



COUNTY OF SAN MATEO
PLANNING AND BUILDING

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March 29, 2024

Subject: **LETTER OF DECISION**
File Number: PLN 2023-00051
Location: 601 Vue De Mer Avenue, Moss Beach

On March 27, 2024, the San Mateo County Planning Commission considered a Design Review Permit and Non-Conforming Use Permit to allow the construction of a 571 sq. ft. single-story addition, new 331 sq. ft. deck, and a 41 sq. ft. entry porch to an existing 1,370 sq. ft. single-family residence on a 7,540 sq. ft. parcel. The project involves only minor grading and no tree removal. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to an addition to an existing structure.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Design Review Permit and Non-Conforming Use Permit, County File Number PLN 2023-00051, by making the required findings and adopting the conditions of approval in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right to appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on April 10, 2024.

Please direct any questions regarding this matter to Project Planner, Sam Becker at sbecker@smcgov.org.

Sincerely,

Angela Montes
Planning Commission Secretary

cc: Doug Gawoski
John Dahmen
Planning Director, City of Half Moon Bay
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN2023-00051

Hearing Date: March 27, 2024

Prepared By: Sam Becker, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 1, relating to additions to existing structures provided that the addition will not result in an increase of more than 10,000 sq. ft. given that the project is an area where all relevant services and facilities are available, that the proposed development is permissible under the General Plan designation for the project location, and the project area is located on an already developed parcel within an existing residential neighborhood and would not disturb any previously undisturbed, environmentally sensitive areas.

Regarding the Design Review, Find:

2. That, as determined by the CDRC at its meeting of January 11, 2024, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, incorporates a covered parking/garage pattern, window type/placement, and landscaping which is consistent with the character of the surrounding neighborhood. The project, as designed and conditioned, complements the predominant style of the surrounding neighborhood homes. The project is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixture.
 - a. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 1. Integrate Structures with the Natural Setting: The placement of the addition on the street facing side of the house and on a downslope demonstrates the design's sensitivity and consideration for the natural surroundings.
 - b. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood: The proposed deck faces the intersection of Lancaster Boulevard and Vue De Mer Avenue, and

the proposed addition is opposite neighboring property to the east. As a result, the placement of the addition would harmonize with other structures in the neighborhood.

- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1b. Building Mass, Shape and Scale Neighborhood Scale: The proposed addition respects the scale of the neighborhood in terms of building dimensions, shapes, and facade articulations. In addition, architectural details that appear proportional and complementary to other homes in the neighborhood.
- d. Section 6565.20 (D) ELEMENTS OF DESIGN Architectural Styles and Features; 2a. The architectural design and style complements the predominant style of nearby homes, the coastal semi-rural and diverse character of the area, and the natural setting.
- e. Section 6565.20 (D)ELEMENTS OF DESIGN; 4.a.(3). Exterior Materials and Colors: The color palette achieves a warm, muted palette that blends in with the natural environment and exterior materials and colors are complementary to the neighborhood and architecture of the house.

Regarding the Non-Conforming Use Permit, Find:

- 3. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-17 Zoning District.
- 4. As the parcel is a corner parcel and only has one adjacent lot that is already developed, 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.
- 5. That the proposed development is as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed addition, and compliance with lot coverage, floor area, height and front and side setback standards, the project is as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible.
- 6. That the establishment, maintenance and/or conducting of the 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 said neighborhood. The subject site does not contain sensitive habitat and the CDRC has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.

7. That Use Permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible and because the same process is available to similarly situated properties.
8. That a Use Permit may be granted by the Planning Commission, at a public hearing, to except any provision which restricts the continuation, enlargement, reestablishment, or replacement of a non-conforming use, structure or situation. No Use Permit may be granted to exceed maximum floor area, height, and parcel coverage for a parcel located in the Midcoast. Based on the conditions on site, a Use Permit granted for one uncovered, off-street parking space where one covered, off-street space is required, would fit under this exception.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 27, 2024, and as reviewed by the CDRC on January 11, 2024. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.
2. The NCUP and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Section 6565.20 (D) ELEMENTS OF DESIGN; 4a(3). Exterior Materials and Colors: Black metal railings and natural redwood deck surfaces shall be used to achieve a warm, muted color palette.

- b. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4b. Lighting: Dark sky compliant exterior lighting fixtures shall be used so that light and glare can be directed away from neighbors and confined to the site.
5. The CDRC also made the following suggestion for the applicant to consider regarding potential modification to improve the project:
 - a. Modify the existing roof design to match the existing roof slope and/or change the gable roof slope to match the 4:12 ratio of larger roof.
6. 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 applications 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. 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.
 - n. 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.
7. 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.
8. No site disturbance shall occur, including any vegetation removal or land disturbance, until a building permit has been issued.
9. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

- c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Lancaster Boulevard and Vue de Mer 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 Lancaster Boulevard and Vue de Mer Avenue. There shall be no storage of construction vehicles in the public right-of-way.
10. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
11. 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 County Ordinance Code Section 4.88.360).

Building Inspection Section

12. A building permit is required for this project.

Department of Public Works

13. 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.
14. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Geotechnical Section

15. At time of building permit submittal, a final grading and drainage plan consistent with County requirements shall be provided for County geotechnical evaluation and the determination if any geotechnical reports shall be required. Project will be reviewed by geotechnical reviewer at the building permit stage.

Drainage Section

16. At the time of building permit submittal, a final grading and drainage plan consistent with the requirements of the County Drainage Manual and a final C.3 and C.6 Development Review Checklist shall be required.

Montara Water and Sanitary District (MWSD)

17. Submit Existing Service Application and pay for the initial application fees based on the remodeling type determined by Montara Water and Sanitary District.
18. Applicant shall follow the procedures specified in the Existing Service Application Packet. Video CCTV lower lateral and submit to MWSD (sanitary district) for review. Any defects or pipe that is not to current District code shall be replaced. Current code construction details and additional backflow protection requirements shall apply. Second lateral for new addition may be required.
19. Water meter addition may be required. The condition of the existing water meter(s), BFP and water lateral connection shall be inspected by MWSD to determine if they are in good working condition; MWSD may require repair or replacement of the existing water meter(s), BFP and water lateral connection.
20. If connection to the MWSD's fire protection system is required: Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.
21. Applicant shall first apply directly to the MWSD for permits and not their contractor.

Coastside Fire Protection District (District)

22. At the building permit stage add the following note to plans: Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to the exterior of the smoke alarm and will be checked at final.
23. At the building permit stage add the following note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2022 section 1030.2).

24. At the building permit stage add the following note to plans: Residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
25. As per Coastside Fire Protection District Ordinance 2022-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly in SRA High shall have a minimum fire rating of Class "A" as defined in the current edition of the California Building Code.
26. At the building permit stage add the following note to plans: Vegetation Management (SRA) - The 2022 California Fire Code Chapter 49 and Public Resources Code 4291.A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
27. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2022-01, and the California Fire Code (CFC) shall set road standards. As per the 2022 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2022 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

28. As per 2022 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2022 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
29. If Automatic Fire Sprinklers are required:
 - a. (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Regulations and Coastside Fire Protection District Ordinance Number 2022-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
 - b. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with the trench open. Please email the Coastside Fire Protection District to schedule an inspection: cfpdfiremarshal@fire.ca.gov . Fees shall be paid prior to plan review.
 - c. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
30. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2022 CFC Section 1204.2.1 and require a separate permit.

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