

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

**DATE:** November 10, 2021

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Bayside Design Review Permit and Non-Conforming Use Permit, to legalize 365 sq. ft. of existing construction and permit a 290 sq. ft. addition to an existing two-story residence to create an attached two car garage, on a 6,288 sq. ft. non-conforming parcel. Minimal grading is proposed, and no tree removal is required. The property is located at 747 Lakeview Way in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2020-00228 (Baker/Fong)

**PROPOSAL**

The applicant proposes to legalize two bedrooms (365 sq. ft.) created by a prior owner and construct a 290 sq. ft. addition to create a new attached two-car garage to an existing two-story single-family residence on a non-conforming 6,228 sq. ft. parcel, in the Residential Hillside (RH) Zoning District where 17,000 sq. ft. is the minimum lot size.

The addition will require relief from the lot coverage and floor area limits of the RH Zoning District with a Non-Conforming Use Permit. The project proposes a total lot coverage of 33 percent where 25 percent is the maximum and a total floor area of 3,242 sq. ft. where 2,400 sq. ft. is the maximum allowed. The applicant requests the additional lot coverage and floor area to accommodate the new two-car garage. There is no covered parking currently on site. In addition to the required Non-Conforming Use Permit, the project also requires a Design Review Permit and was recommended for approval by the Emerald Lake Hills Design Review Officer on July 6, 2021.

**RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2020-00228, based on and subject to the required findings and conditions of approval listed in Attachment A.

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

**DATE:** November 10, 2021

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Bayside Design Review Permit and Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations, respectively, to legalize 365 sq. ft. of existing construction and permit a 290 sq. ft. addition to an existing two-story residence to create an attached two-car garage on a non-conforming 6,288 sq. ft. parcel. Minimal grading is proposed, and no tree removal is required. The property is located at 747 Lakeview Way in the unincorporated Emerald Lake Hills area of San Mateo County.

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The addition will require relief from the lot coverage and floor area limits of the RH Zoning District with a Non-Conforming Use Permit. The project proposes a total lot coverage of 33 percent where 25 percent is the maximum and a total floor area of 3,242 sq. ft. where 2,400 sq. ft. is the maximum allowed. The applicant requests the additional lot coverage and floor area to accommodate the new two-car garage. There is no covered parking currently on site. In addition to the required Non-Conforming Use Permit, the project also requires a Design Review Permit and was recommended for approval by the Emerald Lake Hills Design Review Officer on July 6, 2021.

**RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2020-00228, based on and subject to the required findings and conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Olivia Boo, Project Planner, [oboo@smcgov.org](mailto:oboo@smcgov.org) .

Applicant: Dan Baker

Owner: Abraham Fong

Location: 747 Lakeview Way, Emerald Lake Hills

APN: 068-061-030

Size: 6,288 sq. ft.

Existing Zoning: RH/DR (Residential Hillside/Design Review)

General Plan Designation: Medium Low Density Residential

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: Zone X, Panel Number 06081C0285E, Effective Date: October 16, 2012

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to addition of 50 percent of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project is located on a site that has been previously disturbed and is not environmentally sensitive.

Setting: The property is located in the unincorporated community of Emerald Lake Hills. It is developed with a two-story single-family residence with no existing garage and constructed in 1948. The parcel size is 6,288 sq. ft., and is non-conforming in size, as it does not meet the 17,000 sq. ft. minimum parcel size. Some of the surrounding parcels are also of non-conforming sizes and are also developed with single-family residences.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the General Plan**

The General Plan Visual Quality Policy 4.4 requires the appearance of urban development to “promote aesthetically pleasing development.” The

General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Section 6565 of the San Mateo County Zoning Regulations, fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) therefore conforms with the General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, as well as improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The project, as proposed and conditioned, has been reviewed by the Emerald Lake Hills Design Review Officer and, as conditioned, has been found to be in compliance with the Design Review Standards for Emerald Lake Hills. A detailed discussion is provided in Section A.3 of this report.

2. Conformance with the Residential Hillside (RH) Zoning Regulations

A summary of project conformance with the current requirements of the Residential Hillside (RH) Zoning District is provided in the table below. The Non-Conforming Use Permit is required to address the proposed non-conforming lot coverage and floor area, for a new addition to an existing non-conforming home on a non-conforming parcel. Non-conforming aspects of the property and proposal are indicated by an asterisk (\*).

Development Standards	Zoning Requirements	Existing	Proposed
Minimum Building Site Area	17,000 sq. ft. for slope of 22%	6,288 sq. ft.* 22 % slope	<i>No change</i>
Minimum Building Site Width	50 ft.	126 ft. average	<i>No change</i>
Minimum Setbacks			
□ Front	20 ft. for the house	3 ft. 9 in. *	No change
□ Rear	20 ft.	59 ft.	53 ft. 6 in.
□ Sides	Combination of 20 ft. with a minimum 7.5 ft.	Left side 10 ft. 8 1/2 in.  Right side 7ft. 7 1/2 in.	New construction 10 ft. 3 1/2 in.  Right side -10 ft. 1 in.
Maximum Lot Coverage	25% or 1,572 sq. ft.	27% or 1,754 sq. ft. *	33% or 2,044 sq. ft.**

Development Standards	Zoning Requirements	Existing	Proposed
Maximum Building Floor Area	30% or 2,400 sq. ft.	46 % 2,952 sq. ft.*	51% 3,242 sq. ft.**
Maximum Building Height	28 ft.	22 ft.	16 ft. 4 in.
Minimum Parking	2 covered spaces and 2 guest spaces (uncovered)	0 covered spaces 2 uncovered spaces	2 covered spaces 2 uncovered spaces
* Existing Non-conformity			
** Non-conformity will be addressed by the Use Permit Application.			

As shown in the table above, the parcel size is 6,288 sq. ft. and does not conform to the Residential Hillside (RH) Zone District minimum parcel size of 17,000 square feet. The residence was built in 1948, prior to the implementation of the RH Zoning District, and does not conform to the zoning with respect to the non-conforming parcel size, front setback, floor area and lot coverage. The proposed attached garage will have a conforming combined 20-foot side setback with a minimum of 7.5 feet on the left side setback. The proposed total floor area is 3,242 sq. ft. (51 percent), where 2,400 sq. ft. is the maximum permitted. The proposed lot coverage is 2,044 sq. ft. where 1,572 sq. ft. is the maximum permitted. Project conformance with Use Permit findings for the lot coverage and floor area non-compliance is discussed in further detail in Section A.4 of this report.

### 3. Conformance with the Design Review Regulations

The project was heard on July 6, 2021, at the Emerald Lake Hills Design Review meeting. There was no public written correspondence received and no public member in attendance at the meeting. At the hearing, the Design Review Officer (DRO) recommended that the proposed garage door be modified to have windows, to prevent the appearance of blank walls, and the window patterns be aesthetically pleasing and proportioned. The DRO also stated that the proposed colors and materials are consistent with those recommended in the standards. With the recommended condition, the proposed addition is consistent with applicable Design Review Standards, Section 6515.15 of the Zoning Regulations.

The project's compliance with these Design Review Standards is discussed below:

- a. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five objectives:

- (1) *Minimize tree removal.*

No trees are proposed for removal for the garage addition or to legalize the two existing bedrooms. Existing trees shall be protected during construction and retained.

(2) *Minimize alteration of the natural topography.*

The site is currently developed with a two-story single-family residence and no garage. The project involves the addition of a new attached two-car garage and legalizing two existing bedrooms, one bedroom on each level of the residence. The new garage will involve converting a portion of existing habitable space, an existing laundry room and existing storage area, into the new garage space. There is no significant alteration to the existing topography proposed as the parcel is relatively flat.

(3) *Respect the privacy of neighboring houses and outdoor living areas.*

Legalizing the two bedrooms involves one window facing the left side yard on the first story and one window facing the rear yard elevation on the second story. The garage addition will face the rear yard. The bedrooms to be legalized meet the setbacks of the respective rear and left side yard setbacks for the RH zoning district. Therefore, privacy impacts between the proposed residence and neighboring houses have been minimized.

b. Facades: Requires well-articulated and proportioned facades.

The DRO indicated at the hearing that the proposed garage door be modified to have windows, to prevent the appearance of blank walls, and the window patterns are aesthetically pleasing and proportioned.

c. Roofs: Requires pitched roofs.

The roof plan of the proposed garage includes a pitched roof and complies with this design standard.

d. Materials and Colors: Requires that varying architectural styles are compatible by using similar materials and colors that blend with the natural setting and the immediate area.

The proposed mix of materials and colors is consistent with the design standards.

- e. Utilities: New utilities should be placed underground.

All new utilities shall be placed underground.

- f. Paved Areas: Requires minimization of paved areas.

A short driveway is proposed in front of the new garage. The amount of proposed paved areas complies with this standard as the amount of pavement is limited to that necessary for appropriate vehicle access and parking.

#### 4. Conformance with the Use Permit Regulations

The applicant is seeking to construct an addition to an existing two-story single-family residence. The additional footprint will require relief from the lot coverage and floor area regulations of the existing RH Zoning District with a Non-Conforming Use Permit. The new development includes the footprint for a new attached two-car garage and legalizing two existing bedrooms. The new attached garage and two bedrooms will increase a total of 655 sq. ft. of additional floor area.

A Non-Conforming Use Permit, per Zoning Regulations Section 6133.3, allows the proposed non-conforming elements if the following findings can be made by the Planning Commission. The findings are discussed below:

- a. The proposed development is proportioned to the size of the parcel on which it is being built.

The subject parcel is approximately 52 percent of the size of a conforming parcel in the Residential Hillside Zoning District. Development limits of the RH Zoning District are proportional to the size of the parcel. A conforming parcel of 17,000 sq. ft. could be developed with a residence of up to 5,100 sq. ft., which includes the required two-car covered parking spaces, minimum size of 342 sq. ft. for two covered parking spaces. The required parking accounts for less than 10 percent of a house on a conforming parcel, but accounts for 11 percent of the allowed floor area on the subject parcel. The existing residence is 2,952 sq. ft. and does not have compliant parking. The additional floor area also results from the request to legalize two existing bedrooms, and to provide the required covered parking. While the footprint of the proposed addition will exceed the 25 percent lot coverage maximum, it will achieve compliance with on-site parking requirements. These exceptions to the development standards are considered minor in the context of the site and as a result, with the proposed addition, the development will continue to be well proportioned to the parcel.

- b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The applicant has indicated that there are no neighboring properties which present an opportunity to achieve conformity, which has been confirmed by staff by virtue of the fact that all adjacent properties are developed with existing residences.

- c. The proposed development is as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible.

The proposed lot coverage is nearly in conformance with the Zoning Regulations currently in effect. The footprint of the house is being changed to include an attached garage and legalize two existing bedrooms. Although the proposed garage and the bedrooms will exceed the lot coverage and floor area ratio, the request will bring the house into parking compliance and building code compliance.

The existing development on the property currently exceeds the floor area allowed for the site by 552 sq ft. The applicant requests an additional 290 sq. ft. of floor area over what is existing by the RH Zoning District with this proposal. The addition would allow a 3,242 sq. ft. residence, including an attached garage, and would not cause the residence to appear to be out of scale with the property.

The plans reviewed at the July 6, 2021 Emerald Lake Hills Design Review Officer meeting included a solid material garage door, two bedrooms to be legalized and one window to each respective bedroom to be legalized. During the meeting, the DRO suggested that the proposed garage door be modified to have windows, to prevent the appearance of blank walls, the window patterns are aesthetically pleasing and proportioned. All exceptions are as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible.

- d. The establishment, maintenance, and/or conducting of the proposed 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 the neighborhood.

The project has been reviewed by the Woodside Fire Protection District and the Department of Public Works and has been preliminarily approved. Conditions of approval have been added to



the project; see Attachment A. The project is not located in the Coastal Zone and would not impact coastal resources.

The proposed construction was reviewed by the Emerald Lake Hills DRO and was found to comply with the design standards. These standards include an assessment of the project's compatibility with the surrounding residences and privacy of adjacent properties.

As a result, the project would not be detrimental to public welfare or injurious to property or improvements in the neighborhood.

- e. Use permit approval does not constitute a granting of special privileges.

The proposed Non-Conforming Use Permit will result in legalizing two existing bedrooms, two-bedroom windows and comply with the required covered parking. Minor exceptions to the development standards are often granted on parcels which are non-conforming in size. The permit would allow a reasonably sized 3,242 sq, ft, residence and would not cause the residence to appear to be out of scale with the property, specifically as viewed from Lakeview Way and Vernal Way.

## B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to addition of 50 percent of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project is located on a site that has been previously disturbed and is not environmentally sensitive.

## C. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Woodside Fire Protection District  
City of Redwood City Municipal Water Department  
Emerald Lakes Sewer District

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plan

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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 2020-00228      Hearing Date: November 10, 2021

Prepared By: Olivia Boo, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to addition of 50 percent of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project is located on a site that has been previously disturbed and is not environmentally sensitive.

For the Design Review, Find:

2. That the proposed house addition, as proposed and conditioned, is in compliance with the Design Review Standards due to the use of materials and colors is compatible with the natural setting and the immediate area.

For the Use Permit, Find:

3. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6133.3 in that:
  - a. The project was reviewed by the Emerald Lake Hills Design Review Officer who found that the project complies with the design review standards and the recommended approval of the design. The proposed development complies with the RH Zoning District with the exception of the request for additional lot coverage and floor area;
  - b. The proposed development is reasonably proportioned to the size of the parcel on which it is being built, as all the exceptions are modest in nature and the proposal is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible;

- c. There are no feasible opportunities to acquire land to make the subject parcel conforming, as adjacent parcels are substandard in size and currently developed;
- d. The establishment, maintenance, and/or conducting of the proposed use will not be detrimental to property or the neighborhood;
- e. The Use permit approval does not constitute a granting of special privileges as the exceptions would allow a reasonably sized 3,242 sq. ft. residence and would not cause the residence to appear to be out of scale with the property, specifically as viewed from Lakeview Way; and,
- f. The project is similar to the development allowed on other parcels in the neighborhood.

### **CONDITIONS OF APPROVAL**

#### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review public hearing which requires payment of an additional fee of \$1,500.
2. The garage door shall be modified to include windows to increase compliance with design standards on this elevation. Revised plans showing the proposed color and material application shall be submitted for review by the Design Review Officer prior to the Planning Commission hearing.
3. No significant trees are proposed for removal. All trees shall be protected from damage during construction. Any removal of trees greater than 6 inches in diameter at breast height is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
4. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.

5. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

6. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the County Fire Department.
7. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Lakeview Way or Vernal Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Lakeview Way or Vernal Way. There shall be no storage of construction vehicles in the public right-of-way.
9. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

### Building Inspection Section

10. A building permit is required.

### Drainage

11. At the time of the building permit submittal, the project shall be required to comply with the County's "prescriptive" drainage review requirements.
12. The roof storm drain lines shall be kept separate from any required perforated foundations subdrains.
13. The storm drain line shall daylight to a bubbler grate adjacent to the permeable paver area, at which point it shall overflow to the pavers (rather than a direct connection to the permeable paver underlayer as currently shown).

### Woodside Fire Protection District

14. The applicant shall secure adequate water service from the City of Redwood City Municipal Water Department.

### Department of Public Works

15. The project shall comply with the County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works and Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
16. 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 percent) 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.

17. 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. All existing improvements in the right-of-way shall be removed or legalized, including the recording of a maintenance agreement.
18. Prior to the issuance of the Building Permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Emerald Lake Sewer District

19. The applicant shall submit building plans to the sewer district for review when the building permit application is submitted. The plans shall indicate the location of the existing sewer district main. For questions, please contact staff at (650) 363-4100.

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## **SUMMARY**

The project is in compliance with the required findings for a Non-Conforming Use Permit, as the additional lot coverage and floor area would not cause the residence to appear out of scale with the property. The applicant has indicated that there are no neighboring properties which present an opportunity to achieve conformity. Adjacent properties are developed with residences, some nearby parcels are also substandard in size.

Additionally, the project is as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible. The applicant's objective is to comply with the parking standard (2 covered spaces) by proposing a two-car garage and legalizing two bedrooms created by a prior owner. The existing development on the property currently exceeds the allowed lot coverage and the floor area allowed for the site, but by a reasonable amount given that compliance with parking standards will be achieved. The project proposes a total lot coverage of 33 percent where 25 percent is the maximum and a total floor area of 3,242 sq. ft. where 2,400 sq. ft. is the maximum allowed.

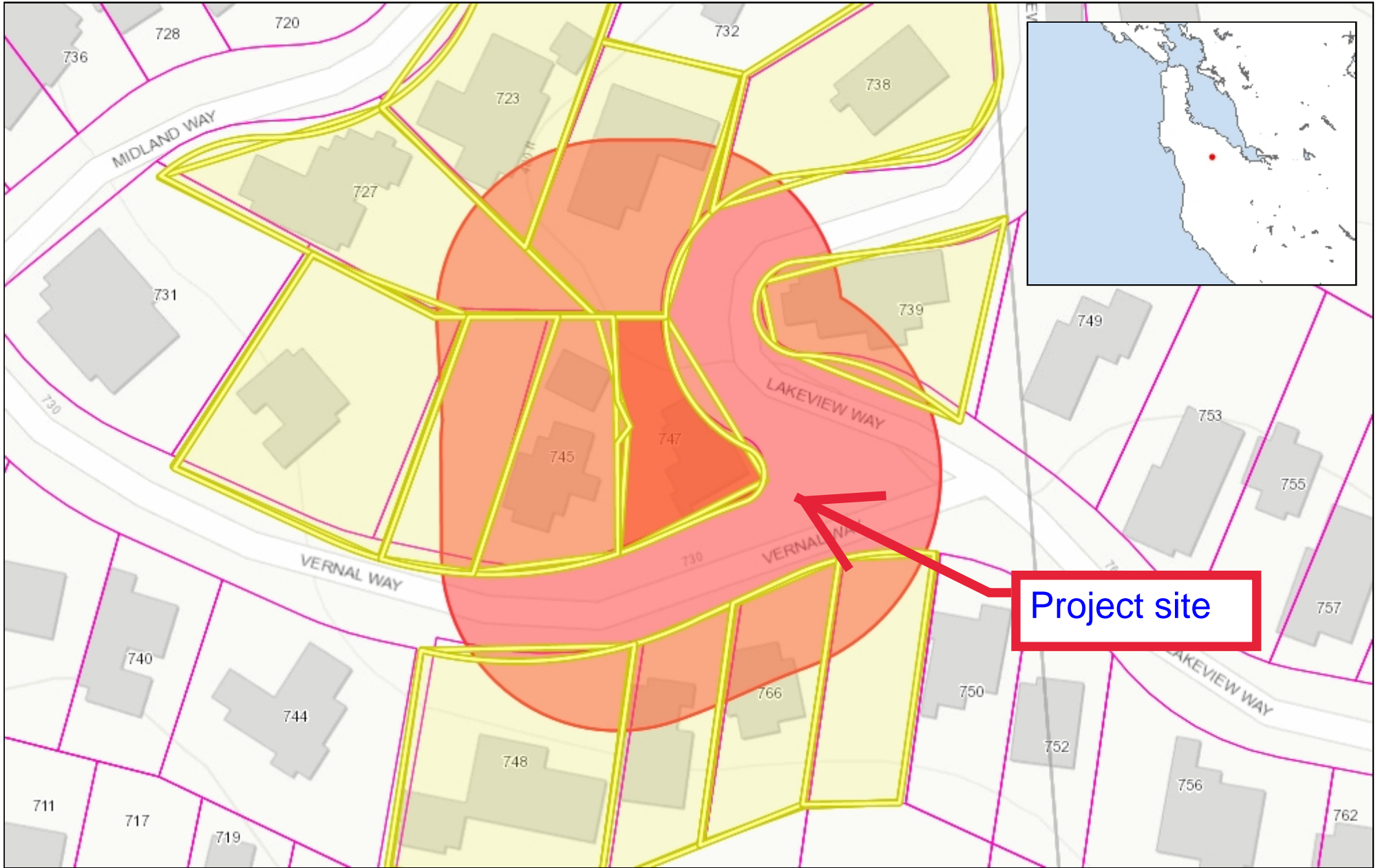
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**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# ATTACHMENT B



**Project site**

0.04 0 0.02 0.04 Miles

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

1:1,128

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

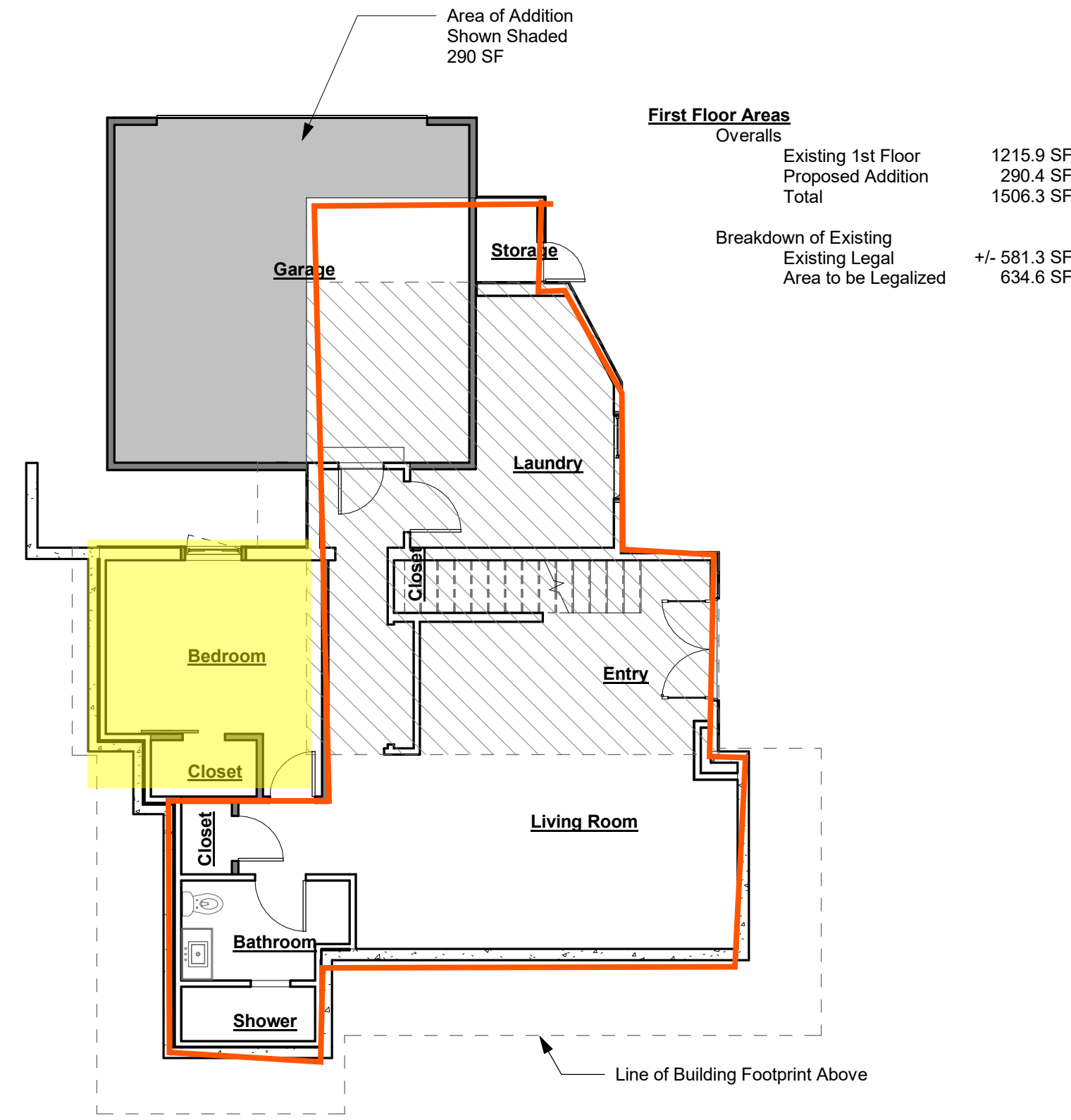
**ATTACHMENT C**

Fong Residence  
Garage  
Addition  
747 Lakeview Way,  
Emerald Hills, CA 94062

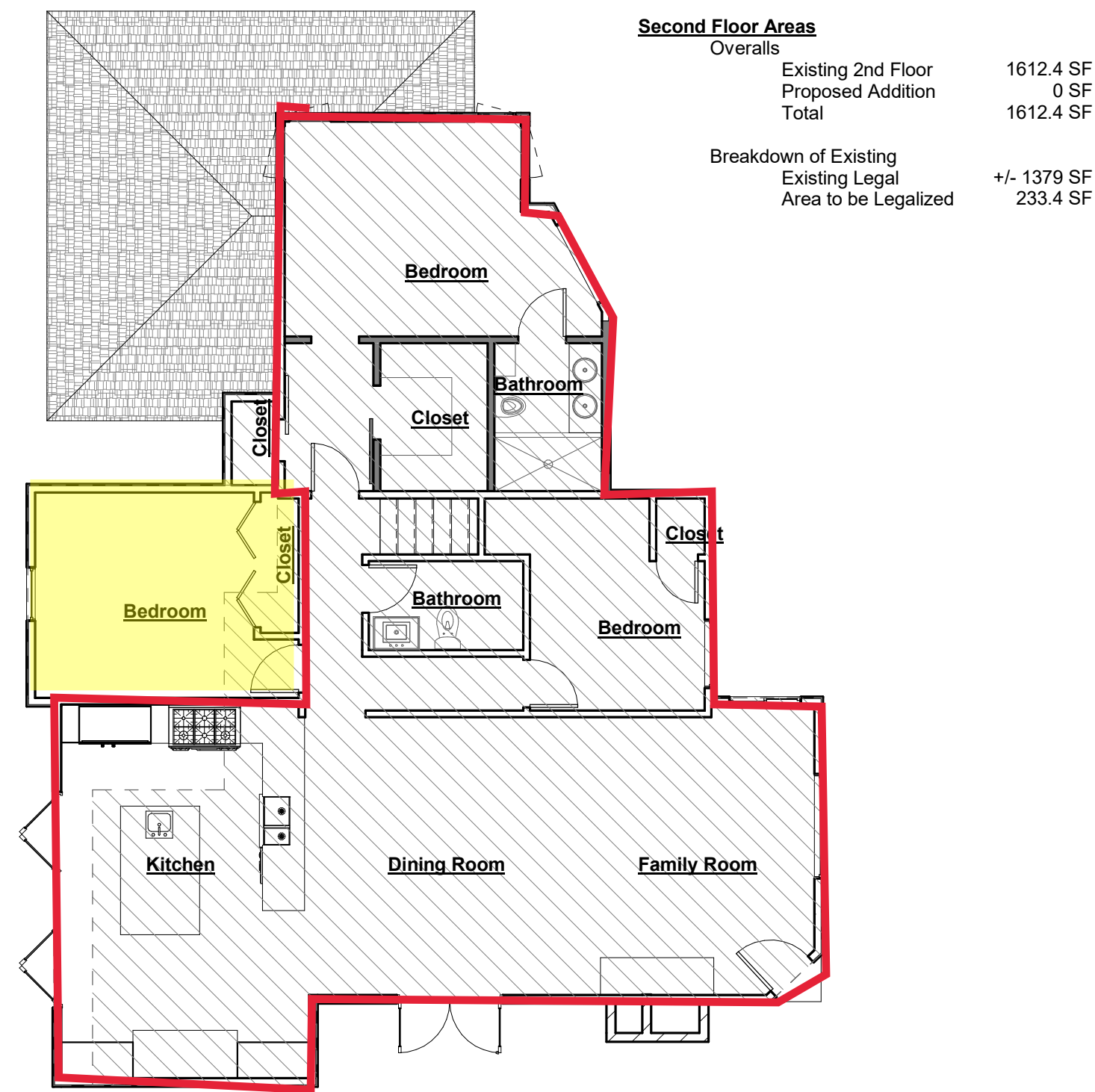
REVISIONS  
1 Delta 1 - Use Permit Plan 2/12/21  
Check Comments

Use Permit and DR Application  
DATE 07/15/20  
SCALE As indicated  
PROJECT # 219-0001

A02  
Project Diagrams



2 First Floor Area Plan  
1/8" = 1'-0"

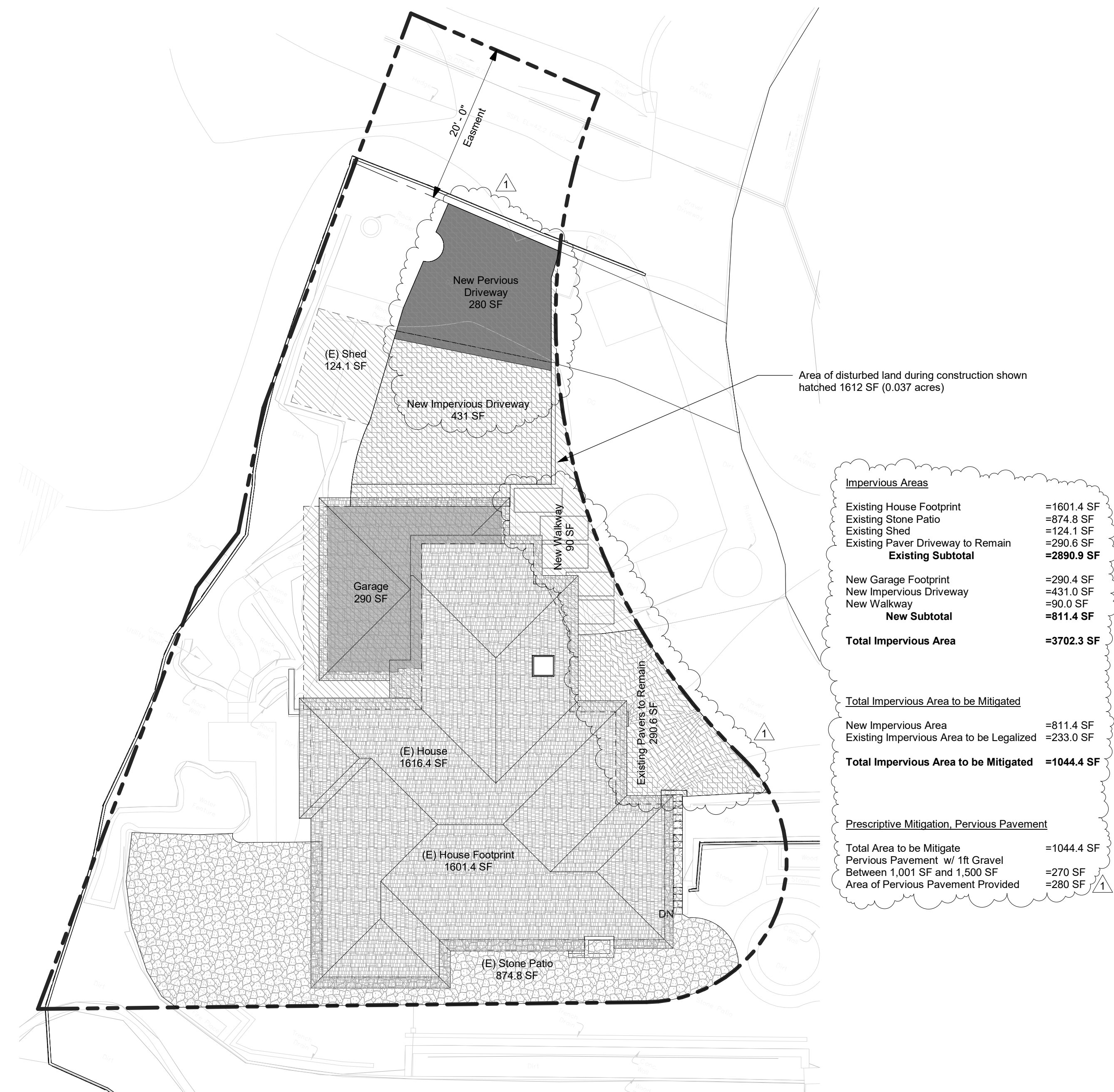


3 Second Floor Area Plan  
1/8" = 1'-0"

Area to be legalized

New garage addition

Legal area



1 Impervious Surface Plan  
1" = 10'-0"

Impervious Areas	
Existing House Footprint	=1601.4 SF
Existing Stone Patio	=874.8 SF
Existing Shed	=124.1 SF
Existing Paver Driveway to Remain	=230.0 SF
<b>Existing Subtotal</b>	<b>=2890.9 SF</b>
New Garage Footprint	=290.4 SF
New Impervious Driveway	=431.0 SF
New Walkway	=90.0 SF
<b>New Subtotal</b>	<b>=811.4 SF</b>
<b>Total Impervious Area</b>	<b>=3702.3 SF</b>
<b>Total Impervious Area to be Mitigated</b>	
New Impervious Area	=811.4 SF
Existing Impervious Area to be Legalized	=233.0 SF
<b>Total Impervious Area to be Mitigated</b>	<b>=1044.4 SF</b>
<b>Prescriptive Mitigation, Pervious Pavement</b>	
Total Area to be Mitigate	=1044.4 SF
Pervious Pavement w/ 1ft Gravel	=270 SF
Area of Pervious Pavement Provided	=280 SF

Fong Residence  
Garage  
Addition  
747 Lakeview Way,  
Emerald Hills, CA 94062

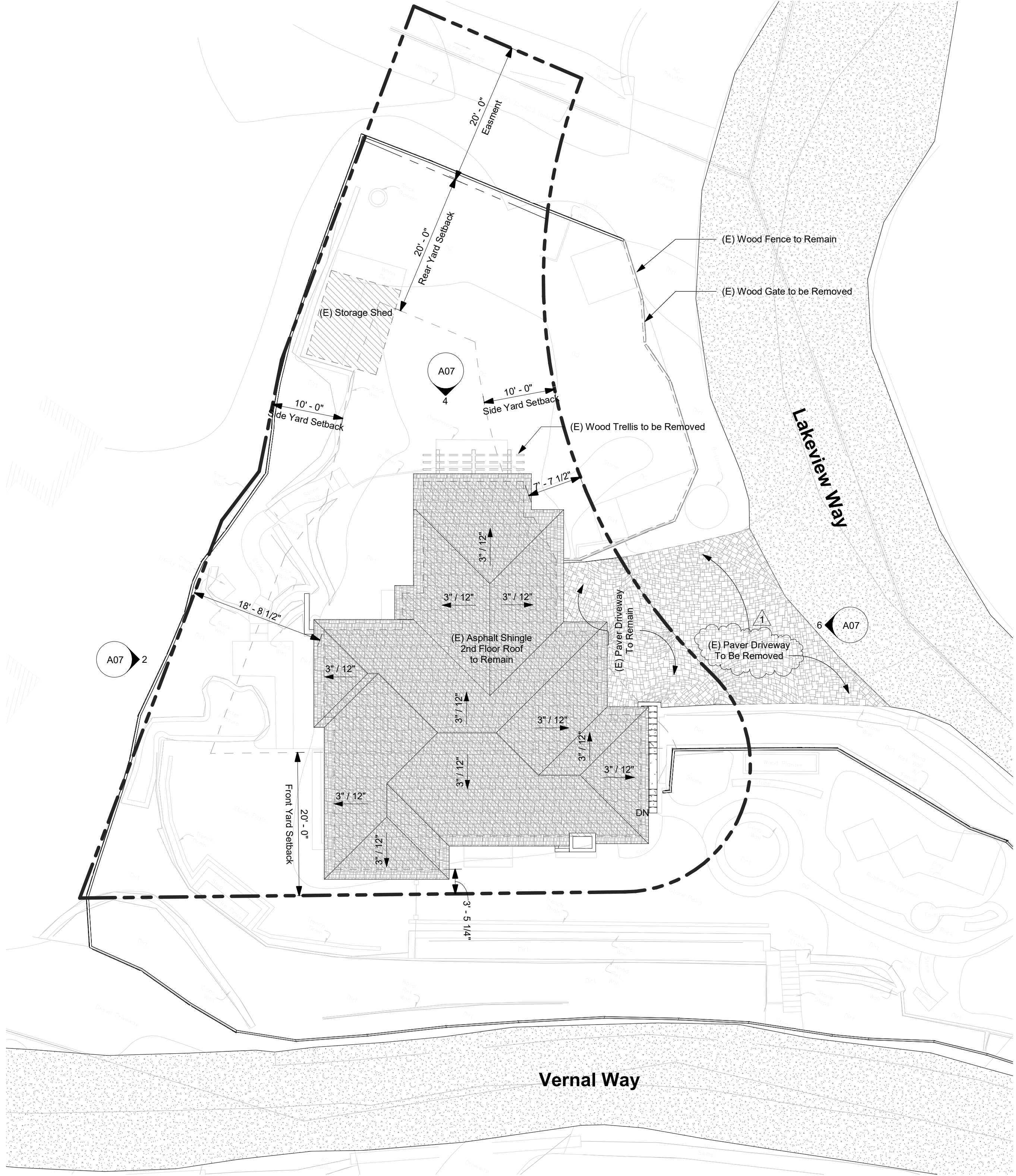
REVISIONS

1	Delta 1 - Use Permit Plan Check Comments	2/12/21
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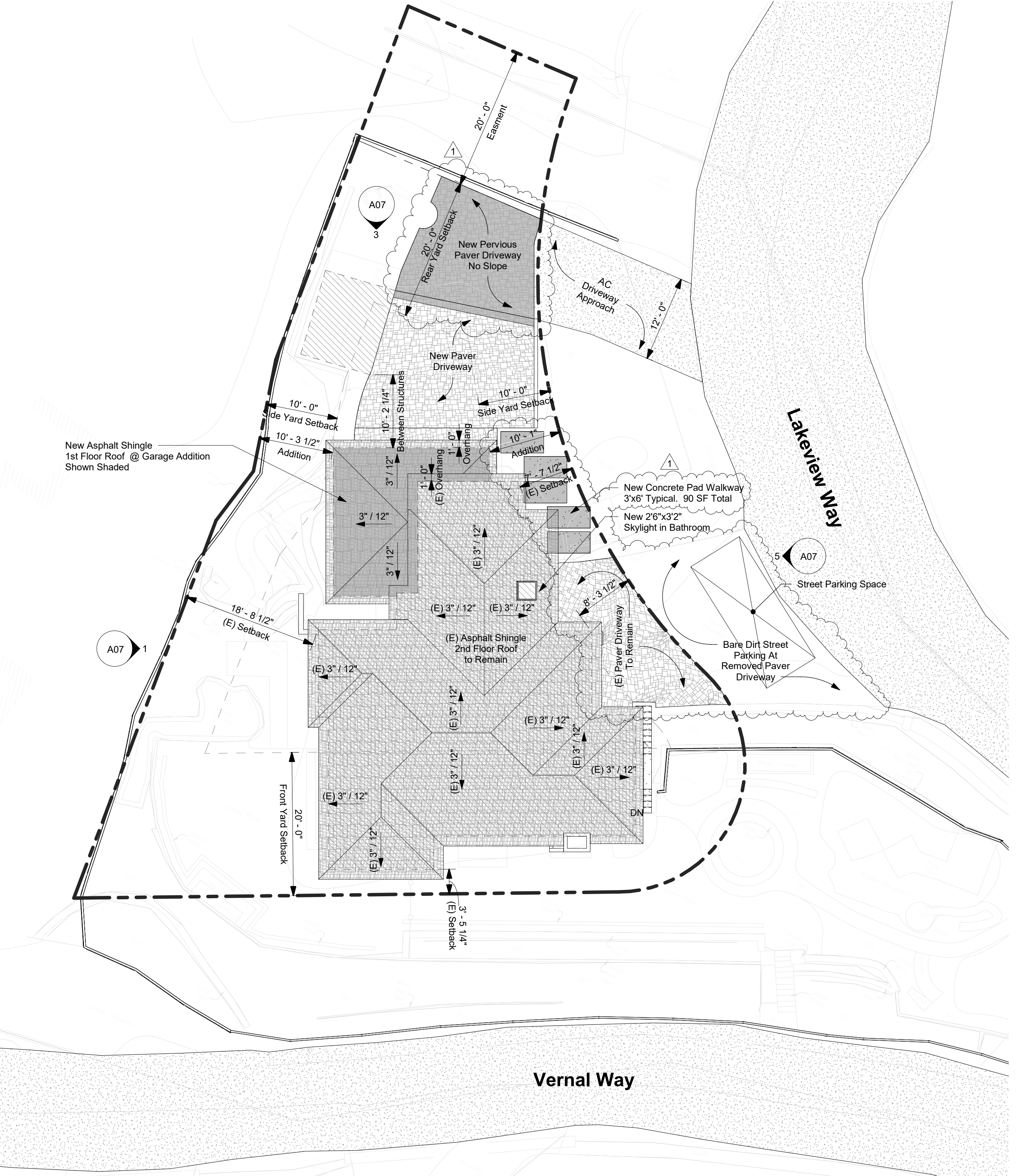
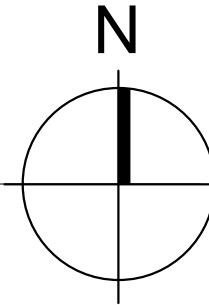
Use Permit and DR Application

DATE	07/15/20
SCALE	1" = 10'-0"
PROJECT #	219-0001

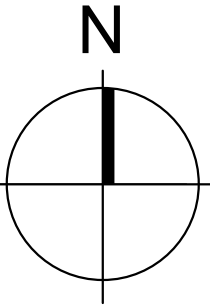
A03  
Existing and  
Proposed Site  
Plan



1 Existing Site Plan  
1" = 10'-0"



2 Proposed Site Plan  
1" = 10'-0"



REVISIONS

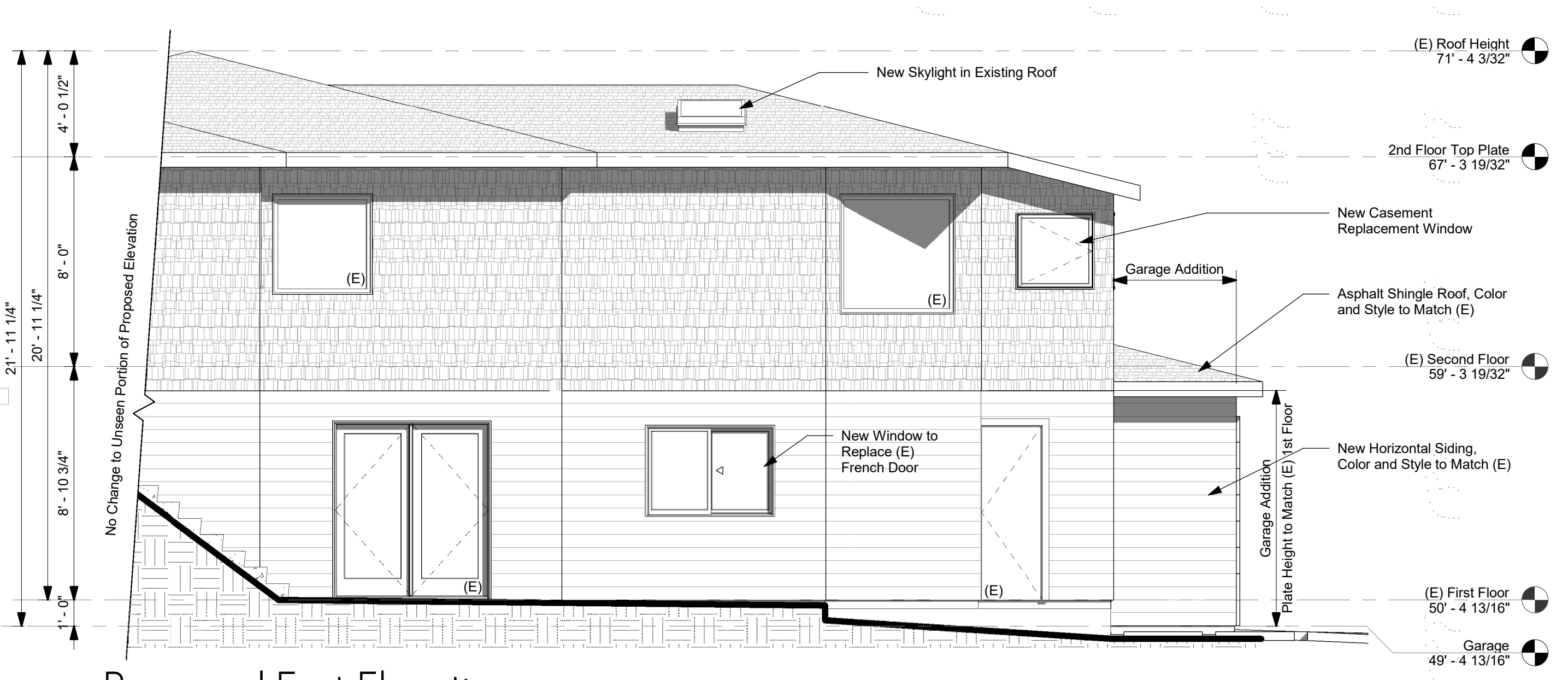
Use Permit and DR Application

DATE	07/15/20
SCALE	1/4" = 1'-0"
PROJECT #	219-0001

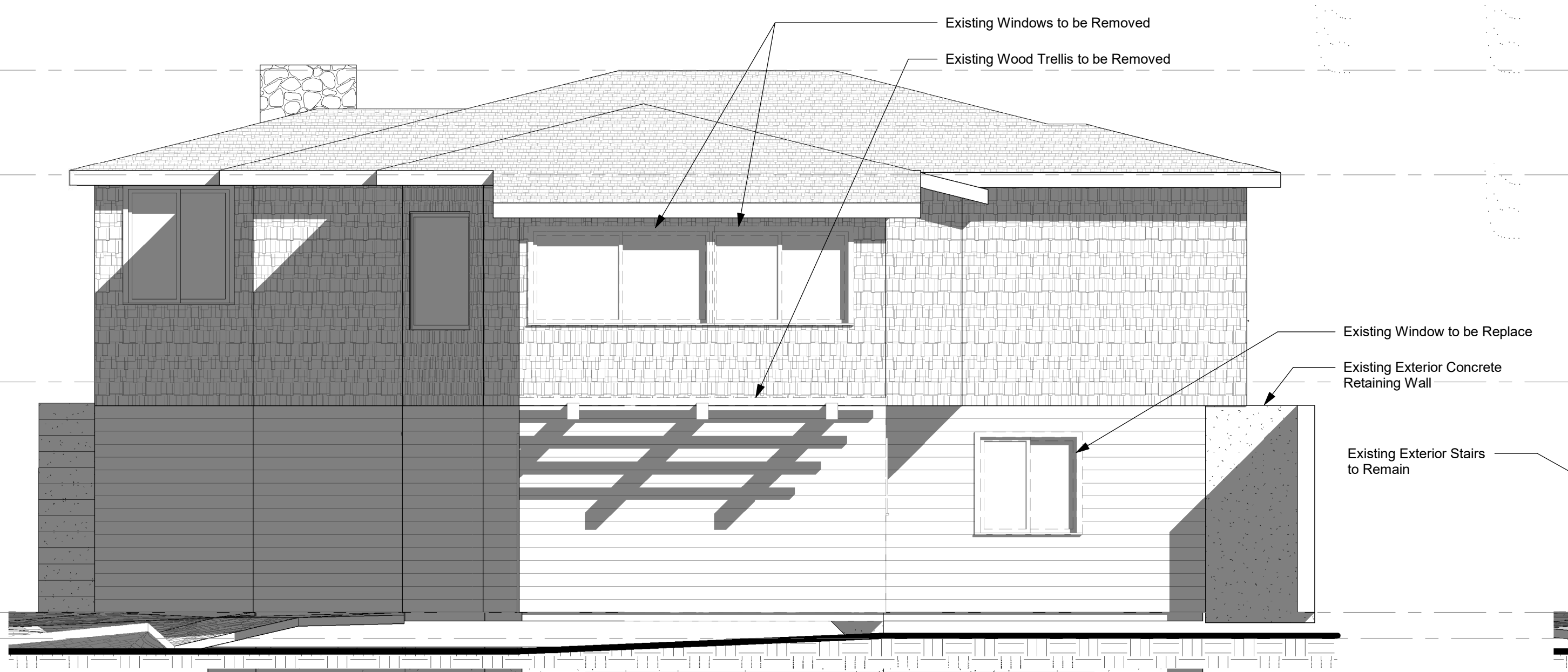
A07  
Exterior  
Elevations



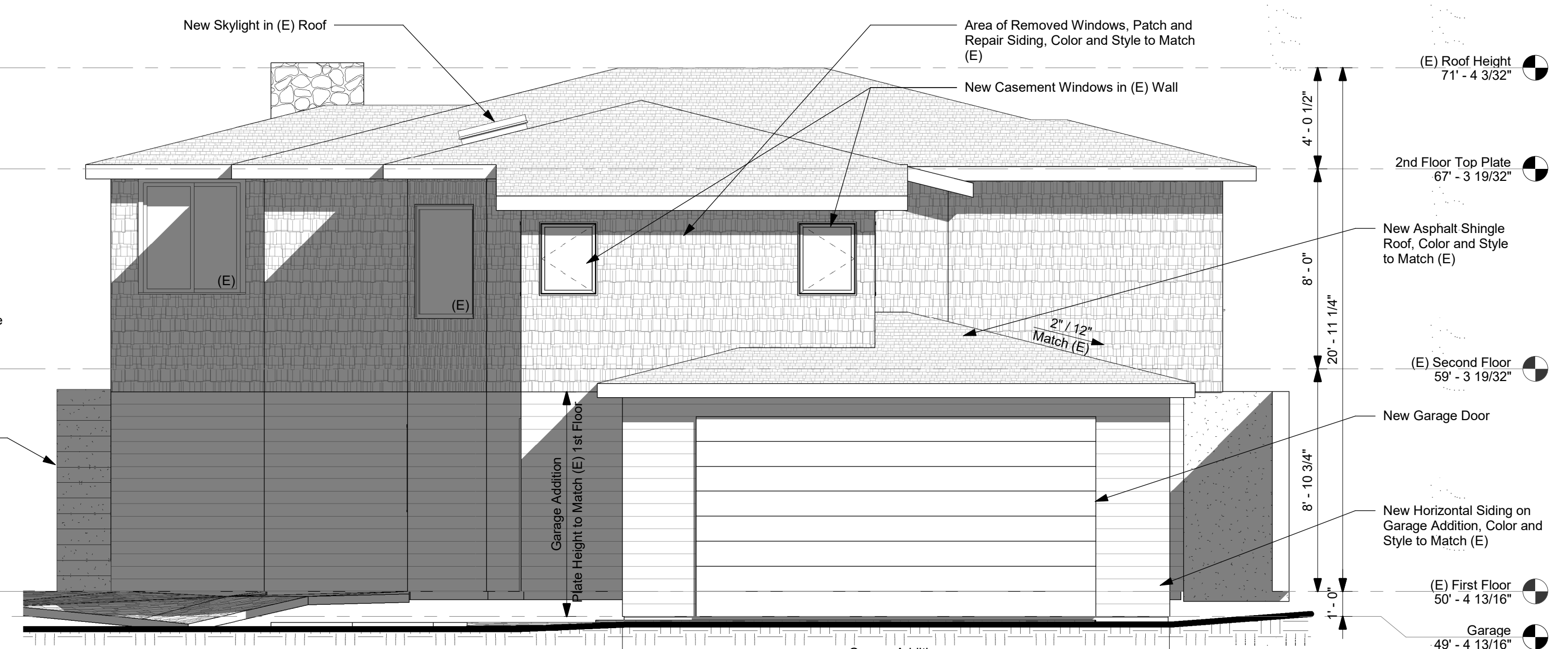
6 Existing East Elevation  
1/4" = 1'-0"



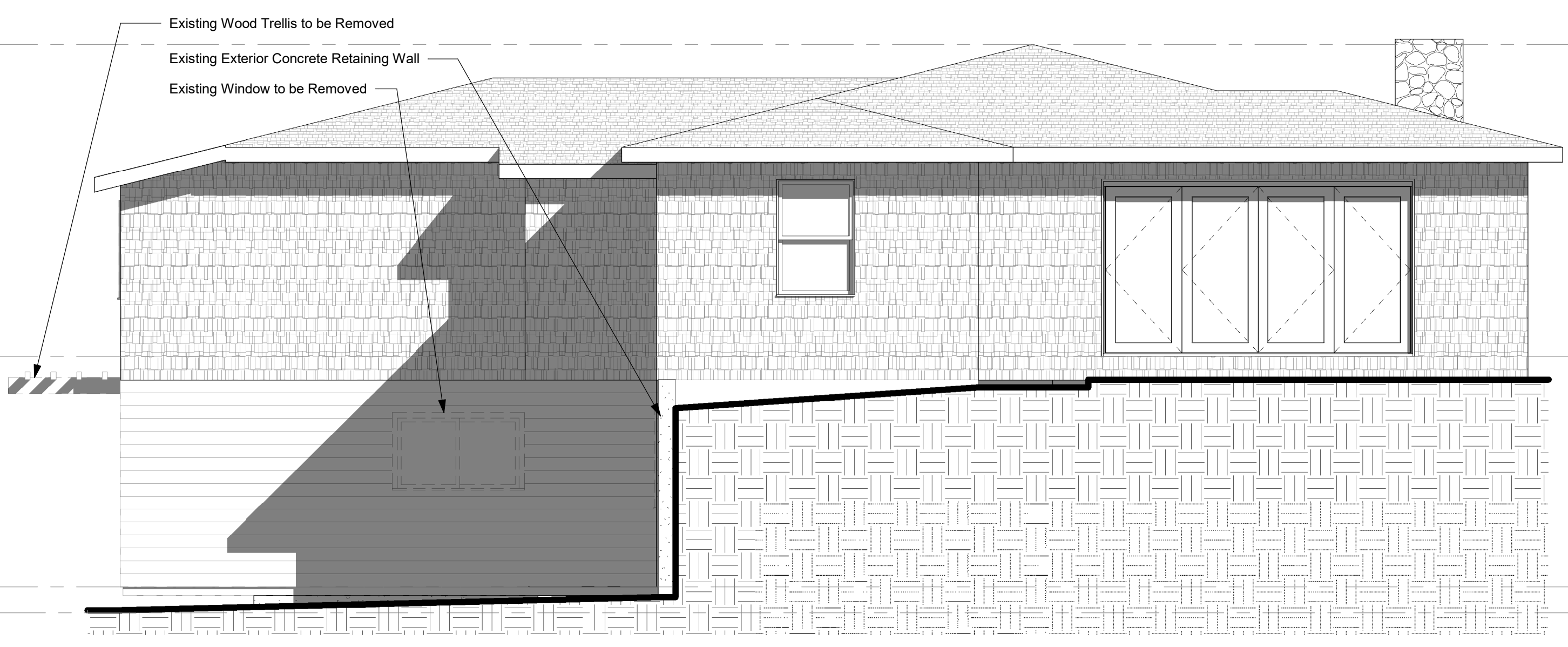
5 Proposed East Elevation  
1/4" = 1'-0"



4 Existing North Elevation  
1/4" = 1'-0"



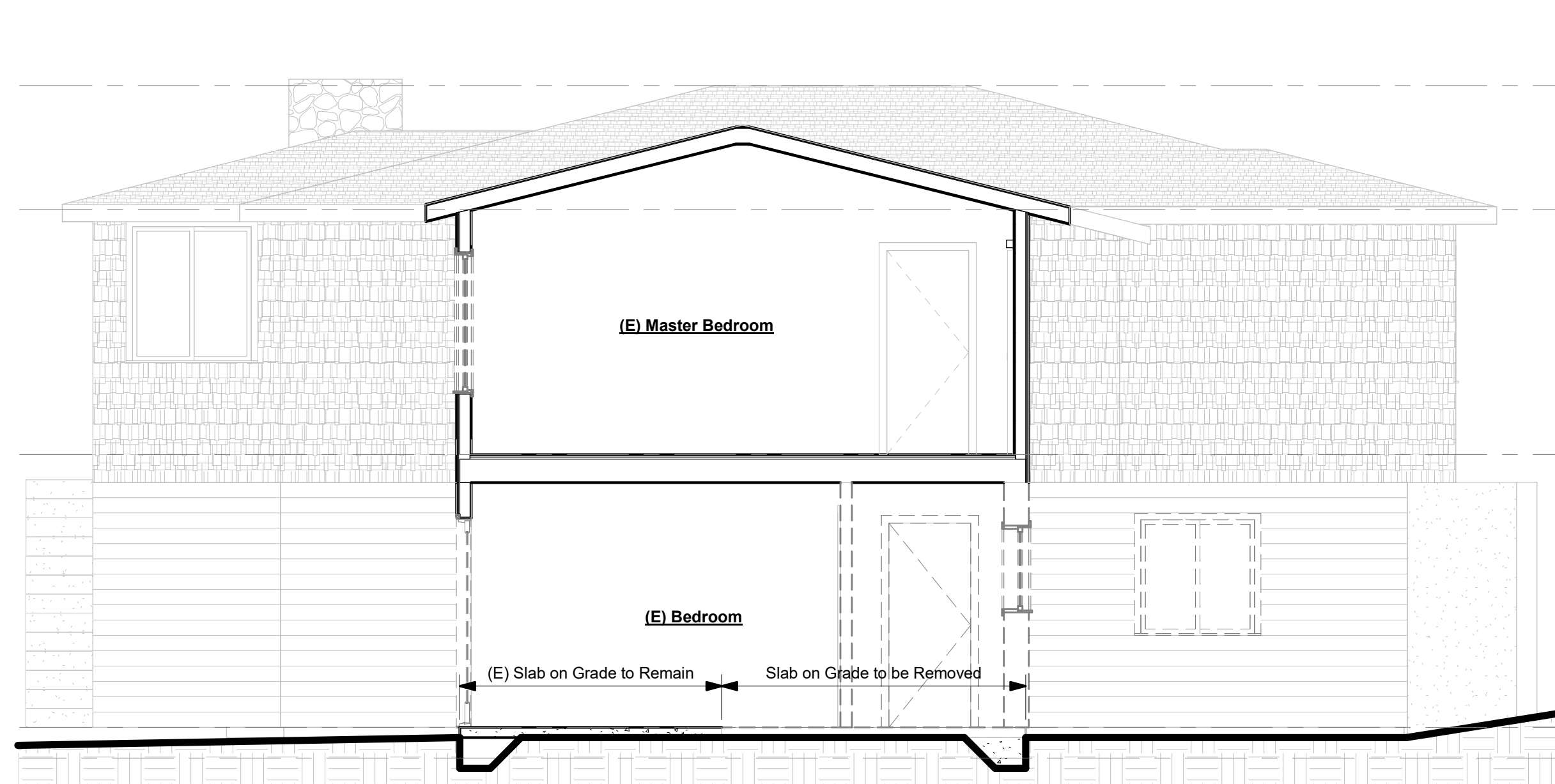
3 Proposed North Elevation  
1/4" = 1'-0"



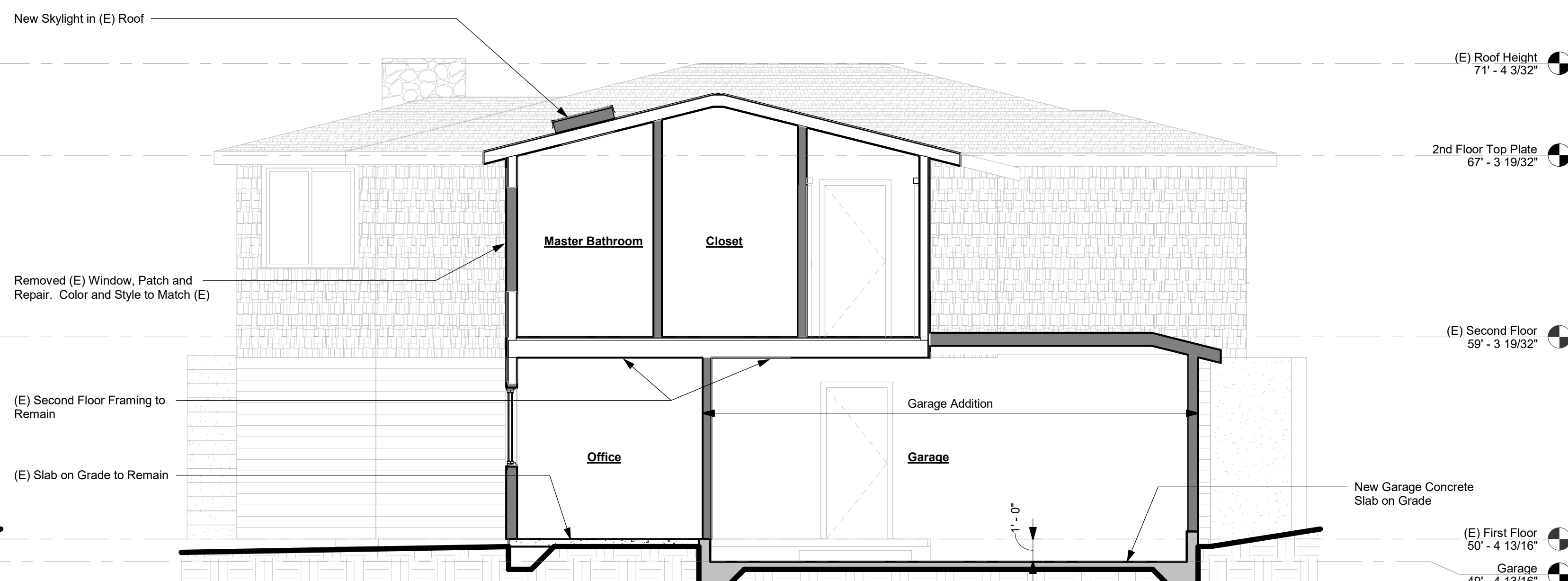
2 Existing West Elevation  
1/4" = 1'-0"



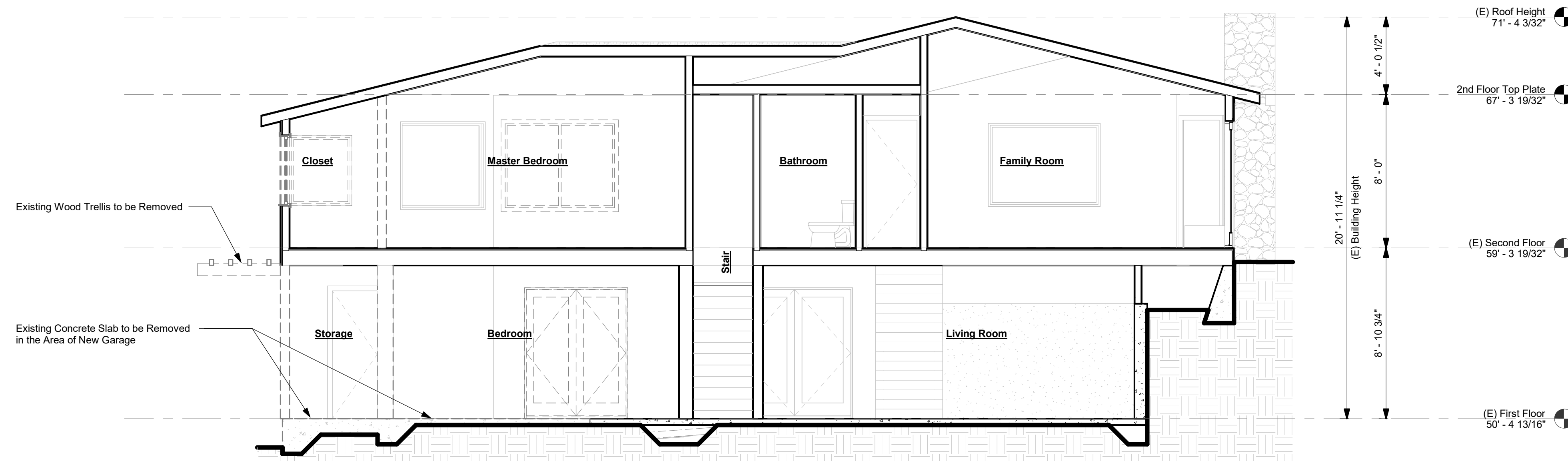
1 Proposed West Elevation  
1/4" = 1'-0"



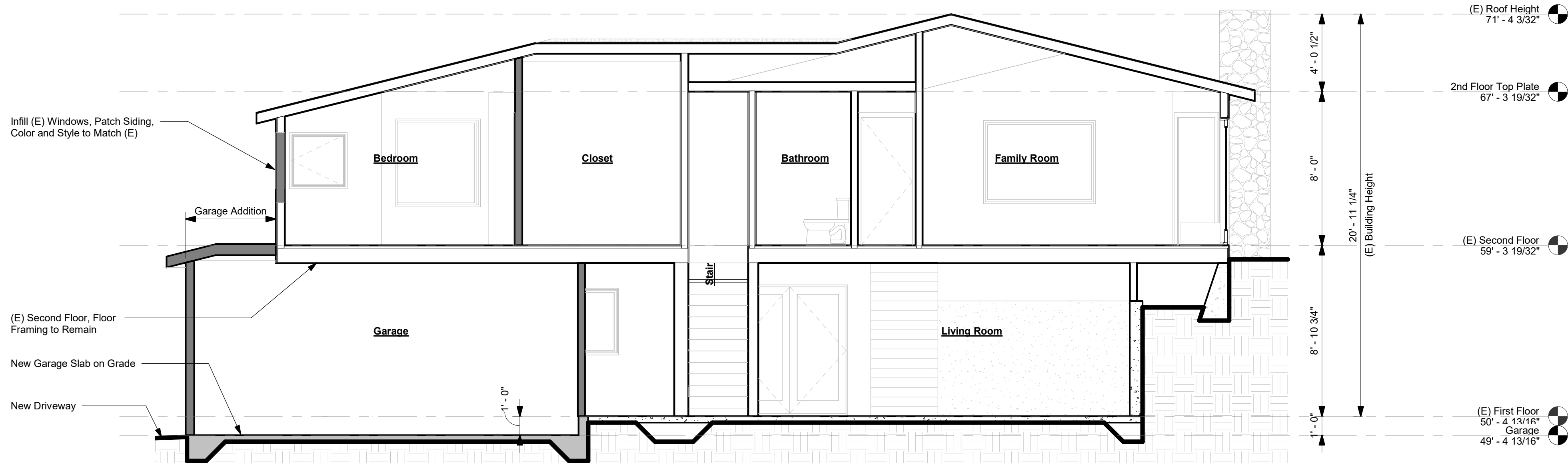
4 Existing East West Building Section  
1/4" = 1'-0"



3 Proposed East West Section  
1/4" = 1'-0"



2 Existing North South Building Section  
1/4" = 1'-0"



1 Proposed North South Building Section (UP)  
1/4" = 1'-0"

Fong Residence  
Garage  
Addition  
747 Lakeview Way,  
Emerald Hills, CA 94062

REVISIONS

Use Permit and DR. Application

DATE 07/15/20  
SCALE 1/4" = 1'-0"  
PROJECT # 219-0001

A08  
Building Sections

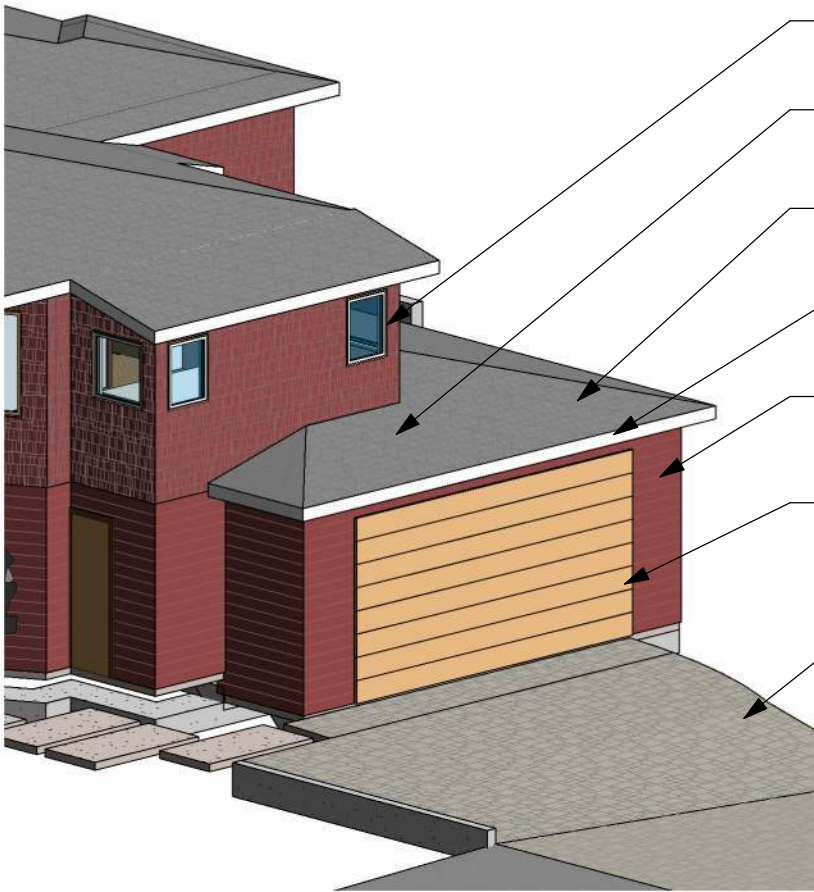




R1  
D1  
W1  
G1  
S2  
P1  
S1



## Existing Conditions



- New White Windows with White Trim to Match (E) W1
- New Cement Board Shingle Siding Painted to Match (E) S2
- New Asphalt Shingle, Dark Gray to Match (E) R1
- New Bronze Round Gutters and Downspouts to Match (E) D1
- New Horizontal Shiplap Siding, Hardie Board, Painted Red to Match (E) S1
- New Garage Door, Clear Finish Wood Similar to (E) Exterior Doors G1
- New Driveway Pavers to Match (E) P1

## Proposed Garage Addition

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTED.

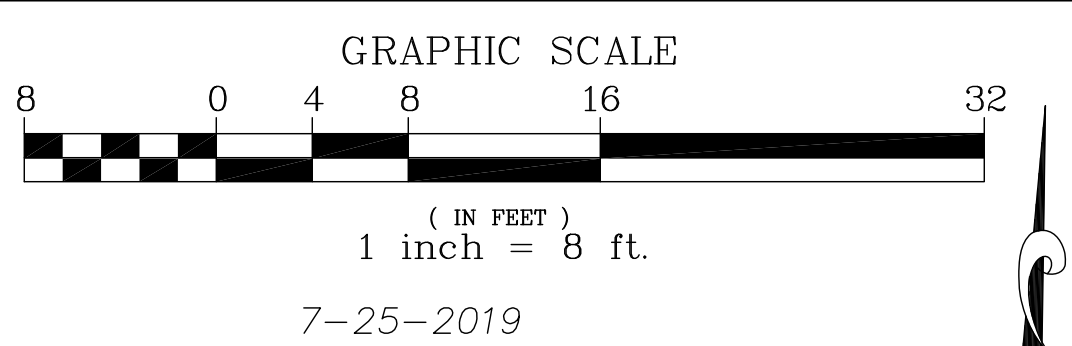
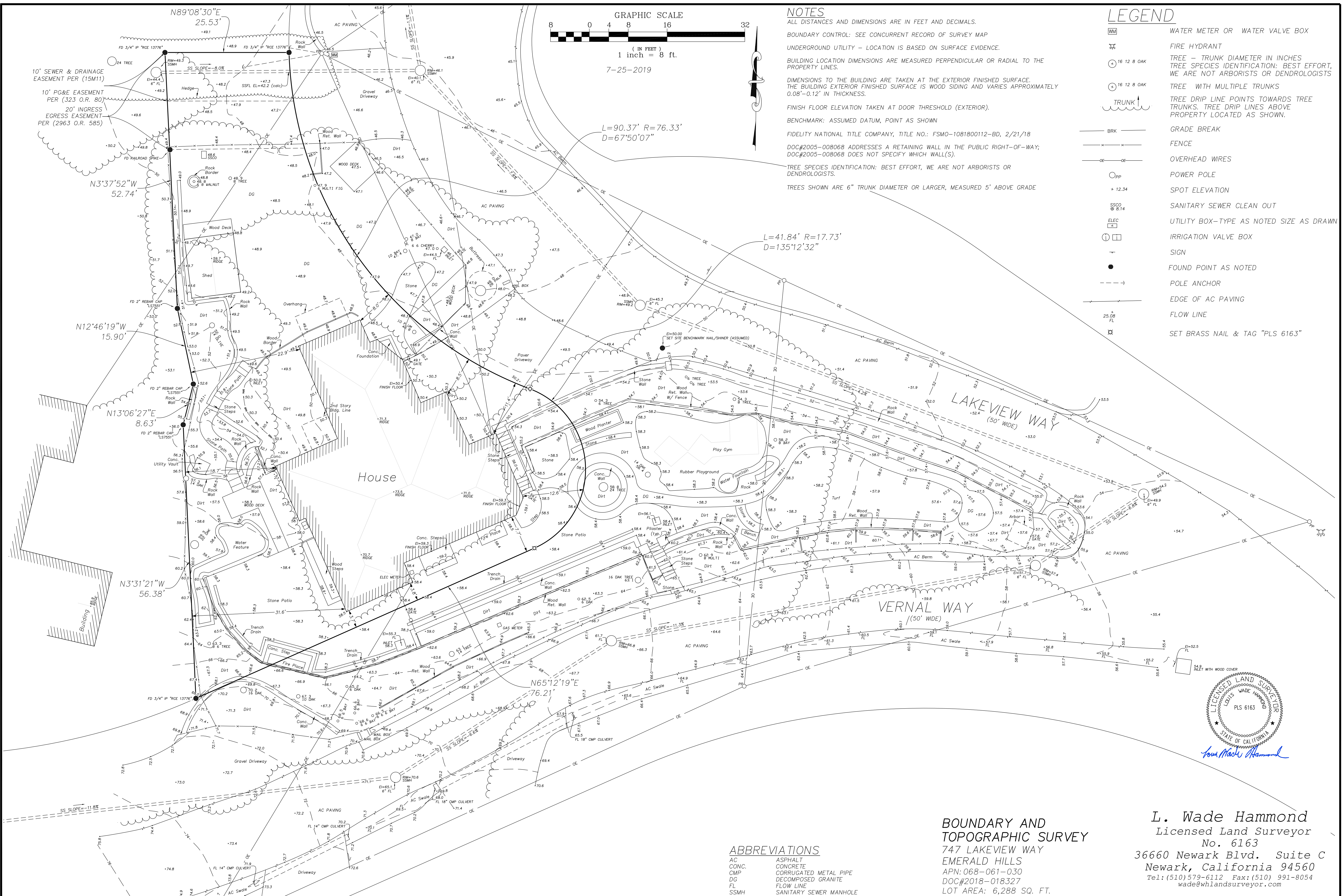


Fong Residence  
Garage  
Addition

747 Lakeview Way,  
Emerald Hills, CA  
94062

DATE 07/22/20  
SCALE 12" = 1'-0"  
PROJECT # 219-0001

COLOR 1  
Color  
Board



**NOTES**  
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 BOUNDARY CONTROL: SEE CONCURRENT RECORD OF SURVEY MAP  
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.  
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.  
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.08'-0.12' IN THICKNESS.  
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).  
 BENCHMARK: ASSUMED DATUM, POINT AS SHOWN  
 FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSMO-1081800112-BD, 2/21/18  
 DOC#2005-008068 ADDRESSES A RETAINING WALL IN THE PUBLIC RIGHT-OF-WAY; DOC#2005-008068 DOES NOT SPECIFY WHICH WALL(S).  
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.  
 TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

**LEGEND**

	WATER METER OR WATER VALVE BOX
	FIRE HYDRANT
	TREE - TRUNK DIAMETER IN INCHES
	TREE WITH MULTIPLE TRUNKS
	TREE DRIP LINE TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
	GRADE BREAK
	FENCE
	OVERHEAD WIRES
	POWER POLE
	SPOT ELEVATION
	SANITARY SEWER CLEAN OUT
	UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
	IRRIGATION VALVE BOX
	SIGN
	FOUND POINT AS NOTED
	POLE ANCHOR
	EDGE OF AC PAVING
	FLOW LINE
	SET BRASS NAIL & TAG "PLS 6163"

**ABBREVIATIONS**

AC	ASPHALT
CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
DG	DECOMPOSED GRANITE
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 747 LAKEVIEW WAY  
 EMERALD HILLS  
 APN: 068-061-030  
 DOC#2018-018327  
 LOT AREA: 6,288 SQ. FT.

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