

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

DATE: June 26, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 928 sq. ft. rear detached garage/solarium to an existing 793 sq. ft. one-story single-family residence located on an existing 5,506 sq. ft. legal parcel, subsequent to the demolition of an existing 192 sq. ft. rear detached garage. The Non-Conforming Use Permit is required to allow enlargement of a non-conforming residential use in a non-residential (Waterfront) zoning district. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00169 (Howell)

PROPOSAL

The applicant, David Howell, is requesting approval to construct a new 928 sq. ft. rear detached garage/solarium to an existing 793 sq. ft. one-story single-family residence located on an existing 5,506 sq. ft. legal parcel, subsequent to the demolition of an existing 192 sq. ft. rear detached garage.

RECOMMENDATION

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2018-00169, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The site is relatively flat in topography and is located in a general industrial area predominantly characterized by warehouses, an outdoor boat storage facility and similar other uses, most of which support the local established small harbor business economy. One other single-family residence is located adjacent to the subject site northward. The site is accessed via Yale Avenue from the north or south or via Columbia Avenue from the east. The site is not located in a scenic corridor nor adjacent to environmentally

sensitive areas. Yale Avenue is southward while developed parcels to the north and east and west bound this parcel.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding the General Plan, the project complies with applicable policies, specifically those relating to water and wastewater supply. The project is already connected to the Coastside County Water District and the Granada Sanitary District for water and wastewater supply, respectively, as confirmed by both service providers. No permits for wastewater supply from the Granada Sanitary District is required for this project. Regarding the Half Moon Bay Airport Land Use Compatibility Plan (HAF ALUCP), the project complies with applicable policies. Also, regarding the LCP, the project complies with policies regarding visual resources and compliance with design review standards and findings.

The Coastside Design Review Committee (CDRC) considered the project at the October 11, 2018 meeting and determined that the project, as designed, complies with applicable Design Review Standards to warrant a recommendation for project approval. The addition to the existing single-family residence harmonizes with the existing residence by matching architectural style and design, colors, materials and lighting. Selected lighting would not be too bright and will be placed in a manner that provides safety and security to the residents without offending neighbors. The Princeton area is predominantly industrial in character; thus, the new structure would not negatively impact neighbors nor significantly alter the character of the community. The project complies with the R- 1/S-17 development standards (applicable to non-conforming residential uses in Princeton) and Detached Accessory Building Regulations.

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SUBJECT: Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 928 sq. ft. rear detached garage/solarium to an existing 793 sq. ft. one-story single-family residence located on an existing 5,506 sq. ft. legal parcel, located at 263 Yale Avenue in the unincorporated Princeton area of San Mateo County. The Non-Conforming Use Permit is required to allow enlargement of a non-conforming residential use in a non-residential (Waterfront) zoning district. The project is appealable to the California Coastal Commission.

County File Number: County File Number: PLN 2018-00169 (Howell)

PROPOSAL

The applicant, David Howell, is requesting approval to construct a new 928 sq. ft. rear detached garage/solarium located in the rear yard of an existing 793 sq. ft. one-story single-family residence located on an existing 5,506 sq. ft. legal parcel, subsequent to the demolition of an existing 192 sq. ft. rear detached garage. The site is located in a general industrial area predominantly characterized by warehouses, an outdoor boat storage facility and similar other uses, most of which support the local established small harbor business economy.

RECOMMENDATION

That the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2018-00169, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Applicant: David Howell

Owner: Steven A. Thornton

Location: 263 Yale Avenue, Princeton

APN(s): 047-015-170

Parcel Size: 5,506 sq. ft

Parcel Legality: Legal parcel based on existing single-family residence onsite

Existing Zoning: W/DR/CD (Waterfront District/Design Review/Coastal Development)

General Plan Designation: General Industrial

Existing Land Use: Residential

Sphere-of-Influence: City of Half Moon Bay

Land Use: Single-Family Residential

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0302E, effective August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(e), relating to the construction of small structures such as detached garages.

Setting: The site is relatively flat in topography and is located in a general industrial area predominantly characterized by warehouses, an outdoor boat storage facility and similar other uses, most of which support the local established small harbor business economy. One other single-family residence is located adjacent to the subject site northward. The site is accessed via Yale Avenue from the north or south or via Columbia Avenue from the east. The site is not located in a scenic corridor nor adjacent to environmentally sensitive areas. Yale Avenue is southward while developed parcels to the north and east and west bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
1930	- Original house constructed when the subject zoning district was zoned R-1.
1978	- Re-zoning of Princeton area to Waterfront (W) Zoning District. The area was previously zoned MAR (Marine Industrial) Zoning District.
May 25, 2004	- County approves Use Permit, Design Review, and Coastal Development Permit for current residence (PLN2003-00712).
June 24, 2004	- Construction of current residence (BLD2004-00301).
2005	- Demolition of prior residence that was damaged by a tree which fell as a result of a storm (BLD2004-00525).
May 7, 2018	- Subject Application submitted.
October 11, 2018	- CDRC recommends approval of the project.
June 26, 2019	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the provisions of the General Plan, staff has determined that the project complies with all applicable General Plan policies, including the following.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District, as the service provider for this urban area, has confirmed 5/8th-inch (20 gallons per minute) and a 1-inch water and fire service connections, respectively, from the Crystal Springs Water Supply Project were installed in 2004 for this site.

Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of wastewater management in urban areas. The Granada Community Services District, as the service provider for this urban area, has provided staff with a

project review comment letter indicating that the project does not require an application for a sewer connection permit to connect to the District's wastewater facilities.

2. Conformance with the Local Coastal Program

Staff has determined that the project, as conditioned, is in compliance with applicable Local Coastal Program (LCP) policies, including the relevant components elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.17 (Existing Developed Areas) calls to conserve, improve, and revitalize residential, commercial and industrial areas. The project complies with this policy since the new garage maintains the design integrity of the house while at the same time enhancing the visual character of the surrounding industrial area.

Policy 1.36 (Half Moon Bay Airport Influence Area Requirements – Map 1.5) locates the project site in the Half Moon Bay Airport Influence Area. Upon review of the provisions of the Half Moon Bay Airport Land Use Compatibility Plan (HAF ALUCP) for the environs of Half Moon Bay Airport, as adopted in October 9, 2014, staff has determined that the project's site location satisfies the safety, noise and height limit criteria for compatibility since the project site is located in Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low, is outside of the aircraft noise exposure contours and the proposed height of 15 ft. 3 inches does not pose as an obstruction to airspace.

b. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) requires that the Design Review Zoning District be applied to areas of the Coastal Zone, which applies in this case based on the site's location in the Midcoast LCP Update Project Area. The project is subject to Standards for Design in Other Areas, Section 6565.17 of the San Mateo County Zoning Regulations. For further discussion of the revised project's compliance with Design Review Standards, see Section 4.

c. Shoreline Access Component

Shoreline Access Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between

the sea and the nearest road. The subject site is not located within this specific area and therefore is not subject to this policy. However, it is important to note that access to the shoreline is available via Columbia Avenue northward to provide unobstructed scenic vistas to Princeton Harbor and the Pacific Ocean. The existence of this access point does comply with the requirement pursuant to Section 30212 of the California Coastal Act to provide public access from the nearest public roadway (Columbia Avenue) to the shoreline and along the coast in new development projects.

3. Conformance with Zoning Regulations

Pursuant to Section 6134.6, the enlargement of a non-conforming residential use is subject to the issuance of a use permit that would require compliance with the R-1/S-17 development standards, in part, for project approval.

a. Development Standards

The following summarizes the project’s compliance with the development standards of the R-1/S-17 Zoning District.

Development Regulations	Required	Proposed
Building Site Area	5,000 sq. ft.	5,506 sq. ft. (existing)
Building Site Width	50	55 ft. (existing)
Lot Coverage	50% max (2,753 sq. ft.)	29.3% (1,613 sq. ft.)
Floor Area	53% max (2,918 sq. ft.)	29.2% (1,613 sq. ft.)
Maximum Height of Structure	28	15 ft.-3 in.
Minimum Front Yard Setback	20	N/A
Minimum Right Side Setback	5	5 ft.
Minimum Left Side Setback	5	17 ft.- 6in.
Minimum Rear Yard Setback	20	27 ft.-2 in.

As demonstrated in the above table, the proposed garage and solarium complies with the applicable S-17 regulations. Also, the structure complies with Sections 6410 and 6411 of the Zoning Regulations which pertain to Detached Accessory Buildings, in that the building does not exceed one-story in height, building coverage does not exceed thirty percent (30%) of the rear yard area, the building does not exceed 1,000 sq. ft. in floor area, has a plate height that does not exceed then ten (10) ft., and is not within three (3) ft. of a property , and maximum building height does not exceed nineteen (19) ft.

4. Conformance with Design Review District Guidelines

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting on October 11, 2018, and adopted the findings to recommend project approval, pursuant to the Standards for Design in Other Areas, Section 6565.17 of the San Mateo County Zoning Regulations, specifically elaborated as follows.

- a. Section 6565.17(L). Design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community.

Although the scale of the garage and solarium is proportionally large in comparison to other residential buildings in the immediate neighborhood, the Princeton area is predominantly industrial in character thus the new structure would not negatively impact neighbors nor significantly alter the character of the community.

- b. Section 6565.17(N). The number, location, size, design, lighting, and materials are compatible with the architectural style of the structure they identify and harmonize with their surroundings.

The applicant provided plans demonstrating that the new building would harmonize with the existing residence by matching architectural style and design, colors, materials and lighting. Selected lighting would not be too bright and would be placed in a manner that provides safety and security to the residents without off-site impacts.

5. Conformance with Use Permit Findings

Pursuant to Section 6134.6, the enlargement of a non-conforming residential use is subject to the issuance of a use permit that would require compliance with the R-1/S-17 development standards, in part, for project approval. The project complies with these standards as discussed in Section 3.

Pursuant to Section 6503 of the San Mateo County Zoning Regulations staff has determined 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 based on the compliance with the R-1/S-17 development standards, design review standards and applicable LCP Policies.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to Section 15303 Class 3 (e), relating to the construction of small structures such as detached garages.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not forward a response to staff's referral for this project. The MCC has been notified of the Planning Commission's review of this project.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) did not respond to staff's referral for this project. The CCC has been notified of the Planning Commission's review of this project.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Services
Coastside Fire Protection District
Coastside County Water District
Granada Community Sanitary District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00169

Hearing Date: June 26, 2019

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3(e), relating to the construction of small structures such as detached garages.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding improvement to infill development, and compliance with design review standards and findings.
3. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding improvement to infill development, and compliance with design review standards and findings.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of October 11, 2018, the project is in compliance with the Design Review Standards for the Coastside. The proposed structure harmonizes with the existing residence by matching architectural style and design, colors, materials and lighting. Selected lighting would not be too bright and will be placed in a manner that provides safety and security to the residents without offending neighbors. The Princeton area is predominantly industrial in character thus the new structure will not negatively impact neighbors nor significantly alter the character of the community.

Regarding the Use Permit, Find:

5. Pursuant to Section 6503 of the San Mateo County Zoning Regulations, 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 based on the compliance with the R- 1/S-17 development standards, design review standards and applicable LCP Policies.

RECOMMENDED CONDITIONS OF APPROVAL

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 26, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the 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 design revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Use Permit, Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of 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 its issuance. The Use Permit, Coastal Development Permit and Design Review approval may be extended in one (1) year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
4. 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.
5. 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.
6. 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.
7. 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.
8. No site disturbance shall occur, including any grading or tree/vegetation removal, 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 Yale 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 Yale Avenue. There shall be no storage of construction vehicles in the public right-of-way.
10. The exterior color samples submitted to the CDRC are approved. Color 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 Ordinance Code Section 4.88.360).

Building Inspection Section

12. The property is allowed to have one (1) electric utility meter. At the time of building permit application, the plans shall reflect one (1) electric meter main and one (1) subpanel.
13. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Coastside County Water District

14. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Department of Public Works

15. 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.
16. 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.

Coastside Fire Protection District

17. Smoke alarms/detectors are shown on building plans. Note on plans: "Smoke alarms are hardwired, interconnected with battery backup." Existing may have battery powered smoke alarms.
18. Fire Hydrant: Due to increased size of the structure, an approved fire hydrant (Clow 960) shall be located and spaced as follows along with a minimum fire flow of 1000 per minute at 20 pounds per square inch. If you have not already done so, submit a site plan showing all underground piping to the San Mateo County building Department for review and approval.
19. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2013 CFC 605.11.
20. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
21. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. 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. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 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.
 - c. Remove that portion of any existing tree, which extends within 10 feet. of the outlet of a chimney or stovepipe or is within 5 feet. of any structure.
22. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4-inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy-Ko 911 or

equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

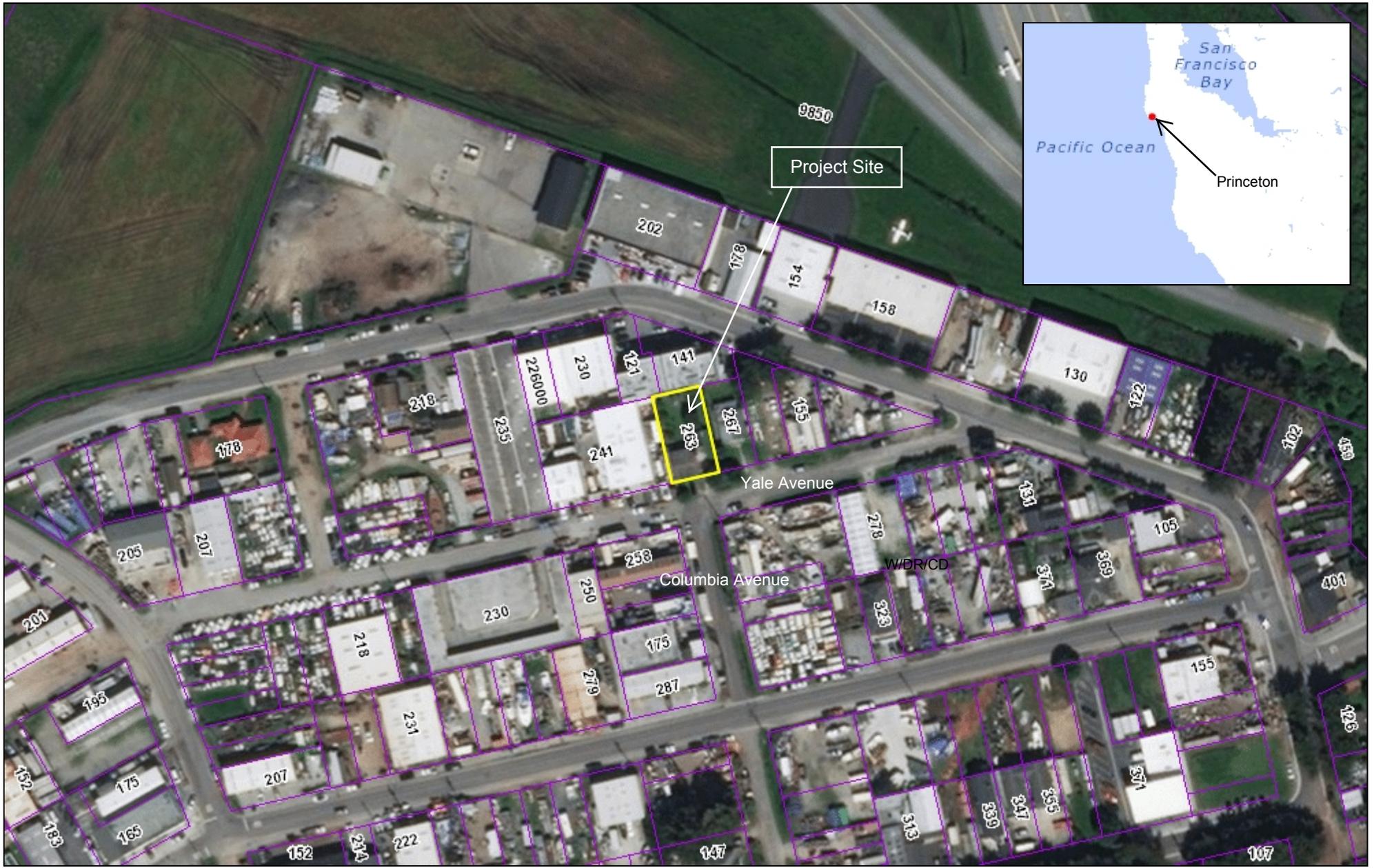
23. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,256

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



County of San Mateo - Planning and Building Department

ATTACHMENT C



SAN MATEO COUNTYWIDE

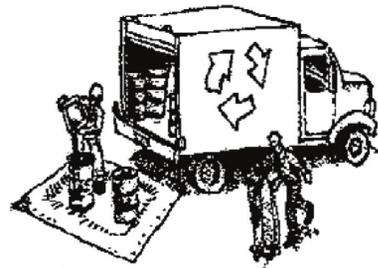
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Form and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Reuse (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



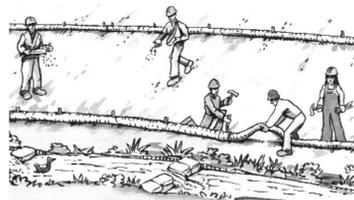
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Hovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



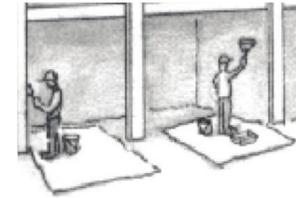
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

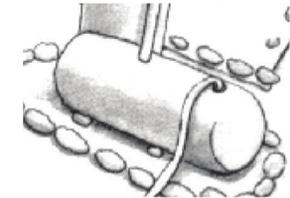
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Invert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

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455 COUNTY CENTER
BLDG: (650) 599-7311
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NEW DETACHED GARAGE FOR:
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PH: (650) 728-8725 or (650) 892-4489; E-MAIL: stvmrny@comcast.net

DATE: 050318

SCALE: AS NOTED

DR. BY: DC HOWELL

JOB: 18THO

SHEET

A0.1

OF 9 SHEETS

PLOTTED 050318

REVISION / DATE	BY

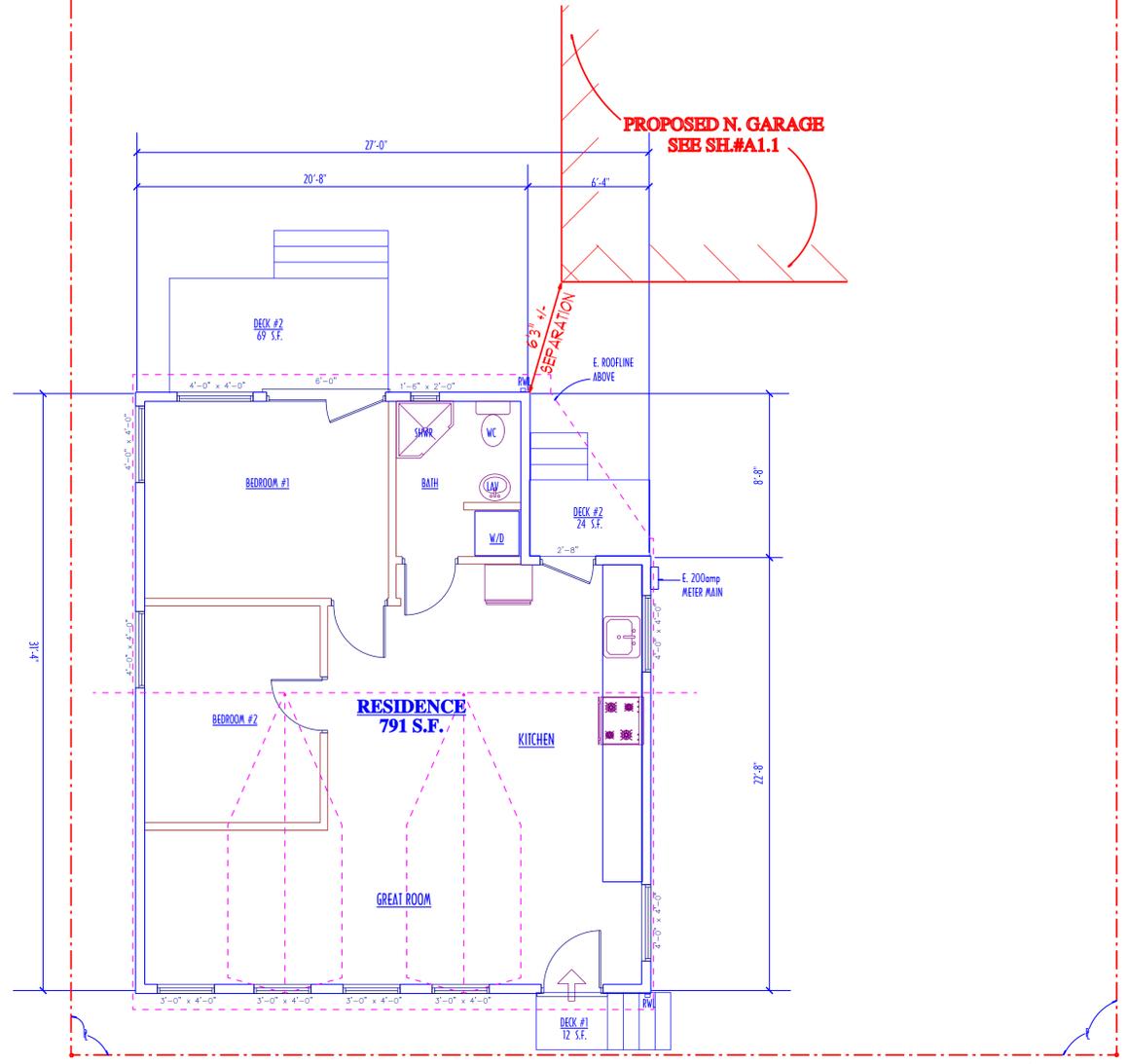
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 APN 047 015 170
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DATE: 050318
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 JOB: 18THO
 SHEET
A1.0
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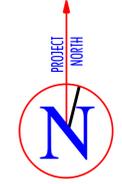


E. HOUSE AREA TABULATIONS

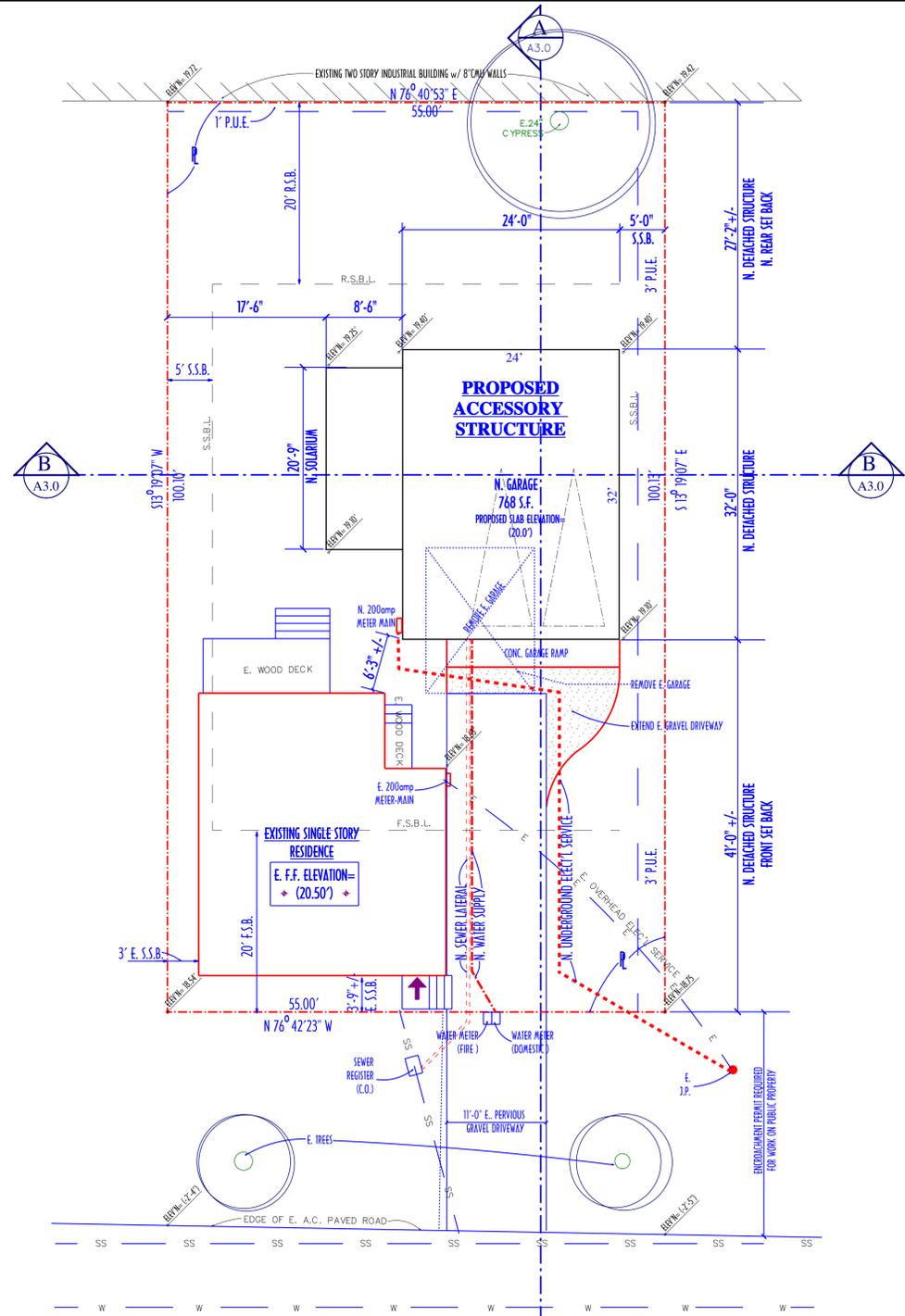
E. FLOOR AREA:	791 S.F.
E. DECKS:	105 S.F.
E. HOUSE LOT COVERAGE:	896 S.F.

LEGEND

	E. EXTERIOR WALL: 2x4 S's @ 16"oc WALL
	E. INTERIOR WALL: 2x4 S's @ 16"oc WALL



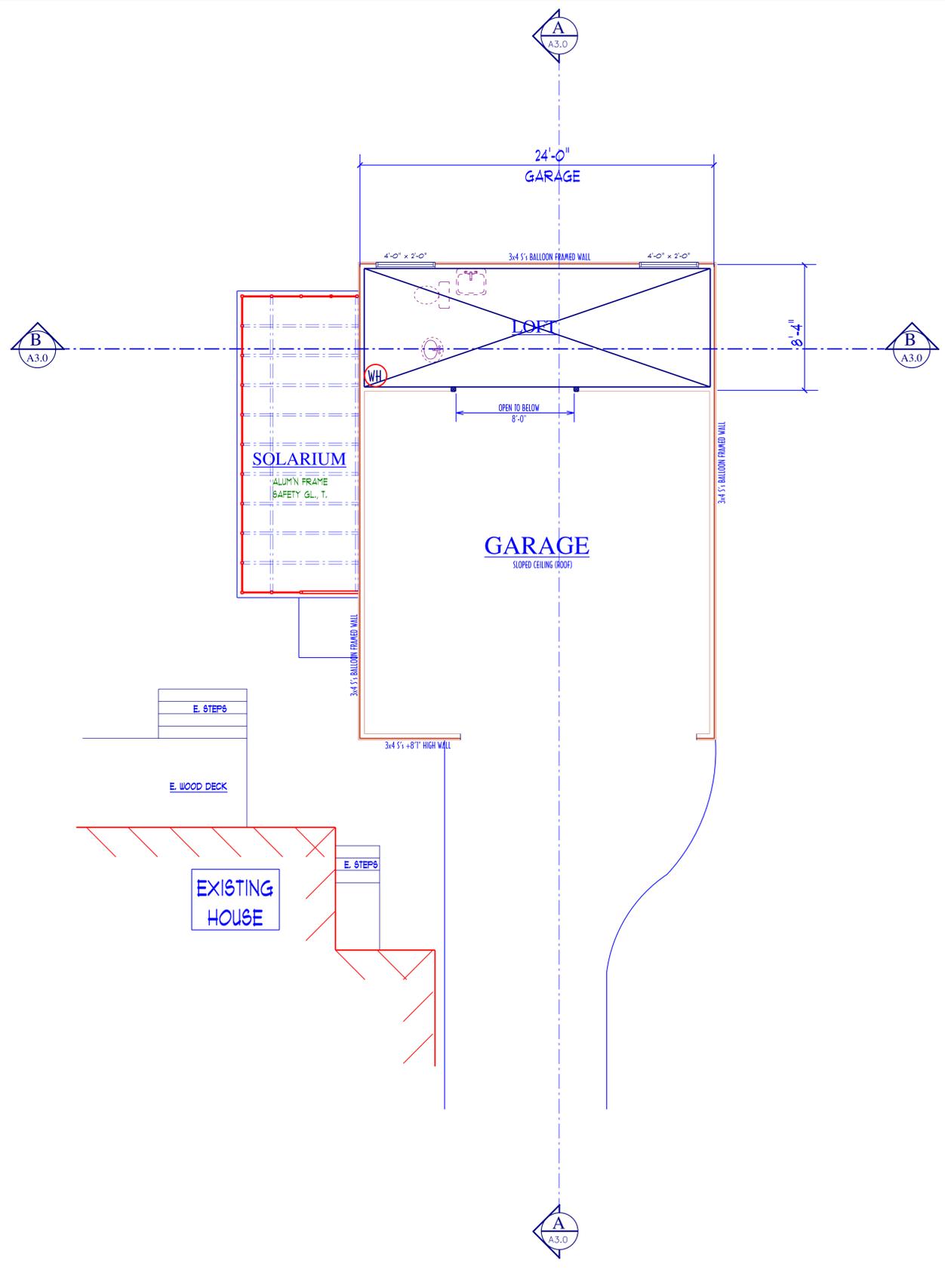
2 EXISTING FLOOR PLAN
 E. GROSS FLOOR AREA= 1,528 : <929 MAX ADDITION> 1/4" = 1'-0" 0 2 4 8 1"=4"



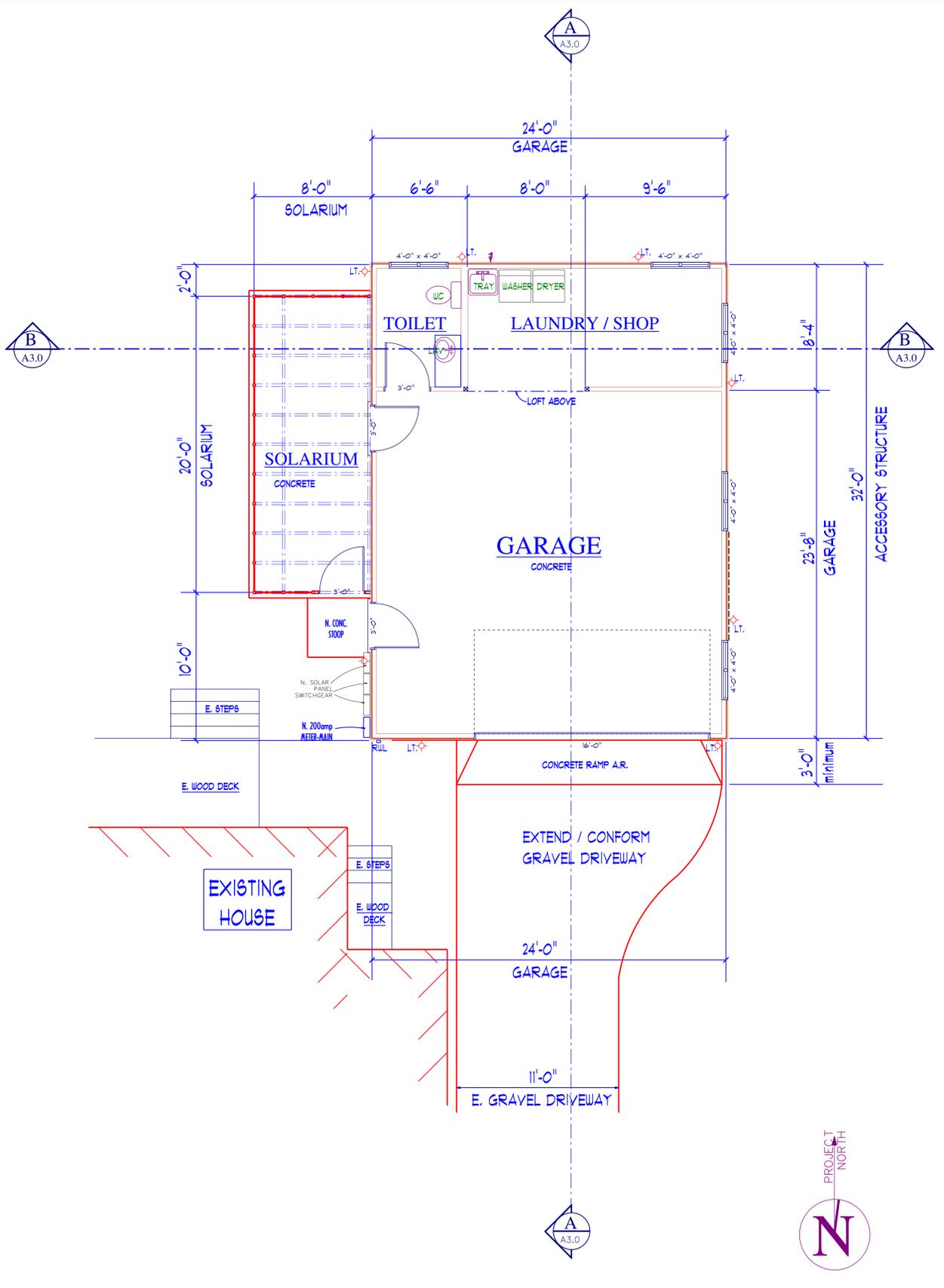
YALE AVENUE
 50' R/W



1 PROPOSED SITE AND LANDSCAPE PLAN
 E. L/C = 1,670 S.F. 1/8" = 1'-0" 0 2 4 8 16 1"=8"



2 PROPOSED LOWER FLOOR PLAN
 A1.1 E. SQUARES 1/4" = 1'-0" 1"=4"



1 PROPOSED MAIN FLOOR PLAN
 A1.1 E. SQUARES 1/4" = 1'-0" 1"=4"



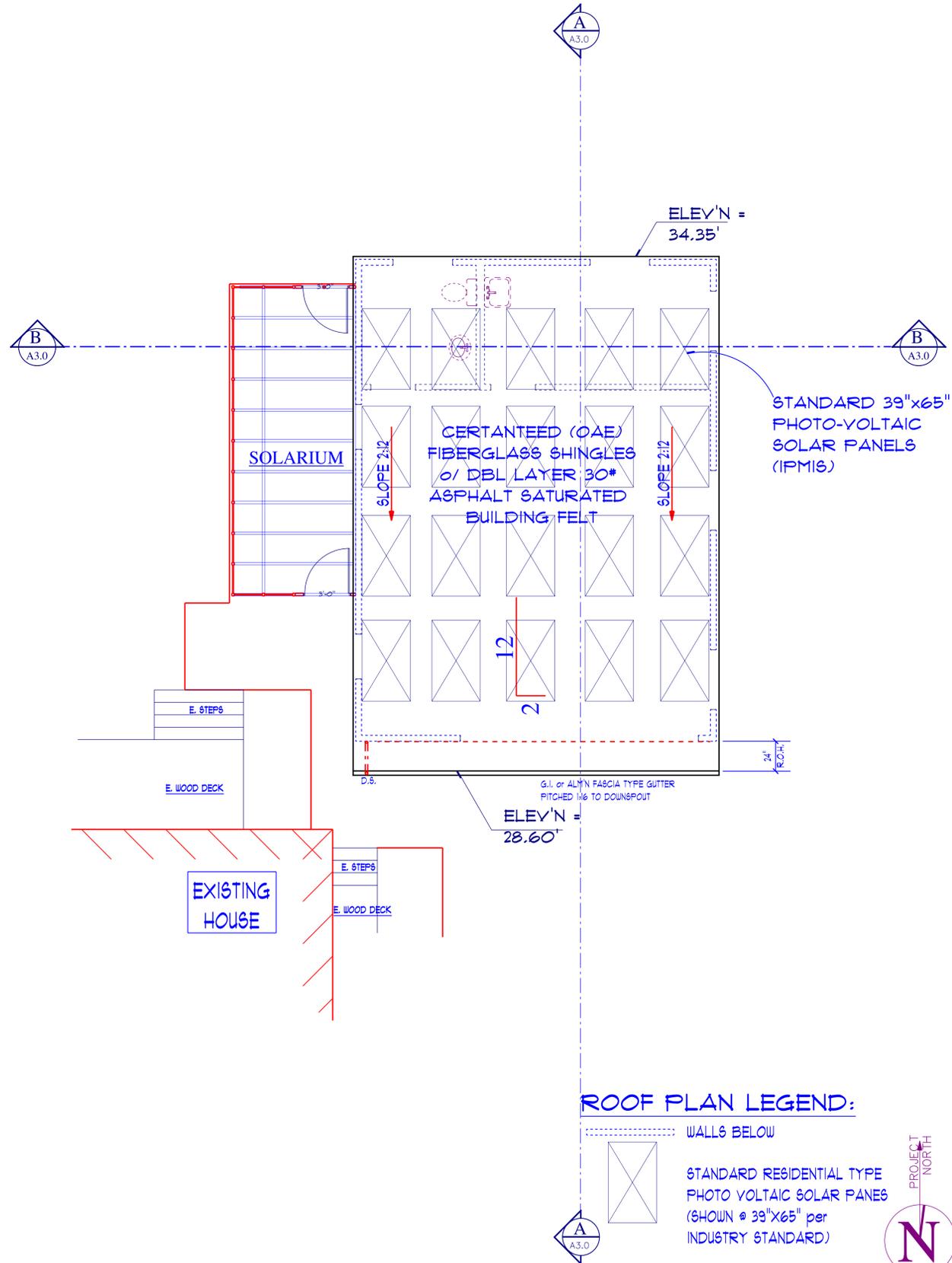
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DATE: 050318
 SCALE: AS NOTED
 DR. BY: DC HOWELL
 JOB: 18HOW
 SHEET
A1.2
 OF 9 SHEETS



1 PROPOSED ROOF PLAN
 A1.3 E. SQUARES 1/4" = 1'-0" 1"=4'

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A1.3
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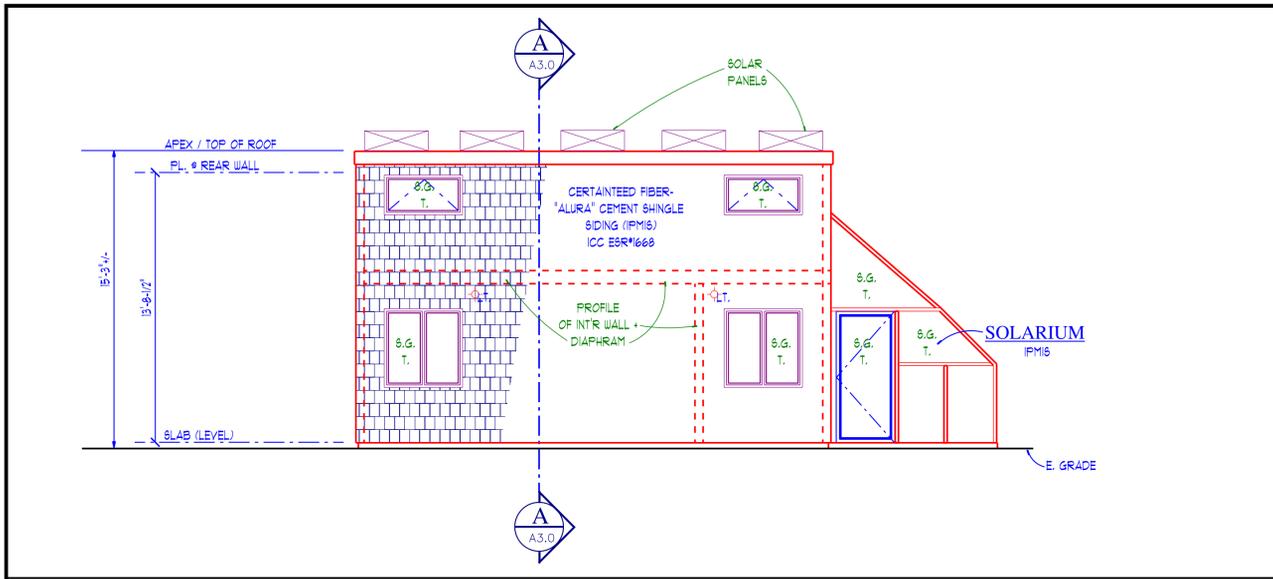
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 SAN MATEO, CA. 94063
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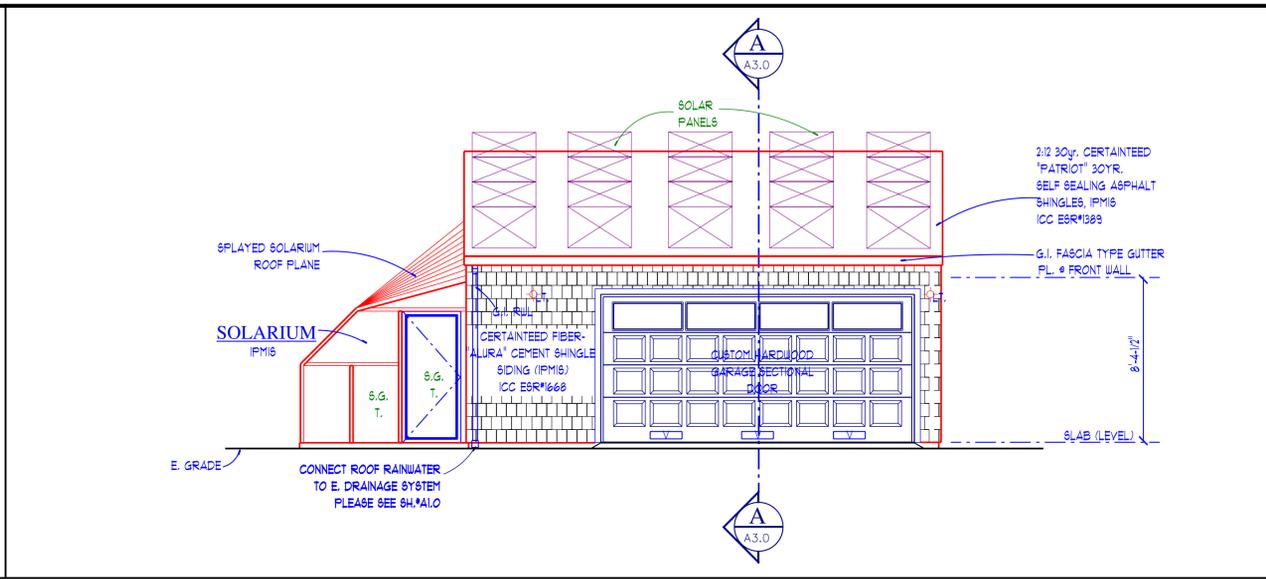
NEW DETACHED GARAGE FOR:
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DATE: 050318
SCALE: AS NOTED
DR. BY: DC HOWELL
JOB: 18THO
SHEET
A2.0
 OF 9 SHEETS

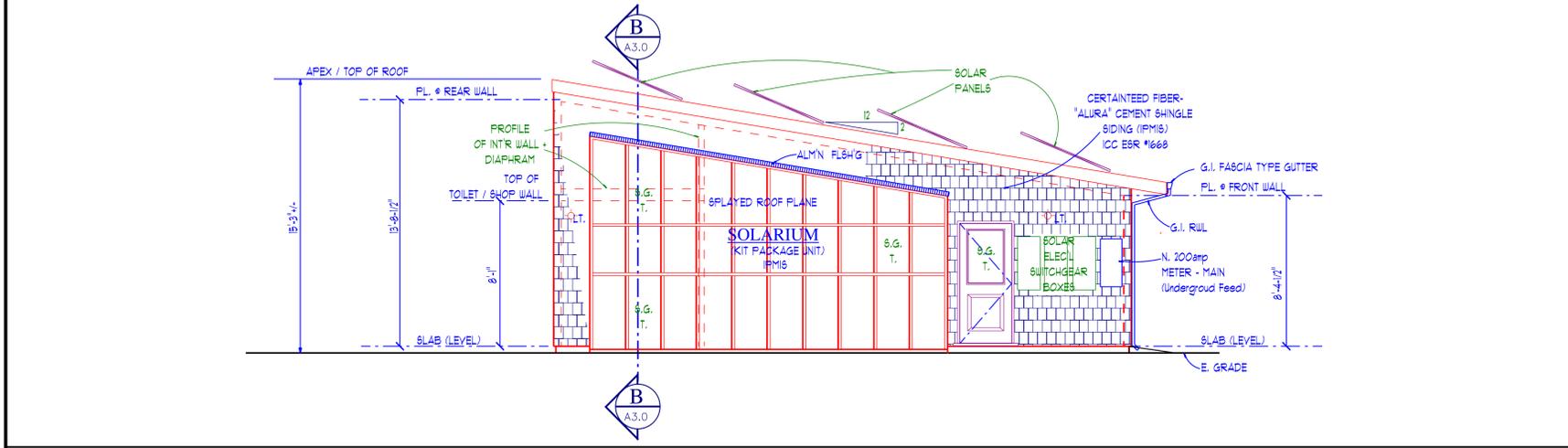
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2 PROPOSED REAR ELEVATION (NORTH)
 A2.0
 1/4" = 1'-0" 0 2 4 6 8 1"=4"



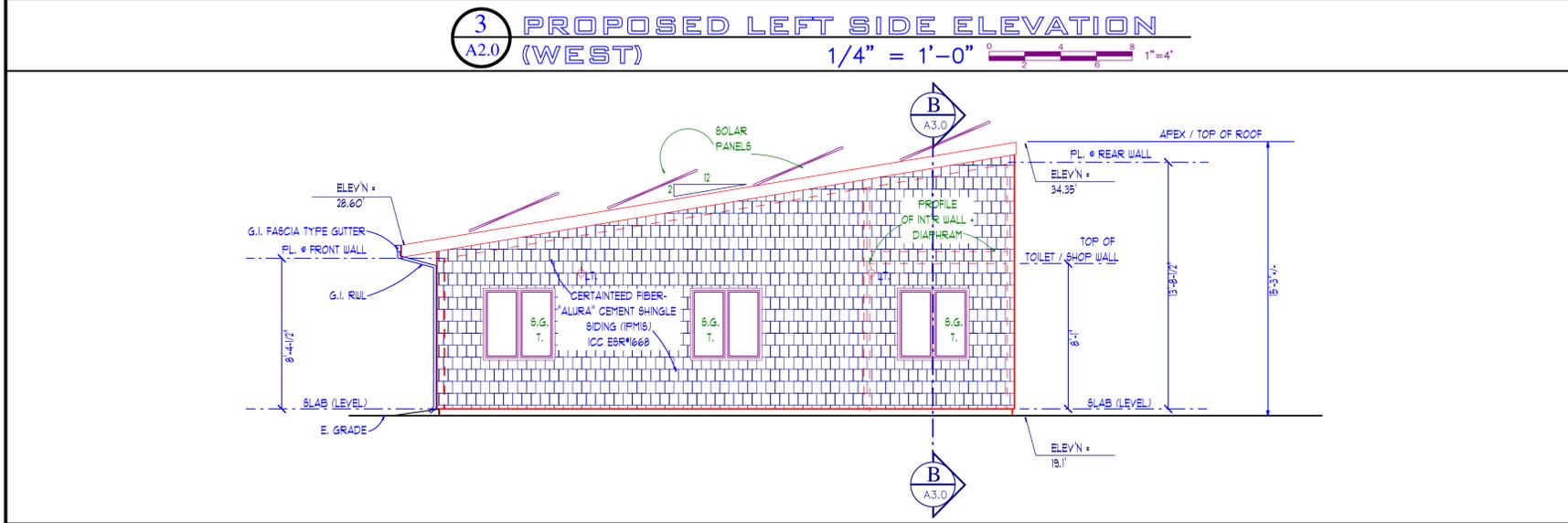
1 PROPOSED FRONT ELEVATION (SOUTH)
 A2.0
 1/4" = 1'-0" 0 2 4 6 8 1"=4"



3 PROPOSED LEFT SIDE ELEVATION (WEST)
 A2.0
 1/4" = 1'-0" 0 2 4 6 8 1"=4"

ABBREVIATIONS AND NOTES

E. EXISTING
 IPM18 INSTALL PER MANUFACTURERS INSTRUCTIONS and SPECIFICATIONS
 G.I. GALVANIZED IRON (OR BONDERIZED SHEET METAL)
 N. NEW
 PL. PLATE
 RUL. RAINWATER LEADER



4 PROPOSED RIGHT SIDE ELEVATION (EAST)
 A2.0
 1/4" = 1'-0" 0 2 4 6 8 1"=4"

ABBREVIATIONS AND NOTES

E. EXISTING
 IPM18 INSTALL PER MANUFACTURERS INSTRUCTIONS and SPECIFICATIONS
 G.I. GALVANIZED IRON (OR BONDERIZED SHEET METAL)
 N. NEW
 PL. PLATE
 RUL. RAINWATER LEADER

AN ABBREVIATIONS AND NOTES
 A2.0
 NO SCALE

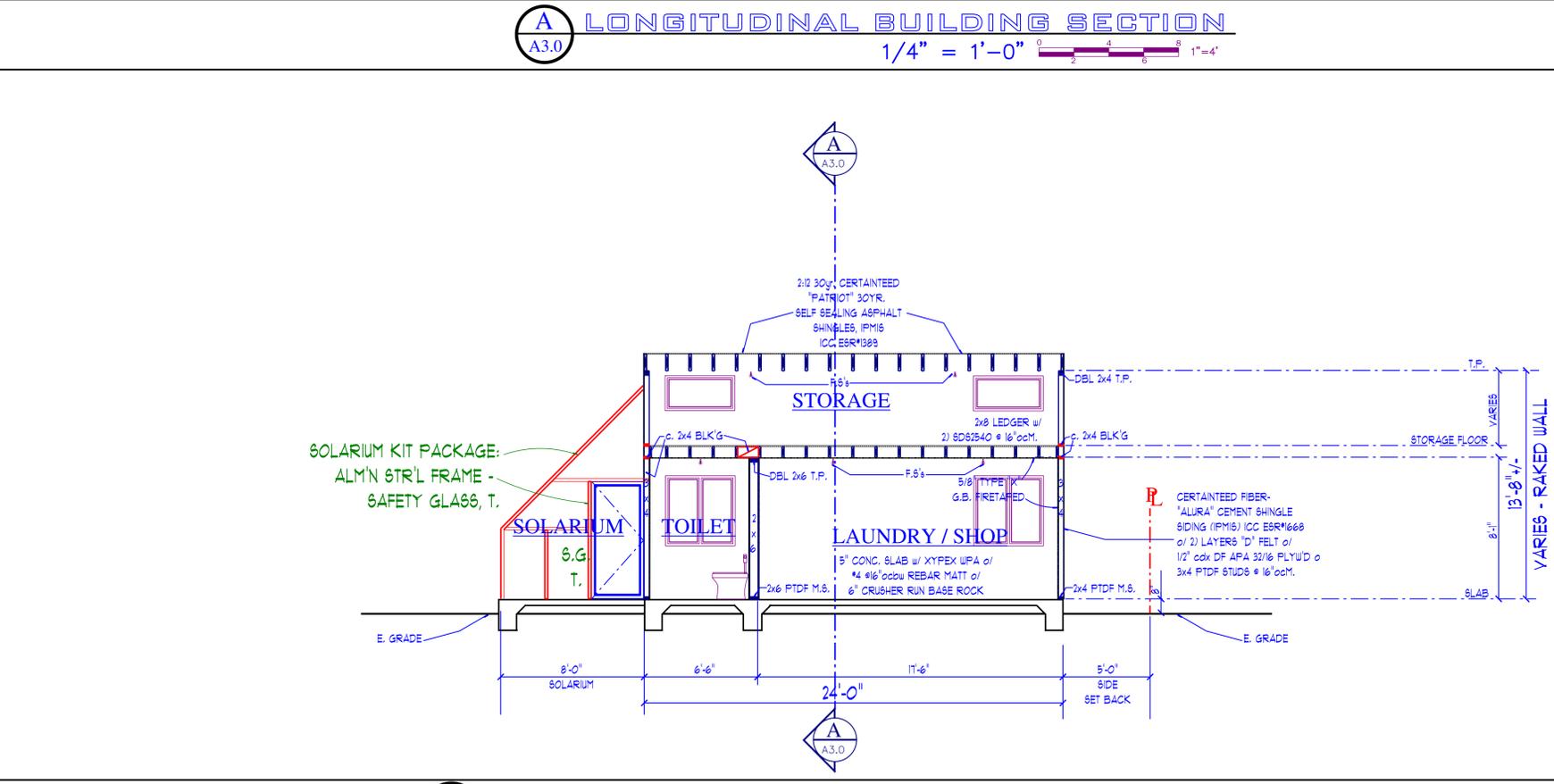
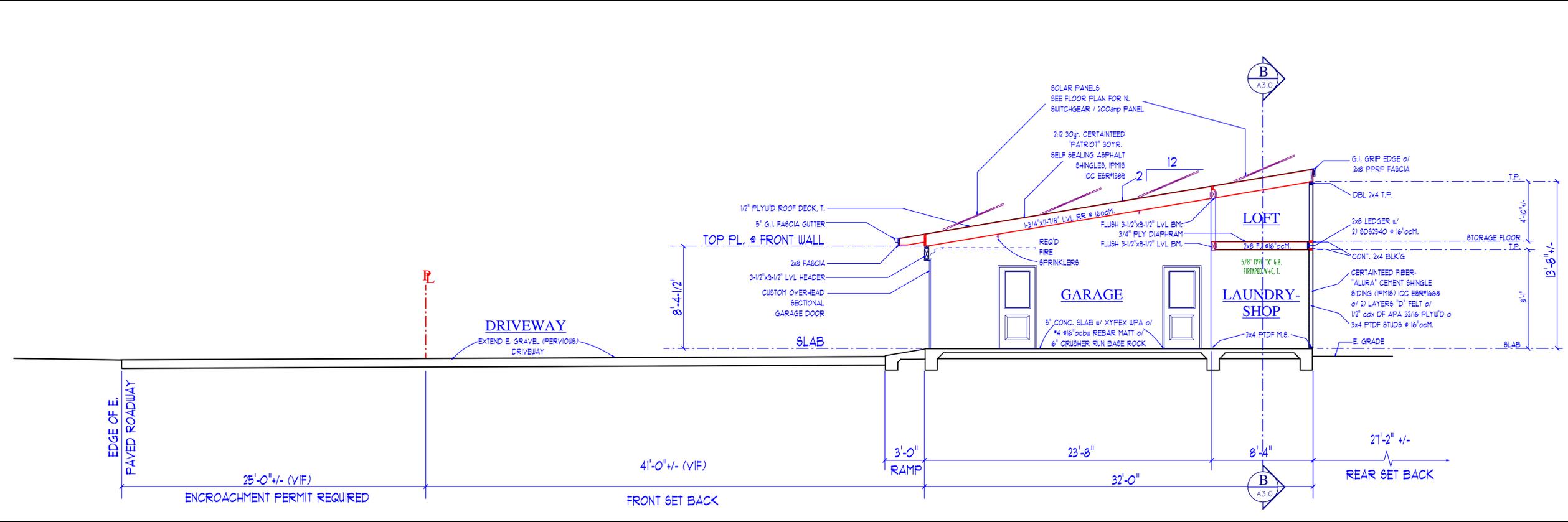
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426 NADINA AVE. MILLERAB, CA. 94030
 APN 084245 050
 PH: (650) 787-4656; E-MAIL: kim@rnhvac.com

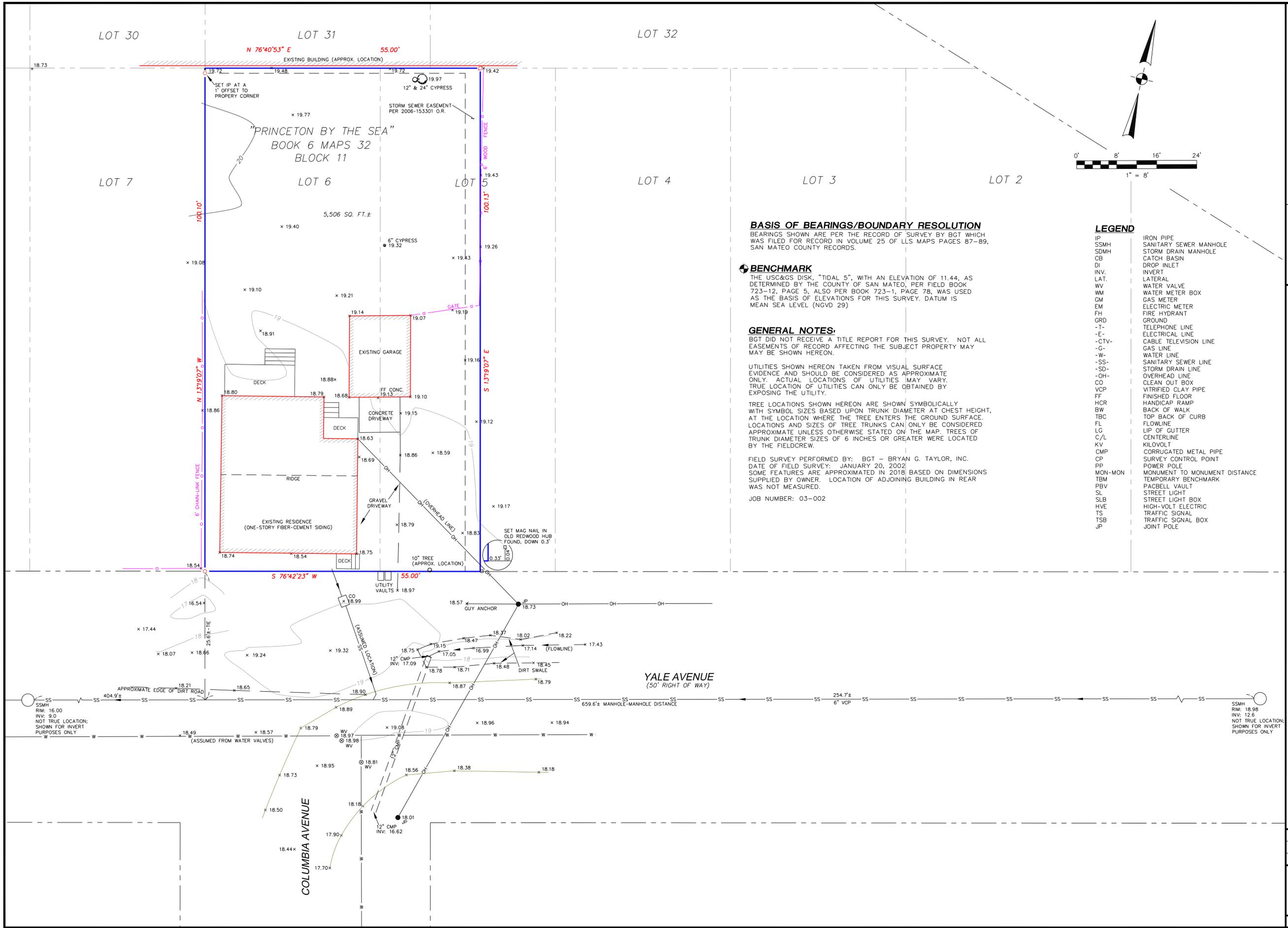
DATE: 050318
SCALE: AS NOTED
DR. BY: DC HOWELL
JOB: 17GAR
SHEET
A3.0
OF 9 SHEETS



BUILDING SECTION QUICK REFERENCE ABBREVIATIONS

- a/ above
- A.R. AS REQUIRED
- b/ below
- BLK'G BLOCKING (SOLID)
- c. continuour
- CJ CEILING JOISTS
- d. diameter
- E. EXISTING
- FBI FIBERGLASS BATT INSULATION
- FGS FIBERGLASS SHINGLES
- FJ FLOOR JOIST
- F.S.'s FIRE SPRINKLERS (AUTOMATIC TYPE)
- g.i. GALVANIZED IRON
- IPMIS INSTALLED PER MANUFACTURER'S INSTRUCTIONS and SPECIFICATIONS
- JH JOIST HANGER
- m. minimum
- M. MAXIMUM
- M.E. MATCH EXISTING
- M.S. MUDDILL
- N. NEW
- o/ OVER
- OC ON CENTER
- PSF PLYWOOD FLOOR SHEATHING
- PRS PLYWOOD ROOF SHEATHING
- R+RE REMOVE + REPLACE EXISTING
- ss SISTERED (OR GANGED SIDE BY SIDE)
- T. TYPICAL
- T.P. TOP PLATE
- TJNO TYPICAL UNLESS NOTED OTHERWISE
- u/ under
- VIF VERIFY IN FIELD
- w/ WITH
- WPA WATERPROOF ADHESIVE (ADMIXTURE)

SECTION ABBREVIATIONS + NOTES
 BSA
 A3.0
 NO SCALE



BASIS OF BEARINGS/BOUNDARY RESOLUTION

BEARINGS SHOWN ARE PER THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 25 OF LLS MAPS PAGES 87-89, SAN MATEO COUNTY RECORDS.

BENCHMARK

THE USC&GS DISK, "TIDAL 5", WITH AN ELEVATION OF 11.44, AS DETERMINED BY THE COUNTY OF SAN MATEO, PER FIELD BOOK 723-12, PAGE 5, ALSO PER BOOK 723-1, PAGE 78, WAS USED AS THE BASIS OF ELEVATIONS FOR THIS SURVEY. DATUM IS MEAN SEA LEVEL (NGVD 29)

GENERAL NOTES:

BGT DID NOT RECEIVE A TITLE REPORT FOR THIS SURVEY. NOT ALL EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY MAY BE SHOWN HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

FIELD SURVEY PERFORMED BY: BGT - BRYAN G. TAYLOR, INC. DATE OF FIELD SURVEY: JANUARY 20, 2002. SOME FEATURES ARE APPROXIMATED IN 2018 BASED ON DIMENSIONS SUPPLIED BY OWNER. LOCATION OF ADJOINING BUILDING IN REAR WAS NOT MEASURED.

JOB NUMBER: 03-002

LEGEND

- IP IRON PIPE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- INV. INVERT
- LAT. LATERAL
- WV WATER VALVE
- WM WATER METER BOX
- GM GAS METER
- EM ELECTRIC METER
- FH FIRE HYDRANT
- GRD. GROUND
- T- TELEPHONE LINE
- E- ELECTRICAL LINE
- CTV- CABLE TELEVISION LINE
- G- GAS LINE
- W- WATER LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- OH- OVERHEAD LINE
- CO CLEAN OUT BOX
- VCP VITRIFIED CLAY PIPE
- FF FINISHED FLOOR
- HCR HANDICAP RAMP
- BW BACK OF WALK
- TBC TOP BACK OF CURB
- FL FLOWLINE
- LG LIP OF GUTTER
- C/L CENTERLINE
- KV KILOVOLT
- CMP CORRUGATED METAL PIPE
- CP SURVEY CONTROL POINT
- PP POWER POLE
- MON-MON MONUMENT TO MONUMENT DISTANCE
- TBM TEMPORARY BENCHMARK
- PBV PACBELL VAULT
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- HVE HIGH-VOLT ELECTRIC
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- JP JOINT POLE

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 6, PORTION OF LOT 5, BLOCK 11, "PRINCETON BY THE SEA" (BOOK 6 MAPS PAGE 32)

263 YALE AVENUE

UNINCORPORATED PRINCETON, SAN MATEO COUNTY, CALIFORNIA

ASSESSOR PARCEL NO. 047-015-170

PREPARED FOR: STEVEN THORNTON

Date: JAN. 2018

Scale: 1" = 8'

Drawn: BGT

Drawing Number:

SHEET 1 OF 1

Job No. 03-002





County of San Mateo - Planning and Building Department

ATTACHMENT D







