

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

**DATE:** May 8, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Design Review Permit and Non-Conforming Use Permit for construction of a new 1,174 sq. ft. second story addition and first floor remodel of an existing 2,390 sq. ft. residence on a non-conforming 7,728 sq. ft. parcel located at 210 Devonshire Boulevard, in the Devonshire area of unincorporated San Mateo County. The parcel is non-conforming in width, with an average width of 38 feet where 50 feet is the minimum, and the existing residence has a non-conforming side yard setback of 4.5 feet where a minimum of 5 feet is required. A Non-Conforming Use Permit is required to allow the addition to have a 4.5-foot left-side setback, where 5 feet is the minimum, 3,564 sq. ft. of floor area of where 2,972 sq. ft. is the maximum allowed by the R-1/S-71 Zoning District, and for relief from daylight plane requirements. One (1) significant tree is proposed for removal.

County File Number: PLN 2018-00349 (Graham)

**PROPOSAL**

The applicant proposes to construct a new 1,174 sq. ft. second-story addition to an existing single-story residence with an attached 2-car garage. The subject parcel is 7,728 sq. ft., zoned R-1/S-71/DR (Single-Family Residential and Design Review) and located in the Devonshire area of San Mateo County. The existing residence is a non-conforming structure on a non-conforming parcel, as the left side setback is 4.5 ft. where 5 feet is the minimum required and the average width of the parcel is 38 feet where 50 feet is the minimum. The proposed new second-story would maintain the non-conforming 4.5-foot left side yard, encroach into the daylight plane on both sides, and result in a total floor area that is 592 sq. ft. greater than the maximum allowed for the parcel. The project requires a Design Review Permit and Non-Conforming Use Permit.

The applicant seeks exceptions from the S-71 development standards in order to construct Americans with Disabilities Act (ADA) accommodations necessary for a family member who uses a wheelchair. The project was designed to eliminate structural column supports to increase wheel chair accessibility on the first-floor, resulting in a

design that relies on the maintenance and extension of exterior walls for the new second-floor, resulting in the exceedance of the maximum floor area by 592 square feet.

## **RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit, for County File Number PLN 2018-00349, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

The project requires a Design Review Permit and a Non-Conforming Use Permit. The project's compliance with the required findings are as follows.

### **Design Review Permit:**

This project, was reviewed, determined to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations, and recommended for approval by the Bayside Design Review Committee (Committee) on February 13, 2019. The Committee found (a) the project materials and colors are compatible with the natural setting and the immediate area, (b) facades are well-articulated and proportional, and (c) the site planning is consistent with the standards.

### **Non-Conforming Use Permit:**

- a. That the proposed development is proportioned to the size of the parcel on which it is being built.

The current proposal is to add a new second-story addition which maintains a left side setback that is 6 inches less than the required 5-foot minimum setback and creates a protrusion into the daylight plane. By and keeping the footprint the same due to the distance between the subject residence and those on adjacent parcels, the project will have a minimal impact on surrounding properties and appear to be in proportion with the parcel.

- b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The location of improvements, such as an access easement and an existing residence, on the adjacent parcels prevents the applicant from acquiring additional land which could achieve zoning conformity.

- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed left-side setback encroaches just 6 inches into the required setback and maintains an existing non-conforming left side setback. The associated daylight plane protrusion is due to a desire to use the existing exterior walls for support and replicate the existing roof pitch of the residence.

The applicant's request for 592 sq. ft. over the maximum floor area limit arises from the applicant's need to provide ADA accessibility for a family member in a wheelchair. The applicant states in the supporting statement that the size of the addition is related to the need to utilize existing exterior walls for support to meet ADA accessibility for a family member (Attachment F).

- d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

The addition would maintain the same footprint as the existing residence, the second-story addition would appear to be stepping up the hillside and have a minimal visual impact. The project is not located in the coastal zone. Staff received no concerns about the proposal from the public and has determined that the proposed project would not have a detrimental impact to the public welfare or be injurious to the neighborhood.

- e. That the Use Permit approval does not constitute a granting of special privileges.

The project, once constructed, would be similar in scope and scale with residences on smaller parcels in the area. In addition, State and federal law provides for reasonable accommodations for to allow equal access to housing for individuals with disabilities. Therefore, the use permit does not constitute a granting of special privileges.

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

**DATE:** May 8, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Design Review Permit and Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6133 of the San Mateo County Zoning Regulations, respectively for construction of a new 1,174 sq. ft. second story addition and first floor remodel of an existing 2,390 sq. ft. residence on a non-conforming 7,728 sq. ft. parcel located at 210 Devonshire Boulevard, in the Devonshire area of unincorporated San Mateo County. The parcel is non-conforming in width, with an average width of 38 feet where 50 feet is the minimum, and the existing residence has a non-conforming side yard setback of 4.5 feet where a minimum of 5 feet is required. A Non-Conforming Use Permit is required to allow the addition to have a 4.5-foot left-side setback, where 5 feet is the minimum, 3,564 sq. ft. of floor area of where 2,972 sq. ft. is the maximum allowed by the R-1/S-71 Zoning District, and for relief from daylight plane requirements. One significant tree is proposed for removal.

County File Number: PLN 2018-00349 (Graham)

**PROPOSAL**

The applicant proposes to construct a new 1,174 sq. ft. second-story addition to an existing single-story residence with an attached two-car garage. The subject parcel is 7,728 sq. ft., zoned R-1/S-71/DR (Single-Family Residential and Design Review) and located in the Devonshire area of San Mateo County. The existing residence is a non-conforming structure on a non-conforming parcel, as the left side setback is 4.5 feet where 5 feet is the minimum required and the average width of the parcel is 38 feet where 50 feet is the minimum. The proposed new second-story would maintain the non-conforming 4.5-foot left side yard, encroach into the daylight plane on both sides, and result in a total floor area that is 592 sq. ft. greater than the maximum allowed for the parcel. The project requires a Design Review Permit and Non-Conforming Use Permit.

The applicant seeks the above described exceptions from the S-71 development standards in order to construct Americans with Disabilities Act (ADA) accommodations necessary for a family member who uses a wheelchair. The project was designed to eliminate structural column supports to increase wheel chair accessibility on the first

floor, resulting in a design that relies on the maintenance and extension of exterior walls for the new second floor, resulting in the exceedance of the maximum floor area by 592 square feet.

One 24-inch dbh (diameter at breast height) oak tree, located on the right side of the house is proposed to be removed to accommodate the new second level. The tree is directly adjacent to the existing residence and the canopy is in the vertical footprint of the proposed second story addition.

### **RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit, for County File Number PLN 2018-00349, based on and subject to the required findings and conditions of approval listed in Attachment A.

### **BACKGROUND**

Report Prepared By: Erica Adams, Project Planner, Telephone 650/363-1828

Applicant/Owner: Jordan Graham

Location: 210 Devonshire Boulevard, Devonshire

APN: 049-110-560

Size: 7,728 sq. ft.

Existing Zoning: R-1/S-71/DR Zoning District (Single-Family Residential/Design Review)

General Plan Designation: Medium Density Residential/Urban

Sphere-of-Influence: San Carlos

Existing Land Use: Single-Family Residential

Water Supply: California Water Service – San Carlos

Sewage Disposal: San Carlos Municipal Sewer

Flood Zone: Zone X, Panel Number 06081C0285E Effective Date: October 16, 2012

Environmental Evaluation: This project is categorically exempt under Section 15301, Class 1 of the California Environmental Quality Act Guidelines for modifications to existing facilities. The project consists of an addition to an existing structure located in

an urban area that results in an increase of less than 50% of the floor area of the structure before the addition.

Setting: The property is located in the unincorporated community of Devonshire and established residential neighborhood. The single-family residence was constructed in 1964. Surrounding parcels are also developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
September 11, 2018	- A planning application for Design Review Permit (PLN 2018-00349) and Non-Conforming Use Permit was submitted.
October 12, 2018	Revisions of plans and an arborist report were requested by the Project Planner.
January 9, 2019	- Design Review and Non-Conforming Use Permit (PLN 2018-00349) application deemed complete.
February 13, 2019	- Project was heard by the Bayside Design Review Committee and recommended for approval with minor modifications.
May 8, 2019	- Planning Commission public hearing.

**DISCUSSION**

A. KEY ISSUES

1. Conformance with the General Plan

The General Plan Visual Quality Policy 4.4 requires the appearance of urban development to “promote aesthetically pleasing development.” The General Plan calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Section 6565 of the San Mateo County Zoning Regulations, is the mechanism that fulfills this directive. A project that complies with the Devonshire Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) therefore conforms with the General Plan Policies 4.15 (*Appearance of New Development*) and 4.36 (*Urban Area Design Concept*). These policies require structures to improve the appearance and visual character of development in the area through the location and appearance of the structure.

The project has been reviewed by the Bayside Design Review Committee and, as conditioned, is in compliance with the Design Review Standards for Devonshire. A detailed discussion is provided in Section A.3 of this report.

2. Conformance with the Zoning Regulations

A summary of project conformance with the requirements of the R-1/S-71 Zoning District is provided in the table below. A Non-Conforming Use Permit is required to address the proposed non-conforming left side setback and total floor area (as indicated by a double asterisk \*\*) which exceed the maximum allowed in the R-1/S-71 Zoning District.

Development Standards	Zoning Requirements	Existing	Proposed
Minimum Building Site Area	5,000 sq. ft.	7,728 sq. ft.	No change
Minimum Building Site Width	Average width 50 ft.	Average width 38 ft.*	No change
Front Setback	20 ft.	32 ft.	No change
Rear Setback	20 ft.	21 ft. 6 in.	No change
Side Setbacks	5 ft.	Right side –5 ft. 2 in. Left side – 4 ft. 5.7 in.*	Right side –5 ft. 2 in. Left side – 4 ft. 5.7 in.**
Maximum Lot Coverage	50% or 3,864 sq. ft.	24.6% or 1,906 sq. ft.	No change
Maximum Building Floor Area Maximum Building Floor Area .21 (building site area - 5,000) + 2,000 sq. ft. + 400 sq. ft. garage allowance	2,972 sq. ft.	2,390 sq. ft.	3,564 sq. ft. **
Maximum Building Height	36 ft.	22 ft.	23 ft. 5 in.
Minimum Parking	2 covered spaces	2 covered spaces	No change

Development Standards	Zoning Requirements	Existing	Proposed
Daylight plane	At setback lines, a vertical distance of 20 feet from the natural grade and then inward at an angle of 45 degrees until reaching the permitted a maximum building height.	Complies	Does not comply**
<p>* Existing legal non-conformity to remain unchanged.</p> <p>** Proposed non-conformity to be addressed by the Use Permit.</p>			

As shown in the table above, the existing residence has a non-conforming left side setback. The project would maintain this setback, would exceed the maximum floor area, and will not meet daylight plane limits. Construction requires a Non-Conforming Use Permit for these exceptions to the S-71 Zoning District. Project conformance with Non-Conforming Use Permit findings is discussed in further detail in Section A.4 of this report.

### 3. Conformance with the Design Review Regulations

The project was heard on February 13, 2019, at the Bayside Design Review Committee (Committee) meeting. No members of the public submitted written correspondence or attended the meeting. At the hearing, the Committee recommended approval of the project, stating that the proposed addition was well executed. The Committee added two (2) aesthetic recommendations, listed as Conditions 3.b and 3.c, which address increasing the height of the chimney as allowed by fire safety standards, and clarification on the plans that the deck railing will be cables. The Committee found that the project, as designed and conditioned, is consistent with applicable Design Review Standards, Section 6515.15 of the Zoning Regulations.

a. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five (5) objectives:

(1) *Minimize tree removal.*

One (1) 24-inch dbh (diameter at breast height) oak tree, located on the right side of the house is proposed to be removed to accommodate the new second level. The tree is directly adjacent to the existing residence and the canopy is in the vertical footprint of the proposed second story addition. In addition, Condition 4 requires the applicant to implement tree protection methods during construction activities as



recommended by the project arborist to minimize potential damage to existing trees due to construction.

(2) *Minimize alteration of the natural topography.*

The project involves construction on top of the existing footprint of the residential development. There would be no expansion of the development footprint of the residence which was built in 1964. The topography would not change under this proposal.

(3) *Respect the privacy of neighboring houses and outdoor living areas.*

Due to the irregular shape of the subject parcel, the existing residence does not have windows or doors which align with neighboring residences. In addition, the subject parcel and adjacent ones have many mature trees which provide additional screening between residences. The new second story would have minimal impact on the privacy of neighboring houses and outdoor living areas.

b. Facades: Requires well-articulated and proportioned facades.

The Committee stated the addition was well designed and that the facades are well-articulated and proportioned.

c. Roofs: Requires pitched roofs.

The roof on the new second story would replicate the pitch of the existing roof. The roof plan of the house includes pitched roofs and is in compliance with this design standard.

d. Materials and Colors: Requires that varying architectural styles are made compatible by using similar materials and colors that blend with the natural setting and the immediate area.

The applicant proposed to paint the wood siding in browns and natural wood tones. The Committee determined that the proposed materials and colors are consistent with the design review standards.

e. Utilities: New the utilities should be placed underground.

As there are no new utilities associated with this proposal, this requirement does not apply.

f. Paved Areas: Requires minimization of paved areas.

No new pavement is proposed.

4. Conformance with the Non-Conforming Use Permit Regulations

The subject parcel was created by a subdivision in 1963, resulting in a non-conforming parcel. At the time the zoning was S-7 which required a 50-foot parcel width. In April 1991 the zoning changed to S-71 and the parcel remains a legal, non-conforming parcel, as the irregular shape does not comply with the average width of 50 feet.

A Non-Conforming Use Permit is necessary to allow the new construction to have a non-conforming left side setback, protrude into the daylight plane, and allow the house to exceed the floor area maximum allowed by the S-71 Zoning District. A Non-Conforming Use Permit, per Zoning Regulations Section 6133.2b (2), can be granted for the addition/remodel subject to the following findings by the Planning Commission.

The project's adherence to the findings is discussed below:

- a. That the proposed development is proportioned to the size of the parcel on which it is being built.

The existing residence was built in 1964 with a non-conforming left setback. The current proposal is to add a new second story addition to the existing residence which will be 6 inches less than the required 5-foot minimum setback. The height of the new story creates a protrusion into the daylight plane. However, the protrusion into the daylight plane would have a minimal impact on surrounding properties because there is adequate distance between the subject residence and adjacent residences. Additionally, the proposal includes 592 sq. ft. in excess the maximum allowed on this parcel, however by maintaining the existing footprint the same, the development appears to be in proportion with the parcel.

- b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

Both parcels adjacent to the subject parcel are developed with a single-family residence. There is a 22-foot wide access easement on the left side of the parcel which serves two (2) parcels located to the rear of the subject parcel, which prevents acquisition of additional land to the left. In addition, the location of the existing residence on the adjacent parcel to the right prevents additional land acquisition that would allow the house to conform with required setbacks.

- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed left-side setback is as nearly in conformance as is reasonably possible, as it encroaches just 6 inches into the required setback and matches the existing first floor side setback. The associated protrusion into the daylight plane is due to the applicant's desire to replicate the first-floor setback and the roof pitch of the existing house.

The applicant's request for 592 sq. ft. additional square feet over the maximum floor area limit arises from the applicant's need to provide ADA accessibility for a family member in a wheelchair. The applicant states in the supporting statement (Attachment F) that "To increase accessibility, supporting walls and posts (both existing and potential) have been eliminated on the first floor to ensure wheelchair access/navigation to common areas on the first floor which don't require navigation of stairs (e.g., bedroom, bathroom, family room, kitchen, and dining area as well as entry/exit through handicap-enabled doors). Second story load placement/support directly over existing first-floor external sheer walls minimizes the need for internal vertical supports /posts which would impact navigation/accessibility" (Attachment F).

- d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

The addition would maintain the same footprint as the existing residence and would not further reduce setbacks from any neighboring residence. The second story addition would add additional height and mass to the structure, however, as the parcel has a slight uphill slope, visual impacts would be minimal as the residence would appear to be stepping up the hillside.

The project is not located in the coastal zone and would not impact coastal resources. No members of the public have expressed concern about the proposal in writing or by attending the February 13, 2019 Bayside Design Review Committee. In addition, the applicant states in his supporting statement that neighbors from 208 and 212 Devonshire Boulevard were consulted and support the project. Based on the foregoing, the project is not detrimental to the public or injurious to property in the neighborhood.

- e. That the use permit approval does not constitute a granting of special privileges.

The proposal for encroachment into the left side setback and daylight plane would be compatible with other residences on smaller parcels in the area. In addition, State and federal law provide for reasonable accommodations to allow equal access to housing for individuals with disabilities. Based on the above, the proposal is reasonable, would be compatible with properties in the areas, and, therefore, the use permit does not constitute a granting of special privileges.

**B. ENVIRONMENTAL REVIEW**

This project is categorically exempt under Section 15301, Class 1 of the California Environmental Quality Act Guidelines for modifications to existing facilities. The project consists of an addition to an existing structure located in an urban area that results in an increase of less than 50% of the floor area of the structure before the addition.

**C. REVIEWING AGENCIES**

Emerald Lake Hills Design Review Officer  
Building Inspection Section  
Department of Public Works  
Cal-Fire

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Assessor's Parcel Map
- C. Project Plan Site Plan and Survey
- D. Project Elevations
- E. Project Floor Plans
- F. Use Permit Supporting Statements
- G. Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2018-00349

Hearing Date: May 8, 2019

Prepared By: Erica Adams, Project Planner For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. This project is categorically exempt under Section 15301, Class 1 of the California Environmental Quality Act Guidelines for modifications to existing facilities. The project consists of an addition to an existing structure located in an urban area that results in an increase of less than 50% of the floor area of the structure before the addition. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and the property is located in an established residential community.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Bayside Design Review Committee on February 13, 2019.
3. After consideration of project plans and public testimony, the Bayside Design Review Committee found that the project, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) the project use of materials and colors is compatible with the natural setting and the immediate area (b) facades are well-articulated and proportional, and (c) the site planning including minimization of tree removal and topography changes are consistent with the standards.

For the Non-Conforming Use Permit, Find:

4. a. That the proposed development is proportioned to the size of the parcel on which it is being built.

The current proposal is to add a new second story addition to the existing footprint of the residence, maintaining a left side setback that is 6 inches less than the required 5-foot minimum setback. The height of the new story creates a protrusion into the daylight plane which will have a minimal impact on surrounding properties. By keeping the footprint the same, the development appears to be in proportion with the parcel.

- b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The location of improvements, such as an access easement and an existing residence, on the adjacent parcels prevents the applicant from acquiring additional land.

- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed left-side setback is as nearly in conformance as is reasonably possible, as it encroaches just 6 inches into the required setback and maintains an existing non-conforming left side setback. The associated daylight plane protrusion is due to a desire to match the existing left side setback and roof pitch of the residence.

The applicant's request for 592 sq. ft. over the maximum floor area limit arises from the applicant's need to provide ADA accessibility for a family member in a wheelchair. The applicant states in the supporting statement that the size of the addition is related to the need to utilize existing exterior walls for support to meet ADA accessibility for a family member (Attachment F)

- d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

The addition would maintain the same footprint as the existing residence, so there would be no reduction of the existing setbacks from neighboring residences. The second story addition would appear to be stepping up the hillside and have a minimal visual impact. The project is not located in the coastal zone and would not impact coastal resources. Staff received no concerns about the proposal from the public. Based on the foregoing, staff has determined that the proposed project would not have a detrimental impact to the public welfare or be injurious to the neighborhood.

- e. That the Use Permit approval does not constitute a granting of special privileges.

The project, once constructed, would be similar in scope and scale with residences on smaller parcels in the area. In addition, State and federal law provides for reasonable accommodations to allow equal access to housing for individuals with disabilities. Therefore, the use permit does not constitute a granting of special privileges.

## **CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on May 8, 2019. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Bayside Design Review Officer (DRO) if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the DRO may refer consideration of the adjustments, if they are deemed to be major, to a new Bayside Design Review Committee public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. If after five (5) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed development, the Design Review Permit and Non-Conforming Use Permit will expire. The Design Review Permit and Non-Conforming Use Permit may be extended with a one (1) year extension if the applicant requests it in writing and pays the applicable extension fees at least sixty (60) calendar days before the expiration date.
3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Bayside Design Review Committee (Committee):
  - a. Building plans shall be modified such that new balcony shall conform to the 5-foot left side setback.
  - b. Applicant shall increase the height of the chimney beyond the second-floor roofline as allowed by fire safety standards.
  - c. Building plan shall clarify that the deck railing will be cables.

4. One 24 dbh oak tree is approved for removal. Trees designated to remain shall be protected per the arborist report from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
5. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and/or demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact 650/599-7311, to schedule a pre-site inspection. A \$144.00 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
6. Prior to the Current Planning Section 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. 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).
7. Prior to any construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
  - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
  - b. Tree protection zones shall be delineated using four-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
  - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
  - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.



- e. Any root cutting shall be monitored by an arborist or forester and documented.
  - f. Roots to be cut should be severed cleanly with a saw or topers.
  - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
8. The approved exterior colors and materials of all structures shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
  9. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
  10. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Cal-Fire.
  11. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
  12. 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 impede through traffic along the right-of-way on Devonshire Boulevard. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Devonshire Boulevard. There shall be no storage of construction vehicles in the public right-of-way.
  13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are

prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

14. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
15. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

#### Building Inspection Section

16. A building permit is required.
17. Fire sprinklers are required.
18. Conformance with current Fire Department driveway widths as well as Section R337 of the California Residential Code (CRC) is not required.
19. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.

#### County Fire (Cal-Fire)

20. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly

maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

21. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
22. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
23. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
24. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
25. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
26. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Department of Public Works

27. 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.

EDA:cmc – EDADD0182\_WCU.DOCX



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**





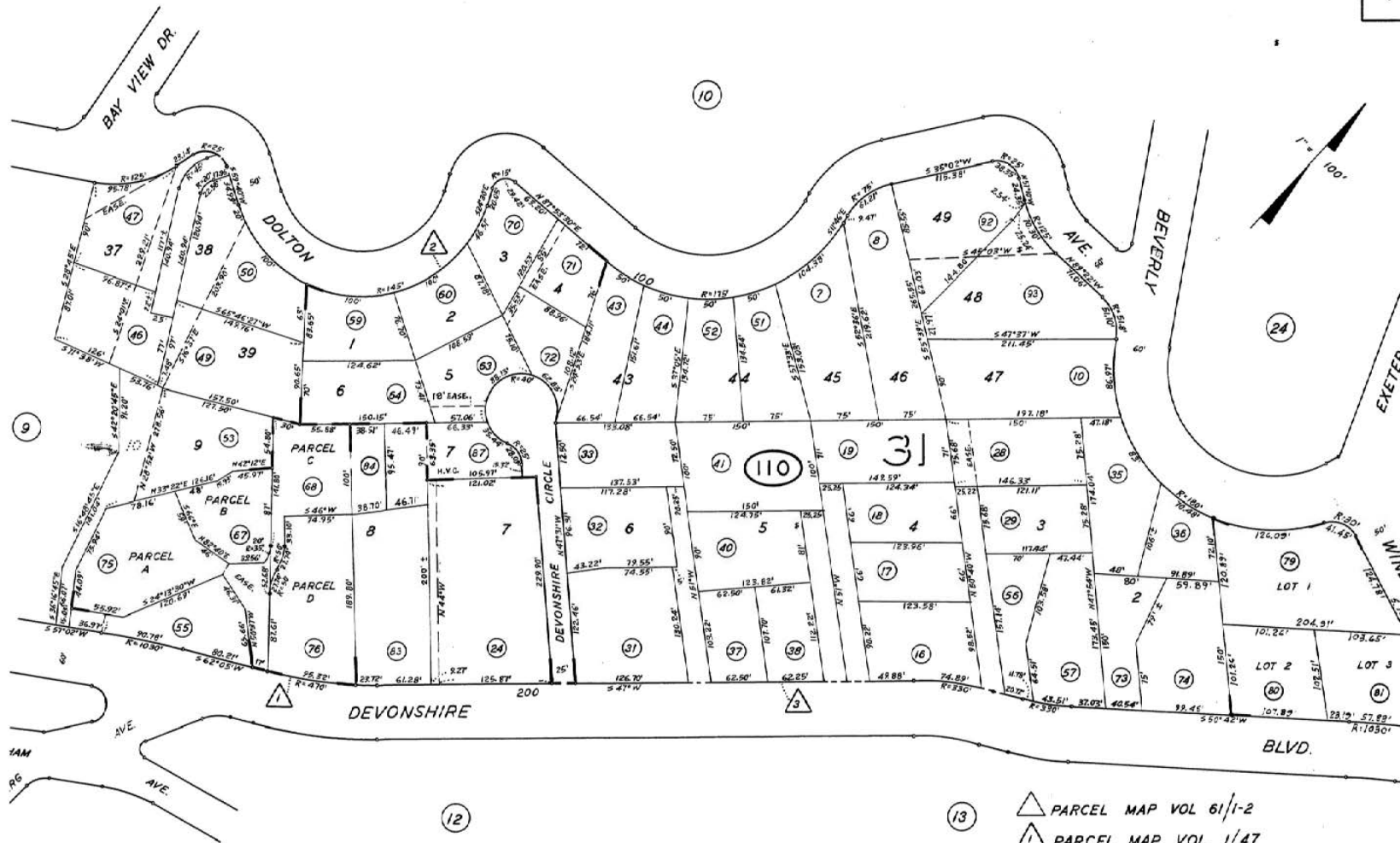
## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





- △ PARCEL MAP VOL 61/1-2
- 1 PARCEL MAP VOL. 1/47
- 2 HIDDEN VALLEY OAKS UNIT NO.1 RSM 62
- 3 AM. & SUPPL. MAP DEVONSHIRE NO.6 RSM

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

### San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

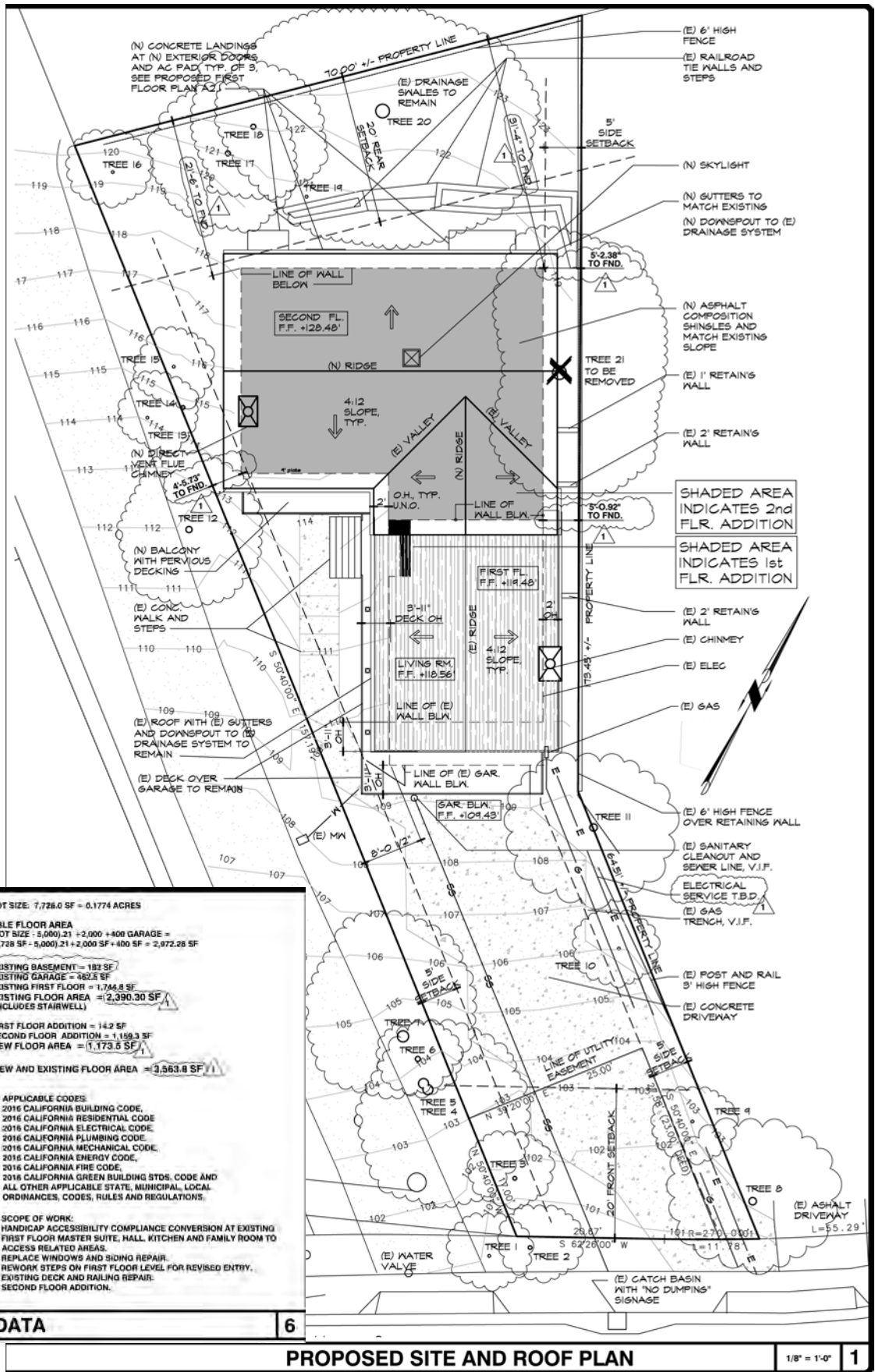




**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**



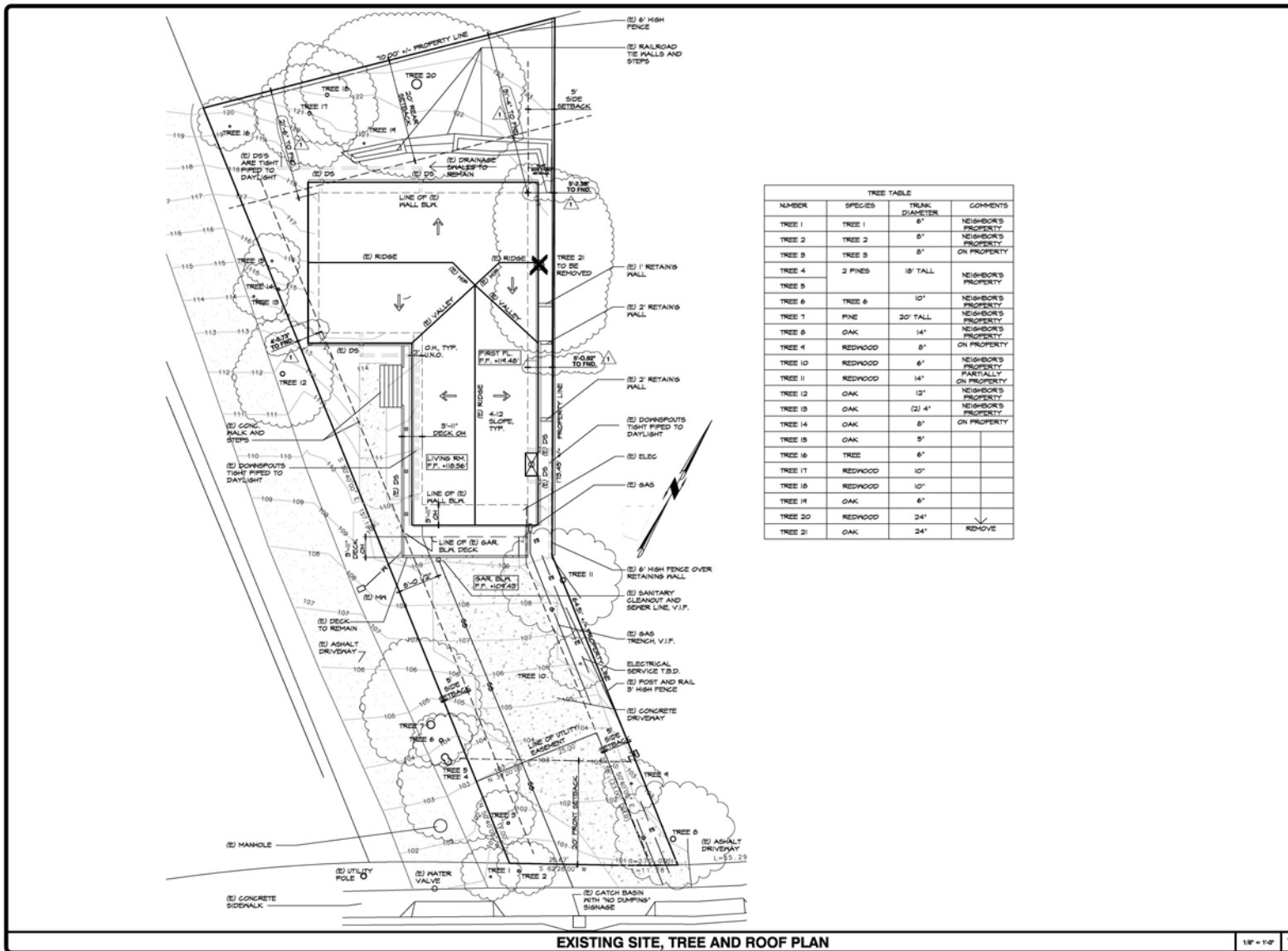


## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

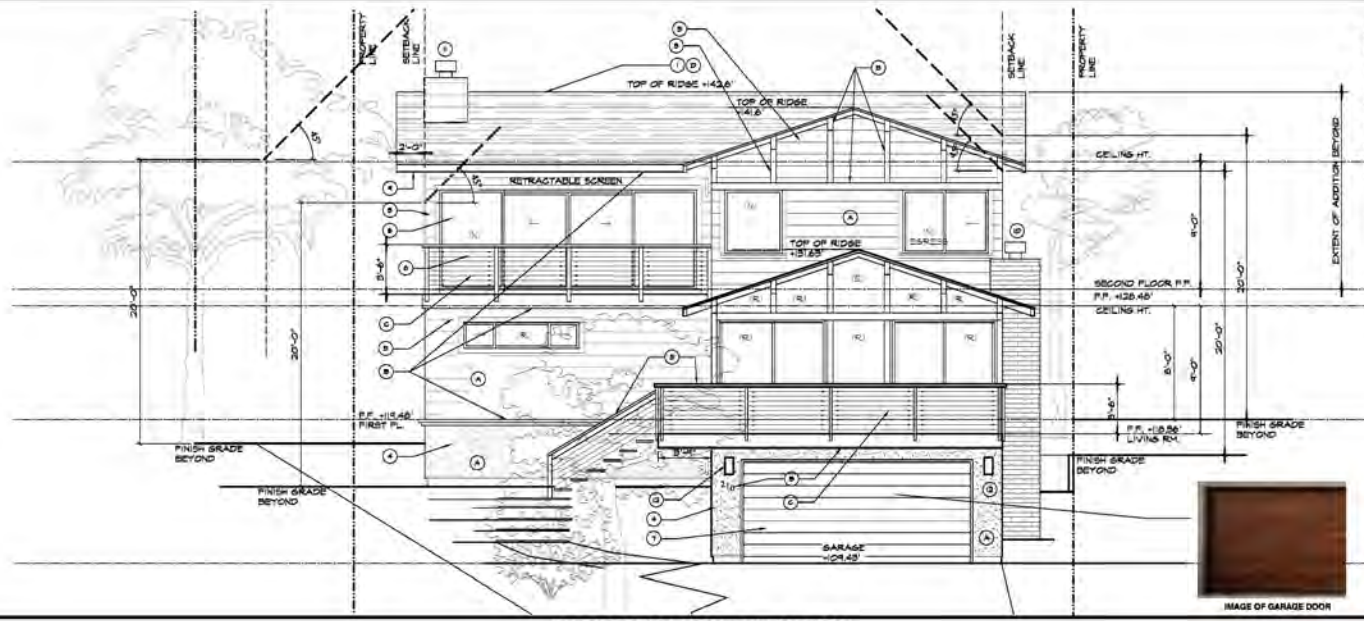
File Numbers: \_\_\_\_\_



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**





FARRON AND BALL PAINT  
 COLOR: STUDIO GREEN #13  
 2R SHEEN  
 ALL EXTERIORS FIELD AREAS  
 INCLUDING STUCCO, MOOD SIDING  
 AND DOWNSPOUTS

BENJAMIN MOORE PAINT  
 COLOR: DEEP BRONZE #62  
 LOW LUSTER  
 BUTTERS, HEADER, FASCIA AND BEAMS

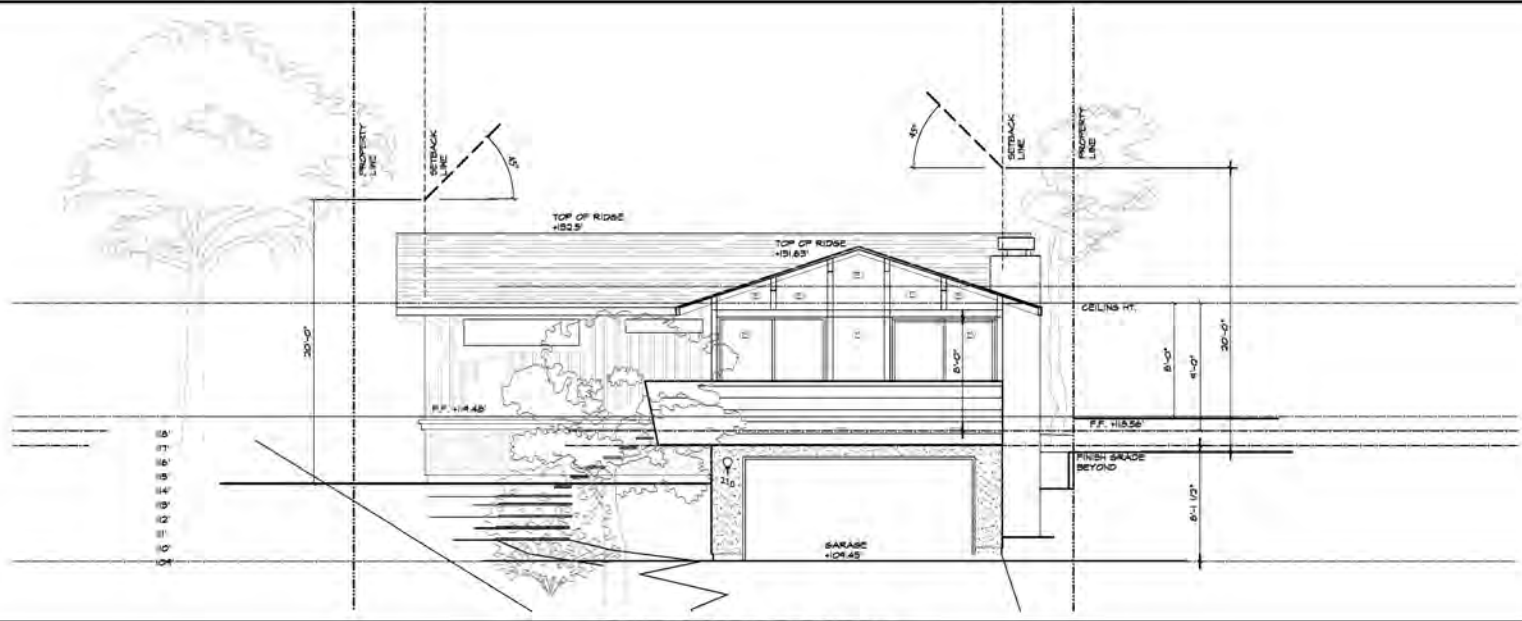
MATCH BENJAMIN MOORE PAINT  
 COLOR: DEEP BRONZE #62  
 HOUSE NUMBERS, LIGHTS, METAL  
 RAILINGS FOR DECKS AND STAIRS

SAP CHARCOAL TIMBERLINE  
 ASPHALT COMPOSITION  
 SHINGLES - CLASS B OR  
 BETTER

- LEGEND:**
- 1 GLASS A ASPHALT ROOFING ASSEMBLY
  - 2 MODEL TGM - VELUX SKYLIGHT (CBO APPROVED TEMPERED DUAL GLAZED)
  - 3 V-GROOVE T&G SIDING - PAINTED FINISH - SEE COLOR LEGEND
  - 4 GYPSUM PLASTER, SMOOTH FINISH
  - 5 WD. TRIM, FASCIA AND OUTRISERS
  - 6 ALUM. WINDOWS WITH DUAL GLAZING
  - 7 (N) GARAGE DOOR - SEE IMAGE
  - 8 METAL ROD HAND AND GUARD RAILING & (E) DECK/STAIRS AND (U) BALCONY WITH PERVIOUS SPACED DECKING
  - 9 GALV. MTL. GUTTER, DOWNSPOUT, PAINTED FINISH AND SPLASH BLOCK
  - 10 (N) CHIMNEY (V) SPARK ARRESTOR
  - 11 (N) DIRECT VENT WITH CHIMNEY AND SPARK ARRESTOR TO MATCH (E)
  - 12 LIGHT FIXTURE
  - 13 RECESS LIGHT FIXTURE IN SOFFIT

**PROPOSED FRONT ELEVATION**

1/4" = 1'-0" **2**



**EXISTING FRONT ELEVATION**

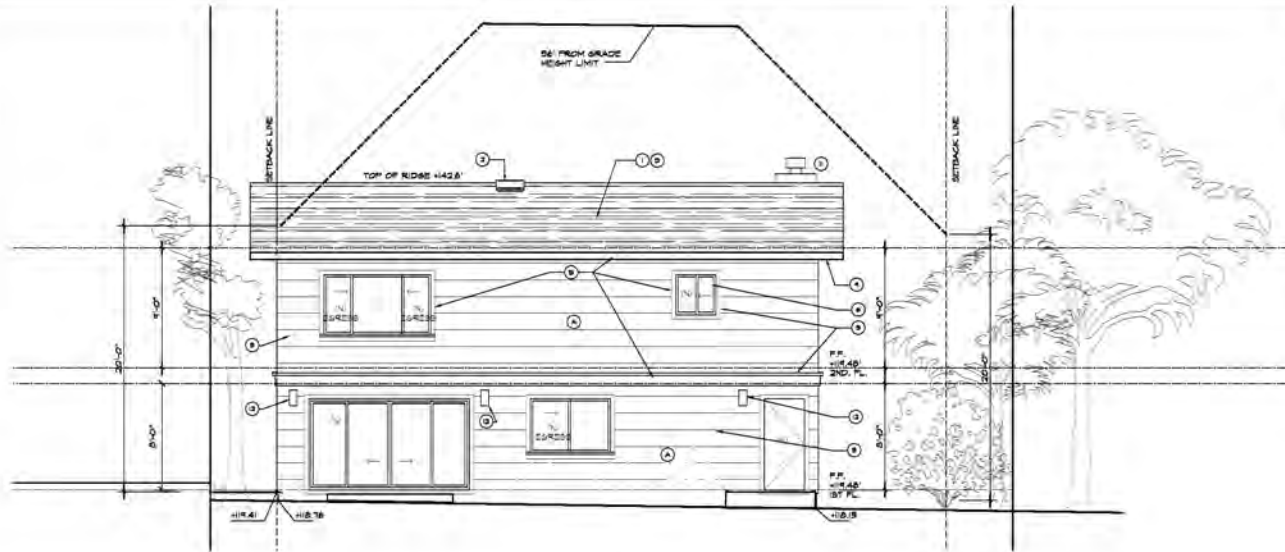
1/4" = 1'-0" **1**

**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:

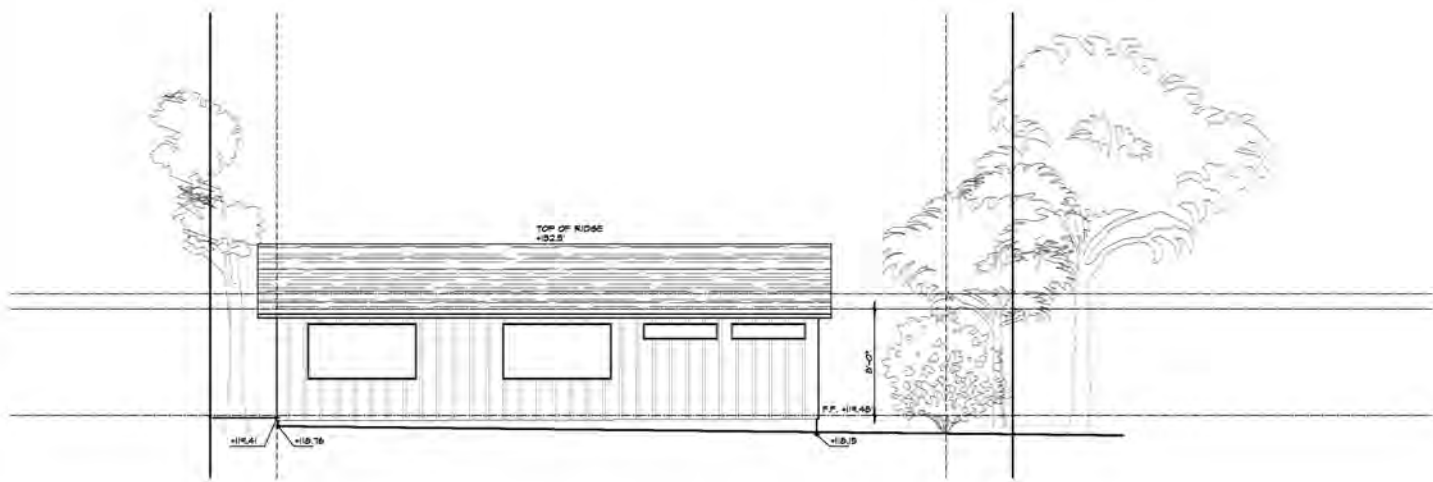


- FARRON AND BALL PAINT  
 COLOR: STUDIO GREEN #18  
 2R SHEEN  
 ALL EXTERIORS FIELD AREAS  
 INCLUDING STUCCO, MOOD SIDING  
 AND DOWNPOUTS
- BENJAMIN MOORE PAINT  
 COLOR: DEEP BRONZE #60  
 LOW LUSTER  
 GUTTERS, HEADER, FASCIA AND BEAMS
- MATCH BENJAMIN MOORE PAINT  
 COLOR: DEEP BRONZE #60  
 HOUSE NUMBERS, LIGHTS, METAL  
 RAILING FOR DECKS AND STAIRS
- SAF CHARCOAL TIMBERLINE  
 ASPHALT COMPOSITION  
 SHINGLES - CLASS B OR  
 BETTER

- LEGEND
- ① CLASS A ASPHALT ROOFING ASSEMBLY
  - ② MODEL FCM - VELUX SKYLIGHT (200 APPROVED TEMPERED DUAL GLAZED)
  - ③ V-GROOVE T&B SIDING - PAINTED FINISH - SEE COLOR LEGEND
  - ④ GEMENT PLASTER, SMOOTH FINISH
  - ⑤ KD TRIM, FASCIA AND OUTRIGGERS
  - ⑥ ALUM. KIDGYS WITH DUAL GLAZING
  - ⑦ (N) GARAGE DOOR - SEE (BASE)
  - ⑧ METAL ROD RAILING SIDE SUPPORTED
  - ⑨ (N) GINNEY IV SPARK ARRESTOR
  - ⑩ (N) DIRECT VENT WITH GINNEY AND SPARK ARRESTOR TO MATCH (E)
  - ⑪ LIGHT FIXTURE

**PROPOSED REAR ELEVATION**

1/8" = 1/4" **2**



**EXISTING REAR ELEVATION**

1/8" = 1/4" **1**

**San Mateo County Planning Commission Meeting**

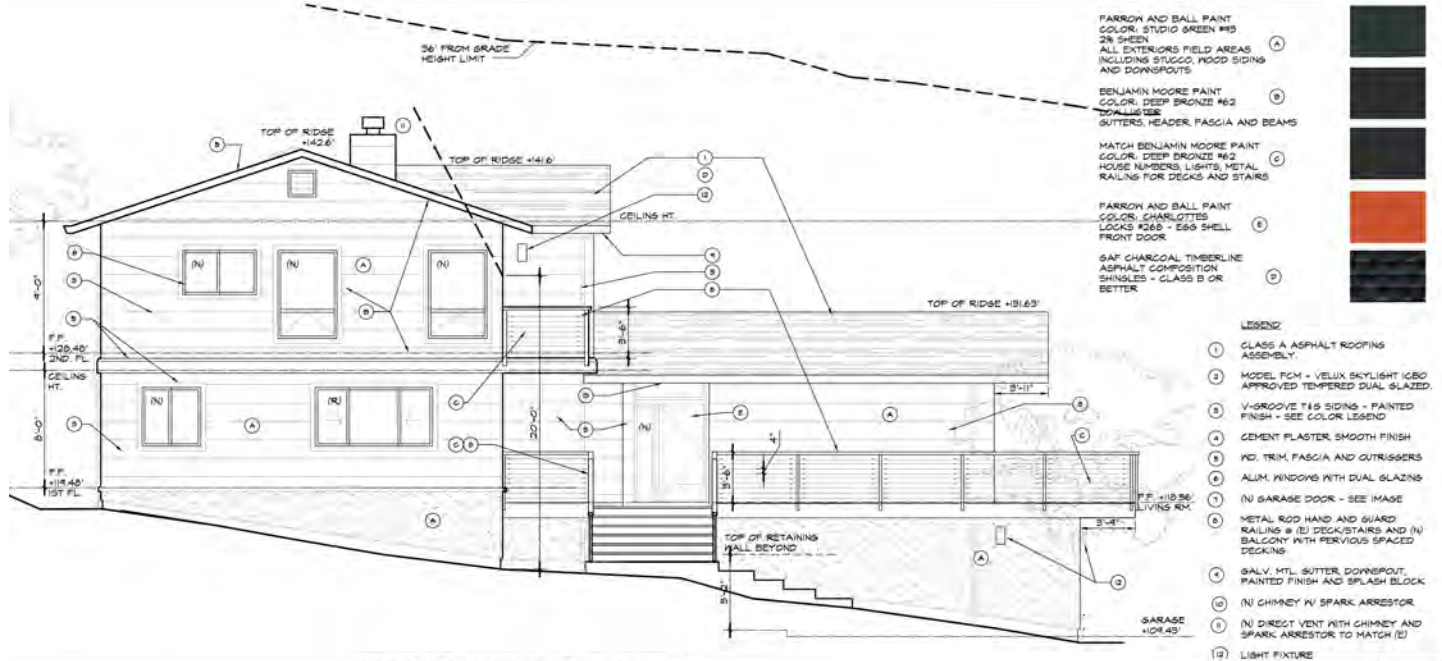
Owner/Applicant:

Attachment:

File Numbers:

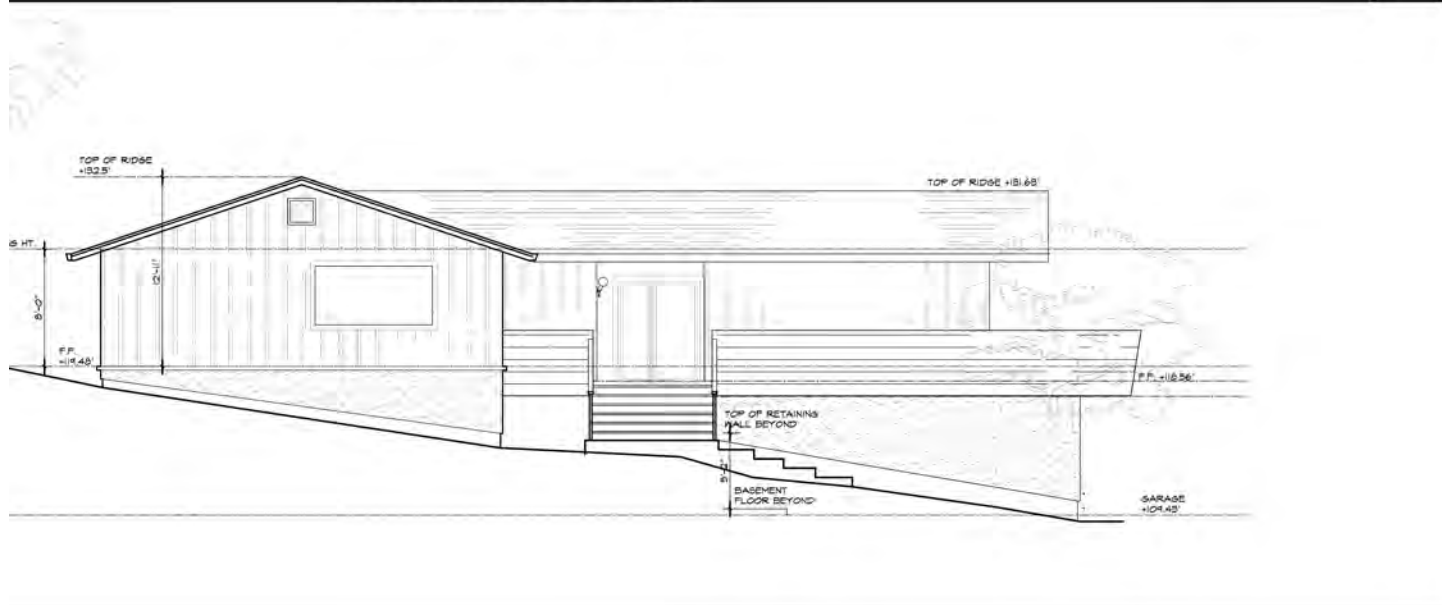






PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0" 2



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0" 1

# San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

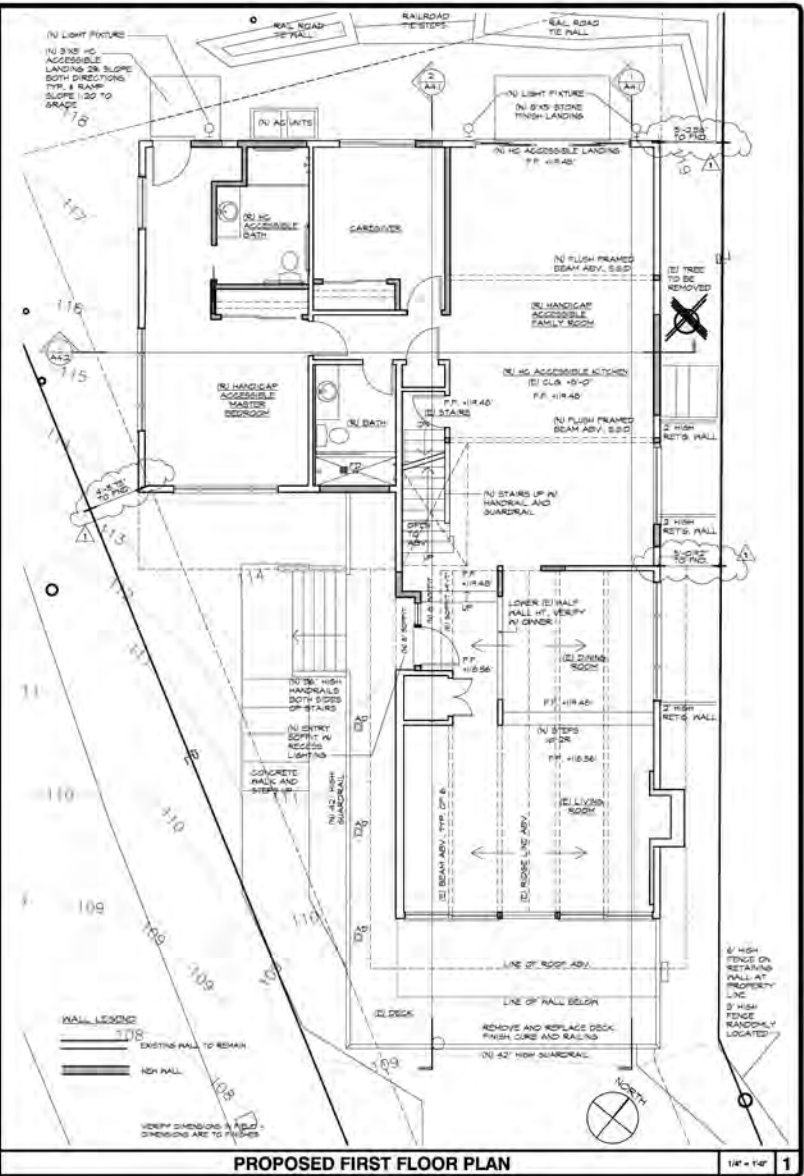
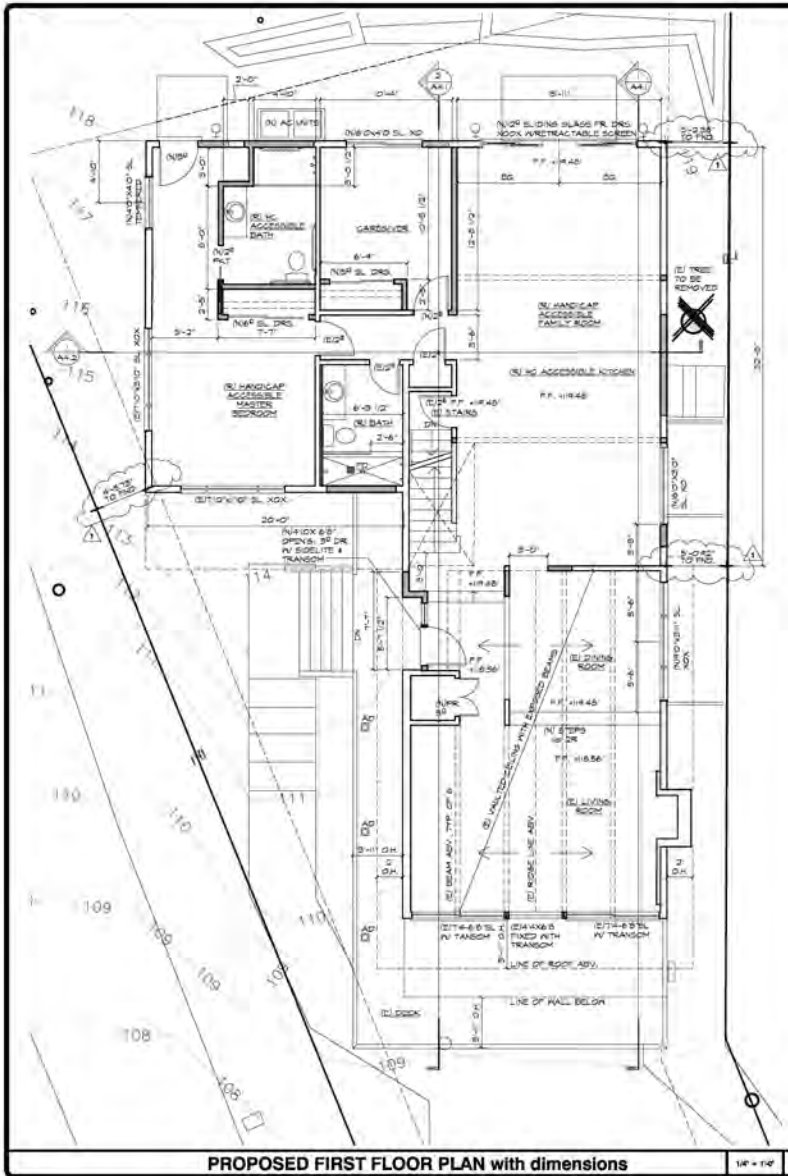
File Numbers:



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**





REVISIONS	BY
C.U.P. 04/19	ELH
▲ C.U.P. REV 1/8/19	ELH

ELLEN HARTOG  
 ARCHITECT  
 1208 VICTORIA PLACE  
 PALM BEACH, CA 94908  
 (415) 369-1440  
 (415) 369-1444  
 LICENSE: 42408 (ARCHITECT)



SECOND FLOOR EDITION REMOVAL FOR:  
**JORDAN GRAHAM**  
 210 DEVONSHIRE BLVD.  
 SAN CARLOS, CA 94070

APN 069-110-060

DRAWN	ELH
CHECKED	ELH
DATE	01-08-2017
SCALE	AS NOTED
JOB NO.	GRAHAM
STREET	

**A2.1**

OF SHEETS

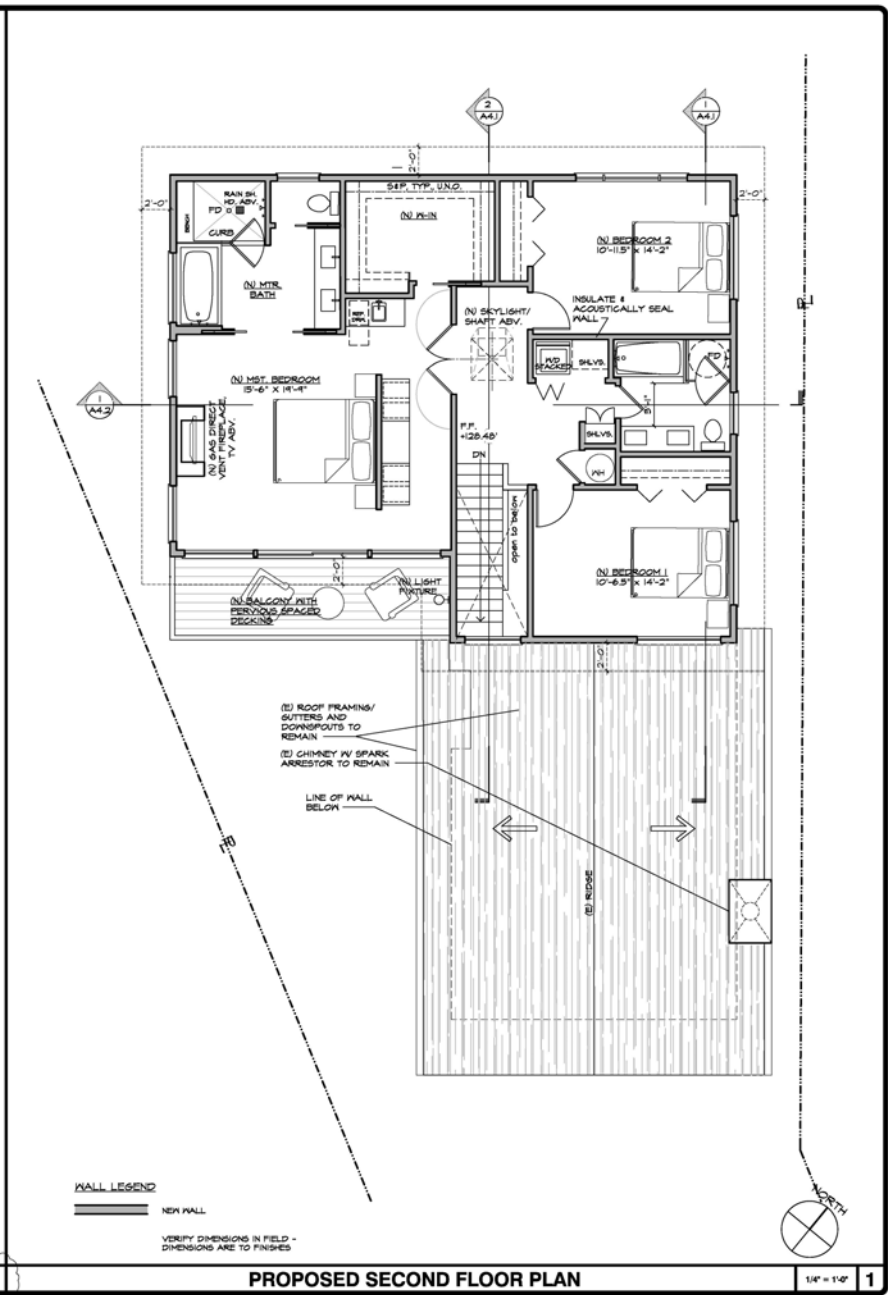
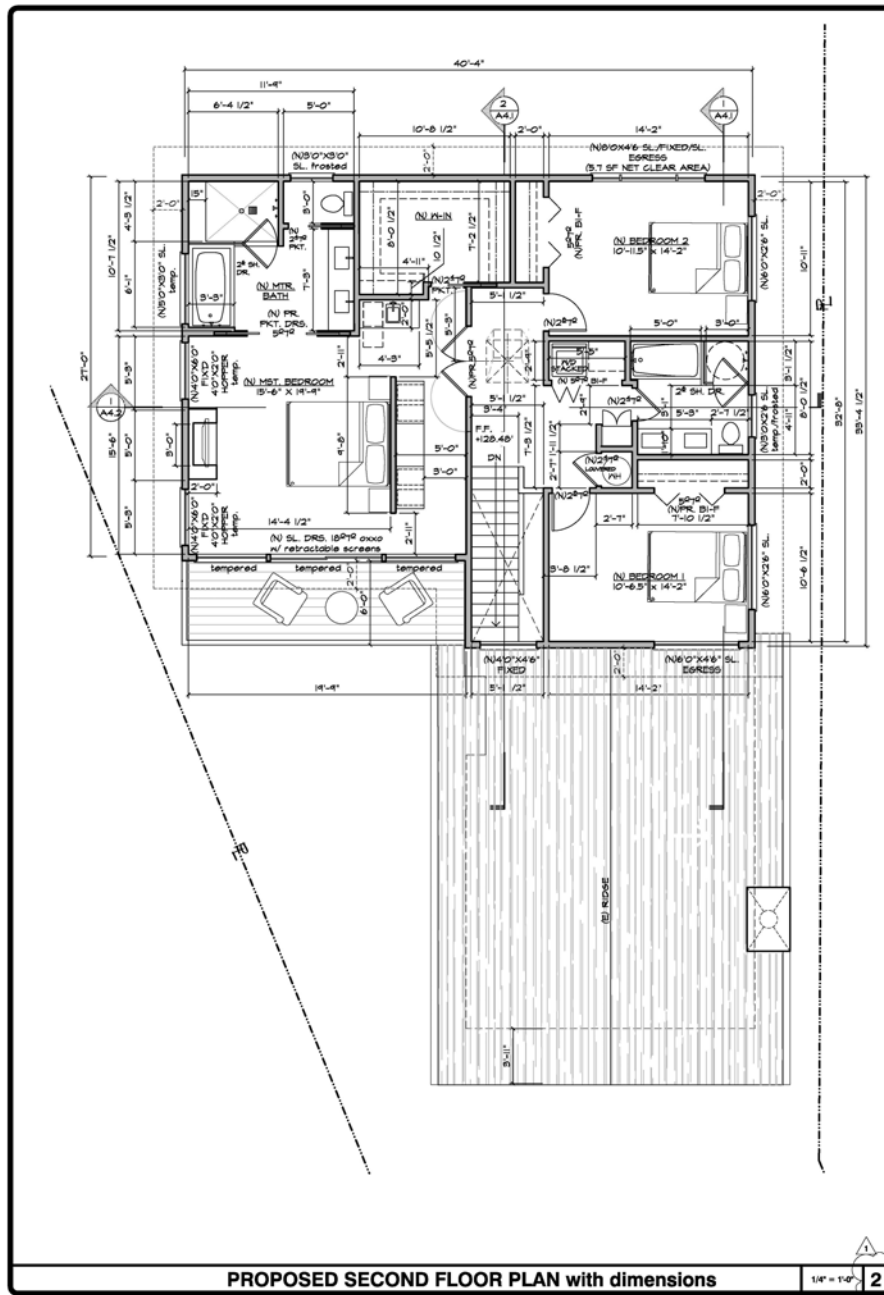
## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:





**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT F**

## Erica Adams

---

**From:** Jordan Graham <jgraham@quotientgroup.com>  
**Sent:** Wednesday, April 17, 2019 3:33 PM  
**To:** Erica Adams  
**Subject:** RE: Daylight plane

Hi Erica,

Thanks for your message. Have talked with my architect and she has provided the information below. At one point in our discussions with the Planning Department we had thought about breaking our project up into two phases with the second phase using an HIE for the additional square footage along the right side of the house which potentially might intrude into the daylight plane. Given my father's growing physical limitations, timing became a more critical consideration so we thought it best to apply for the Use Permit and compress cycle time by making this one more all-encompassing project. Below please find the rationale for the plans as submitted for the Use Permit. We've attempted to frame the considerations which led to the importance of the existing design of the project and are hopeful this will suffice. At the same time, we would appreciate any advice you have on improving our supporting statement. After spending this past weekend with my mother and father, I am feeling a strong need to try and get this project completed as soon as possible.

Sincerely, Jordan Graham

*Can you have your architect look at the roof design and make sure there is no way you can conform to the daylight plane on the right side? If not, can you give a statement explaining why that is not possible?*

1. Design Integrity considerations: With the second story directly over the existing exterior walls, the roof line needed to replicate the existing gable roof line – the slope of the roof matches the existing. It does not include hip lines which would be out of place in the scheme of the structure making it unbalanced and distracting from the original architecture.
2. Other design considerations: As discussed in our design review meeting, we endeavored to create a second story which had the look and feel of the existing structure, was consistent with the age and period of the home and integrated aesthetically into the surroundings. Key to accomplishing this design was the mirroring of the existing roof style to match first floor cathedral ceilings, window size, quantity, and placement, overall detailing, trim, and siding. In our Design Review meeting with Hamid and Morton in February, both applauded the integration of both design and symmetry of the second story addition with the existing house and said they "believed it could serve as an excellent example from design and architectural perspective for the entire community."
3. Handicapped accessibility considerations: To increase accessibility, supporting walls and posts (both existing and potential,) have been eliminated on the first floor to ensure wheelchair access/navigation to common areas on the first floor which don't require navigation of stairs (e.g. bedroom, bathroom, family room, kitchen, and dining area as well as entry/exit through handicap enable d doors.) Second story load placement/support directly over existing first floor external sheer walls minimizes the need for internal vertical supports /posts which would impact navigation/accessibility.
4. Slope of property on Right Side of House: A fence/retaining wall exists on the property line between 208 and 210 Devonshire. When our house was built in 1964, excavation work was done around the right side of the property creating a ground level height difference between the two properties of between -3' and -6' on the right side . This results in "ground level" at the fence line being substantially higher on the right side of the fence (neighbors' side) as compared to our side. Thus, any intrusion into the daylight plane on the right side of the property would not impact the neighbors at 208 Devonshire.

5. Structural considerations: Open cathedral ceilings exist over the first floor living room directly in front of where the second story addition is being placed and for limit structural support options.
6. Neighbor feedback from 208 Devonshire (house to the right) and 212 Devonshire (house to the immediate rear.) We had meetings with both neighbors and explained the design, second story height, and window placement. Both neighbors were supportive of our project as submitted and appreciated the thoughtful window size, placement and height, architectural design, and not having to look at a “wonky roof with hips and gables.” They also felt the proposed addition and height would not impact their property or sunlight given the location of their home and the difference in elevation that exists between ground level on their side of the fence which is higher than ours (both comment from 208 Devonshire—neighbor to the right of us.)
7. Non-conforming lot and need for additional square footage: As the lot is irregular and non-conforming with living room which faces the street having cathedral ceilings( no way to add second story here without completely destroying the design and character of the cathedral ceilings,) the only viable location for adding the needed additional square footage to compensate for conversion of the existing first floor bedrooms to handicapped and caregiver space was to build directly over the rear portion of the house. Our hope was to be able to retain the design and square footage as submitted as a reduction would materially impact the viability of the project we have been working so hard to achieve.

**Jordan W. Graham**  
Managing Director  
Quotient Partners

**Mobile:** +1 415 297 0800  
[jgraham@quotientgroup.com](mailto:jgraham@quotientgroup.com)

**Jordan W. Graham**  
Managing Director  
Quotient Partners

**Mobile:** +1 415 297 0800  
[jgraham@quotientgroup.com](mailto:jgraham@quotientgroup.com)

**From:** Erica Adams <eadams@smcgov.org>  
**Sent:** Thursday, April 11, 2019 9:51 AM  
**To:** Jordan Graham <jgraham@quotientgroup.com>  
**Subject:** Daylight plane

Hi Jordan,

Can you have your architect look at the roof design and make sure there is no way you can conform to the daylight plane on the right side? If not, can you give a statement explaining why that is not possible?

Erica D. Adams, Planner III  
Planning and Building Department  
455 County Center, Second Floor  
Redwood City, CA 94063  
Phone: (650) 363-1828  
Fax: (650) 363-4849



**RECEIVED**

SEP 05 2018

**STATEMENT PRESENTING EVIDENCE TO SUPPORT FINDINGS FOR USE PER Department**  
San Mateo County  
Planning and Building Department

1. **That the establishment, maintenance and/or conducting of the use will not, under any circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood**

The proposed project will not be detrimental to public welfare or injurious to the property or improvements in the neighborhood for the following reasons:

- All new construction will be done within the existing footprint of the house and use same exterior walls
- Original architectural design components (e.g. cathedral ceilings, beams, windows, decking, have been maintained so the addition looks as if it was original
- Existing deck side railing (solid wall) surrounding existing first floor, and highly visible from street, to be updated with more attractive post and cable railing. This design will be carried forward to second floor small deck.
- Color palette has been selected to ensure home blends into existing surroundings (e.g., landscaping, trees, vegetation.)
- Lot gently slopes uphill and is surrounded by trees and lush vegetation, current structure is only partially visible from the street (e.g. garage, front deck area, and cathedral ceilings on front portion of house.) The rear portion of the house, where the second story is to be added, is not currently, nor post construction, will it be visible from the street.
- A driveway providing access to 214 Devonshire (residence located behind our home) which runs along the West side of our lot is lined with lush vegetation and trees. This provides substantial screening and privacy for our neighbors. This privacy will be preserved even with the 2<sup>nd</sup> story addition.
- Special care has been taken in terms of window placement so as not to intrude on the privacy of our neighbors.
- Our neighbor at 214 Devonshire, who owns the driveway on the West side of our home, has graciously agreed to allow use of their driveway for handicap access to transportation (pick up/drop off) from the rear part of our lot to accommodate a wheelchair bound family member.

2. **The proposed development is proportioned to the size of the parcel which it is being built**

- The proposed development will maintain the existing footprint of the home and the lot/coverage ratio will be maintained as is currently.
- The second story will only be located over the rear portion of the existing structure and will not be visible from the street.
- Location of addition and gently sloping upward topography, coupled with lush vegetation and exterior color palette, will minimize any feeling of massing.

3. **All opportunities to acquire additional contiguous land has been investigate**

Unfortunately, there are no opportunities to acquire additional contiguous land

**4. The proposed development is as nearly in conformance with the zoning regulations in effect as is reasonably possible**

The proposed development is as nearly in conformance with existing zoning regulations as possible. Care has been taken in design to maintain existing footprint and exterior walls with the second story addition, maintain the architectural character of the existing structure, and concurrently support the conversion of rear part of first floor to ADA compliant wheelchair accessible, bedroom/caregiver room, family room, and necessary modifications to kitchen to allow for handicapped family member. Second story addition has gables which slightly penetrate the daylight plane, and like the first-floor footprint, also fall slightly within the side setback.

Alternatives areas of lot were considered for construction of additional space, however, given the irregular shape of the lot, narrow width of the front portion (front driveway portion of lot, which represents 50% of coverage, has average width less than 40 feet,) garage location, and cathedral ceilings in the front portion of the house, other areas would not work because they would:

- Substantially intrude into side setback
- Require significant excavation and grading
- Impact access to garage
- Negatively impact front entryway access
- Ruin circulation on lot
- Be highly unattractive from the street
- Result in substantially impacting the attractive architectural features of the home (e.g., cathedral ceilings in front part of the house)
- Make handicapped access to the first floor ADA compliant spaces very difficult to access (require navigation of multiple stairs outside home and two additional stairs in current entryway)

**5. Use permit approval does not constitute granting of special privileges**

The use permit approval does not constitute granting of special privileges we would not be entitled to normally given our non-conforming lot, application of a home improvement exception at this time, and the need to convert existing first floor space to in-law handicap accessible use (for family member) thus relocating the existing three bedrooms upstairs in new addition.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT G**





***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:





***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:





***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:





***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers: