

0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,513 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

# Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.co.sanmateo.ca.us/planning

PLN: 2015 - 00376  
BLD: \_\_\_\_\_

Applicant: Steve Conran  
Mailing Address: PO Box 1632  
El Granada CA Zip: 94018  
Phone, W: (650) 888-6795 H: (650) 726-9709  
E-mail Address: steveconran@hotmail.com FAX: \_\_\_\_\_

Name of Owner (1): <u>James Boyle</u>	Name of Owner (2): _____
Mailing Address: <u>170 Avenue Portola</u>	Mailing Address: _____
<u>Half Moon Bay, CA</u>	_____
Zip: <u>94019</u>	Zip: _____
Phone, W: _____	Phone, W: _____
H: <u>(650) 726-6954</u>	H: _____
E-mail Address: _____	E-mail Address: _____

Project Location (address): <u>Coronado St El Granada CA</u> <u>cross street Ave Portola</u>	Assessor's Parcel Numbers: <u>047-233-360</u>
Zoning: <u>R-3/S-3/DR</u> <u>Multi Family</u>	Parcel/lot size: <u>5954</u> SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Construction of New Triplex (2) 1br/1bath + (1) Studio Apts  
with ~~3~~ (3) separate 1 car garages, Each apart will  
be approximately 670 sqft and will be single story  
approx 12ft high

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Vacant Land

Describe Existing Structures and/or Development:

None

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: [Signature]  
Owner's signature: \_\_\_\_\_  
Applicant's signature: Steve Conran

# Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2015-00376

Other Permit #: \_\_\_\_\_

### Applicant:

Name: Steve Conran

Address: PO Box 1632

El Granada CA Zip: 94018

Phone, W: 650 888-6795 H: 650 726-9709

Email: Steveconran@hotmail.com

### Owner (if different from Applicant):

Name: James Boyle

Address: 170 Ave Portola

~~El Granada~~ Half Moon Bay CA Zip: 94019

Phone, W: \_\_\_\_\_ H: 650 726-6954

Email: \_\_\_\_\_

### Architect or Designer (if different from Applicant):

Name: Chris Church

Address: 330 7th St Montara CA Zip: 94037

Phone, W: (650) 728-3119 H: \_\_\_\_\_

Email: christchurch@gmail.com

### Project location:

APN: ~~047-233-360~~

Address: Corner of Coronado St +

Ave Portola El Granada CA Zip: 94018

Zoning: R3/S3/DRCO

Parcel/lot size: 5954 sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe):

### Project:

New Single Family Residence: \_\_\_\_\_ sq. ft.

Addition to Residence: \_\_\_\_\_ sq. ft.

Other: Multifamily Triplex

3/1 bdrm Apartments

### Describe Project:

(2) 1 br/1 bath + (1) Studio Apts.

### Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

**4. Material and Finish for Proposed Buildings or Structure**

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	<u>Hardie Plank &amp; Hardie Shingle</u>	<u>Ben Moore</u> <sup>Berkshire beige</sup> <del>Texas Leather</del>	<input checked="" type="checkbox"/>
b. Trim	<u>2x</u>	<u>" "</u> <del>Coastal Fog</del>	<input type="checkbox"/>
c. Windows	<u>Vinyl</u>		<input type="checkbox"/>
d. Doors	<u>Fiberglass</u>		<input type="checkbox"/>
e. Roof	<u>Timber-line HD Comp Shingles</u>	<u>Mission Brown</u>	<input type="checkbox"/>
f. Chimneys	<u>None</u>		<input type="checkbox"/>
g. Decks & railings	<u>Small Landings Redwood</u>	<u>Natural</u>	<input type="checkbox"/>
h. Stairs	<u>"</u>	<u>"</u>	<input type="checkbox"/>
i. Retaining walls	<u>None</u>		<input type="checkbox"/>
j. Fences	<u>None</u>		<input type="checkbox"/>
k. Accessory buildings	<u>None</u>		<input type="checkbox"/>
l. Garage/Carport	<u>Attached</u>		<input type="checkbox"/>

**5. Statement of Compliance**

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

**6. Declaration**

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: \_\_\_\_\_ Applicant: Shel Coman

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Planning and Building Department

455 County Center, 2nd Floor - Redwood City, CA 94063  
Mail Drop: PLN 122 - TEL (650) 363-4161 - FAX (650) 363-4849

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Steve Conran  
James Boyle  
Primary Permit #: PW 2015-00376

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes  No

If yes, list Assessor's Parcel Number(s):

047-233-350  
047-233-340  
047-233-320

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes  No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:

Material

Color/Finish

Check if matches existing

a. Exterior Walls

Hardie Plank

Ben Moore (Berkshire) (Texas Leather)  NA

b. Trim

2x Facia

" " Coastal Fog  NA

c. Roof

Timberline Comp <sup>HP</sup> Shingles

Mission Brown  NA

d. Chimneys

None

e. Accessory Buildings

None

f. Decks/Stairs

Small bandings (Redwood)

Natural

g. Retaining Walls

NA

h. Fences

NA

i. Storage Tanks

NA

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Sand Dunes?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k. Landscaping?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l. Signs?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input type="checkbox"/> NA         |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

*K.) Landscaping will be all low water drought tolerant plants (Drip sys only) (See landscaping Plan)*

## 5. Staff Use Only

### California Coastal Commission Jurisdiction

#### A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit or Planned Agricultural District Permit?  
 Yes       No
- Construction or grading within 100 feet of a stream or wetland?  
 Yes       No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?  
 Yes       No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

#### B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes       No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

# Environmental Information Disclosure Form

PLN 2015-05376  
 BLD \_\_\_\_\_

Project Address: Coronado St El Granada, CA  
cross street Ave Portola  
 Assessor's Parcel No.: 047-233-360  
 Zoning District: R-3/S-3/DK

Name of Owner: James Boyle  
 Address: 170 Ave Portola  
Half Moon Bay 94018 Phone: (650) 726-6954  
 Name of Applicant: Steve Conran  
 Address: PO Box 1632 El Granada CA  
94018 Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 5,954 sq ft

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Slight upslope Vacant Lot, No trees, only grass and weeds

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

## 2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Steve Conner  
(Applicant may sign)

Date: Sept 1, 2015



# Certificate of Compliance Type A (for parcel legalization)

Companion Page

Permit # 047-233-360

## 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Compliance Type A. You must also submit all items listed below.

## 2. Basic Information

Civil Engineer/Land Surveyor (only if required)

Name: Savior Micallef

Phone: (805) 709-2423

Address: 421 Wildwood Dr.

South San Francisco CA Zip: 94080

License #: 8289

## 3. Project Information

Street/road frontage or closest access:

Corner of Avenue Portola + Coronado St  
El Granada

Existing development/uses on property:

Vacant Lot

Water supply:

well  water district: Coastside Water Dist

Sewage disposal:

septic  sanitary district: Granada San. Dist

Does legalization sought match current Assessor's Parcel boundaries?

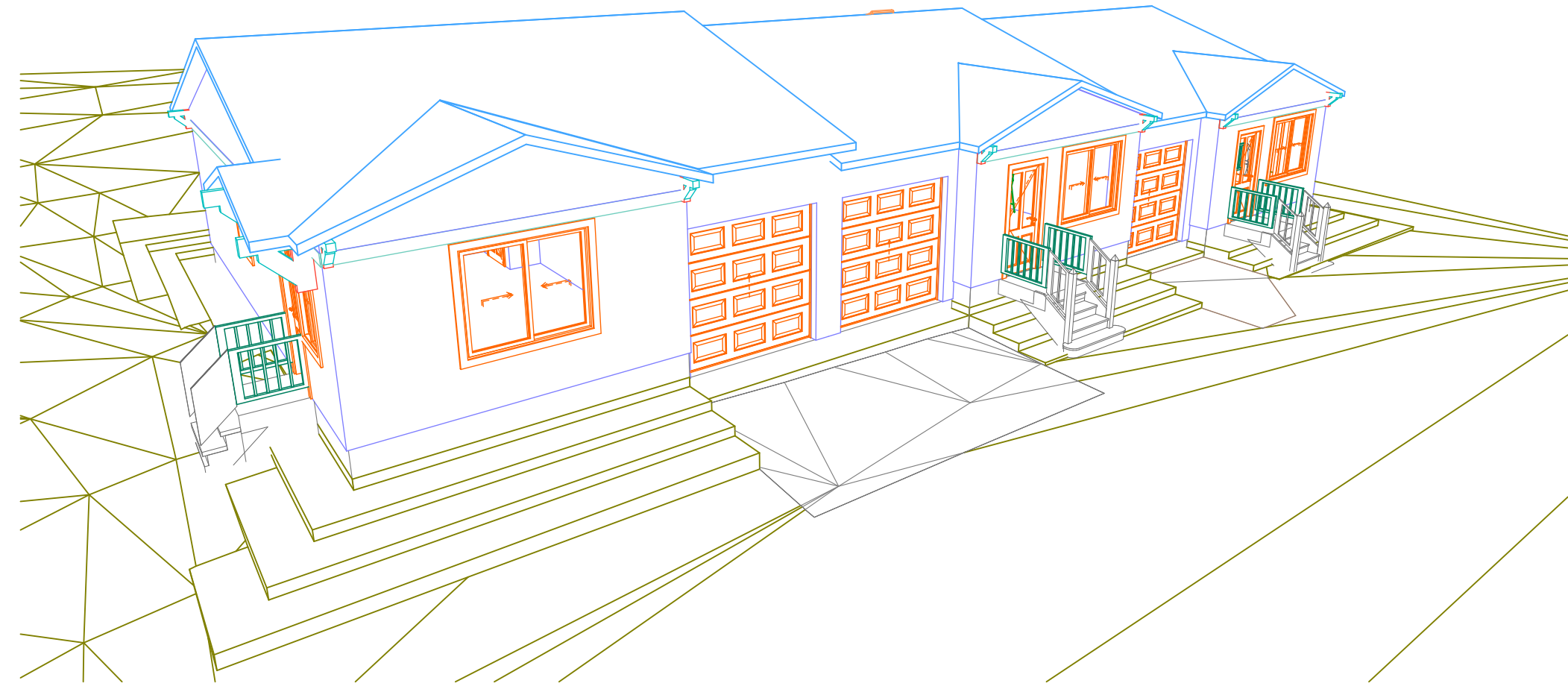
## 4. Application Requirements

- ▼ Fees
- ▼ Land Division history, tracing history of parcel(s), including previous parcel(s) of which it is a part, back to last legal parcel or to its original creation. History shall include :
  - (1) the date the subject parcel was first created;
  - (2) all deed references (Document # or Volume/Book/Page);
  - (3) a map depicting the parcel boundaries; and
  - (4) a chain of title narrative that traces all such deed

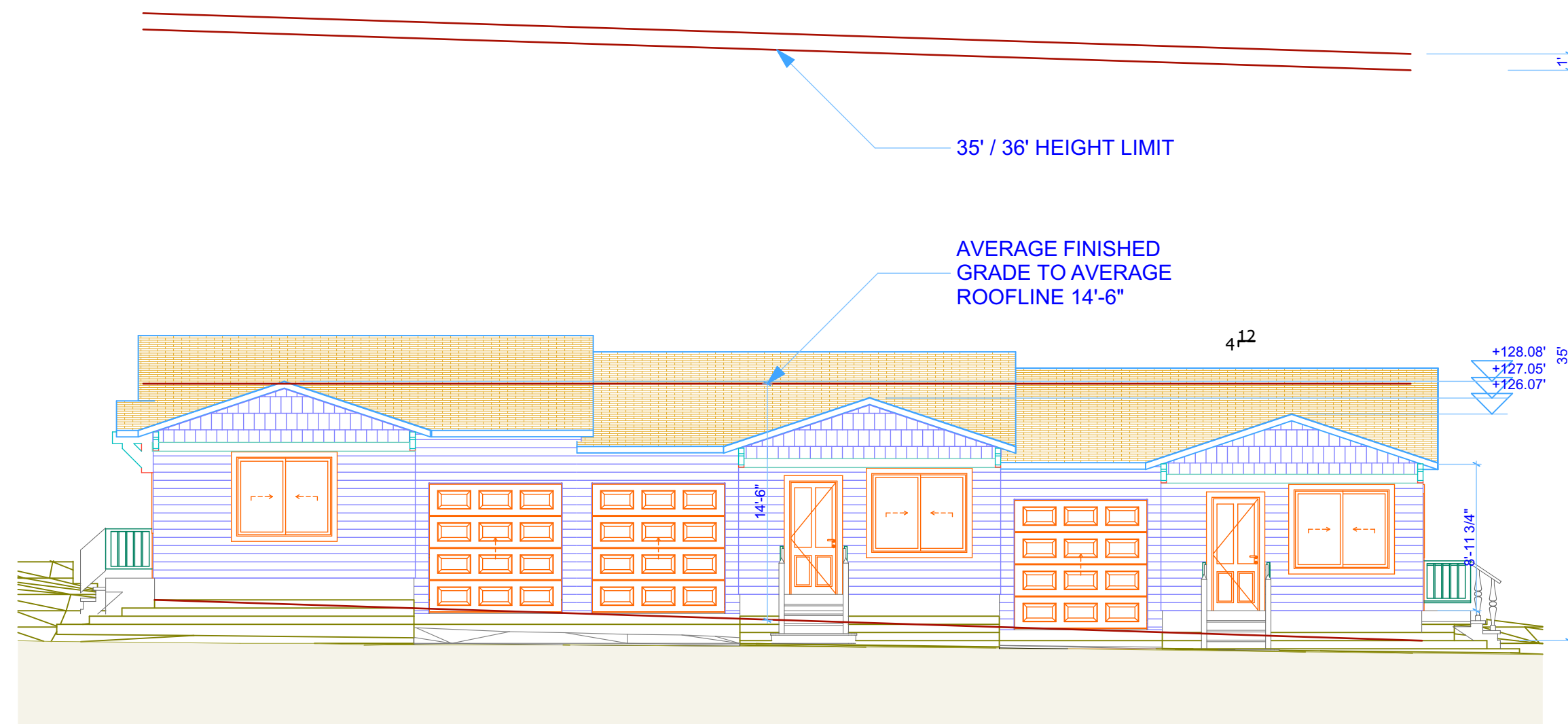
history from the parcel's initial creation to the present (current owner), with graphics references, where necessary, on accompanying maps

- ▼ If this legalization is triggered by the Witt/Abernathy cases, consult the 1-8-2010 "Legalization of Parcels" policy.
- ▼ Topographic and Boundary Survey of Parcel(s)
- ▼ Building permit history on the house or other principal use may be required, obtainable from the Building records or the "parcel history" from the Assessors Office.

**NOTE:** If, upon review of the Type A application, it is determined that a Type B Certificate of Compliance is required, a topographic and boundary survey will be required, as well as other possible property improvements and planning applications.



SW Aerial Hidden Line

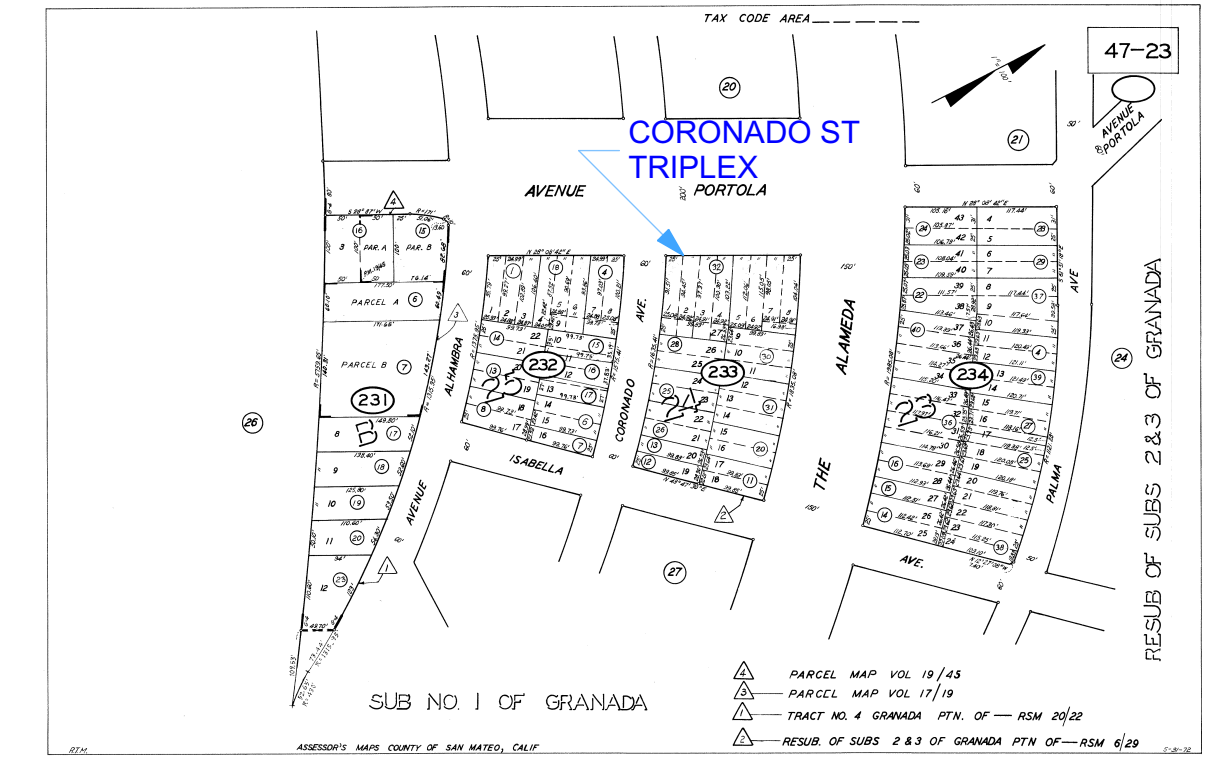


7 35' HEIGHT LIMIT COMPLIANCE 1/8" = 1'-0"

**Coronado Street Triplex**

Construct new triplex with attached garage each unit, Type V light frame construction, sprinklered on approximate 5,954.39 sq ft lot 2,015.85 sq ft residential space to be conditioned, 602.45 sq ft garage space to be unconditioned. 2,618.30 sq ft total 2,618.30 / 5,954.39 = 0.4397 floor area ratio, 43.97% lot coverage, highest roof level 131'

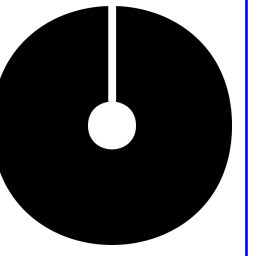
Zone Story Name	Zone Category Code	Zone Category Name	Zone Number	Zone Name	Zone Floor Level	Zone Height	Measured Area
1 Ground Floor	1	Residential and Recreation	81	Coronado Western	0.00	0.00	672.77
1 Ground Floor	7	Other Usage	87	Coronado Garage Western	0.00	0.00	268.00
							872.77
1 Ground Floor	1	Residential and Recreation	82	Coronado Central	0.00	0.00	672.77
1 Ground Floor	7	Other Usage	88	Coronado Garage Central	0.00	0.00	268.00
							872.77
1 Ground Floor	1	Residential and Recreation	83	Coronado Eastern	0.00	0.00	670.32
1 Ground Floor	7	Other Usage	89	Coronado Garage Eastern	0.00	0.00	282.45
							872.77
							2,015.85
							602.45
							2,618.30
Zone Story Name	Zone Category Code	Zone Category Name	Zone Number	Zone Name	Zone Floor Level	Zone Height	Measured Area
1 Ground Floor	0	GROSS AREA	14	Coronado Triplex Lot	0.00	0.00	5,954.39



Layout ID	Layout Name	Revision	Issued	Published	Remark
G.01	Title Sheet		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.01.1	Site Plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.01.2	Floor Plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.02.1	Elevations		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LS1	Topographic Survey		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Rev#	CHD	Change Name	Date

Christopher Church Architect  
 330 7th St PO Box 18  
 Montara CA 94037  
 650-728-3119



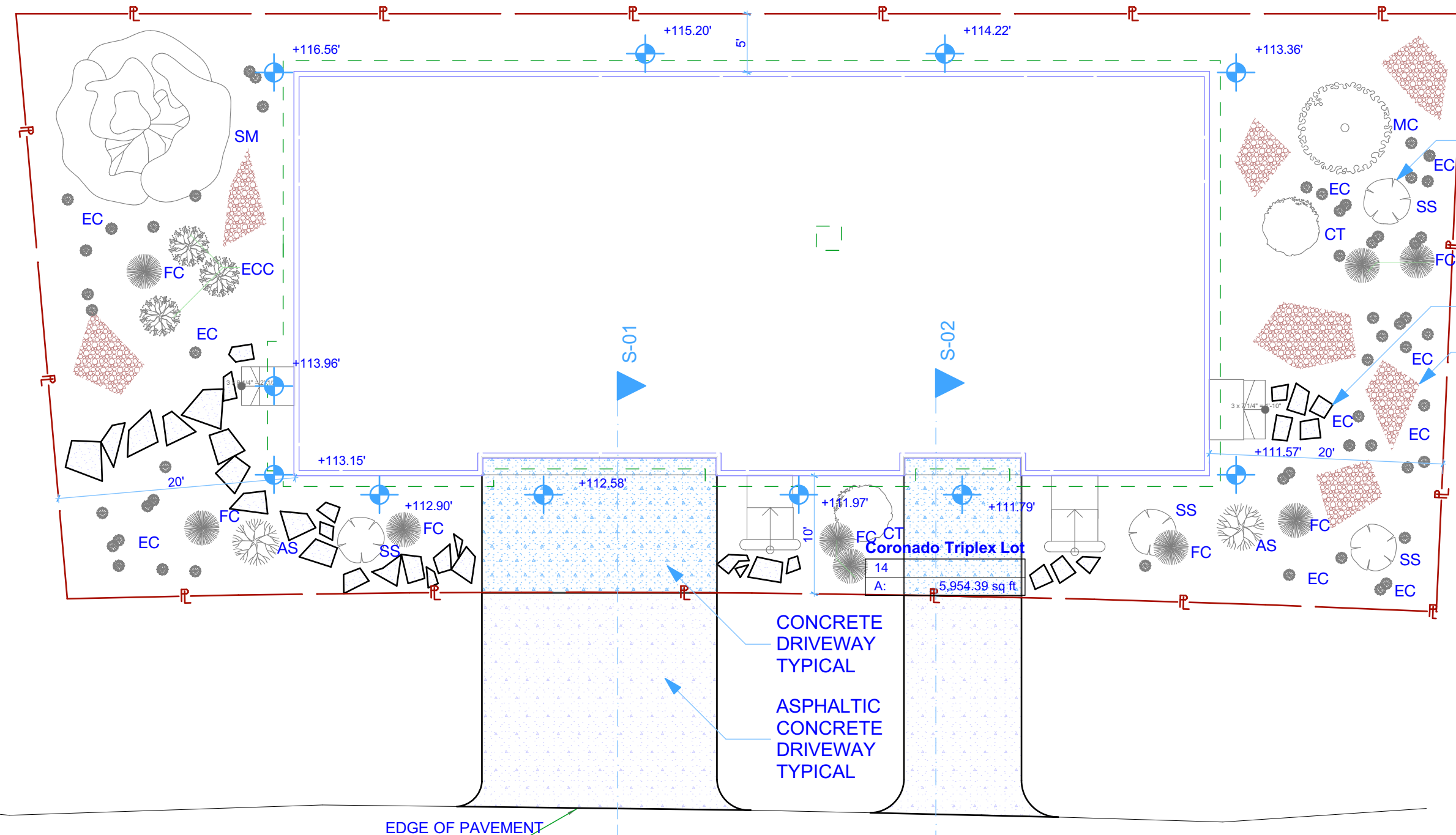
**Coronado St Triplex**  
 James Boyle  
 170 Ave Portola  
 El Granada, CA 94019  
 APN 047-233-360

**Title Sheet**  
 Schematic Design  
 NOT FOR CONSTRUCTION

\_G.01

AVE PORTOLA

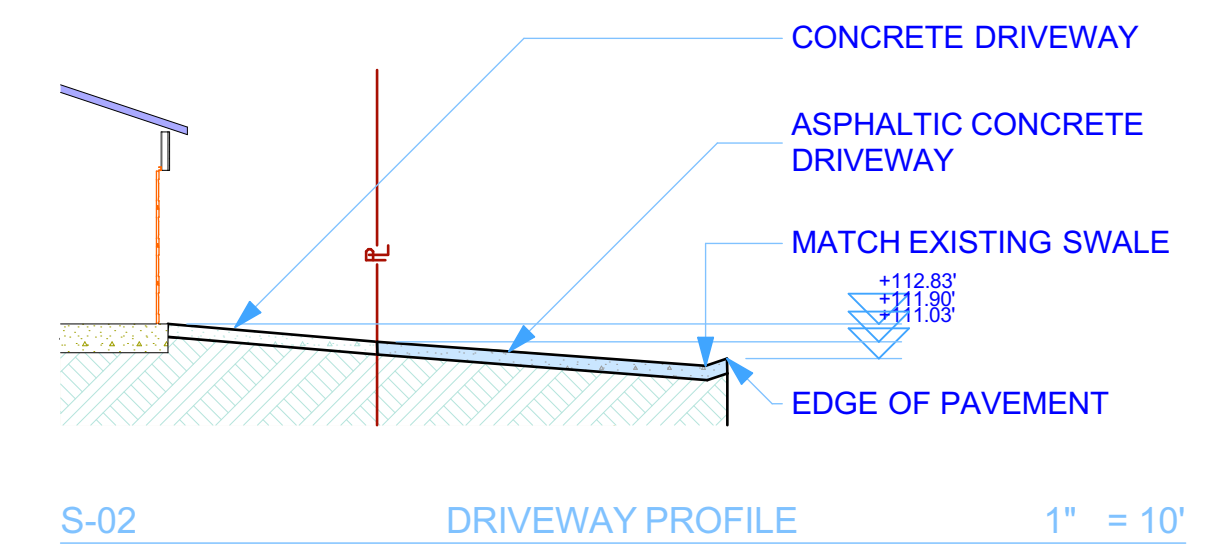
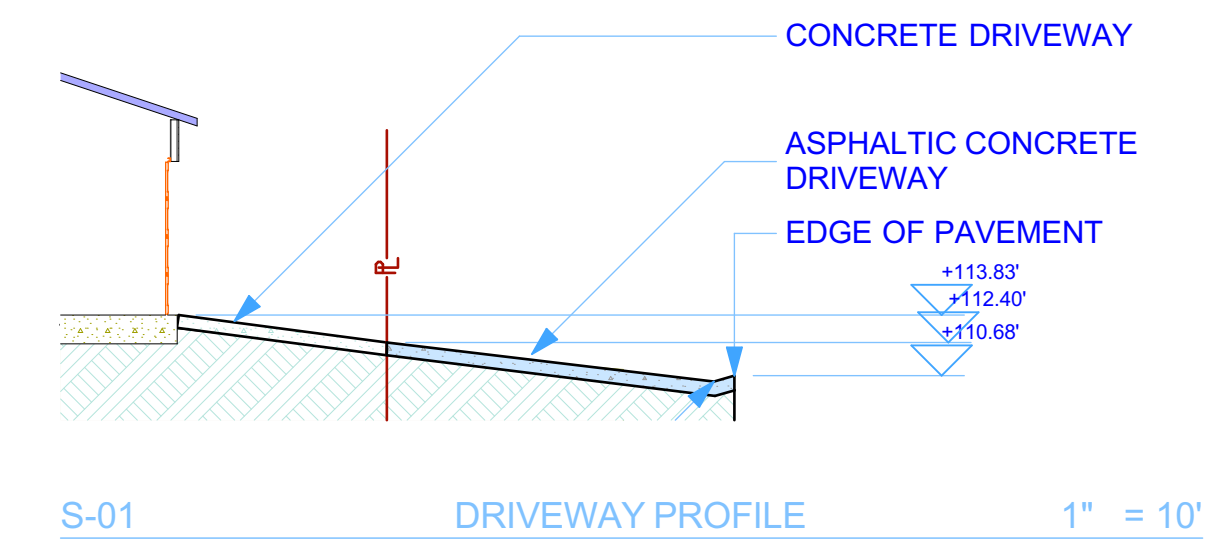
BROKEN CONCRETE SIDEWALK



CORONADO ST

SITE PLAN

1" = 10'



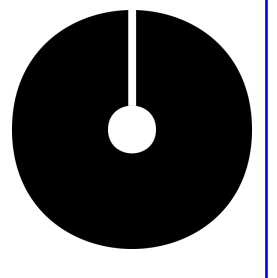
Sheet1

Code	Quantity	Gallon	Packet	Botanic Name	Common Name	Diameter	Height
ECC	6	1		Epilobium canum 'Calistoga'	California Fuchsia	2	1
AS	4	5		Arctostaphylos edmundsii 'Big Sur'	Manzanita	4	3
SM	2	5		Sambucus mexicana	Blue Elderberry	15	15
MC	2	5		Myrica californica	Pacific Wax Myrtle	8	15
CT	4	1		Ceanothus thyrsiflora 'Skylark'	Wild Lilac	5	5
SS	8	1		Salvia spathacea	Hummingbird Sage	4	2
EC	6		1	Escholzia californica	California Poppy	1	1
FC	6		1	Festuca californica	California Fescue	3	3

PLANT LIST

Rev#	CHD	Change Name	Date

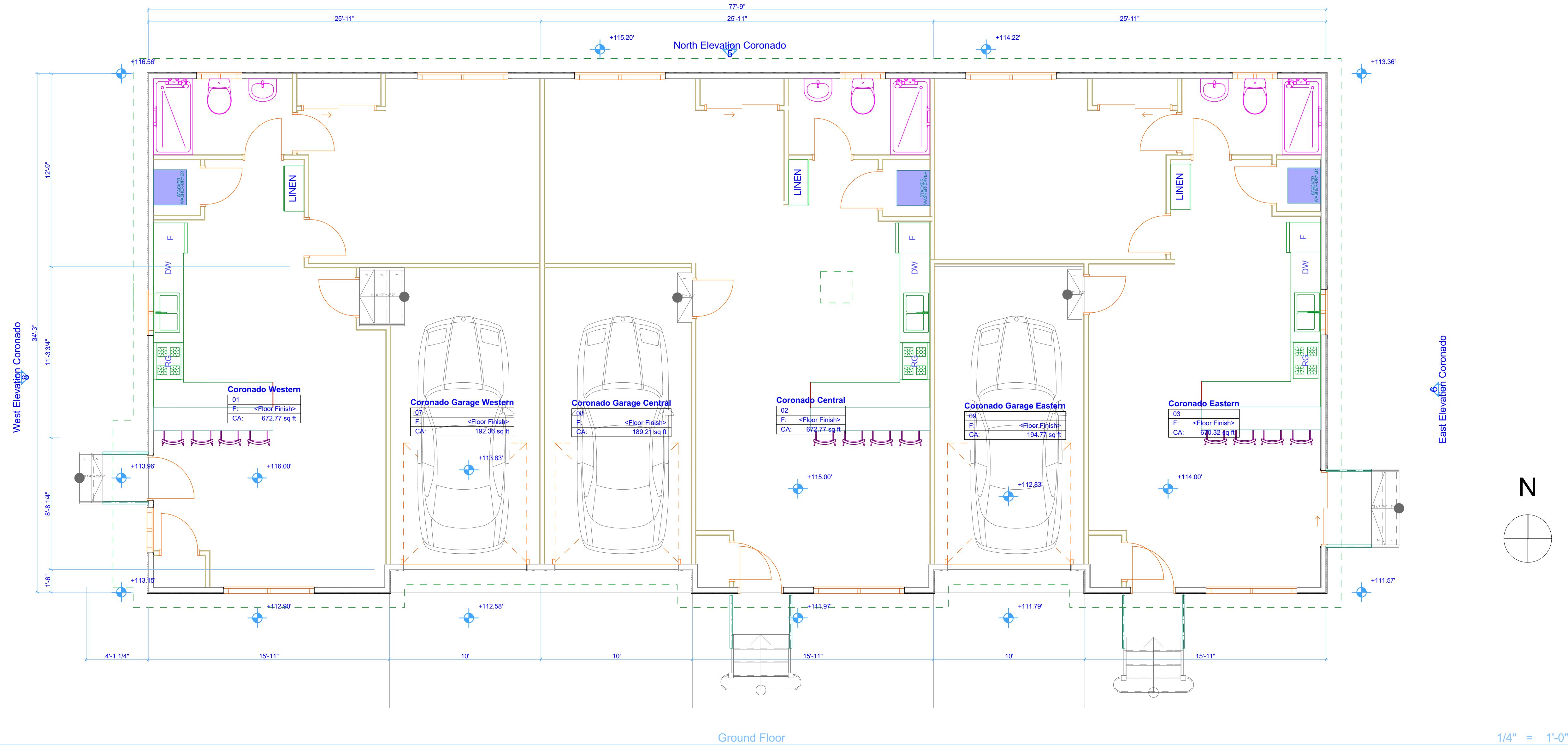
Christopher Church Architect  
330 7th St PO Box 18  
Montara CA 94037  
650-728-3119



Coronado St Triplex  
James Boyle  
170 Ave Portola  
El Granada, CA 94019  
APN 047-233-360

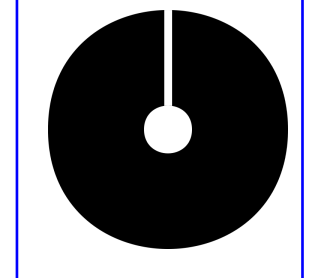
Site Plan  
Schematic Design  
NOT FOR CONSTRUCTION

A.01.1



Rev#	CHD	Change Name	Date

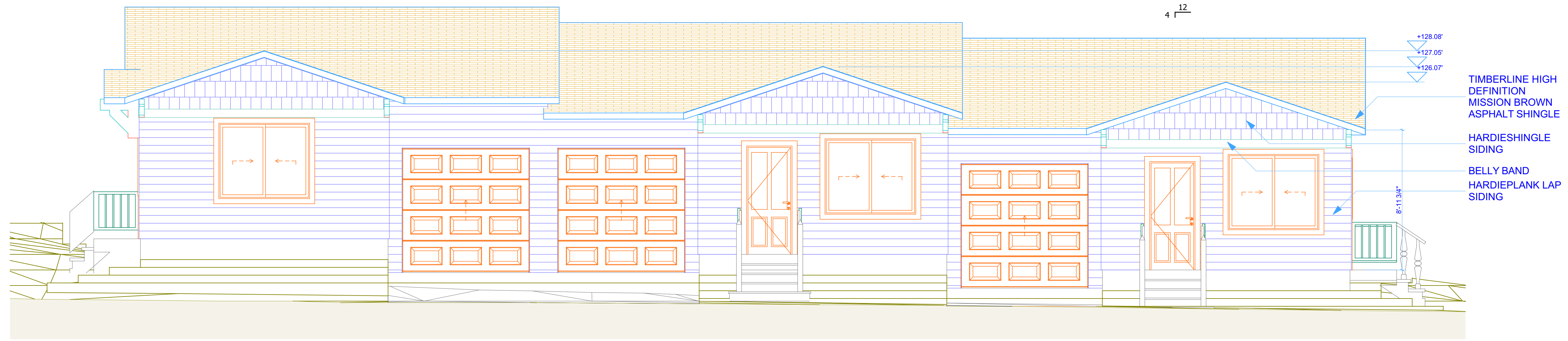
Christopher Church Architect  
 330 7th St PO Box 18  
 Montara CA 94037  
 650-728-3119



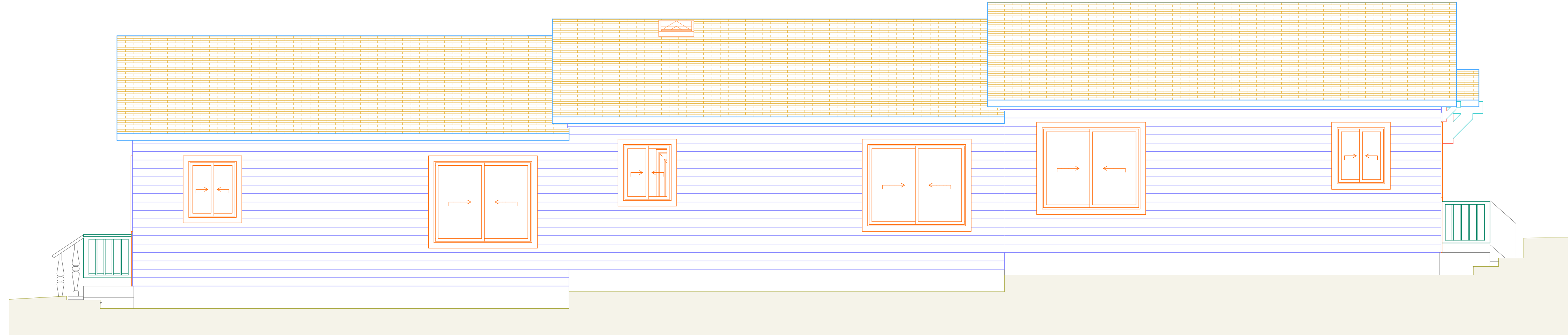
Coronado St Triplex  
 James Boyle  
 170 Ave Portola  
 El Granada, CA 94019  
 APN 047-233-360

**Floor Plan**  
 Schematic Design  
 NOT FOR CONSTRUCTION

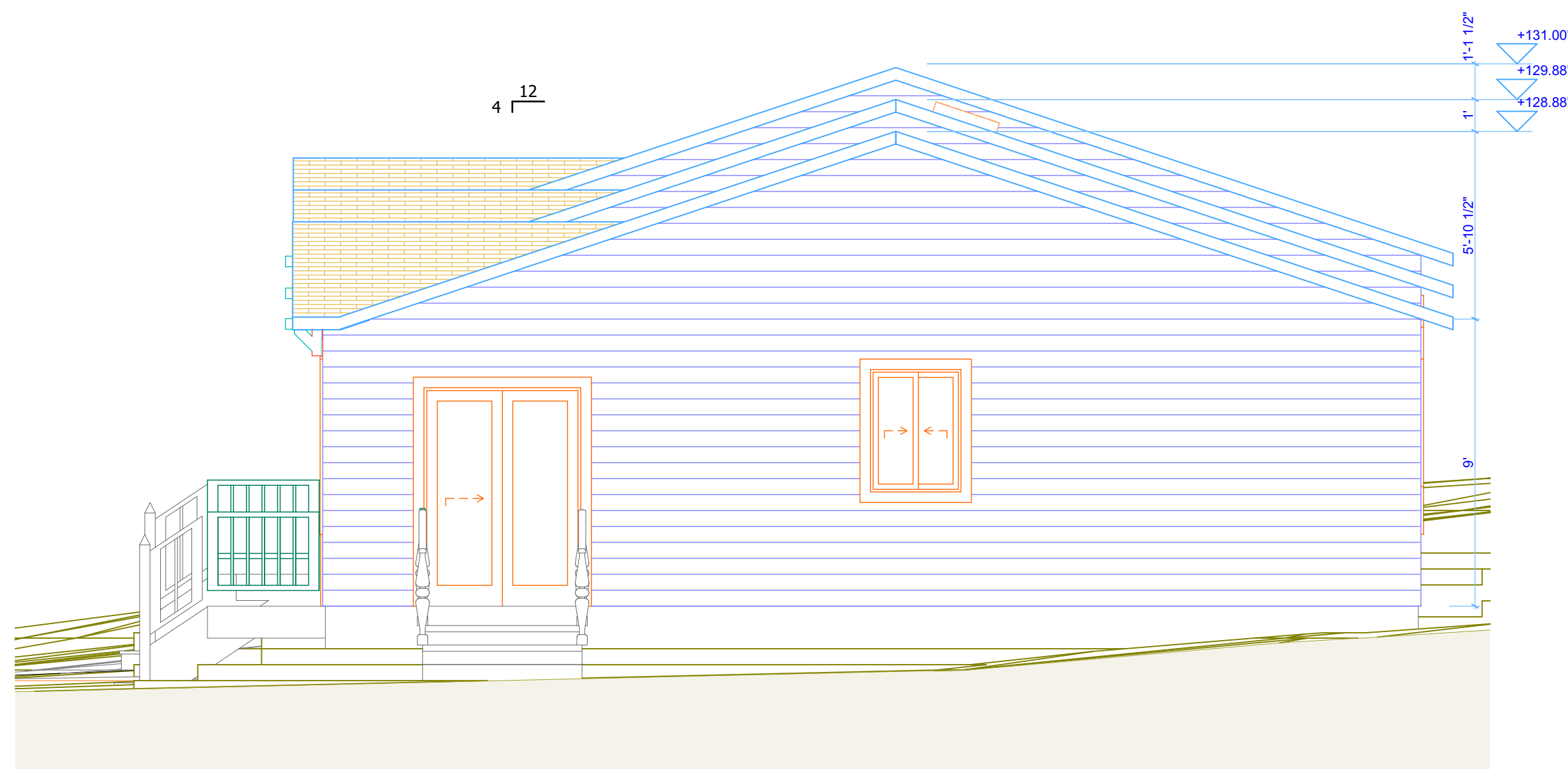
A.01.2



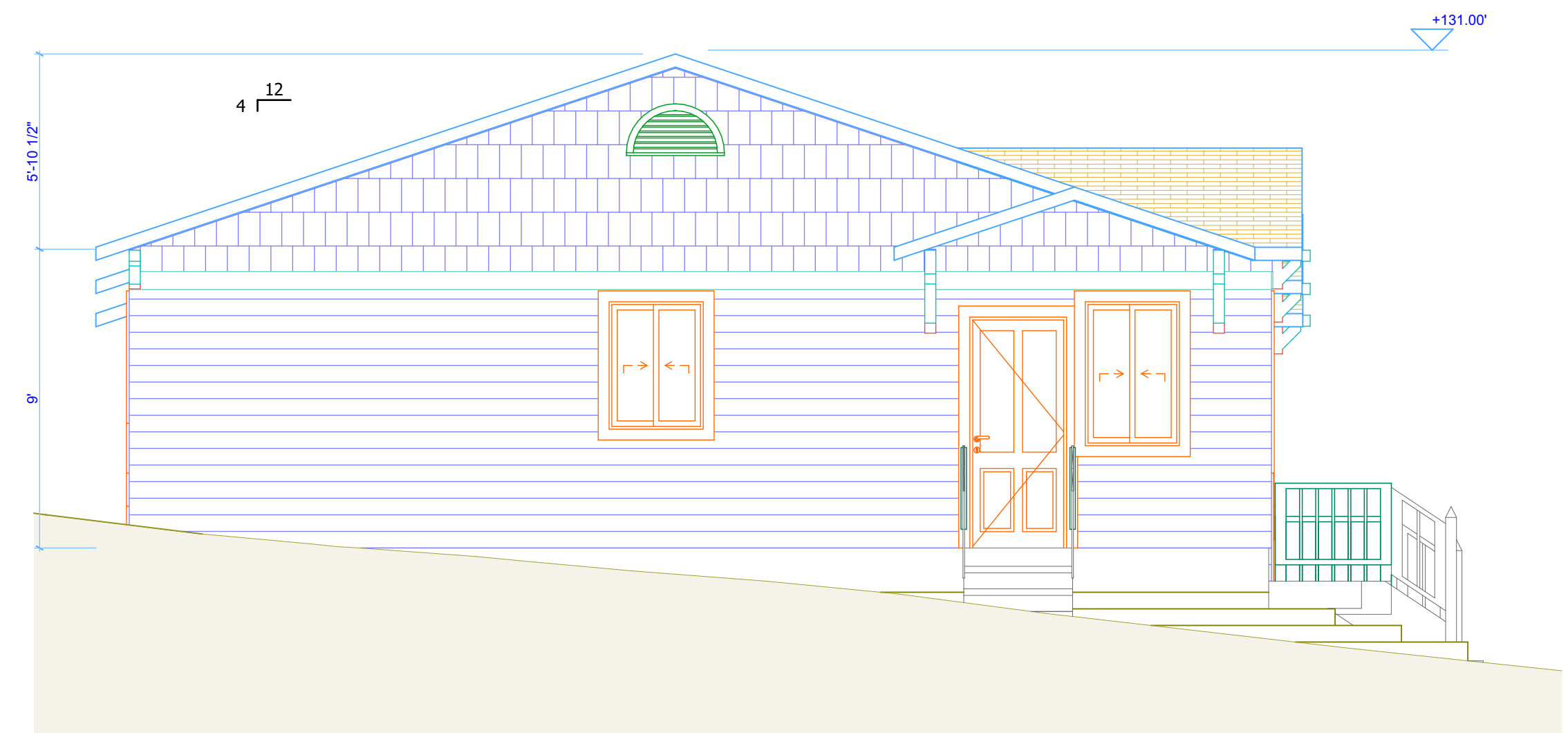
7 South Elevation Coronado 1/4" = 1'-0"



5 North Elevation Coronado 1/4" = 1'-0"



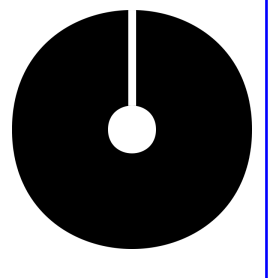
6 East Elevation Coronado 1/4" = 1'-0"



8 West Elevation Coronado 1/4" = 1'-0"

Date	Change Name

Christopher Church Architect  
 330 7th St PO Box 18  
 Montara CA 94037  
 650-728-3119

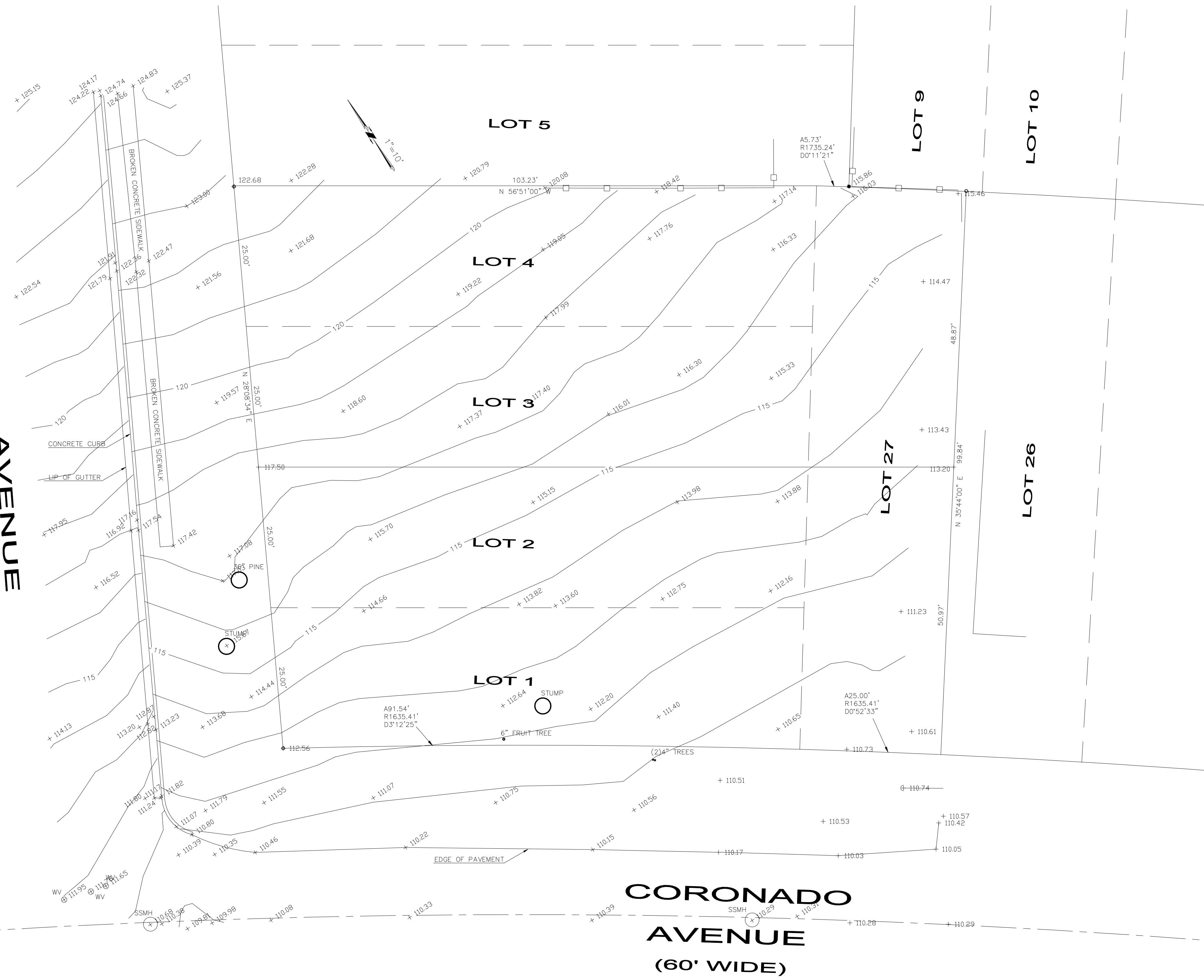


Coronado St Triplex  
 James Boyle  
 170 Ave Portola  
 El Granada, CA 94019  
 APN 047-233-360

**Elevations**  
 Schematic Design  
 NOT FOR CONSTRUCTION

A.02.1

**AVENUE  
PORTOLA  
(200' WIDE)**



**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

**SURVEYOR'S STATEMENT:**  
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE APRIL 2015. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A CORNER RECORD IS IN PROGRESS. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO EASEMENTS SHOWN. EASEMENTS OF RECORD MAYBE LISTED IN THE TITLE REPORT.



SAVIVOR P. MICALLEF  
LAND SURVEYOR, LS 8289  
(805) 709-2423

DATE \_\_\_\_\_

SAVIVOR P. MICALLEF, LAND SURVEYING  
421 WILWOOD DRIVE  
SOUTH SAN FRANCISCO, CA 94080  
805/709-2423

TOPOGRAPHIC SURVEY OF LOTS 1, 2, 3, 4 AND 27  
BLOCK 24, BOOK 6 OF MAPS PAGE 29, APN 047-233-320  
CITY OF EL GRANADA SAN MATEO COUNTY CALIFORNIA

Date	Scale	Design	Drawn	SPM	SPM	Job No.
5-25-12	1"=50'					

Drawing Number: 1 OF 1