

March 17, 2017

Erica Adams
1181 Kedith Street
Belmont, CA 94002

Dear Ms. Adams:

SUBJECT: Coastside Design Review Recommendation
Columbus Street, El Granada
APN 047-275-060; County File No. PLN 2017-00002

At its meeting of March 9, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,432 sq. ft. 3-story single-family residence, including a 210 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. parcel, as a part of a Coastal Development Permit (CDP); a Non-Conforming Use Permit due to non-conforming parcel size, setbacks, and parking; and a Certificate of Compliance (COC) Type B to legalize the parcel. The project includes the removal of three significant trees and involves minor earthwork. The CDP is appealable to the California Coastal Commission.

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

- a. Section 6565.20(F). LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standard g.: Provide planting sizes for all trees, shrubs, ground covers, etc. Provide a full landscape plan that addresses the downhill section of the property and the at-grade deck.
- b. Section 6565.20(D). ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a.(2): Provide an additional paint color for increased contrast.
- c. Section 6565.20(D). ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; a. Relationship to Existing Topography; Standards (2) and (3): Increase the terracing of balconies with regard to their relationship to the topography of the site. Minimize the unused space under the lower level and middle level of the house.
- d. Section 6565.20(D). ELEMENTS OF DESIGN; 2. Architectural Styles and Features; d. Garages; Standard (1): Modify the garage design to minimize the prominence of the garage as viewed from the street, and articulate the front entry elevation.

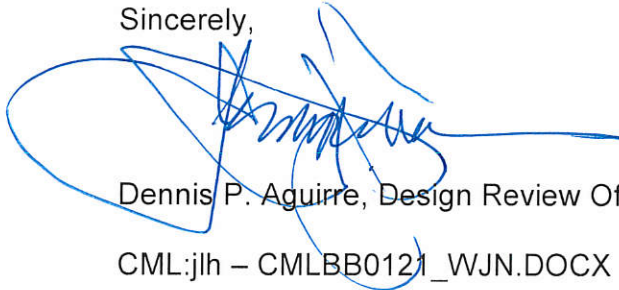


As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate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

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

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

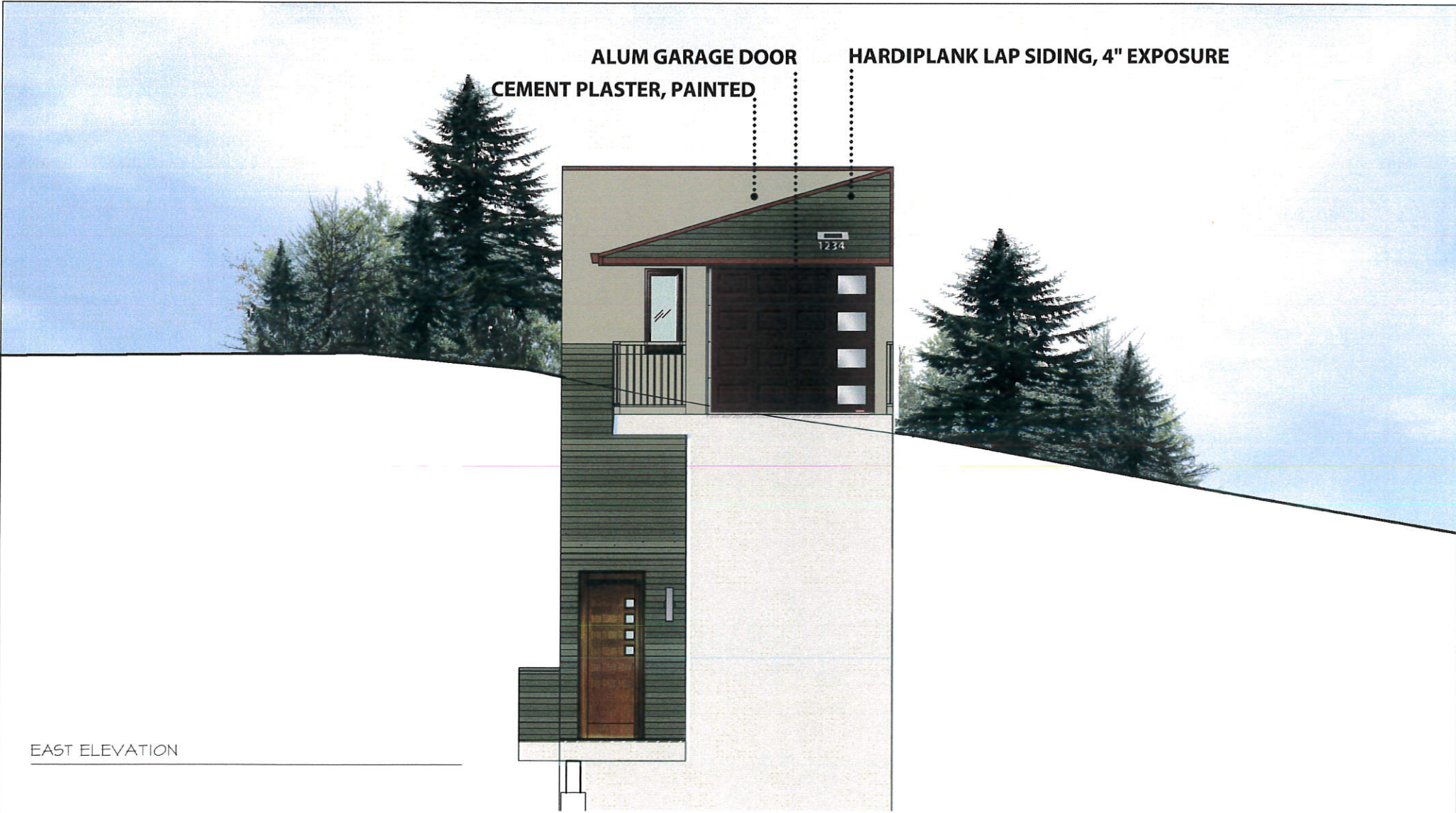
Sincerely,



Dennis P. Aguirre, Design Review Officer

CML:jlh – CMLBB0121_WJN.DOCX

- cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Chris Johnson, El Granada Community Representative
Ed and Alexis Abell, Interested Members of the Public
Major Gates, Interested Member of the Public
Edward Stanley, Interested Member of the Public



ALUM GARAGE DOOR
CEMENT PLASTER, PAINTED

HARDIPLANK LAP SIDING, 4" EXPOSURE

EAST ELEVATION

Project
COLUMBUS AVE.
HALF MOON BAY

EXTERIOR MATERIALS/COLORS


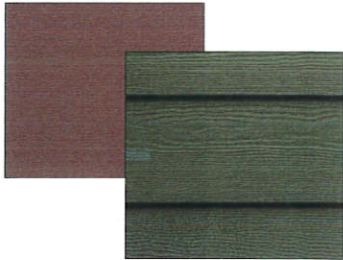
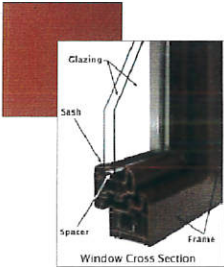
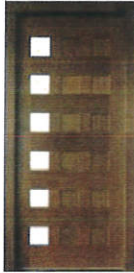
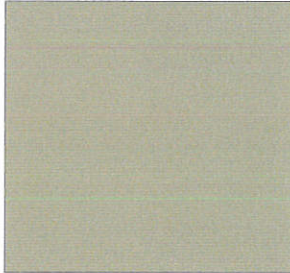
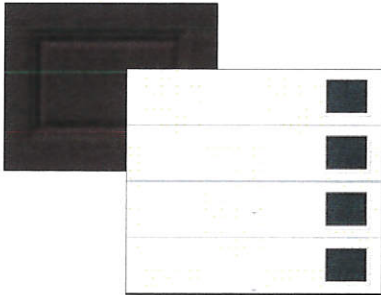

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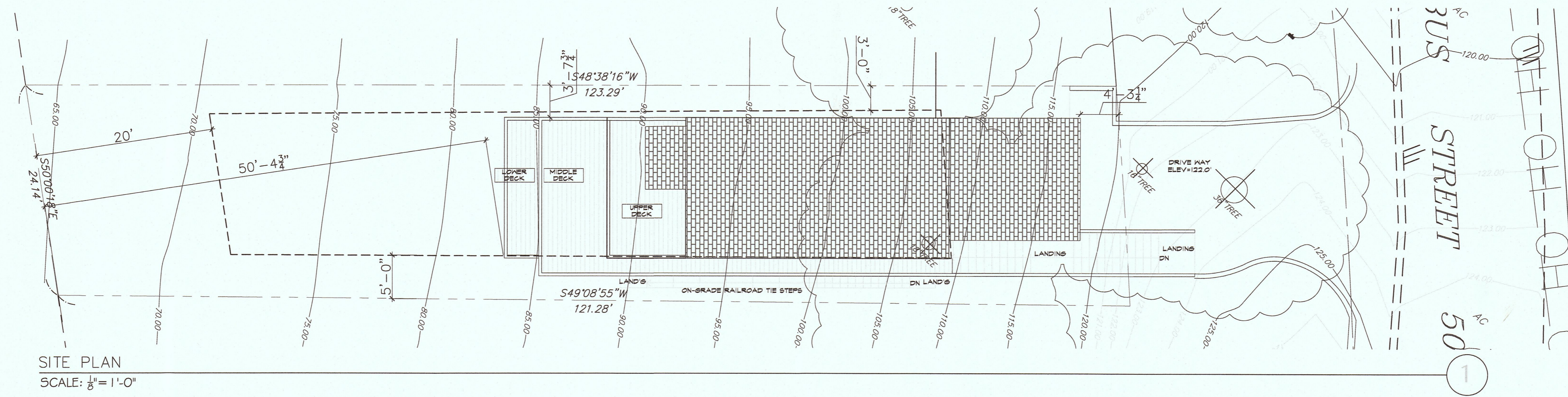


PLN2017-00602

COLUMBUS AVENUE, HALF MOON BAY, CA

EXTERIOR MATERIALS

<p><u>ROOF:</u></p>	<p>ASPHALT SHINGLES COLOR: BROWN WOOD</p>		<p><u>SIDING</u></p>	<p>FIELD - MOUNTAIN SAGE TRIM - SWEET TEA BY: GLIDDEN PAINT</p>	
<p><u>WINDOWS: & DOORS:</u></p>			<p><u>STUCCO</u></p>	 <p>SMOOTH FINISH/ INTERGRAL COLOR WHISPERING WILLOW GLIDDEN PAINT</p>	
<p><u>GARAGE DOOR:</u></p>	<p>ALUM/GLASS</p> 	<p><u>GUTTER:</u></p>	<p>SHEET METAL, PAINTED</p> 		



SITE PLAN
SCALE: 1/8" = 1'-0"

PLN2017-00052
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APR 12 2017
San Mateo County
Planning and Building Department



Hamid Hekmat, AIA
LEED AP

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Redwood City, CA 94063

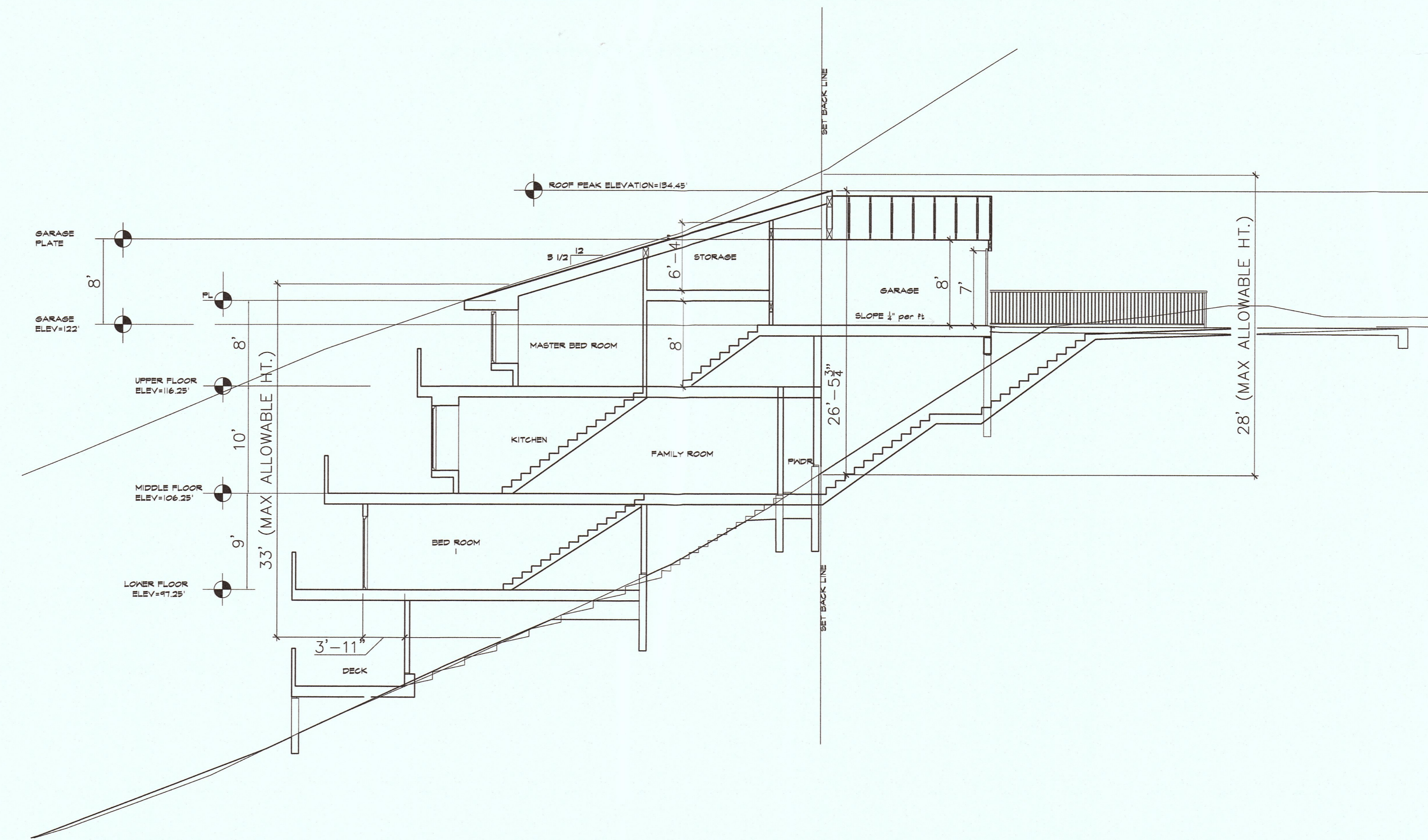
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MATERIAL PALETTE FOR COLUMBUS AVENUE, HALF MOON BAY, CA				
SIDING	MATERIAL	FINISH	COLOR	MANUFACTURER
	HARDPLANK	-	MOUNTAIN SAGE	JAMES HARDIE
	WOOD/PAINTED	-	SWEET TEA	GLIDDEN PAINT
	WOOD/PAINTED	-	SWEET TEA	GLIDDEN PAINT
	VINYL	-	MESSA RED	JELDWEN
	ALUMINUM	-	UNIVERSAL BROWN	GARAGA
	ASPHALT SHINGLES	-	BROWNWOOD	OWENS CORNING "Supreme Shingles"
	CEMENT PLASTER	-	WHISPERING WILLOW	GLIDDEN PAINT

PROJECT DATA	
ZONE:	R-1/5-17/DR/CD
APN :	047-275-060
LOT AREA:	2,984 SF
PROPOSED LOT COVERAGE:	1,042 SF
MAX. LOT COVERAGE:	1,044 SF
PROPOSED FLOOR AREA:	1,431 SF
MAX. FLOOR AREA ALLOWED	1,432 SF

NOTE:
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24" THE CLEAR OPENABLE WIDTH DIM. SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.



SECTION
SCALE: 1/8" = 1'-0"

Project

COLUMBUS AVE.
HALF MOON BAY

APN: 047275-060

OWNER:

MS. ERICA ADAMS

Sheet Title

SITE PLAN
SECTION

Job No

Drawn

Date 2-5-2017

Revisions

△ 4-4-2017

- △
- △
- △
- △
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- △
- △
- △
- △

Scale: 1:8

Sheet

A1.1



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Project
COLUMBUS AVE.
HALF MOON BAY

APN: 047-275-060

OWNER:
MS. ERICA ADAMS

Sheet Title

EXTERIOR
ELEVATIONS

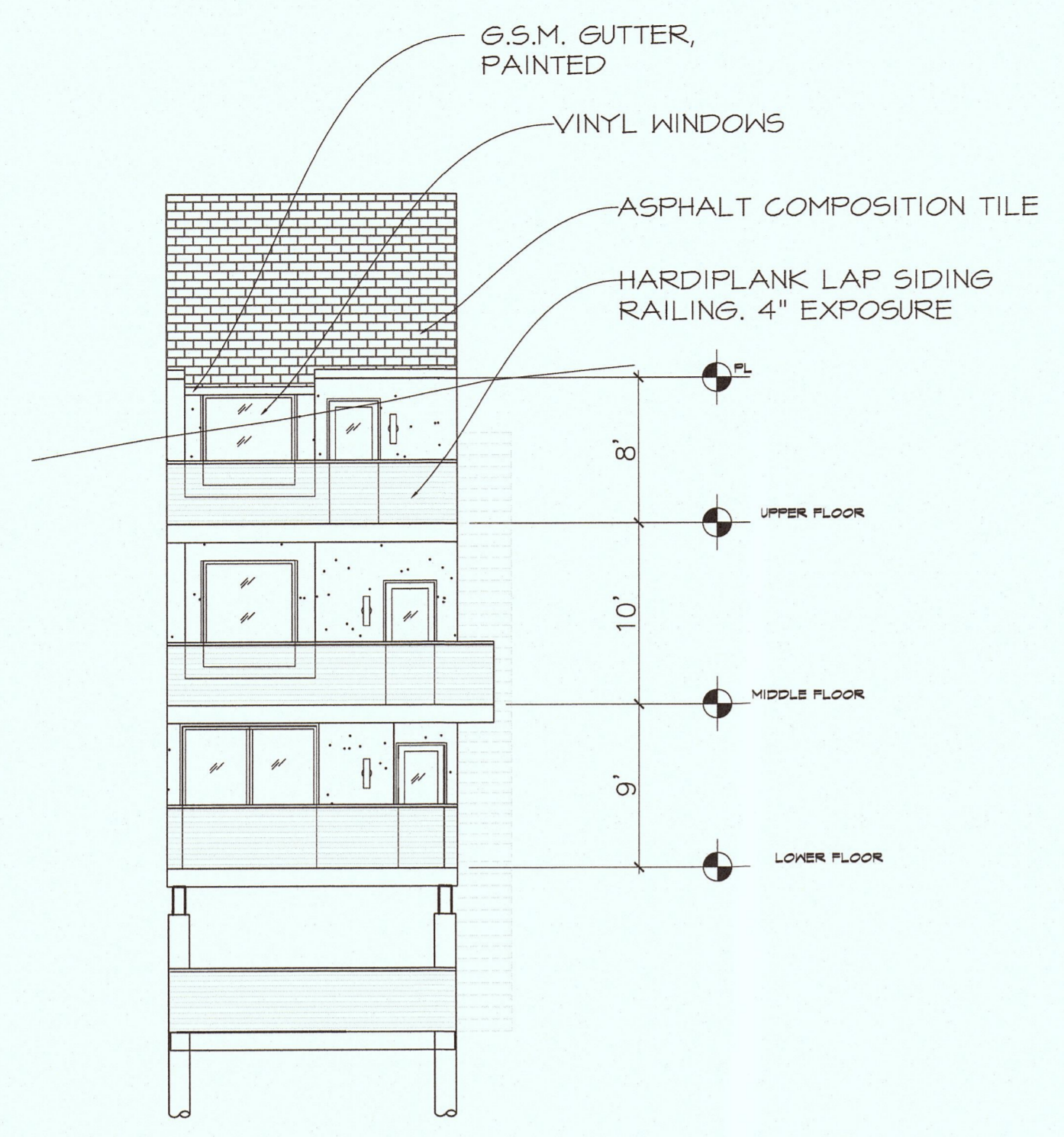
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Drawn
Date 2-5-2017

Revisions

△	4-4-2017
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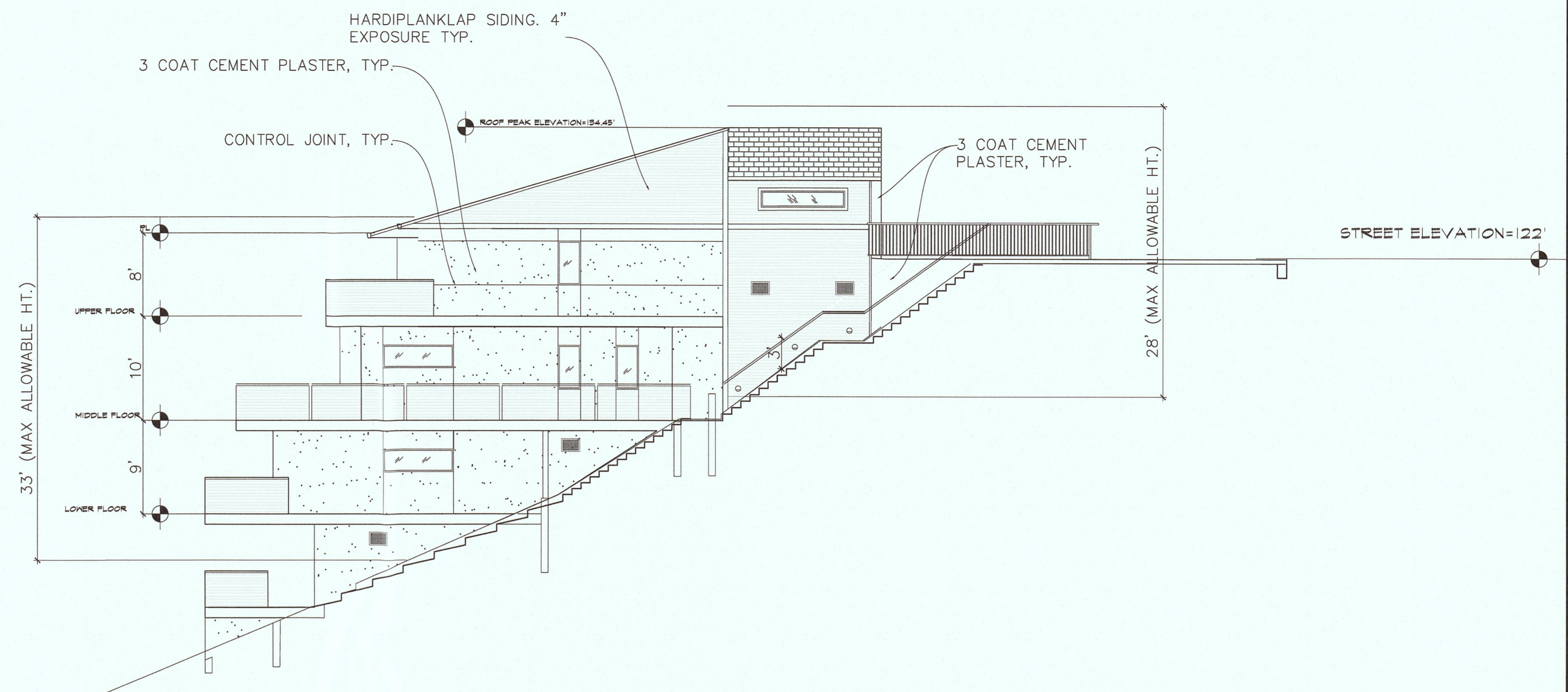
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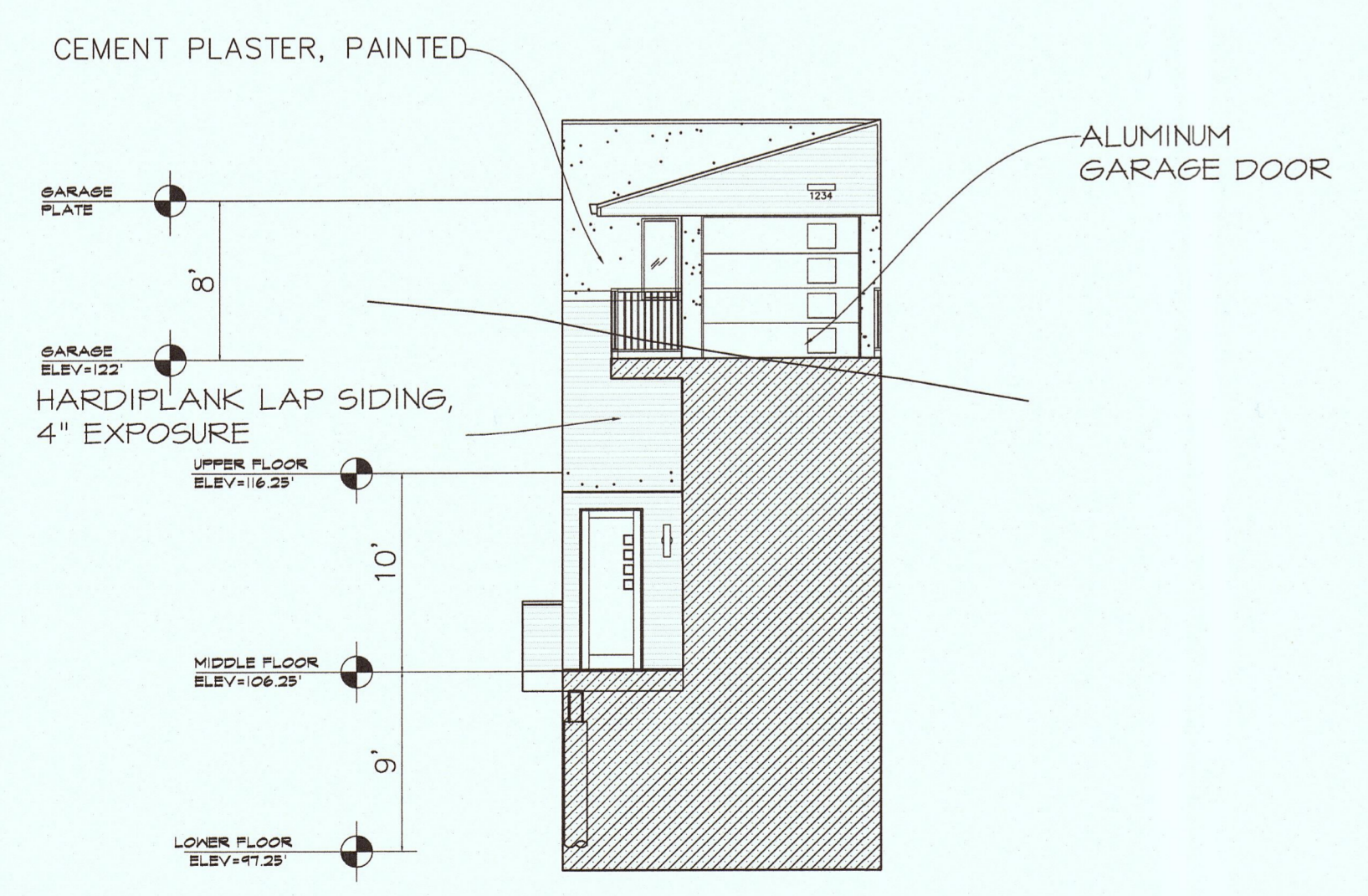
WEST ELEVATION
SCALE: 1/8" = 1'-0"

3



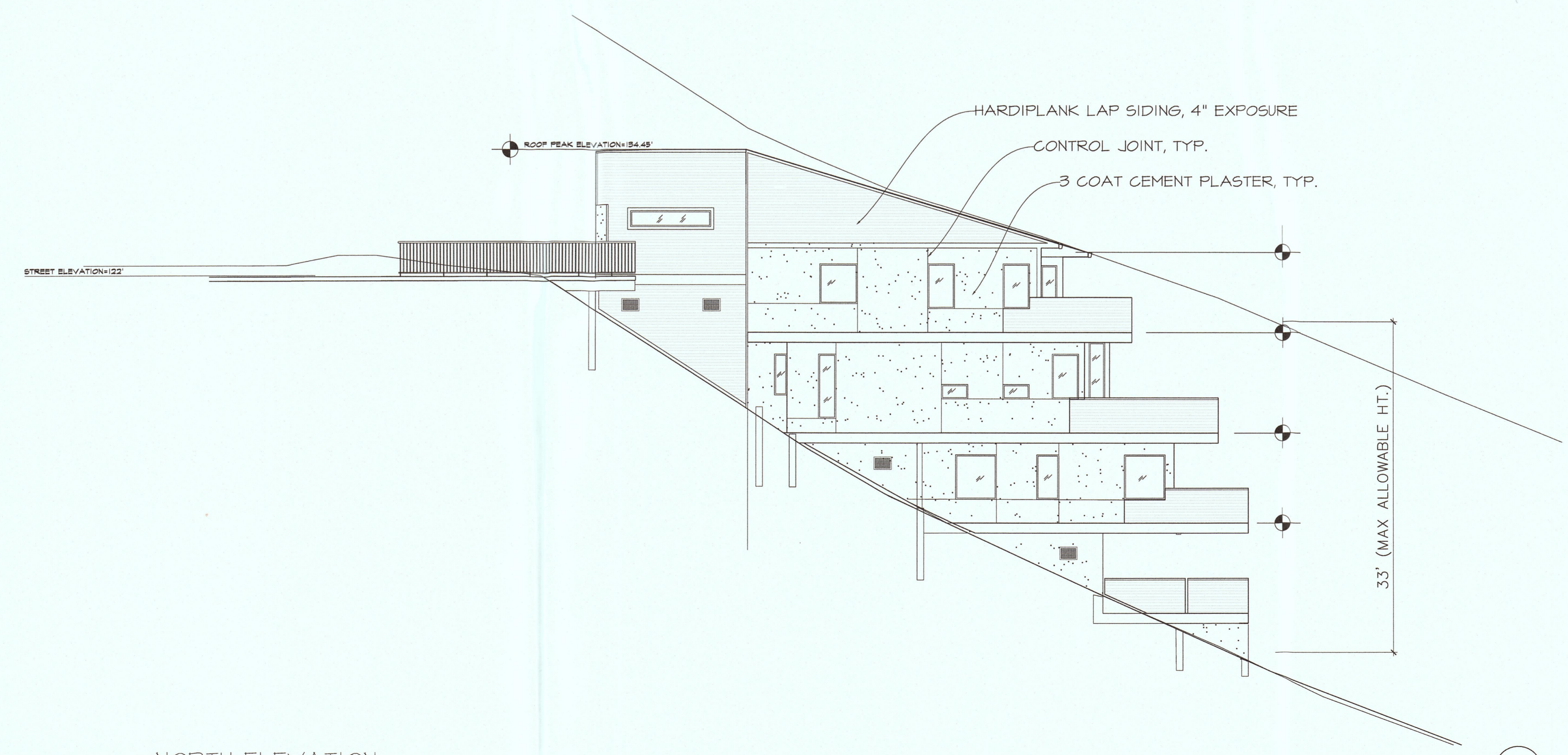
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1



EAST ELEVATION
SCALE: 1/8" = 1'-0"

4



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2



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Project

COLUMBUS AVE.
HALF MOON BAY

APN: 047-275-060

OWNER:

MS. ERICA ADAMS

Sheet Title

FLOOR PLANS

Job No

Drawn

Date

2-5-2017

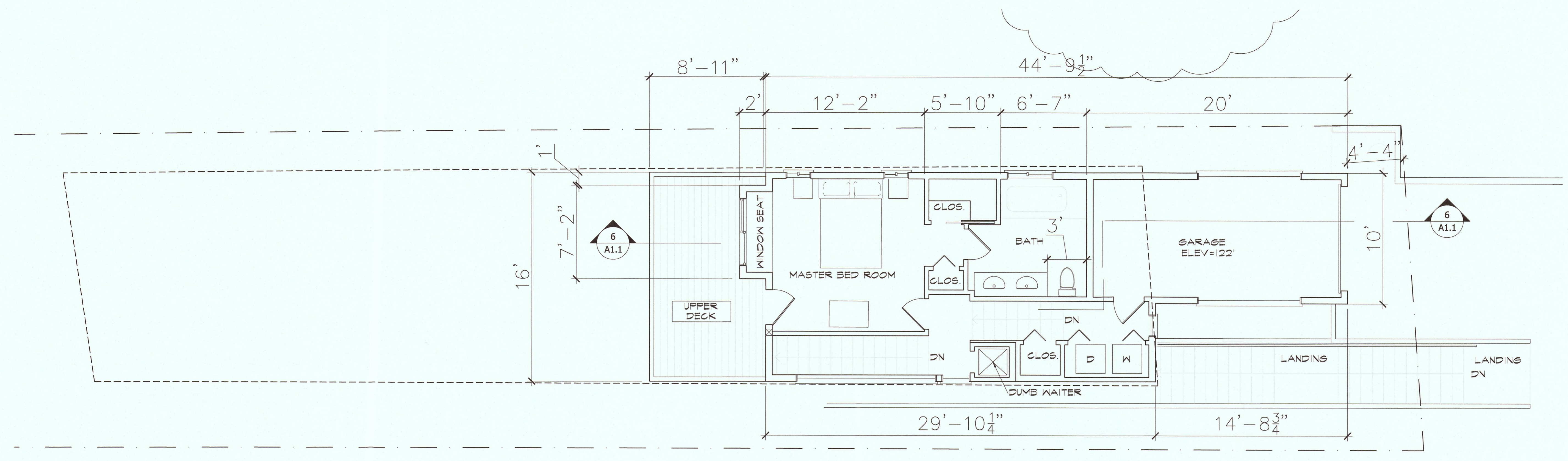
Revisions

- △ 4-4-2017
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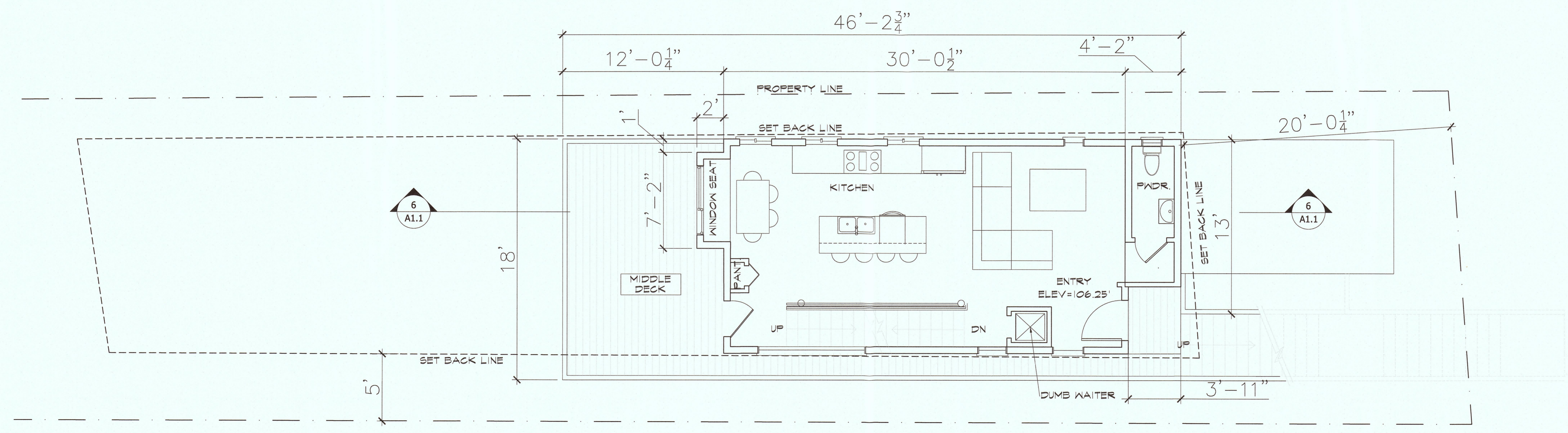
A1.3



UPPER PLAN AREA = 625.00 SF

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

1



MIDDLE PLAN AREA = 462 SF

MIDDLE FLOOR PLAN
SCALE: 1/4" = 1'-0"

2



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HALF MOON BAY

APN: 047-275-060

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Sheet Title

FLOOR PLANS

Job No

Drawn

Date 2-5-2017

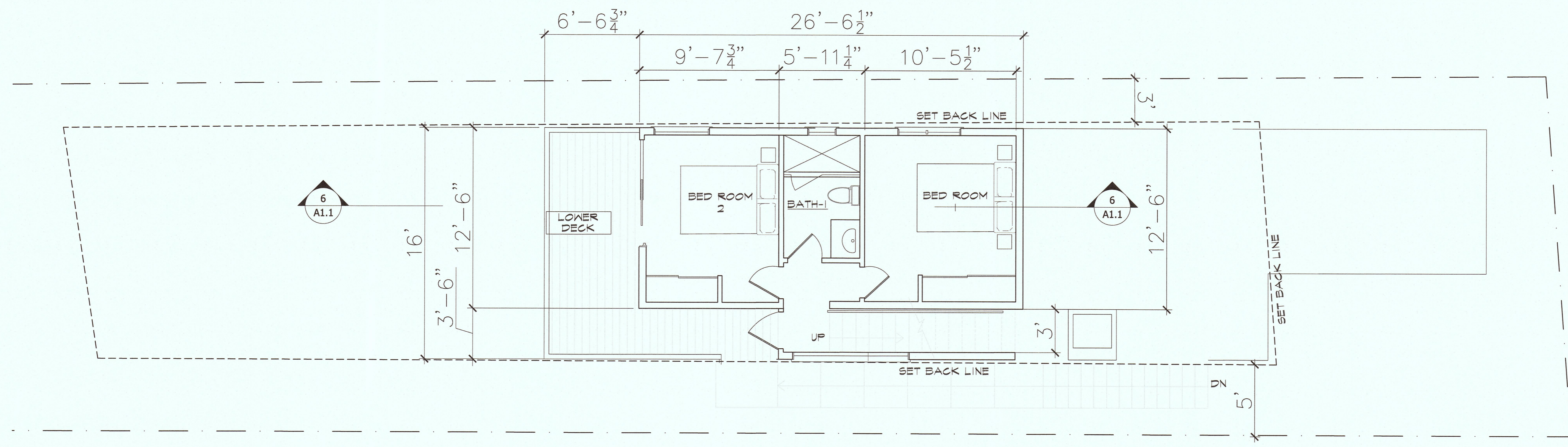
Revisions

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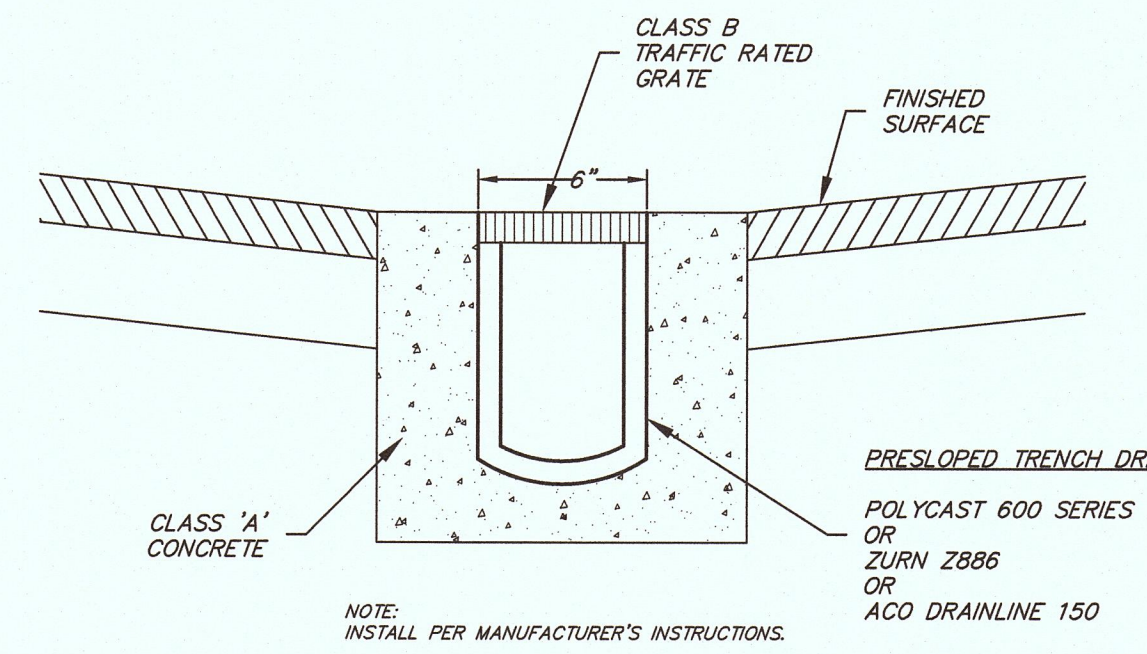
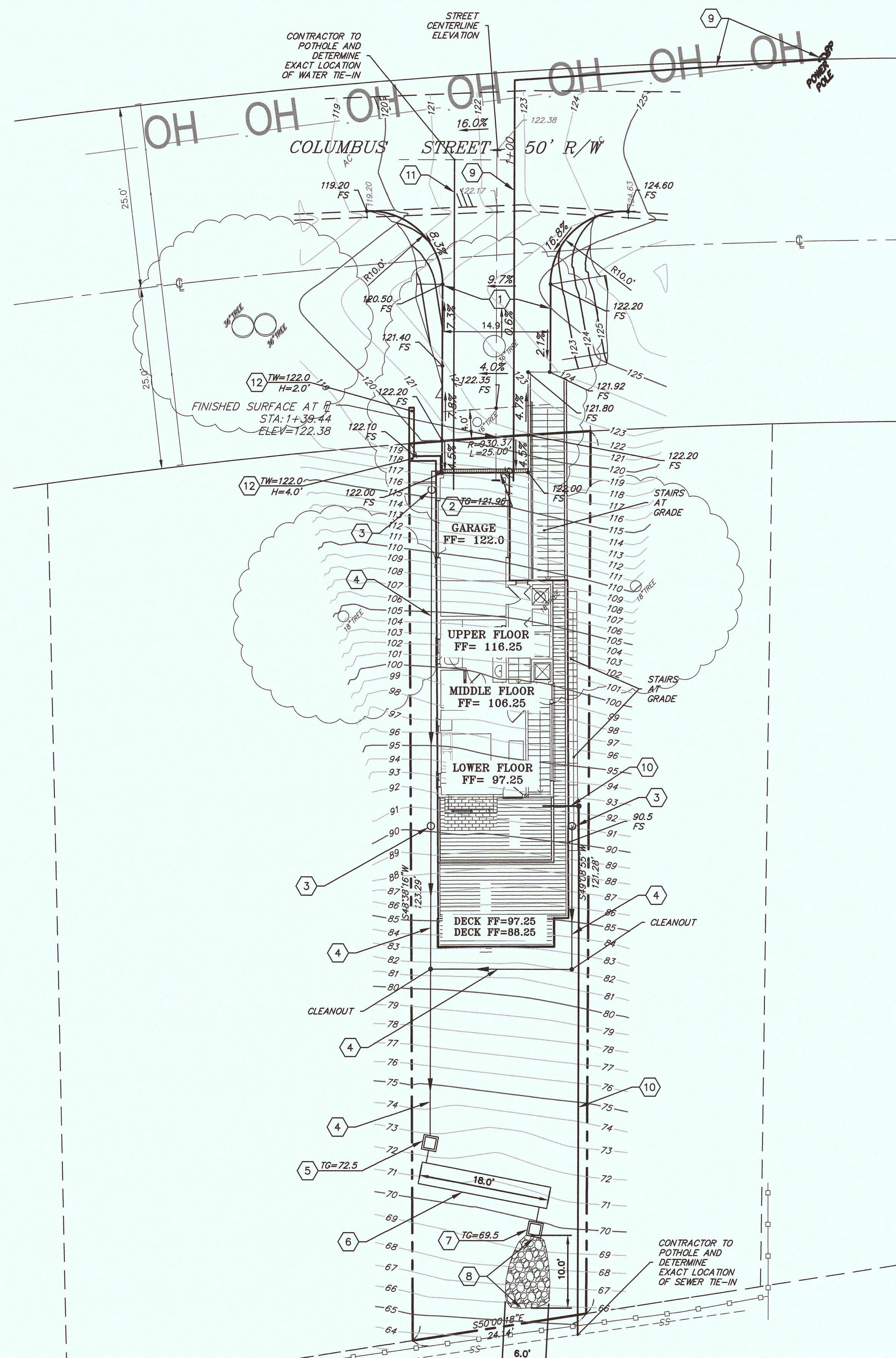
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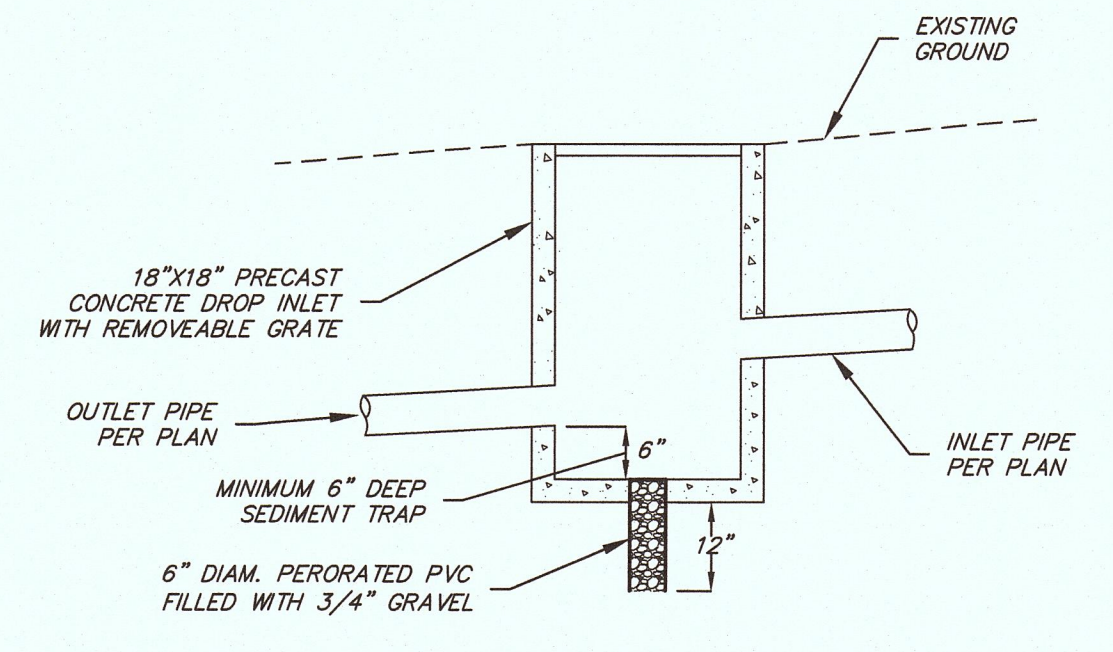
LOWER PLAN AREA = 344 SF

LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

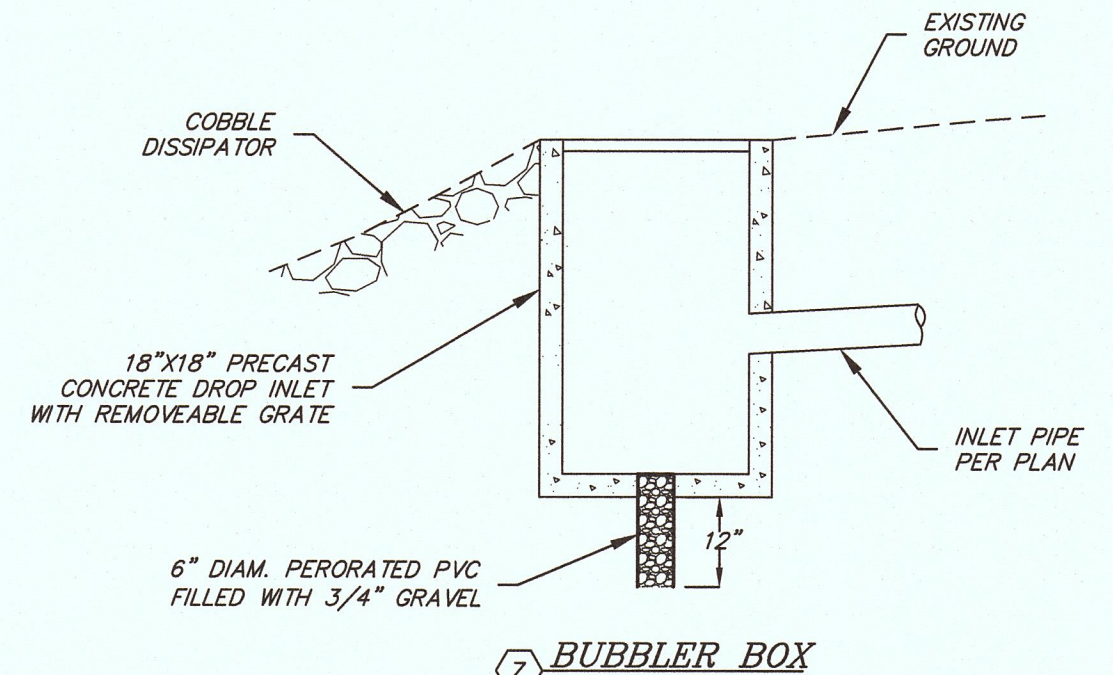
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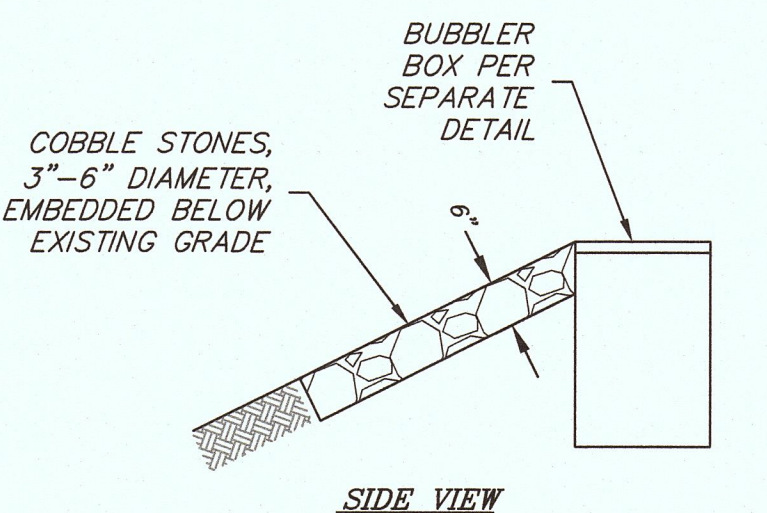
2 TRENCH DRAIN DETAIL
N.T.S.



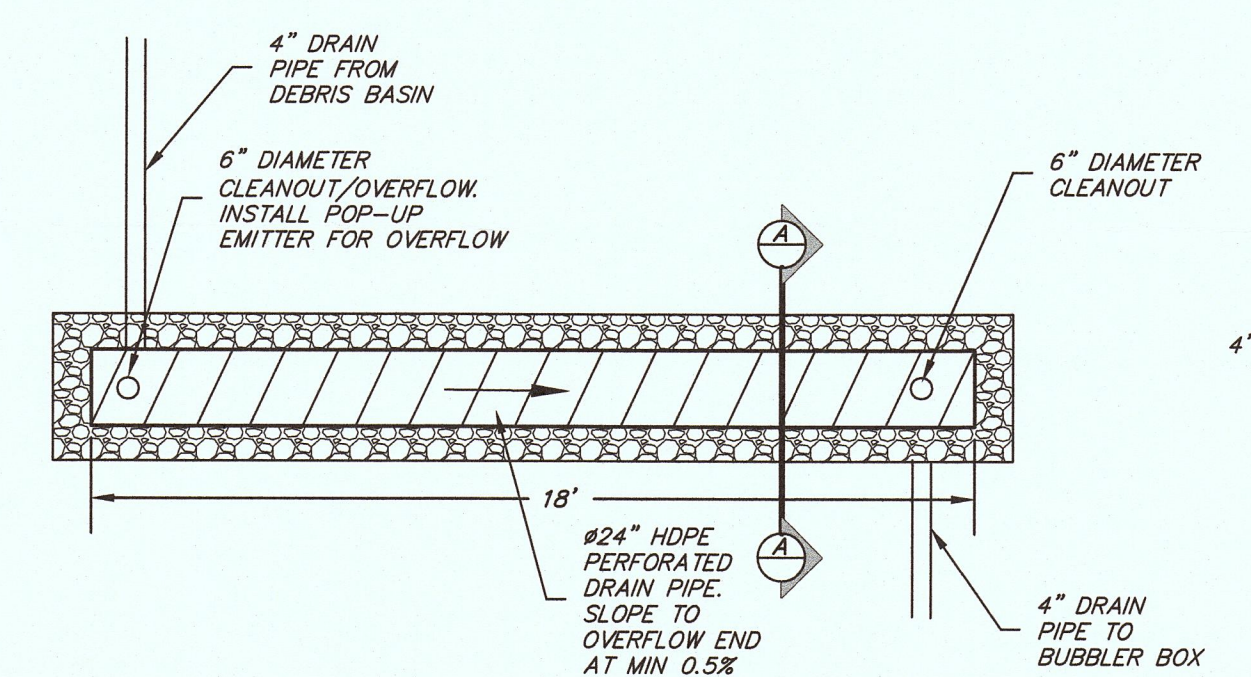
5 DEBRIS BASIN
N.T.S.



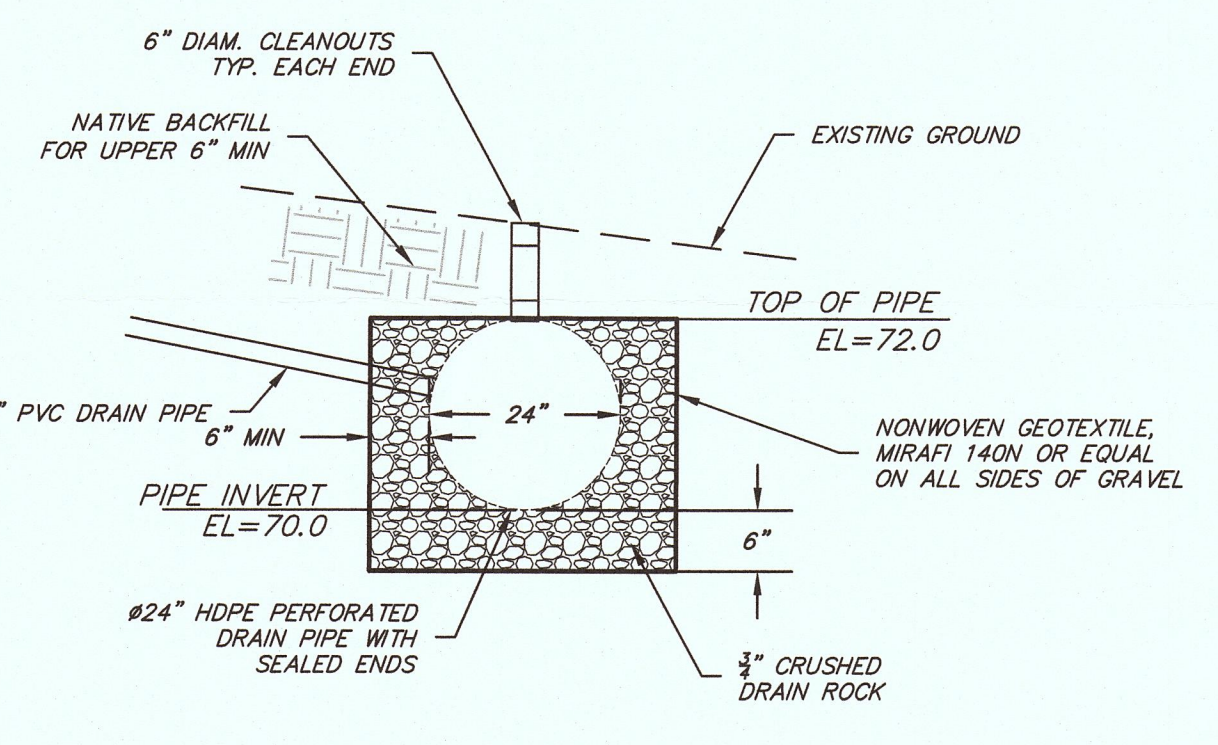
7 BUBBLER BOX
N.T.S.



8 COBBLE DISSIPATOR DETAIL
N.T.S.

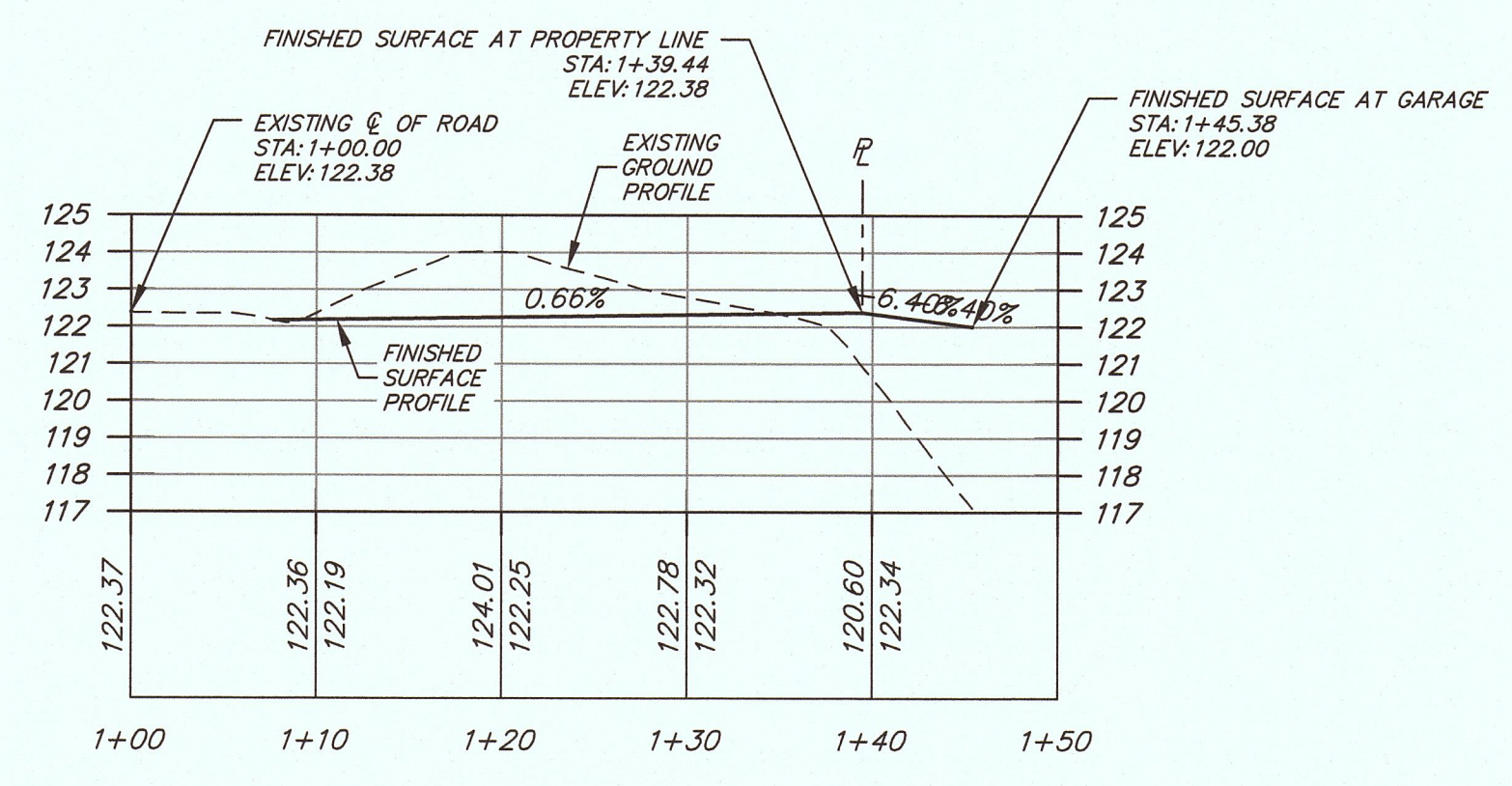


PLAN VIEW



SECTION A-A

6 DETENTION BASIN
NOT TO SCALE



DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'

CONSTRUCTION NOTES

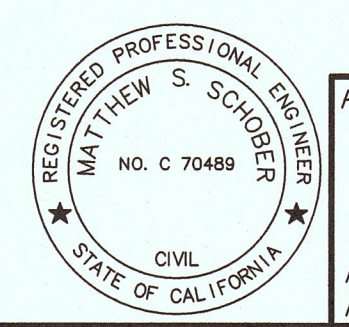
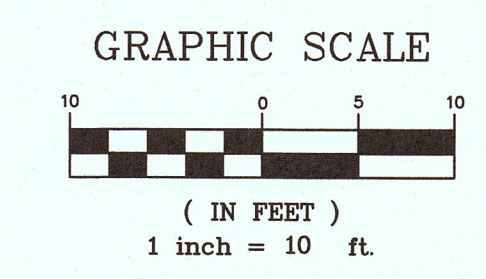
- 1 CONSTRUCT CONCRETE DRIVEWAY. 6" CONCRETE ON 6" CLASS 2 BASE. MATCH EXISTING EDGE OF PAVEMENT.
- 2 INSTALL TRENCH DRAIN PER DETAIL HEREON.
- 3 CONNECT ROOF DOWNSPOUT TO DRAIN PIPE.
- 4 INSTALL 4" PVC DRAIN PIPE. INSTALL CLEANOUTS AT ANGLE POINTS AND WHERE SHOWN ON PLAN.
- 5 INSTALL DEBRIS BASIN PER DETAIL HEREON.
- 6 INSTALL DETENTION BASIN PER DETAIL HEREON.
- 7 INSTALL BUBBLER BOX PER DETAIL HEREON.
- 8 INSTALL COBBLE DISSIPATOR PER DETAIL HEREON.
- 9 INSTALL POWER AND TELEPHONE UTILITIES UNDERGROUND. COORDINATE CONNECTION POINTS WITH UTILITY COMPANIES AND ARCHITECT.
- 10 INSTALL 4" SEWER LATERAL PER GRANADA COMMUNITY SERVICES DISTRICT STANDARDS. CONNECT TO EXISTING SEWER MAIN AT BACK OF LOT.
- 11 INSTALL 3/4" DOMESTIC SERVICE CONNECTION AND 1" FIRE SERVICE CONNECTION PER COASTSIDE COUNTY WATER DISTRICT STANDARDS.
- 12 CONSTRUCT RETAINING WALL. REFER TO STRUCTURAL PLANS.

EARTHWORK QUANTITIES

BUILDING EXCAVATION
(WITHIN BUILDING FOOTPRINT):
CUT = 10 CY
FILL = 0 CY
NET = 10 CY CUT

SITWORK EXCAVATION
(OUTSIDE BUILDING FOOTPRINT):
CUT = 45 CY
FILL = 15 CY
NET = 30 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR REMOVALS OF UNSUITABLE MATERIALS, NOR SHRINKAGE, NOR SWELL. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



PREPARED AND SUBMITTED BY:
Matthew S. Schober
P.E. C 70489

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land surveying

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DATE 4/6/17
SCALE 1"=10'
DRAWN MS/TT
JOB NO. 9.1690
DWG 9.1690grad.dwg
SHEET C2
OF 4 SHEETS

EROSION CONTROL PLAN
ADAMS RESIDENCE
PREPARED FOR: ERICA ADAMS



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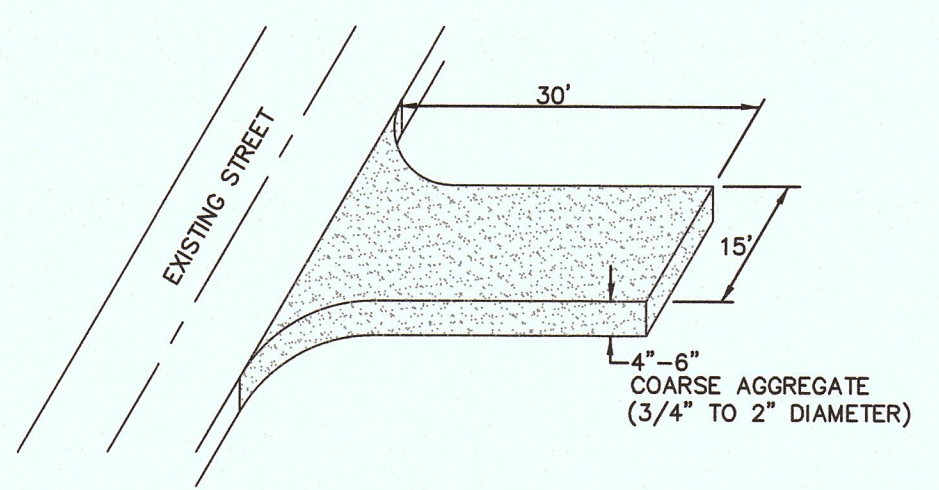
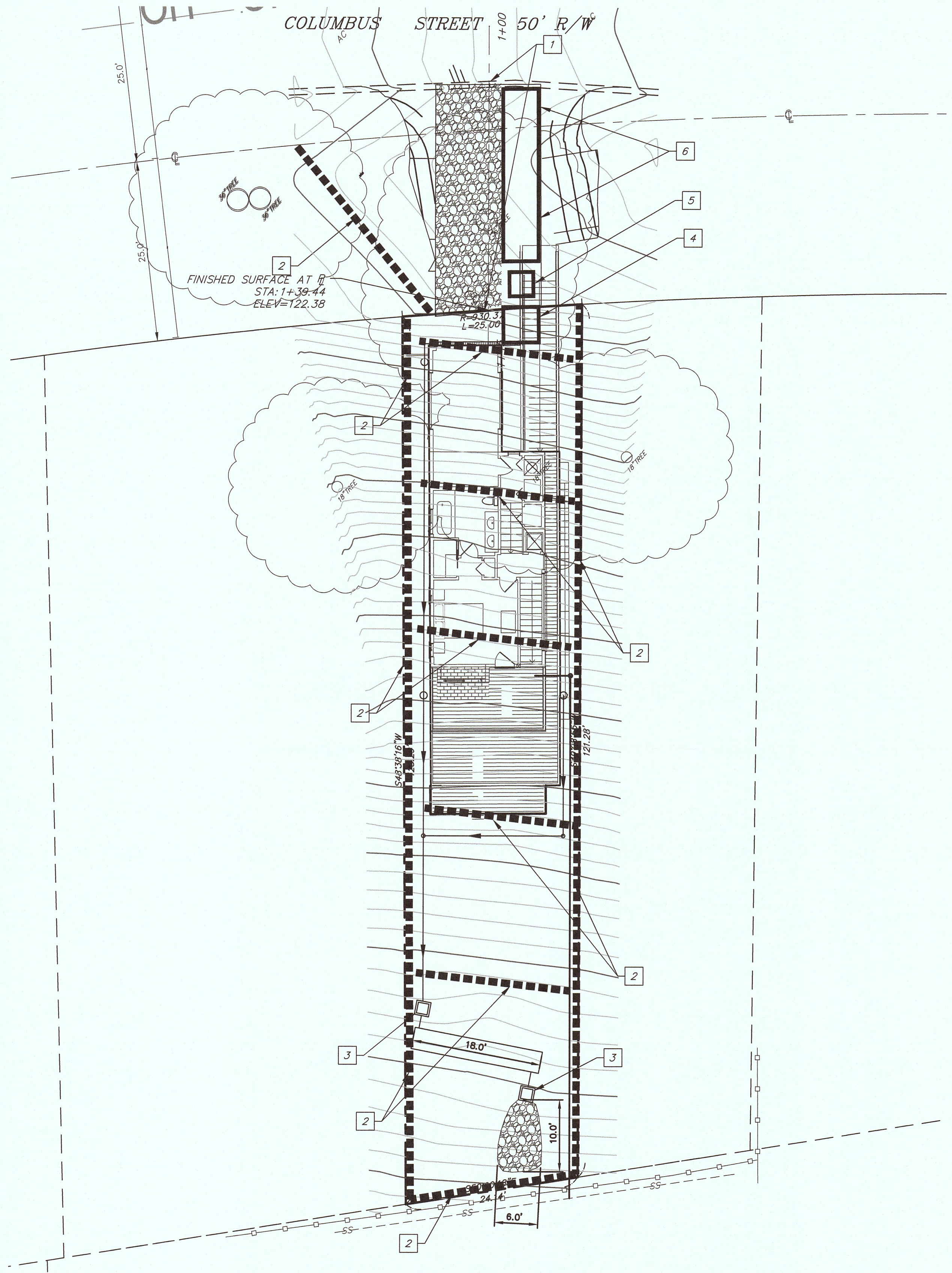
DATE 4/6/17
SCALE 1"=10'
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DWG 9.1690grad.dwg
SHEET C3
OF 4 SHEETS

CONSTRUCTION NOTES

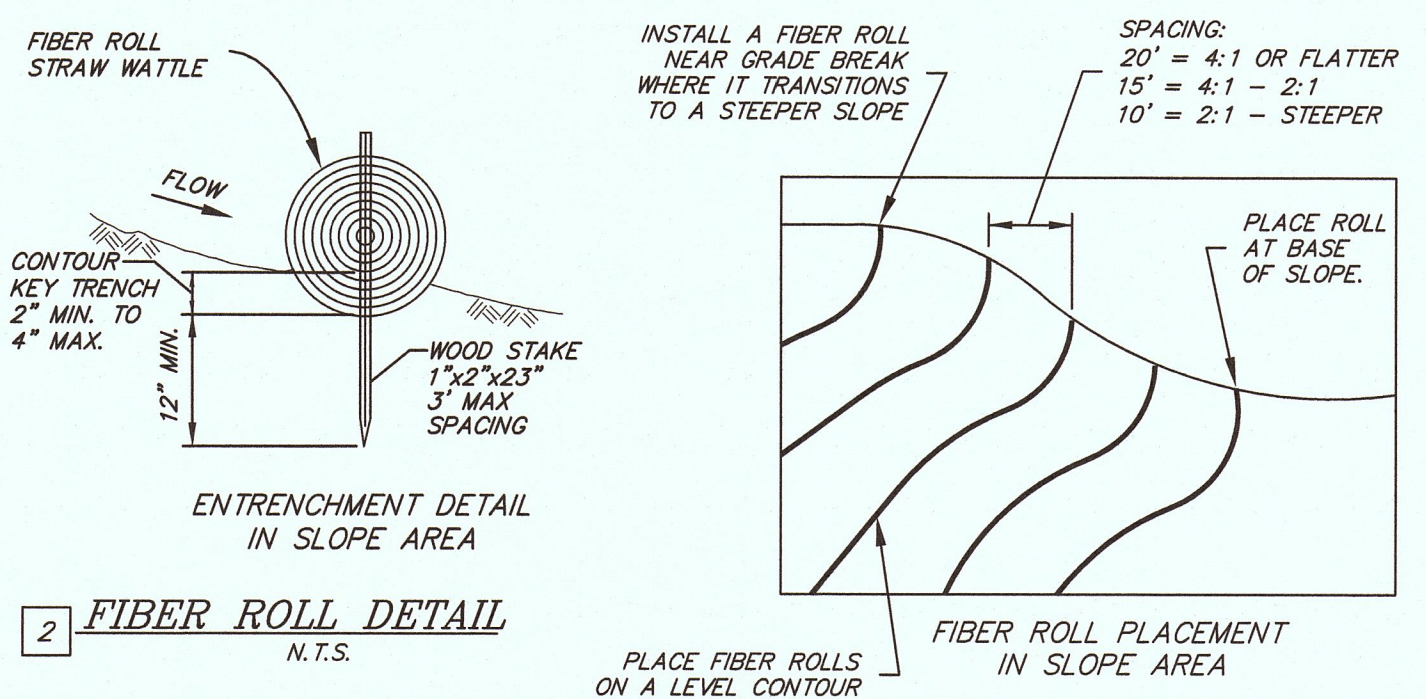
- 1 INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.
- 2 INSTALL FIBER ROLL PER DETAIL HEREON.
- 3 INSTALL DROP INLET PROTECTION PER DETAIL HEREON.
- 4 INSTALL CONCRETE WASHOUT PIT PER DETAIL HEREON.
- 5 INSTALL PORTABLE TOILET.
- 6 CONSTRUCTION MATERIAL AND STOCKPILE AREA.

EROSION CONTROL NOTES

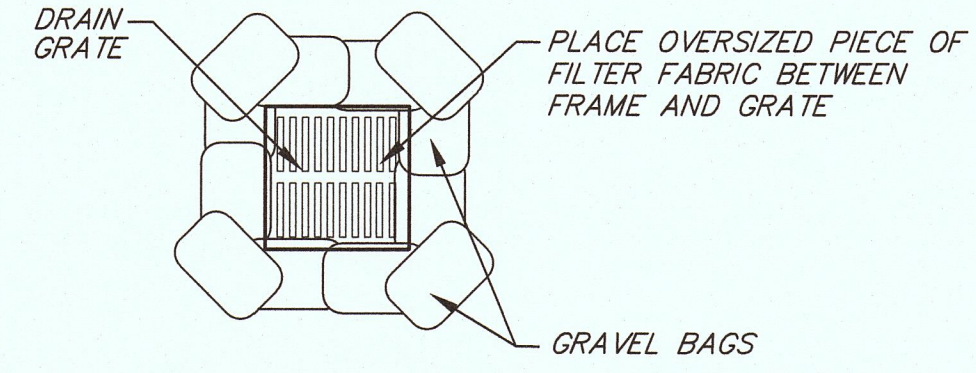
1. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS.
2. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILES LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES OR BUSINESSES, IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
4. BMP'S SHALL BE MAINTAINED AND OPERATED SUCH THAT THEY REDUCE OR ELIMINATE POLLUTANTS FROM EXITING THE SITE TO THE GREATEST EXTENT POSSIBLE. IF SELECTED BMP'S ARE NOT WORKING AS REQUIRED, THE BMP INSTALLATION MUST BE IMPROVED, OR NEW BMP'S SHALL BE SELECTED.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 30, AND SHALL BE AVAILABLE ON-SITE IN THE EVENT OF FORECASTED WET WEATHER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.



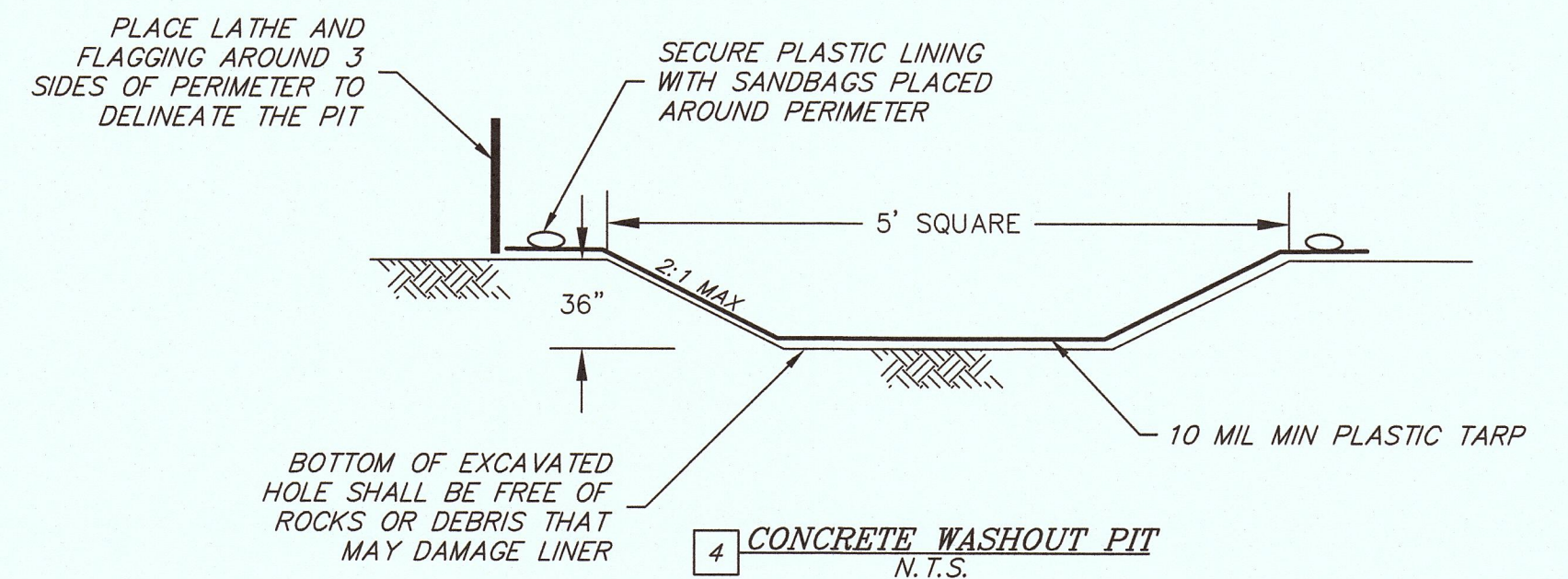
1 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



2 FIBER ROLL DETAIL
N.T.S.



3 DROP INLET PROTECTION DETAIL
N.T.S.



4 CONCRETE WASHOUT PIT
N.T.S.

NOTE: ABOVE GRADE WASHOUT MAY BE CONSTRUCTED WITH ENGINEER'S APPROVAL

user:mschober c:\c3d\lmp\grad> K:\09_RHW\16-1690_Columbus St Et Gravel\1690grad.dwg Apr 06 2017 3:02pm

RECEIVED

APR 12 2017

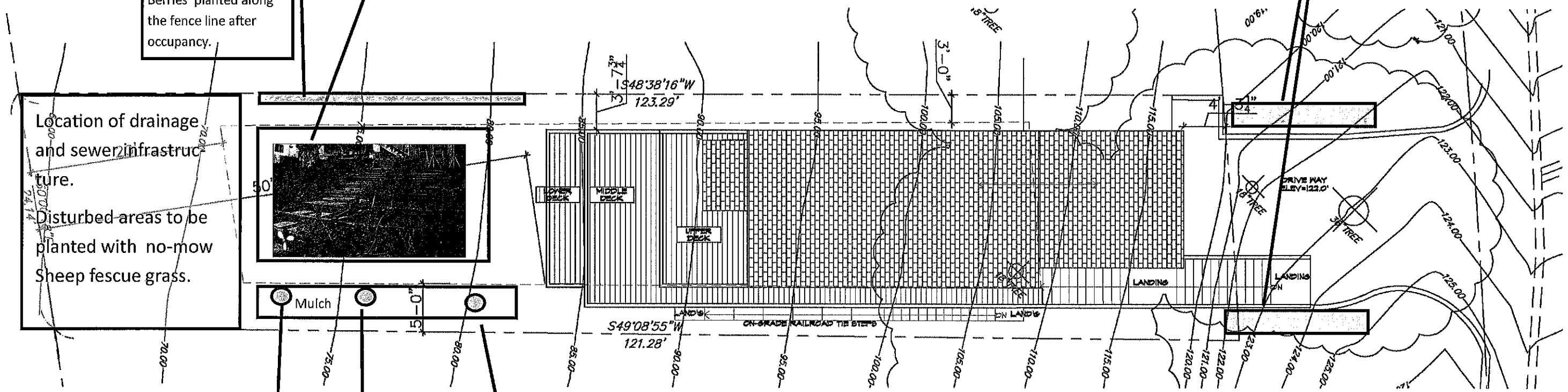
San Mateo County
Planning and Building Department

Landscaped areas will include
an assortment of flowering
bulbs, perennials, and annuals.
These include Lavender, gladi-
olas, daisies, and dahlias.

Future terraced vegetable gar-
den. Area will be mulched in
anticipation of planting. If need-
ed will be planted with Sheep
fescue grass which will be re-
moved.

Berries planted along
the fence line after
occupancy.

Location of drainage
and sewer infrastruc-
ture.
Disturbed areas to be
planted with no-mow
Sheep fescue grass.



SITE PLAN
SCALE: 1/8" = 1'-0"

15- gallon dwarf
lemon tree.

15- gallon dwarf
lime tree.

15- gallon dwarf
tangerine tree.

Landscape Plan

PLN2017-00002