

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

**DATE:** September 1, 2016

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit, pursuant to Sections 6428 of the San Mateo County Zoning Regulations, to construct a second dwelling unit above an existing detached two-car garage located at 1 Lake Court in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2016-00177 (Waterman)

**PROPOSAL**

The applicant proposes to construct an 879 sq. ft. second dwelling unit with a 73 sq. ft. deck above an existing 689 sq. ft. detached two-car garage. A new 140 sq. ft. exterior staircase within the interior of the lot will provide access to the proposed second dwelling unit. The required one uncovered parking space for the second unit is available on-site. The existing garage is currently located 7 feet 9 inches from the rear property line (where the required setback for a second dwelling unit is 20 feet). The second unit will maintain the required 15-foot setback from the main residence (15 feet 11 inches proposed) and has unobstructed access from Lake Court.

**History**

In 2014, the Zoning Hearing Officer (ZHO) approved a Use Permit for a similar second dwelling unit above the existing garage. In response to the neighbor's concerns at a public hearing, the ZHO recommended that the project be redesigned to minimize the proposed encroachment into the required setbacks. The redesigned project was then approved by the Zoning Hearing Officer. The current proposal is consistent with the setbacks approved in 2014. The Use Permit was valid for 1 year from the date of approval by which time a building permit should have been issued. The building permit was not obtained and therefore the Use Permit expired. The current floor plan varies slightly from the expired project in that the layout was revised to only have one bedroom and a new laundry room within the first floor. Otherwise, the current proposal is consistent with the 2014 expired project approval.

## **RECOMMENDATION**

That the Zoning Hearing Officer approve the Use Permit, County File Number PLN2016-00177, by making the required findings and adopting the conditions of approval identified in Attachment A.

## **BACKGROUND**

Report Prepared By: Carmelisa Morales, Project Planner, Telephone 650/363-1873

Applicant: Robert Waterman

Owner: Rosalie Morosani and Paul Collacchi

Location: 1 Lake Court, Redwood City

APN: 057-143-350

Parcel Size: 19,122 sq. ft.

Parcel Legality: Parcel is considered legal as it is developed with a principally permitted use (single-family residence), constructed in 1969 with a building permit.

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

General Plan Designation: Low Density Residential (2.4 - 6 dwelling units per acre)

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Dwelling

Water Supply: Redwood City Municipal Water

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: Zone X (Area of Minimal Flooding), Map page 06081C0285E; effective date October 16, 2012.

Environmental Evaluation: Categorically exempt under provisions of Class 3, Section 15303(a) of the California Environmental Quality Act Guidelines for construction of a second dwelling unit in a residential zone.

Setting: The project site is located in a residential neighborhood in Emerald Lake Hills, an unincorporated community adjacent to Redwood City. There is an existing 2,840 sq. ft., one-story residence, 689 sq. ft. detached garage with attached pool

equipment room, and pool on the property. The parcel abuts Lake Boulevard and Lake Court; the garage is accessed from Lake Court.

## DISCUSSION

### A. KEY ISSUES

#### 1. Compliance with the General Plan

Staff has determined that the project complies with all applicable County General Plan policies, specifically:

##### Urban Land Use Policies

Policy 8.15 (*Land Use Compatibility*) states that residential land uses should protect and enhance the character of existing single-family areas. Further, Policy 8.35 (*Zoning Regulations*), Policy 8.36 (*Uses*), Policy 8.39 (*Height, Bulk, and Setbacks*), and Policy 8.40 (*Parking Requirements*) aim to regulate urban uses by providing development standards that are consistent with the overall land use designation.

The proposed project will enhance the existing detached accessory structure and be compatible with the residence and neighborhood. As an allowed use in single-family residential zoning districts, this proposed second unit will be constructed to match the style of the existing single-family residence and will adhere to the maximum height and minimum parking requirements. The second unit incorporates facade articulation and meets all setback criteria with the exception of the rear yard setback due to the existing location of the detached garage. The proposed project is compliant with the applicable General Plan policies pertaining to urban residential uses.

#### 2. Compliance with Zoning Regulations

##### Residential Hillside Zoning District Regulations

The parcel is located within the Residential Hillside Zoning District. The residence was constructed in 1969 and thereby predates the current zoning regulations. The setbacks on the parcel were established when the residence was built and before the parcel became a corner lot in 1995 when the new street, Lake Court, was created. The detached garage was constructed in 1988 to replace the original one that was destroyed in a fire. The development on the site complies with the required development standards for the RH/DR Zoning District as outlined in the table below.

| <b>Overall Parcel Development Standards</b>  |                            |                        |                        |
|--|----------------------------|------------------------|------------------------|
|  | <b>Zoning Requirements</b> | <b>Existing</b>        | <b>Proposed</b>        |
| Minimum Parcel Size  | 12,000 sq. ft.             | 19,122 sq. ft.         | 19,122 sq. ft.         |
| Maximum Floor Area Ratio <sup>1</sup><br>(All Development)   | 30%<br>(5,736 sq. ft.)     | 18%<br>(3,529 sq. ft.) | 26%<br>(5,001 sq. ft.) |
| Maximum Lot Coverage <sup>2</sup><br>(All Development)   | 25%<br>(4,780 sq. ft.)     | 20%<br>(3,972 sq. ft.) | 23%<br>(4,450 sq. ft.) |
| Maximum Ratio of Second Unit<br>to Primary Residence   | 35%                        |                        | 30%<br>879 sq. ft.     |
| <p>1. Floor Area Ratio calculation includes each floor of the primary residence (2,840 sq. ft.), garage (689 sq. ft.) and second dwelling unit (879 sq. ft.).</p> <p>2. Lot Coverage calculation includes the primary residence footprint (3,283 sq. ft.), garage, second dwelling unit overhang and all decks and stairs 18 inches or more above grade (1,167 sq. ft.).</p> |                            |                        |                        |

| <b>Second Dwelling Unit Development Standards</b>   |                            |                 |                                 |
|---|----------------------------|-----------------|---------------------------------|
|   | <b>Zoning Requirements</b> | <b>Existing</b> | <b>Proposed</b>                 |
| Minimum Front Yard Setback  | 20 feet                    | 76 feet         | 66.5 feet                       |
| Minimum Right Side Yard Setback   | 10 feet                    | 10.12 feet      | 10 feet                         |
| Minimum Left Side Yard Setback  | 10 feet                    | >90 feet        | >90 feet                        |
| Minimum Rear Yard Setback   | 20 feet                    | 7.75 feet       | 7.75 feet <sup>1</sup>          |
| Minimum Primary Residence<br>Setback <sup>2</sup>   | 15 feet                    | N/A             | 15.91 feet                      |
| Unobstructed Passageway to<br>Access Second Unit <sup>3</sup>   | 15 feet                    | N/A             | Met - Access<br>from Lake Court |
| Maximum Height  | 28 feet                    | 14 feet         | 25.41 feet                      |
| Minimum Parking <sup>4</sup>  | 1 uncovered<br>space       | N/A             | 1 uncovered<br>space            |
| <p>1. Use Permit required.</p> <p>2. Zoning Regulations General Provisions Section 6408.4.</p> <p>3. Zoning Regulations General Provisions Section 6408.3.</p> <p>4. The one uncovered space is in addition to the required two-car garage and two guest parking spaces already provided on-site.</p> |                            |                 |                                 |

## Second Dwelling Unit Regulations

A use permit may be issued in accordance with Chapter 24 of the San Mateo County Zoning Regulations for construction of a new second dwelling unit above an existing detached accessory building which does not conform to the requirements of the Second Dwelling Unit Regulations provided that the following findings are made to the extent feasible:

- a. *The second dwelling unit is constructed within or above an existing detached accessory building (constructed prior to the effective date of Chapter 22.5 [1984] for the zoning district(s) in which the structure is located), does not extend farther into the required setbacks than the existing foundation of the detached accessory building and is not within 3 feet of a property line.*

The 689 sq. ft. existing garage with attached pool equipment area was built with a permit in 1988. However, the original detached garage was built in 1969 along with the residence that is currently on the property. The original garage was damaged due to a fire and replaced to fulfill the two-covered parking spaces requirement required by the San Mateo County Zoning Regulations.

The proposed second dwelling unit cantilevers over the front of the garage. The unit does not extend farther into the required setbacks than the existing foundation of the detached accessory building. The unit will maintain the right yard setback of 10 feet and rear yard setback of 7 feet 9 inches of the existing garage and be in compliance with the minimum 3-foot required setback from the property lines.

- b. *The structural height shall be the minimum to accommodate the highest point on the roof.*

The existing garage has an overall height of 14 feet with a plate height of 10 feet 3 inches. The second dwelling unit will have interior living space with 9-foot high ceilings. The proposed overall building height will be 25 feet 5 inches which is below the maximum height of 28 feet allowed in the RH District. The roof's pitch of 4:12 will match the primary residence, thereby meeting the design review standard of designing buildings with roofs that reflect the predominant architectural styles of the immediate area.

- c. *The second dwelling unit will not significantly impact adjacent properties adversely.*

The right side of the parcel is bordered by Lake Court, a private street. The nearest residences are located uphill approximately 90 feet north

and 130 feet west of the proposed second dwelling unit. A downhill property is located approximately 100 feet away. Young redwood trees and various other vegetation located on the adjacent parcel obscure the line of sight between the second dwelling unit and the two uphill residences.

- d. *The number of doors and windows facing the reduced side or rear yards are minimized.*

The number of doors and windows in the proposed second dwelling unit are the minimum required by the building codes for adequate access and egress. The number of doors and windows facing neighboring properties will only be the number required to meet access and egress requirements from building and fire codes.

- e. *The proposed second dwelling unit is approved by the Fire Department.*

The proposal has been reviewed and conditionally approved by Cal-Fire. They will perform inspections prior to the building permit final inspection of the project to ensure that the structure conforms to the fire code.

In addition to the above findings, the proposed second dwelling unit is within the vicinity of the primary residence and will utilize colors and materials to match the residence. The proposed second dwelling unit is in conformance with the Second Dwelling Unit Regulations.

#### 4. Compliance with Use Permit Findings

Per Section 6503 of the San Mateo County Zoning Regulations, the following finding must be made in order to approve a use permit for the proposed project:

- a. **That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The proposed use is residential and is located in a residentially zoned area. The subject parcel is a corner lot abutting Lake Boulevard and the private street, Lake Court. The garage and second dwelling unit will be visible from both streets. There are no residences immediately adjacent to the location of the proposed second dwelling unit. The garage and second dwelling unit will be visible from two residences located above the subject parcel and one down and across the street.

Young redwood trees and other foliage are currently and will continue to provide visual screening for the uphill residences. Additional vegetation within planters will be used to soften the architectural features and compliment the exterior materials and colors of the garage, second dwelling unit and surrounding environment. Since the project proposed is not new construction due to the existing garage, the trees and other vegetation will remain undisturbed.

The proposed development has been designed to integrate with other development on the parcel by using similar materials and colors and having a similar roof pitch. These aspects of the proposal ensures compliance with design review standards for the zoning district.

Staff has conducted a site inspection and has reviewed the project for compliance with the General Plan and Zoning Regulations. The project, as proposed and conditioned, would not prove detrimental to the public welfare or injurious to property or improvements in the neighborhood, as the project does not create a significant visual impact, is compatible with the development of the subject property and improvements in the surrounding neighborhood and otherwise complies with all required regulations.

**B. ENVIRONMENTAL REVIEW**

This project is categorically exempt pursuant to Section 15303(a), Class 3, of the California Environmental Quality Act (CEQA) related to the construction of one second dwelling unit in a residential zone.

**C. REVIEWING AGENCIES**

|                             | <b>Approve</b> | <b>Conditions</b> | <b>Deny</b> |
|-----------------------------|----------------|-------------------|-------------|
| Building Inspection Section | X              | X                 |             |
| Cal-Fire                    | X              | X                 |             |
| Department of Public Works  | X              | X                 |             |
| Geotechnical Section        | X              |                   |             |

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Project Plans

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00177      Hearing Date: September 1, 2016

Prepared By: Carmelisa Morales  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That this project is categorically exempt from environmental review, per Class 3, Section 15303(a) of the California Environmental Quality Act Guidelines for construction of one second dwelling unit in a residential zone.

For the Second Dwelling Unit Regulations, Find:

2. That this project is compliant with Chapter 22.5 of the San Mateo County Zoning Regulations, Second Dwelling Unit Regulations, with the exception that State Law supersedes those Design Review Sections regarding notification of discretionary review. The floor area of the second dwelling unit will not exceed 35% of the floor area of the primary residence. The requirement of one off-street parking space will be provided in addition to those required for the single-family dwelling. In addition, that the proposal, as designed and conditioned, meets the required findings for height, lack of adverse impact to adjacent properties, location of windows and doors, and fire safety.

For the Use Permit, Find:

3. That the second dwelling unit is proposed above an existing detached accessory building and does not extend farther into the required setbacks than the existing foundation of the detached accessory building and is not within 3 feet of a property line.
4. That the structural height proposed is the minimum to accommodate the highest point on the roof. The proposed building height is less than the maximum allowed within the Residential Hillside District/Design Review Zoning District and that the roof pitch is consistent with the existing residence.

5. That the second dwelling unit will not significantly impact adjacent properties adversely. The closest residence is 90 feet north of the proposed second dwelling unit.
6. That the number of doors and windows facing the reduced side or rear yards are minimized. Only those windows required for ingress/egress are proposed on the west facing elevation (reduced rear yard setback).
7. That the proposed second dwelling unit is approved by the Fire Department. Cal-Fire has reviewed and conditionally approved the proposal.
8. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The subject detached accessory structure (garage) is in an ideal location where there are no residences directly adjacent to the structure or across the street. The second dwelling unit will utilize an architectural design and exterior colors and materials that will match the existing garage and primary residence. The project, as proposed and conditioned, does not create a significant visual impact, is compatible with the development on the parcel and in the neighborhood and complies with all required regulations.

## **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 September 1, 2016. Minor revisions or modifications to this project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This use permit shall be valid for one (1) year from the date of approval by which time a valid building permit shall have been issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees sixty (60) days prior to expiration.
3. No trees are permitted to be removed as part of this approval. If any tree is proposed for removal, the applicant shall be required to obtain approval of a tree removal permit for the purposed removal of any tree with a diameter greater than 6 inches as measured 4.5 feet above the ground.
4. The approved exterior colors and materials shall be verified prior to final approval on the building permit. Colors and materials shall match the existing residence. Any deviation to the colors or materials shall be submitted to the Planning Department for review and approval prior to implementation. The applicant shall

provide photographs to the Project Planner to verify adherence to this condition prior to a building permit final sign off by the Current Planning Section.

5. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. A separate tree protection plan shall also be submitted as part of the building permit. Species and size of trees shall be indicated on the plan (size shall be measured by diameter at breast height (dbh) method).
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the respective Fire Authority.
7. No site disturbance shall occur 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 shall impeded through traffic along the right-of-way on Lake Boulevard and Lake Court. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Lake Boulevard and Lake Court. There shall be no storage of construction vehicles in the public right-of-way.
9. All new power and telephone lines from the street of the nearest existing utility pole to the second dwelling unit on the property shall be installed underground. No new or additional utility poles may be installed.
10. The applicant shall provide and maintain one free and clear paved parking area measuring (at a minimum) 9 feet x 19 feet in size for the second dwelling unit. This required space is in addition to the required parking for the primary dwelling unit and must be outside of the front 20-foot setback area.

11. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
12. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintain vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
13. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with the construction Best Management Practices (BMPs) will result in the issuance of the correction notices, citations or a project stop order.
  - a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides that can contribute to runoff pollution.
  - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain to a designated, effective infiltration area or structure (refer to BMPs Handbook for infiltration system designs and requirements).

14. 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

15. Plumbing fixture rates shall meet the maximum allowable rates of the current set of building codes. At present, CALGreen mandates the maximum rates as follows:
  - a. Water closets: 1.28 GPF
  - b. Showerheads: 2.0 GPM
  - c. Lavatory Faucets 1.5 GPM
  - d. Kitchen and Utility Faucets: 1.8 GPM
16. Roof coverings shall have a minimum Class A rating.

#### Cal-Fire

17. If the project is over 50% in valuation, fire sprinklers will be required.

#### Department of Public Works

18. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

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LOAD CALCULATIONS AND ELECTRICAL BE PROVIDED BY ELECTRICAL CONTRACTOR ELECTRICAL PERMIT.  
 REQUIRED TO SEAL MECHANICAL & ALL FINISHED AREAS.  
 7/8" WIDE METAL STRAPS ARE REQUIRED INTERRUPTED OR BROKEN.

|   |  |  |                                 |
|---|--|--|---------------------------------|
| MAXIMUM HEIGHT LIMIT = 28'-0" SECTION 6609  | 14'-0"   | 23'-0" PROPOSED NEW ADDITION HEIGHT  | ✓ COMPLIES                      |
| FLOOR AREA RATIO NOT TO EXCEED 30% OF PARCEL SIZE. 30% OF 19,122 S.F. (EXISTING PARCEL) = 5,736.5 S.F. ALLOWED SECTION 6609 | EXISTING HOUSE = 3,293 S.F.<br>EXISTING GARAGE = 289 S.F.<br>EXISTING TOTAL = 3,582 S.F. | NEW GARAGE W/ OVERHANG OF 2ND STORY = 994 S.F.<br>NEW GUEST HOUSE AT 2ND STORY = 994 S.F.<br>EXISTING HOUSE = 3,293 S.F.<br>TOTAL = 8,865 S.F. | ✓ COMPLIES ALLOWED = 5,736 S.F. |

ZONING: RH  
 APPLICANT'S PARCEL NUMBER: 057-143-330  
 CONSTRUCTION TYPE: V-41  
 CONDITIONED AREA: 959 S.F. (SEE TITLE 24 CALCULATIONS)

PATCH AND REPAIR ALL DAMAGED BY THIS LOCAL STANDARDS.  
 VERIFY AND COORDINATE INSTALLATION OF Meters, WATER METERS, ELECTRICAL WITH APPLICABLE UTILITY COMPANY.  
 RIGHT-OF-WAY SHALL BE UNDER SEPARATE COUNTY.  
 ALL BY ALLOWED TO DRAIN INTO ADJACENT CONNECTED TO SANITARY SEWER.  
 CONDITIONS SHALL BE CHECKED AND SITE BY EACH SUBCONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION TO THE ATTENTION OF THE DESIGNER.  
 THIS SHALL TAKE PRIORITY OVER SCALING

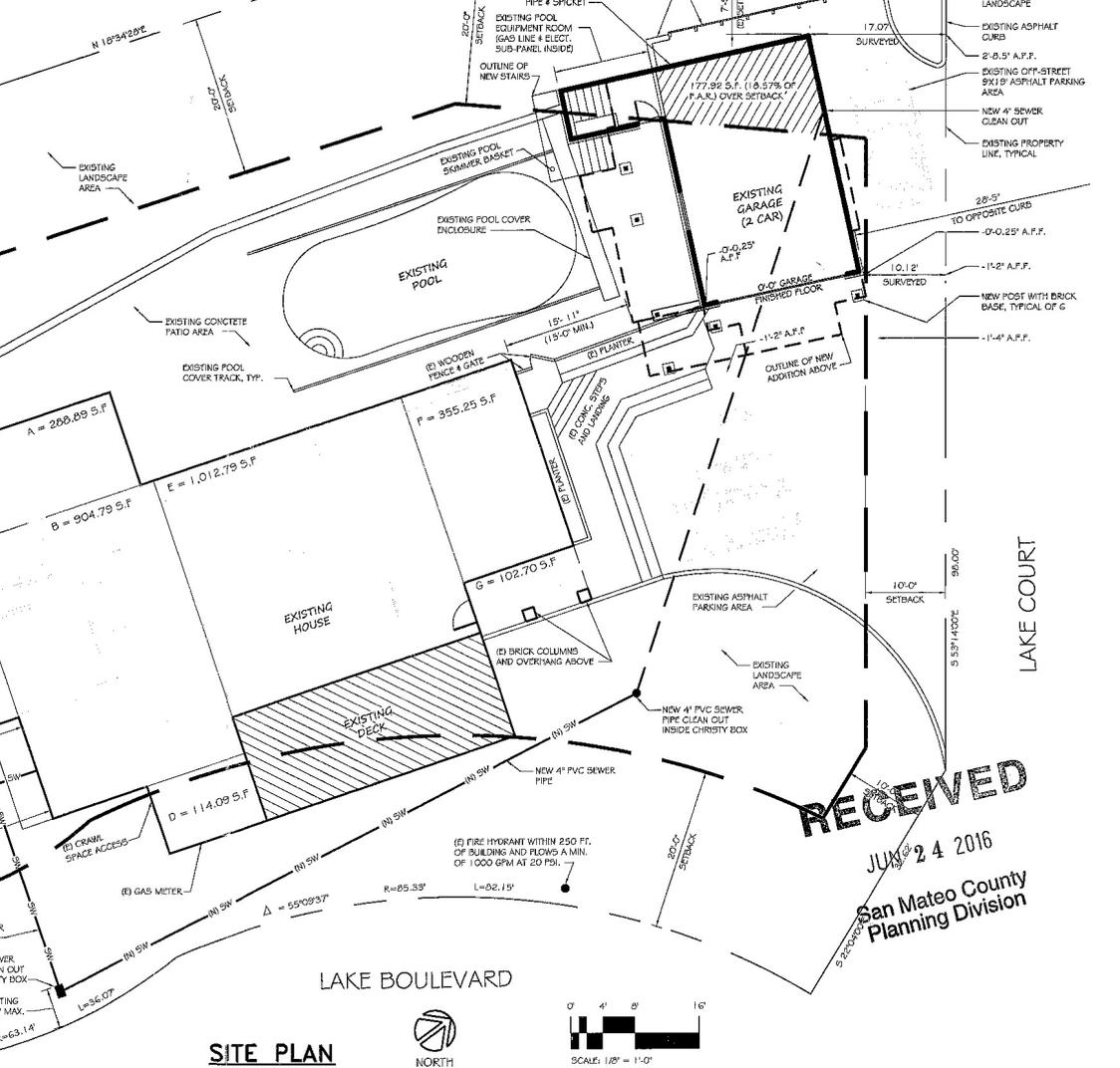
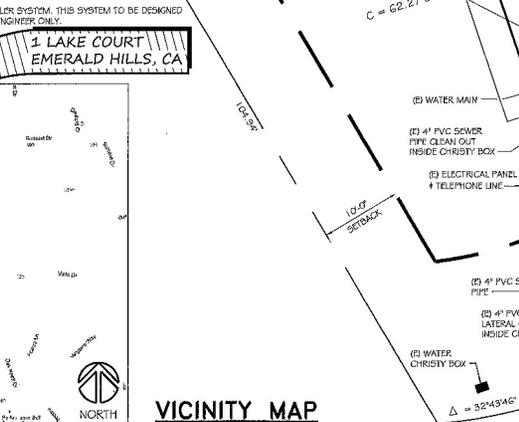
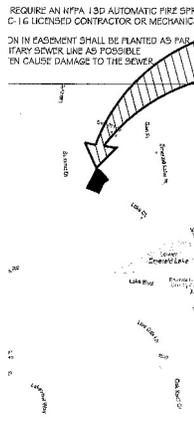
- THE LOWEST FINISHED FLOOR ELEVATION SHALL BE AT LEAST 1'-0" HIGHER THAN THE RIM ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER MANHOLE. IF NOT, THE APPLICANT SHALL INSTALL A BACKFLOW PREVENTION OR OVERFLOW DEVICE.
- SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.
- THE SEWER DISTRICT OFFICE SHALL BE CONTACTED (650-363-4100) TO SCHEDULE INSPECTIONS. INSPECTIONS MUST BE SCHEDULED A MIN. OF ONE WORKING DAY PRIOR TO THE INSPECTION. NO INSPECTIONS SHALL OCCUR ON FRIDAYS, WEDNESDAYS OR HOLIDAYS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE SEWER DISTRICT.
- CARE MUST BE TAKEN TO PROTECT THE EXISTING SEWER DISTRICT FACILITIES WHEN A NEW SEWER LATERAL AND CONNECTION IS INSTALLED. ANY DAMAGE TO THE SEWER DISTRICT FACILITIES SHALL BE REPAIRED BY THE APPLICANT FOR THE SEWER DISTRICT STANDARD DETAILS AND AT THE APPLICANT'S EXPENSE. THE SEWER DISTRICT MUST BE NOTIFIED OF ANY DAMAGES TO THE SANITARY SEWER FACILITIES AND ANY REPAIRS MUST BE INSPECTED BY A SEWER DISTRICT REPRESENTATIVE.

TO FACE OF STUDS AND FACE OF CONCRETE NOTED.  
 PRACTICES SHALL BE OBSERVED AT ALL COURSE OF CONSTRUCTION. THE STORING OF MATERIALS ON THE SIDEWALK AND OR STREETS WILL BE AT THE APPLICANT'S RISK. THE CHARGE OF CONSTRUCTION SHALL BE AT THE WORKING HOURS.  
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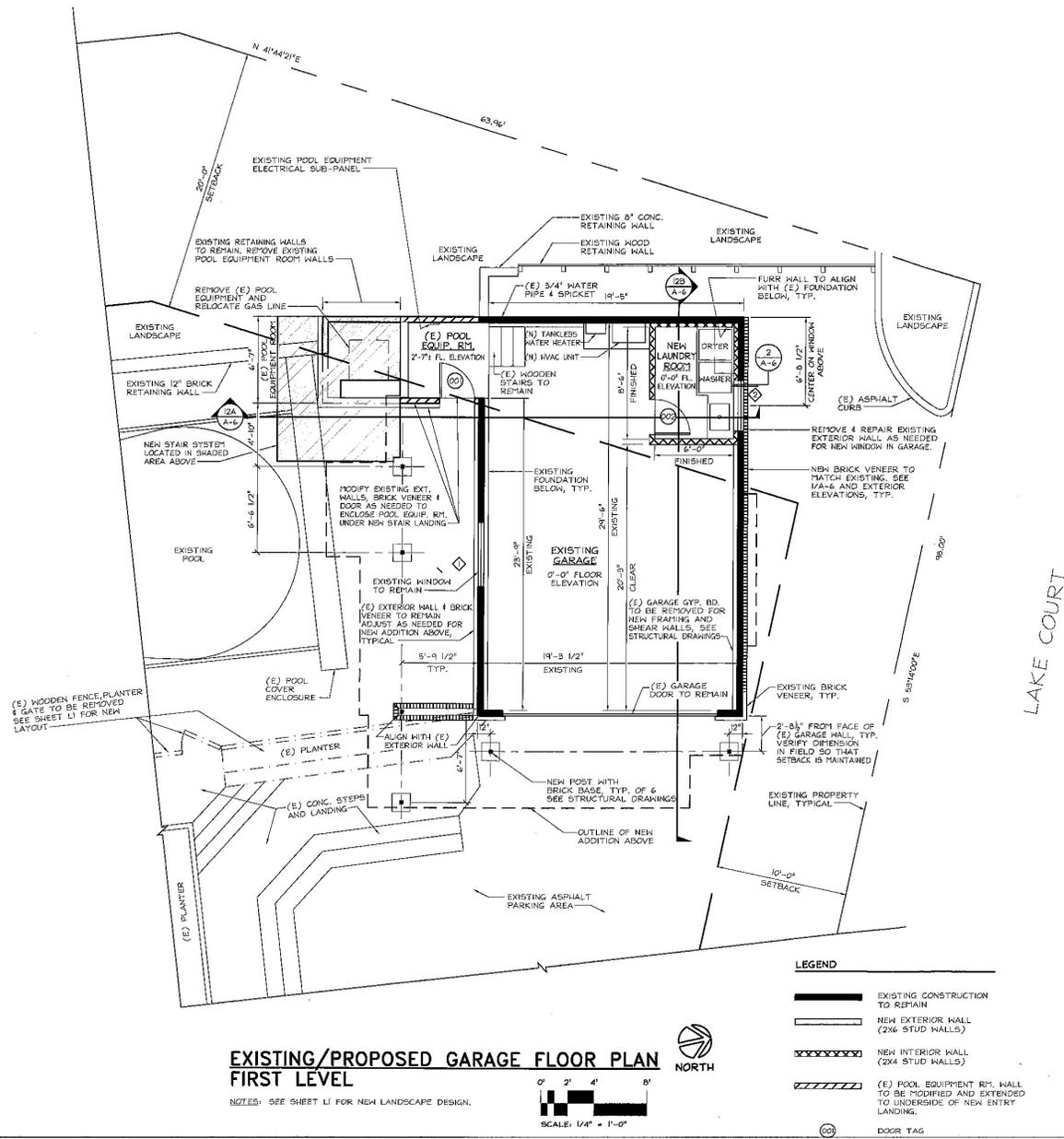
SECTION (INCLUDING EXCAVATION AND GRADING), DEMOLISH, BUILDING OR STRUCTURE OTHER THAN BETWEEN THE CURBS AND THE LOCAL JURISDICTION.  
 SERVICE ENTRY FOUNDINGS AND BONDING.  
 SHALL HAVE A MIN. NET CLEAR OPERABLE AREA OF 5.7 S.F. HEIGHT BE 24" X 20" MIN. WIDTH. 4" SILL HEIGHT MAX. GLASS SHALL BE 12" X 24" MUST HAVE AT LEAST ONE GFCI BREAKER SERVING THE COUNTER-TOP.  
 HAVE AN APPROVED AIR GAP FITTING.  
 HAVE AN APPROVED ANTI-SIPHON DEVICE.  
 ACCESS AND UNDER-FLOOR ACCESS, IF THE SPACE CONTAINS EQUIPMENT, OR AS STORAGE.  
 INTENT TO TERMINATE BACKDRAFT DAMPER.  
 SHALL BE GLASS 18" MIN.

36. THE LOWEST FINISHED FLOOR ELEVATION SHALL BE AT LEAST 1'-0" HIGHER THAN THE RIM ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER MANHOLE. IF NOT, THE APPLICANT SHALL INSTALL A BACKFLOW PREVENTION OR OVERFLOW DEVICE.  
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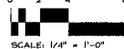
# San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_  
 File Numbers: \_\_\_\_\_



**EXISTING/PROPOSED GARAGE FLOOR PLAN  
FIRST LEVEL**

NOTES: SEE SHEET LI FOR NEW LANDSCAPE DESIGN.



**LEGEND**

- EXISTING CONSTRUCTION
- NEW EXTERIOR WALL (2x6 STUD WALLS)
- NEW INTERIOR WALL (2x4 STUD WALLS)
- (E) POOL EQUIPMENT RM. WALL TO BE MODIFIED AND EXTENDED TO UNDERSIDE OF NEW ENTRY LANDING.
- DOOR TAG

**NOTES:**

1. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE MAXIMUM TEMPERATURE TO BE 120 DEGREES F.
2. WATER CONSERVATION DEVICES ARE REQUIRED & SHALL BE INSTALLED PER SEC. 416, SBV ORD. NO. 95-28 FOR ALL PUMPING.
  - A) TANK-TYPE TOILETS SHALL HAVE A MINIMUM FLUSH OF 1.6 GALLONS AND EQUIPPED WITH BALLCOCK.
  - B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
  - C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE MAXIMUM FLOW OF 2.2 GALLONS PER MINUTE.
  - D) HOT AND COLD WATER BE PROVIDED.
3. PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS PER SECTION 2406.4.
  - A) GLAZING WITHIN A 24" ARC OF A DOOR'S VERTICAL EDGE AND LESS 60" ABOVE THE WALKING SURFACE.
  - B) GLAZING IN WALLS ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
  - C) ALL GLAZING OF SWINGING OR SLIDING DOORS
4. WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CERAMIC PLASTER, TILE, OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET.
5. WHERE MECHANICAL VENTILATION SYSTEM IN BATHROOMS IS USED, PROVIDED FIVE AIR CHANGES PER HOUR DIRECTLY TO THE OUTSIDE, USC SEC.1009.
6. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3'-0" FROM PROPERTY LINE OR ANY OPENINGS INTO BLDG. (DRYERS, BATH AND UTILITY FAN ETC. MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). UIC SECTION 504.6.
7. THE HANDICAP PORTION OF THE HANDRAIL SHALL BE 1 1/2" TO 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAIL SHALL BE RETURNED OR HAVE ROUNDED TERMINATION OR BEND.
8. GUARDRAILS SHALL BE A MINIMUM 36" IN HEIGHT AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. SECTION 509.3.
9. A MIN. 1/2" PER FT. OF SLOPE AROUND THE BLDG. FOR DISTANCE OF AT LEAST 30" AWAY EXTERIOR WALLS.
10. PROVIDE A LANDING AT ALL EXTERIOR DOORS FOR INSHING DOORS THE MAX. CHANGE IN ELEVATION FROM THE THRESHOLD TO THE LANDING IS 6". FOR OUTSWINGING DOORS THE MAX. OF 1". THE WIDTH OF THE LANDING SHALL BE AT LEAST THE WIDTH OF THE DOOR AND THE LENGTH SHALL BE AT LEAST 3'-0", SECTION 1009.3.1.6 & 1009.3.1.7.
11. THE LABEL (NFRG) WHICH STATES THE LISTED U-VALUE FOR THE PENETRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVED ONLY BY THE BUILDING INSPECTOR.
12. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOS OF THE QUICK ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC. PER UF SECTION 609.10.
13. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT TIME OF INSPECTION.

| EXISTING GARAGE DOOR SCHEDULE |       |        |               |          |
|-------------------------------|-------|--------|---------------|----------|
| MARK                          | SIZE  |        | STYLE         | NOTES    |
|                               | WIDTH | HEIGHT |               |          |
| 001                           | 2'-0" | 6'-0"  | HINGED-SINGLE | EXISTING |
| 002                           | 2'-0" | 6'-0"  | HINGED-SINGLE | NEW      |

| EXISTING GARAGE WINDOW SCHEDULE |            |           |        |          |
|---------------------------------|------------|-----------|--------|----------|
| MARK                            | SIZE       |           | STYLE  | NOTES    |
|                                 | WIDTH      | HEIGHT    |        |          |
| 1                               | 5'-0"      | 3'-0"     | SLIDER | EXISTING |
| 2                               | 3'-10 1/2" | 3'-2 1/2" | SLIDER | NEW      |

**NOTES:**

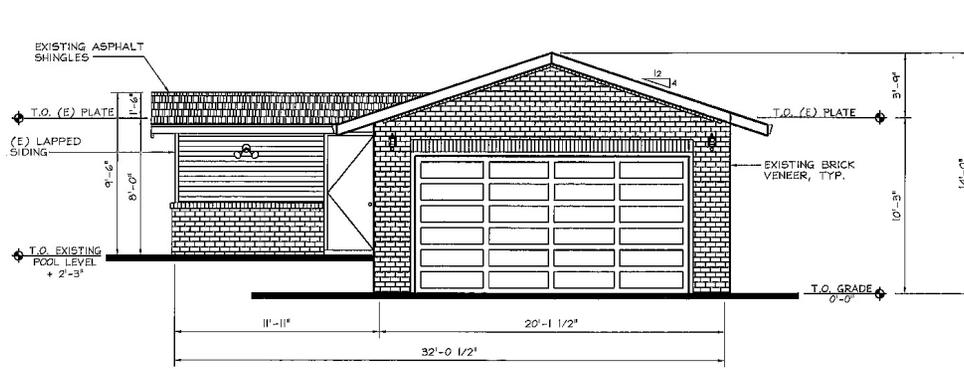
- VERIFY WINDOWS WITH OWNER BEFORE INSTALLATION. WINDOWS ARE TO BE MARVIN OR EQUAL.
- EXTERIOR GLAZING (R327.8.2) & EXTERIOR WINDOWS, GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS AND STRUCTURAL GLASS VENEER SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING:
  1. MULTIPANE GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE MEETING SECTION 2406 SAFETY GLAZING.
  2. GLASS BLOCK UNITS.
  3. 20 MINUTE MINIMUM FIRE RATED WINDOW.
  4. MEET SFM 12-7A-2.

**San Mateo County Zoning Hearing Officer Meeting**

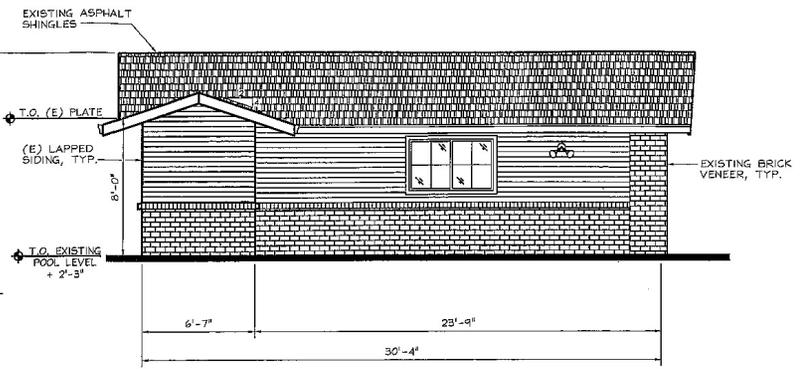
Owner/Applicant: \_\_\_\_\_

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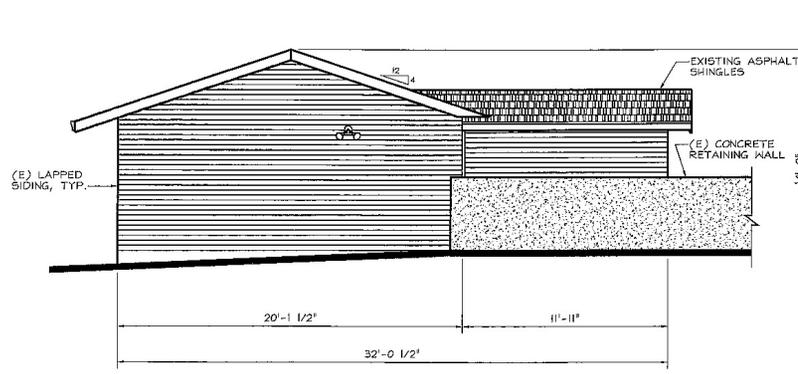
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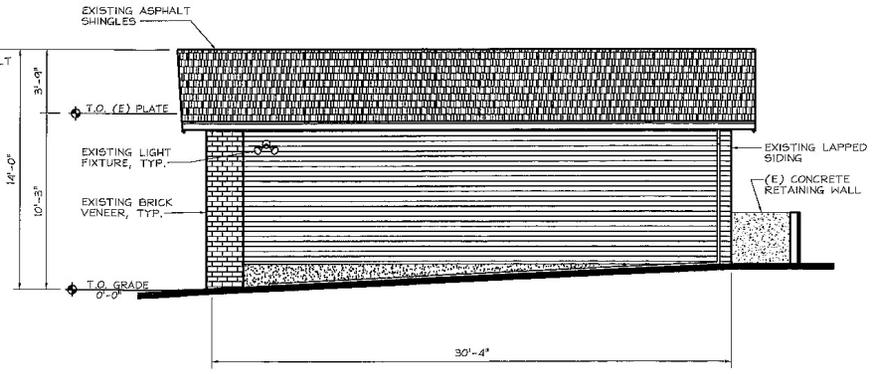
**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



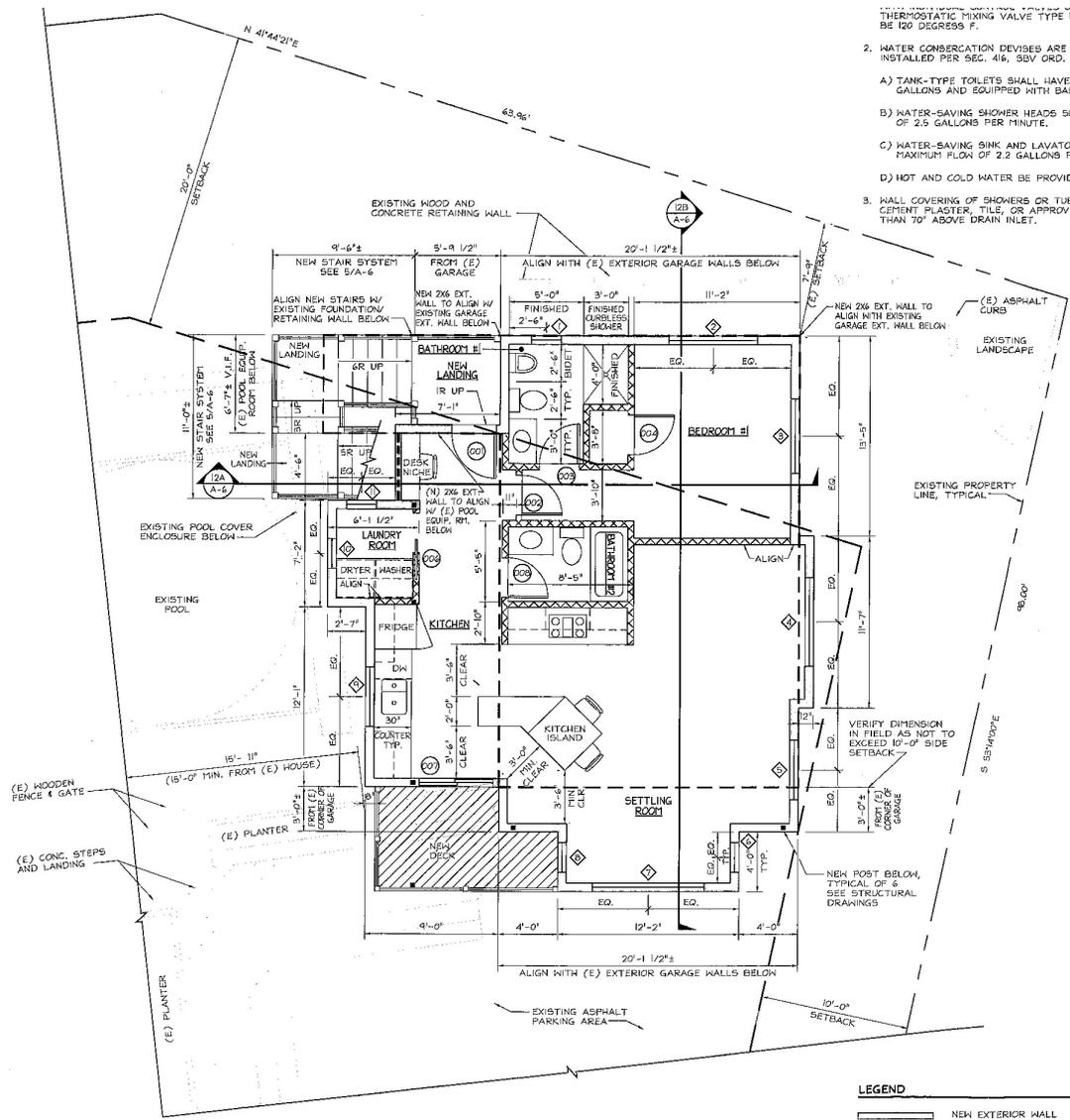
**EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**San Mateo County Zoning Hearing Officer Meeting**

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Attachment:

File Numbers:



**PROPOSED SECOND FLOOR PLAN**

NOTES: NEW RADIANT FLOOR HEATING IN BATHROOM #1.



**LEGEND**

- NEW EXTERIOR WALL (2x6 STUD WALLS)
- NEW EXTERIOR WALL (2x4 STUD WALL)
- NEW INTERIOR WALL (2x4 STUD WALLS)
- DOOR TAG
- WINDOW TAG

2. WATER CONSERVATION DEVICES ARE REQUIRED & SHALL BE INSTALLED PER SEC. 416, SBV ORD. NO. 96-20 FOR ALL PLUMBING.
  - A) TANK-TYPE TOILETS SHALL HAVE A MINIMUM FLOW OF 1.6 GALLONS AND EQUIPPED WITH BALLCOCK.
  - B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
  - C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE MAXIMUM FLOW OF 2.2 GALLONS PER MINUTE.
  - D) HOT AND COLD WATER BE PROVIDED.
3. WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 7'-0" ABOVE DRAIN INLET.

5. PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS PER SECTION 2406.4.
  - A) GLAZING WITHIN A 24" ARC OF A DOOR'S VERTICAL EDGE AND LESS 60" ABOVE THE WALKING SURFACE.
  - B) GLAZING IN WALLS ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE AND DRAIN INLET.
  - C) ALL GLAZING OF SWINGING OR SLIDING DOORS
6. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3' PROPERTY LINES OR ANY OPENINGS INTO BLDG. (DRYERS, BATH AND U ETC. MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS VENTS). UIC SECTION 504.6.
7. THE HANDICAP PORTION OF THE HANDRAIL SHALL BE 1 1/4" TO 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAIL SHALL BE RETURNED OR HAVE ROUNDED TERMINATION OR BEND.
8. GUARDRAILS SHALL BE A MINIMUM 36" IN HEIGHT AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. SECTION 504.5.
9. A MIN. 1/2" PER FT. OF SLOPE AROUND THE BLDG. FOR DISTANCE OF A 30" AWAY EXTERIOR WALLS.
10. PROVIDE A LANDING AT ALL EXTERIOR DOORS FOR INSURING DOORS THE CHANGE IN ELEVATION FROM THE THRESHOLD TO THE LANDING IS 8" OR OUTSWINGING DOORS THE MAX. OF 1". THE WIDTH OF THE LANDING SHAL BE AT LEAST THE WIDTH OF THE DOOR AND THE LENGTH SHALL BE AT 3'-0", SECTION 1009.3.1.6 & 1009.3.1.7.
11. THE LABEL (NFRC) WHICH STATES THE LISTED U-VALUE FOR THE FENE: PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVED ONLY BY THE BUILDING INSPECTOR.
12. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE C OF THE QUICK ACTING VALVES FROM THE WASHER AND DISHWASHER, 51 SECTION 604.10.
13. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PRO FIED INSPECTOR AT TIME OF INSPECTION.

| PROPOSED SECOND FLOOR DOOR SCHEDULE |       |        |               |       |
|-------------------------------------|-------|--------|---------------|-------|
| MARK                                | SIZE  |        | STYLE         | NOTES |
|                                     | WIDTH | HEIGHT |               |       |
| 001                                 | 3'-0" | 6'-8"  | HINGED-SINGLE | NEW   |
| 002                                 | 2'-8" | 6'-8"  | HINGED-SINGLE | NEW   |
| 003                                 | 2'-8" | 6'-8"  | HINGED-SINGLE | NEW   |
| 004                                 | 2'-8" | 6'-8"  | HINGED-SINGLE | NEW   |
| 005                                 |       |        | NOT USED      |       |
| 006                                 | 2'-8" | 6'-8"  | POCKET DOOR   | NEW   |
| 007                                 | 5'-0" | 6'-8"  | SLIDING DOOR  | NEW   |
| 008                                 | 2'-8" | 6'-8"  | HINGED-SINGLE | NEW   |

| PROPOSED SECOND FLOOR WINDOW SCHEDULE |       |        |          |            |
|---------------------------------------|-------|--------|----------|------------|
| MARK                                  | SIZE  |        | STYLE    | NOTES      |
|                                       | WIDTH | HEIGHT |          |            |
| 1                                     | 2'-0" | 2'-0"  | CASEMENT | NEW        |
| 2                                     | 6'-0" | 5'-0"  | CASEMENT | NEW EGRESS |
| 3                                     | 5'-0" | 5'-0"  | CASEMENT | NEW        |
| 4                                     | 6'-0" | 5'-0"  | CASEMENT | NEW EGRESS |
| 5                                     | 4'-0" | 4'-0"  | CASEMENT | NEW        |
| 6                                     | 2'-0" | 4'-0"  | CASEMENT | NEW        |
| 7                                     | 7'-6" | 5'-0"  | CASEMENT | NEW        |
| 8                                     | 2'-0" | 4'-0"  | CASEMENT | NEW        |
| 9                                     | 4'-0" | 4'-0"  | CASEMENT | NEW        |
| 10                                    | 2'-0" | 3'-0"  | CASEMENT | NEW        |
| 11                                    | 2'-0" | 3'-0"  | CASEMENT | NEW        |

**NOTES:** VERIFY WINDOWS WITH OWNER BEFORE INSTALLATION. WINDOWS ARE TO BE MARVIN OR EQUAL. SLEEPING ROOMS TO HAVE MIN. OF ONE RESCUE WINDOW WITH A 44" MAX. SILL HEIGHT.

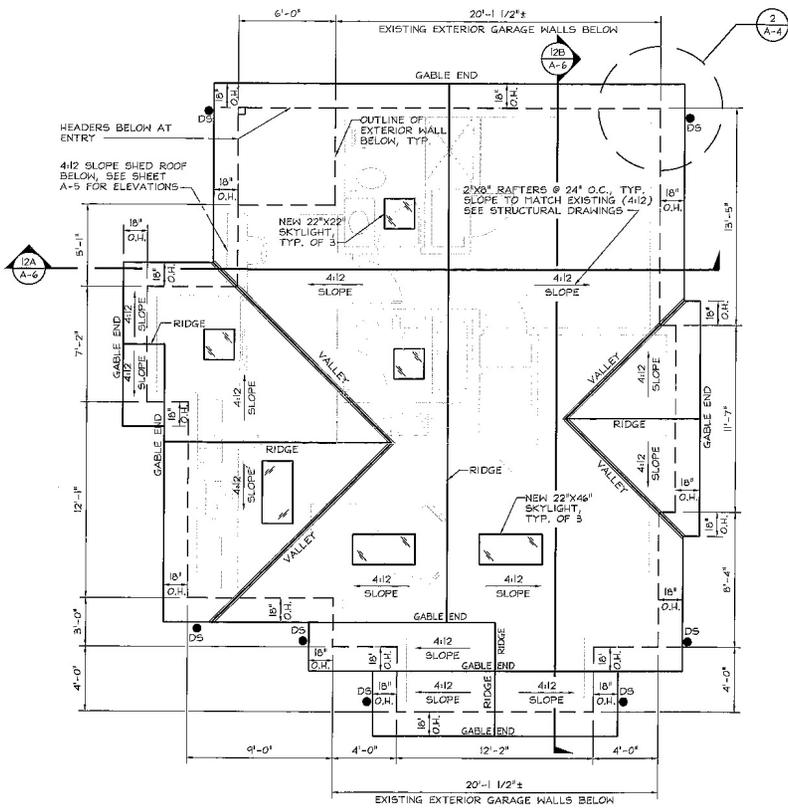
**EXTERIOR GLAZING (R327.8.2)**  
 EXTERIOR WINDOWS, GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS AND STRUCTURAL GLASS VENEER SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING:  
 1. MULTIPANE GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE MEETING SECTION 2406 SAFETY GLAZING.  
 2. GLASS BLOCK UNITS.  
 3. 20 MINUTE MINIMUM FIRE RATED WINDOW.  
 4. MEET SFM 12-7A-2.

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Owner/Applicant:

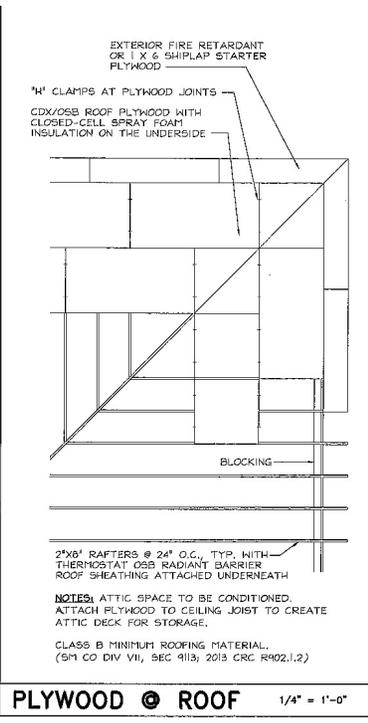
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Attachment:



**PROPOSED ROOF PLAN**

DS = DOWNSPOUTS



**PLYWOOD @ ROOF** 1/4" = 1'-0"

**ROOF FRAMING NOTES** (SEE STRUCTURAL DRAWINGS)

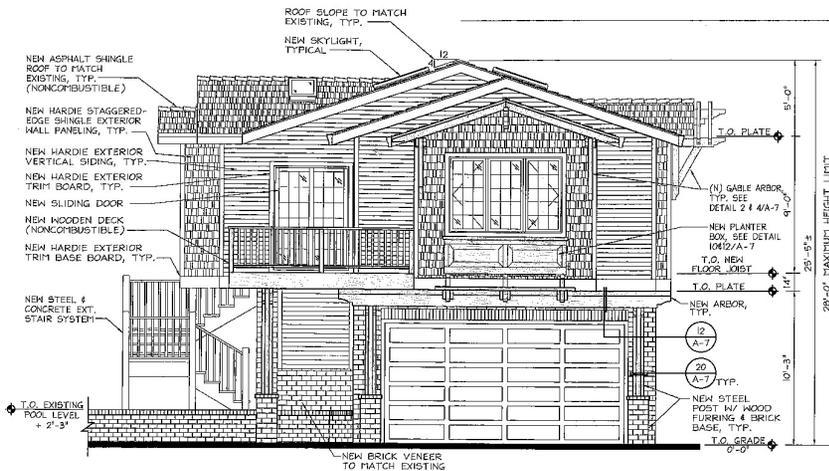
- CLASS B MINIMUM ROOFING MATERIAL. (SM CO DIV VII, SEC 913; 2013 CRC R902.1.2)
- USE 3/4" T&G APA RATED PLYWOOD SHEATHING 48/24, EXPOSURE I, GLUED, UNBLOCKED, AND NAILED WITH 16d NAILS @ 6" O.C. AT THE BOUNDARY AND EDGES AND 10" O.C. AT THE INTERMEDIATE MEMBERS, TYP.
- PROVIDE (2) 2X4 STUDS UNDER EACH END OF ALL 4X AND 6X ROOF BEAMS AND HEADERS, TYP. U.N.O.
- AT ALL POSTS SUPPORTING A BEAM OR HEADER WITHOUT AN ADJACENT KING STUD, PROVIDE SIMPSON TYPE 'PC' POST CAP OVER POST - U.N.O.
- AT ALL POSTS NOT WITHIN A WALL, PROVIDE SIMPSON TYPE 'BC' POST BASE UNDER POST - U.N.O.
- CONTRACTOR SHALL INSTALL ALL G.S.M. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATER-TIGHT CONSTRUCTION. 26 GA., TYP.
- ALL ROOF PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED.
- PROVIDE G.S.M. STEPPED FLASHING 9" MIN. UP SIDE WALL, TYP. AT ALL WALL PENETRATIONS ETC. AT ROOF.
- USE SIMPSON TYPE '1U' STANDARD JOIST AND BEAM HANGERS, OR EQUIVALENT, AS REQUIRED, AT SOLID WOOD MEMBERS, TYP. U.N.O.
- USE SIMPSON TYPE '1TT' TRUSS JOIST HANGERS, OR EQUIVALENT, AT '1T1' TYPE WOOD TRUSS JOISTS, AS REQUIRED, TYP. U.N.O.
- WHERE ROOF PROFILE ALLOWS FOR A SPACE BETWEEN THE ROOF COVERING AND DECK, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, FIRE STOPPED OR HAVE ONE LAYER OF NO. 72 ASTM D 3909 CAP SHEET OVER THE COMBUSTIBLE DECKING. (R327.5.2)
- VALLEY FLASHING MIN. 0.019-INCH (NO 26 GALV.) CORROSION RESISTANT METAL OVER 36 INCH WIDE UNDERLAYMENT OF NO. 72 LB. MINERAL-SURFACED NONPERFORATED ASTM D 3909 CAP SHEET. (R327.5.3)
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF DEBRIS. (R327.5.4)
- VENTILATION OPENINGS FOR ATTICS, ENCLOSED EAVE SOFFITS, ENCLOSED RAFTER SPACES AND UNDERFLOOR AREAS SHALL BE NON-COMBUSTIBLE, CORROSION RESISTANT, AND HAVE WIRE MESH WITH 1/16 TO 1/8 INCH (1.6-3.2 MM) OPENINGS OR ITS EQUIVALENT. (R327.6.2)

**San Mateo County Zoning Hearing Officer Meeting**

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Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



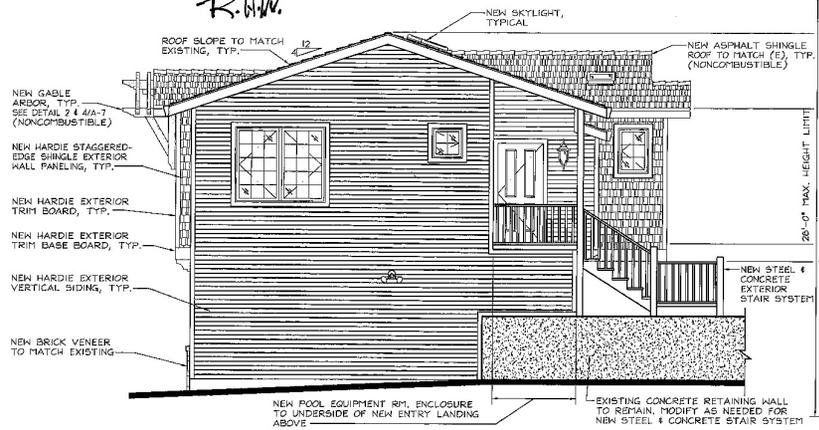
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

*10/3/10 All material (and with new shingles) to match existing materials of house in style and color*

*R.B.W.*



**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**San Mateo County Zoning Hearing Officer Meeting**

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Attachment:

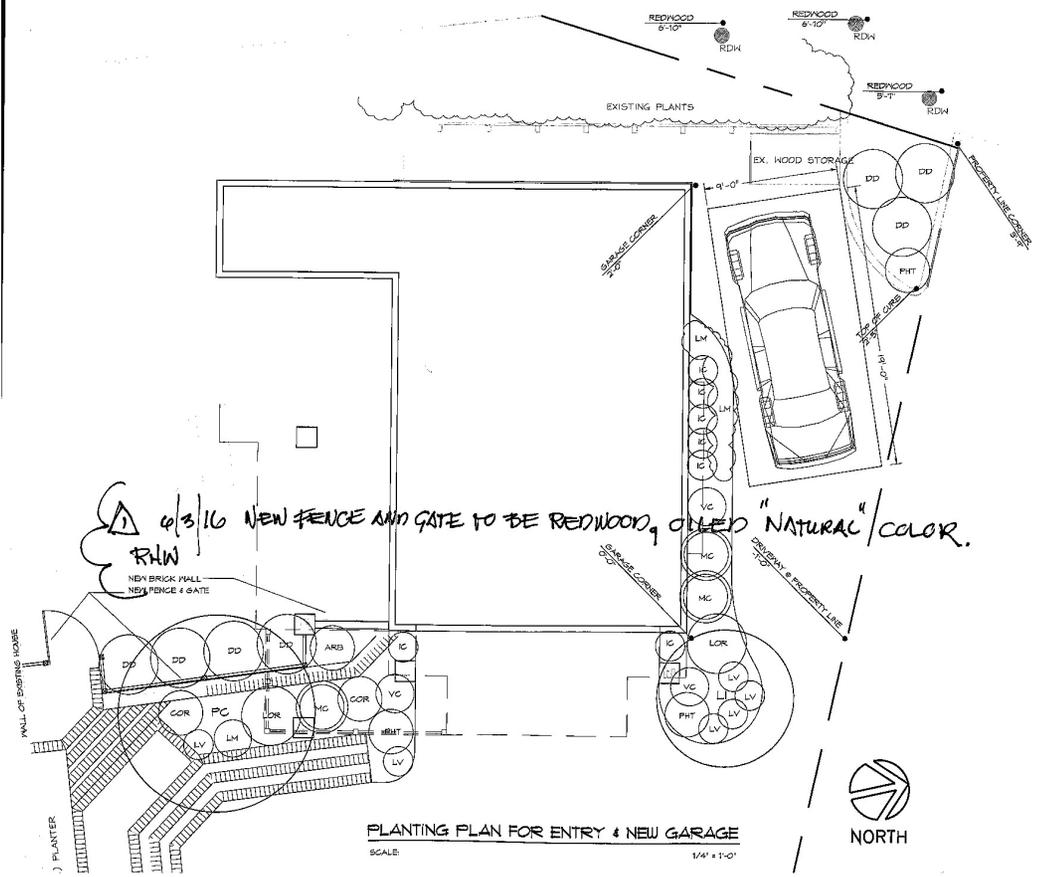
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NEW GARAGE FRONT ELEVATION

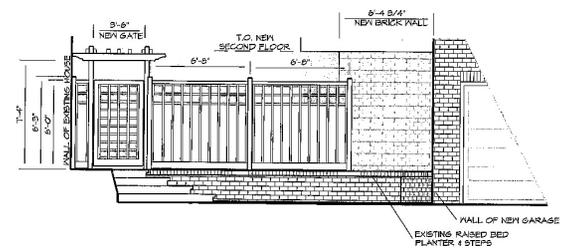


NEW GARAGE SIDE ELEVATION



PLANTING PLAN FOR ENTRY & NEW GARAGE  
SCALE: 1/4" = 1'-0"

| PLANTING LIST |        |                                 |                       |      |     |
|---------------|--------|---------------------------------|-----------------------|------|-----|
| SYM           | SIZE   | NAME OF PLANT                   | COMMON NAME           | TYPE | QTY |
| LM            | 1 GAL  | LANTANA MONTEVIDENSIS           | LANTANA               | GC   | 12  |
| LV            | 1 GAL  | LAVANDULA ANGSTROFOLIA          | ENGLISH LAVANDER      | SB   | 6   |
| COR           | 5 GAL  | GONKIA 'IVORY BELL'             | AUSTRALIAN PUCKBIA    | S    | 2   |
| IC            | 5 GAL  | ILEX GRENATA 'SAY FENCIL'       | HOLLY                 | S    | 7   |
| LOR           | 5 GAL  | LOROPETALUM 'BURKINDEY'         | FRINGE BUSH           | S    | 3   |
| MC            | 5 GAL  | MYRTUS COMMUNIS                 | COMMON MYRTLE         | LST  | 3   |
| PHT           | 5 GAL  | PHYRULIN HYBRID 'MAORI QUEEN'   | NEW ZEALAND FLAX      | S    | 3   |
| VC            | 5 GAL  | VITIS CALIFORNICA               | CALIFORNIA WILD GRAPE | V    | 3   |
| ANB           | 15 GAL | THUJA OCCIDENTALIS 'EMERALD'    | AMERICAN ARBORVITAE   | LST  | 1   |
| DD            | 15 GAL | DODONAEA VIKGOSA 'PURPUREA'     | HOP BUSH              | LST  | 7   |
| LI            | 15 GAL | LIGESTROEMIA INDICA 'TUSCARORA' | GRAPE MYRTLE          | T    | 1   |
| PS            | 15 GAL | PSTACIA CHINENSIS               | CHINESE PISTACIO      | T    | 1   |



NEW FENCE & GATE BY MAIN ENTRY & NEW GARAGE  
SCALE: 1/4" = 1'-0"

**San Mateo County Zoning Hearing Officer Meeting**

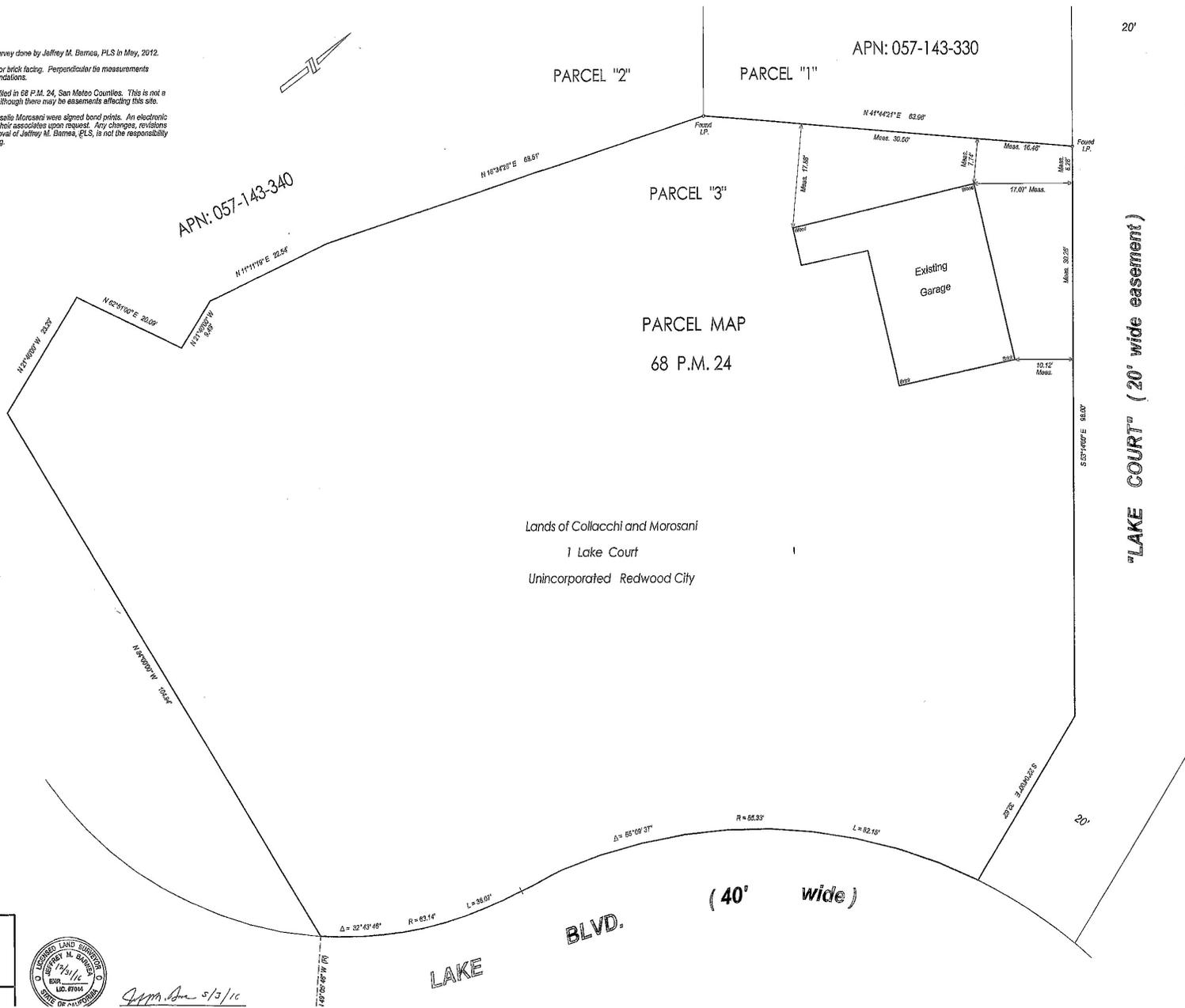
Owner/Applicant:

Attachment:

File Numbers:

NOTES

- 1) This Structure Location Map was prepared from a ground survey done by Jeffrey M. Barnea, PLS in May, 2012.
- 2) The existing garage was measured at its outside wood trim or brick facing. Perpendicular tie measurements (Meas.) are shown to the brick facing or wood trim, not foundations.
- 3) Boundaries are shown hereon directly from the Parcel Map filed in 68 P.M. 24, San Mateo County. This is not a record of survey boundary map. No easements are shown, although there may be easements affecting this site.
- 4) The final product delivered to owners Paul Colacchi and Rosella Morosani were signed hard prints. An electronic CAD version of this Map may be provided to the owners or their associates upon request. Any changes, revisions or additions made to this Map without the consent and approval of Jeffrey M. Barnea, PLS, is not the responsibility of Jeffrey M. Barnea, as the owners have agreed to in writing.



Note: This Map is from a survey done back in 2012 and reflect conditions as shown at that time. No return visits have been made to this site since 2012 to verify whether site conditions have changed or not.

Structure Location Map  
 Lands of Colacchi and Morosani 1 Lake Court  
 APN: 057-143-350  
 Unincorporated San Mateo County California

JEFFREY M. BARNEA, L.S. 7044 789 14TH AVE.  
 REDWOOD CITY, CA 94063



*Jeffrey M. Barnea* 5/13/12

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