

January 20, 2017

Jack McCarthy  
Jack McCarthy Design  
6257 Blauer Lane  
San Jose, CA 95135

Dear Mr. McCarthy:

SUBJECT: Coastside Design Review  
Coronado Avenue, Miramar  
APN 048-024-430; County File No. PLN 2016-00234

At its meeting of January 12, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new, two-story, 3,603 sq. ft. single-family dwelling with 702 sq. ft., 3-car attached garage on an undeveloped, 10,600 sq. ft. legal parcel (Created by Minor Subdivision PLN1999-00788). The project is part of a staff-level Coastal Development Permit (CDP). The CDP is not appealable to the California Coastal Commission. No trees are to be removed.

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:

- a. Address the blank East wall: Reference the Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20(D). 2b2  
Relation to adjacent buildings: Break up solid wall while respecting privacy of neighbors.

Recommendations discussed include:

- a. Consider the addition of a 3rd color to the exterior paint pallet
- b. Add corner windows to the northeast corner bedrooms on the 1st and 2nd floors
- c. Please provide landscape and hardscape plan
- d. Please provide color board with actual paint chips and sample of water table stone
- e. The proposed Redbud trees are not appropriate for a coastal environment



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, if you have any questions.

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

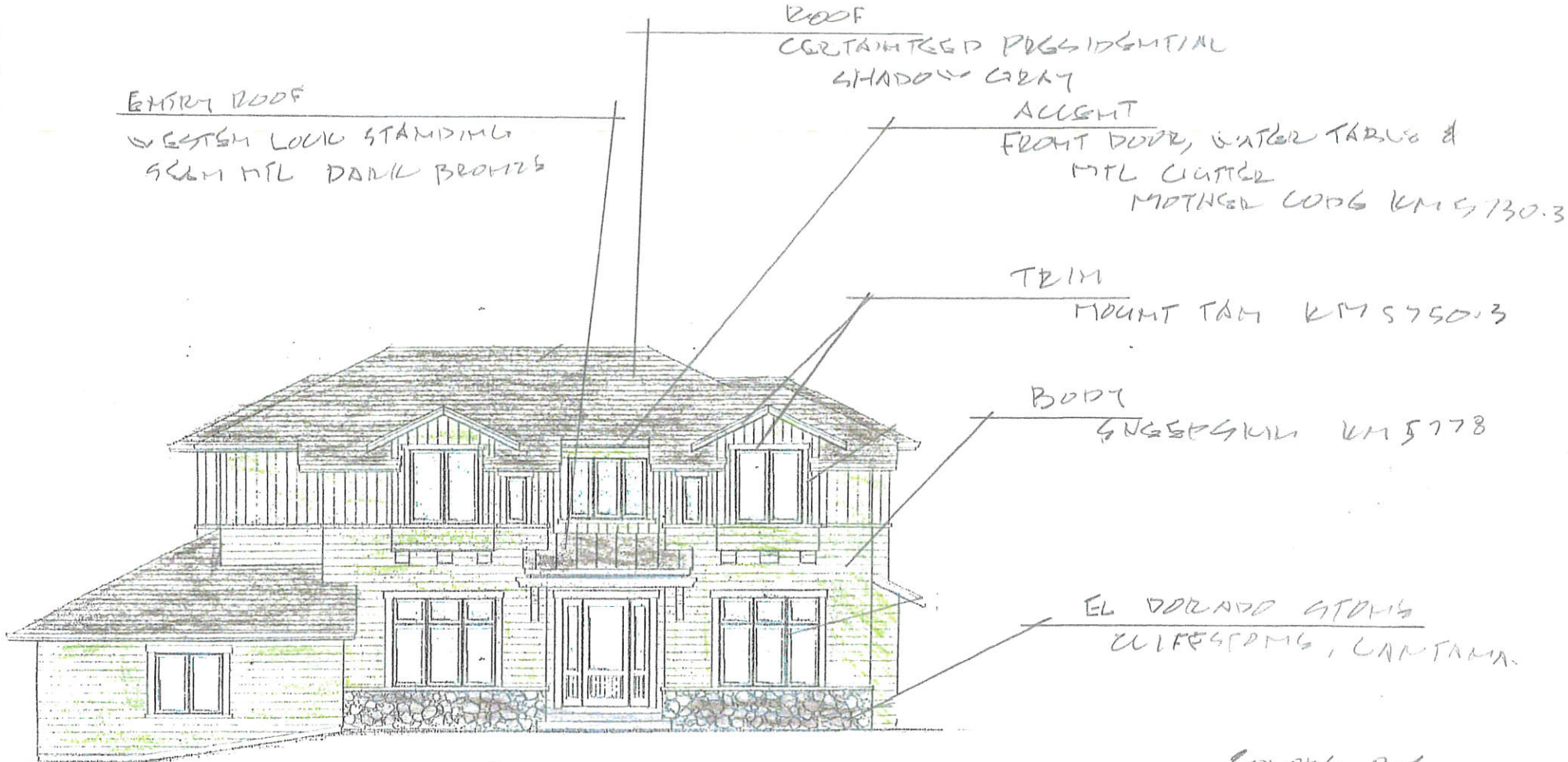
Sincerely,



Dennis P. Aguirre, Design Review Officer

DPA:CML:aow – CMLBB0012\_WAN.DOCX

cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Linda Montalto Patterson  
Tom Carey



COLORS BY  
 KERRY MOORE

SEE PAGE 2 FOR COLOR SAMPLES

## Color Board

Carey Residence, Coronado Drive, Mirimar, CA

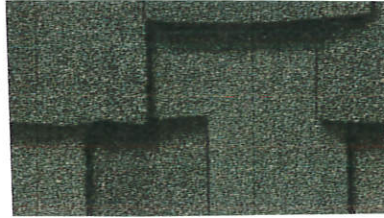
Jack McCarthy Designer, Inc.  
 6257 Blauer Lane  
 San Jose, CA 95135  
 408 973-0162

The colors and materials represented here have been approved by the San Mateo County Design Review Board. Please call 650 363-1825 with any questions, comments, or concerns. This is project PLN \_\_\_\_\_

PLN 2016-00234

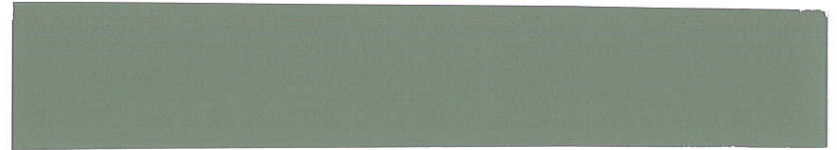
1-17-17

ROOF  
CERTAINTED POSSIDOMIAL  
SHADOW GRAY



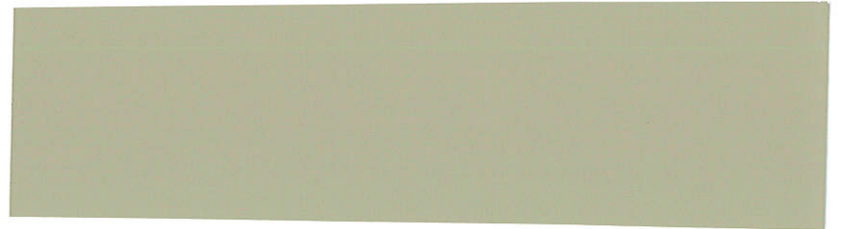
DOOD, WATER TABLE GUTTER  
MOTHER LODGE KM5730-3

ENTRY DOOR  
WESTERN LUMBER STANDING  
GRAIN HTL  
DARK BRONZE



TRIM  
MOUNTAIN KM5750-3

EL DORADO STONE  
CLIFFSIDE  
LANTANA



BODY  
SNEEPSKIM KM5778

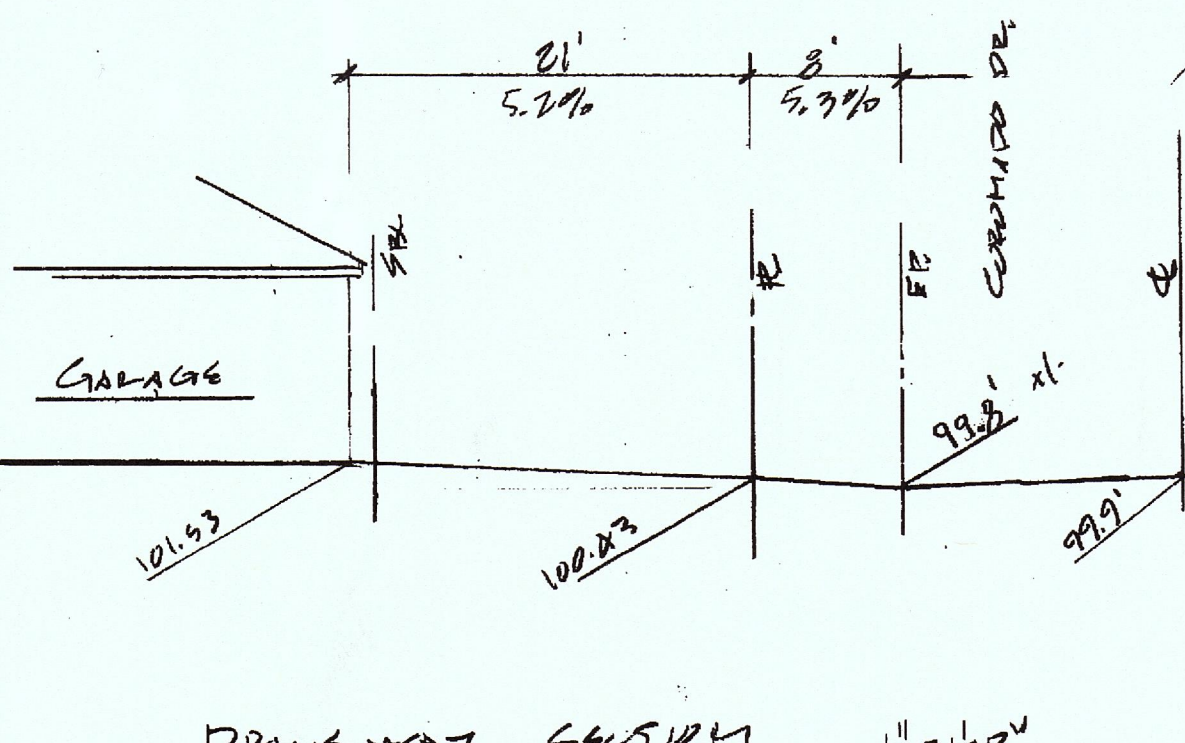
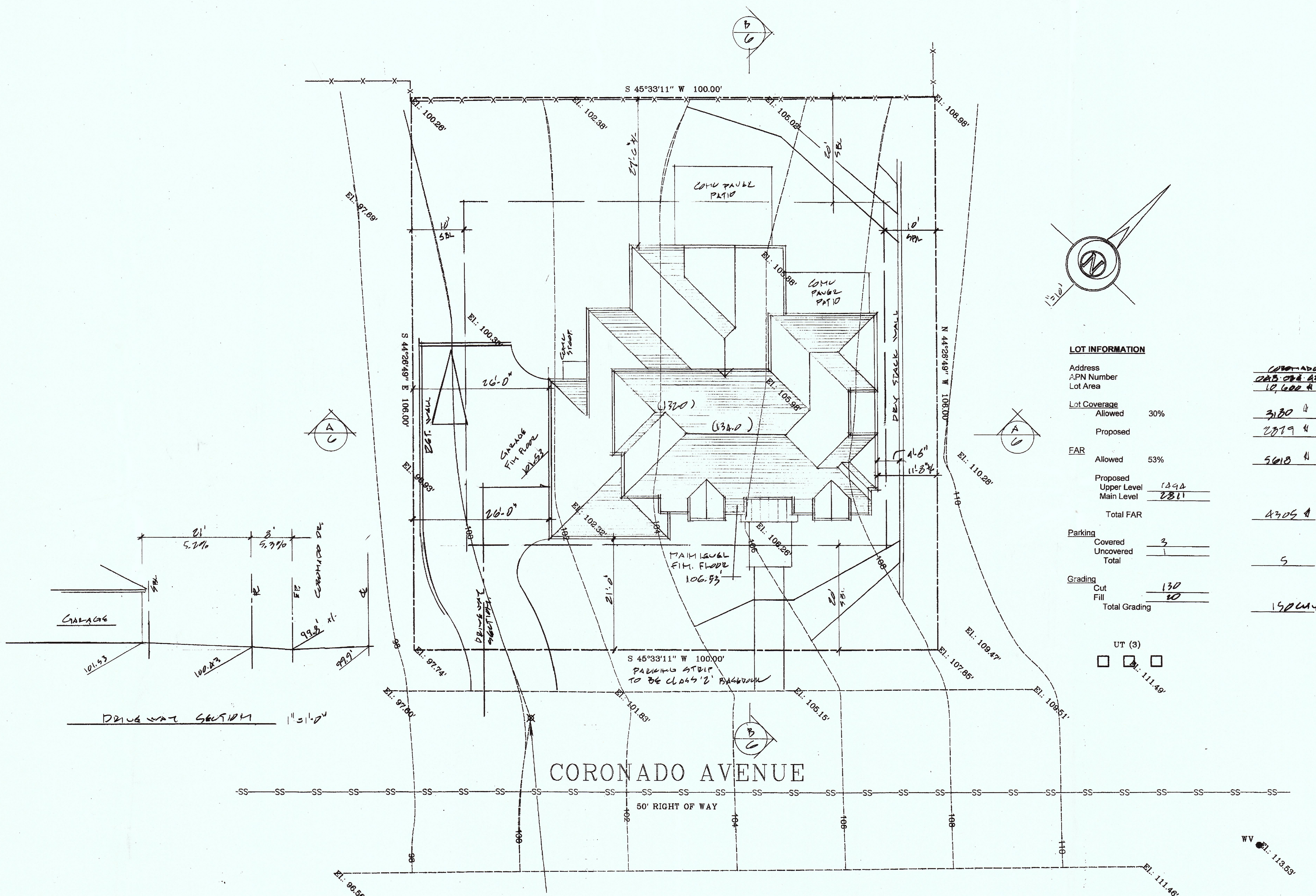
# Color Board PG 2

Carey Residence, Coronado Drive, Mirimar, CA

COLOR BY  
KELLY MOORE

Jack McCarthy Designer, Inc.  
6257 Blauer Lane  
San Jose, CA 95135  
408 973-0162

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**LOT INFORMATION**

Address		1080-ABO DR
APN Number		085-028-030
Lot Area		10,600 sq ft
Lot Coverage		
Allowed	30%	3180 sq ft
Proposed		2879 sq ft
FAR		
Allowed	53%	5618 sq ft
Proposed		
Upper Level	1892	
Main Level	2811	
Total FAR		4703 sq ft
Parking		
Covered	3	
Uncovered	1	
Total		4
Grading		
Cut	130	
Fill	10	
Total Grading		140 cu yds

**CORONADO AVENUE**

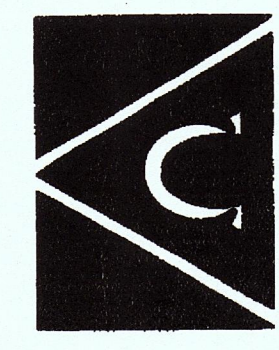
**BENCH MARK:**  
 A MAG NAIL AND SHINER WAS SET IN THE PAVEMENT AND USED AS THE DATUM POINT FOR THIS SURVEY. ELEVATION = 100.00 (ASSUMED DATUM)

**PLOT PLAN 1/4" = 1'-0"**

REVISIONS	BY

**Carey Residence**  
 New Residence  
 Coronado Drive, Mirimar, CA

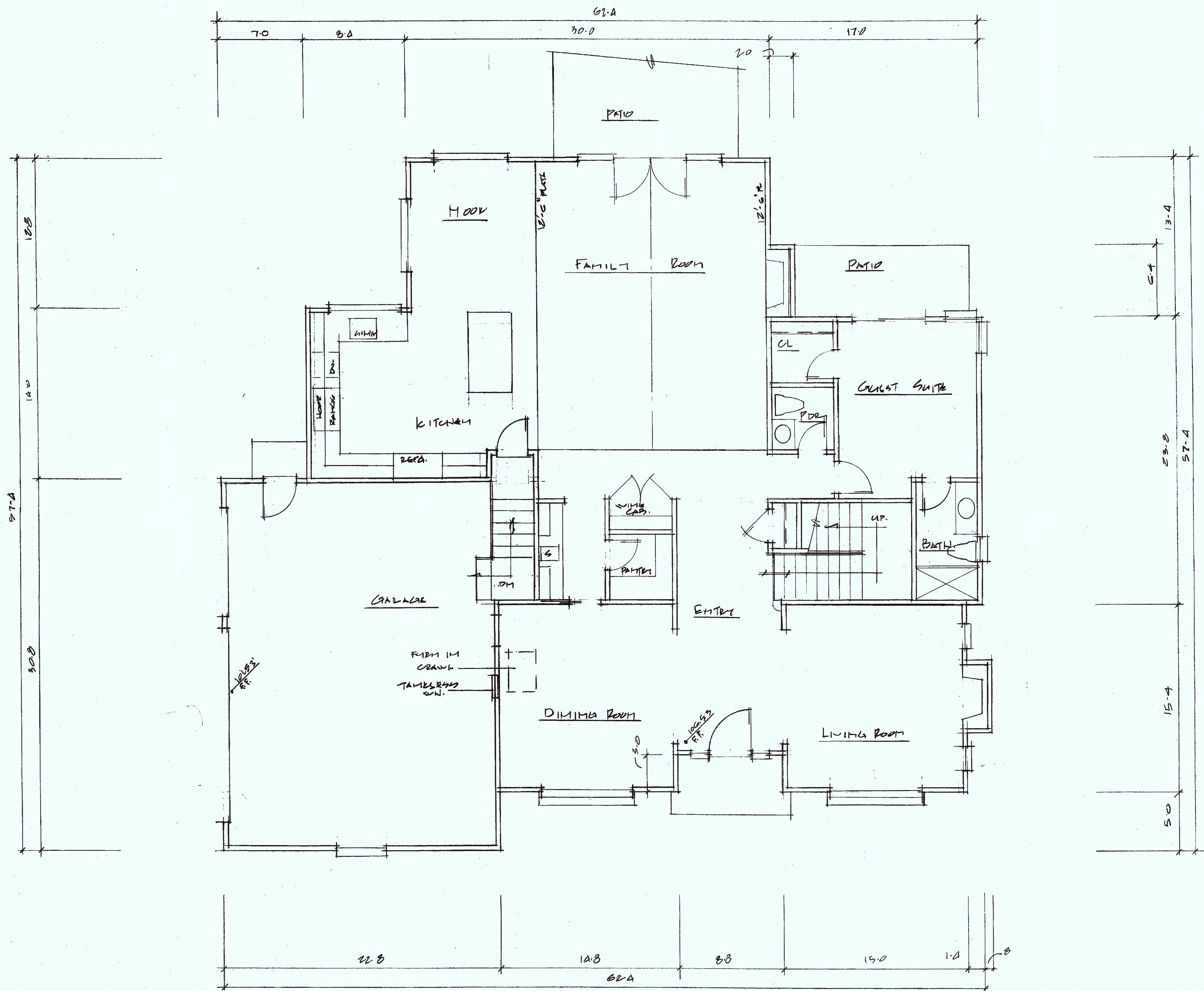
**Jack McCarthy Designer, Inc.**  
 6257 Blauer Lane San Jose California 95135 408 973-0162



DRAWN	MW
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DATE	5.15.16
SCALE	
NOTED	
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SHEET	

**RECEIVED**  
 JAN 18 2017  
 San Mateo County  
 Planning and Building Department

PLN2016-00234

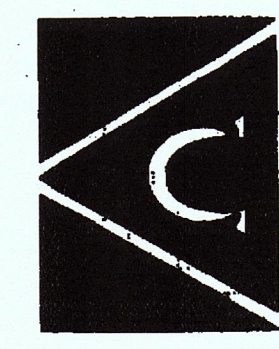


MAIN LEVEL FLOOR PLAN  
 LIVING AREA 2104' CARAGE 707'

REVISIONS	BY

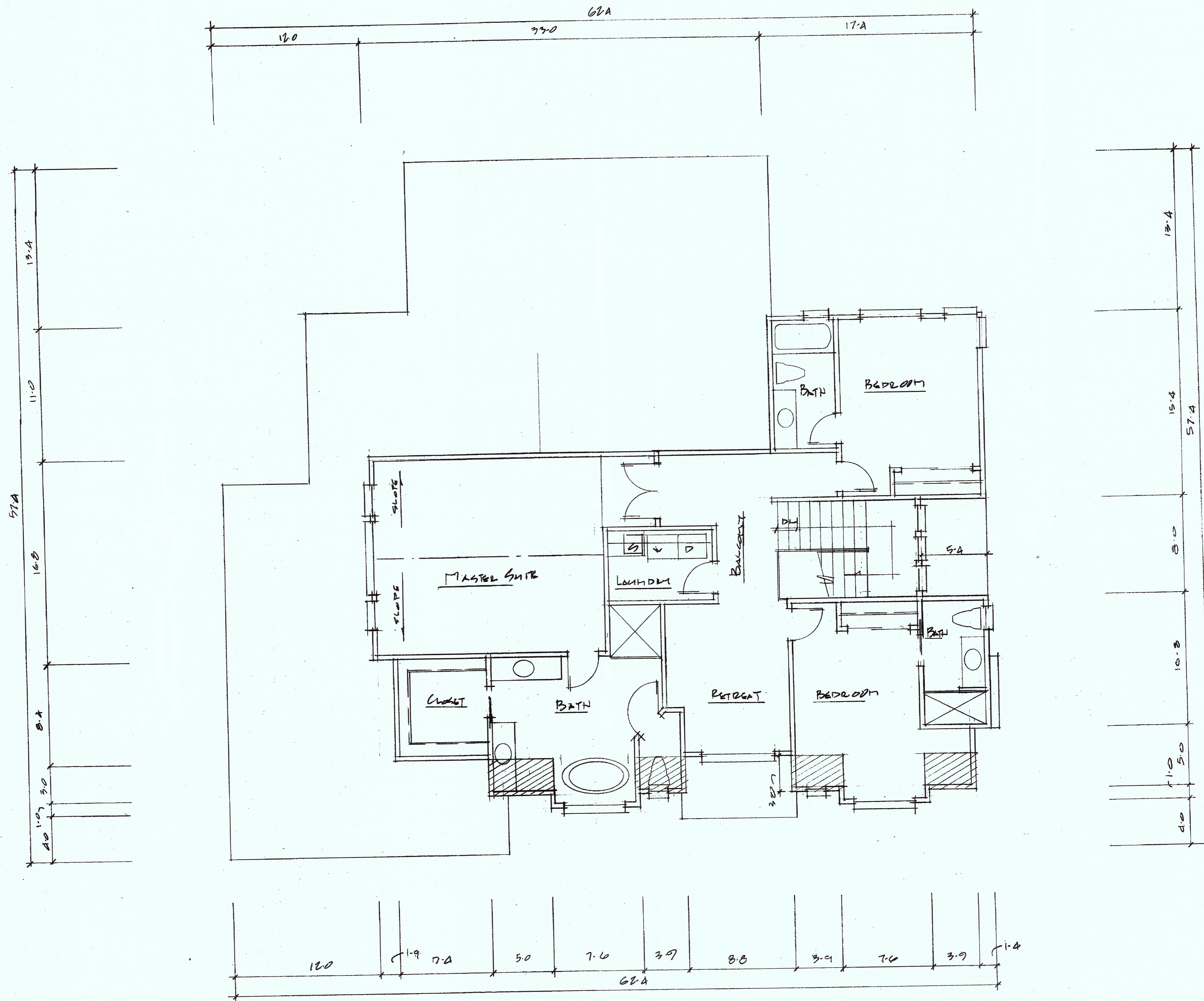
**Carey Residence**  
 New Residence  
 Coronado Drive, Miramar, CA

**Jack McCarthy Designer, Inc.**  
 6257 Blauer Lane San Jose California 95135 408 973-0162



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OF SHEETS

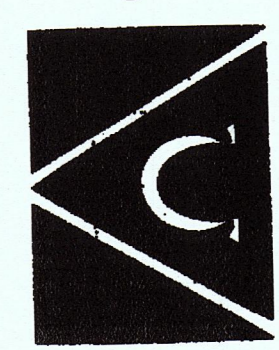


UPPER LEVEL FLOOR PLAN  
LIVING AREA 1401

REVISIONS	BY

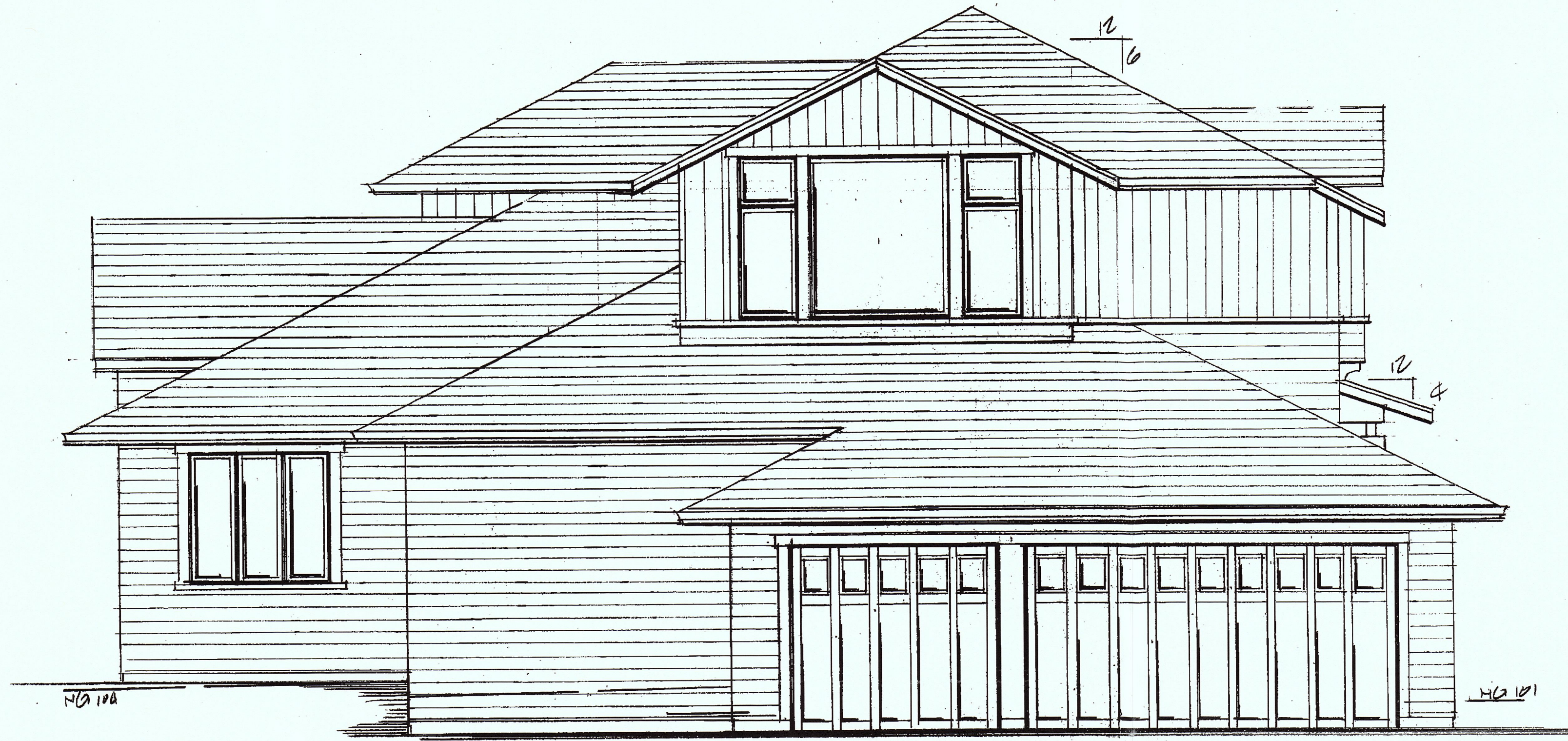
Carey Residence  
New Residence  
Coronado Drive, Mirimar, CA

**Jack McCarthy Designer, Inc.**  
San Jose California 95135 408 973-0162  
6257 Blauer Lane

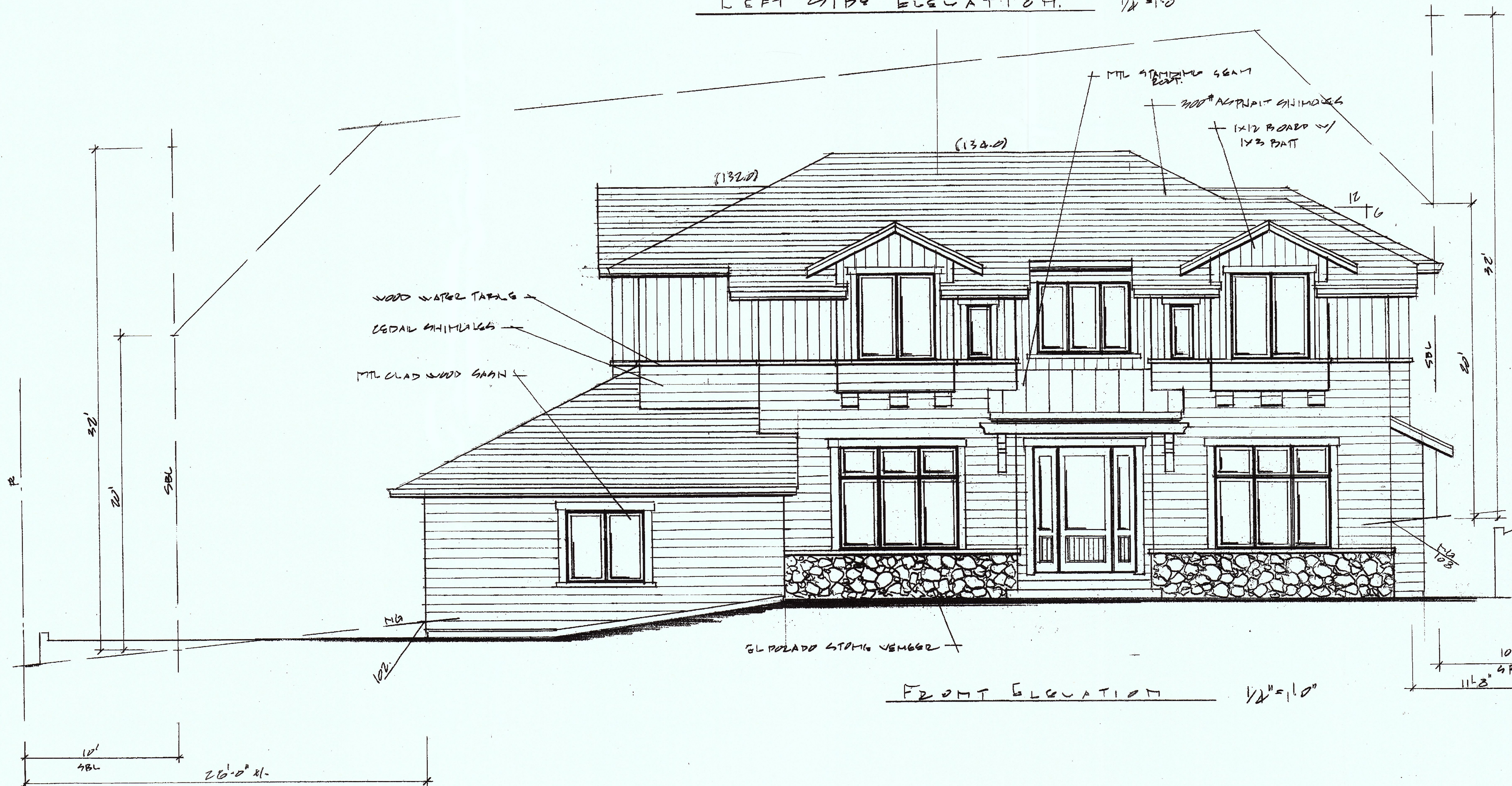
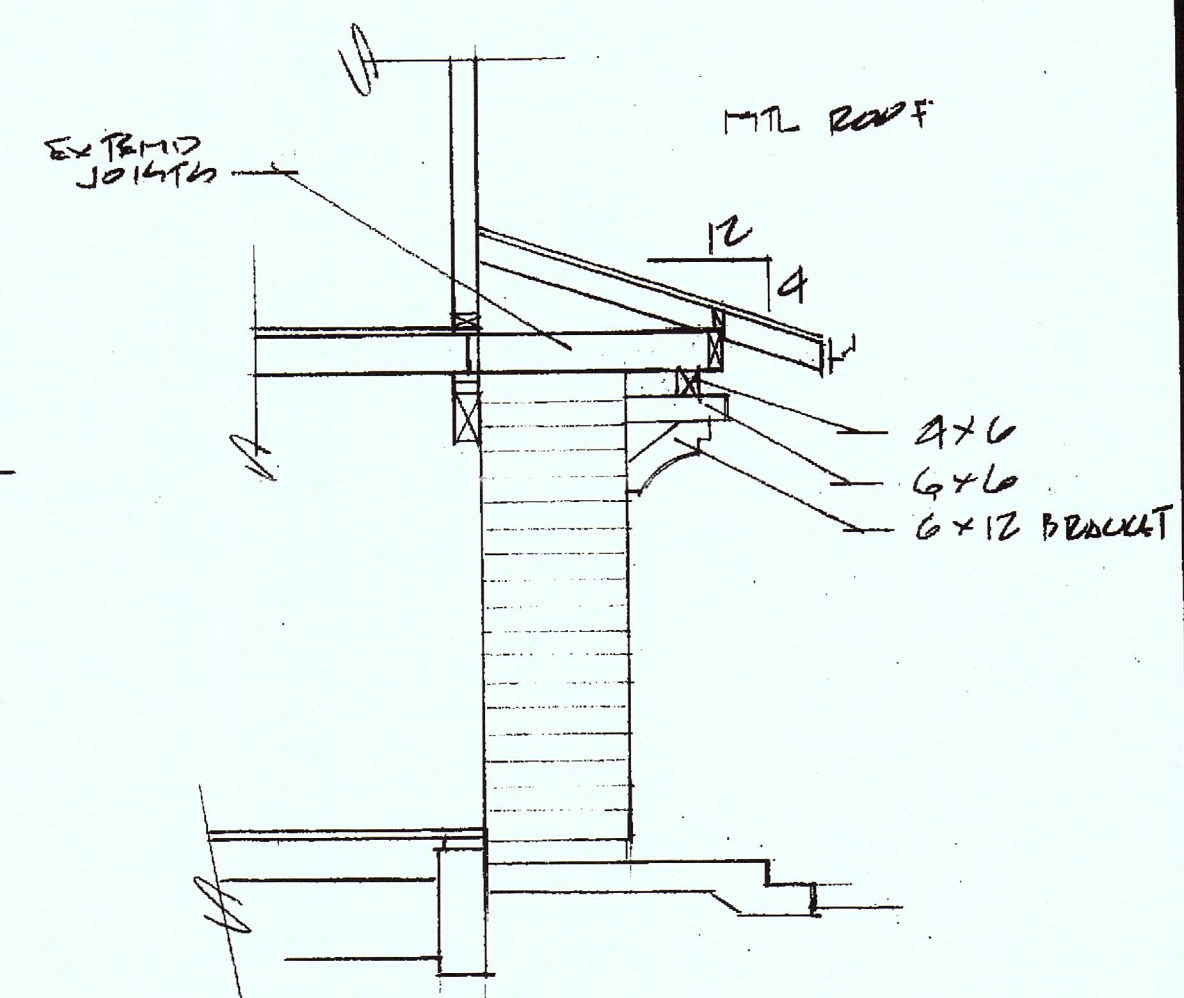
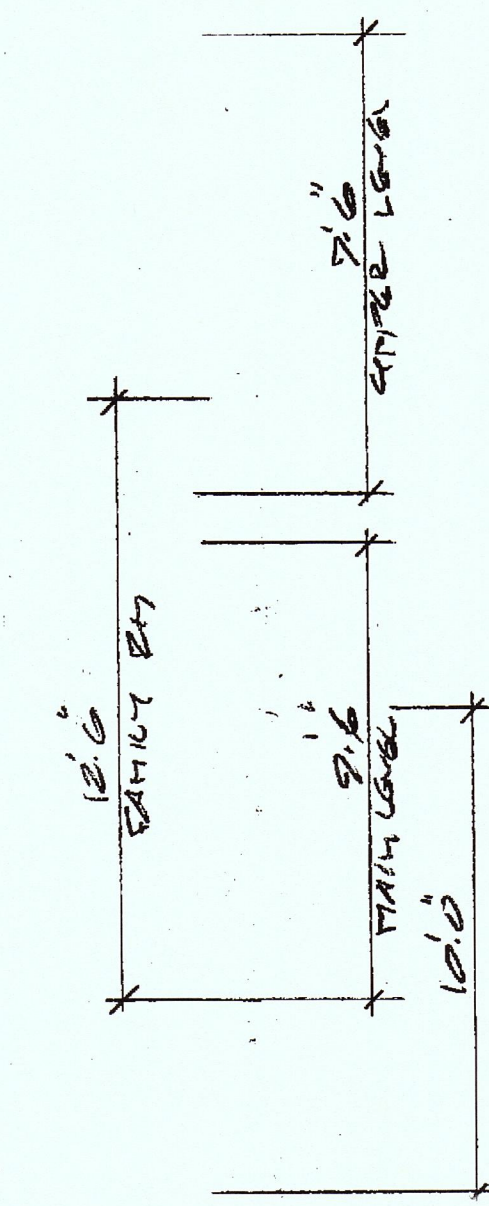


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SCALE	1/8" = 1'-0"
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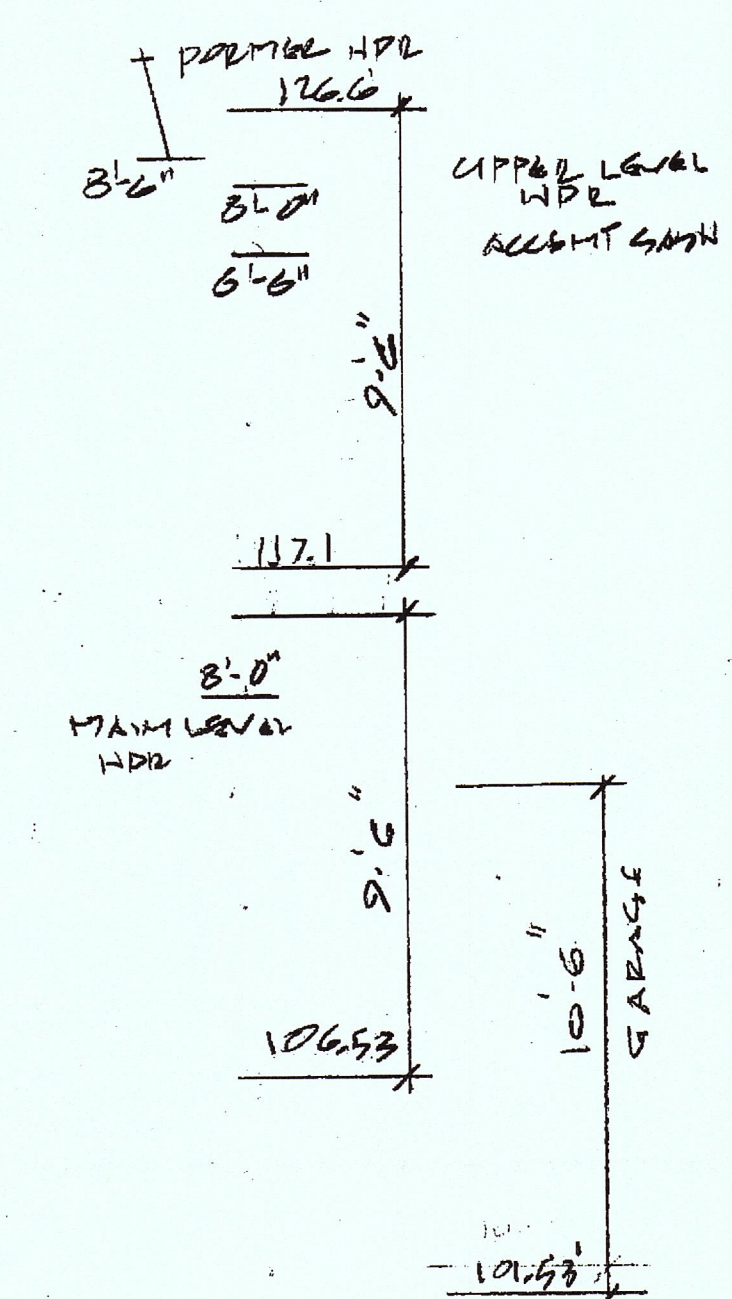
OF SHEETS



LEFT SIDE ELEVATION 1/8"=1'-0"



FRONT ELEVATION 1/8"=1'-0"



REVISIONS	BY

Carey Residence  
 New Residence  
 Coronado Drive, Mirimar, CA

**Jack McCarthy Designer, Inc.**  
 6257 Blauer Lane San Jose California 95135 408 973-0162

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DATE	5/15/16
SCALE	NOTED
JOB NO.	GENEVA 002
SHEET	





RIGHT SIDE ELEVATION 1/4" = 1'-0"



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

REVISIONS	BY

Carey Residence  
New Residence  
Coronado Drive, Mirimar, CA

Jack McCarthy Designer, Inc.  
6257 Blauer Lane San Jose California 95135 408 973-0162



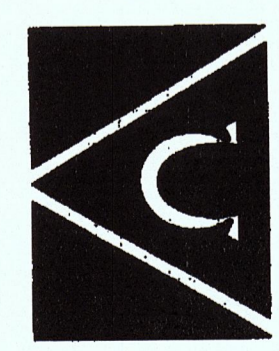
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1/3

REVISIONS	BY

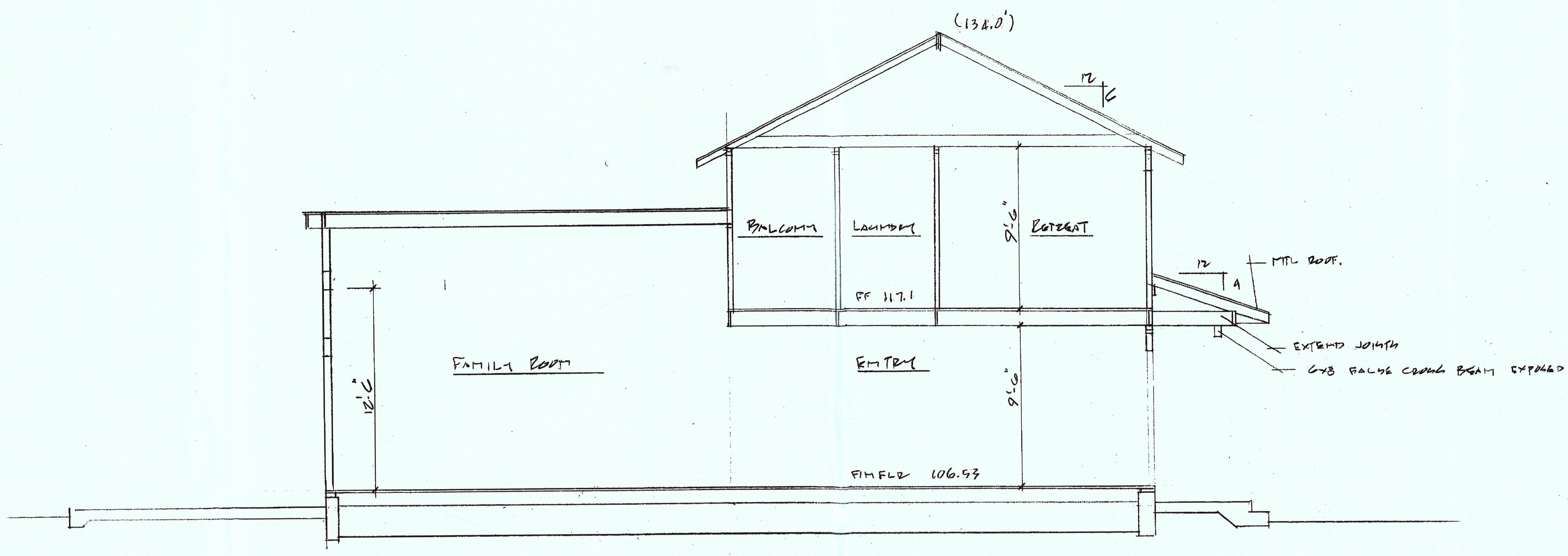
Carey Residence  
New Residence  
Coronado Drive, Mirimar, CA

Jack McCarthy Designer, Inc.  
San Jose California 95135 408 973-0162  
6257 Blauer Lane

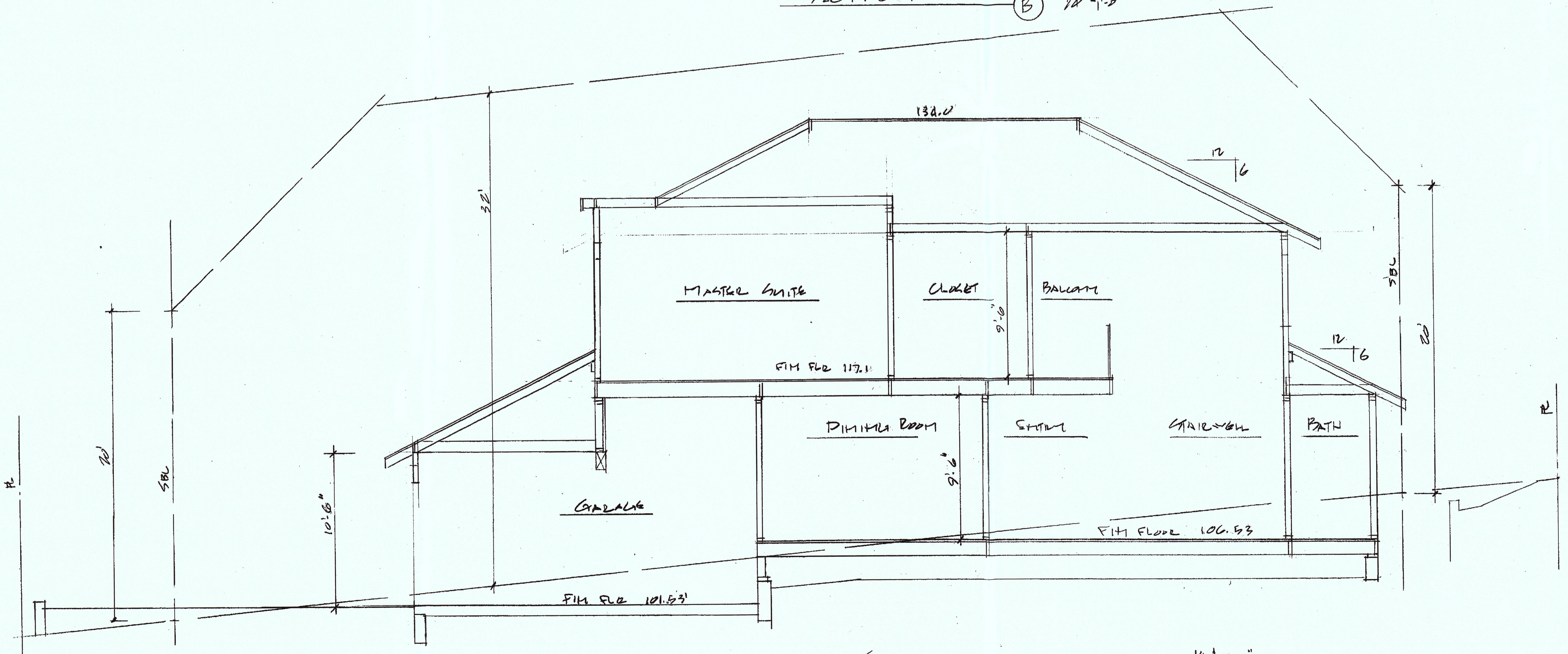


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DATE	5/25/16
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JOB NO.	SEVINGALS 0002
SHEET	

OF SHEETS



SECTION B 1/8" = 1'-0"



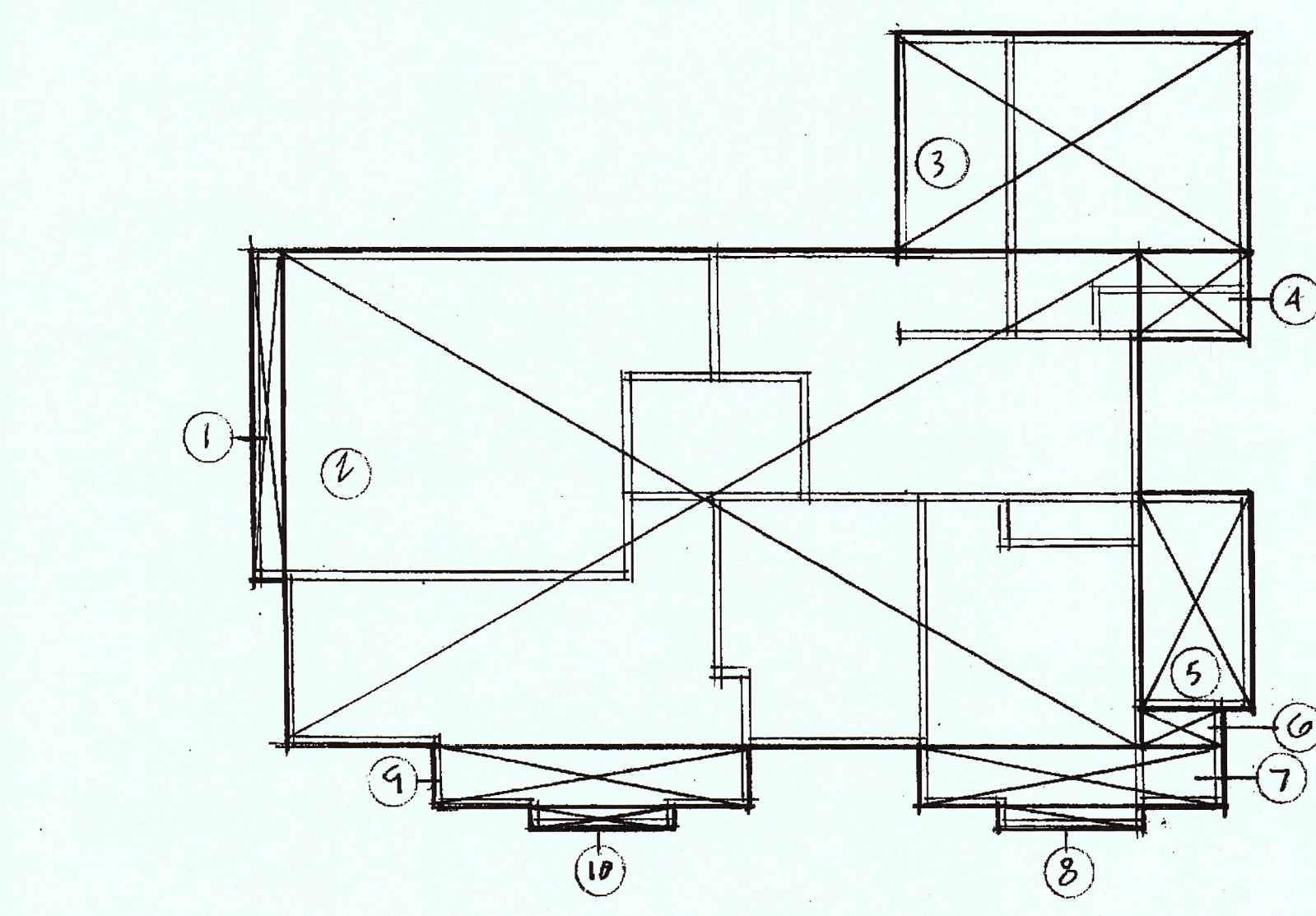
SECTION A 1/8" = 1'-0"

REVISIONS	BY

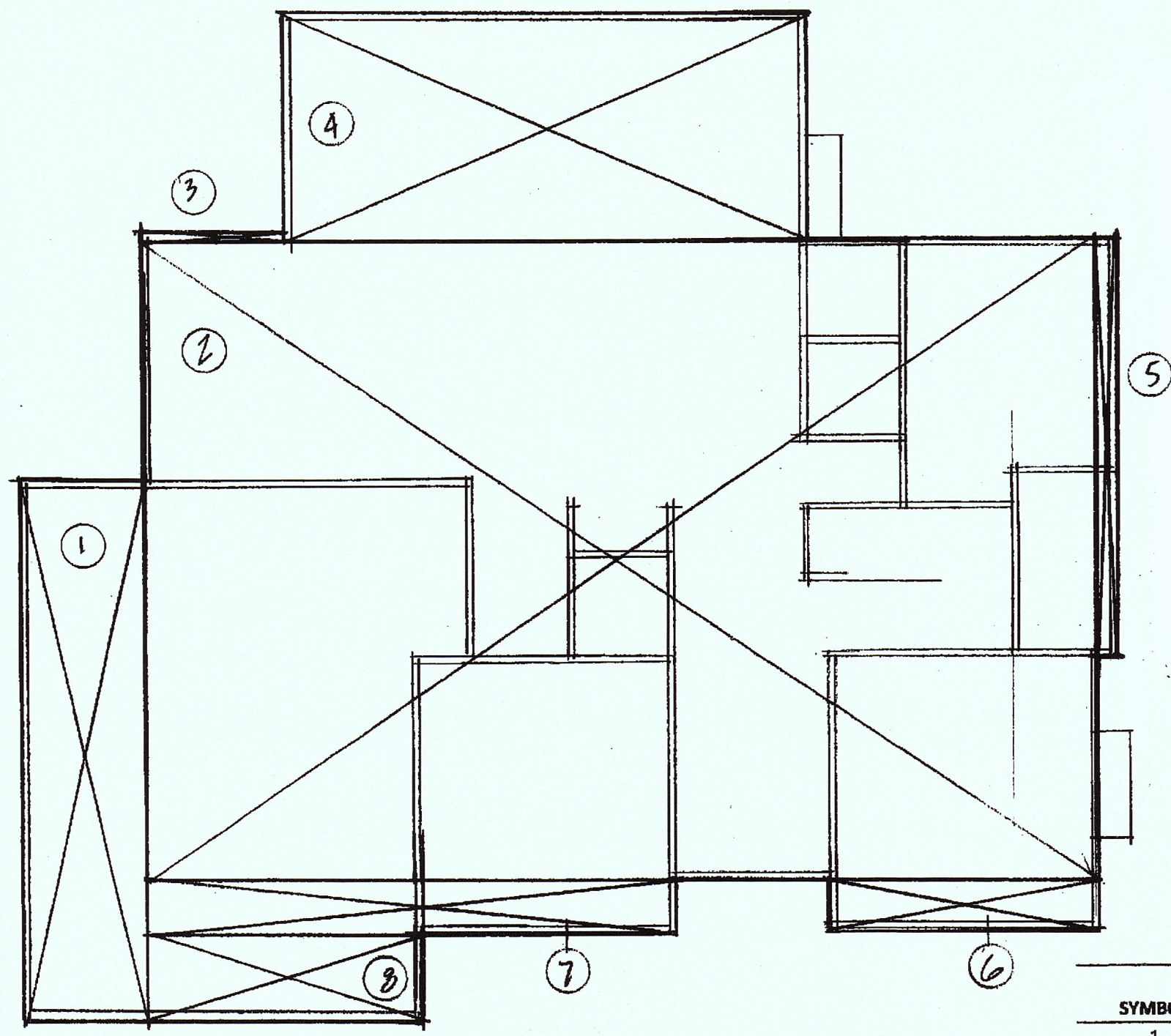
**Carey Residence**  
 New Residence  
 Coronado Drive, Mirimar, CA

**Jack McCarthy Designer, Inc.**  
 6257 Blauer Lane San Jose California 95135 408 973-0162

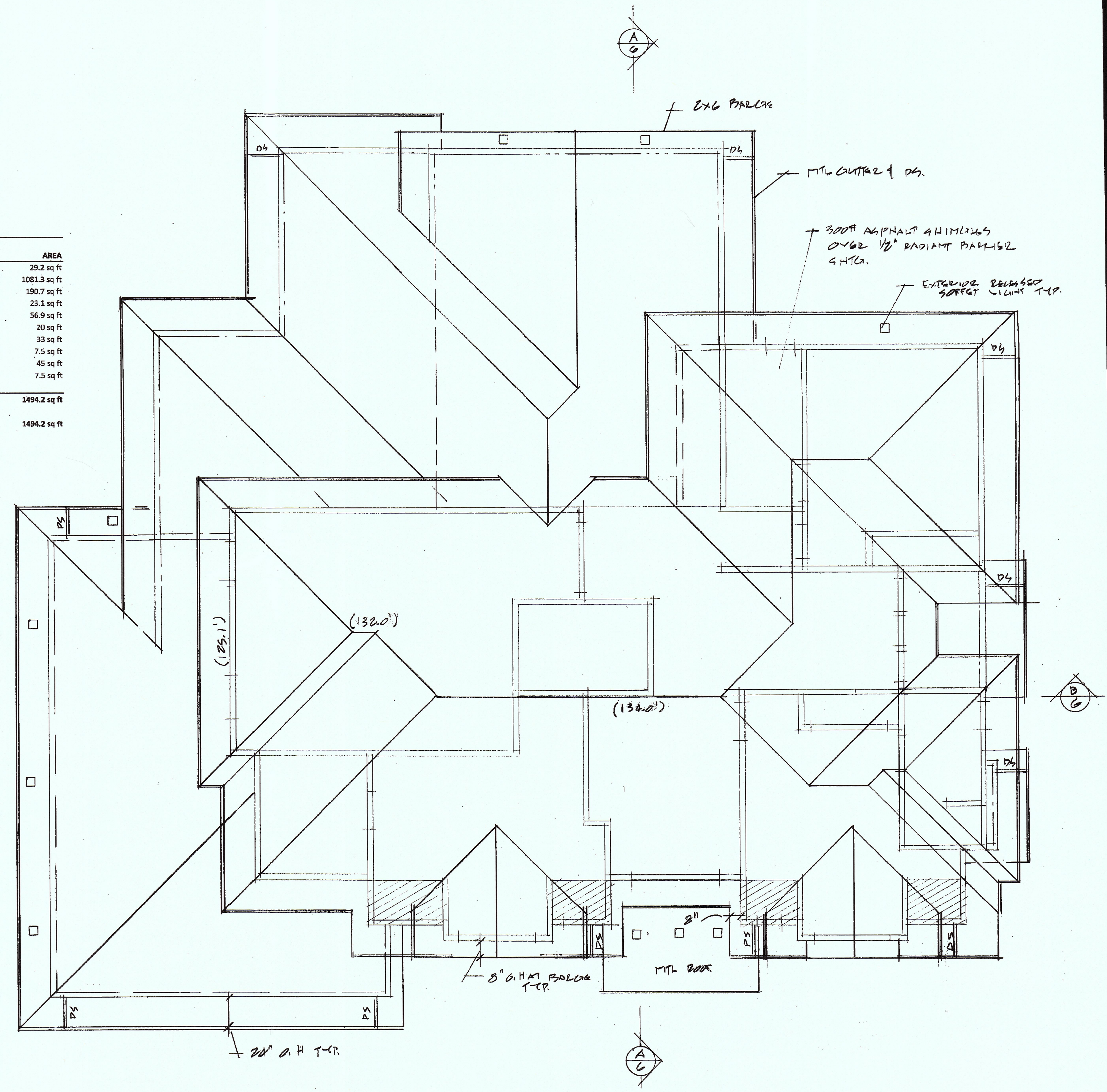
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UPPER LEVEL		
SYMBOL	DIMENSION	AREA
1	1'9" x 16'8"	29.2 sq ft
2	43'3" x 25'0"	1081.3 sq ft
3	17'4" x 11'0"	190.7 sq ft
4	5'4" x 4'4"	23.1 sq ft
5	5'4" x 10'8"	56.9 sq ft
6	4'0" x 5'0"	20 sq ft
7	11'0" x 3'0"	33 sq ft
8	7'6" x 1'0"	7.5 sq ft
9	15'0" x 3'0"	45 sq ft
10	7'6" x 1'0"	7.5 sq ft
TOTAL:	UPPER LEVEL FLOOR PLAN	1494.2 sq ft
NET FAR		1494.2 sq ft



MAIN LEVEL		
SYMBOL	DIMENSION	AREA
1	7'0" x 30'8"	214.7 sq ft
2	54'0" x 36'0"	1944 sq ft
3	8'4" x 0'8"	5.6 sq ft
4	30'0" x 13'4"	400 sq ft
5	1'4" x 23'8"	31.6 sq ft
6	15'0" x 3'0"	45 sq ft
7	30'8" x 3'0"	92 sq ft
8	15'8" x 5'0"	78.3 sq ft
TOTAL:	MAIN LEVEL FLOOR PLAN	2811.2 sq ft
NET FAR		2811.2 sq ft



FLOOR AREA CALCULATIONS 1/8"=1'-0"

ARCH ROOF PLAN 1/8"=1'-0"

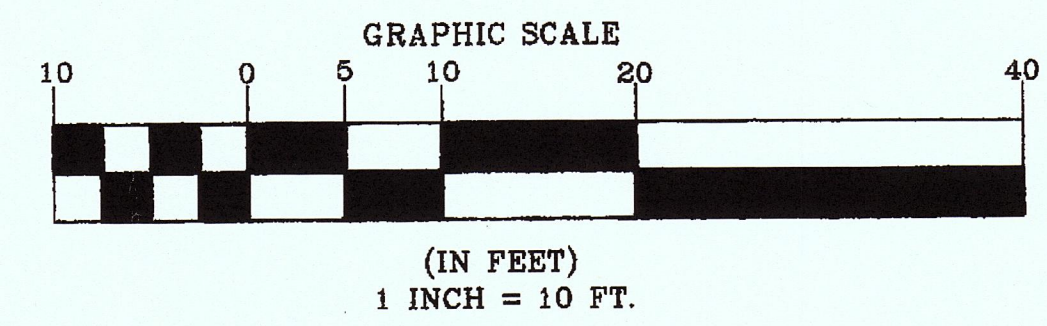
Survey Prepared for: Tom Carey  
 SITE ADDRESS: Vacant Lot Coronado Avenue, Half Moon Bay  
 LEGAL DESCRIPTION: Parcel 2 of Parcel Map Vol. 72 at Page 43  
 A.P.N. 048-024-430  
 AREA: 10,800.0 SQ. FT. +/-

LEGEND

- Property Line
- x-x-x-x-x- Fence
- - - - - Edge of Pavement
- SS-SS-SS Sanitary Sewer Line
- FH Fire Hydrant
- WV Water Valve
- UT Utility Box

NOTES:

- 1) Topography shown shows existing site features at the time of the survey. Any Site Plan or Grading Plan is done by others.
- 2) Elevations shown hereon are based upon an Assumed Datum.



SANITARY SEWER MANHOLE  
 RIM = 89.29  
 INV. = 83.69

SANITARY SEWER MANHOLE  
 RIM = 118.87  
 INV. = 114.50

CORONADO AVENUE

50' RIGHT OF WAY

BENCH MARK:

A MAG NAIL AND SHINER WAS SET IN THE PAVEMENT AND USED AS THE DATUM POINT FOR THIS SURVEY.  
 ELEVATION = 100.00 (ASSUMED DATUM)



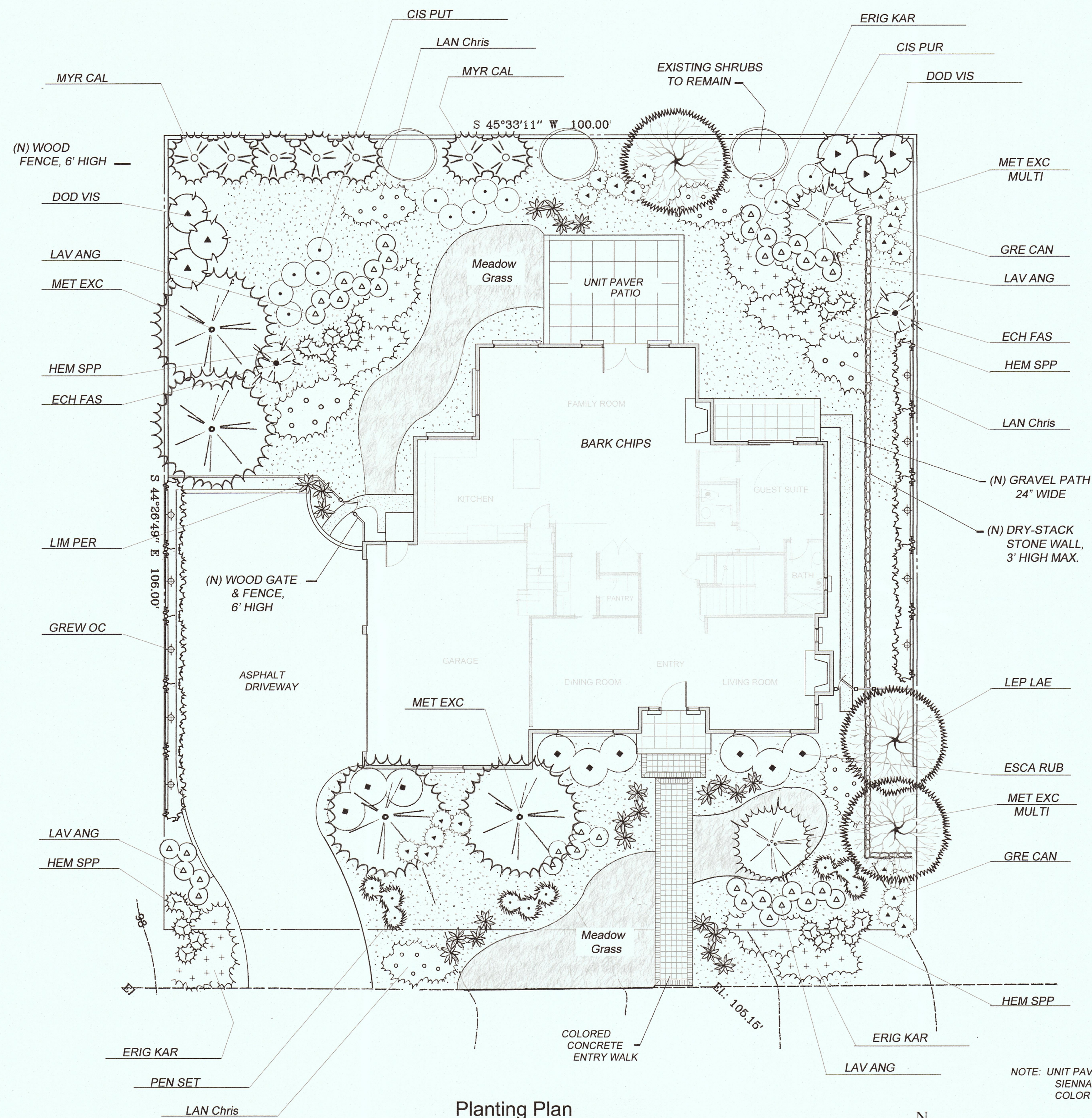
*Pat McNulty* 4/11/16

BOUNDARY & TOPOGRAPHY MAP

Prepared By:  
 Pat McNulty  
 Professional Land Surveyor  
 1804 Francis Avenue  
 Belmont, California 94002  
 850-654-8480

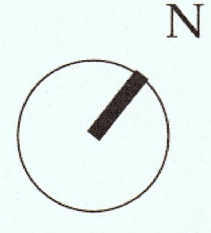
April 2016

JOB NO.: 7-18



Planting Plan

1/8" = 1'0"



NOTE: UNIT PAVERS TO BE BELGARD SIENNA PATTERN, GRAY-BROWN COLOR

Plant List

No.	Botanical Name	Common Name	Qty*	Size	WI	Plant Type/ Remarks
MET EXC	Metrosideros excelsus	New Zealand Christmas Tree	4	24" Box	L	Evgn Tree - Std
LEP LAE	Leptospermum laevigatum	Australian Tea Tree	3	15 Gal	L	Multi-trunk Evgn Tree
CIS L	Cistus ladaniferus	Crimson Spot Rockrose	5 Gal.	L	Evgn Shrub	
CIS P	Cistus purpureus	Pink Orchid Rockrose	5 Gal.	L	Evgn Shrub	
DOD V	Dodonaea viscosa 'Purpurea'	Hopseed Bush	5 Gal.	L	Evgn Shrub	
DIE BIC	Dietes bicolor	Fortnight Lily	1 Gal	L	Low Shrub	
ECH F	Echium fastuosum	Pride of Madeira	5 Gal	L	Evgn Shrub	
ERIG KAR	Erigeron karvinskianis	Santa Barbara Daisy	1 Gal	VL	Low Shrub	
ESCA RUB	Escallonia rubra	Red Escallonia	5 Gal	L	Evgn Shrub	
ECH FAS	Echium fastuosum	Pride of Madeira	5 Gal	L	Evgn Shrub	
GRE CAN	Grevillea 'Canberra'	N C N	5 Gal	L	Evgn Shrub	
GREW OC	Grewia occidentalis	Lavender starflower	15 Gal.	L	Evgn Espalier	
HAR VIO	Hardenbergia violacea	Hardenbergia	15 Gal.	L	Evgn Espalier	
HEM SPP	Hemerocallis 'Yellow'	Daylily	1 Gal	M	Low Shrub	
LAN Chris	Lantana 'Christine'	N C N	5 Gal	VL	Evgn Shrub	
LAV ANG	Lavandula angustifolia	English Lavender	1 Gal.	L	Perennial	
LEP S	Leptospermum scoparium 'Ruby Glow'	Australian Tea Tree	5 Gal	VL	Evgn Shrub	
MYR CAL	Myrica californica	Pacific Wax Myrtle	5 Gal	L	Evgn Shrub	
PEN SET	Pennisetum setaceum 'Atropurpurea'	Red Fountain Grass	5 Gal	VL	Grassy Plant	
PHOR RW	Phormium Rainbow Warrior	Rainbow Flax	5 Gal	L	Evgn Shrub	
PIT TOB	Pittosporum tobira 'Variegata'	Variegated Japanese Pittosporum	5 Gal	L	Evgn Shrub	
PRUN ILI	Prunus ilicifolia	Hollyleaf Cherry	5 Gal	L	Evgn Shrub	
RHODO	Rhododendron	Rhododendron	5 Gal	M	Evgn Shrub	
SOL HET	Soliva heterophylla	Australian Bluebells	1 Gal	L	Low Shrub	
CEA G	Ceanothus g. horizontalis	Carmel Creeper	1 Gal	L	Groundcover	
COT LOW	Cotoneaster 'Lowfast'	N C N	1 Gal	L	Groundcover	
FRA CHI	Fragaria chiloensis	Ornamental Strawberry	Flat	M	Groundcover	
ARM MAR	Armeria maritima	Sink Pink	1 Gal	L	Perennial	
HEU SAN	Heuchera sanguinea	Coral Bells	1 Gal	L	Perennial	
LIM PER	Limonium perezi	Sea Thrift	1 Gal	L	Perennial	

PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 4" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. PLANTING AREAS SHALL BE COVERED WITH A 3" INCH LAYER OF BARK CHIPS.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

Bruce A. Chan  
Landscape Architect  
CA Lic. # 002324  
923 Arguello Street, Suite 200  
Redwood City, California 94063  
Tel (650) 346-7645  
Fax (650) 367-8139  
Email: bac@sbcbglobal.net  
Landscape Architecture  
Environmental Design  
Site Planning



Single Family House  
467 Coronado Drive  
Miramar, California

TITLE  
Landscape Plan

REVISIONS

Date	Notes

PROJECT #:  
DATE: 01-18-17  
SHEET #:  
L 1.1