

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

DATE: November 19, 2020

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Section 6431 of the County of San Mateo Zoning Regulations, to allow construction of a detached 768 square foot garage/workshop with a 994 square foot two-story accessory dwelling unit (ADU) in the rear yard that will exceed the maximum allowed floor area for an ADU and encroach into the required 5 foot left side yard and 10 foot rear yard setback on a 6,440 square foot parcel, located at 3407 Alameda De Las Pulgas in the unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN 2020-00096 (Haskins)

PROPOSAL

The applicant is requesting a Use Permit to allow construction of a detached 768 square foot garage/workshop with a 994 square foot two-story ADU on a 6,440 square foot parcel located at 3407 Alameda De Las Pulgas in West Menlo Park. The Use Permit is required to exceed the maximum allowable floor area, 800 sq. ft., for an ADU on the property with a 3-foot left side yard setback where 5 feet is required and a 4-foot rear yard setback where 10 feet is required. The Use Permit would also allow a second-floor window along the west elevation of the ADU with a lower window sill of approximately 4 feet 9 inches where 7 feet from the nearest interior floor is required. No trees are proposed for removal.

This application was filed on March 6, 2020 and deemed completed on October 7, 2020, prior to the effective date of the recent ADU ordinance amendment that went into effect on October 15, 2020. Therefore, the project is being reviewed for zoning compliance under the former ADU standards in effect prior to October 15, 2020, which are included as Attachment D to this staff report.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit, PLN 2020-00096, by making the required findings and adopting the conditions of approval included in Attachment A.

BACKGROUND

Report Prepared By: Lawrence Truong, Project Planner; lktruong@smcgov.org

Applicant: Charles Haskins

Owner: Charles Haskins

Location: 3407 Alameda De Las Pulgas, West Menlo Park

APN: 074-063-320

Size: 6,440 sq. ft.

Existing Zoning: R-1/S-72 (Single-family residential/5,000 sq. ft. lot minimum)

General Plan Designation: Residential, Medium Density Residential

Sphere-of-Influence: Menlo Park

Existing Land Use: Medium Density Residential

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: West Bay Sanitary District

Flood Zone: Flood Zone X (areas of minimal flood hazard), FEMA Community Panel Number 06081C0312E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15301, Class 1, for the residential addition of less than 10,000 sq. ft. of floor area on a site in an urbanized area, zoned for residential use, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Setting: The subject parcel is approximately 6,440 sq. ft. in size and is located at the corner of Alameda De Las Pulgas and Sterling Avenue in the West Menlo Park area. There is an existing 1,355 square foot one-story single-family residence and non-conforming 425 square foot detached two-car garage on the property. A 43-inch diameter at breast height valley oak tree is located in the rear right side yard of the property. The surrounding area consists of existing one- and two-story single-family residences.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project conforms with the following applicable General Plan Policies:

Policy 4.36 (*Urban Area Design Concept*) and Policy 8.15 (*Land Use Compatibility*) seek to maintain and improve upon the appearance and visual character of development in urban areas, ensure that proposed development contributes to the orderly and harmonious nature of the locality, and protect and enhance the character of existing single-family areas.

The project involves the replacement of a detached garage with a new detached garage/workshop and ADU in the rear yard of the property. Existing development onsite consists of a single-story wood sided residence with a hip-style roof. The new building will consist of stucco with wood accent and hip-style roofing. While there is no distinct design theme for this area of West Menlo Park, surrounding development includes one- and two-story residences with a mix of stucco and wood siding, hip and gable-style roofs, and two-car garages. Thus, the proposed addition is compatible with residential development in the surrounding area.

2. Conformance with the Zoning Regulations

The project conforms with the following applicable Zoning Regulations:

a. Development Standards

The project parcel is zoned R-1/S-72 (Single-family residential/5,000 sq. ft. lot minimum). The existing one-story single-family residence was built with a non-conforming detached garage with a left street side yard setback of 0-feet where 10-feet is required. The proposed project would replace the detached garage with a new detached garage/workshop with two-story ADU in the rear yard. The following table provides an analysis of the project's conformance with the zoning development standards for the project:

| ADU Development Standards (in effect prior to October 15, 2020) | | |
|--|-----------------|-----------------|
| | Required | Proposed |
| Minimum Lot Width | 50 ft. | No change |
| Minimum Building Area | 5,000 sq. ft. | No change |
| Maximum ADU SF | 800 SF* | 994 SF** |
| Minimum Side Yard Setbacks | | |
| Left Side (Street) | 5 ft. | 3 ft.** |
| Right Side | 5 ft. | 8 ft., 2 in. |
| Minimum Rear Yard Setback | 10 ft. | 4 ft.** |
| Clerestory windows (lower sill height from interior floor) | 7 ft. | 4 ft., 9 in.** |
| Maximum Lot Coverage | 50% | 38% |
| Maximum Building Floor Area | 3,174.4 sq. ft. | 3,117 sq. ft. |
| Maximum Building Height | 26 ft. | 23 ft. |
| *Superseding State law in effect January 1, 2020. | | |
| **Use Permit required. | | |

Pursuant to Section 6431 of the Zoning Regulations, a Use Permit is required when a proposed ADU does not meet all of the applicable ADU standards, as recited in the above table and described below:

ADU Size Exception

Pursuant to State law in effect January 1, 2020, the maximum allowable size of an ADU on the subject property is 800 square feet. The project proposes a 994 square foot two-story accessory dwelling unit.

Setback Exceptions

The existing non-conforming garage maintains a 0 left side yard setback and will be replaced with a new garage/workshop with ADU that proposes a 3-foot left side yard setback where 5 feet is required and a rear yard setback of 4 feet where 10 feet is required per Section 6429.3(c) of the Zoning Regulations.

Clerestory Window Exception

Pursuant to Section 6429.9 of the ADU regulations, ADUs that do not meet the setback requirements that would apply to a primary residence in the same district shall only be allowed clerestory windows located above 10 feet on the ADU along those applicable sides provided the clerestory windows

have a lower sill height of no less than 7 feet from the nearest interior floor of the ADU, and a total window height no greater than twenty-four (24) inches. The proposed ADU does not meet the minimum 10-foot left (street) side setback required for the primary residence in the R-1/S-72 Zoning District; however, the upper story of the ADU along this left side elevation includes a window with a lower sill height of 4 feet 9 inches from the nearest interior (second) floor where a lower sill height of 7 feet is required. This left side elevation is setback 7 feet 10 inches from the left side property line abutting Sterling Avenue.

b. Use Permit Findings

The following finding, as required by Section 6431, and in reference, Section 6503, must be made in order to grant approval of the Use Permit:

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.

Surrounding development in the neighborhood, a non-coastal area, consists primarily of one- and two-story single-family residences. The proposed project will continue to utilize the property for single-family residential purpose while adding to the overall affordable housing supply in the County with the proposed ADU. The project proposes a design and finish materials that are compatible with surrounding single-family residential development.

According to County records, the existing detached garage that will be demolished to accommodate the project has a 0-foot left side yard setback, where a 10-foot left side yards setback for a detached accessory building is required. The project includes a left side yard setback of 3 feet where 5 feet is required for an ADU, with a second-floor window along the left elevation above 10 feet from grade, but that is set back 7 feet 10 inches from the street; therefore, not intruding upon or impacting the privacy of any neighboring residence. The project includes a minimum 8 feet 2 inches setback on the right-side yard where 5 feet is required to minimize construction impacts on a mature valley oak tree in the right rear yard of the property and to minimize impacts onto the nearest adjacent neighboring residence along Alameda de las Pulgas. A Tree Risk Assessment was prepared by Bartlett Tree Experts which concluded the tree carries a low risk for failure under existing conditions. Conditions of approval no. 8 - 10 have been added to require further assessment and recommendation

for the tree relative to proposed construction at such time a structural foundation plan has been completed for building permit submittal, and to ensure adequate protection measures are implemented for construction. Additionally, the project proposes a rear yard setback of 4 feet where 10 feet is required; however, the second-floor rear elevation of the ADU is setback a minimum of 2 feet 5 inches from the first floor and this upper wall elevation does not contain any windows thereby minimizing any impacts on privacy to the neighboring residence along Sterling Avenue. Given the constraints of existing development on the parcel and corner situation of the property, staff finds that the applicant's proposal for a 3-foot left side yard and a 4-foot rear yard setback is as nearly in conformance with the setback requirements as reasonably possible. Furthermore, while the square footage of the ADU exceeds the maximum ADU size of 800 sq. ft., when added to existing development on the property, the total lot coverage and floor area for the parcel does not exceed the maximums allowed under the "S-72" combining district.

Therefore, as proposed, staff believes the project will not generate any significant adverse impacts or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15301, Class 1, for the residential addition of less than 10,000 sq. ft. of floor area on a site in an urbanized area, zoned for residential use, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

C. REVIEWING AGENCIES

Building Inspection Section
Drainage Section
Department of Public Works
California Water Service – Bear Gulch
West Bay Sanitary
County Arborist

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Accessory Dwelling Unit Regulations, in effect prior to October 15, 2020

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00096 Hearing Date: November 19, 2020

Prepared By: Lawrence Truong,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15301, Class 1, for the residential addition of less than 10,000 sq. ft. of floor area on a site in an urbanized area, zoned for residential use, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

For the Use Permit, Find:

2. 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 as the project site is not located in the coastal zone and is designed to minimize impacts onto the nearest adjacent neighboring residences. Additionally, conditions are included to minimize impacts to the mature valley oak tree located in the right rear yard of the project property. Given the constraints of existing development on the parcel and corner situation of the property, the applicant's proposal is as nearly in conformance with second unit requirements as reasonably possible. In addition, the ADU would contribute to the overall affordable housing supply in the County. Furthermore, the proposed design and finish materials are compatible with surrounding residential development in the neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on November 19, 2020. The Community Development Director may approve minor revisions or

modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.

2. This Use Permit is valid for one (1) year from the date of final approval in which time a valid building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable fees sixty (60) days prior to expiration.
3. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section. Additionally, construction shall not commence until a valid building permit is issued.
4. To reduce the impact of any construction-related 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 Alameda De Las Pulgas and Sterling Avenue right-of-ways. All construction vehicles shall be parked on-site outside public right-of-ways or in public locations which do not impede safe access on Alameda De Las Pulgas and Sterling Avenue. There shall be no storage of construction vehicles in the public right-of-way.
5. 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 by:
 - a. Protecting areas not to be disturbed using a vegetative buffer strip or fence/barrier.
 - b. Covering construction materials stored on-site with a tarp or other waterproof material when not in use.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

6. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations are prohibited on Sunday and any national holiday.
7. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to, or greater than, 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
8. Construction design plans, particularly foundation plans, for the project shall consider all efforts to minimize impacts to the nearby oak tree located in the rear yard. The applicant shall submit for County review and approval additional assessment of the impacts, likelihood for survival, and specific measures necessary to minimize impacts to the oak tree relative to construction design plans for the project.
9. As part of the building permit submittal, the applicant shall include a Tree Protection Plan. The Tree Protection Plan shall incorporate recommendations from the project arborist, including for tree protection, and that at a minimum conform with the tree protection standards set forth in Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance.
10. A Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure tree protection measures are installed adequately and in accordance to approved arborist recommendations prior to the start of ground disturbing activities.

Building Inspection Section

11. A valid building permit shall be issued prior to the commencement of any work.

Drainage Section

12. The following will be required at the time of building permit submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
 - c. Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

Department of Public Works

13. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
14. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
15. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

California Water Service - Bear Gulch

16. Any improvements to the water system will be at the owner's expense including additional services or fire protection needs. All storm and sewer lines must have separation from water of 10-foot horizontal separation and 1-foot vertical separation below the water main or service line. Service lines which go through one property to another property must have legal easements granted with documentation submitted to Cal Water before installation.

West Bay Sanitary Sewer District

17. The development must comply with all current District Regulations and Standards (www.westbaysanitary.org).
18. A Class 1 Sewer Permit is required for connection of the ADU, the new PLCO, and any work done to the sewer lateral from the PLCO to the main.
19. In order to be approved for the additional wastewater flow, CCTV of the existing sewer lateral must be submitted to the District office for review.
20. A conforming property line clean out (PLCO) is required within 5 feet of the property line. The clean out box shall be accessible for maintenance purposes and plainly visible to the eye. The PLCO must be a minimum 4-inch PVC C900

DR 18 and include conforming ARC couplings, screw cap assembly, root control fabric at all joints, and tracer wire brought up to the riser with 2 feet coiled inside the box. The PLCO shall be the same diameter as the sewer lateral it services. Unless otherwise approved the District Manager, the clean out shall be located within the property to be served. Refer to WBSD Detail No. 7 and 13.

21. If replacement of the sewer lateral is required by the District's Inspector, the new sewer lateral shall conform to District Specifications from the PLCO to the main sewer. It shall be minimum 4-inch PVC C900 DR 18 with a minimum 2% slope from the PLCO to the main, and include conforming ARC couplings, coated No.8 gauge solid copper tracer wire, root control fabric at all joints, 3/4-inch non-recycled drain rock bedding 4 inches below the pipe to 112 inches above the pipe with metallic marking tape labeled "sanitary sewer" on top of drain rock, and non-recycled structural backfill that conforms to the WBSD Detail No. 8 and the authority having jurisdiction. Refer to WBSD Detail No. 6, 7, 8, 13, 22, and 23.
22. The new ADU may have its own independent sewer lateral and connection to the main, however the new lateral and PLCO shall conform to District Specifications as detailed above. This will require a Class 1 Sewer Permit in addition to an I/I fee of \$1,275.00 (Inflow/Infiltration) for the parcel's second connection.
23. If gravity cannot be obtained anywhere on the property, then a private ejector pump may be used. Please note that a grinder type pump is not allowed.
24. The District's Wye Connection Policy shall be adhered to regarding the connection at the main. If your crew discovers the existing main connection point to be in poor condition, please call the District's office immediately, and the District's Inspector will assess the connection. The District's construction crew will provide the new main wye if needed. The contractor will be responsible for excavation of the area (3 feet by 5 feet) by the depth of the pipe, with all appropriate shoring, steel plates, etc. Please call the District's office to schedule a wye connection installation.
25. At this time, connection fees due are as follows:
 - a. ADU: \$8,075.95 (19 Total Fixture Units per District Code of General Regulations Article IX Section 901 (03)).
26. No pool drains, roof gutters, surface drainage, or groundwater sump pumps are allowed to connect to the sanitary sewer. The contractor shall ensure all storm drainage away from sanitary sewer clean outs.

27. The lateral from the building to the PLCO shall meet the requirements of the County's Building Department.
28. The District reserves the right to provide additional comments in response to subsequent submittals.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



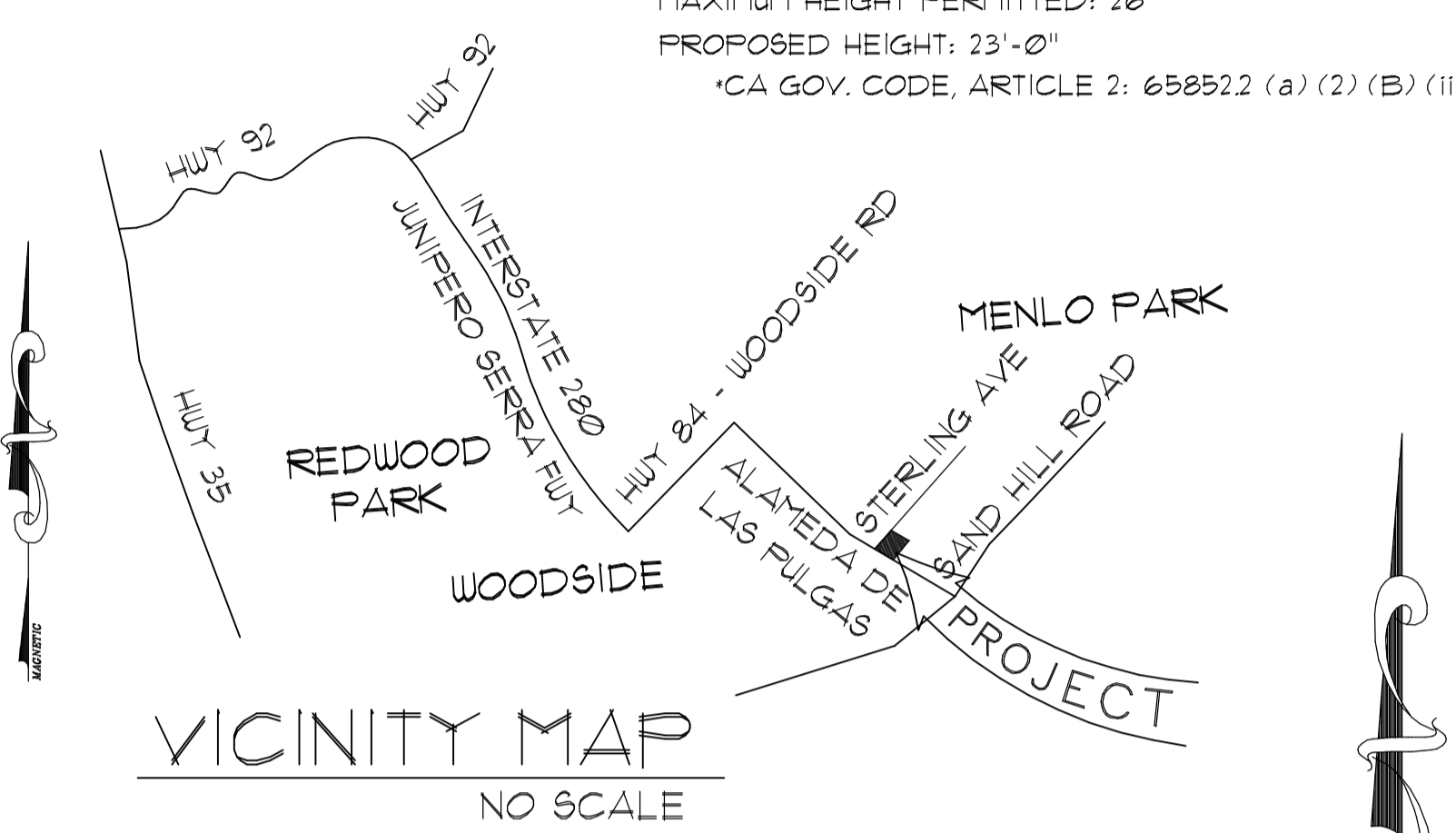
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

PROJECT INFORMATION

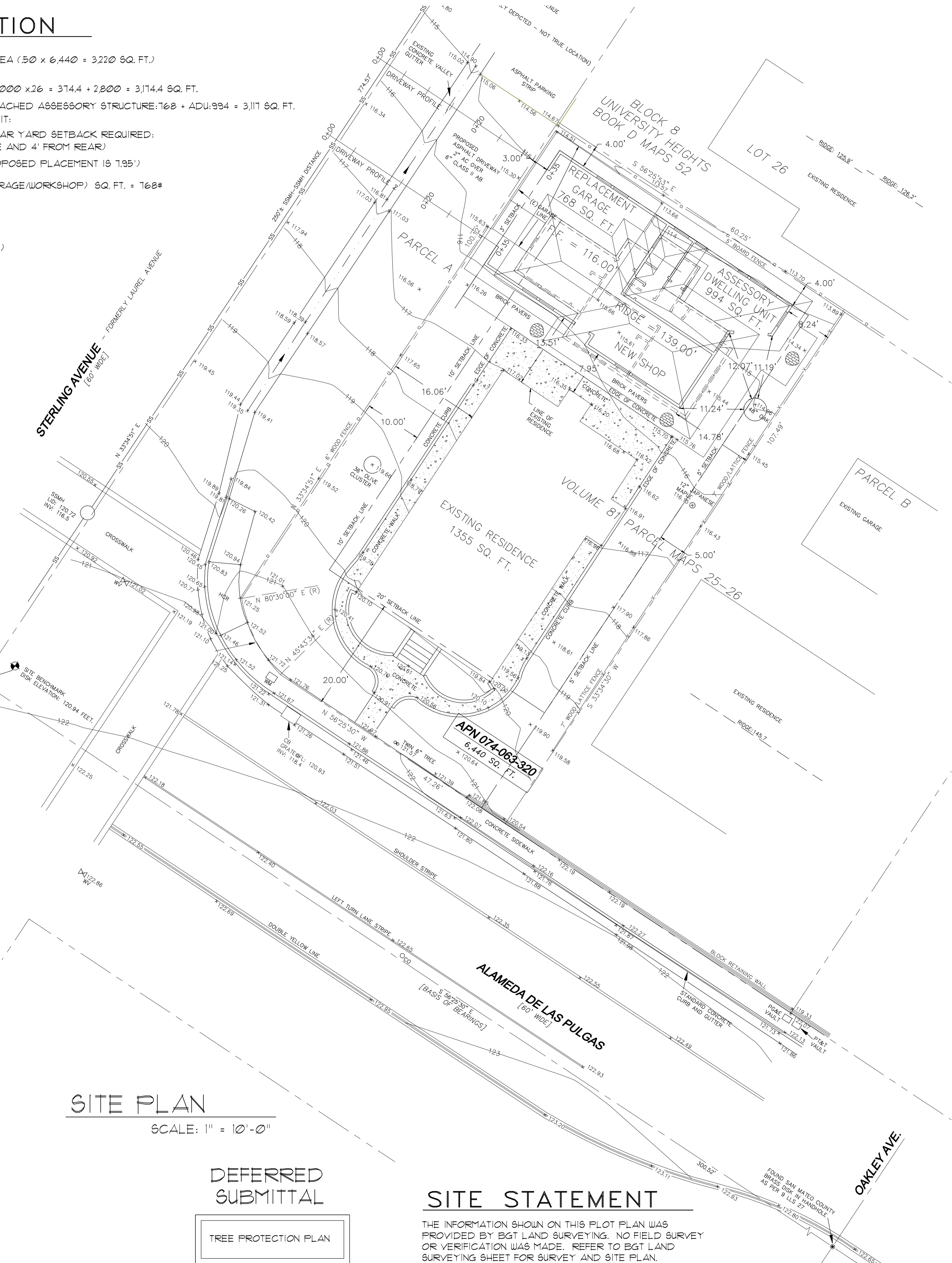
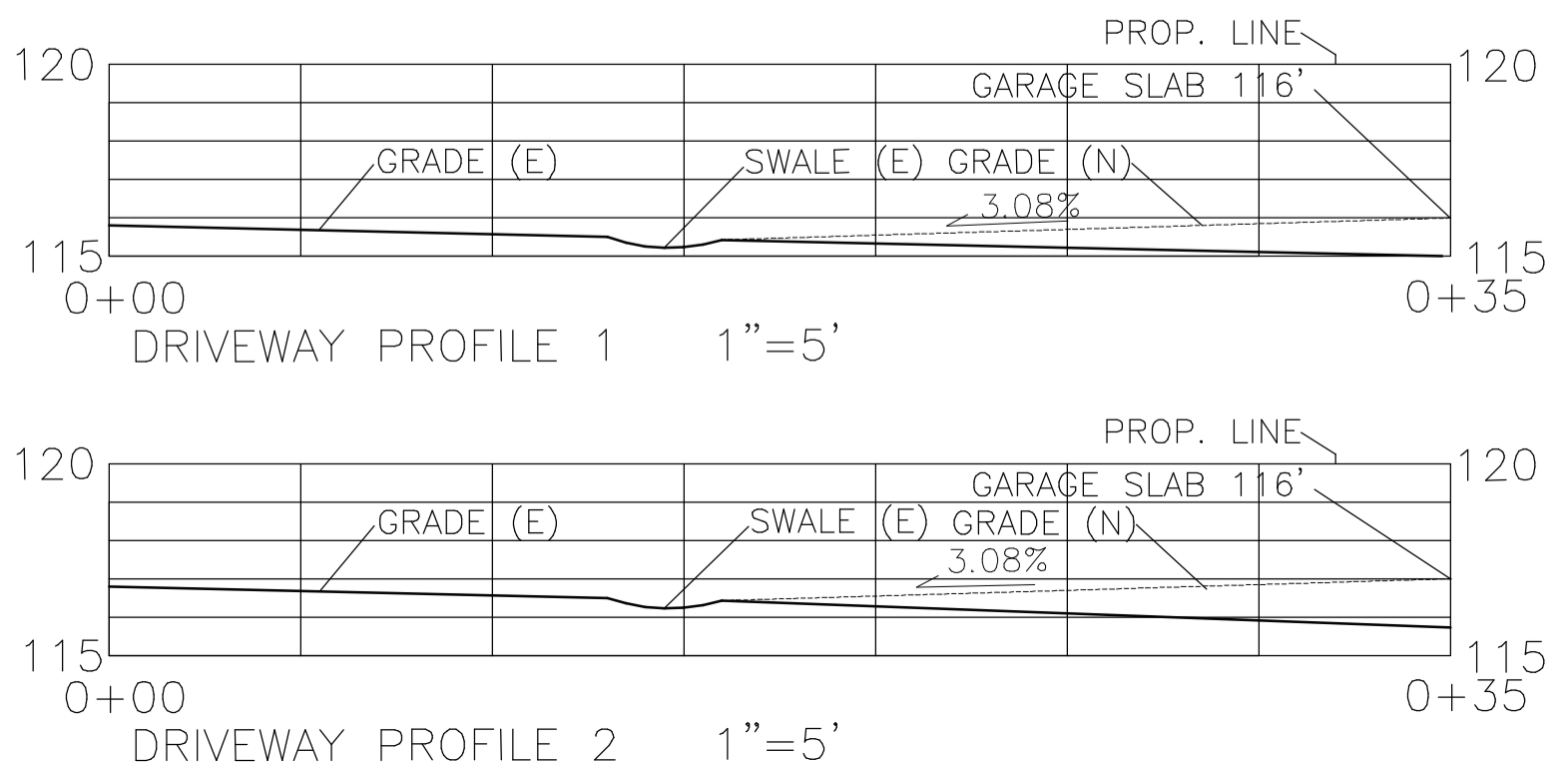
LOT AREA: 6,440 SQ. FT.
 MAXIMUM LOT COVERAGE ALLOWED: 50% OF LOT AREA (50 x 6,440 = 3,220 SQ. FT.)
 PROPOSED LOT COVERAGE: 2466 SQ. FT.
 MAXIMUM BUILDING FLOOR AREA ALLOWED: 6,440-5,000 x.26 = 3,144 + 2,800 = 3,144 SQ. FT.
 PROPOSED FLOOR AREA: (E) RESIDENCE: 1355 + DETACHED ACCESSORY STRUCTURE: 768 + ADU: 934 = 3,111 SQ. FT.
 SETBACKS REQUIRED FOR ACCESSORY DWELLING UNIT:
 5' SIDE YARD SETBACK REQUIRED AND 10' REAR YARD SETBACK REQUIRED:
 (PROPOSED PLACEMENT IS 8.24' FROM SIDE AND 4' FROM REAR)
 5' SETBACK REQUIRED FROM (E) HOUSE: (PROPOSED PLACEMENT IS 1.95')

PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE/WORKSHOP) SQ. FT. = 768#
 PROPOSED ACCESSORY DWELLING UNIT = 934#
 MAXIMUM HEIGHT PERMITTED: 26'
 PROPOSED HEIGHT: 23'-0"
 *CA GOV. CODE, ARTICLE 2: 658522 (a) (2) (B) (ii)



NOTES

- NEW RESIDENTIAL BUILDINGS SHALL HAVE ADDRESS NUMBERS THAT ARE INTERNALLY OR EXTERNALLY ILLUMINATED. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 0.5 INCH. THE ADDRESS DESIGNATION SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. THE SIGNAGE WILL CONSIST OF A 6 INCH BY 18 INCH REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS SIMILAR TO HY-KO 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
- THE RESIDENCE AND GARAGE SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- A FUELBREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT, NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- NEW POWER AND TELEPHONE UTILITY LINE FROM THE STREET OR NEAREST EXISTING UTILITY POLE TO THE MAIN DWELLING AND/OR ANY OTHER STRUCTURE ON THE PROPERTY SHALL BE PLACED UNDERGROUND.



SITE PLAN

SCALE: 1" = 10'-0"

DEFERRED SUBMITTAL

TREE PROTECTION PLAN

SITE STATEMENT

THE INFORMATION SHOWN ON THIS PLOT PLAN WAS PROVIDED BY BGT LAND SURVEYING. NO FIELD SURVEY OR VERIFICATION WAS MADE. REFER TO BGT LAND SURVEYING SHEET FOR SURVEY AND SITE PLAN.

GENERAL INFORMATION

OWNER: KAREN KABALUK & CHARLES HASKING
 3401 ALAMEDA DE LAS PULGAS
 MENLO PARK, CA 94025
 SITE ADDRESS: 3401 ALAMEDA DE LAS PULGAS
 MENLO PARK, CA 94025
 PHONE: (650) 796-5513
 PROJECT: NEW DETACHED ACCESSORY STRUCTURE (GARAGE/WORKSHOP) AND ACCESSORY DWELLING UNIT

BUILDING INFORMATION

| | |
|----------------------|--|
| OCCUPANCY CODE | R-3 / U |
| FLOOR AREA (2 STORY) | NEW ACCESSORY DWELLING UNIT: FIRST FLOOR AREA: 343# SECOND FLOOR AREA: 651# TOTAL NEW LIVING AREA: 994# |
| | NEW DETACHED ACCESSORY STRUCTURE: 768# (GARAGE/WORKSHOP) EXISTING GARAGE AREA: - 452# 316# TOTAL NEW FLOOR AREA: 1310# |
| BUILDING TYPE | V-B |
| DESIGN LOADS: | ROOF 20 psf LIVE FLOOR 40 psf LIVE |

SITE INFORMATION

| | |
|-----------------------|---------------------|
| JURISDICTION | COUNTY OF SAN MATEO |
| ASSESSOR'S PARCEL NO. | 074-063-320 |
| SITE AREA | 6,440 SQ. FT. |
| ZONE | R-16-12 |
| WATER | PUBLIC |
| SEWAGE DISPOSAL | PUBLIC |

ENERGY STATEMENT

THE BUILDING SHOWN ON THESE PLANS SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF TITLE 24 PART 2, CHAPTER 2-53, OF THE CALIFORNIA ADMINISTRATION CODE. CALCULATIONS WILL BE PROVIDED ON APPROVAL.

OWNER & BUILDER'S NOTE

THESE PLANS WERE PREPARED BY SUE TAYLOR, DESIGNER, FOR THE EXCLUSIVE USE OF HER CLIENT AT THE SPECIFIC SITE SHOWN. NO OTHER USE OR DUPLICATION OF THESE PLANS IS PERMITTED WITHOUT HER PERMISSION. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY ENGINEER FOR NON-CONVENTIONAL STRUCTURAL FEATURES AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES, AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. IF CONFLICTING INFORMATION IS SHOWN, THE MORE STRINGENT SHALL GOVERN. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF EXISTING CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES (INCLUDING SHORING) OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION. LIABILITY TO THE DESIGNER SHALL BE LIMITED TO THE DESIGN FEE.

SHEET INDEX

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| 2) | BEST MANAGEMENT PLAN | C-13 |
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| 4) | FLOOR PLANS | A1-11 |
| 5) | ELEVATIONS | A1-21 |



P.O. BOX 961
 CAMINO, CA 95709
 (530) 391-2190
 suetaylor@comcast.net

GARAGE REPLACEMENT/ADDITION & NEW ADU
 COVER SHEET
 SITE PLAN

KAREN KABALUK & CHARLES HASKING
 3401 ALAMEDA DE LAS PULGAS
 MENLO PARK, CA 94025

| REVISION | DATE | DESCRIPTION |
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Sue Taylor

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| DATE: | MAY 11, 2020 |
| DESIGNED BY: | SRT |
| DRAWN BY: | SRT |
| CHECKED BY: | SRT |
| FILE: | PROJECTS/2019/009/003C11 |
| PROJECT #: | 19009 |
| PAGE: | 1 OF 5 |

SHEET NO.
 C-1.1



SAN MATEO COUNTYWIDE

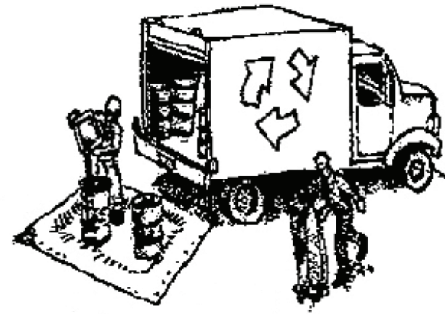
Water Pollution Prevention Program

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

- Berm 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.
- Use (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



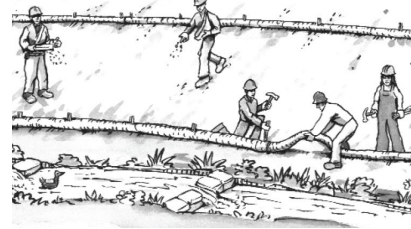
Maintenance and Parking

- 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

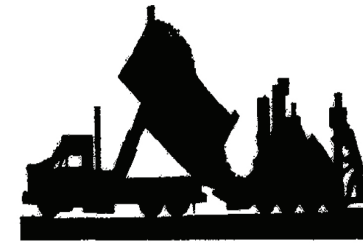


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant 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

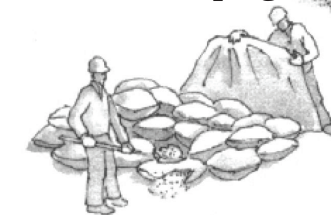
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



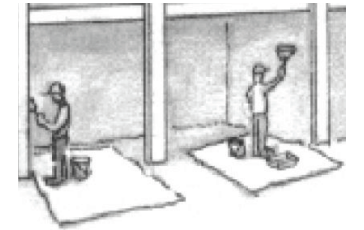
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

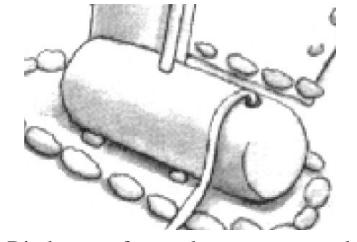
Painting & Paint Removal



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.
- Divert 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!

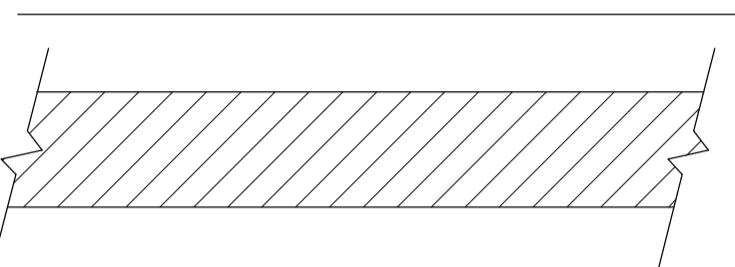
GENERAL NOTES

REFERENCE THE ELECTRICAL PLAN FOR LOCATION AND SPECIFICATIONS OF SMOKE DETECTORS AND OTHER ELECTRICAL REQUIREMENTS.

ATTIC ACCESS SHALL BE:

- REQUIRED IN A BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WITH A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQ. FT. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
- NOT LESS THAN 22" x 30" AT THE ROUGH-FRAMED OPENING.
- LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, WHERE LOCATED IN A WALL, THE ROUGH OPENING SHALL BE NOT LESS THAN 22" WIDE BY 30" HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS PER 2019 R302.1.

WALL SCHEDULE



-EXTERIOR WALLS AND WALL SEPARATING THE HOUSE AND GARAGE TO BE 2x6

THE GARAGE AND/OR CARPORT SHALL BE SEPARATED BY NOT LESS THAN 3/8" INCH TYPE X GYPSUM BOARD, AND ALL WALLS SUPPORTING THE CEILING TO BE MINIMUM 1/2" INCH GYPSUM BOARD. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5.

TILE FLOORS REQUIRE THINSET, 1/4" HARDIEBACKER CEMENT BOARD AND A MAXIMUM WEIGHT OF CERAMIC TILE OF 4.1 psf.

TABLE R302.6

| SEPARATION | MATERIAL |
|--|--|
| FROM THE RESIDENCE AND ATTICS | NOT LESS THAN 1/2" INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. |
| FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT | NOT LESS THAN 3/8" INCH TYPE X GYPSUM BOARD OR EQUIVALENT. |
| STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION. | NOT LESS THAN 1/2" INCH GYPSUM BOARD OR EQUIVALENT. |
| GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT. | NOT LESS THAN 1/2" INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA. |

DOOR SCHEDULE

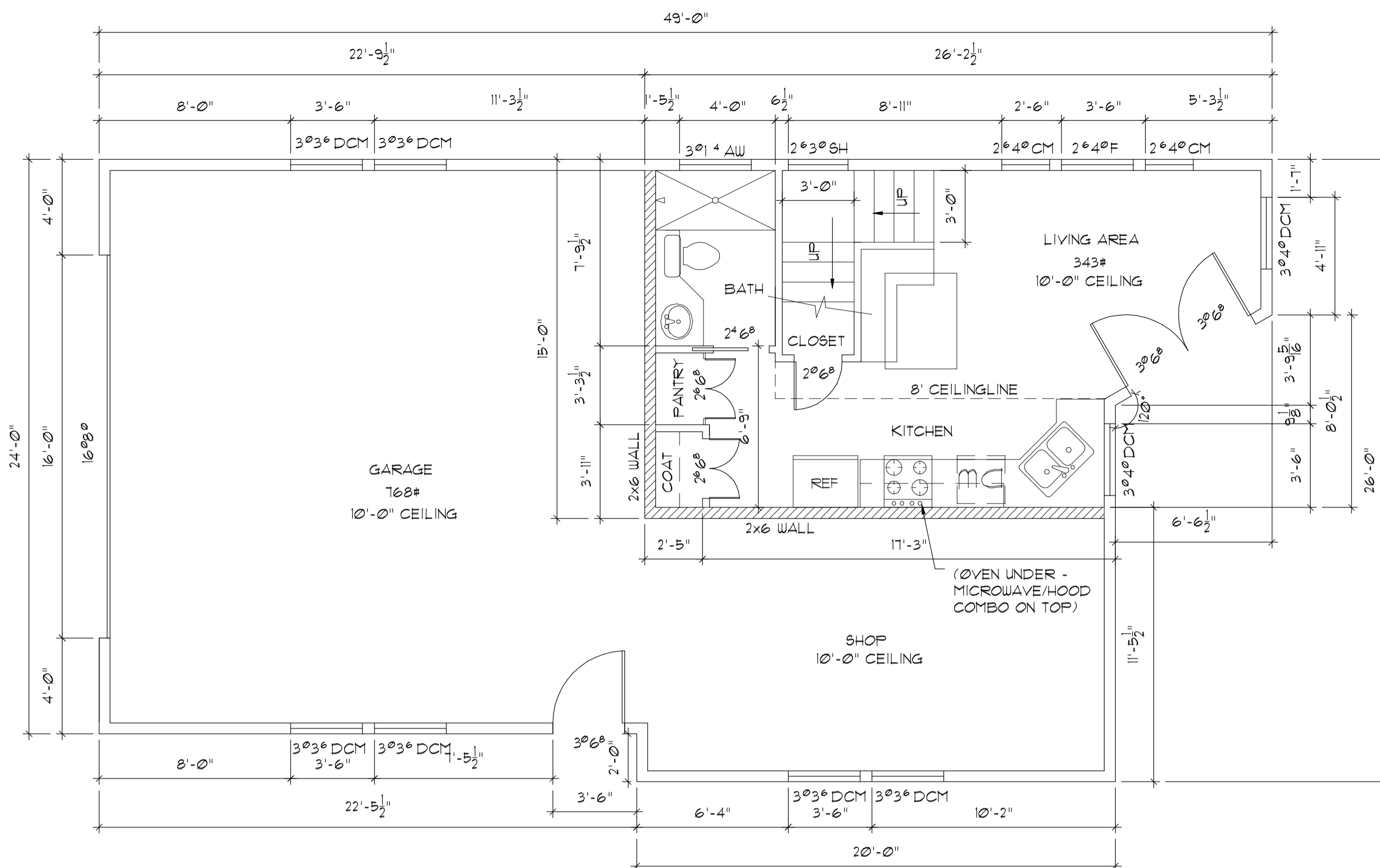
- SOLID WOOD DOORS NOT LESS THAN 1-3/8" INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING DEVICE. SEE GENERAL NOTES FOR EXCEPTION.
- 36" EXTERIOR EXIT DOOR - NET CLEAR DOOR WAY SHALL BE 32". DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOOR SHALL SWING TO THE FULL OPEN POSITION WHEN AN OPENING FORCE NOT EXCEEDING 30 lbs. IS APPLIED TO THE LATCH SIDE. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.80. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
 - SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK
 - RAISED PANELS SHALL NOT BE LESS THAN 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK
 - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
 - SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-1.
 GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.
- INTERIOR DOORS - HOLLOW CORE.
- SECTIONAL HIGH LIFT OVERHEAD DOOR.

EXTERIOR DOORS AND DOORS LEADING TO GARAGE SHALL HAVE SINGLE CYLINDER DEAD BOLT IN ADDITION TO DOOR LATCHES.

GLASS SLIDING DOORS SHALL BE SUPPLEMENTED WITH AN AUXILIARY DOOR LOCK OR PASS STRESS TEST.

LANDING

PROVIDE A MIN. 36" DEEP LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. EACH LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD, EXCEPT ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. ALL OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH LANDING NOT MORE THAN 1/4" BELOW THE TOP OF THE THRESHOLD.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

| | |
|-----|-----------------|
| DH | DOUBLE HUNG |
| SH | SINGLE HUNG |
| SL | SLIDER |
| CM | SINGLE CASEMENT |
| DCM | DOUBLE CASEMENT |
| DCM | DOUBLE CASEMENT |
| AUN | AUNING |
| TR | TRANSOM |
| F | FIXED |
| Ⓣ | TEMPERED |

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT., 5.0 SQ. FT. ALLOWED AT GRADE. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENINGS SHALL BE NOT LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

RESCUE WINDOWS IN BEDROOMS ARE LABELED AS EGRESS, CONTRACTOR / OWNER TO VERIFY THAT THEY MEET ALL REQUIREMENTS.

GLAZING IN DOORS: ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE TEMPERED PER R308.4.1. GLAZING ADJACENT TO DOORS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR OR WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR SHALL BE TEMPERED GLAZING PER 2019 CRC R308.4.2.

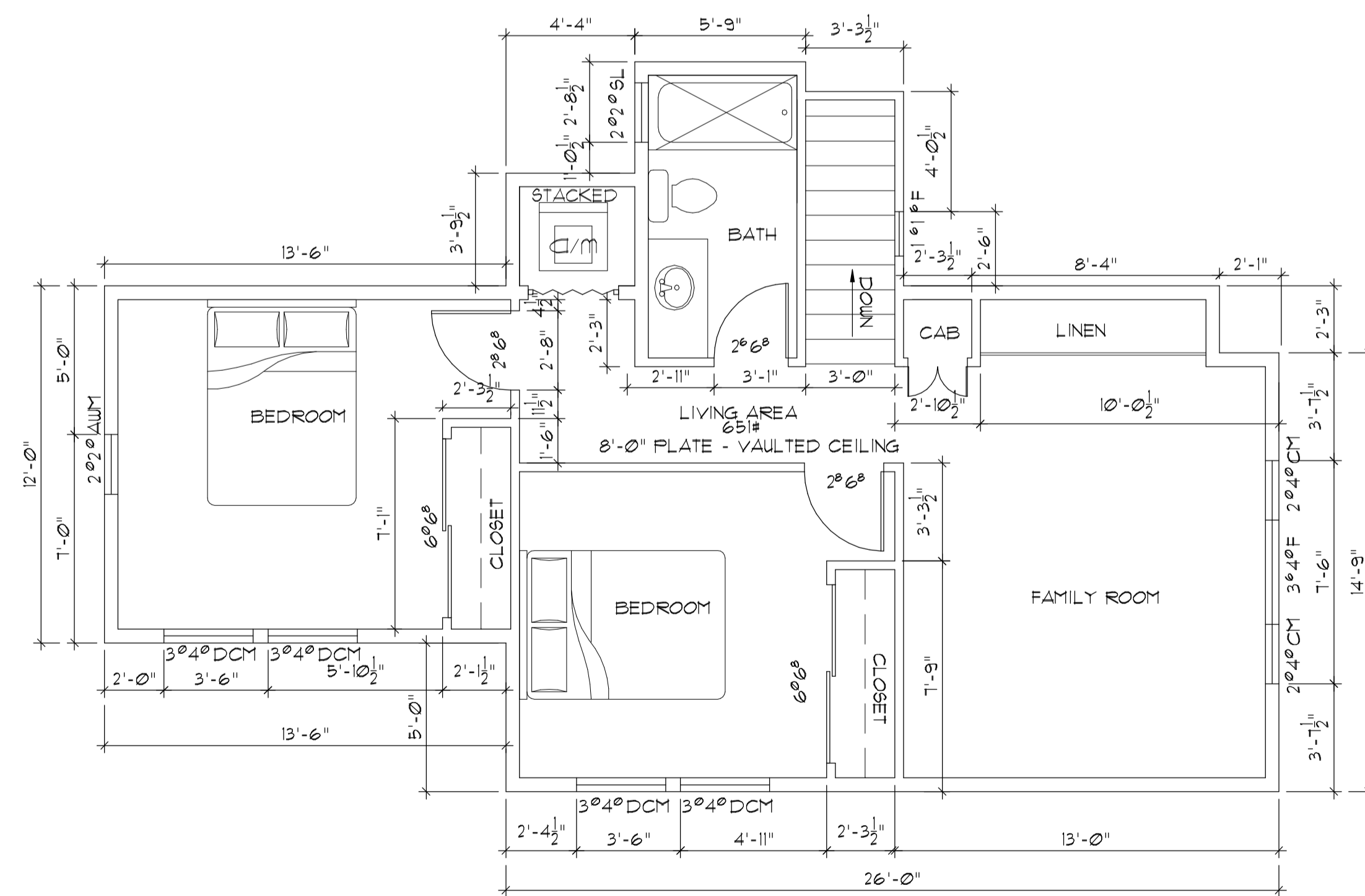
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC 301.2.

PER CBC 308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT. AND
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOORS AND
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR AND
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

STAIR RAILING AND GUARDRAIL NOTES:

- STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAXIMUM OF 3 1/2" INTO THE REQUIRED WIDTH.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD, PER R302.1 OF 2019 CRC.
- TREADS SHALL HAVE A MINIMUM LENGTH OF 10".
- RISERS SHALL BE A MAXIMUM OF 1 1/4".
- A NOSING NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
- TOLERANCE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL BE 0.375"
- STAIRWAYS SHALL HAVE A MINIMUM OF 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
- STAIRWAYS HAVING LESS THAN 4 RISERS DO NOT REQUIRE A HAND RAIL.
- GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
- GUARDRAILS SHALL BE AT NOT LESS THAN 42" IN HEIGHT, PER CRC R312.12
- GUARDS ON THE OPEN SIDES OF STAIRS OR SERVES AS A HANDRAIL, THE TOP OF THE GUARD SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NO MORE THAN 38"
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. (R312.13)
- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER. (R312.3 exception #1)
- TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01". TYPE 2 HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL HAVE A GRASP ABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4" AND NOT MORE THAN 2 1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01". R311.12.5



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

| | |
|------------------------------|------|
| NEW ACCESSORY DWELLING UNIT: | |
| FIRST FLOOR AREA | 343# |
| SECOND FLOOR AREA | 651# |
| TOTAL NEW LIVING AREA: | 994# |

| | | |
|-----------------------------------|--------|-------|
| NEW DETACHED ACCESSORY STRUCTURE: | 768# | |
| (GARAGE/WORKSHOP): | | |
| EXISTING GARAGE AREA: | - 452# | 316# |
| TOTAL NEW FLOOR AREA: | | 1310# |

SUE TAYLOR DESIGN



SUE TAYLOR BUILDING DESIGNER

P.O. BOX 961
CAMINO, CA 95109
(530) 391-2190

suetaylor@comcast.net

GARAGE REPLACEMENT/ADDITON & NEW ADU FLOOR PLANS

KAREN KABLAUK & CHARLES HASKINS
340T ALAMEDA DE LAS FULGAS
MENLO PARK, CA 94025

| REVISION | DATE | DESCRIPTION |
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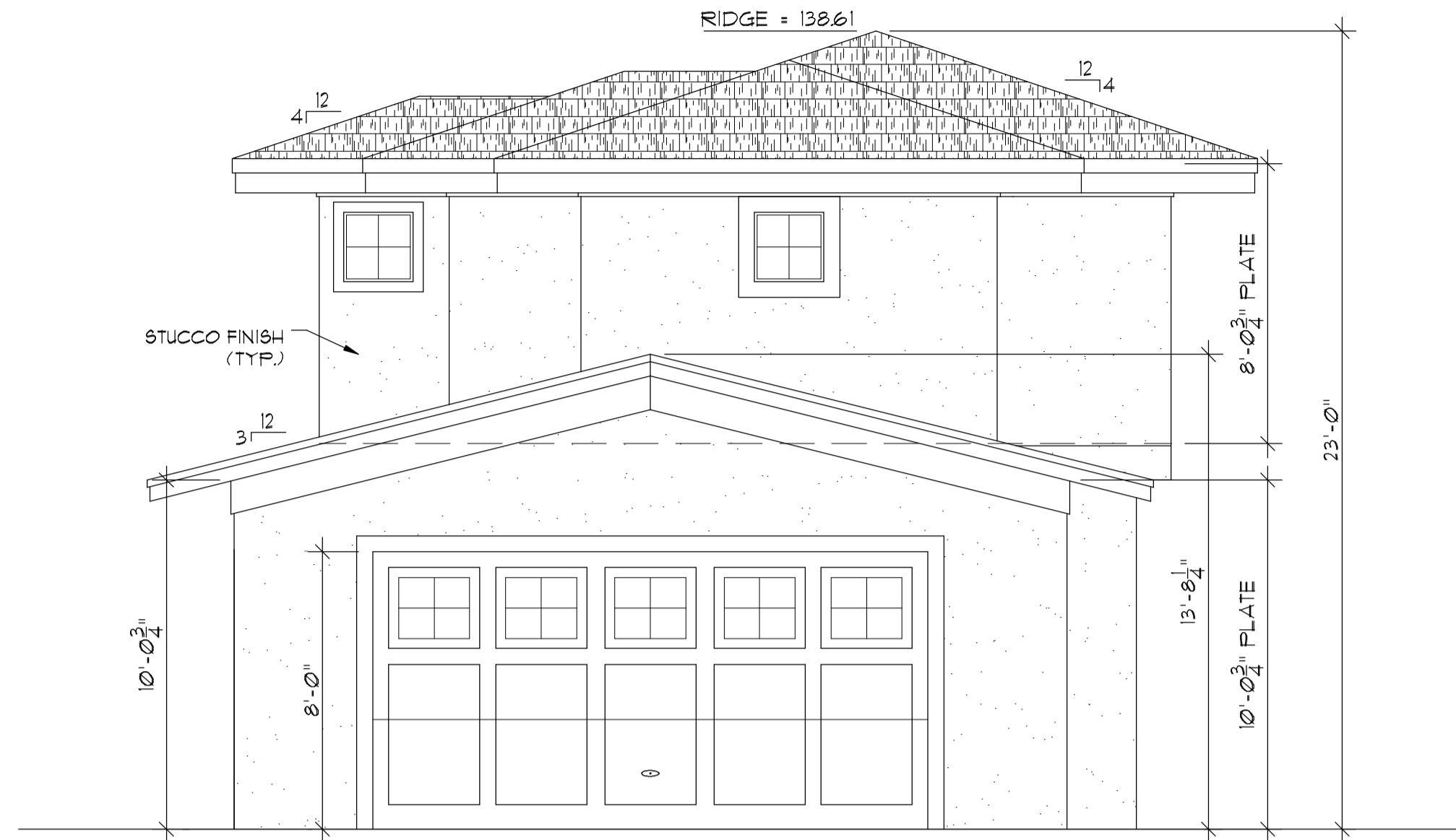
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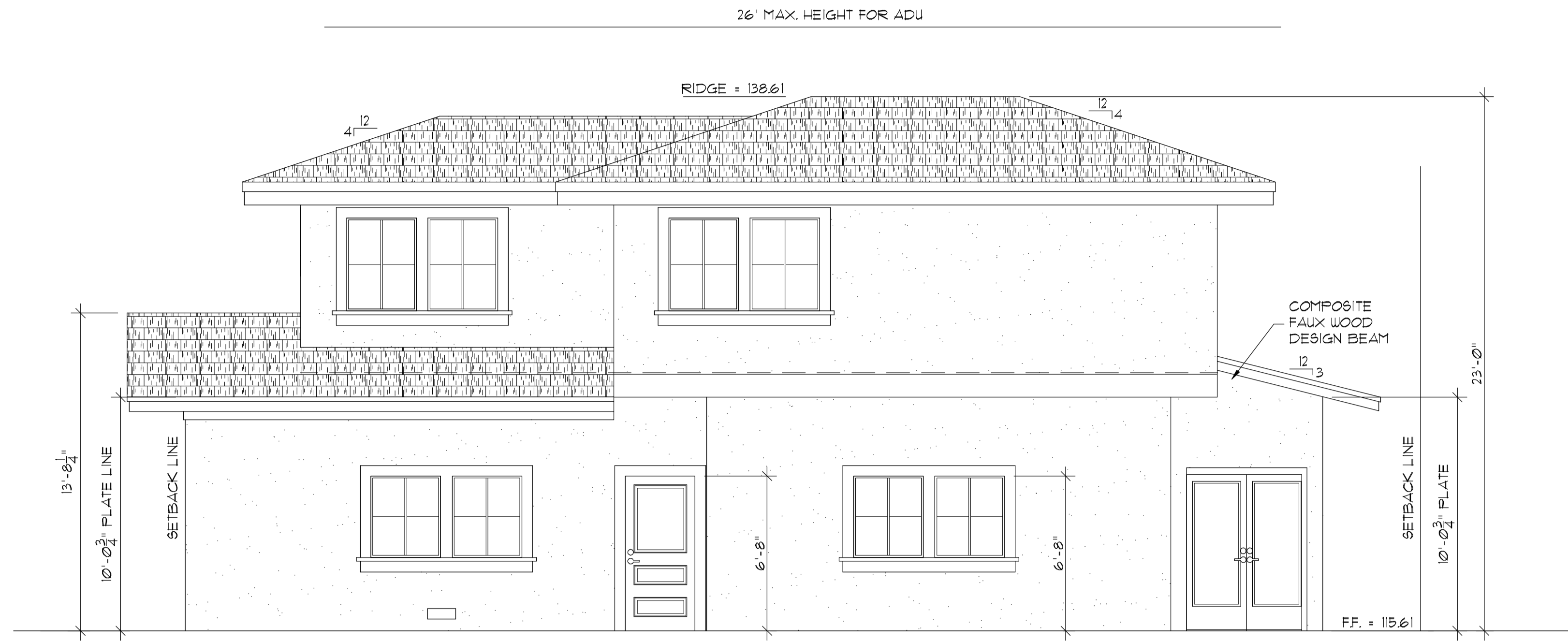
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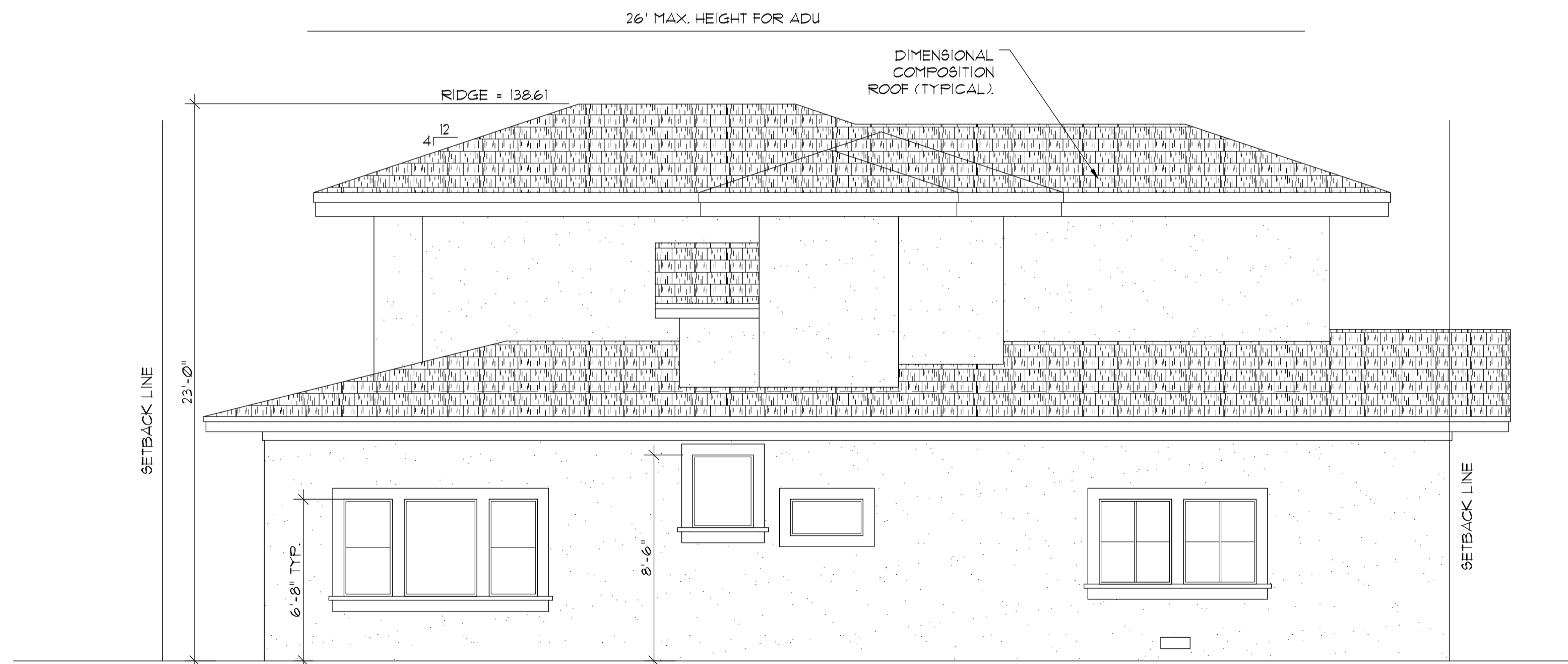
WEST ELEVATION

SCALE: 1/4" = 1'-0"



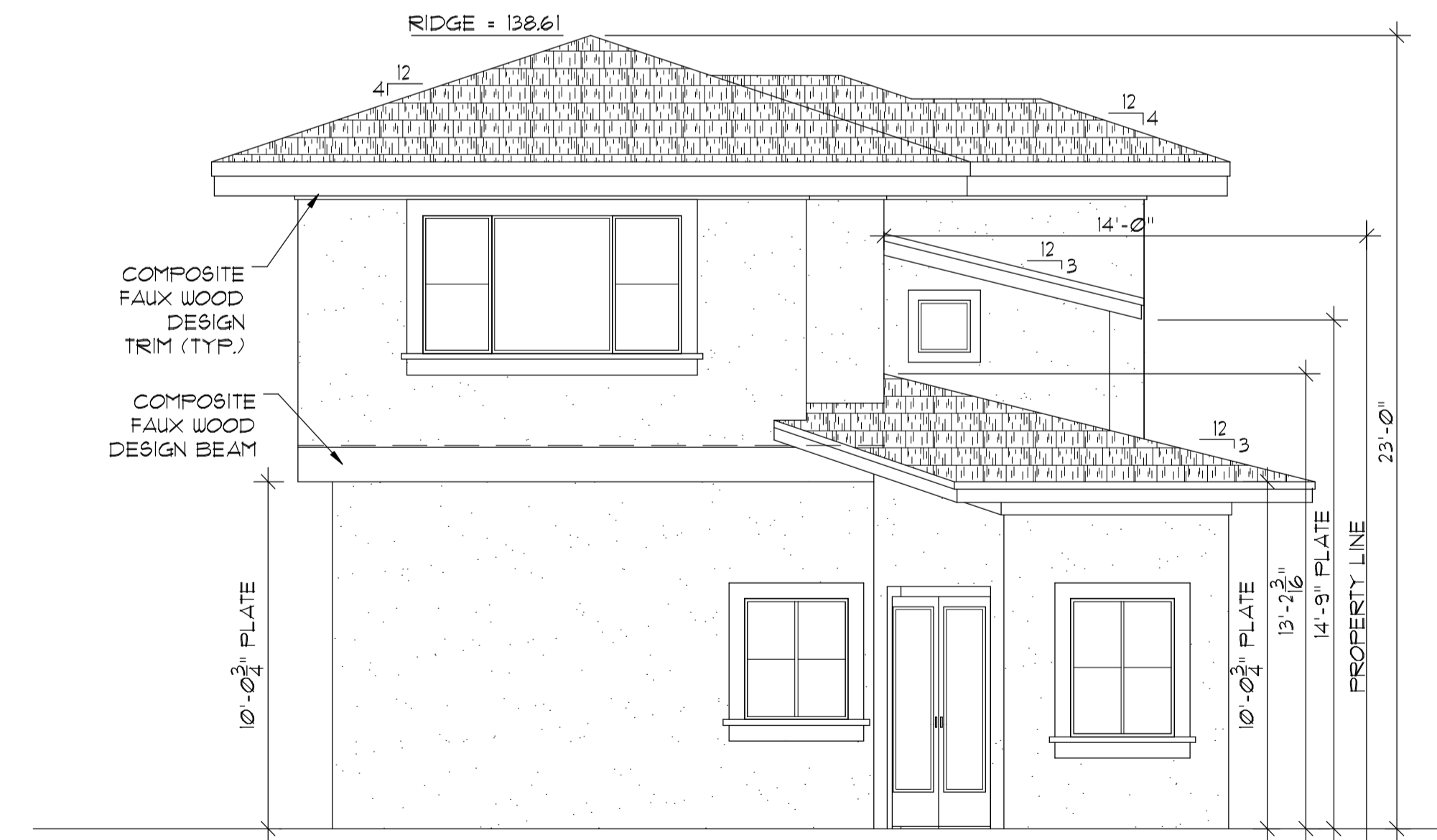
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



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SHEET NO. A1-2.1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

CHAPTER 22.5. SECOND UNITS

SECTION 6425. PURPOSE. Second units are a residential use that provide an important source of housing. The purpose of this Chapter is to:

1. Increase the supply and diversity of the County's housing stock, in particular the number of smaller and more affordable units, by allowing second units to be built on existing residential properties, while preserving the neighborhood character.
2. Increase the housing stock of existing neighborhoods in a manner that has less impact on the environment than development of housing in undeveloped areas.
3. Allow more efficient use of existing residential areas and supporting infrastructure.
4. Provide a means for residents to remain in their homes and neighborhoods.
5. Provide opportunities for homeowners to earn supplemental income from renting a second unit.
6. Establish standards for second units to ensure that they are safe, habitable, and compatible with existing development.

SECTION 6426. DEFINITIONS.

1. **Primary Residence.** A "primary residence" is the main residence located or proposed to be located on the parcel on which a second unit is located or proposed to be located.
2. **Second Unit.** A "second unit" is a dwelling unit located or proposed to be located on a lot which contains, or will contain, a primary residence. Second units may be detached from or attached to the primary residence on the property. Second units may also be (1) efficiency units, as defined in Section 17958.1 of the California Health & Safety Code, or (2) manufactured homes, as defined in Section 18007 of the California Health & Safety Code. Second units are "accessory dwelling units" as that term is used in Government Code Section 65852.2. Second units are not "accessory buildings" as defined in Section 6102.19. Any secondary structure that provides independent facilities for living, sleeping, eating, cooking, and sanitation may be considered a second unit, at the discretion of the Community Development Director, unless an applicant can provide compelling evidence to the contrary to the satisfaction of the Community Development Director.
3. **Detached Second Unit.** A "detached second unit" is a unit that is an independent structure, entirely separated from the structure of the primary residence.
4. **Attached Second Unit.** An "attached second unit" is a unit that is built as an addition to, extension of, or within the primary residence.

5. Floor Area. For purposes of this Chapter, the “floor area” of a second unit is the area of each floor level included within the walls enclosing each dwelling unit. The floor area shall be measured from the outside face of the walls enclosing each dwelling unit including all closet space and storage areas contained within the unit, including habitable basements and attics, but not including unenclosed porches, balconies, or any enclosed garages or carports.

SECTION 6427. LOCATIONS PERMITTED.

1. Second units shall be allowed in the R-1, R-2, R-E, RH, RM and TPZ Districts outside the Coastal Zone and in the R-1 District within the Coastal Zone.
2. Second units shall be allowed in R-3 Districts outside the Coastal Zone subject to the following conditions:
 - a. The R-3 zoned parcel on which the second unit is proposed is vacant, or contains no more than a single existing primary residence or duplex; and
 - b. The regulations of the associated zoning combining district preclude development of three or more residential units on the parcel, not including a second unit.
3. Per Section 3.22 of the County’s Local Coastal Program, second units are not allowed on non-conforming R-1 parcels of less than 5,000 square feet within the Coastal Zone.

SECTION 6428. APPROVAL. Second units meeting all of the requirements of Section 6429 shall be approved ministerially, without public notice, public hearing, or discretionary review.

Second units not meeting the standards set forth in Section 6429 will be considered a conditionally permitted use within the districts specified in Section 6427 and may be permitted by a conditional use permit pursuant to a public hearing before the Zoning Hearing Officer, as described in Section 6431.

SECTION 6429. DEVELOPMENT STANDARDS FOR NEW SECOND UNITS. New second units shall be subject to the same requirements as any dwelling unit located on the same parcel in the same district, including but not limited to the requirements of Chapters 20 and 22 of the Zoning Regulations, with the following exceptions:

1. Minimum Lot Area. Second units shall be exempt from the minimum lot area per dwelling unit provisions in the applicable district.

2. Maximum Density of Development. Second units shall be exempt from any and all provisions limiting the maximum density of development in the applicable district.
3. Setbacks. Notwithstanding the required setbacks in the applicable district, minimum setbacks for second units shall be:
 - a. Front Setbacks. Front Setbacks. With the exception of second units created within an existing garage, which shall remain governed by the provisions of 6429.3(e) regardless of location, for all other second units regardless of height, the second unit may be located no closer to the front property line of the subject parcel than the lesser of:
 - (1) The setback required by the relevant zoning district, or
 - (2) The distance from the front property line of the primary residence located or proposed to be located on that parcel.

In cases where an existing primary residence may be closer to the front property line than the front setback normally required in the same district, the second unit shall also be allowed to be located as close to the front property line as the primary residence.
 - b. Detached second units of sixteen (16) feet or less in height:
Side Setback: Five (5) Feet
Rear Setback: Five (5) Feet
 - c. Detached second units greater than sixteen (16) feet in height:
Side Setback: Five (5) Feet
Rear Setback: Ten (10) Feet
 - d. Setbacks between attached second units and property lines. Attached second units shall be subject to the same setback requirements as a primary residence in the same district, except as described in 6429.17, below.
 - e. Second Units Constructed Entirely Within an Existing Attached or Detached Garage. Second units constructed entirely within an existing garage shall not be subject to setback requirements. For purposes of this Section, this shall include second units constructed within the building envelope of a garage partially or fully demolished or converted in order to create a second unit.
 - f. Second Units Constructed Above an Existing Attached or Detached Garage. Second units constructed above an existing garage, regardless of height, shall be subject to the setbacks in 6429.3(b).

- g. Setbacks Between Detached Second Units and Property Lines. The setbacks required between a detached second unit and any property lines shall be as specified in this Chapter. If different setbacks to property lines are required by any other section of the Zoning Regulations, those requirements shall be disregarded, and the standards of this Chapter shall govern.
 - h. Distance Between Detached Second Units and Other Residential Structures. The distance required between a detached second unit and any other residential structure on the same parcel must be a minimum of five (5) feet, measured from foundation to foundation. If a separation distance greater than five (5) feet is required by any other section of the Zoning Regulations, it shall be disregarded, and the standards of this Chapter shall govern.
4. Floor Area. Notwithstanding any floor area standards applicable to second units in the applicable district, the following floor area standards shall apply:
- a. Floor Area of Detached Second Units. The floor area of a detached second unit shall not exceed seven hundred fifty (750) square feet or thirty-five percent (35%) of the floor area of the existing or proposed primary residence, whichever is larger, up to a maximum of one thousand five hundred (1,500) square feet. The floor area of the primary residence shall be calculated in the manner described in the relevant base or overlay district Zoning Regulations.

The floor area of a detached second unit shall count against the total floor area allowed on a parcel, such that the total floor area of the second unit in combination with the square footage of the primary residence and other structures on or proposed to be on the parcel shall not exceed the maximum floor area allowed within the zoning district.

- b. Floor Area of Attached Second Units. The floor area of an attached second unit shall not exceed seven hundred fifty (750) square feet or fifty percent (50%) of the floor area of the existing or proposed primary residence, whichever is larger, up to a maximum of one thousand five hundred (1,500) square feet. The floor area of the primary residence shall be calculated in the manner described in the relevant base or overlay district Zoning Regulations.

With the exception of second units built entirely within an existing structure, as described in 6429.4(c), below, the floor area of an attached second unit shall count against the total floor area allowed on a parcel, such that the total floor area of the second unit in combination with the square footage of the primary residence and other structures on or proposed to be on the

parcel shall not exceed the maximum floor area allowed within the zoning district.

- c. Floor Area of Internal Second Units. Second units built entirely within an existing primary residence or accessory structure, including existing garages, shall not count as additional floor area for purposes of calculating the total floor area allowed on a parcel, regardless of the limitations of the base or overlay zoning district.

5. Lot Coverage. Second units shall count against the allowed lot coverage on a parcel.

However, should the base or overlay Zoning Regulations applicable to the parcel establish lot coverage limitations that vary based on the characteristics of existing or proposed development or the characteristics of the parcel, the second unit, independently or in combination with the square footage of the primary residence and other structures on or proposed to be on the parcel, shall be subject only to the least restrictive lot coverage limitation in the applicable district.

The least restrictive lot coverage calculation shall apply to the second unit regardless of the characteristics of the second unit, the subject parcel, and/or the primary residence which might otherwise trigger more restrictive lot coverage standards.

This limitation applies only to the second unit, and does not provide an exemption or relaxation of any standards applying to the primary residence or any other structures. Any subsequent proposed conversion of the second unit to any other type of development shall also remain subject to the lot coverage standards that would normally apply in the relevant zoning district.

6. Height. The maximum height of the second unit shall be twenty-six (26) feet. Building height shall be measured as the vertical distance from any point on the lower of (a) finished grade, or (b) natural grade, to the topmost point of the building immediately above. Chimneys, pipes, mechanical equipment, antennae, and other similar structures may extend up to eight (8) feet beyond the building height, as required for safety or efficient operation. Second units built entirely within an existing building shall be subject to the greater of the height limit applicable to that building in the relevant district, or the maximum height of the existing primary residence, measured in the manner described in the Zoning Regulations of the relevant district.
7. Daylight Plane. Neither second units built above an existing detached or attached garage or accessory structure, nor detached second units taller than sixteen (16) feet in height, shall be subject to daylight plane requirements.

8. Balconies and Decks. Second units that do not meet the setback requirements that would apply to a primary residence in the same district shall have no rooftop decks, and no portion of any balcony or deck shall be located above ten (10) feet in height, measured in the same manner as height in Section 6429.6 except on the side of the second unit facing the primary residence. Second units that meet the setback requirements that would apply to a primary residence in the same district may have rooftop decks and balconies to the extent otherwise allowed in the relevant district.
9. Windows. Second units that do not meet the setback requirements that would apply to a primary residence in the same district shall have no windows located above or extending above ten (10) feet on the second unit except on (1) the side(s) of the second unit facing the primary residence, and (2) the side(s) of the second unit that comply with the normal setback requirements of the district. On the sides of the second unit that do not meet the normal setback requirements of the district, clerestory windows located above ten (10) feet on the second unit shall be allowed, if they have a lower sill height of no less than seven (7) feet from the nearest interior floor of the second unit, and a total window height no greater than twenty-four (24) inches. Skylights shall be allowed.
10. Ingress and Egress. Second units shall have an independently accessible entrance that does not require passage through the primary residence. For second units attached to the primary residence, any new entrances and exits shall face the side and rear of the parcel only, except in the case that clearance and/or landing requirements preclude door placement on the side or rear of the parcel, in which case the required entrance may face the front of the parcel.
11. Ingress and Egress for Attached Second Units. Attached second units having a connecting doorway or other permanent ingress or egress between the primary residence and the second unit must ensure that such doorway is independently securable from within the second unit, and must obtain a use permit in the manner described in Section 6431.
12. Parking.
 - a. Parking exemptions. Second units meeting any of the following criteria shall not be required to provide any parking in addition to that already provided on the parcel, or in the case of a concurrent application for a new primary and second dwelling unit, shall not be required to provide any parking in addition to the parking required for the primary residence only:
 - (1) Second units located within one-half (1/2) mile of a public transit stop or station, measured as a direct line from the transit stop. Public transit stops must be served by a transit line serving the public, and not solely by specialized, private, or limited population services such

as school buses, privately run shuttles, or other services that cannot be used by all public riders.

- (2) Second units located within a designated architecturally and historically significant historic district.
- (3) Second units that are part of the existing primary residence or an existing accessory structure, including attached or detached garages.
- (4) Second units located within one (1) block of a car share vehicle pick-up/drop-off location.

b. For all other second units, the following parking standards shall apply:

- (1) Required parking. One (1) new parking space, in addition to those already existing on the parcel, shall be provided on-site for each new attached or detached second unit.
- (2) Conversion of covered parking. Any covered parking removed in order to create a second unit, if required to be replaced, may be replaced with uncovered parking of any type and configuration allowed by Section 6429.11(c), below. For purposes of this Section, conversion includes partial or full demolition of covered parking required to create a second unit.
- (3) Garage conversion. If an existing attached or detached garage is converted to a second unit, the parking previously provided by that garage may be replaced by uncovered parking of any type and configuration allowed by Section 6429.12(c), below, and no additional parking related to the second unit is required. For purposes of this Section, conversion includes partial or full demolition of the garage and partial or full replacement with a second unit.
- (4) Use of existing parking. If the parking already existing on the parcel exceeds that required for existing development on the parcel, excess parking spaces shall be counted against the new parking required for the second unit.

c. Parking spaces shall be provided in the following manner:

- (1) Pervious Surfaces. All new parking spaces created for the second unit must be provided on pervious surfaces. The maximum amount of impervious surfaces designated to satisfy the second unit parking requirement shall be no greater than the amount of impervious surfaces existing at time of application. Existing impervious surface

area may be used for parking and need not be converted to pervious surface.

- (2) Uncovered Parking. All parking required for the second unit may be uncovered.
 - (3) Front or Side Yard Parking. Three parking spaces may be provided in the front or side yard. Not more than 600 square feet of the front yard area shall be used for parking.
 - (4) Tandem Parking. Required parking spaces for the primary residence and the second unit may be provided in tandem on a driveway. A tandem parking arrangement consists of one car behind the other. No more than three total cars in tandem may be counted toward meeting the parking requirement.
 - (5) Compact Spaces. All parking required for the second unit may be provided by compact parking spaces, as defined in Section 6118.a.
- d. Parking Exceptions. If the required parking for a second unit cannot be met in accordance with this Chapter, an application may be submitted for a parking exception, as specified in Section 6120. For parking provided in accordance with the provisions of this Chapter, a parking exception shall not be required.
13. Design Review. Second units shall not be subject to design review, except to the extent that they are located in the County's Coastal Zone, and are subject to relevant design review requirements incorporated in the County's Local Coastal Program and Zoning Regulations. Second units subject to design review within the County's Coastal Zone shall not be reviewed by a Design Review Committee, nor shall their design be subject to consideration at any public hearing. Compatibility with applicable design standards for such units shall be determined by staff, at the discretion of the Community Development Director.
 14. Architectural Review. Second units located in scenic corridors outside the County's Coastal Zone are not subject to architectural review. In the Coastal Zone, such units shall be subject to architectural review as normally required.
 15. Concurrent Application for Development of Primary Residence and Second Unit. In the case of a concurrent application for development of a new primary residence and new second unit on the same parcel, whichever unit is first issued a certificate of occupancy must conform to all applicable regulations for the primary residence in the relevant district.
 16. Conversion of Existing Residence. An existing residence may be converted to a second unit in conjunction with development of a new primary residence, if the

existing residence, once converted, will meet all the standards applicable to development of a new second unit described in this Chapter.

17. Conversion of Accessory Buildings. A second unit may be constructed within or above an existing, detached accessory building, provided the resulting unit conforms to all applicable provisions of this Chapter.

Second units constructed within or above an existing, detached accessory building that conforms to all applicable provisions of this Chapter shall not be required to obtain a use permit, regardless of the requirements of the applicable district.

Second units built within or above existing garages are subject to the specific provisions of this Chapter regarding such units.

18. Creation of Second Unit Entirely Within a Non-Conforming Primary Residence. In the case of an existing primary residence that does not conform to one or more zoning regulations, creation of a second unit that will be entirely within the existing primary residence shall not, in itself, create a requirement that the nonconformities be rectified. However, no other provisions that may require rectification of existing nonconformities are waived merely due to approval of a second unit, unless specifically described in this Chapter.

SECTION 6430. DEVELOPMENT STANDARDS FOR EXISTING SECOND DWELLING UNITS.

1. Building permits may be issued for existing second units which were constructed without required permits, under the following conditions:
 - a. The second unit conforms to all applicable provisions of this Chapter, and all other applicable required standards for habitability.
 - b. All applicable fees for construction completed without permits have been paid.

Second units constructed without permits that do not meet the provisions of this Section may apply for a conditional use permit, as described in Section 6431.

SECTION 6431. REQUIREMENTS FOR CONDITIONALLY PERMITTED SECOND UNITS.

1. Second units not meeting all applicable standards of this Chapter may be conditionally permitted, subject to a conditional use permit.
2. With the exception of second units described in 6431.3., below, the process for application for and issuance of a conditional use permit for a second unit shall be

that set forth in Section 6503 of the County Zoning Regulations, except that the granting of the permit shall be at the determination of the Zoning Hearing Officer. The determination of the Zoning Hearing Officer shall be appealable to the County Planning Commission only, subject to the procedures specified in Chapters 24 and Chapter 30 of the Zoning Regulations.

3. In the case of second units within the Coastal Zone which are proposed in conjunction with other development that is required to be reviewed by the Planning Commission, the conditional use permit will be reviewed and granted by the Planning Commission only, and shall not be appealable. The Planning Commission's review may not consider issues related to design review.
4. Second units requiring a conditional use permit which are within the Coastal Development (CD) District may require a Coastal Development Permit that may be appealable to the Coastal Commission.
5. In the event that the creation or legalization of a second unit creates conflicts with standards specific to the base or overlay zoning of the parcel, or other standards for which specific exceptions are not provided in this Chapter, those conflicts must be addressed by whatever relief, if any, and through whatever procedures, are normally required by the regulations in which those standards are contained.
6. In the case of second units meeting all applicable standards of this Chapter except those related to parking requirements, a parking exception may be requested as provided in Section 6429.9(f), and a conditional use permit shall not be required.

SECTION 6432. HOME IMPROVEMENT EXCEPTIONS.

Home Improvement Exceptions. For second units that may be allowed contingent on approval of a Home Improvement Exception (HIE), as described in Section 6531, second units are exempt from the requirements of Section 6531 that:

1. *The improvement may not result in the creation of a new story.* Second units permitted contingent on an HIE may result in creation of a new story.
2. *At least 75% of the existing exterior walls (in linear feet) will remain.* Second units may be permitted contingent on an HIE regardless of the percent of linear feet of existing walls remaining.
3. *At least 50% of the existing roof (in square feet) will remain.* Second units may be permitted contingent on an HIE regardless of the percent of existing roof remaining.

4. *The addition will be located at least three feet from a property line.* In the case of second units located within an existing garage, as described in 6429.3(e), second units may be permitted contingent on an HIE regardless of setbacks.
5. *The existing structure is located in an area with an average slope of less than 20%.* Second units may be permitted contingent on an HIE regardless of the average slope.

These exceptions to HIE standards are applicable only to the second unit, not to the primary residence or any other development on the subject parcel.

Home Improvement Exceptions may not be used to allow a second unit of greater floor area than that allowed by Section 6429.4.

SECTION 6433. COASTAL DEVELOPMENT DISTRICT.

In the Coastal Development (CD) District, all second units shall comply with all of the applicable regulations of the district, including but not limited to the Sensitive Habitats, Visual Resources, and Hazards policies of the Local Coastal Program. Nothing in this Chapter shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act, the San Mateo County Local Coastal Program, or the CD District regulations, except that no public hearing shall be required for second units that meet all relevant standards of this Chapter, and approval of such second unit applications shall be made at the staff level. Second units shall count toward the total residential development quotas described in Section 1.23 of the County's Local Coastal Program.

SECTION 6434. DECISIONS.

Applications for second units, except for those requiring a conditional use permit as specified in Section 6431, shall be approved or denied ministerially, on the basis of the objective criteria included in this Chapter and other applicable regulations as defined in Section 6434. Consideration of other permits associated with development of the proposed second unit only, that might otherwise be discretionary, including but not limited to Tree Removal, Coastal Development, Resource Management, and Grading Permits, shall also be ministerial, except as provided in Section 6431. Except for units that are within the Coastal Zone's Appeals Jurisdiction and/or that require a Coastal Development Permit, no public notice or public hearing shall be required for review and approval or denial of a second unit, unless an applicant requests exceptions to the standards set forth in this Chapter. In the case of units that are within the Coastal Zone's Appeals Jurisdiction, and/or require a Coastal Development permit, all required public notice will be provided.

SECTION 6435. APPEALS.

Decisions to approve or deny an application for a second unit that meets all relevant standards set forth in this Chapter shall not be subject to appeal, except if located in the Coastal Commission appeals area of the CD District, in which case the decision may be appealable as provided in the CD District Regulations, Section 6328.3(s).

SECTION 6436. APPLICABILITY OF COUNTY REGULATIONS.

With the exception of specific standards and exemptions described in this Chapter, all second units must comply with all applicable provisions in the San Mateo County Ordinance Code, including the Zoning Regulations (Section 6100 et seq.) and the Building Code (Section 9000 et seq.).

(Chapter 22.5 - Added by Ordinance No. 2876 - January 24, 1984)
(Section 6427 - Amended by Ordinance No. 3039 - June 18, 1985)
(Section 6427 - Amended by Ordinance No. 3057 - March 4, 1986)
(Section 6427.5 - Repealed by Ordinance No. 3039 - June 18, 1985)
(Section 6428 - Amended by Ordinance No. 3039 - June 18, 1985)
(Section 6428.2 - Amended by Ordinance No. 3537 - January 25, 1994)
(Section 6428.5 - Added by Ordinance No. 3039 - June 18, 1985)
(Section 6429 - Amended by Ordinance No. 3057 - March 4, 1986)
(Sections 6425 - 6434 repealed and replaced in their entirety by Ordinance No. 04768 - January 10, 2017)
(Sections 6425 - 6436 repealed and replaced in their entirety by Ordinance No. 4811 - March 26, 2019)