

January 20, 2017

Serhiy Kybych
7929 Diamond Rock Drive
Antelope, CA 95843

Dear Mr. Kybych:

SUBJECT: Coastside Design Review
Magellan Avenue, Miramar
APN 048-013-600; County File No. PLN 2016-00280

At its meeting of January 12, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a three-story, 3,739 sq. ft. single-family residence, including a 400 sq. ft. attached garage on an undeveloped, 7,792 sq. ft. legal parcel (parcel legality confirmed by Certificate of Compliance PLN2013-00229). No trees would be removed and only minor grading is proposed. The project is part of a Staff-level Coastal Development Permit (CDP). The CDP is not appealable to the California Coastal Commission.

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

- a. Flat roof: Reference the Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20(D). 2a3 Architectural styles that complement the natural setting are encouraged. The combination of the building's modern style with that of the upper decks curvilinear form attractively complement the areas natural beauty. Section 6565.20(D). 3a1. Primary roof form. Consider additions to the primary roof form that reduce the homes apparent mass and scale.
- b. Openings: Reference the Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20(D). 2b1. Openings. Select windows and doors that are compatible with the dominant types on the house.
- c. Landscape: Reference the Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20(F). 1g. Maintain a smooth transition between development and adjacent open areas.



- d. Decks: Reference the Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20(C). 2a1. Locating, orienting and designing windows, entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks /patios. Specifically with regard to the east deck, clearly indicate the extent of all decks on the floor plans; indicate the deck railing material(s); and indicate the material(s) used for the hardscape on landscape/site plan.

Recommendation discussed include:

- a. In reconfiguring the roof, per the discussion with the CDRC and by request of the public, please try to keep the building height below 32 feet.

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

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

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

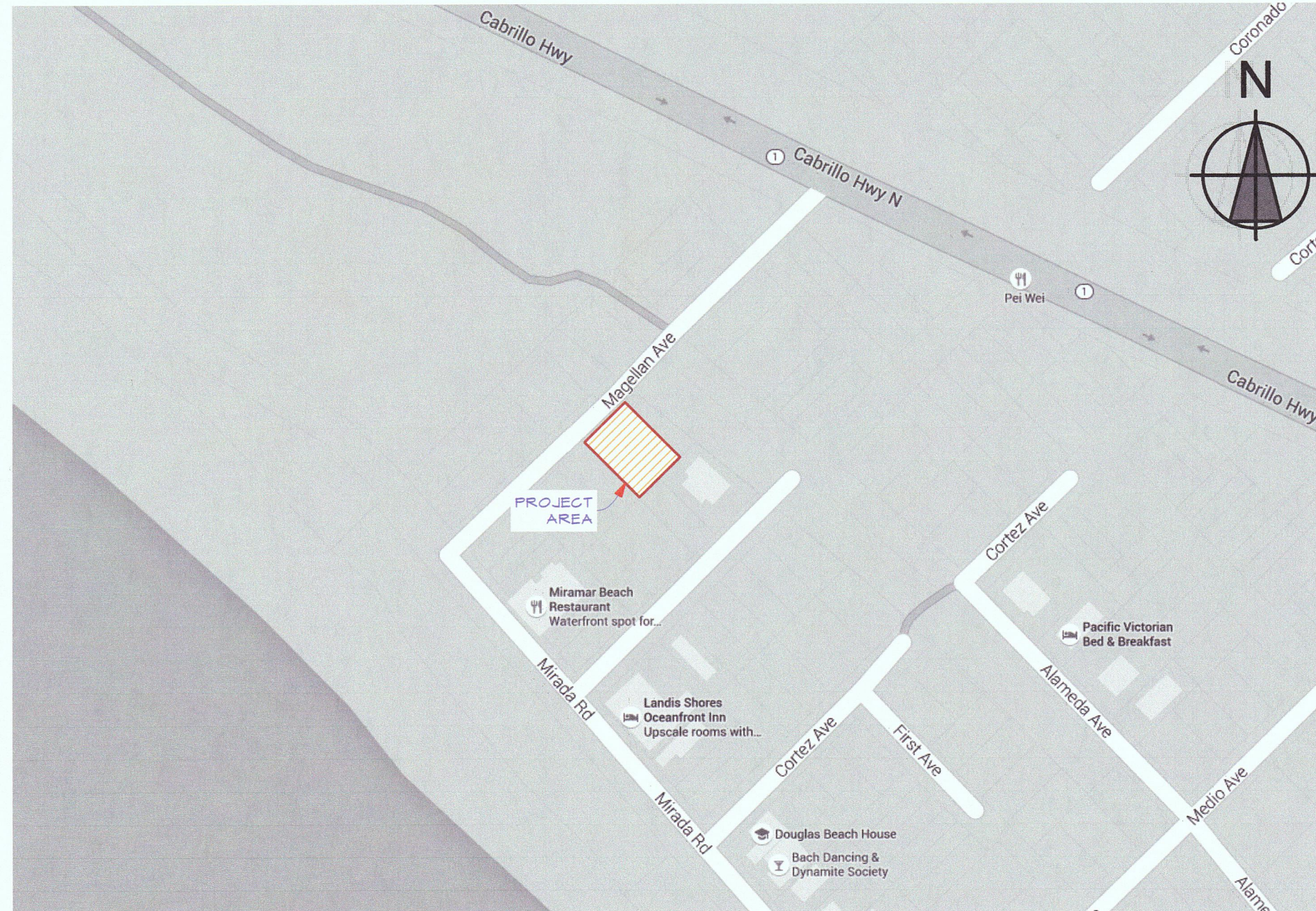
Sincerely,



Dennis P. Aguirre, Design Review Officer

DPA:aow – DPABB0015_WAN.DOCX

cc: Stuart Grunow, Member Architect
Dianne Whitaker, Member Architect
Linda Montalto Patterson, Interested Member of the Public
Paul McGregor, Interested Member of the Public



MAP
NOT TO SCALE



AREA CALCULATIONS	
DWELLING REQUIRED	3,740 SQFT (48% MAX)
DWELLING PROPOSED	3,739 SQFT (47.98%)
UPPER LEVEL	1,129 SQFT
MAIN LEVEL	2,211 SQFT
GARAGE	400 SQFT
STORAGE	1,143 SQFT
DECKING TOTAL	1,149 SQFT
MAIN LEVEL AT DINING	176 SQFT
MAIN LEVEL AT ENTRY	308 SQFT
UPPER LEVEL	664 SQFT
SITE	7,792 SQFT
TOTAL FOOTPRINT	2,323 SQFT (29.81%)

COMPLIANCE CODES (AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION):
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA ENERGY CODE
 PARCEL NO:
 048-013-600
 OCCUPANCY GROUP:
 U, R-3
 FIRE SPRINKLERS:
 YES

MAGELLAN AVE
 HALF MOON BAY, CA 94019
 NEW SFD

OWNER:
 SERHIY KYBYCH
 7129 DIAMOND ROCK DR.
 ANTELOPE, CA 95843
 SCOPE OF WORK:
 NEW SINGLE FAMILY RESIDENCE

IMPERVIOUS SURFACE	
LOWER LEVEL	2,323 SQFT
DRIVEWAY	360 SQFT
WALKWAY TO ENTRY	33 SQFT
WALKWAY TO SIDE DOOR	238 SQFT
TOTAL IMPERVIOUS AREA	2,954 SQFT (37.91%)

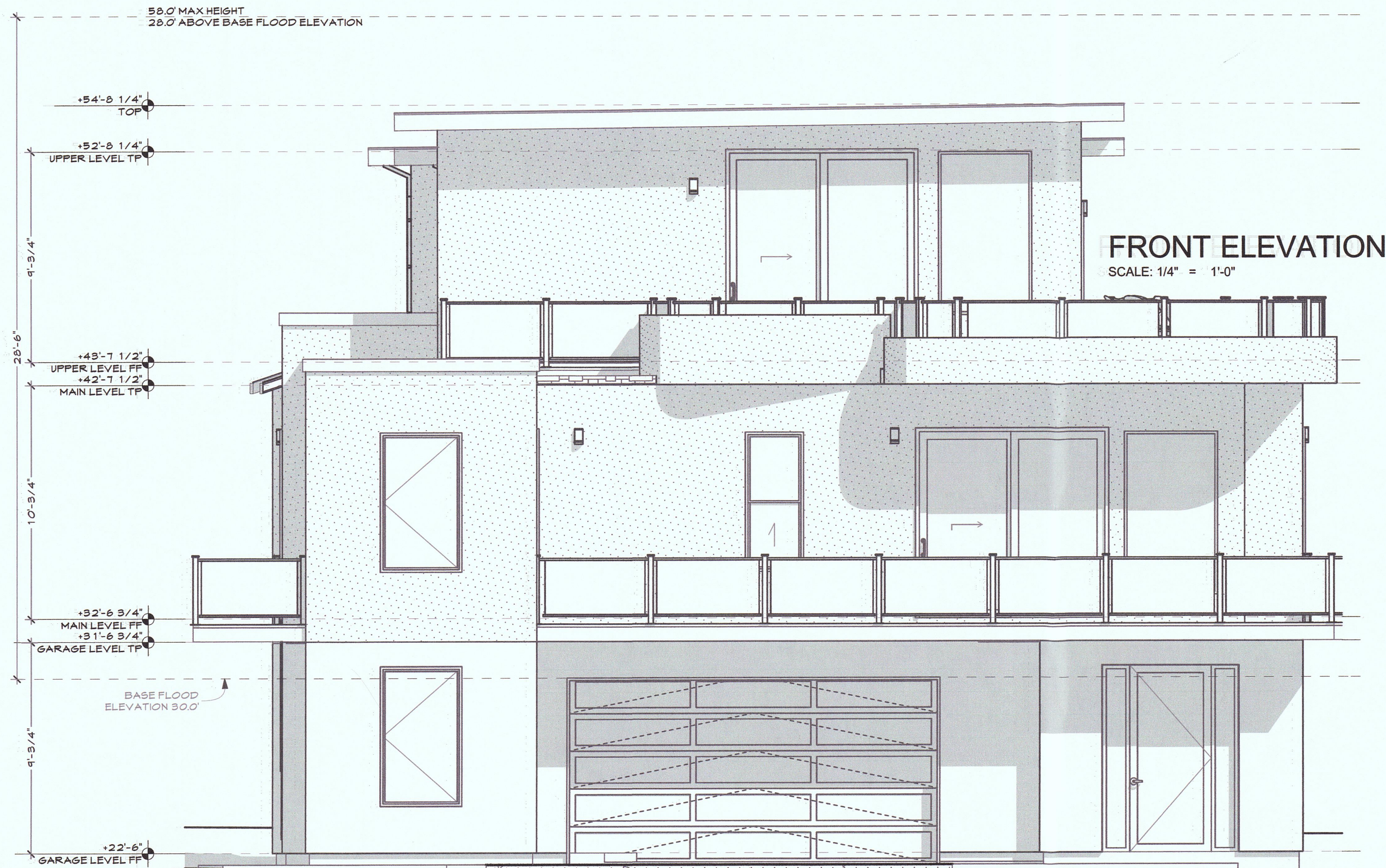
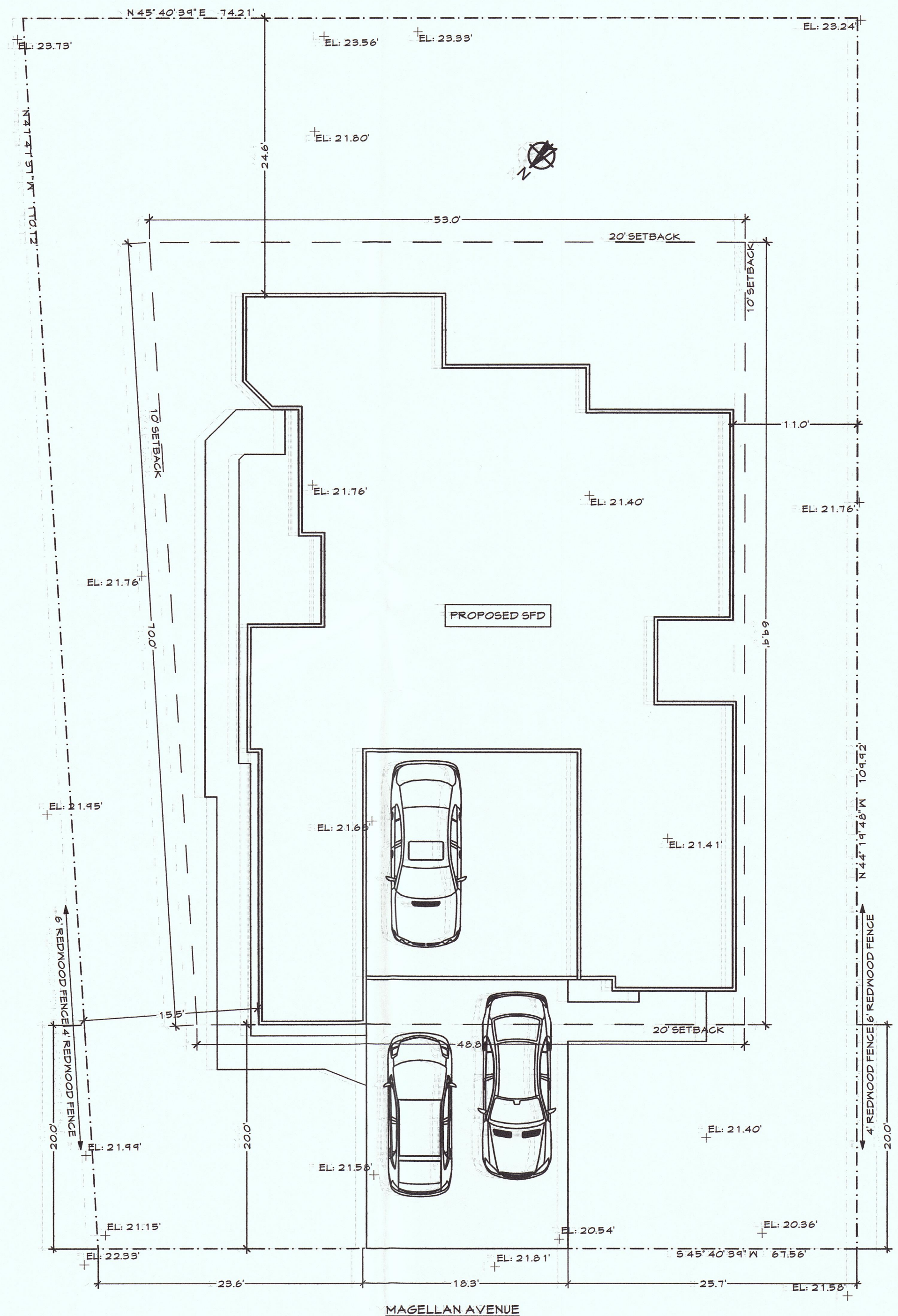
SHEET INDEX	
SHEET	TITLE
A1	COVER SHEET, SITE PLAN
A2.1	GARAGE LEVEL FLOOR PLAN
A2.2	MAIN & UPPER LEVEL FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS
L1	LANDSCAPING

TOPO BOUNDARY & TOPOGRAPHY MAP	
G1	DRAINAGE PLAN
G2	EROSION CONTROL PLAN

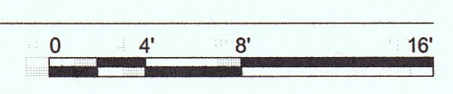
RECEIVED

JAN 23 2017

San Mateo County
 Planning and Building Department



1
A1
SITE PLAN
SCALE: 1/8" = 1'-0"



Alex Martynovskiy
 10100 Countryside Way
 Sacramento, USA 95827
 ALEXMARTYNOVSKIY@GMAIL.COM

DATE	BY

MAGELLAN AVE
 HALF MOON BAY, CA 94019

APN:
 048-013-600
 OWNER:
 SERHIY KYBYCH
 7129 DIAMOND ROCK DR.
 ANTELOPE, USA 95843
 (416) 214-5461
 SHEET TITLE:
 SITE PLAN

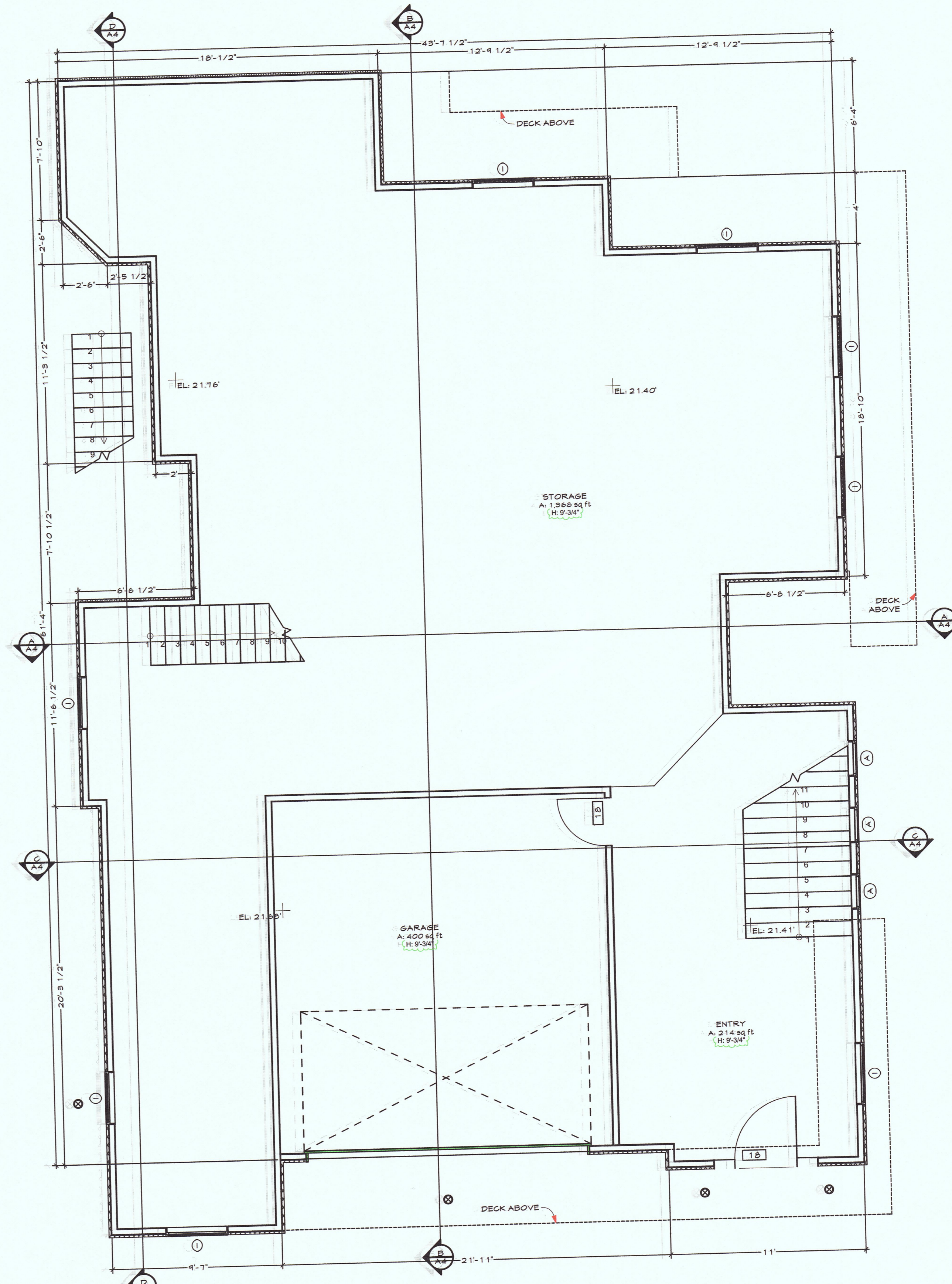
DESIGNER:
 ALEX MARTYNOVSKIY
 NAME:
 SIGNATURE: _____ DATE: _____

PROJECT #: 15030
 DATE: 04/05/2015
 DRAWN BY: AM
 SCALE: AS SHOWN

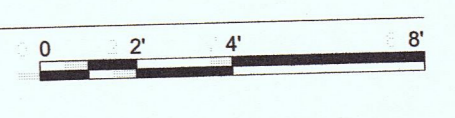
A1

DOOR SCHEDULE					
ID	QTY	DOOR		OP. TYPE	NOTES
		W	HT		
1	1	2'	8'	SWING	SOLID
2	1	2'-2"	8'	SWING	
3	4	2'-4"	6'-8"	SWING	SOLID
4	6	2'-4"	8'	SWING	
5	2	2'-4"	8'	SWING	
6	2	2'-6"	8'	SWING	
7	3	2'-6"	6'-8"	SWING	SOLID
8	1	2'-8"	8'	SWING	
9	1	2'-8"	8'	SWING	FRENCH DOOR
9	1	8'	4'	SLIDING	GLASS DOOR
10	1	2'-8"	8'	SWING	
11	1	2'-8"	8'	SWING	ENTRY DOOR
12	1	3'-6"	8'	SWING	DECORATIVE ENTRY
12	1	3'	8'	SWING	DECORATIVE ENTRY
13	1	4'	6'-8"	BI-FOLD	LAUNDRY
14	3	5'	6'-8"	SLIDING	CLOSET DOOR
15	1	5'	8'	SLIDING	GLASS DOOR
16	1	5'	8'	SLIDING	GLASS DOOR
17	2	8'	8'	SLIDING	GLASS DOOR
17	1	6'	8'	SLIDING	GLASS DOOR
18	2	6'	6'-8"	SLIDING	GLASS DOOR
18	1	2'-8"	6'-8"		

WINDOW SCHEDULE				
ID	QTY	SIZE		OPERATION TYPE
		WIDTH	HEIGHT	
A	3	2'	7'	FIXED
B	2	2'	6'	CASEMENT
C	1	2'	6'	FIXED
D	2	2'	5'-6"	FIXED
E	1	2'	4'	CASEMENT
F	1	2'-6"	6'	SINGLE HUNG
G	2	3'	6'-6"	FIXED
H	4	3'	5'	SINGLE HUNG
I	2	3'	5'	SINGLE HUNG
J	7	3'-6"	6'	CASEMENT
K	4	4'	7'	FIXED
K	1	10'	4'	HORIZONTAL SLIDING



2 GARAGE LEVEL | FLOOR PLAN
SCALE: 1/4" = 1'-0"



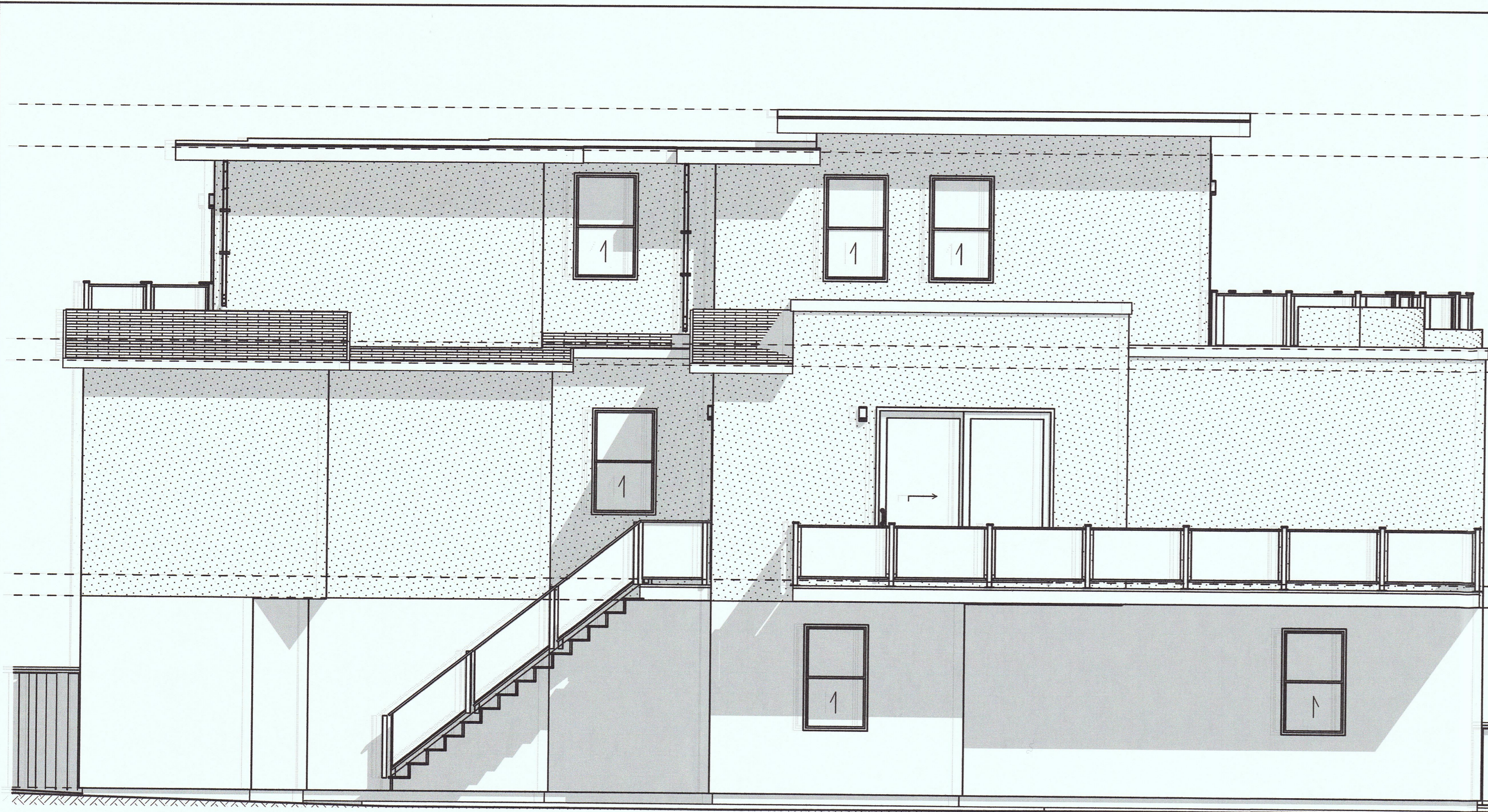
Alex Martynovskiy 10100 Countryside Way Sacramento, USA 95827 ALEXMARTYNOVSKIY@GMAIL.COM		
DATE	BY	

MAGELLAN AVE
HALF MOON BAY, CA 94019

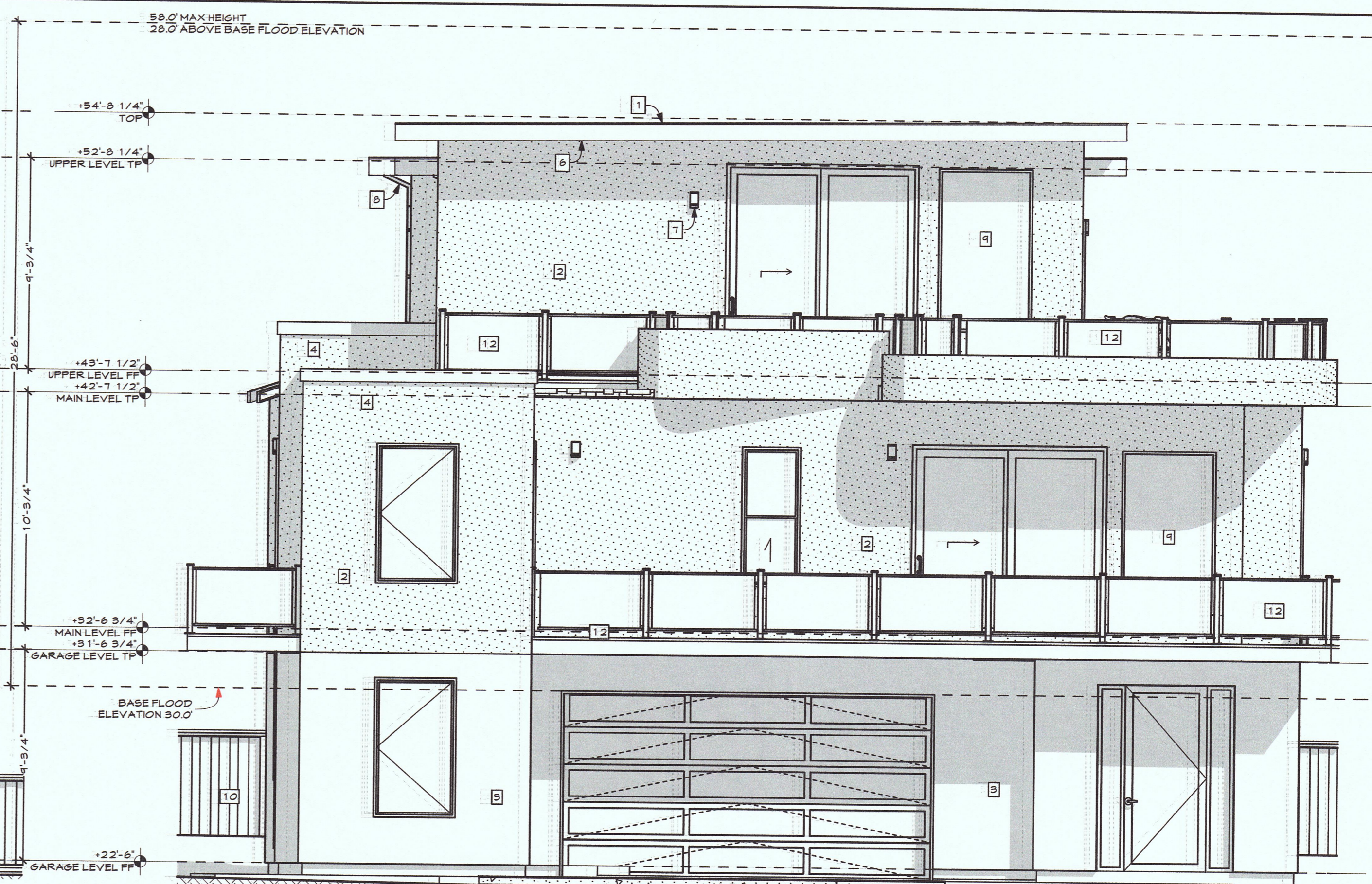
APN: 048-013-600
OWNER: BERHIY KYBYCH
7928 DIAMOND ROCK DR.
ANTELOPE, USA 95843
(916) 214-5461
SHEET TITLE: GARAGE LEVEL | FLOOR PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____
PROJECT #: 15030
DATE: 04/05/2015
DRAWN BY: AM
SCALE: AS SHOWN

A2.1



LEFT ELEVATION (NORTH-EAST)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (NORTH-WEST)
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

- 30 YEAR MN. DIMENSIONAL SHINGLES WITH HEAVY RIDGE CAPS.
- ONE COAT STUCCO WALL
- BREAKAWAY WALL IN FLOOD ZONE
- PARAPET AT FLAT ROOF
- PAINTED FASCIA BOARD
- DECORATIVE DOWNWARD POINTING LIGHT FIXTURE
- DOWNSPOUT
- VINYL DUAL PANE LOW-E WINDOWS IN WHITE
- 6' REDWOOD FENCE
- 4' REDWOOD FENCE
- DECK RAILING ALUMINUM CONSTRUCTION WITH GLASS PANELS.

EARTH TONE FINISH COLORS TO BE SELECTED BY OWNER.

EXTERIOR COLORS (BY BEHR)

NAME	USAGE
SEAGULL GRAY N360-1	STUCCO WALL FINISH
ADIRONDACK BLUE N480-5	STUCCO TRIM, HANDRAIL & POST
YOGI S360-5	EXTERIOR PAINTED CEILING
AMAZON BREEZE GR-403	DOOR/WINDOW FRAME



RIGHT ELEVATION (SOUTH-WEST)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH-EAST)
SCALE: 1/4" = 1'-0"

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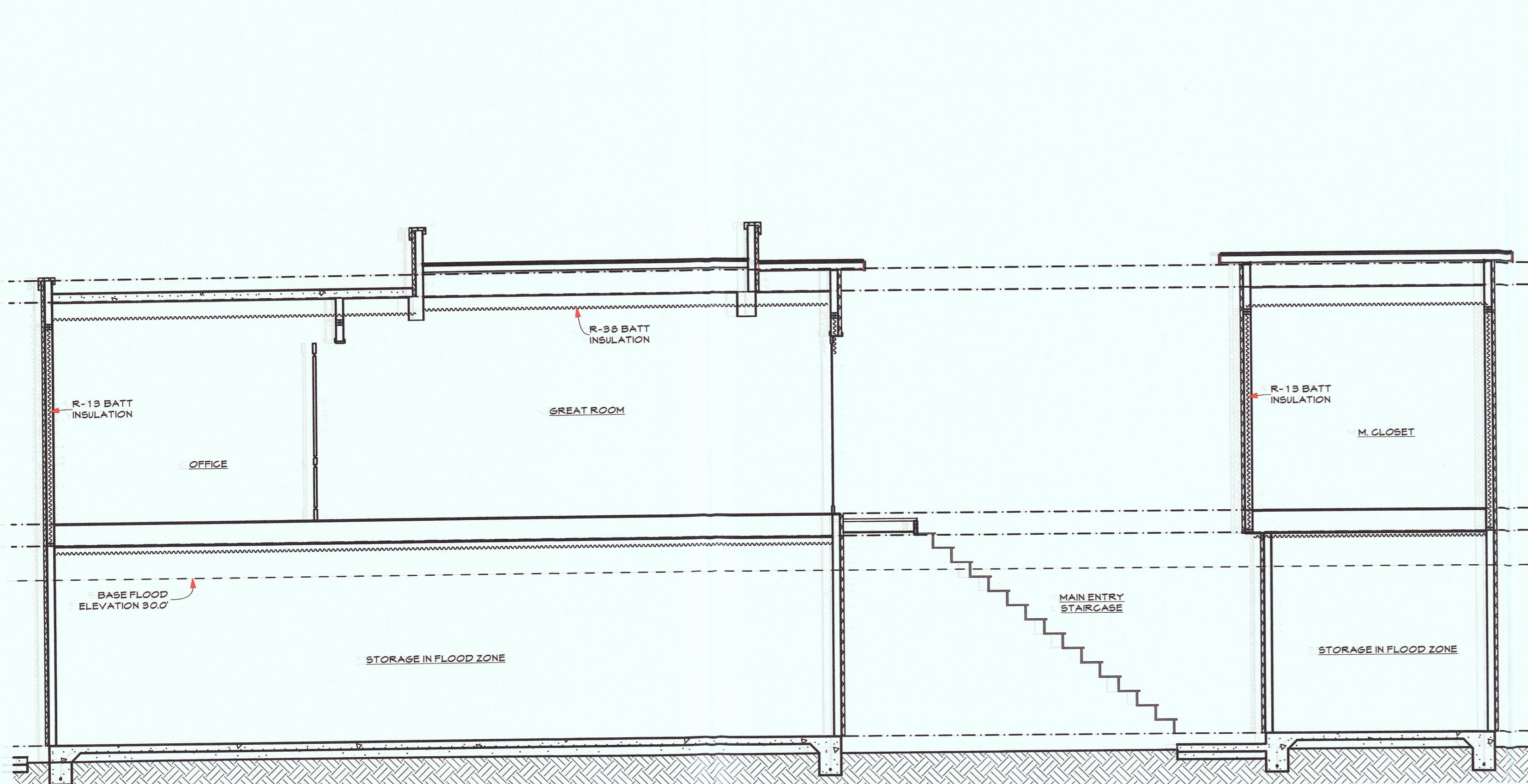
DATE	BY

MAGELLAN AVE
HALF MOON BAY, CA 94019

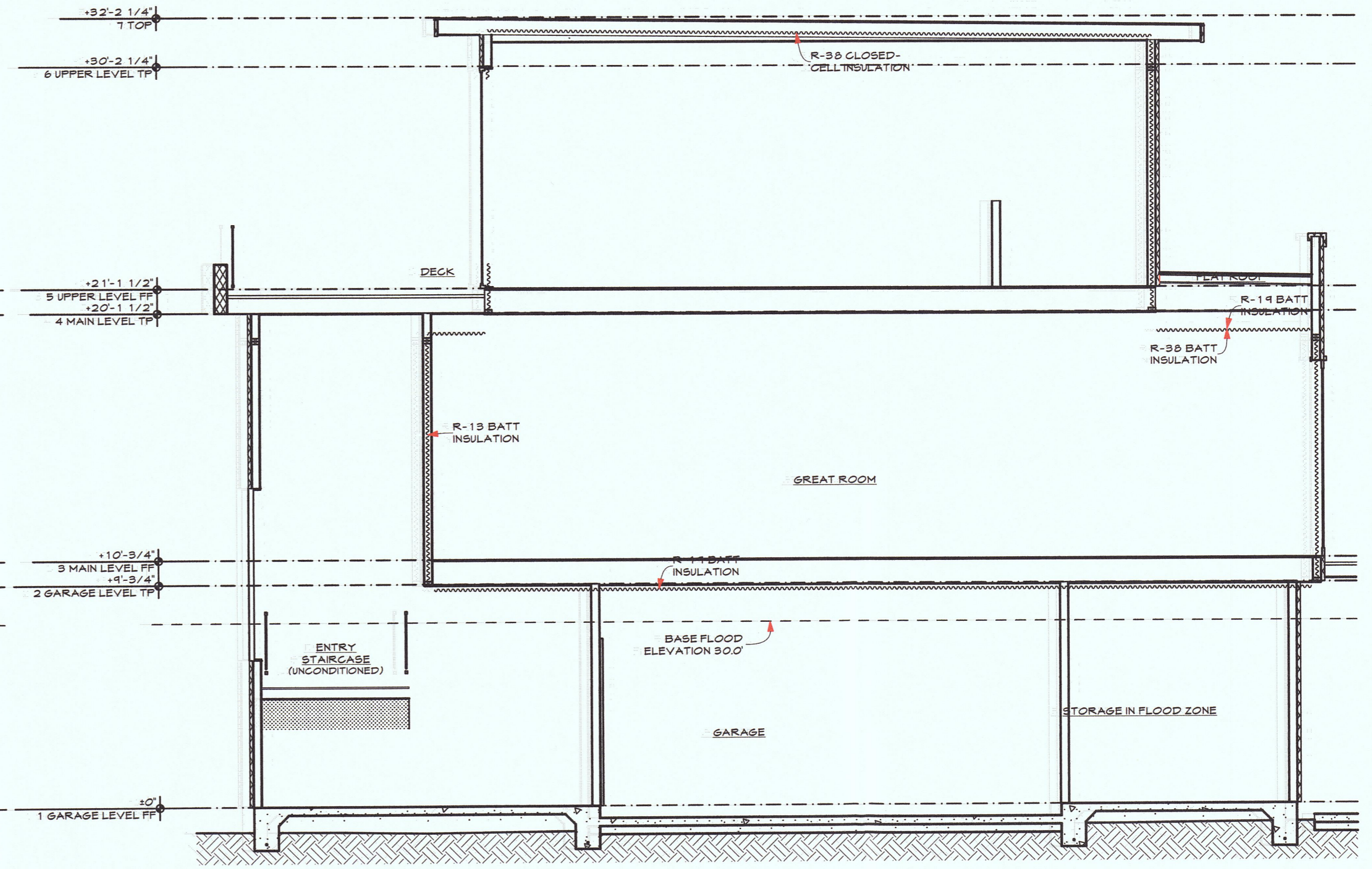
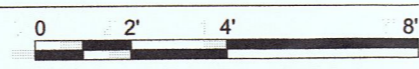
APN: 048-013-600
OWNER: BERHIY KYBYCH
1124 DIAMOND ROCK DR.
ANTELOPE, CA 95613
(916) 214-5461
SHEET TITLE: EXTERIOR ELEVATIONS

DESIGNER:
NAME: ALEX MARTYNOVSKIY
SIGNATURE: _____ DATE: _____
PROJECT #: 15030
DATE: 04/05/2015
DRAWN BY: AM
SCALE: AS SHOWN

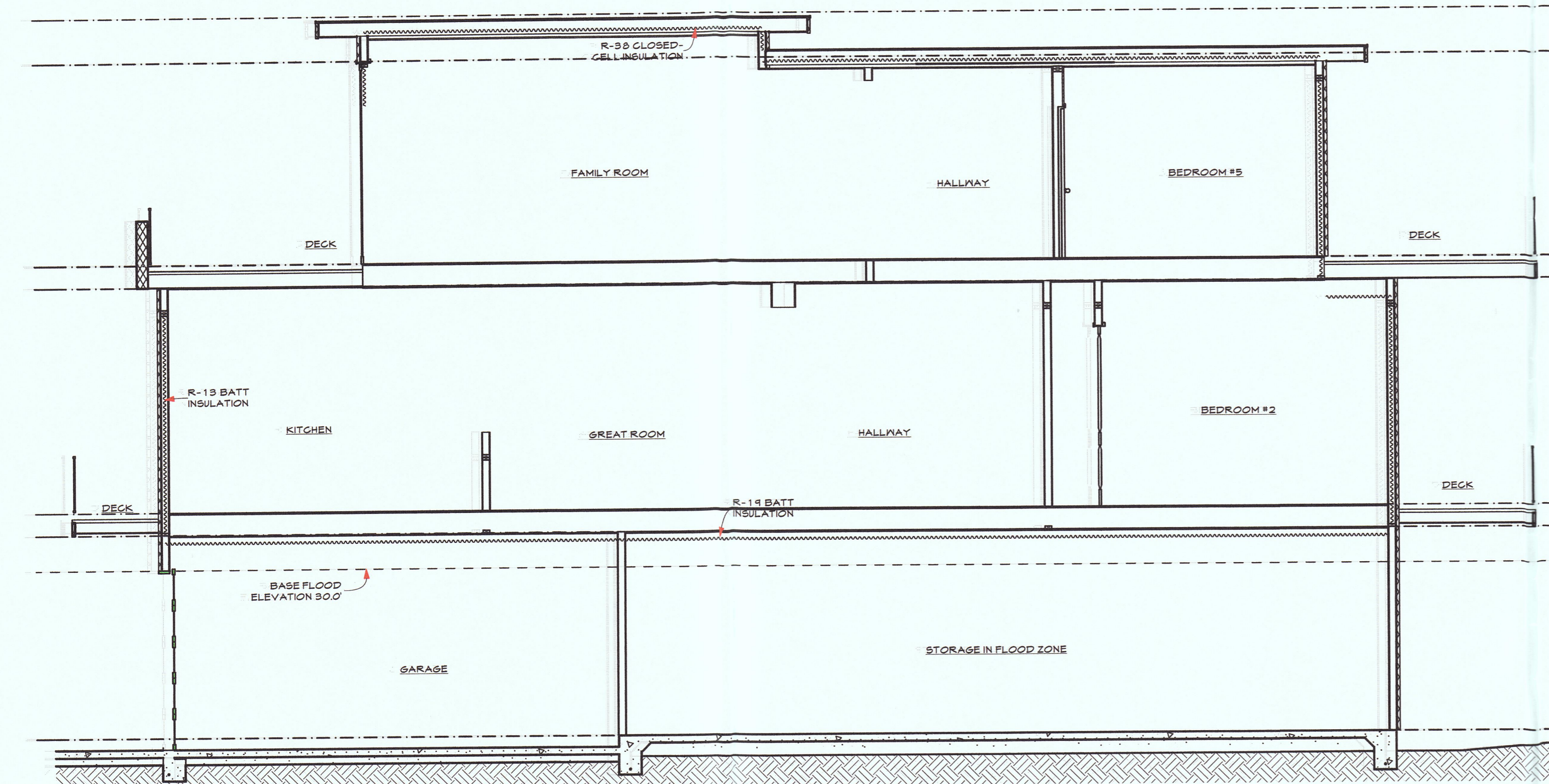
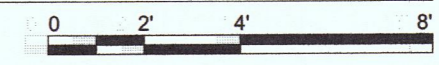
A3



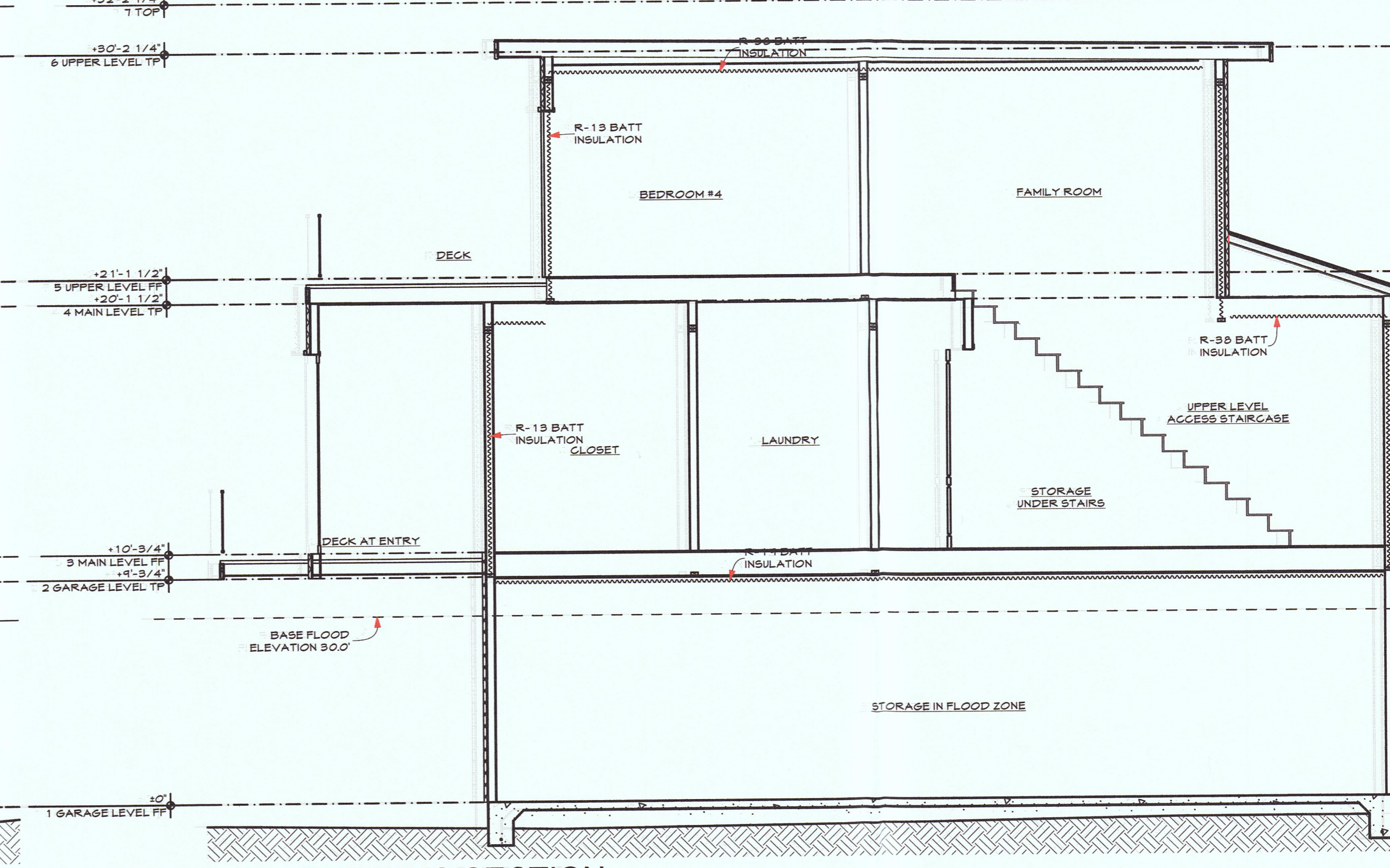
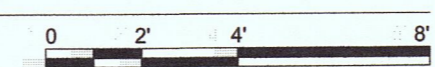
D BUILDING SECTION
SCALE: 1/4" = 1'-0"



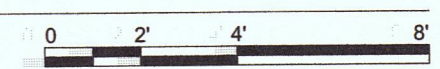
C BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



A BUILDING SECTION
SCALE: 1/4" = 1'-0"



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DATE	BY

MAGELLAN AVE
HALF MOON BAY, CA 94019

APN: 248-013-600
OWNER: SERHIY KYBYCH
7129 DIAMOND ROCK DR.
ANTELOPE, USA 95843
(916) 214-5461
SHEET TITLE: BUILDING SECTIONS

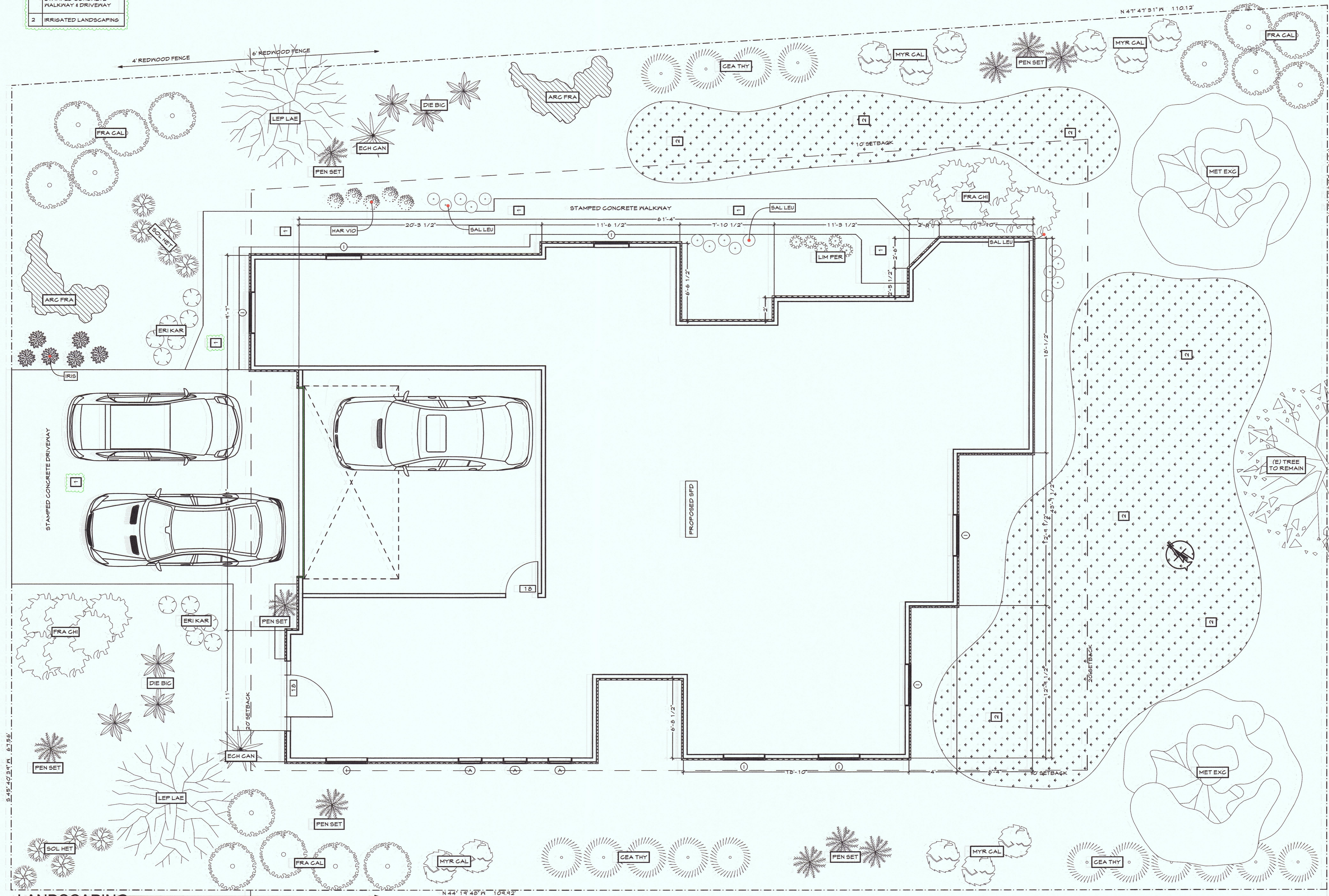
DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____
PROJECT #: 15030
DATE: 04/05/2015
DRAWN BY: AM
SCALE: AS SHOWN

A4

ID	BOTANICAL	COMMON NAME	QTY	SIZE	PLANT TYPE
MET EXC	Metrosideros Excelsa	New Zealand Christmas Tree	2	15 gal	Evgn Tree
LEP LAE	Leptospermum Laevigatum	Australian Teatree	2	15 gal	Evgn Tree, multi-trunk
ARC FRA	Arctostaphylos n. Franciscana	Franciscana Manzanita	18	1 gal	Low Shrub
DIE BIC	Diates Bicolor	Fortnight Lily	6	1 gal	Low Shrub
CEA THY	Geanothus Thyrsiflorus	Blue Blossom Geanothus	15	5 gal	Evgn Shrub
ERI KAR	Erigeron Karvinklanus	Santa Barbara Daisy	12	1 gal	Low Shrub
ECH CAN	Echium Canadense	Pride of Madeira	2	5 gal	Evgn Shrub
FRA CAL	Frangula Californica	California Coffeeberry	15	5 gal	Evgn Shrub
HAR VIC	Hardenbergia Violacea	Hardenbergia	5	5 gal	Evgn Vine
IRIS	Iris Douglasiana	Douglas Iris	6	1 gal	Low Shrub
LIM PER	Limonium Perezii	Perez's Sea Lavender	5	1 gal	Low Shrub
MYR GAL	Myrica Californica	Pacific Wax Myrtle	11	5 gal	Evgn Shrub
PEN SET	Pennisetum Setaceum	Purple Fountain Grass	10	5 gal	Grassy Plant
SAL LEU	Salvia Leucophylla	Purple Sage	15	5 gal	Evgn Shrub
SOL HET	Solanaster Opifera	Australian Bluetop Creeper	10	1 gal	Low Shrub
FRA CHI	Fragaria Chiloensis	Coastal Strawberry	12		Groundcover

- NOTES:**
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
 - ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED. IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
 - SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
 - SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 50%, BLACK TOPSOIL 30%.
 - PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (GENERALLY). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 10% TO 20% IMPORTED SOIL TO EXISTING SOIL.
 - SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS. MINIMUM OF 1" IN SIZE PLANTING AREAS SHALL BE COVERED WITH A TWO INCH LAYER OF BARK CHIPS.
 - ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGROFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 - TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

MATERIAL LEGEND	
1	STAMPED CONCRETE WALKWAY & DRIVEWAY
2	IRRIGATED LANDSCAPING



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

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Sacramento, USA 95827
ALEX.MARTYNOVSKIY@GMAIL.COM

#	DATE	BY

MAGELLAN AVE
HALF MOON BAY, CA 94019

PN 048-013-600
OWNER
BERKHV KYBYCH
1129 DIAMOND ROCK DR.
ANTELOPE, USA 95845
1/16/214-5461
SHEET TITLE
LANDSCAPING

DESIGNER
ALEX MARTYNOVSKIY
NAME
SIGNATURE DATE
PROJECT #: 15030
DATE: 04/05/2015
DRAWN BY: AM
SCALE: AS SHOWN

L1