

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

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October 31, 2017

Owen Lawlor  
Moss Beach Associates, LLC  
612 Spring Street  
Santa Cruz, CA 95060

Dear Mr. Lawlor:

**SUBJECT:** Coastside Design Review Recommendation of Approval  
Vallemar Street at Juliana Avenue, Moss Beach  
APNs: 037-086-230, -240, -250, -260, -270, -280, and -290  
County File No. PLN 2015-00380

At its meeting of October 12, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review recommendation to allow construction of four new homes on four reconfigured lots, described as follows:

Lot 1: Construction of a new two-story<sup>1</sup>, 3,997 sq. ft., single-family residence (with a 239 sq. ft. "catwalk" area providing access to a roof deck), with an attached (by covered walkway) two-car 576 sq. ft. garage, including 510 sq. ft. of covered decks and 949 sq. ft. of exterior uncovered decks, located on a 23,473 sq. ft. parcel<sup>2</sup>. This specific case includes the removal of one significant (Monterey cypress) tree and associated grading (250 cu/yds. of cut and 400 cu/yds. of fill; net import 150 cu/yds.).

Lot 2: Construction of a new two-story<sup>1</sup>, 3,994 sq. ft., single-family residence (with a 461 sq. ft. "catwalk"/conditioned floor area providing access to a roof deck and storage area above the garage), with a 586 sq. ft. attached two-car garage, including 403 sq. ft. of covered decks and 420 sq. ft. of exterior uncovered decks, located on a 22,220 sq. ft. parcel<sup>2</sup>. This specific case includes the removal of nine significant and two non-significant (Monterey cypress) trees and associated grading (300 cu/yds. of cut and 500 cu/yds. of fill; net import 200 cu/yds.).

Lot 3: Construction of a new two-story<sup>1</sup>, 3,997 sq. ft., single-family residence (with a 239 sq. ft. "catwalk" providing access to a roof deck), with an attached (by covered walkway) 576 sq. ft. two-car garage, including 519 sq. ft. of covered decks and 1,047 sq. ft. of exterior uncovered decks, located on a 24,211 sq. ft. parcel<sup>2</sup>.

<sup>1</sup> With the removal of dormers and this upper access area leading only to the roof deck, staff would no longer consider this a three-story residence.

<sup>2</sup> Via a proposed Lot Line Adjustment, which will adjust the existing seven legal lots down to four lots of sizes indicated.

**ATTACHMENT V.**



This specific case includes the removal of nine significant (Monterey cypress) trees and associated grading (0 cu/yds. of cut and 1100 cu/yds. of fill; net import 1,100 cu/yds.).

Lot 4: Construction of a new two-story<sup>1</sup>, 3,997 sq. ft., single-family residence (includes a 239 sq. ft. "catwalk" providing access to a roof deck), with a 576 sq. ft. attached (by covered walkway) two-car garage, including 476 sq. ft. of covered decks and 1,049 sq. ft. of exterior uncovered decks, located on a 32,324 sq. ft. parcel<sup>2</sup>. This specific case includes the removal of 11 significant (Monterey cypress) trees and associated grading (50 cu/yds. of cut and 1,100 cu/yds. of fill; net import 1,050 cu/yds.).

These four new houses represent the primary development of an application process consisting of a Coastal Development Permit (CDP), a Resource Management-Coastal Zone, and a Grading permit for the new single-family residences on four reconfigured parcels<sup>2</sup> on a 2.48-acre site zoned RM-CZ/DR, located within a County Scenic Corridor. The CDRC does not render a decision, but makes a recommendation regarding the project's compliance with Design Review standards, which the recommendation will be incorporated into staff's further consideration and recommendation for the project. Further, CEQA review (completion and circulation for review and comments of an Initial Study and Negative Declaration) will be followed by a hearing before the Planning Commission. The associated CDP is appealable to the California Coastal Commission.

Based on the plans, application forms, and accompanying materials submitted, the Coastsides Design Review Committee recommended approval of your project based on and subject to the following findings and conditions of approval:

## FINDINGS

The Coastsides Design Review Committee (DRC) found that:

### For the Design Review

The project has been reviewed under and found to be in general compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, pursuant to Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as is applicable, as follows:

1. SECTION 6565.20,(C). SITE PLACEMENT AND STRUCTURE PLACEMENT:  
*To the extent feasible, site new buildings and associated development on a parcel that a) minimizes tree and vegetation removal; b) minimizes filling or placement of earth materials; c) considers how such new development will appear as viewed from adjacent designated open space areas; the structures' placement shall harmonize with the natural setting with regard to massing and materials; d) locating, orienting, and designing windows, entrances, decks, and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios and proposing*

*rooftop decks when they are designed to avoid direct views into neighboring houses and outdoor decks/patios and are accessed by interior means and integrated into the roof design; and e) when designing a new home, an effort should be made to minimize the effect on views from neighboring houses.*

The proposed four lots (to be created via a Lot line adjustment) allow for the four residences to be moved easterly, as far away from the bluff tops and bluff-top trail as reasonably possible. As a result, the new houses and driveways (all coming off Vallemar) have been sited on the respective lots in locations that minimize tree removal to the extent necessary for the construction of the structures. While many significant Monterey cypress trees would be removed (to accommodate the house locations and their direct access from Vallemar), many others will be preserved, retaining some portion of the tree canopy and providing a degree of screening of the houses as seen from Cabrillo Highway and Vallemar.

The new houses and driveways have been sited on the respective lots to minimize filling or placement of earth materials (except to accommodate the garages, which needed to be placed at an adequate raised elevation to accommodate a compliant sloping driveway coming off Vallemar), generally limiting grading to the footprint of the structures and immediate vicinity.

The location of the four houses as close to Vallemar as reasonably possible provides a distance from the bluff-top trail ranging from about 120 to 160 feet, as well as the provision of a permanent open space conservation easement whose purpose is to both protect this stretch of open space (and protect the coastal prairie and other biotic vegetation resources on the site), which the DRC concluded was adequate to preserve the views of this area in general.

Many efforts were made to change and alter the exterior articulations (of all four houses) in order to break up the appearance of mass and bulk, specifically as seen from the oceanside elevations, and the bluff-top trail in particular, as well as on the garages and walkways to the living quarters of the structures. As a result, the DRC's 2 to 1 vote recommending approval was based on the project's compliance with many Design Review standards and in response to changes as requested by the DRC. The dissenting DRC member still believed that the houses were too large relative to the size of houses in the surrounding vicinity.

Due to the location of the four houses as close to Vallemar as reasonably possible, as well as on the (once adjusted) sized parcels (ranging from 22,220 sq. ft. to 32,324 sq. ft.), together with the ample distances of the houses from the closest houses on Juliana Avenue (ranging from 95 feet to 105 feet) and of the closest house to the north, their respective windows, decks, and entrances generally avoid views into any of these residences. Further, the roof decks all face outwards toward the oceans, generally too far westerly to pose any privacy issues with surrounding

houses. These decks are also only accessible from the interior of each proposed house.

Finally, the four houses have been sited such that their lower elevations relative to Vallemar prevent, and some remaining tree canopy generally minimizes, the effect on views as seen from houses located east of Vallemar and Cabrillo Highway, and from Juliana Avenue, as well as from the houses to the north, accessed off Vallemar.

2. SECTION 6565.20 (D). ELEMENTS OF DESIGN: *To the extent feasible:*
- a) structures shall conform to the existing topography of the site by requiring the portion of the house above the existing grade or step down the hillside in the same direction;*
  - b) new homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood;*
  - c) new residential development (with RM-CZ zoning) shall conform to the façade articulation option, where such articulation shall occur on all building sides and where projecting or recessing architectural details and changes in building materials are encouraged to break up building walls;*
  - d) architectural styles shall complement the coastal, semi-rural, and diverse small town context, where architectural styles that complement the natural setting are encouraged;*
  - e) avoid making the garage the dominant feature as seen from the street;*
  - f) pitched roofs are encouraged along with the use of non-reflective roof materials and colors; and*
  - g) use non-reflective exterior materials and colors that complement and improve the neighborhood with the architecture of the house, using warm, muted colors, and natural appearing materials that blend with the surrounding natural features when viewed from a distance.*

Overall, the DRC found that the four houses are proportionate to each other but remain exclusive in aesthetics and size/mass relative to the immediate neighboring context. Also, while the size of each of the houses (in floor area) still exceeds that of neighboring homes in the surrounding R-1 Zoning District, the DRC recommendation cites the following issues that supported their decision: a) the houses have been moved as close to Vallemar as the required 50-ft. front setback allows, with the garages detached on the site where the topography drops at its greatest slope, with the primary residences being generally stepped down along a downward sloping grade; b) the project lots (once adjusted) are significantly larger than the surrounding R-1 Zoning District (5,000-6000 sq. ft. lot sizes); c) the garages are generally detached and do not contribute to the bulk and mass of the primary residences, nor are they prominent features as seen from Vallemar (also due to the grade drop from the roadway); d) all four houses are well articulated on all sides, which include many exterior changes in articulation on the south- and west-facing facades, elimination of some garage storage areas and exterior elevated walkways to living quarters, and elimination of dormers from the garage structures and above

the second story; e) the roofs of all four houses are sloped with non-reflective materials that blend with the surrounding environment; and f) the exterior colors and materials of all four houses are variable, natural, and blend well with the surrounding environment.

### **RECOMMENDED CHANGES**

1. Consider a lower-growing understory rather than additional trees to better blend with the existing landforms and terrain. Reassess the elimination of all but one Monterey Cypress tree between Lots 3 and 4 to preserve the natural habitat of the resident raptor community.
2. Consider reducing the overall mass, height, and/or square footage of the houses where possible without degrading the aesthetic of the overall design.
3. Consider reviewing the roof lines/pitches of the garages to achieve additional height reductions.
4. Consider exploring options in articulation, materials, and size of the exterior upper level chimneys to decrease their visibility and contrast to the respective houses.

### **RECOMMENDED CONDITIONS**

#### Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on October 12, 2017. 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 any such revisions back to the Coastside Design Review Committee for further review and recommendation, with applicable fees to be paid.
2. Revise the variable color scheme to be neutral so as to blend with the immediate landscape so that the structures' exteriors weather naturally. Weathered (pickled) wood, stucco or cementitious hardy are acceptable options. Any such changes shall require the submittal of material samples for review by the Community Development Director.
3. Submit revised plans to show modified deck specifications to include the floor area of the mezzanine decks (for all houses that include such decks) pursuant to the second revision plans presented on October 12, 2017 (definitive deck square

footage was delineated only for entry, rear, and garage decks in all versions of previously submitted plans).

4. Any additional exterior lighting (in addition to the single fixtures shown at the entry and garage locations) shall be dark sky compliant fixtures, which shall be mounted or recessed under the soffits at other openings and allowed only as required by building code (for safety). No additional site, building, or landscape lighting is proposed.
5. All paved pathways and patios shall be shown as dimensioned, on the plans, with identified materials.
6. The applicant shall submit the revised plans that include the recommended conditions above (2 through 5) to the project planner. Such plans shall also include any additional revisions pursuant to any of the recommended changes (items 1 through 4) that the applicant chooses to make.
7. 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.
8. 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.
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. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.

11. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
12. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
13. 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-ways on Vallemar Street and Juliana 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 Vallemar Street and Juliana Avenue. There shall be no storage of construction vehicles in the public right-of-way.
14. The exterior materials and color samples submitted to the CDRC are generally approved, with the exception of reconsideration cited in Condition No. 2. Material and color verification shall occur in the field, as confirmed by the Planning Department, after the applicant has applied the approved materials and colors to the structures and before a final building inspection has been scheduled.
15. 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).
16. Plans shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO). Installation of the approved landscape plan is required prior to final inspection.



Building Inspection Section

17. The applicant shall apply for a building permit for each of the four houses and related development.

Montara Water and Sanitary District

18. Prior to the issuance of building permits, the applicant shall provide proof of having obtained the required water and sanitary sewer permits for each proposed residence.
19. The location of the proposed development indicates that a sewer mainline extension and pressurized laterals with grinder pumps may be required.
20. Unless already provided, proof of well abandonment from the County Environmental Health Division will be required.

Department of Public Works

21. Drainage - Analysis. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided 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 street improvement plans and submitted to the Department of Public Works for review and approval.
22. Driveway - Plan and Profile. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

23. Erosion and Sediment - Engineered Grading Plan. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the Engineer of Record, and approved by the Department of Public Works and the Planning Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the Engineer.
24. Erosion and Sediment - Inspection Responsibility. It shall be the responsibility of the applicant's Engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
25. Mitigation Fees - Roadway. 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 #3277.
26. Easements - Documentation. The applicant shall submit to the Department of Public Works and the Planning Department for their review and approval, wording for deed restrictions for the conservation easement and applicable coastal access, as needed.

#### Coastside Fire Protection District

27. Addressing. 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. 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 six 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 Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
28. Combustibles. No combustibles shall be on-site prior to the required fire protection water supply and fire department access provided.
29. Fuelbreak/Firebreak. 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.

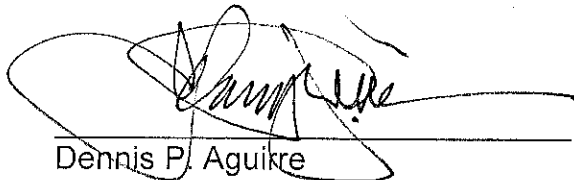
30. Occupancy. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.
31. Roof Assembly. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
32. Smoke Detection Installation. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup, and placement in each sleeping room in addition to the corridors and on each level of the residence.
33. Sprinklers. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for the project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction. A statement that the building will be equipped and protected by automatic fire sprinklers, must appear on the title page, of the first story of the buildings as measured by an approved access route around the exterior of the building or facility.
34. Access. The Fire Department access shall be to within 150 ft. of all exterior 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 Asphalt and be a minimum of 20 ft. wide, with roadway and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. Fire Department access less than 26 feet in width shall require NO PARKING FIRE LANE CVC 22500, one posted on both sides of the roadway.
35. Final Inspection. Contact the Fire Marshal's Office to schedule Inspections prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213. This project will require the formation of a Mello-Roos Community Facilities District (CFD) before final.
36. Fire Flow. A fire flow of 1,000 gpm for 2 hours with a 20-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.

37. Hydrant. The required fire flow shall be available from a Clow 960 Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.

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, Grading Permit, RM-CZ Development Review Permit, and a Lot Line Adjustment. The final decision on this project will take place at a later date. For more information, please contact the project planner, David Holbrook, at 650/363-1837 or by email at [dholbrook@smcgov.org](mailto:dholbrook@smcgov.org).

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

Sincerely,



Dennis P. Aguike  
Design Review Officer

DPA:DJH;jlh – DJHBB0633\_WJN.DOCX

cc: Stuart Grunow, CDRC Member Architect  
Bruce Chan, CDRC Member Architect  
Melanie Hohnbaum, CDRC Moss Beach Community Representative  
Kris Liang, CDRC Moss Beach Community Alternate Representative  
Lisa Ketcham, MCCC  
Kathy and James Lockhart, Moss Beach Resident  
Mike Schelp, Moss Beach Resident  
Charles Halterman, Moss Beach Resident  
Gail Erwin, Moss Beach Resident