


0.14 0 0.07 0.14 Miles

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

1:4,513 

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**

# Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.co.sanmateo.ca.us/planning

PLN: 2015-00377

BLD:

### Applicant/Owner Information

Applicant: Steve Conran  
Mailing Address: PO Box 1632  
El Granada CA Zip: 94018  
Phone, W: (650) 888-6795 H: (650) 726-9709  
E-mail Address: Steve.conran@hotmail.com FAX:

Name of Owner (1): <u>James Boyle</u>	Name of Owner (2):
Mailing Address: <u>170 Avenue Portola</u>	Mailing Address:
<u>Half Moon Bay, CA</u>	
Zip: <u>94019</u>	Zip:
Phone, W:	Phone, W:
H: <u>(650) 726-6954</u>	H:
E-mail Address:	E-mail Address:

### Project Information

Project Location (address): <u>Avenue Portola (Cross street Coronado)</u>	Assessor's Parcel Numbers: <u>047-233-350</u>
Zoning: <u>Multi Family</u> <u>R-375-31PDL100</u>	Parcel/lot size: <u>6,287</u> SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Construction of a New Triplex (2) 1bd/1 bath + (1) Studio Apts with (3) Separated car garages. Each apt will range in size between 590 & 668 sqft. They will all be one story approx 17' high

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Vacant Land

Describe Existing Structures and/or Development:

None

### Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: James Boyle

Owner's signature:

Applicant's signature: Steve Conran

# Application for Design Review by the County Coastsides Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2015-00377  
Other Permit #: \_\_\_\_\_

### Applicant:

Name: Steve Conran  
Address: PO Box 1632  
El Granada CA Zip: 94018  
Phone, W: 650 888-6795 H: 650 726-9709  
Email: Steve.conran@hotmail.com

### Owner (if different from Applicant):

Name: James Boyle  
Address: 170 Ave Portola  
Half Moon Bay CA Zip: 94019  
Phone, W: \_\_\_\_\_ H: 650 726-6954  
Email: \_\_\_\_\_

### Architect or Designer (if different from Applicant):

Name: Chris Church  
Address: 330 7th Montara CA Zip: 94037  
Phone, W: 650 728-3119 H: \_\_\_\_\_ Email: christchurch@gmail.com

### Project location:

APN: 047-233-350  
Address: Ave Portola (cross st Coronado St)  
El Granada CA Zip: 94018  
Zoning: R3/S3/OR/CD  
Parcel/lot size: ~~5954~~ 6287 sq. ft.

### Site Description:

- Vacant Parcel  
 Existing Development (Please describe): \_\_\_\_\_

### Project:

- New Single Family Residence: \_\_\_\_\_ sq. ft  
 Addition to Residence: \_\_\_\_\_ sq. ft  
 Other: Triplex

### Additional Permits Required:

- Certificate of Compliance Type A or Type B  
 Coastal Development Permit  
 Fence Height Exception (not permitted on coast)  
 Grading Permit or Exemption  
 Home Improvement Exception  
 Non-Conforming Use Permit  
 Off-Street Parking Exception  
 Variance

### Describe Project:

(2) 1bd/1bath + (1) studio Apts

**Material and Finish Proposed Buildings - Signature**

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Windows	_____	_____	<input type="checkbox"/>
d. Doors	_____	_____	<input type="checkbox"/>
e. Roof	_____	_____	<input type="checkbox"/>
f. Chimneys	_____	_____	<input type="checkbox"/>
g. Decks & railings	_____	_____	<input type="checkbox"/>
h. Stairs	_____	_____	<input type="checkbox"/>
i. Retaining walls	_____	_____	<input type="checkbox"/>
j. Fences	_____	_____	<input type="checkbox"/>
k. Accessory buildings	_____	_____	<input type="checkbox"/>
l. Garage/Carport	_____	_____	<input type="checkbox"/>

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: \_\_\_\_\_ Applicant: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

# Environmental Information Disclosure Form

PLN 2015-00377

BLD \_\_\_\_\_

Project Address:

Ave Portala El Granada CA  
cross street Coronada St

Assessor's Parcel No.: 047-233-350

Zoning District: R-3/5-3/DR/CP

Name of Owner:

James Boyle

Address: 170 Ave Portala  
Half Moon Bay 94019 Phone: (650) 726-6954

Name of Applicant: Steve Conran

Address: PO Box 1632 El Granada CA  
94018 Phone: (650) 888-6795

## Existing Site Conditions

Parcel size: 6,287 sq ft

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). 50 ft frontage onto Ave Portala, Vacant Lot, No trees,  
grass & weeds, slight side & down slope

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. In any residential zoning district)? If yes, how many trees to be removed? _____
	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Signature required on reverse →

## 2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

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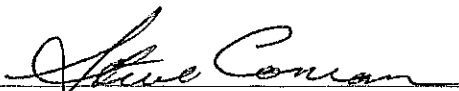
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:



(Applicant may sign)

Date:

Sept 1, 2015



# Certificate of Compliance Type A (for parcel legalization)

Companion Page

APN 047-233-350

## 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Compliance Type A. You must also submit all items listed below.

## 2. Basic Information

Civil Engineer/Land Surveyor (only if required)

Name: Savior MicallefPhone: (805) 709-2423Address: 421 Wildwood DrSo San Francisco CA Zip: 94080License #: 8289

## 3. Project Information

Street/road frontage or closest access:

Avenue Portola in El Granada  
cross street Coronada St

Existing development/uses on property:

Vacant Lot

Water supply:

 well water district:

Sewage disposal:

 septic sanitary district:

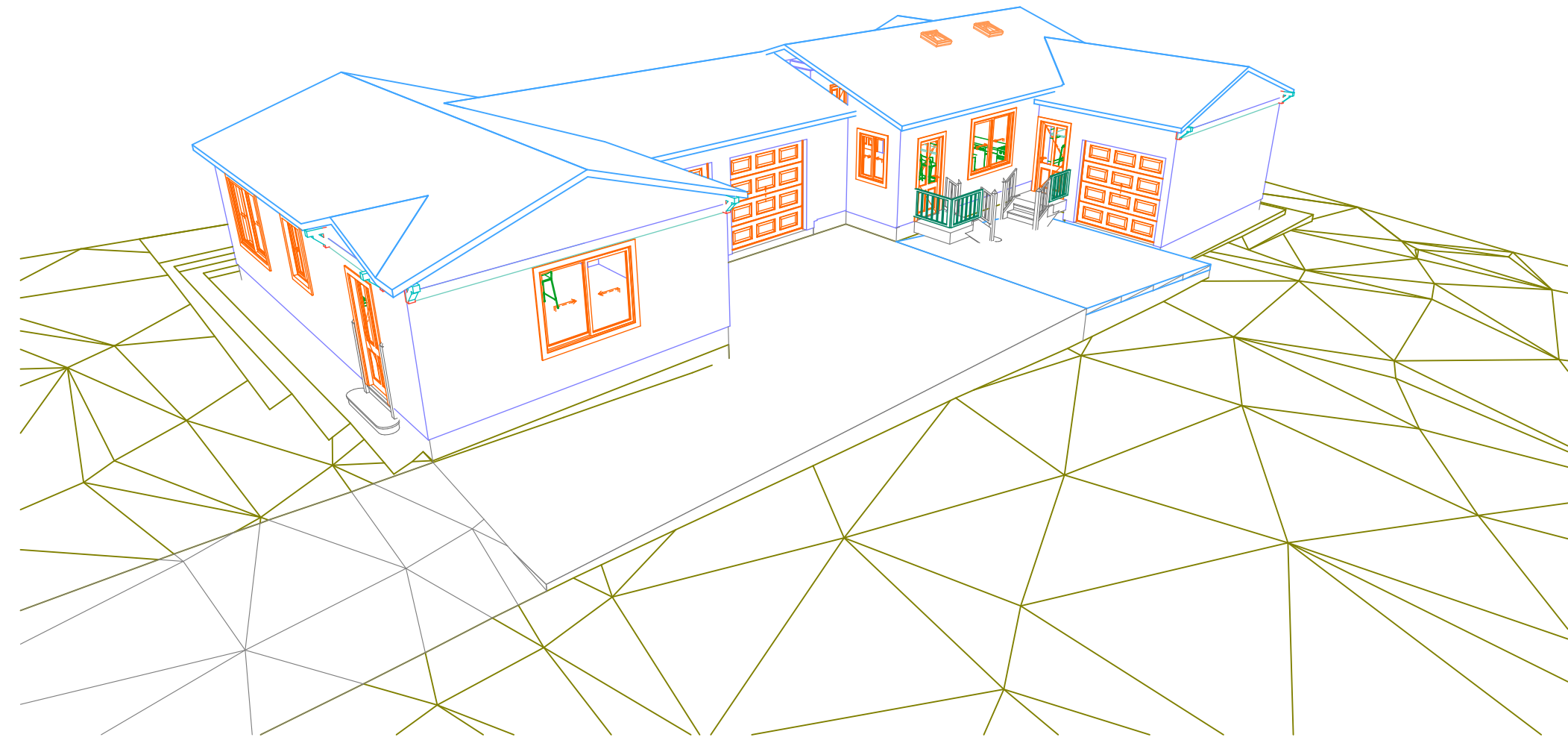
Does legalization sought match current Assessor's Parcel boundaries?

## 4. Application Requirements

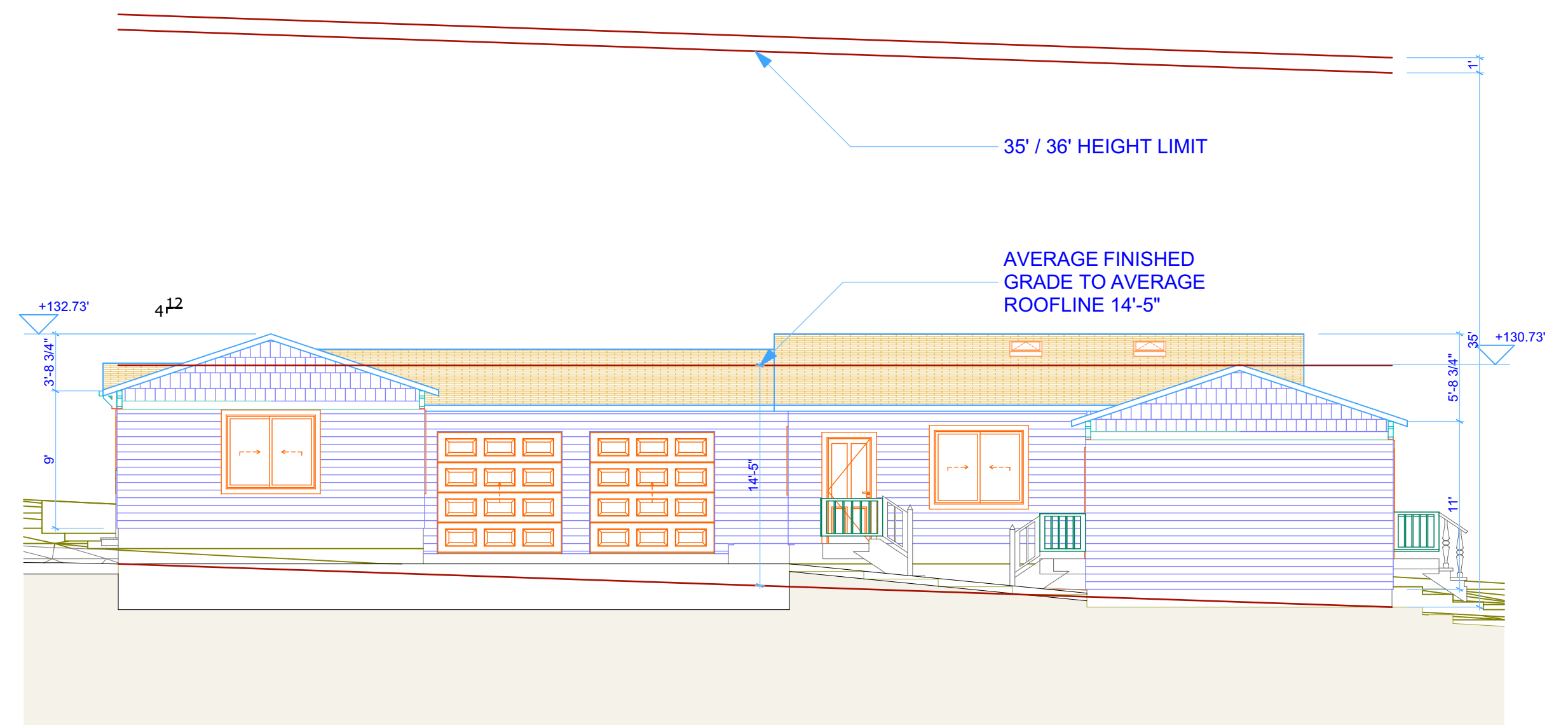
- ▼ Fees
- ▼ Land Division history, tracing history of parcel(s), including previous parcel(s) of which it is a part, back to last legal parcel or to its original creation. History shall include :
  - (1) the date the subject parcel was first created;
  - (2) all deed references (Document # or Volume/Book/Page);
  - (3) a map depicting the parcel boundaries; and
  - (4) a chain of title narrative that traces all such deed

- history from the parcel's initial creation to the present (current owner), with graphics references, where necessary, on accompanying maps
- ▼ If this legalization is triggered by the Witt/Abernathy cases, consult the 1-8-2010 "Legalization of Parcels" policy.
- ▼ Topographic and Boundary Survey of Parcel(s)
- ▼ Building permit history on the house or other principal use may be required, obtainable from the Building records or the "parcel history" from the Assessors Office.

**NOTE:** If, upon review of the Type A application, it is determined that a Type B Certificate of Compliance is required, a topographic and boundary survey will be required, as well as other possible property improvements and planning applications.



SW Aerial Hidden Line

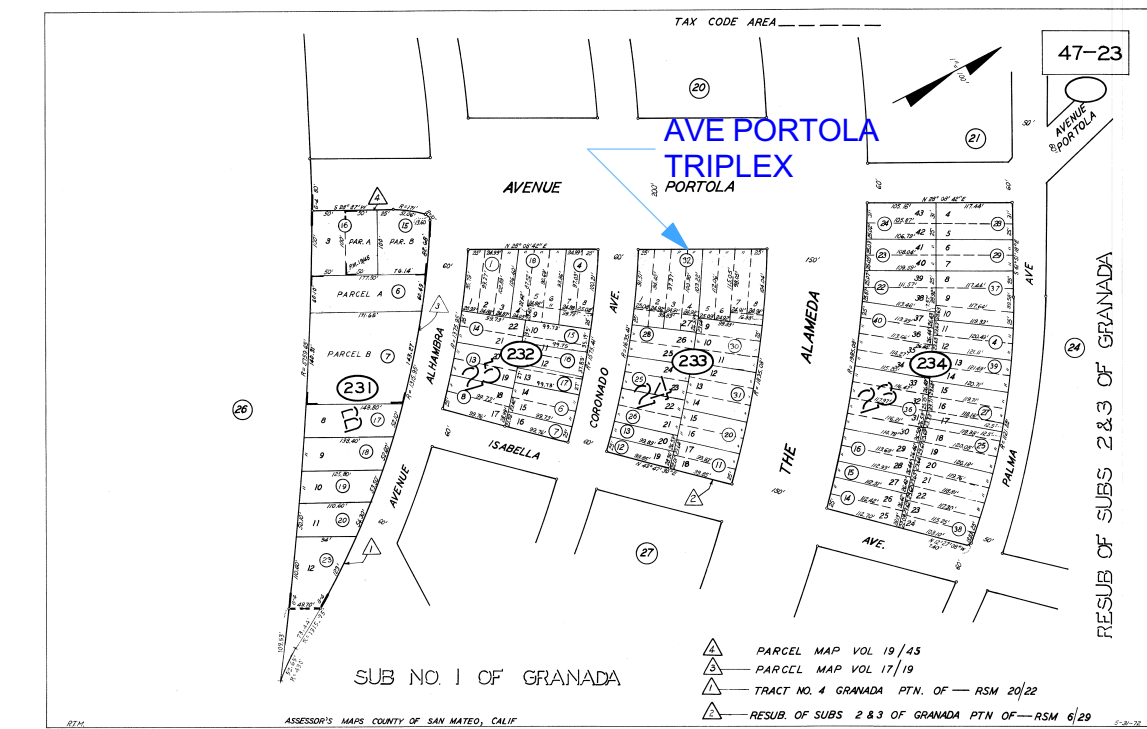


35' HEIGHT LIMIT COMPLIANCE 1/8" = 1'-0"

**Avenue Portola Triplex**

Construct new triplex with attached garage each unit, Type V light frame construction, sprinklered on approximate 6287.40 sq ft lot 1,843.67 sq ft residential space to be conditioned, 599.17 sq ft garage space to be unconditioned, 2,442.83 sq ft total, 2,442.83 / 6,287.40 = 0.3885 floor area ratio, 38.85% lot coverage, highest roof level 132.73'

Zone Story Name	Zone Category Code	Zone Category Name	Zone Number	Zone Name	Zone Floor Level	Zone Height	Measured Area
1 Ground Floor	1	Residential and Recreation	04	Portola Western	0.00	0.00	660.00
1 Ground Floor	7	Other Usage	10	Portola Garage Western	0.00	0.00	200.00
							860.00
1 Ground Floor	1	Residential and Recreation	05	Portola Central	0.00	0.00	587.00
1 Ground Floor	7	Other Usage	11	Portola Garage Central	0.00	0.00	200.00
							787.00
1 Ground Floor	1	Residential and Recreation	06	Portola Eastern	0.00	0.00	596.67
1 Ground Floor	7	Other Usage	12	Portola Garage Eastern	0.00	0.00	199.17
							795.83
							1,843.67
							599.17
							2,442.83
Zone Story Name	Zone Category Code	Zone Category Name	Zone Number	Zone Name	Zone Floor Level	Zone Height	Measured Area
1 Ground Floor	0	GROSS AREA	13	Portola Triplex Lot	0.00	0.00	6,287.40



ASSESSORS MAP - NOT TO SCALE

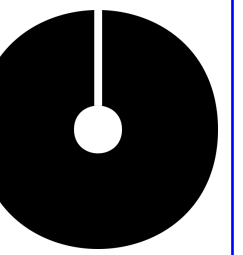


Vicinity Map 2015-05-27 18\_14\_03-170 Ave Portola - Google Maps

Sheet Index	Layout ID	Layout Name	Revision	Issued	Published	Remark
G.01	G.01	Title Sheet		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.01.1	A.01.1	Site Plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.01.2	A.01.2	Floor Plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.02.1	A.02.1	Elevations		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LS1	LS1	Topographic Survey		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Rev#	CHD	Change Name	Date

Christopher Church Architect  
330 7th St PO Box 18  
Montara CA 94037  
650-728-3119



**Ave Portola Triplex**  
James Boyle  
170 Ave Portola  
El Granada, CA 94019  
APN 047-233-350

**Title Sheet**  
Schematic Design  
NOT FOR CONSTRUCTION

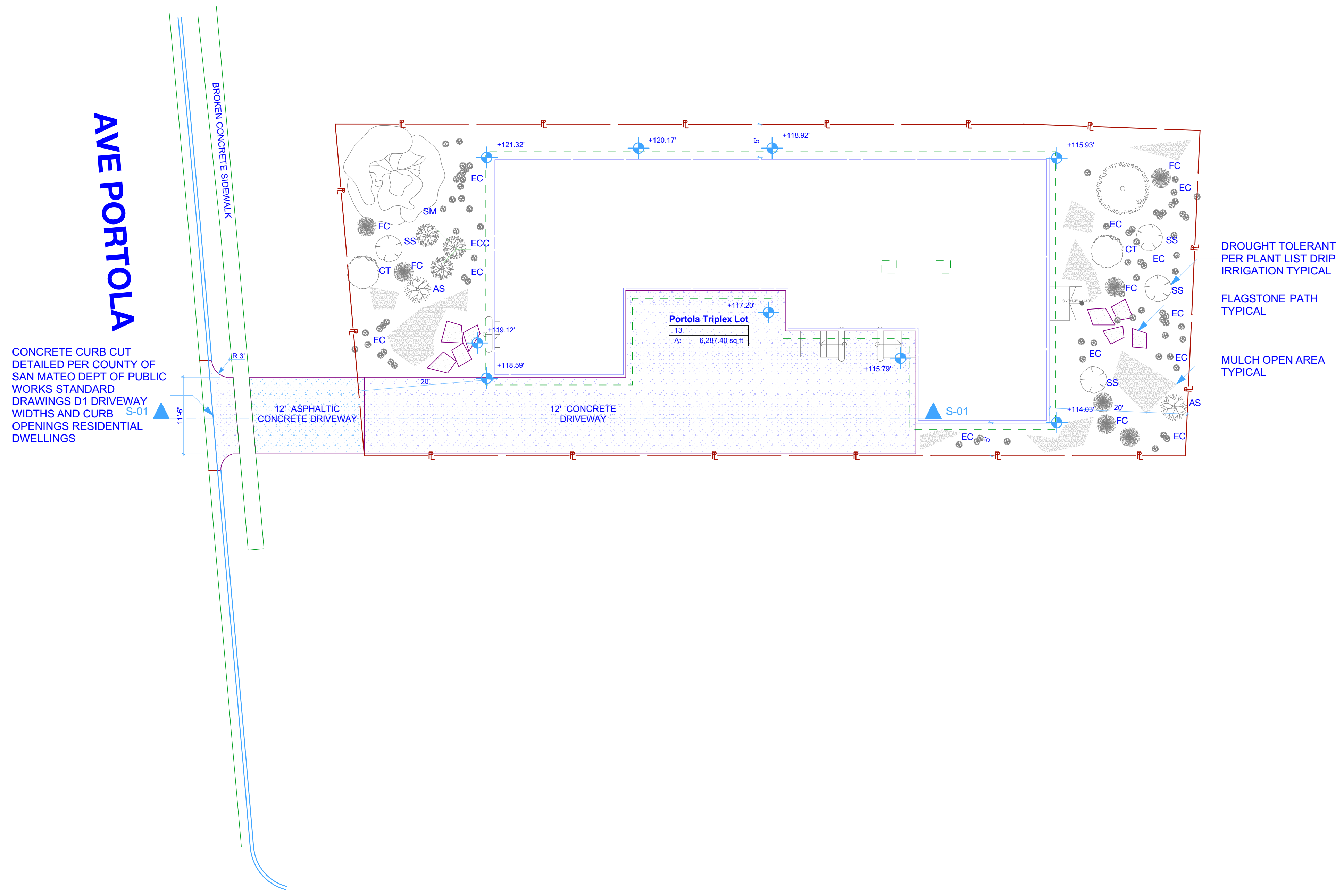
G.01



Sheet1

Code	Quantity	Gallon	Packet	Botanic Name	Common Name	Diameter	Height
ECC	6	1		Epilobium canum 'Callistoga'	California Fuchsia	2	1
AS	4	5		Arctostaphylos edmundsii 'Big Sur'	Manzanita	4	3
SM	2	5		Sambucus mexicana	Blue Elderberry	15	15
MC	2	5		Myrica californica	Pacific Wax Myrtle	8	15
CT	4	1		Ceanothus thrysiflora 'Skylark'	Wild Lilac	5	5
SS	8	1		Salvia spathacea	Hummingbird Sage	4	2
EC	6		1	Escholzia californica	California Poppy	1	1
FC	6		1	Festuca californica	California Fescue	3	3

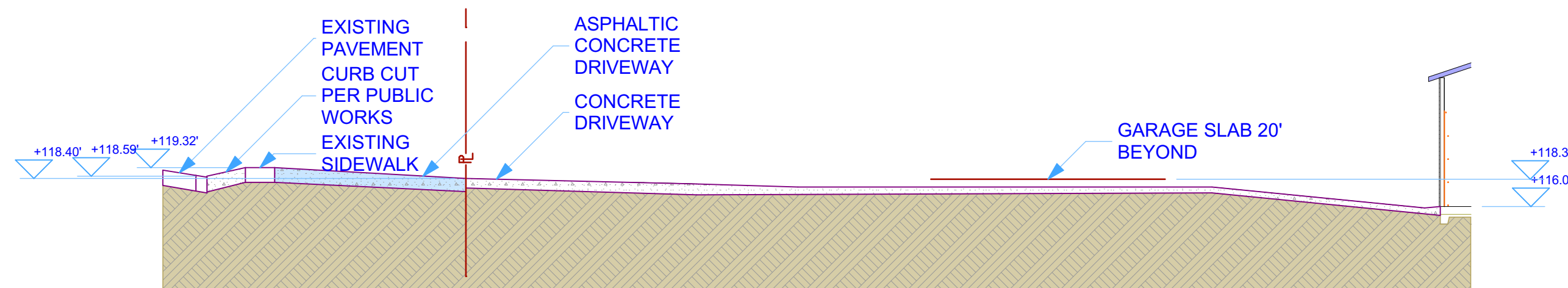
PLANT LIST



CORONADO ST

SITE PLAN

1" = 10'



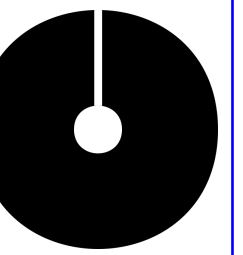
S-01

DRIVEWAY PROFILE

1" = 10'

Date	Change No.	Change Name

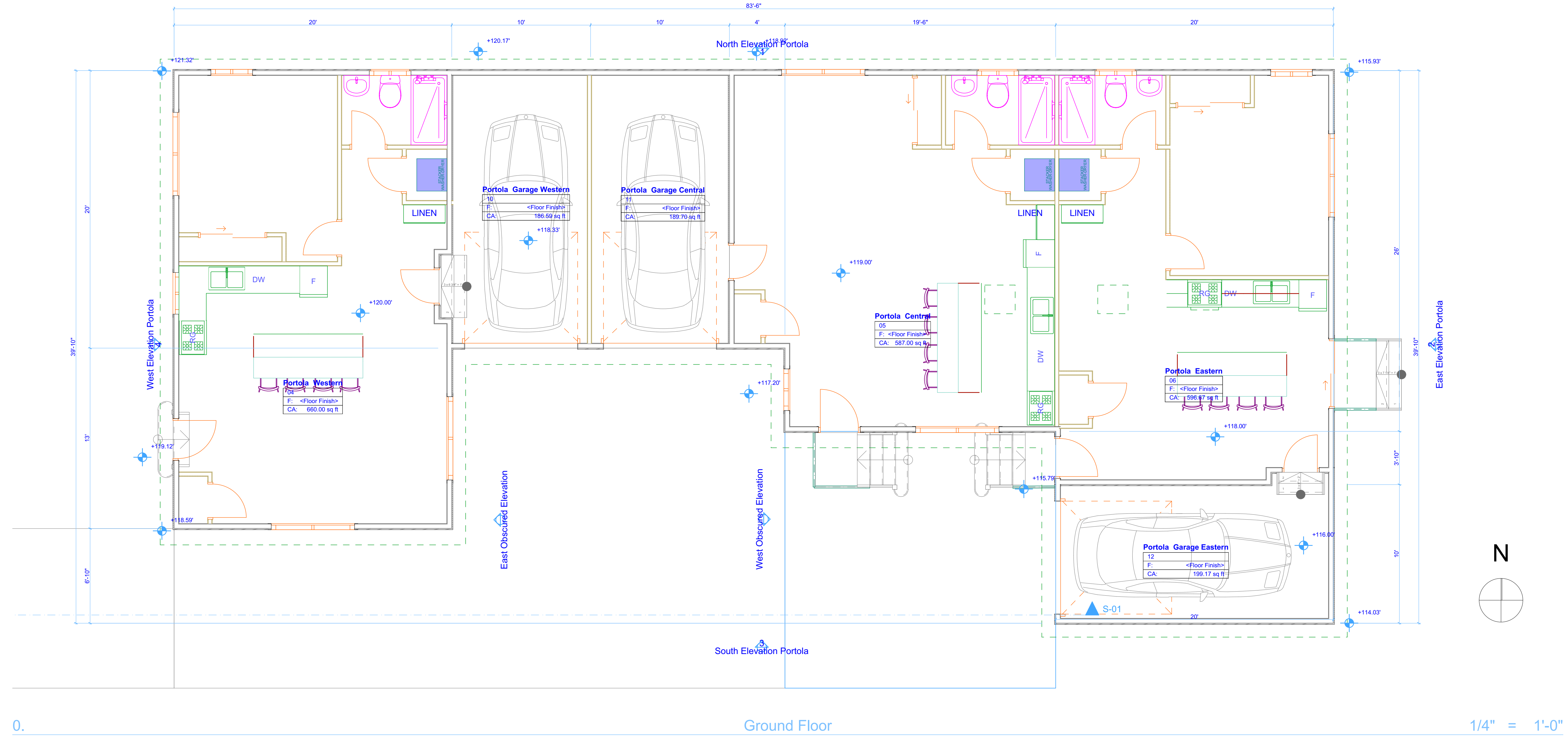
Christopher Church Architect  
 330 7th St PO Box 18  
 Montara CA 94037  
 650-728-3119



Ave Portola Triplex  
 James Boyle  
 170 Ave Portola  
 El Granada, CA 94019  
 APN 047-233-350

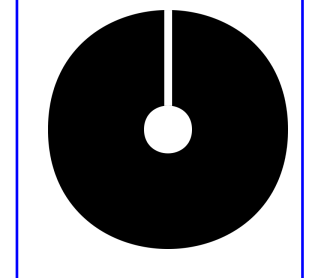
Site Plan  
 Schematic Design  
 NOT FOR CONSTRUCTION

A.01.1



Rev#	CHD	Change Name	Date

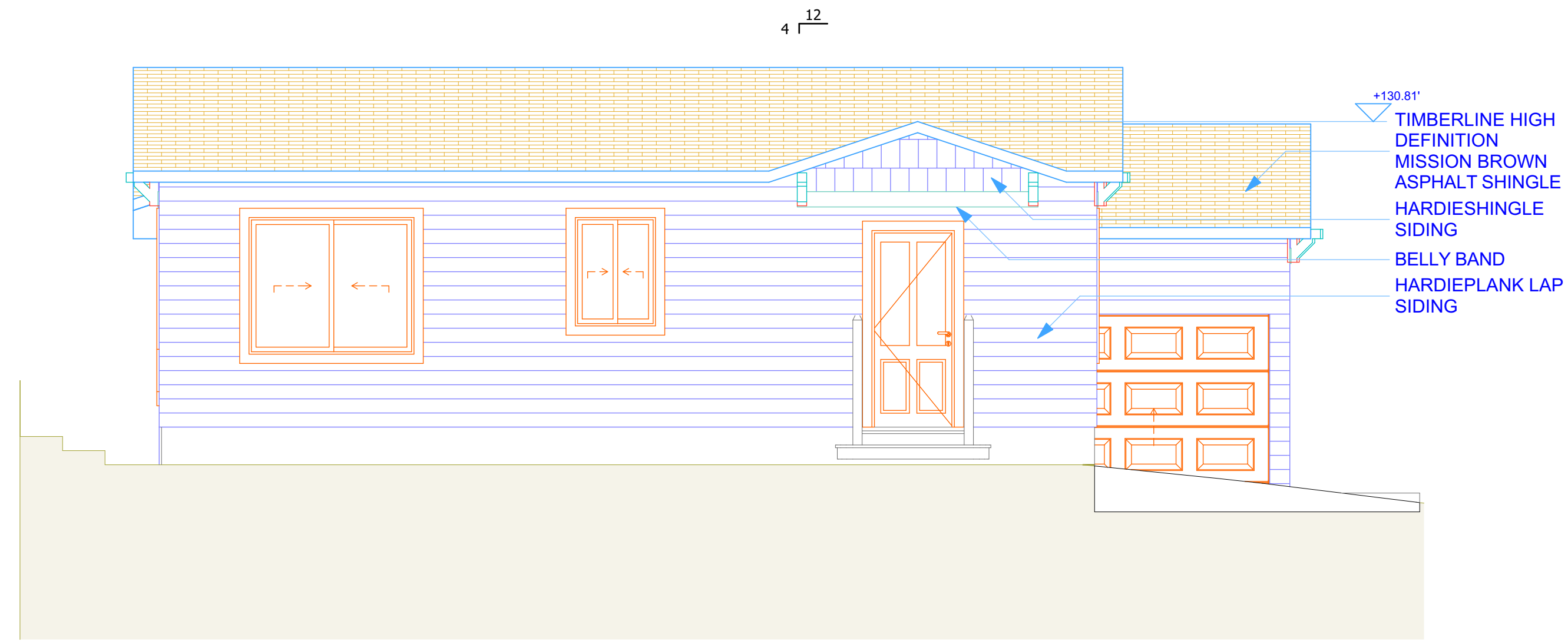
Christopher Church Architect  
 330 7th St PO Box 18  
 Montara CA 94037  
 650-728-3119



Ave Portola Triplex  
 James Boyle  
 170 Ave Portola  
 El Granada, CA 94019  
 APN 047-233-350

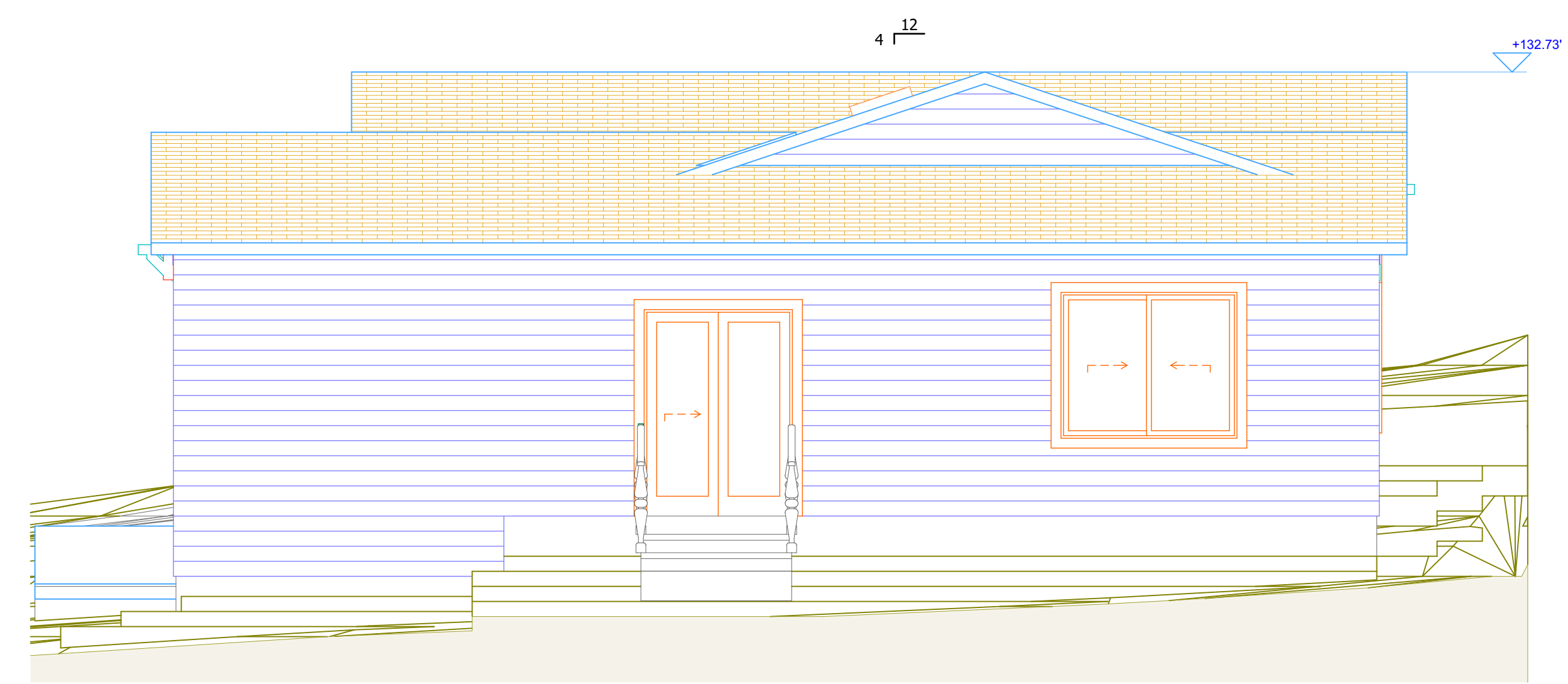
**Floor Plan**  
 Schematic Design  
 NOT FOR CONSTRUCTION

A.01.2



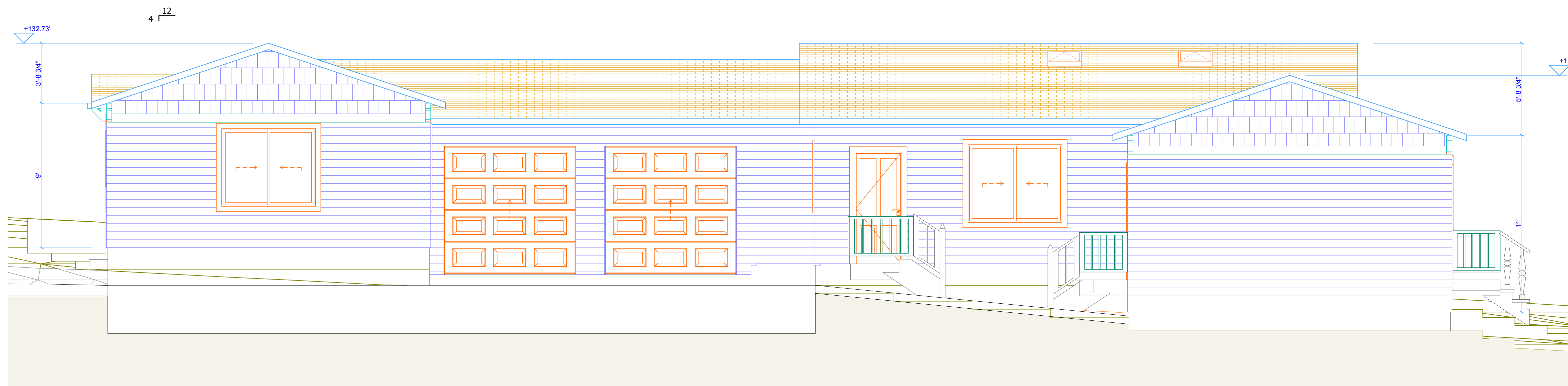
4 West Elevation Portola

1/4" = 1'-0"



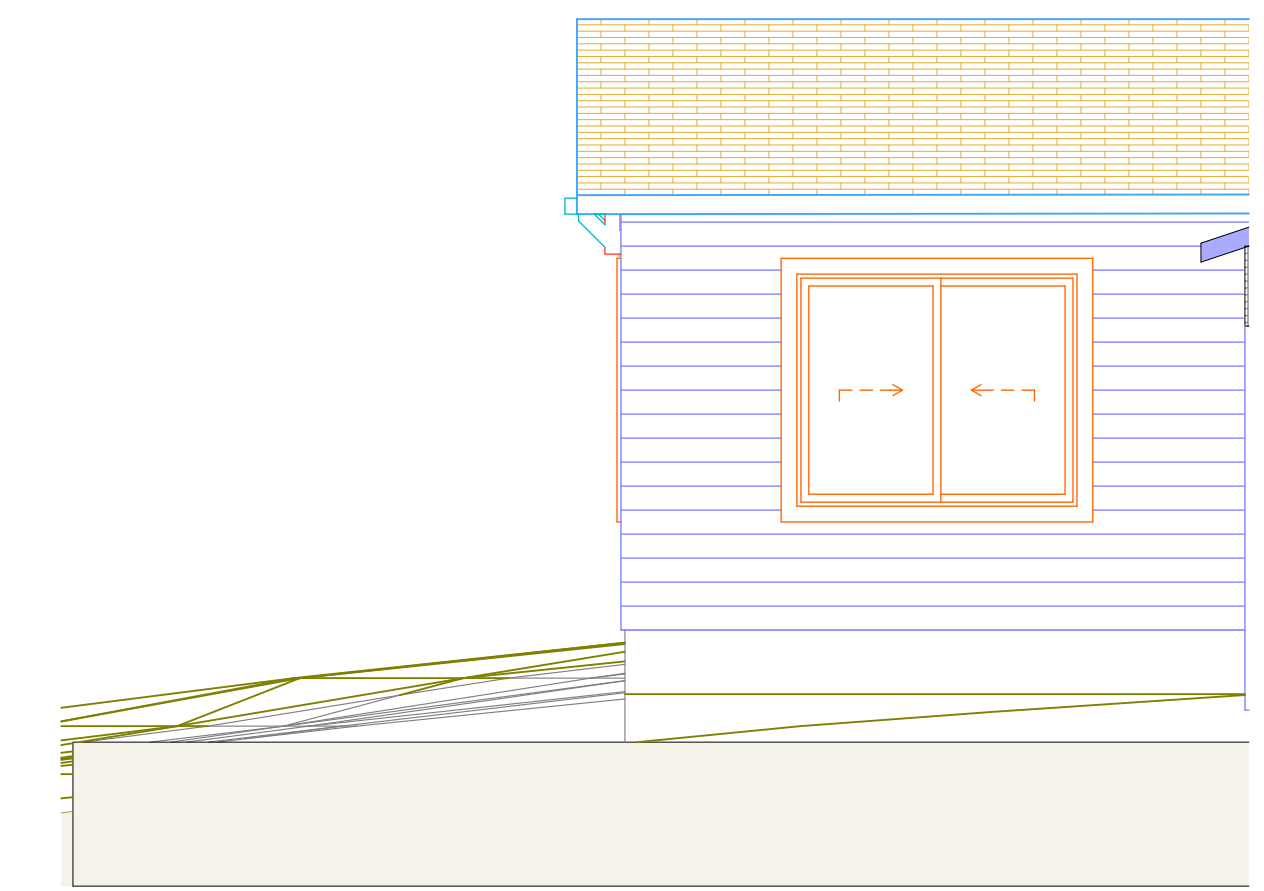
2 East Elevation Portola

1/4" = 1'-0"



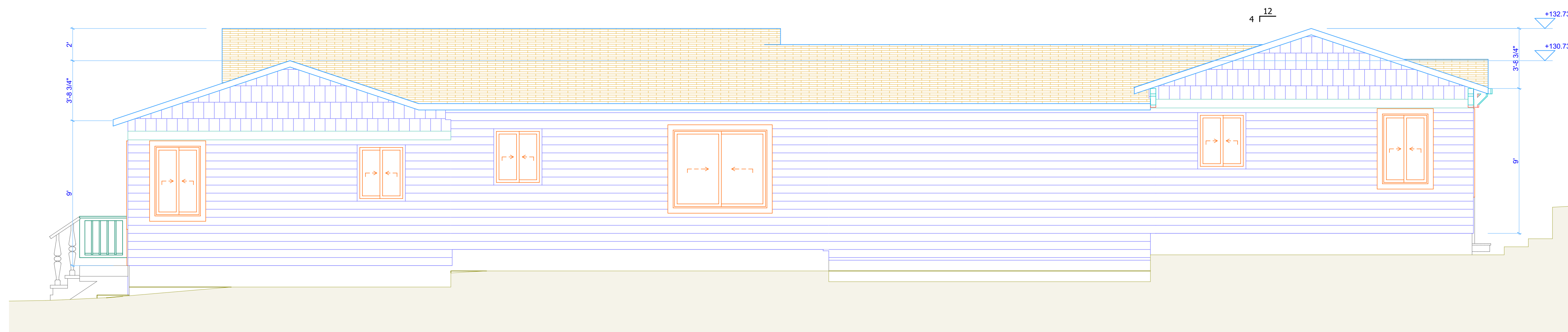
3 South Elevation Portola

1/4" = 1'-0"



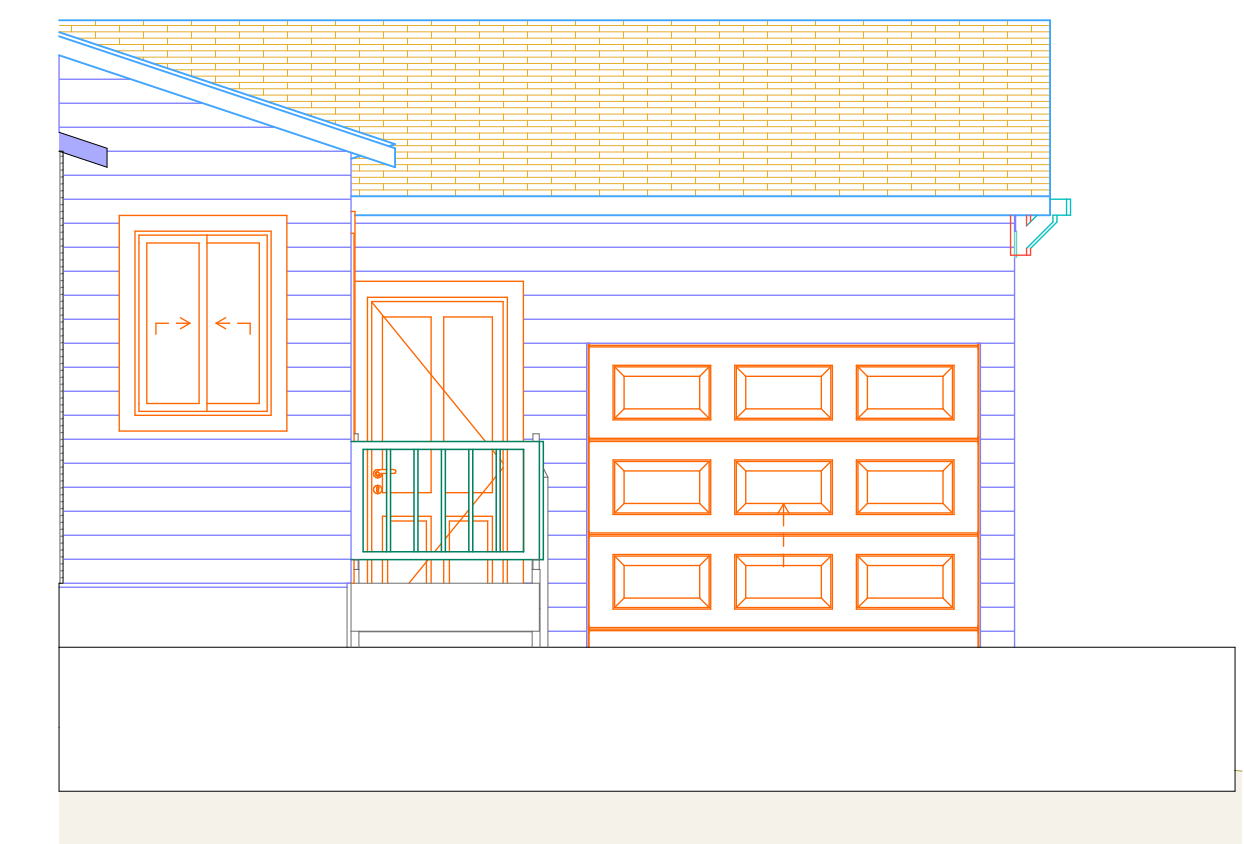
4.2 East Obscured Elevation

1/4" = 1'-0"



1 North Elevation Portola

1/4" = 1'-0"

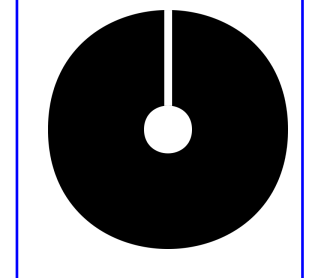


4.1 West Obscured Elevation Portola

1/4" = 1'-0"

Rev	CD	Change Name	Date

Christopher Church Architect  
 330 7th St PO Box 18  
 Montara CA 94037  
 650-728-3119



Ave Portola Triplex  
 James Boyle  
 170 Ave Portola  
 El Granada, CA 94019  
 APN 047-233-350

**Elevations**  
 Schematic Design  
 NOT FOR CONSTRUCTION

A.02.1

