


0.07 0 0.04 0.07 Miles

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

1:2,256 

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

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

County Government Center  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
650-363-4161 T  
650-363-4849 F  
www.planning.smcgov.org

October 24, 2019

Raj Mithal  
c/o Arti Mithal  
724 Main Street  
Half Moon Bay, CA 94019

Dear Mr. Mithal:

**SUBJECT: Coastside Design Review Continuation**  
208 Magellan Avenue, Miramar  
APN 048-031-200; County File No. PLN 2018-00490

At its meeting of October 10, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a new 2,109 sq. ft., three-story single-family residence, including a 250 sq. ft. one-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN 2017-00040), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow a one-covered parking space on-site where two spaces are required, a 5-foot left side setback where 10 feet is the minimum, and development of the non-conforming parcel, where 10,000 sq. ft. is required by the S-94 Zoning District. The project does not involve tree removal and only minor grading. The project is not appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, requirements from the CDRC for further project redesign are listed below.

Please submit five full-size sets of revised drawings and one reduced size set of drawings to address the following requirements:

1. Provide updated floor elevations on elevation and section views, to be consistent with floor plans and civil plans.
2. Add lights to outside corners of doors on balconies and re-consider functionality of rear balconies.
3. Add outside light by guest room side door onto courtyard.



4. Provide two versions of front elevations, one showing screen wall and one with section elevation through guest study facing the front door.
5. Provide screen wall height and material specification.
6. Provide details of gate and fence.
7. Eliminate redundant entry landing.
8. Provide articulated stucco walls on first floor; show architectural reveal pattern.
9. Provide dimensional area block diagram with accurate Floor Area Ratio calculations per Zoning Regulations.
10. Remove stairs from garage side door landing.
11. Replace concrete driveway section with permeable pavers (Section 6565.20(F) 1. Landscaping 2. Paved areas)
12. Provide more extensive landscaping with thoughts to overall design, minimize or remove all lawn areas (Section 6565.20(F) 1. Landscaping)
13. Provide perimeter shrubs along rear and side boundaries, such that tall-growing shrubs are used in alternating groups of three to five. This will create a more natural planting scheme and reduce the visual hedge-effect and visually soften the house. Consider using Dodonaea (Hopseed Bush).
14. Add another tree in the southeast (rear yard) corner of the lot.
15. Call out all shrubs and trees. Do not use Mayten trees. Select another tree such as Cupressus Macrocarpa "Citriodora".
16. Reduce proposed lawn area, and use more groundcover plantings. Provide lawn area calculation (lawn areas cannot exceed 25% of landscape area per the prescriptive approach for the Water Efficient Landscape Ordinance (WELO)).

Recommendations:

1. Consider utilizing driveway space to the west side of the garage driveway for guest parking. Repurpose previously proposed parking space with landscaping. Park additional cars in area in front of garage.
2. Consider obscure glass in four panel window on east side of project second story.

3. Hire a landscape professional to complete the design and ensure that it meets WELO requirements.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

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

Sincerely,



Dennis P. Aguirre, Design Review Officer

DPA:CL:pac - DPADD0562\_WPN.DOCX

cc: Arti Mithal, Property Owner  
Bruce Chan, Member Architect  
Katie Kostiuk, Member Architect  
Claire Toutant, Midcoast Community Council Chair (via email)  
Paul McGregor, Interested Member of the Public (via email)





Proceed To Cart (2 items) \$361.93

Add All Three to Cart

### Product Details











- 8.01 in. Outdoor Wall Lantern that complements exterior decor
- Black finish with frosted glass
- Integrated LED produces 360 Lumens and 60-Watt equivalence

"Model# IZC1691L-2"

"Internet# 206811497"

"Store SKU# 1001804454"

### Compare Similar Products

Current Viewing			
			
Home Decorators	Hampton Bay		Home D
			
Home	Shop	Account	Stores



# PROJECT ANALYSIS

(SEE SHEET AR-5 FOR FLOOR AREA CALCULATIONS)

DISTRICT S-94 COMBINING  
DISTRICT-MIDCOAST  
SETBACKS 10' AT SIDES  
MAX. HT. 20' FRONT & REAR  
28'-0"

LOT AREA: 40' X 110' = 4,400 S.F.

PROPOSED BUILDING AREAS:

FIRST FLOOR- 917 S.F.  
SECOND FLOOR- 709 S.F.  
THIRD FLOOR- 146 S.F.  
GARAGE 279 - 250 S.F.

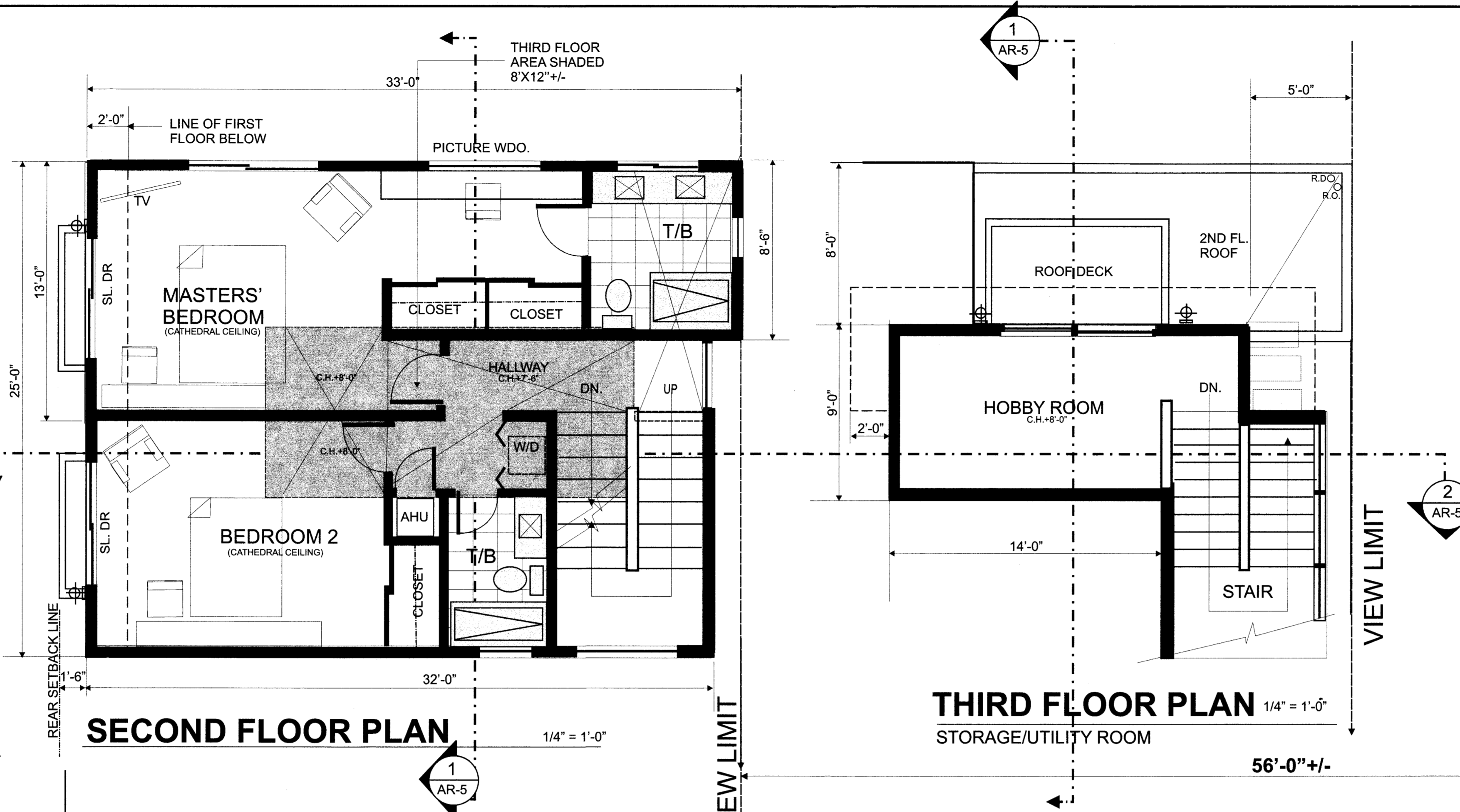
GROSS FLOOR AREA 2,022 +/- S.F.  
2051

FLOOR AREA RATIO 45.95 % < 48%  
LOT COVERAGE 1,167 S.F. = 26.52 % < 30%

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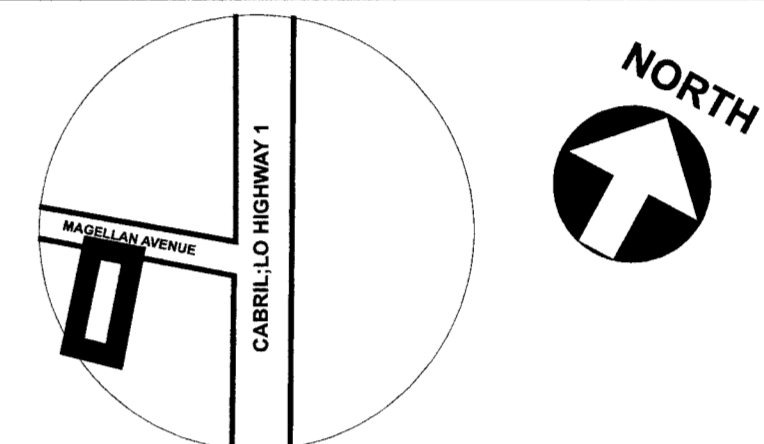
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Planning and Building Department



SECOND FLOOR PLAN 1/4" = 1'-0"

THIRD FLOOR PLAN 1/4" = 1'-0"  
STORAGE/UTILITY ROOM

INDEX TO DRAWINGS	
ARCHITECTURAL	
AR-1	FLOOR PLANS
AR-2	EXTERIOR ELEVATIONS AND ROOF PLAN
AR-3	EXTERIOR ELEVATIONS
AR-4	EXTERIOR SKETCH
AR-5	BUILDING SECTIONS AND FLOOR AREA CALCS
AR-0	PLANTING PLAN
REFERENCE DRAWINGS	
	TOPOGRAPHIC SURVEY PREPARED BY SAVIOR MICALLEF
C- dwgs.	GRADING & UTILITIES PLANS PREPARED BY PRECISION ENGINEERING



LOCATION MAP

REVISIONS:

11-30-18
01-14-19
02-27-19
03-04-19
03-05-19
08-08-19
08-26-19
10-25-19

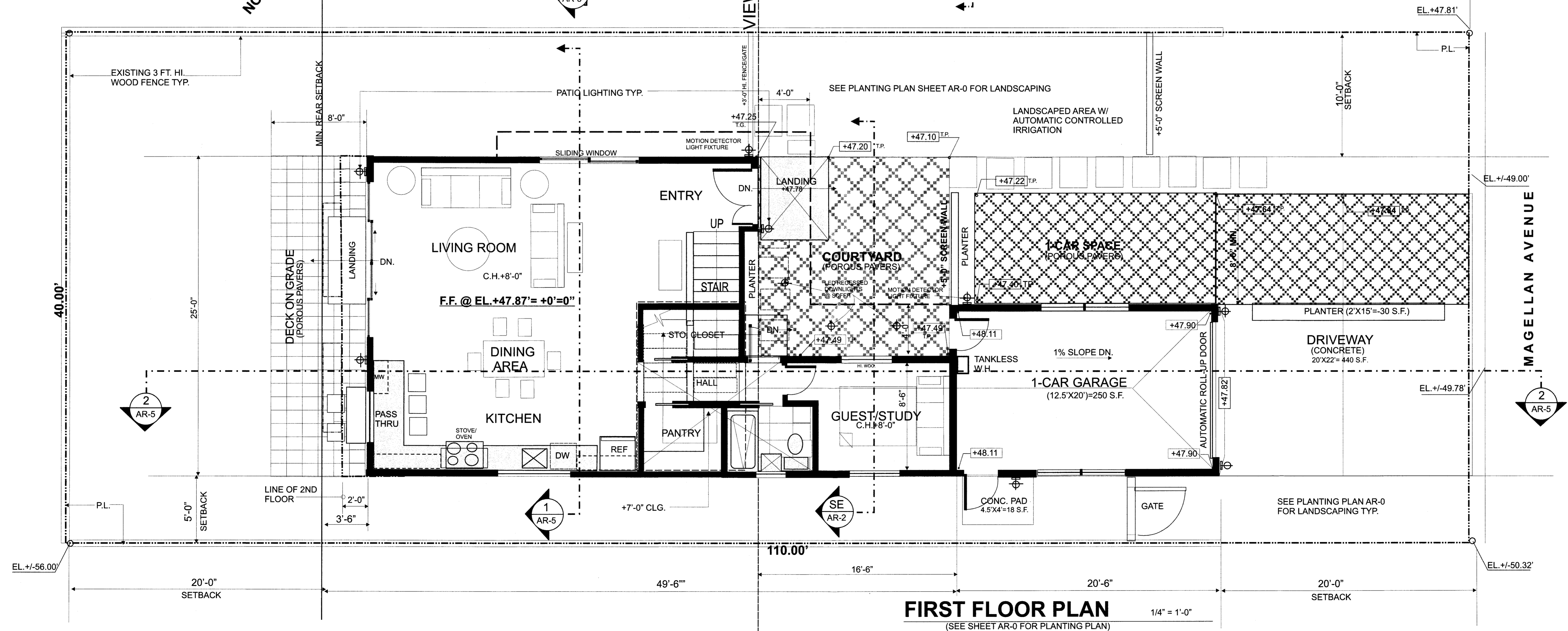
Architect  
**ARISRUZ**  
ARISRUZ AND ASSOCIATES, INC.  
726 Jackson Avenue, South San Francisco, CA 94080  
Tel: (650) 598-1651 E-mail: ARISRUZ@yahoo.com

REVIEWED BY  
APPROVED BY  
JOB NO

NEW MITHAL RESIDENCE  
MAGELLAN AVENUE  
HALF MOON BAY, CA

**FLOOR PLANS**

SHEET Number  
**AR-1**  
1 OF 5  
DATE: 10/10/18



FIRST FLOOR PLAN 1/4" = 1'-0"  
(SEE SHEET AR-0 FOR PLANTING PLAN)



REVISIONS:  
 11-19-18  
 01-30-18  
 01-14-19  
 03-04-19  
 08-08-19  
 08-26-19  
 10-25-19

Architecture  
**ARISRUZ**  
 ARS RUIZ AND ASSOCIATES, INC.  
 726 Baden Avenue, South San Francisco, CA 94080  
 Tel: (650) 568-1951 E-mail: ARISRUZ@arhoo.com

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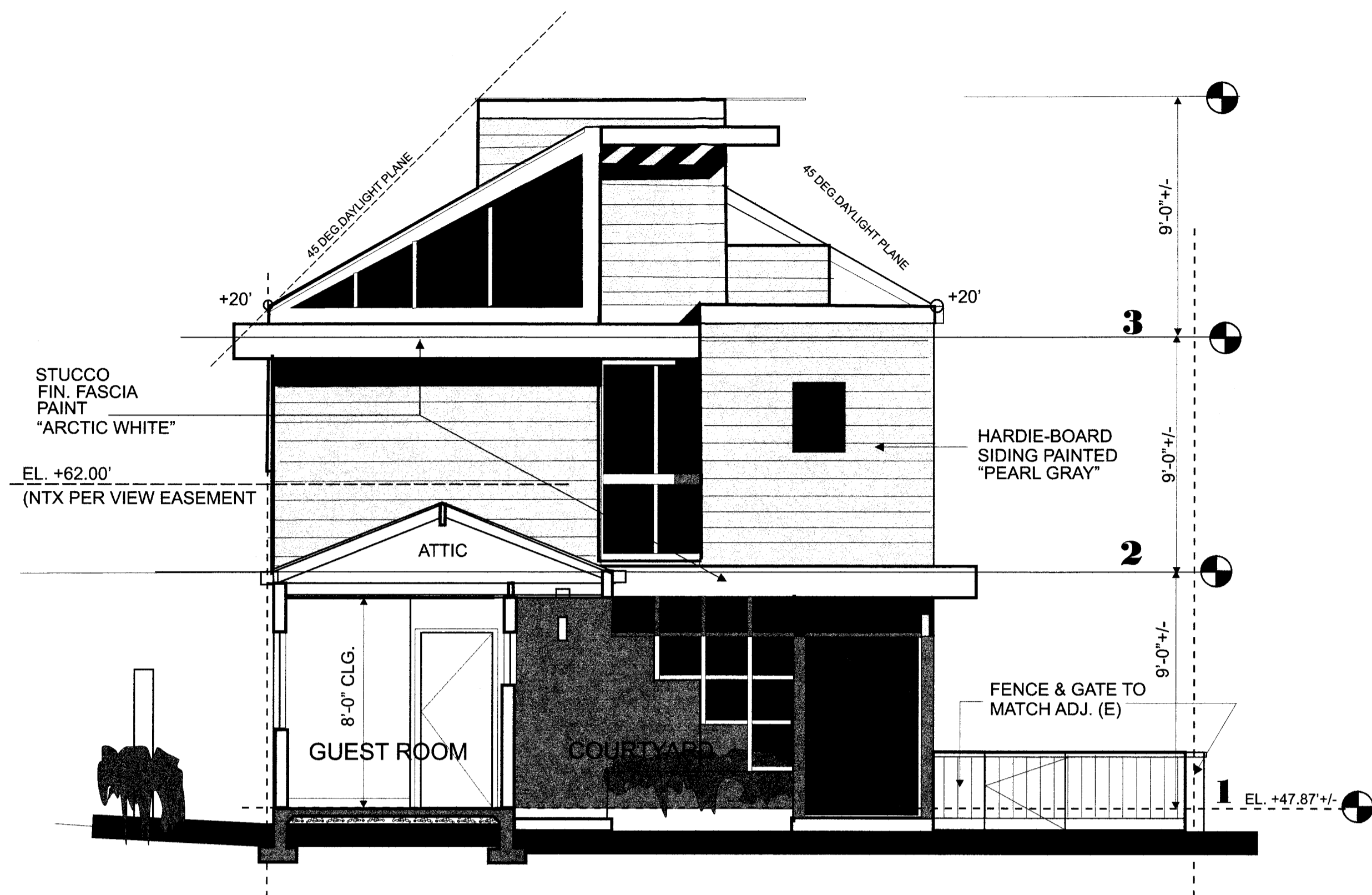
**NEW MITHAL RESIDENCE**  
**MAGELLAN AVENUE**  
 HALF MOON BAY, CA

**EXTERIOR ELEVATIONS  
 AND ROOF PLAN**

SHEET Number

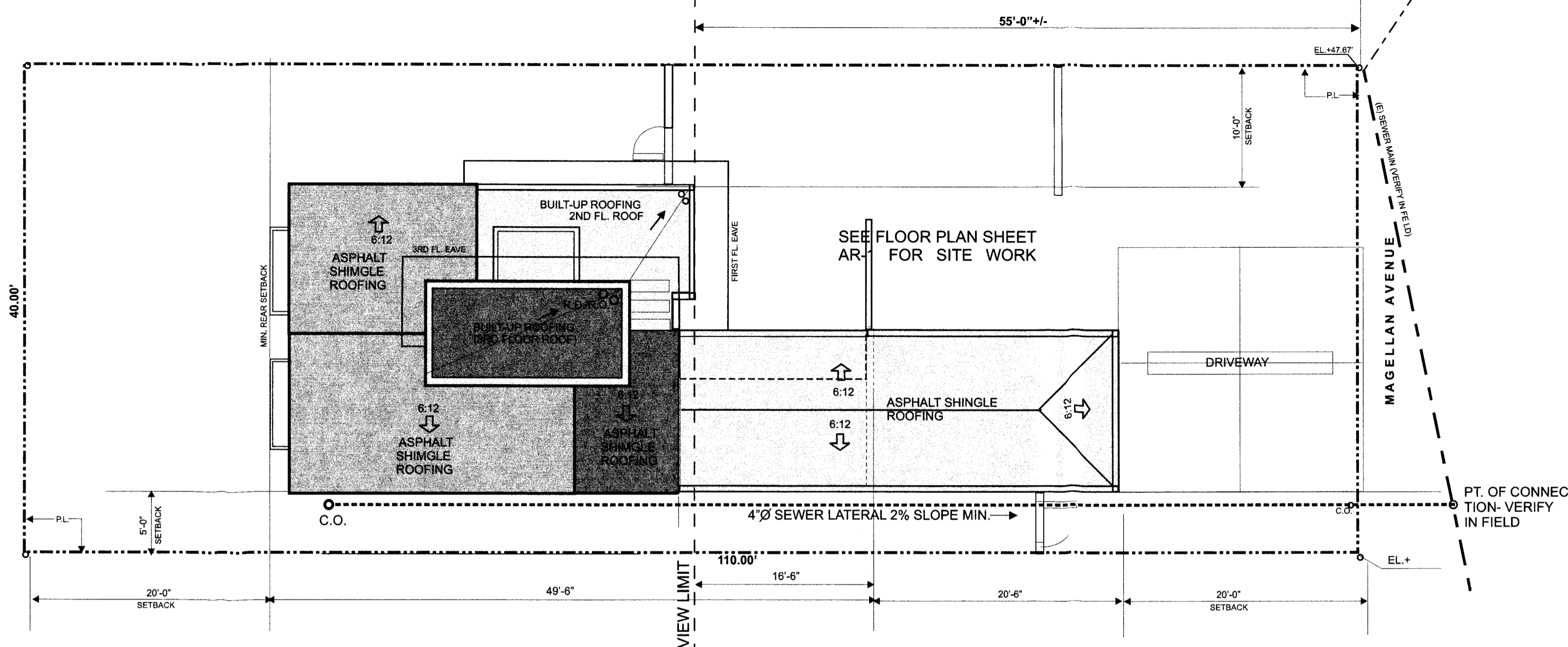
**AR-2**

2 OF 5  
 DATE: 11/12/18



SE  
 AR-2

**NORTH ELEVATION AT COURTYARD**  
 (SECTION THRU GUEST ROOM-COURTYARD)  
 1/4" = 1'-0"

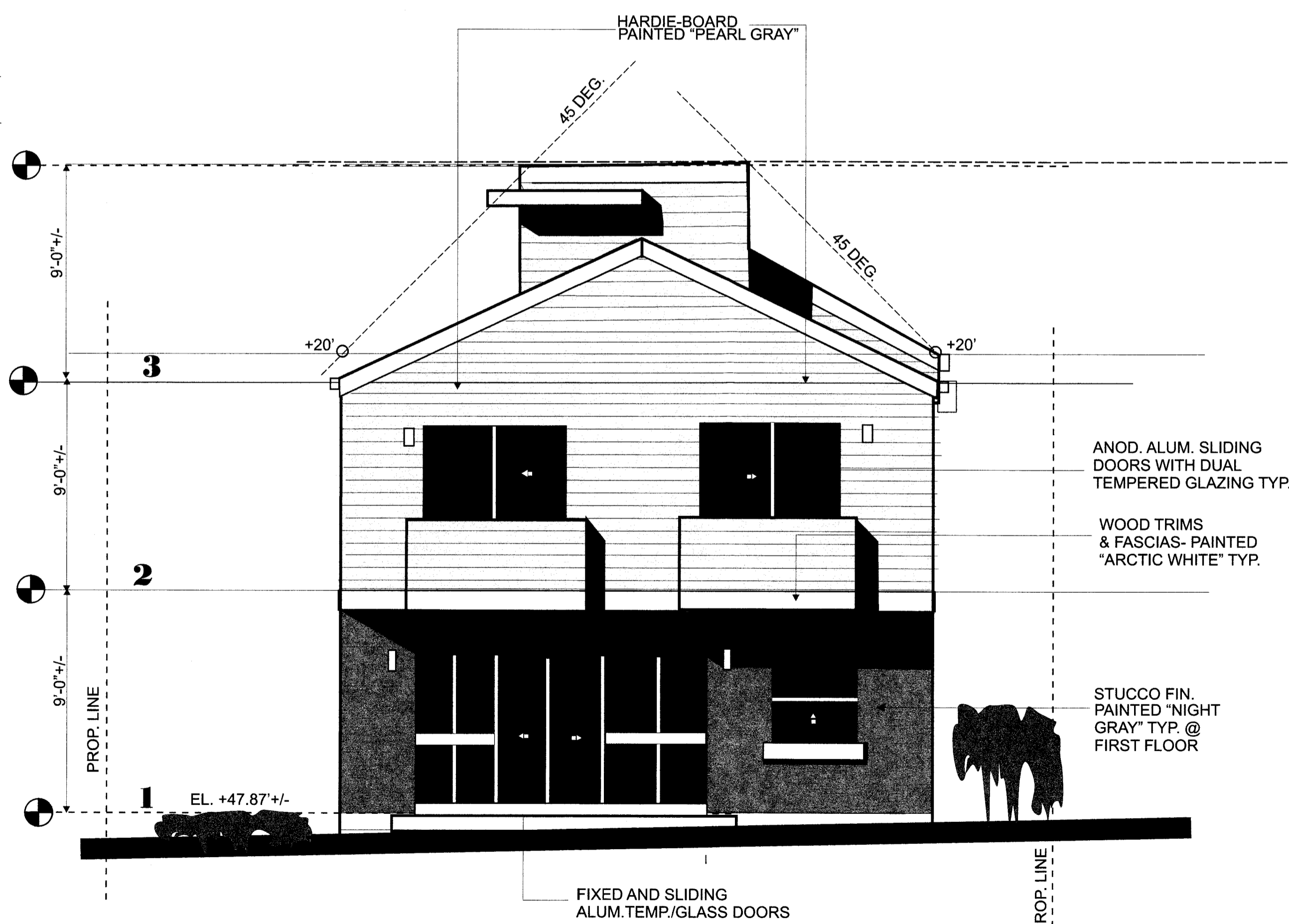


**ROOF-SITE PLAN**

1/8" = 1'-0"  
 (SEE SURVEY SHEET ATTACHED FOR INFORMATION ONLY)

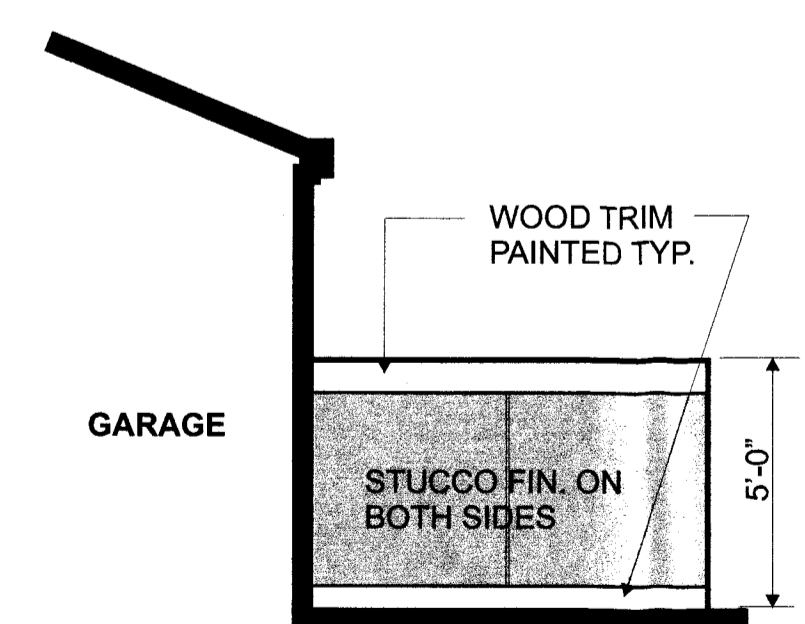
**EXTERIOR MATERIALS AND FINISH SCHEDULE**

EXTERIOR WALLS	1. STUCCO SMOOTH FINISH PAINTED "NIGHT GRAY" 2. SIMULATED "HARDI-BOARD" OR EQUAL WOOD SIDING- PAINTED "PEARL GRAY"
WINDOWS	BLACK ANODIZED ALUMINUM AND CLEAR GLASS (SLIDING , AWNING TYPE, ETC.)
DOORS	1. WOOD FINISHED GARAGE ROLL-UP DOOR W/ AUTOMATIC GARAGE DOOR OPERATOR 2. SOLID WOOD CORE W/ METAL CLADDING ENTRY AND GARAGE SIDE DOOR 3. SLIDING BLACK ANODIZED ALUMINUM DOORS WITH CLEAR TEMPERED POL. PLATE GLASS 4. FIXED POL. PLATE GLASS PANELS ADJACENT SLIDING DOORS
ROOFING	1. TAR AND GRAVEL ROOFING (25 YR. MIN. WARRANTY) FIRE RATED CLASS A 2. ASPHALT SHINGLE ROOFING CLASS B MIN, 25 YRS. AS SELECTED.

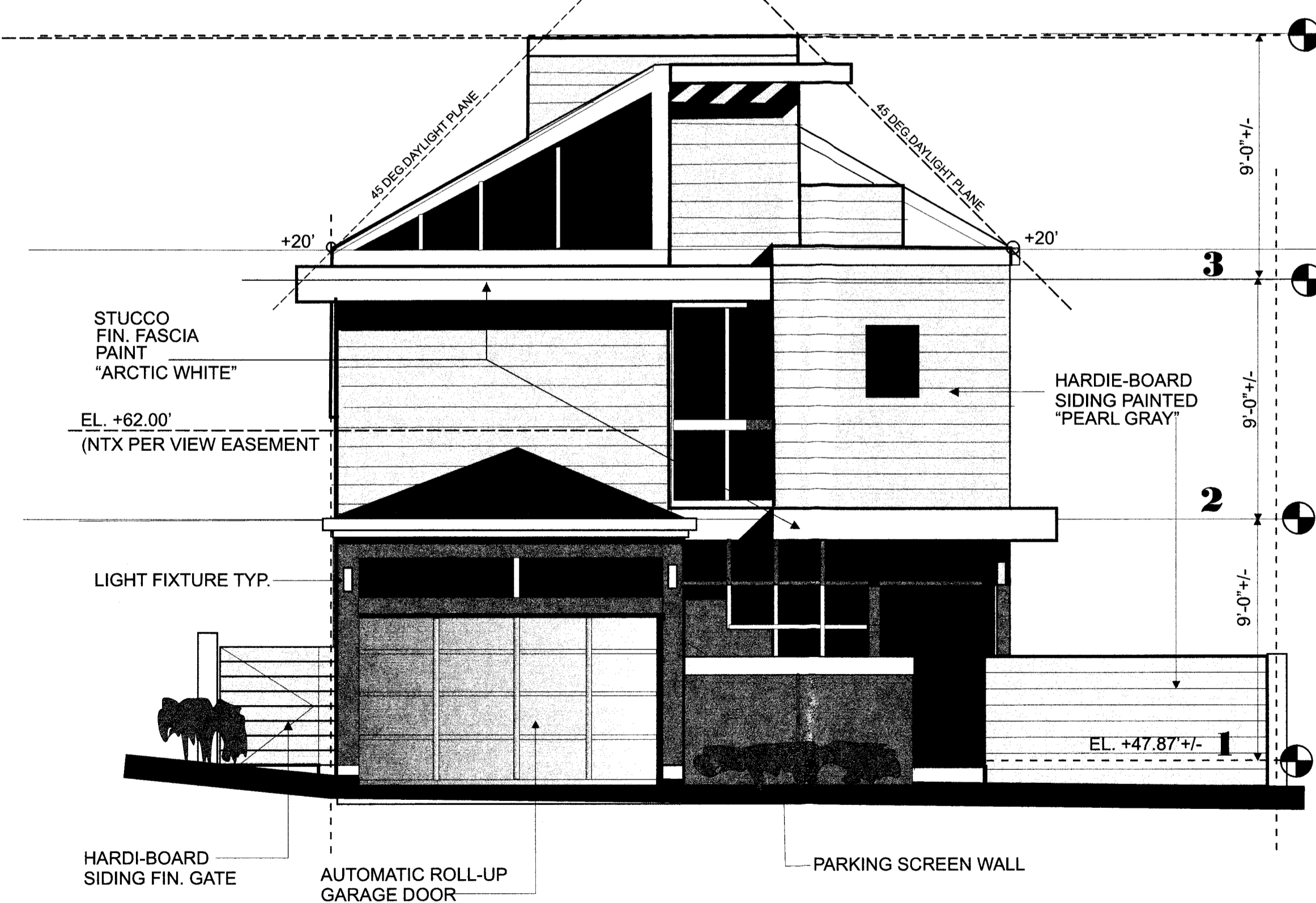


**REAR (SOUTH) ELEVATION**

1/4" = 1'-0"



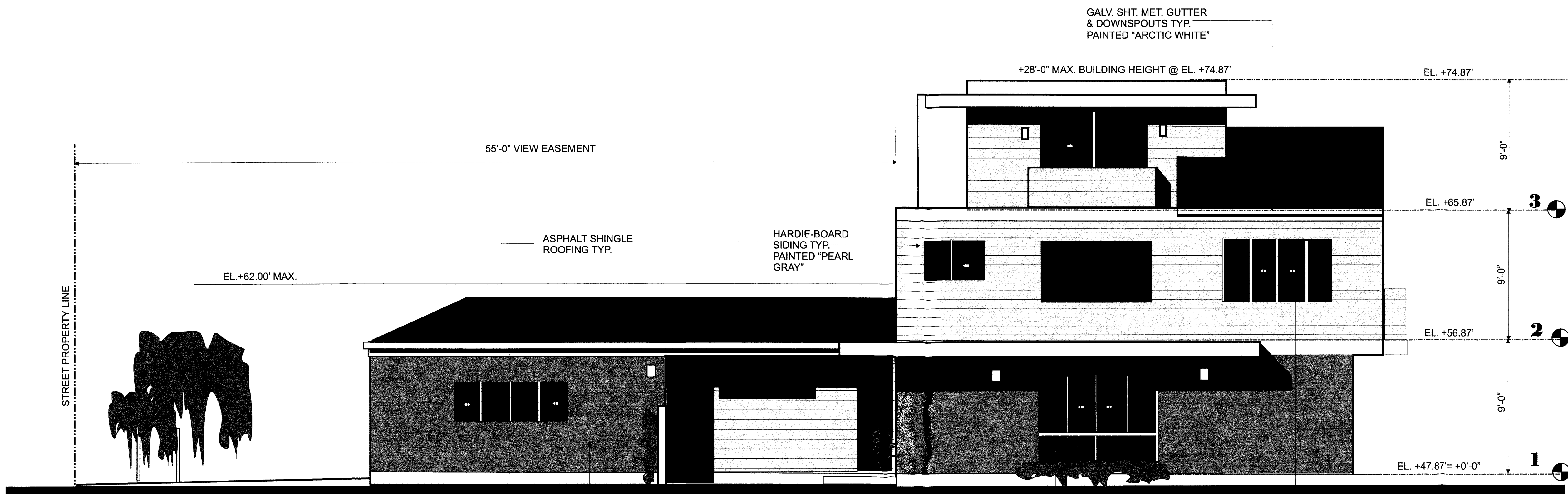
**2ND PARKING SCREEN WALL**



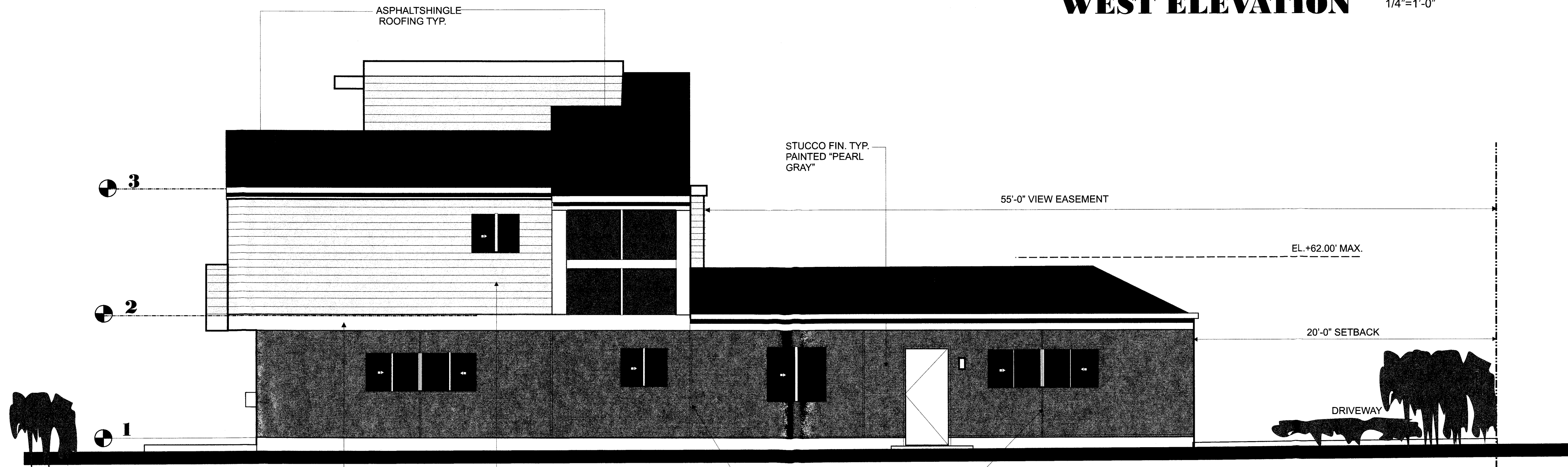
**STREET (NORTH) ELEVATION**

1/4" = 1'-0"





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



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

REVISIONS:

11-19-18
11-30-18
01-14-19
03-04-19
08-08-19
08-26-19
10-25-19

Architecture  
**ARISRUZ**  
 ARISRUZ AND ASSOCIATES, INC.  
 725 baden avenue, south san francisco, ca 94080  
 Tel: (650) 899-1951 E-mail: ARISRUZ@yahoo.com

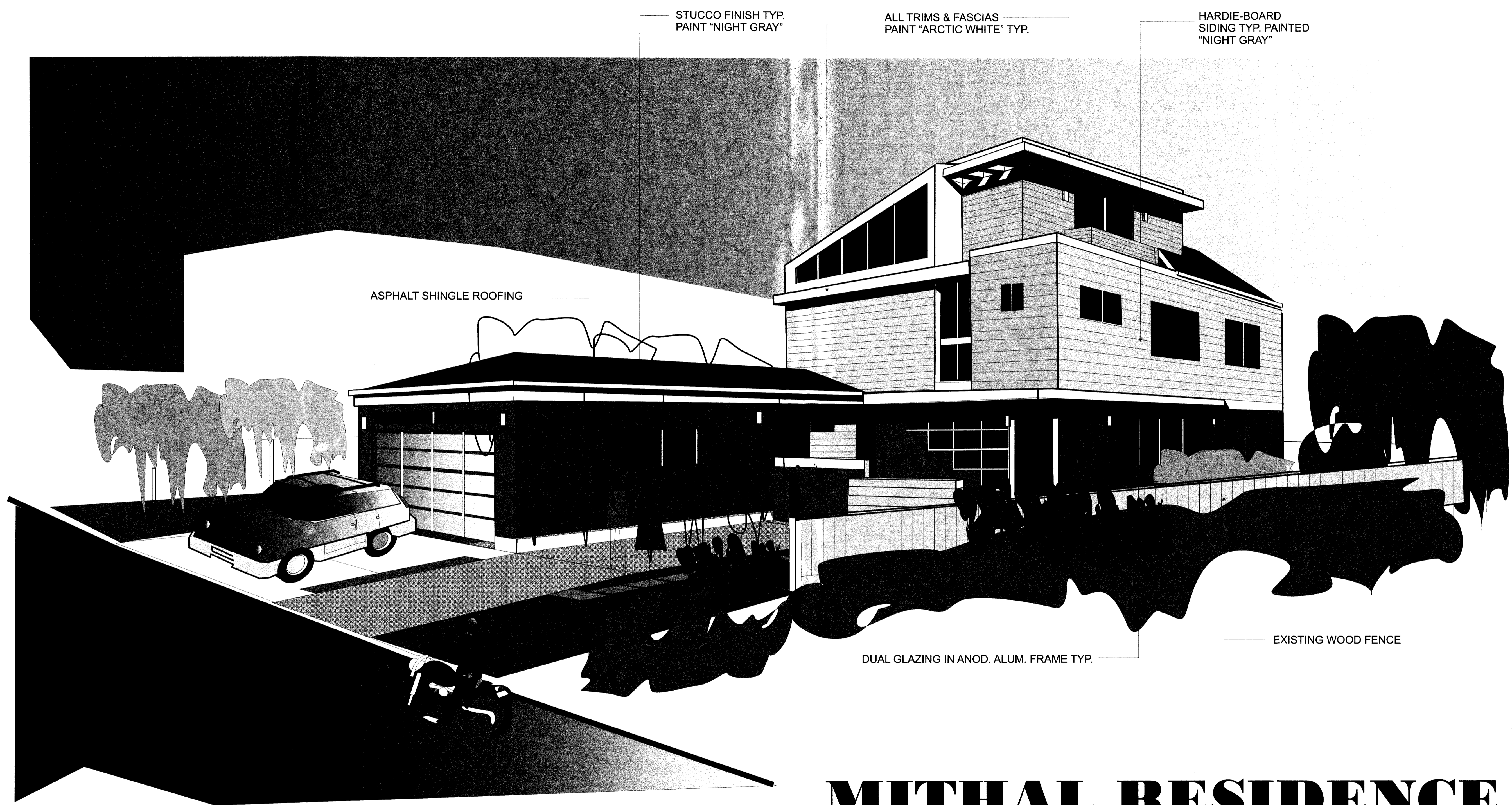
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**MAGELLAN AVENUE**  
 HALF MOON BAY, CA

**EXTERIOR ELEVATIONS**

SHEET Number  
**AR-3**  
 2 OF 5  
 DATE: 11/12/18





STUCCO FINISH TYP.  
PAINT "NIGHT GRAY"

ALL TRIMS & FASCIAS  
PAINT "ARCTIC WHITE" TYP.

HARDIE-BOARD  
SIDING TYP. PAINTED  
"NIGHT GRAY"

ASPHALT SHINGLE ROOFING

DUAL GLAZING IN ANOD. ALUM. FRAME TYP.

EXISTING WOOD FENCE

# MITHAL RESIDENCE

MAGELLAN AVENUE, HALF MOON BAY, CA

REVISIONS:  
11-19-18  
11-30-18  
08-08-19  
10-25-19

ARCHITECTURE  
**ARISRUZ**  
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Tel: (650) 589-1951 Fax: (650) 589-4201 Email: ARISRUZ@jpac.com

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NEW MITHAL RESIDENCE  
MAGELLAN AVENUE  
HALF MOON BAY, CA

**SCHEMATIC DRAWINGS**

SHEET Number

**AR-4**

4 OF 5  
DATE: 11/12/18



REVISIONS:
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11-30-18
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08-26-19
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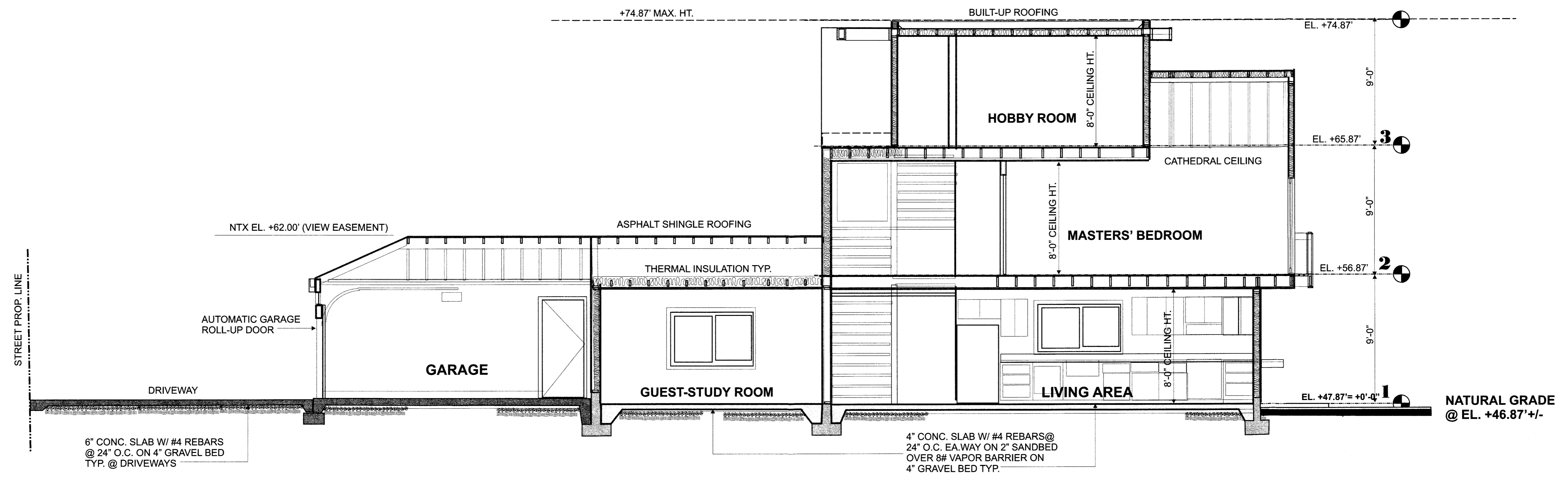
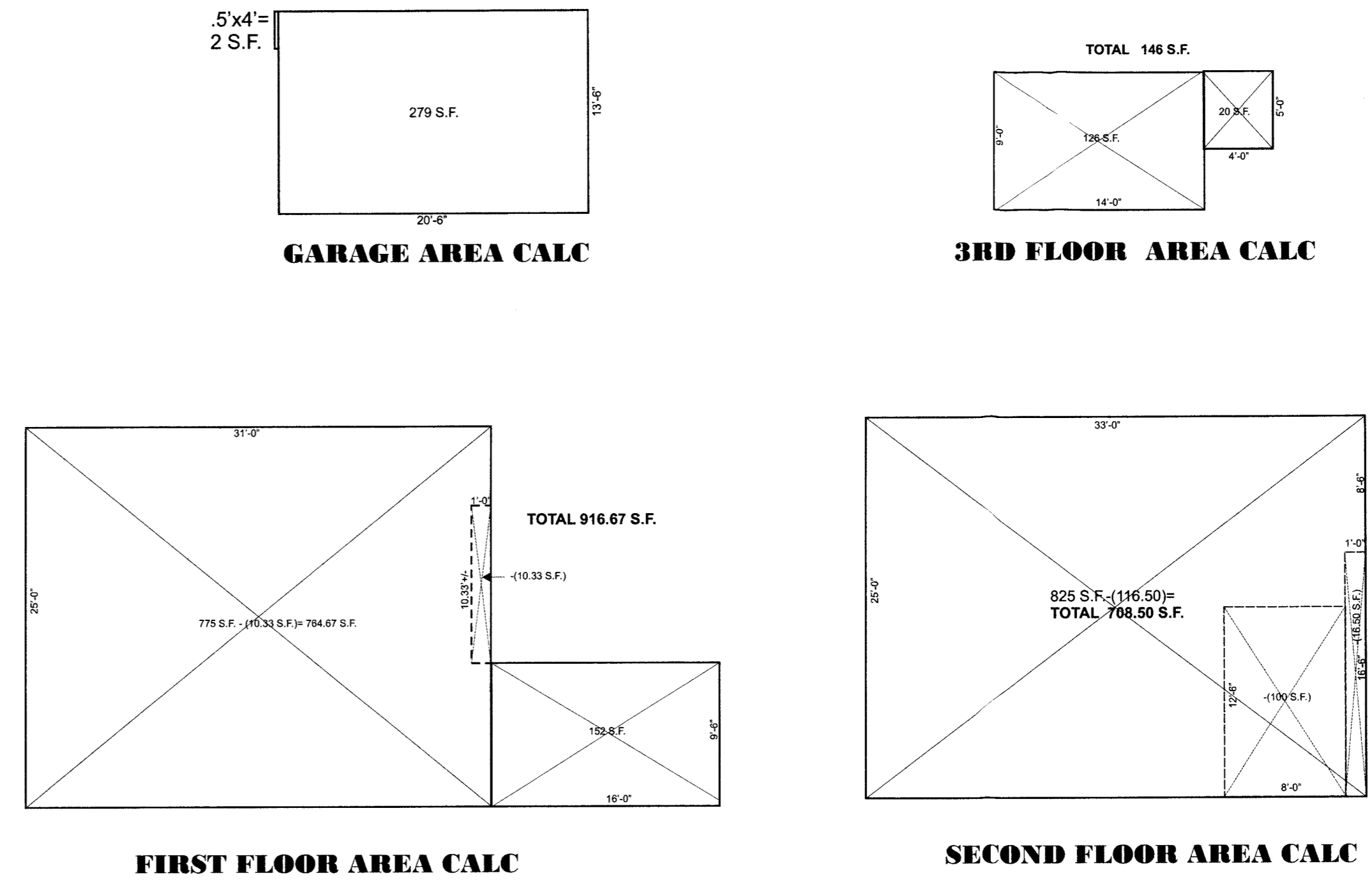
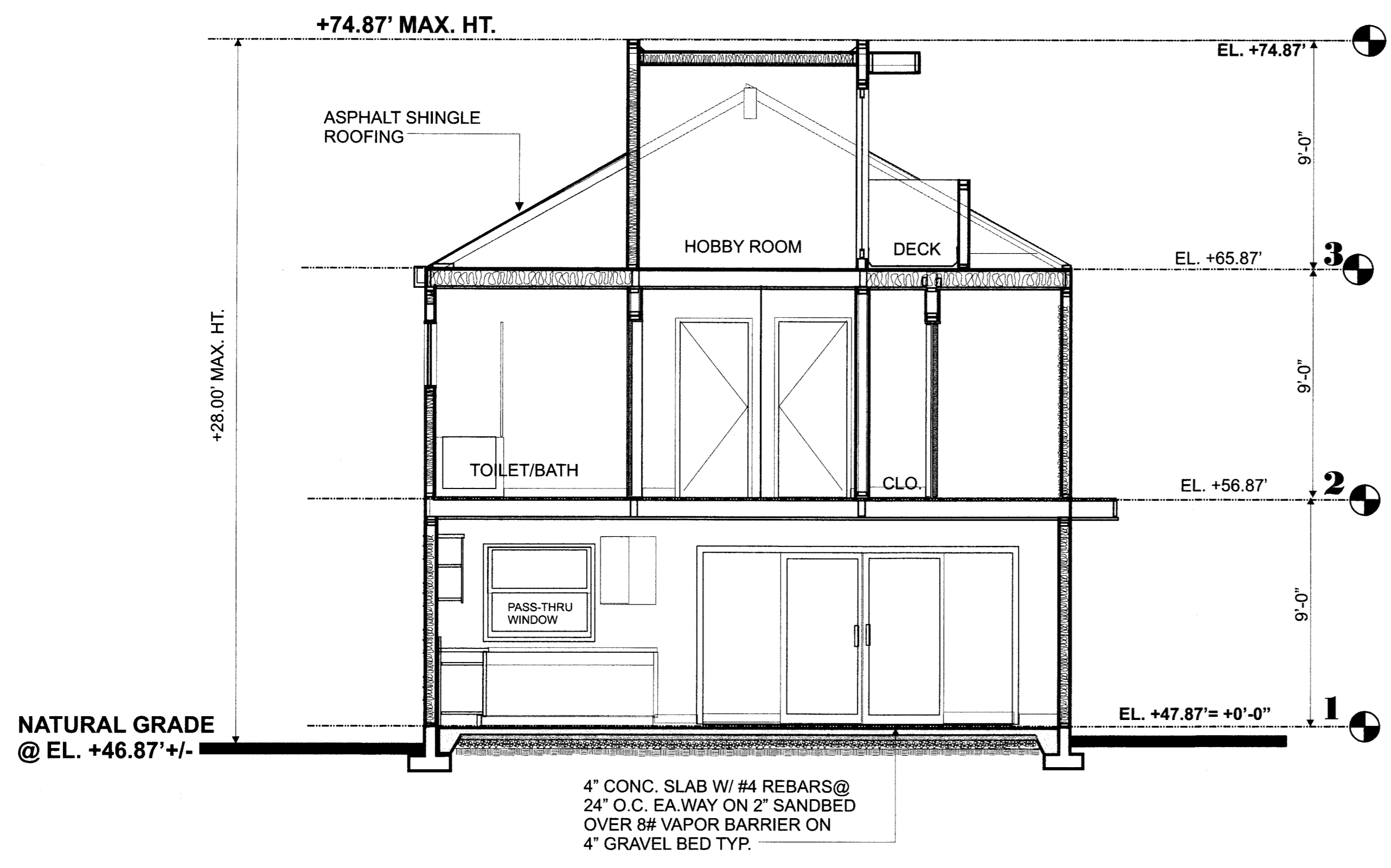
Architecture  
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 ARISRUZ AND ASSOCIATES, INC.  
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 Tel: (650) 988-1951 Fax: (650) 988-4239 Email: ARISRUZ@juno.com

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**NEW MITHAL RESIDENCE**  
**MAGELLAN AVENUE**  
 HALF MOON BAY, CA

**BUILDING SECTIONS**  
**AND FLOOR AREA CALCS**

SHEET Number  
**AR-5**  
 5 OF 5  
 DATE: 11/12/18



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Architecture  
**ARISRUZ**  
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726 Mission Avenue, South San Francisco, CA 94080  
Tel: (650) 368-1951 Email: ARISRUZ@Yahoo.com

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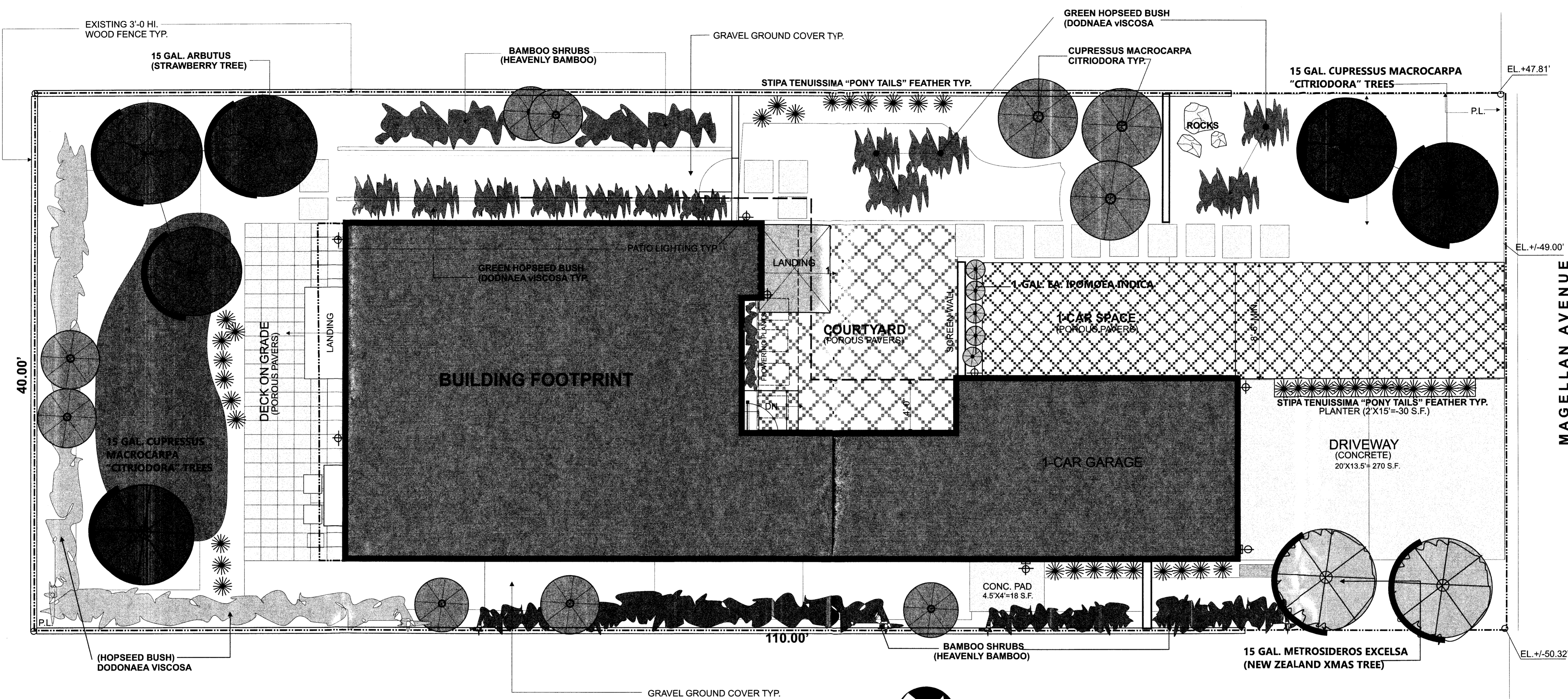
**NEW MITHAL RESIDENCE**  
**MAGELLAN AVENUE**  
HALF MOON BAY, CA

**PLANTING PLAN**

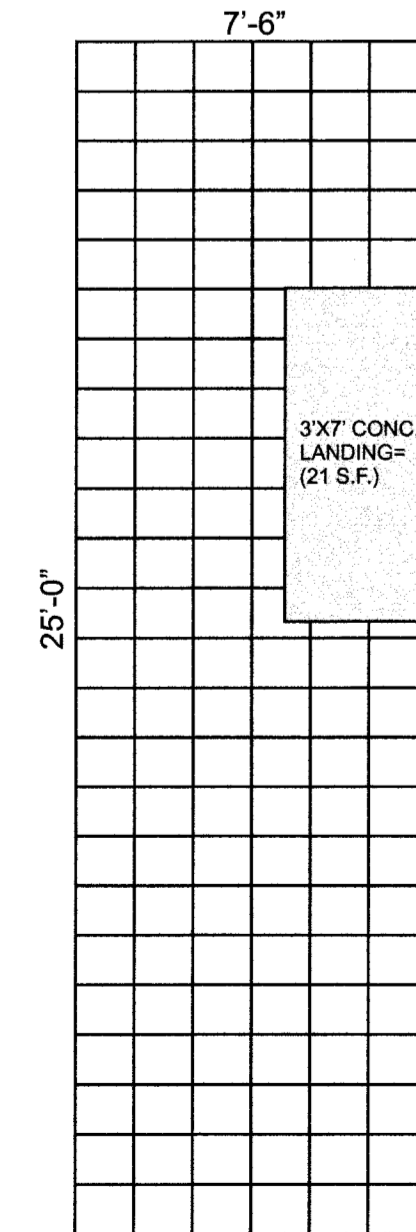
SHEET Number

**AR-0**

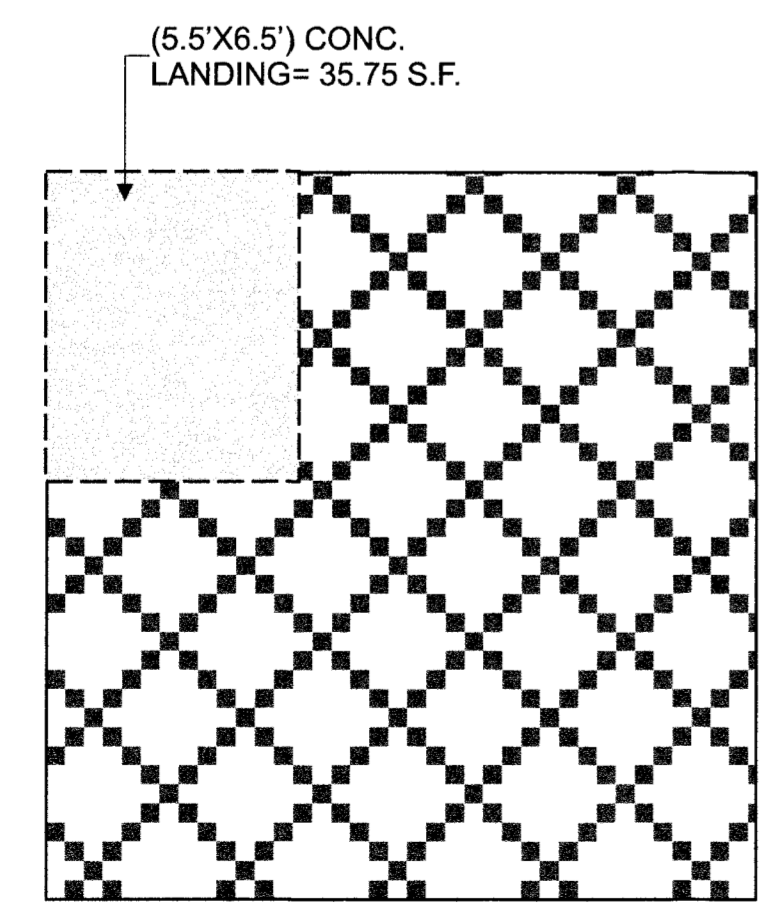
1 OF 1  
DATE: 10/10/18



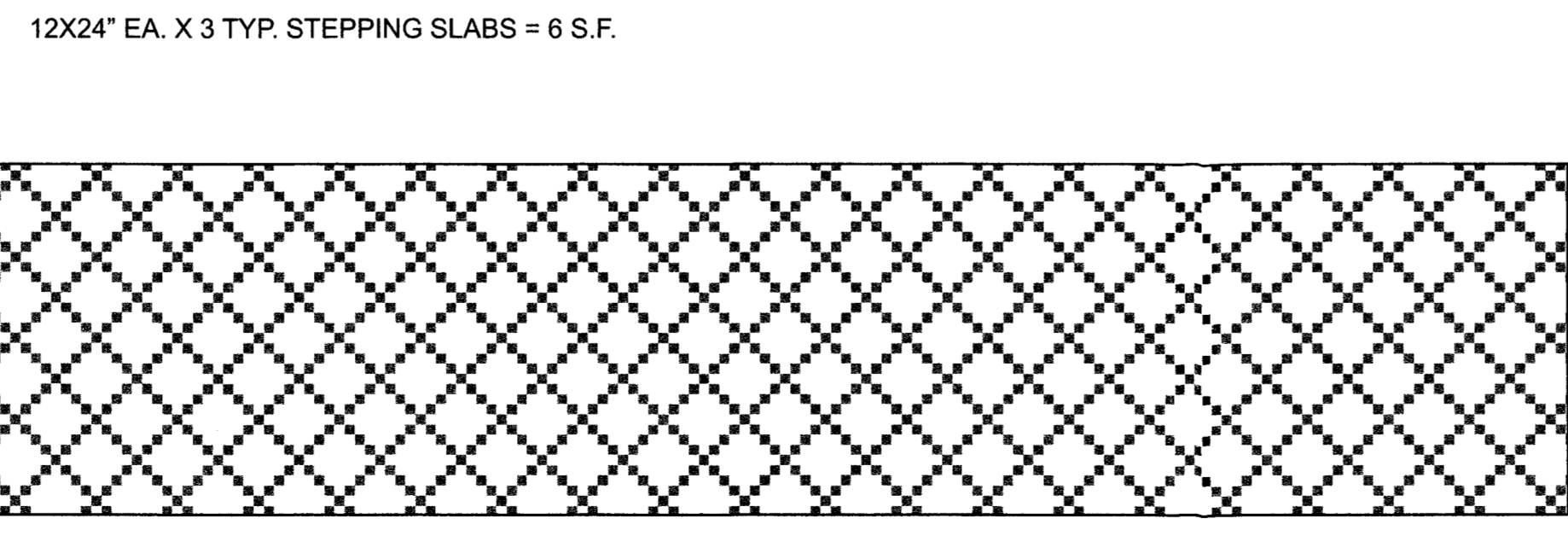
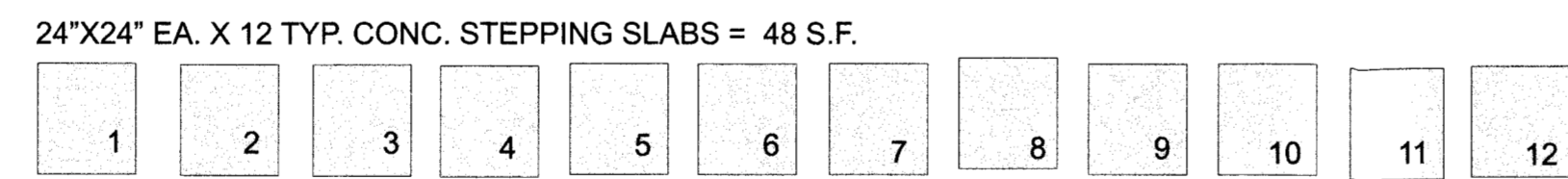
**PLANTING PLAN** 1/4" = 1'-0"  
LANDSCAPED AREA W/ AUTOMATIC CONTROLLED IRRIGATION



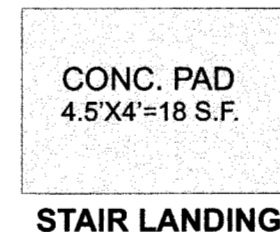
REAR PORCH DECK  
7.5'X25'=187.50 S.F.  
(21)= 166.50 S.F.



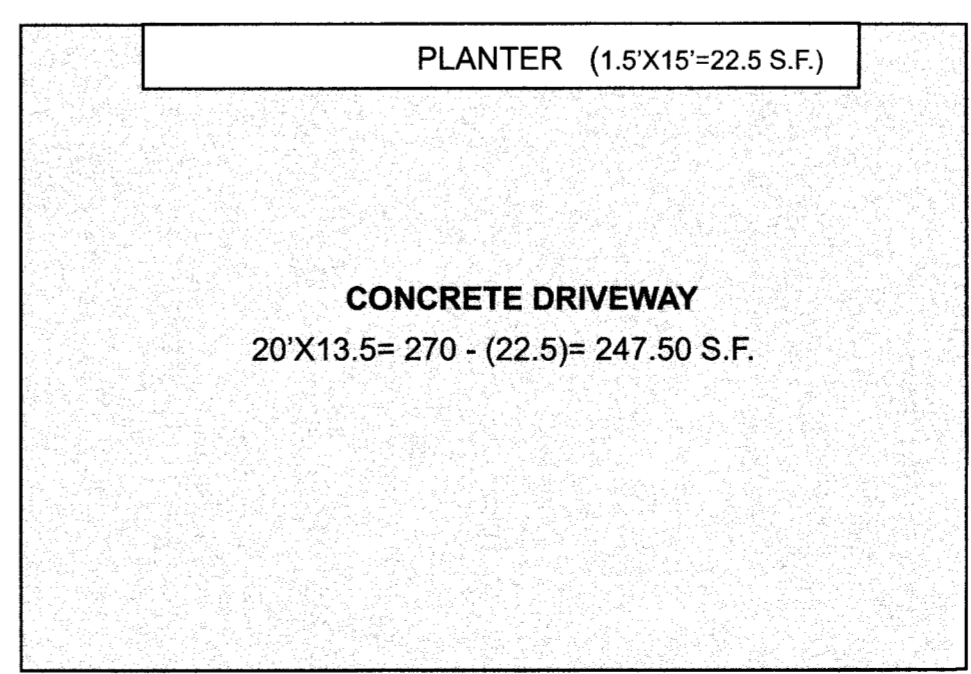
COURTYARD 15'X15'= 225 - (35.75)=189.25 S.F.  
POROUS PAVERS



2ND PARKING SPACE AND DRIVEWAY EXTENSION (8.5'X39'=331.50 S.F.) POROUS PAVERS



CONC. PAD  
4.5'X4'=18 S.F.  
STAIR LANDING

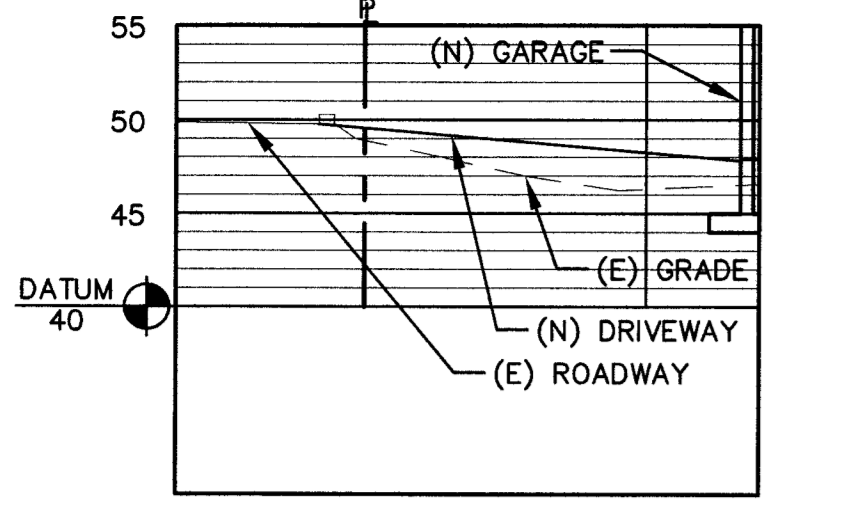


CONCRETE DRIVEWAY  
20'X13.5= 270 - (22.5)= 247.50 S.F.

SITE-SCALE CALCULATIONS	
HARDSCAPE	377 S.F.
POROUS PAVERS	687.25 S.F.
	1,064.25 S.F.
BUILDING FOOTPRINT	1,196 S.F.
LOT AREA	2,260.25 S.F. (4,400 S.F.)
LANDSCAPE AREA	2,139.75 S.F.

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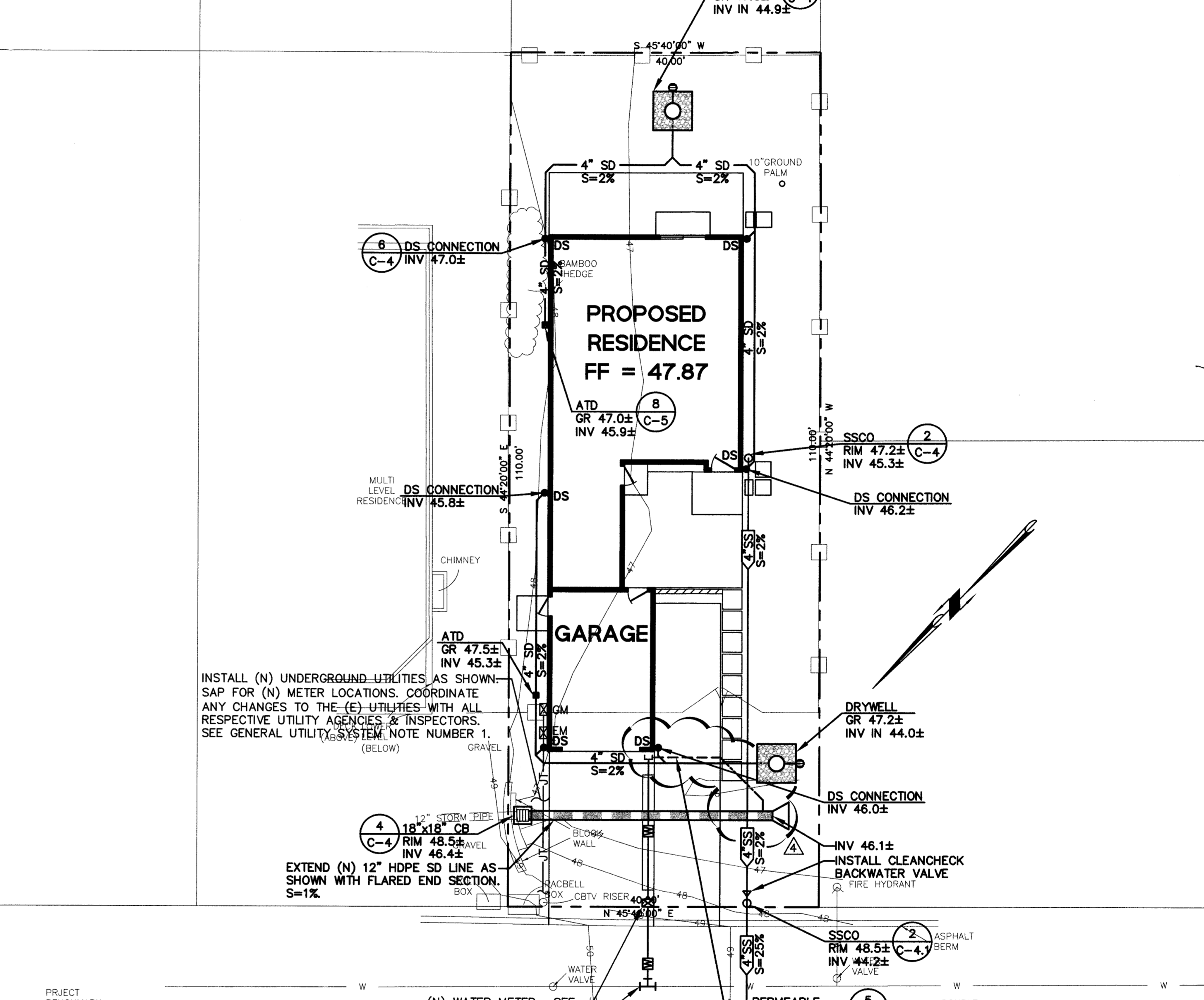
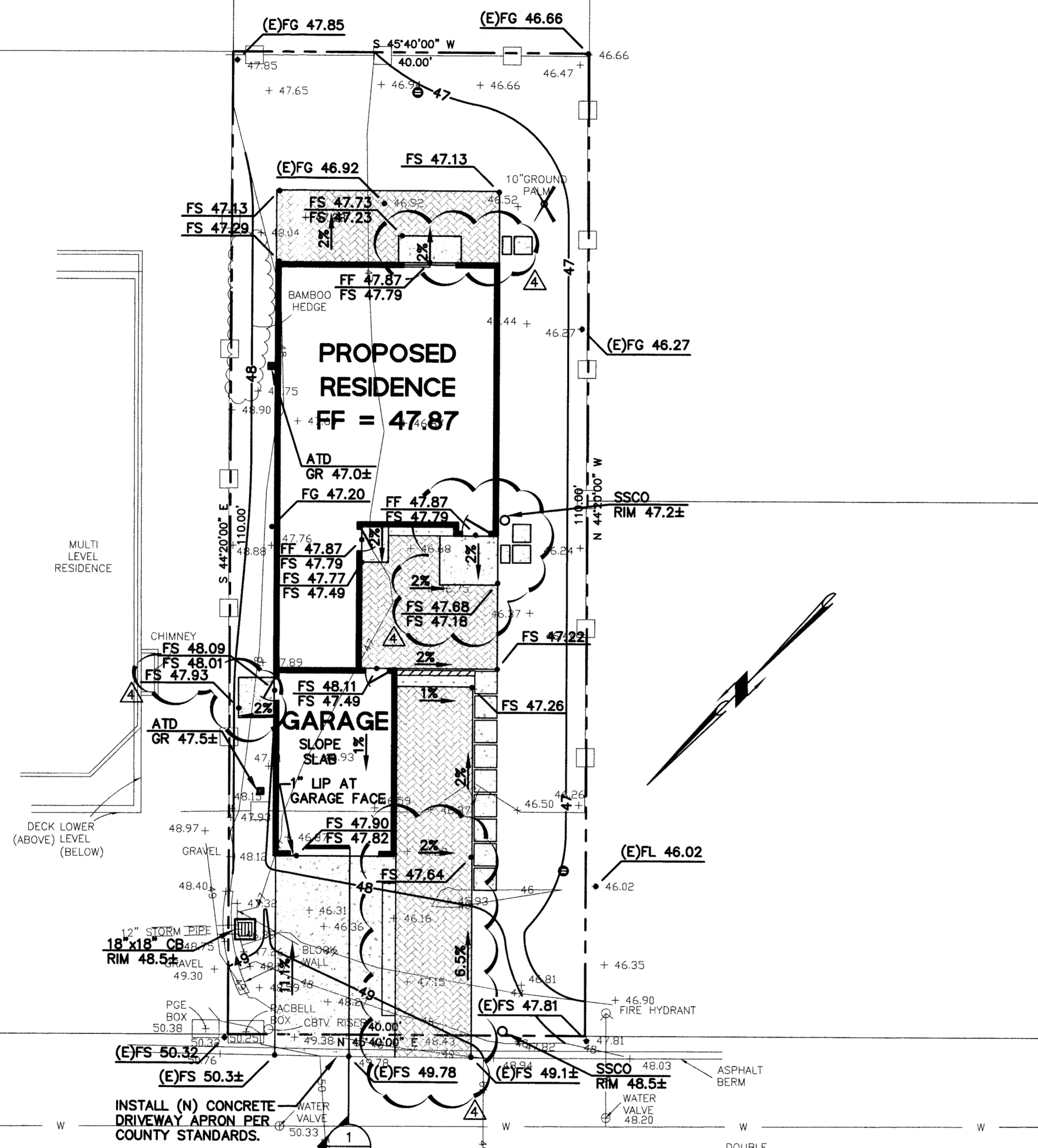




1+00 **DRIVEWAY PROFILE**

**GRADING PLAN**

**UTILITY PLAN**



**PAVEMENT LEGEND:**

- CONCRETE 4" CONCRETE W/#4 BARS 12" O.C. - EACH WAY OVER 8" OF CALTRANS CLASS II AGGREGATE BASE ROCK.
- PERMEABLE PAVERS PERMEABLE PAVER OVER TC MIRAFI REINFORCEMENT FABRIC OVER #8 CRUSHER ROLLS OVER 10" OF #57 GRADED AGGREGATE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SAP.
- LANDSCAPE AREA SAP. SLP.

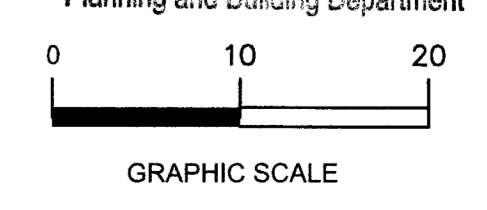
INSTALL (N) UNDERGROUND UTILITIES AS SHOWN. SAP FOR (N) METER LOCATIONS. COORDINATE ANY CHANGES TO THE (E) UTILITIES WITH ALL RESPECTIVE UTILITY AGENCIES & INSPECTORS. SEE GENERAL UTILITY SYSTEM NOTE NUMBER 1.

CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POTHOLE, AND CONNECT TO (E) MAIN AT INVERT 38.9± AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

**SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES**

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San Mateo County  
Planning and Building Department



**PRECISION ENGINEERING AND CONSTRUCTION, INC.**  
901 Waller Street  
Berkeley, CA 94702  
T: 650.228.8640  
F: 650.637.1059  
Travis@PrecisionEC.com

DATE:	05/15/2019
REVISIONS:	COUNTY COMMENTS
	SITE REVISIONS
	SITE REVISIONS
	SITE REVISIONS



**GRADING AND UTILITY PLAN**  
**NEW RESIDENCE**  
**MAGELLAN AVENUE**  
**HALF MOON BAY, CA (SMCO) 94019**

Date: **03/13/2019**  
Scale: **1" = 10'**  
Design: **TRL**  
Check: **TRL**  
Drawing Number: **C-2**  
PEC Job No. **PEC 19-003**







California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET <sub>p</sub> )		33.7		Project Type		Residential		0.55	
Rain Fall (Inches)				Usable Rain Fall (Inches)		0			
Hydrozone # / Planting Description <sup>a</sup>		Plant Factor (PF)		Irrigation Method <sup>b</sup>		Irrigation Efficiency (IE) <sup>c</sup>		ETAF (PF/IE)	
						Landscape Area (Sq. Ft.)		ETAF x Area	
						Estimated Total Water Use (ETWU) <sup>d</sup>		Gallons Per Minute GPM	
								% Landscape Area	
<b>Zone 1 Regular Landscape Areas</b>									
1 TREE-LOW		0.3 Drip		0.81		0.37		452	
2 SHRUBS-LOW		0.3 Drip		0.81		0.37		120	
3 SHRUBS-LOW		0.3 Drip		0.81		0.37		126	
4 SHRUBS-LOW		0.3 Drip		0.81		0.37		140	
5 TREE-LOW		0.3 Drip		0.81		0.37		452	
6 TURF-HIGH		0.8 Drip		0.81		0.99		191	
7 SHRUBS-LOW		0.3 Drip		0.81		0.37		80	
						<b>Totals</b>		<b>1561 696 14546 14.49 100%</b>	
<b>Special Landscape Areas</b>									
						1		0.00%	
						1		0.00%	
						1		0.00%	
						1		0.00%	
						<b>Totals</b>		<b>0 0 0</b>	
						<b>ETWU Total</b>		<b>14546</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>		<b>12942</b>	

- <sup>a</sup> Hydrozone # / Planting Description = 0
  - 1.) Front lawn
  - 2.) Low water use planting
  - 3.) Medium water use planting
- <sup>b</sup> Irrigation Method
  - 1.) Overhead Spray
  - 2.) Drip
- <sup>c</sup> Irrigation Efficiency
  - 1.) 0.75 for Overhead Spray
  - 2.) 0.81 for Drip
- <sup>d</sup> ETWU (Annual Gallons Required) =
 
$$Eto \times 0.62 \times ETAF \times Area$$
 Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year
- <sup>e</sup> MAWA (Annual Gallons Allowed) =
 
$$(Eto - EPP) \times 10,62 \times [(ETAF \times LA) + ((1 - ETAF) \times SLA)]$$
 Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year; LA is the total regular landscape area in square feet; SLA is the total special landscape area in square feet, and is 0.55 for residential areas and 0.45 for non-residential areas

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	696
Total Area	1561
Average ETAF	0.37

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.**

ETWU ACRE FEET **0.044639**  
 MAWA ACRE FEET **0.055063**  
 % ETWU OF MAWA **0.81**

**PASS: YES**

**All Landscape Areas**

Total ETAF x Area	696
Total Area	1561
Average ETAF	0.37

SUMMARY HYDROZONE		AREA SQ FEET
HIGH WATER USE		191
MODERATE WATER USE		
LOW WATER USE		1370

