Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Third Avenue. There shall be no storage of construction vehicles in the public right-of-way.
 11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. 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

13. The applicant shall apply for a building permit.

Coastside County Water District

14. Prior to the issuance of a building permit, the applicant shall obtain a water service connection.

Department of Public Works

15. 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

16. Smoke detectors which are hardwired: As per the California Building Code (CBC), State Fire Marshal Regulations, and Coastside Fire Protection District (CFPD) Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned 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.
17. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
18. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (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.
19. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

20. Occupancy separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
21. Address numbers: As per CFPD 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 CFPD 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. 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.
24. Vegetation management: As per CFPD 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.
25. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 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.
26. 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.
27. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

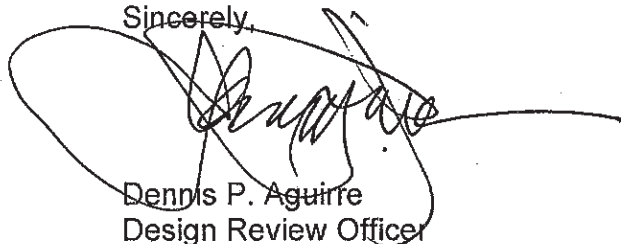
28. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or CFPD. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
29. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
30. A Knox padlock or key switch will be required if there is limited access to property (CFC 506.1). For application or further assistance, contact CFPD.
31. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, 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.
32. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. Only current fire flow will be accepted. Flow over five years will need fire flows.
33. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and CFPD Ordinance No. 2103-03, 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. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. 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 Department or the City of Half Moon Bay. A building permit will not be issued until the plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to CFPD for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
34. Installation of underground sprinkler pipes shall be flushed and visually inspected by CFPD prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
35. 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.

36. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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 CDP. The decision on the CDP will take place on or after a Planning Commission meeting on July 8, 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,

A handwritten signature in black ink, appearing to read 'Dennis P. Aguirre', is written over a large, loopy scribble. The signature is positioned above the typed name and title.

Dennis P. Aguirre
Design Review Officer

DPA:fc – DPAZ0420_WFN.DOCX

cc: Dianne Whitaker, Architect
Linda Montalto-Patterson (Acting Miramar Community Representative)
Beth Keegstra

Subject Residence



View facing South on 3rd Avenue

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Edward Love/Beth Keegstra

Attachment: E

File Numbers: PLN 2015-00024

Subject Residence



View facing North on 3rd Avenue

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Edward Love/Beth Keegstra

Attachment: E

File Numbers: PLN 2015-00024



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Edward Love/Beth Keegstra

File Numbers: PLN 2015-00024

Attachment: E



Ms. Mary Ann K McGuirk
475 3rd Ave
Half Moon Bay CA 94019-5314

Attachment F

County Office Building
455 County Center
Redwood City,
CA 94063

March 30, 2015
Re File # PLN. 2015-00024
LOCATION 420 - 3RD AVE,
MIRAMAR
ASSESSOR'S PARCEL #
048-037-050

To Whom It May Concern -

We are residents @

475 Third Ave, Miramar

and have no objection to the
beautiful addition that is
planned for the above location.

Sincerely,

Maryann + Patrick
McGuirk



Edward Love <edwardclovearch@gmail.com>

Fwd: letter from john duff

1 message

BRKeegstra <brkeegstra@comcast.net>

Thu, Apr 9, 2015 at
1:08 PM

To: "Love, Edward" <edwardclovearch@gmail.com>

From: "DUFF JOHN" <DUFF_JOHN@comcast.net>

To: "BRKeegstra" <brkeegstra@comcast.net>

Sent: Thursday, April 9, 2015 8:13:42 AM

John Duff
464 3rd Ave
Half Moon Bay, CA 94019

RE: Design Review, Keegstra, 420 3rd ave, Miramar

I fully endorse the remodel/addition proposed for 420 3rd Ave, Miramar. The addition is well within scale of the surrounding houses on 3rd Ave and will positively add to the neighborhood. I recommend passage by the design review.