

Application for Design Review by the County Coastside 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 2019-00068

Other Permit #: _____

Applicant:

Name: EDWARD C. LOVE, ARCH

Address: 720 MILL STREET

HMB CA Zip: 94019

Phone, W: 650-728-7615 H: 650-728-1723

Email: edwardlovearch@gmail.com

Owner (if different from Applicant):

Name: DAVID & MARGITA MOUTRIE

Address: 2081 GLADSTONEBURY ROAD

THOUSAND OAKS CA Zip: 91361

Phone, W: 805-494-1312

Email: onemoutrie@gmail.com

Architect or Designer (if different from Applicant):

Name: _____

Address: _____ Zip: _____

Phone, W: _____ H: _____ Email: _____

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San Mateo County
Planning Division

Project location:

APN: 037-279-060

Address: BERNAL AVENUE

MOSS BEACH CA Zip: 94038

Zoning: R-1/S-105/CD/GH/OR

Parcel/lot size: 13,139 sq. ft.

Site Description:

Vacant Parcel

Existing Development (Please describe): _____

Project:

New Single Family Residence: 3540 sq. ft.

Addition to Residence: _____ sq. ft.

Other: _____

Describe Project:

NEW SFD

Additional Permits Required:

Certificate of Compliance Type A or Type B PLN 2014-00411

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

PRE 2019-00003

PLN 2014-00411

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	HARDIE-PLANK	TAN	<input type="checkbox"/>
b. Trim	HARDIE-TRIM	DARK BROWN	<input type="checkbox"/>
c. Windows	FIBERGLASS & GLASS	DARK BROWN	<input type="checkbox"/>
d. Doors	FIBERGLASS	DARK BROWN	<input type="checkbox"/>
e. Roof	COMP SHINGLES, B	DARK BROWN	<input type="checkbox"/>
f. Chimneys	N.A.		<input type="checkbox"/>
g. Decks & railings	N.A. METAL	BLACK	<input type="checkbox"/>
h. Stairs	CONCRETE		<input type="checkbox"/>
i. Retaining walls	STONE VENEER	MIXED	<input type="checkbox"/>
j. Fences	REDWOOD	NATURAL	<input type="checkbox"/>
k. Accessory buildings	N.A.		<input type="checkbox"/>
l. Garage/Carport	ATTACHED		<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: David Monte Applicant: Ed Joyce

Date: 1/4/2019 Date: 1/4/19

David Moutrie
2081 Gladstonbury Rd
Thousand Oaks CA 91361
onemoutrie@gmail.com
805.494.1312

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San Mateo County
Planning Division

Moutrie Residence
APN: 037-279-060
Bernal Ave
Moss Beach CA 94038

Architect
Edward C. Love, Architect
720 Mill St.
Half Moon Bay CA 94019
Email: edwardclovearch@gmail.com
Ph.: 650.728.7615

Date: 4 Jan 2019

Re: Letter of Concurrence.

To Whom it May Concern,

I authorize Edward C. Love Architect to act on my behalf on any and all issues related to this project.

Sincerely,

David Moutrie

Signature: David Moutrie

Date: 1/4/2019

EDWARD C. LOVE · Architect

Moutrie Residence
PLN 2019-00068
Design Conformance Statement

After much research, the Moutries decided on a "Prairie" style house with the typical long, low horizontal massing and low slope hip roof. The design is appropriate for the "wide", flat lot fronting on Bernal, although technically, the front is the north end of the lot facing Alverado.

The neighborhood is an eclectic mix of eras and styles, from "Rancher" and "Farmhouse" to tall "Contemporary", so the Moutrie residence fits in well.

The Site Plan, Floor Plans and views are oriented to the open space to the east and the hills to the north. The Garage at the south end of the house faces the rear of the neighboring, tall Contemporary House.

The long, strong, horizontal lines of the stone wainscoting, horizontal siding, eaves and ridge lines all contribute to and complement the "Prairie" style and the wide, flat lot. The Moutrie residence will be a welcome addition to the neighborhood.

Planning Permit Application Form

PLN: 2019-00068
BLD: _____

Applicant/Owner Information

Applicant: Edward C Love, Architect
Mailing Address: 720 Mill St
Half Moon Bay CA Zip: 94019
Phone, W: 6507287615 H: _____
E-mail Address: edwardclovearch@gmail.com FAX: _____

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Name of Owner (1): David & Marsha Moutrie
Mailing Address: 2081 Gladstonbury Rd
Thousand Oaks CA Zip: 91361
Phone, W: _____
H: 8054941312
E-mail Address: onemoutrie@gmail.com

Name of Owner (2): _____
Mailing Address: _____
Phone, W: _____
H: _____
E-mail Address: _____

FEB 14 2019

San Mateo County
Planning Division
Zip: _____

Project Information

Project Location (address):
Bernal Ave
Moss Beach CA
Zoning: R-1/S105/CD/CR/DR

Assessor's Parcel Numbers: 37 — 279 — 60

Parcel/lot size: 13,139 SF (Square Feet)

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

Single family home w/ attached garage

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

Empty lot, overgrown, one 12" diam. tree

Describe Existing Structures and/or Development:

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: _____

Owner's signature: _____

Applicant's signature: _____

Permit Types	Application Companion Page	Environmental Info. Form	Ownership			Survey			Location Map	Site Plans (show all easements)	Elevation Plans	Floor Plans	Landscaping Plan	Grading Projects		Density Analysis/ Certification	Tentative Map	Geotechnical Report	Supporting Statements	C.3 and C.6 Development Review Checklist	NPDES	Dept. Of Public Works	Access Plans (if >150-ft. from public road)	Other Fire Retts	Septic System	Well	See Regulations for Additional Application Requirements	Plan Reductions (8.5" X 11")	Other		
			Owner's Concurrence	Chain of Title	Title Report (within past 2 mo.)	Proof of Ownership (Deed or Tax Bill)	Boundary Survey	Topographic Survey						Existing Tree Plan	Grading Plans															Erosion/ Sediment Control	Haul Routes (if export exceeds 250 cy)
Agriculture Permit/ Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Agricultural Preserve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Architectural Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Architectural Review Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Certificate of Compliance - Type A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Certificate of Compliance - Type B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coastal Development	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coastal Development Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Major Development Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Confined Animal Permit or Exempt.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Design Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Farm Labor Housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fence Ht. Ex.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General Plan Amendment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grading	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grading Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Home Improvement Exception	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kennel/Cattery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lot Line Adjustment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Merger	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Off-Street Parking Exception	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planned Agriculture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Resource Management	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sign	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Street Name/Change	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Subdivision	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Surface Mining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timberland Preserve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Use Permit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Use Permit - Telecomm.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Variance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Required where applicable, as determined by County Staff.

**Tum around may be required by Fire Department.

***Water tanks may be required by Fire Department.

Submittal Requirements: 1) 5 sets of plans are required for any application, with the exception of Subdivision applications where 7 sets are required, plus an electronic vector-based map on disc (preferred).

Disclaimers: In addition to those items checked, other items may be required on a case-by-case basis during the Planning permit review process. Plans approved under a Planning Permit are preliminary to construction. Additional information may be requested at the building permit stage.

Environmental Information Disclosure Form

Planning and Building Department **RECEIVED**

PLN 2019-00068

BLD _____

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Project Address: Bernal Ave

Moss Beach CA

Assessor's Parcel No.: 37 — 279 — 60

Zoning District: R-1/S105/GH/CD/CR/DR

Name of Owner: David & Marsha **San Mateo County Planning Division**

Address: 2081 Gladstonbury Rd

Thousand Oaks CA Phone: 8054941312

Name of Applicant: _____

Address: _____

Phone: _____

Existing Site Conditions

Parcel size: 13139 sqft

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). Empty lot, flat, one 12" tree

Empty lot, flat, one 12" tree

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>110</u> c.y. Fill: <u>0</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<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 type="checkbox"/>	<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) <u>prior</u> 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:

Date:

(Applicant may sign)

Application for a Coastal Development Permit

455 County Center, 2nd Floor · Redwood City, CA 94063
Mail Drop: PLN 122 · TEL (650) 363-4161 · FAX (650) 363-4849

Companion Page

Applicant's Name: Edward C Love, Architect

Primary Permit #: PLN2019-00068

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

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2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

Previous owner received Letter of Decision allowing a project to proceed (PLN2014-00414)

San Mateo County
Planning Division

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	James Hardie Lap Siding	Monterey Taup	<input type="checkbox"/>
b. Trim	James Hardie Trim	Navajo Beige	<input type="checkbox"/>
c. Roof	Certainteed Landmark	Moire Black	<input type="checkbox"/>
d. Chimneys	NA		<input type="checkbox"/>
e. Accessory Buildings	NA		<input type="checkbox"/>
f. Decks/Stairs	Flagstone	Gray	<input type="checkbox"/>
g. Retaining Walls	NA		<input type="checkbox"/>
h. Fences	Redwood	Natural	<input type="checkbox"/>
i. Storage Tanks	NA		<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

Landscaping: New landscaping to comply with design standards

Phone & utility lines to be undergrounded

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

1001 Ocean Boulevard
Moss Beach, CA 94038
April 29, 2019

Mr. Dennis Aguirre, Design Review Officer
Ms. Camille Leung, Senior Planner
Mr. Ruemel Panglao, Planner
Planning and Building Department
Coastside Design Review Committee
San Mateo County
455 County Center
Redwood City, CA 94063

Dear County Planning Officials,

We are writing in support of the application of David and Marsha Moutrie for a Design Review recommendation and a Coastal Development Permit for a single-family dwelling at the intersection of Alvarado Avenue and Bernal Avenue in Moss Beach (PLN 2019-00068).

Our property abuts the property in question on Bernal Avenue. We have reviewed the Moutrie's plans for this lot and feel it is appropriate for the lot and consistent with the general design of homes in the neighborhood. Furthermore, the Moutrie's architect, Ed Love, has done architectural design work for us and demonstrated his commitment to environmentally supportable design and lasting value.

Unfortunately, we will be traveling at the time of the hearing on May 9th, so we are submitting this letter instead of being there in person ourselves to support their application. We hope you will support their application and help them move forward on their project.

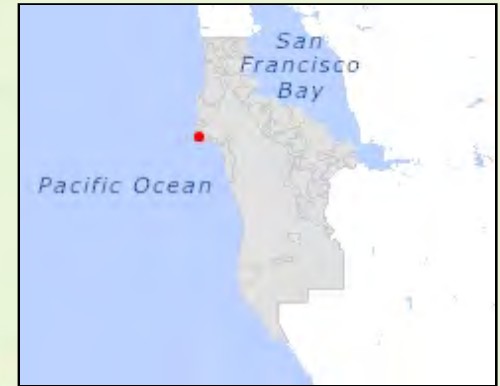
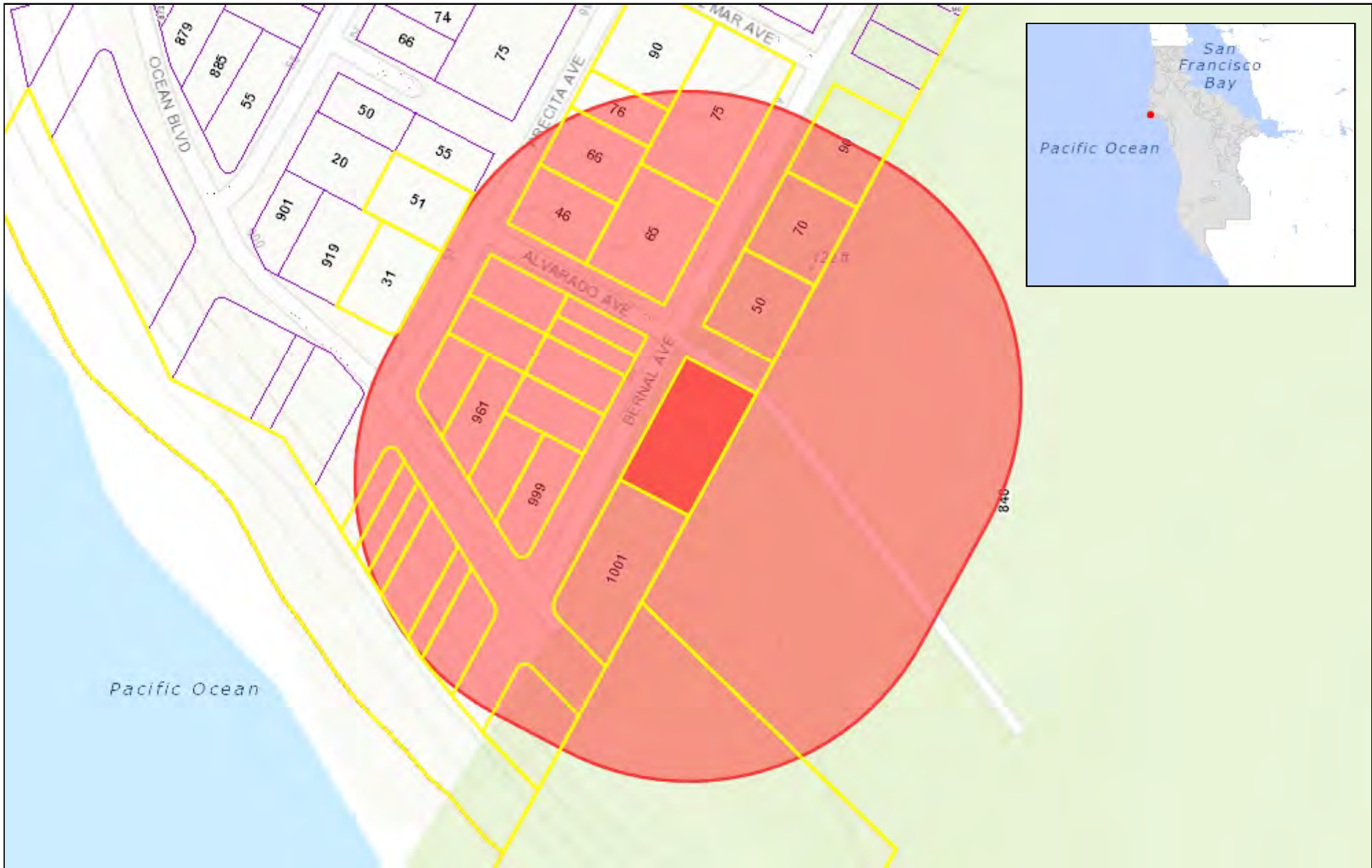
Sincerely,



Brigid O'Farrell



TJ Glauthier



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,256

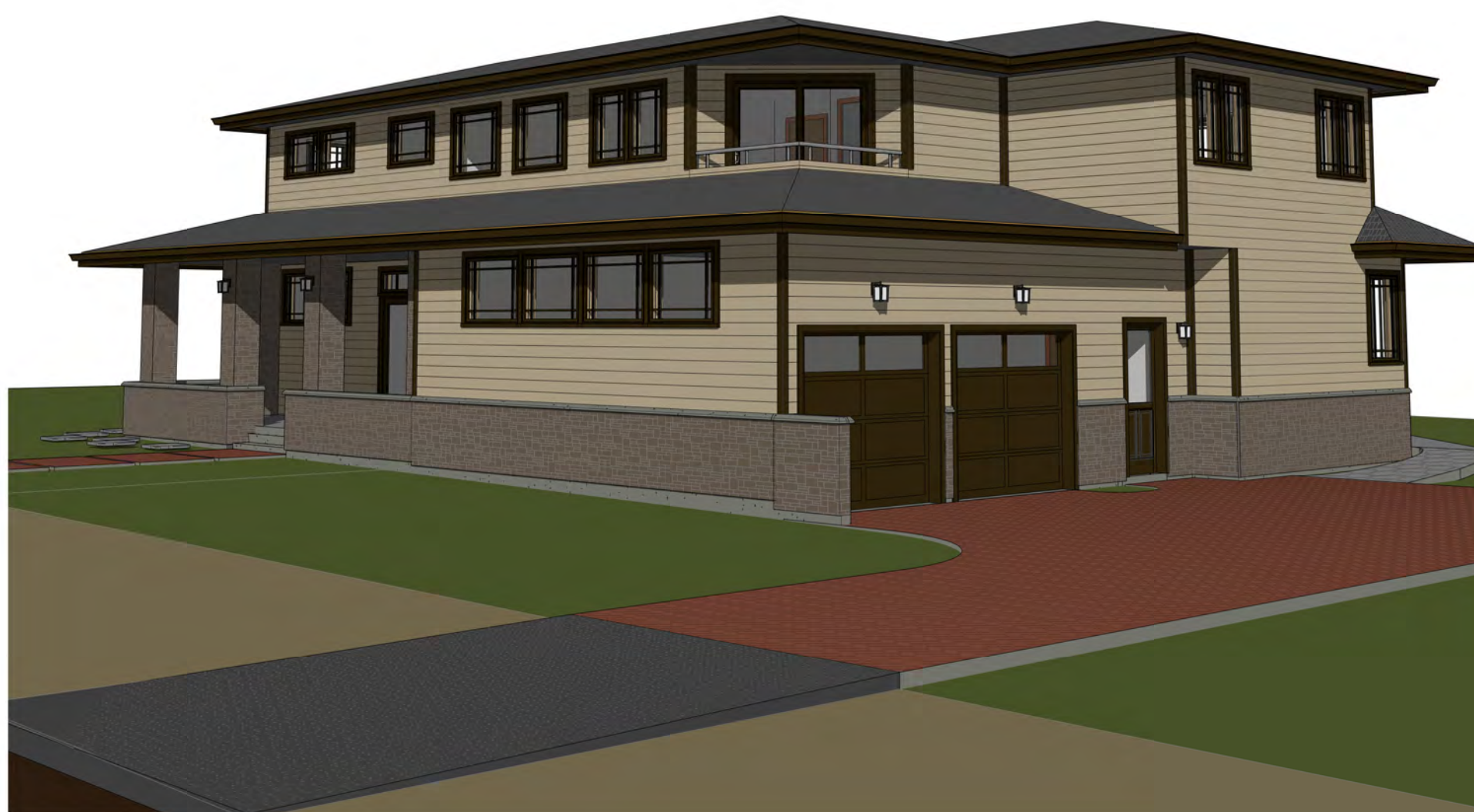


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

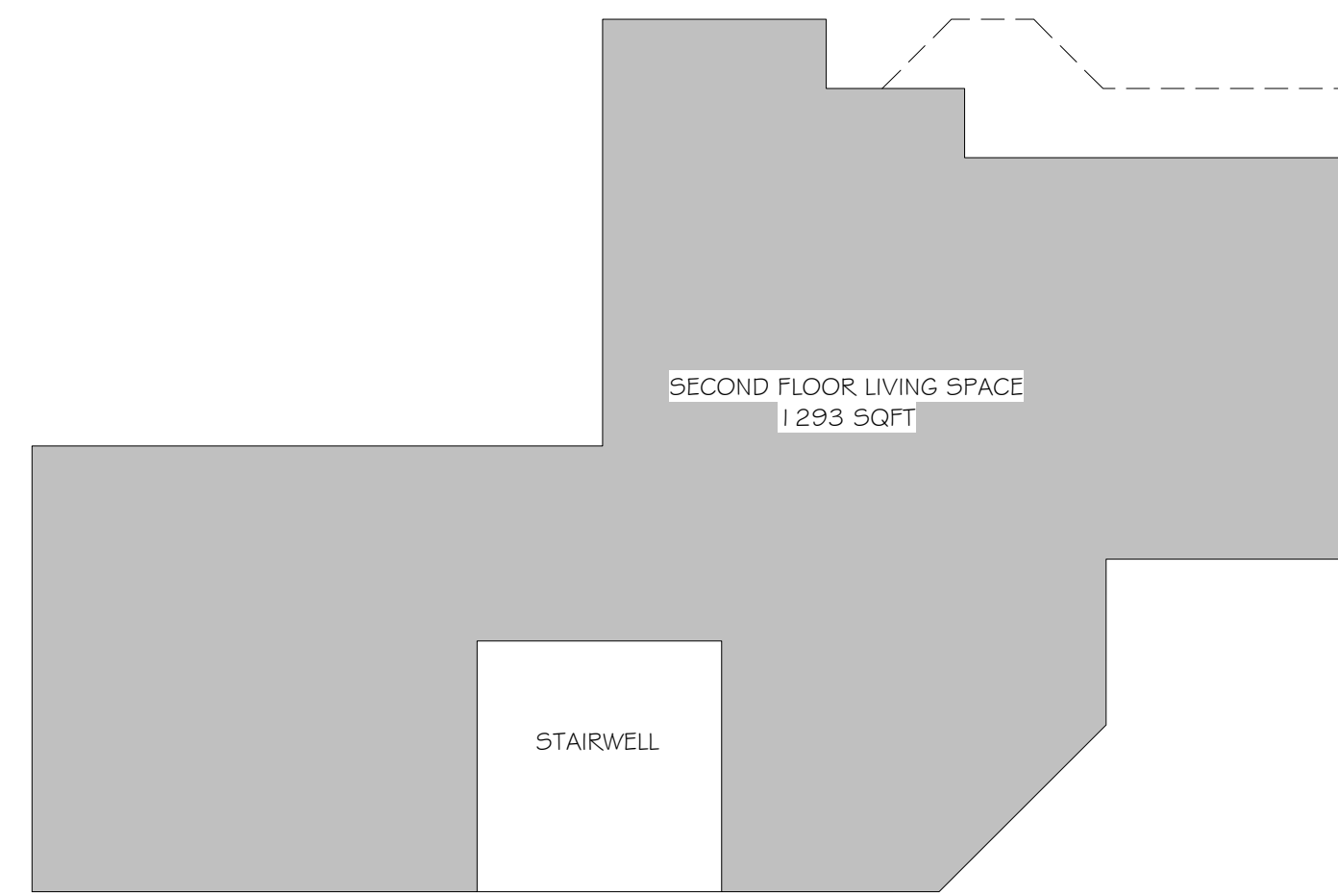
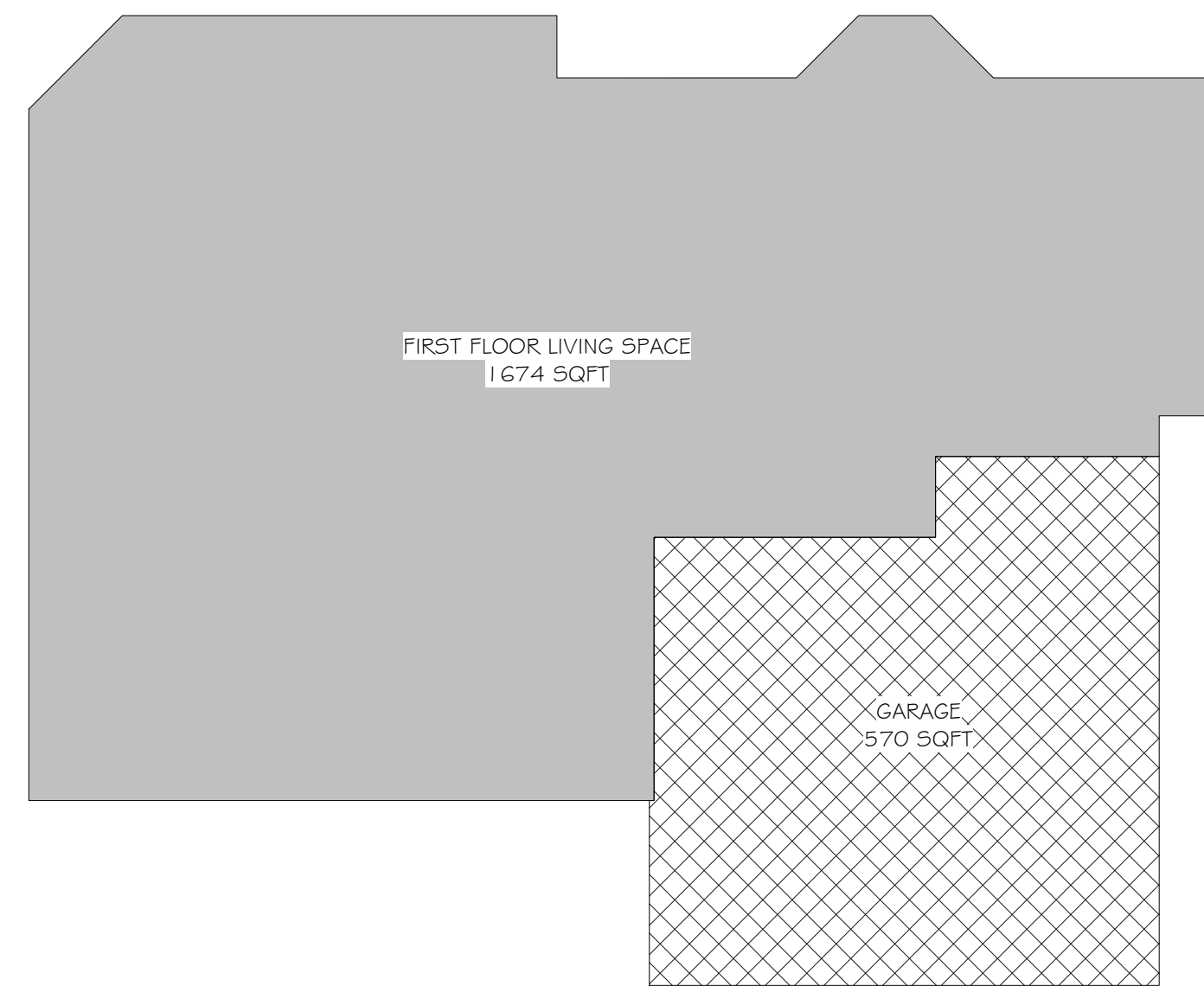
THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 Perspective 1



2 Perspective 2



THIS INFORMATION IS ALSO AVAILABLE IN THE PARCEL INFORMATION TABLE

○ FAR Diagram
1/8" = 1'-0"

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	13139							
COVERAGE	0	0.0	2250	17.1	2250	17.1	4599	35.0
FLOOR AREA			FIRST FLOOR 1674		FIRST FLOOR 1674			
			SECOND FLOOR 1293		SECOND FLOOR 1293			
			GARAGE 570		GARAGE 570			
Total	0	0.0	Total 3537	26.9	Total 3537	26.9	Total 6964	53.0

SITE DATA:

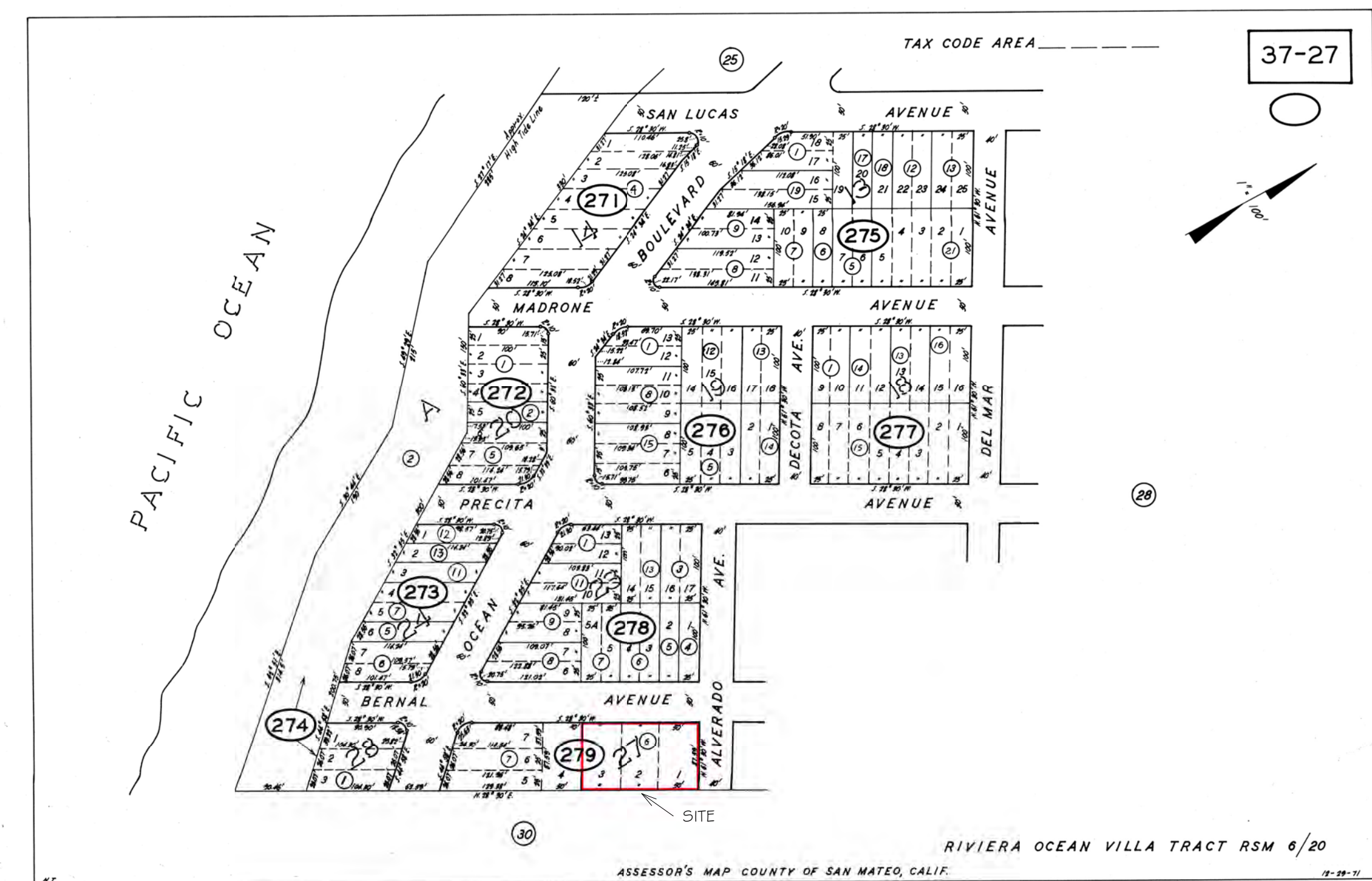
APN: 037-279-060
 ZONING: R1/S105/GH/CD/DR
 OCCUPANCY GROUP:
 TYPE OF CONSTRUCTION: V-B

APPLICABLE CODES:
 SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ANY APPLICABLE CITY CODES, ORDINANCES, OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

Sheet List

Sheet Number	Sheet Name
CS	Cover Sheet
SU	Survey
SP	Site Plan
A101	First Floor Plan
A102	Second Floor Plan
A103	Second Floor Roof Plan
A201	Elevations - West & South
A202	Elevations - East & North
A501	Sections
C1	Grading & Drainage Plan
C2	Erosion Control Plan
LP	Landscape Plan



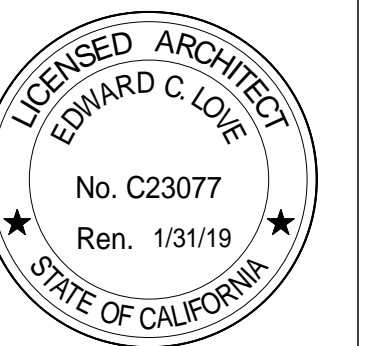
REVISIONS



Edward C. Love
 Architect
 720 MILL STREET
 HALF MOON BAY, CA 94019
 (650) 728-7615
 edwardclovearch@gmail.com

New Residence for
 the Moutries
 Bernal Ave
 Moss Beach, CA

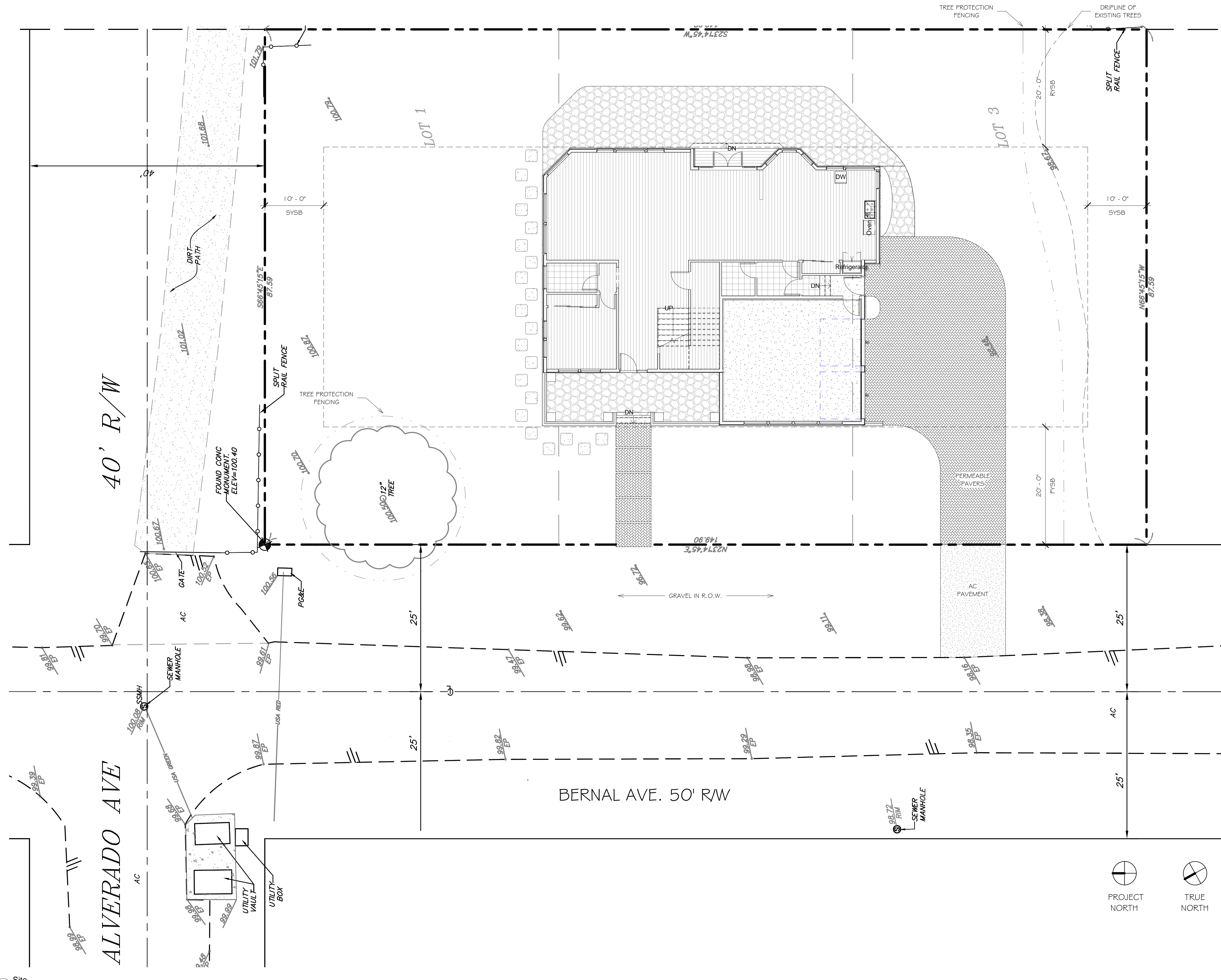
Cover Sheet



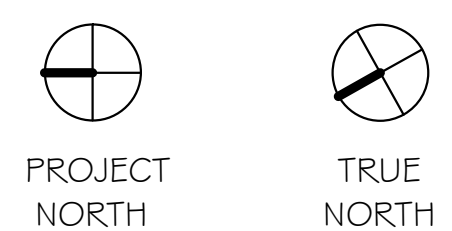
DATE: 01/22/19
 SCALE: 1/8" = 1'-0"
 DRAWN: GMH
 JOB: MOUTRIE
 SHEET:

CS

OF SHEETS



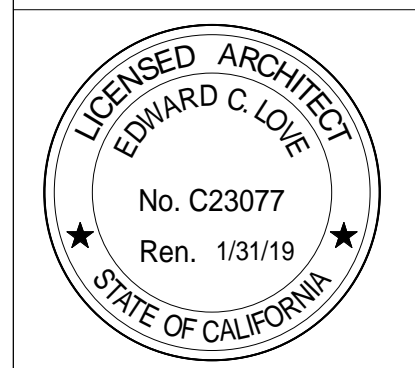
1 Site
1/8" = 1'-0"



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Moss Beach, CA

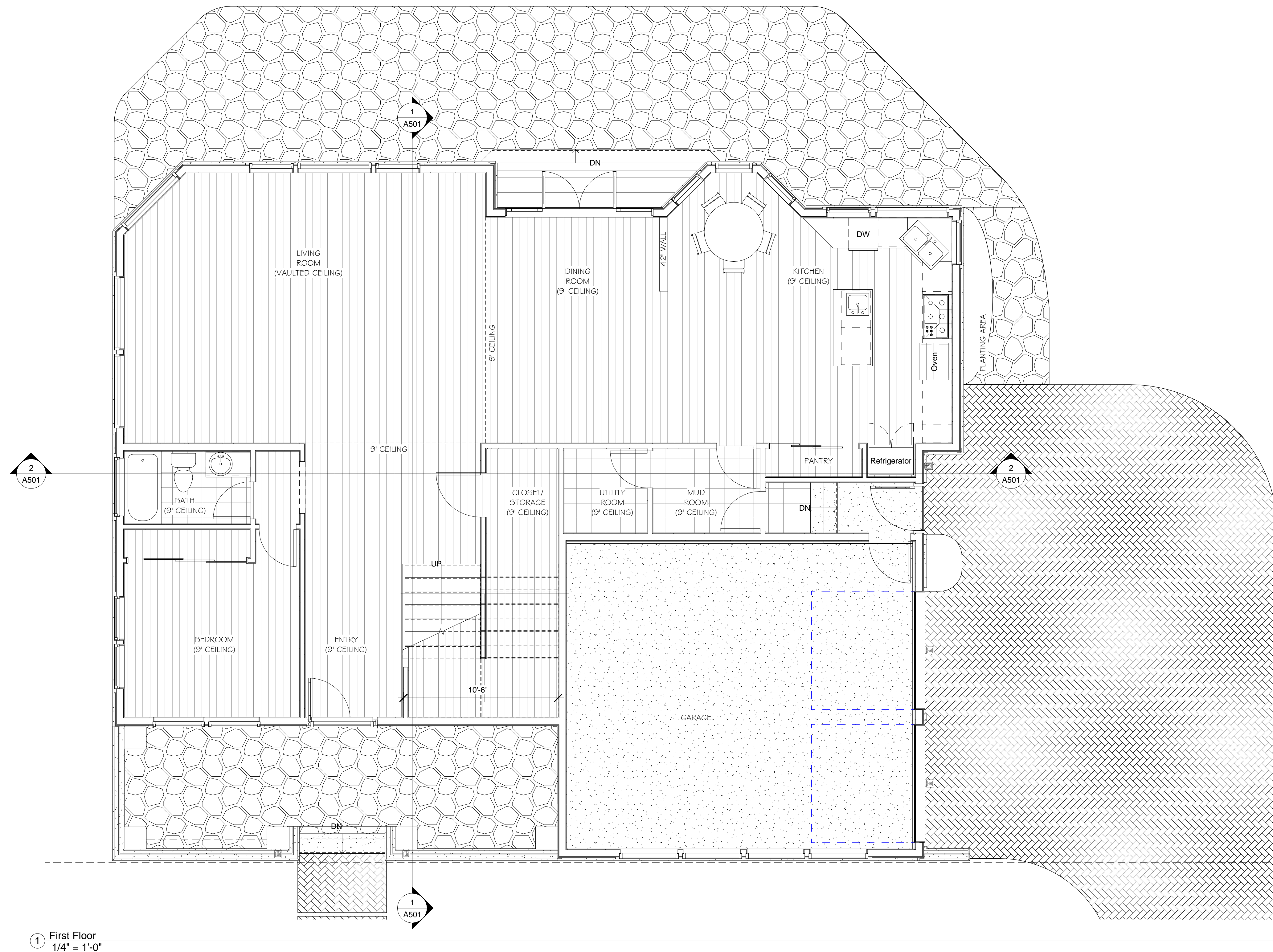
Site Plan



DATE: 02/01/19
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: MOUTRIE
SHEET:

SP
OF SHEETS

S:\Client Projects 2018\Mourtie\Revit\Mourtie.rvt



1 First Floor
1/4" = 1'-0"

REVISIONS

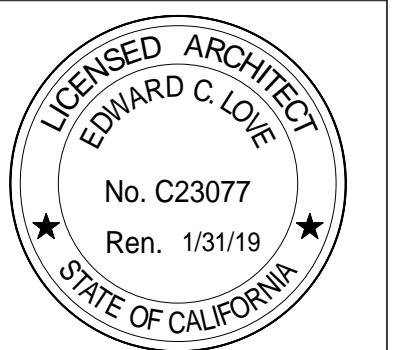


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New Residence for
the Moutries
Bernal Ave
Moss Beach, CA

First Floor Plan



DATE: 01/22/19

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

DRAWN: GMH

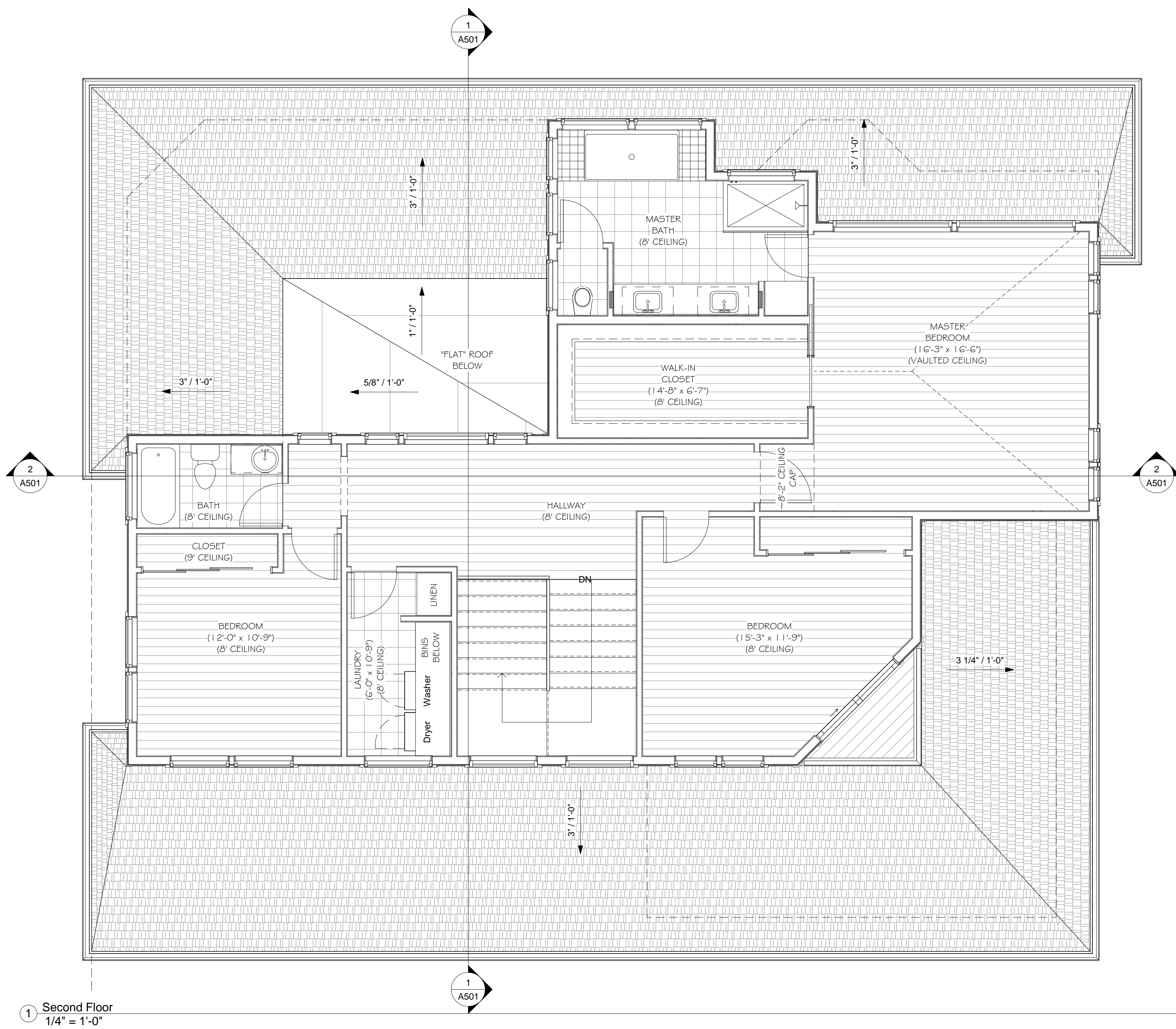
JOB: MOUTRIE

SHEET:

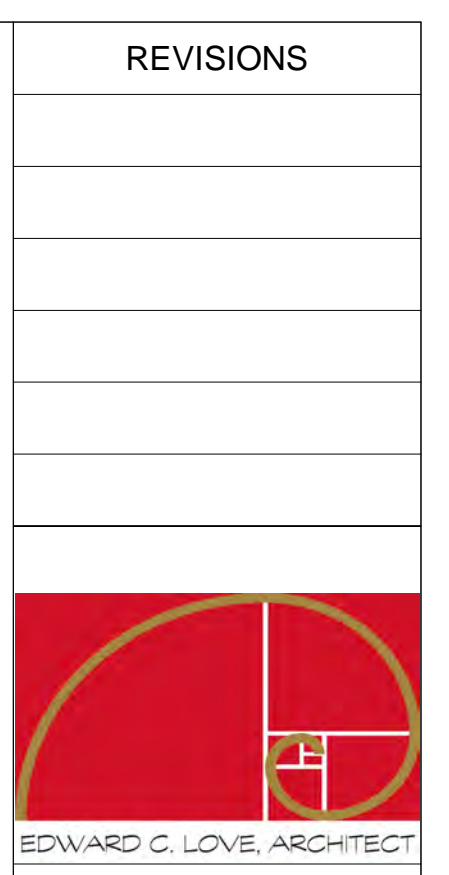
A101

OF SHEETS

S:\Client Projects 2018\Mourtie\Revit\Mourtie.rvt



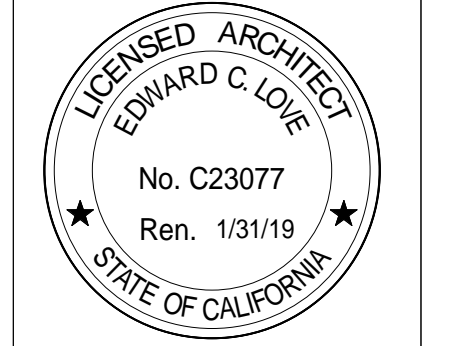
1 Second Floor
1/4" = 1'-0"



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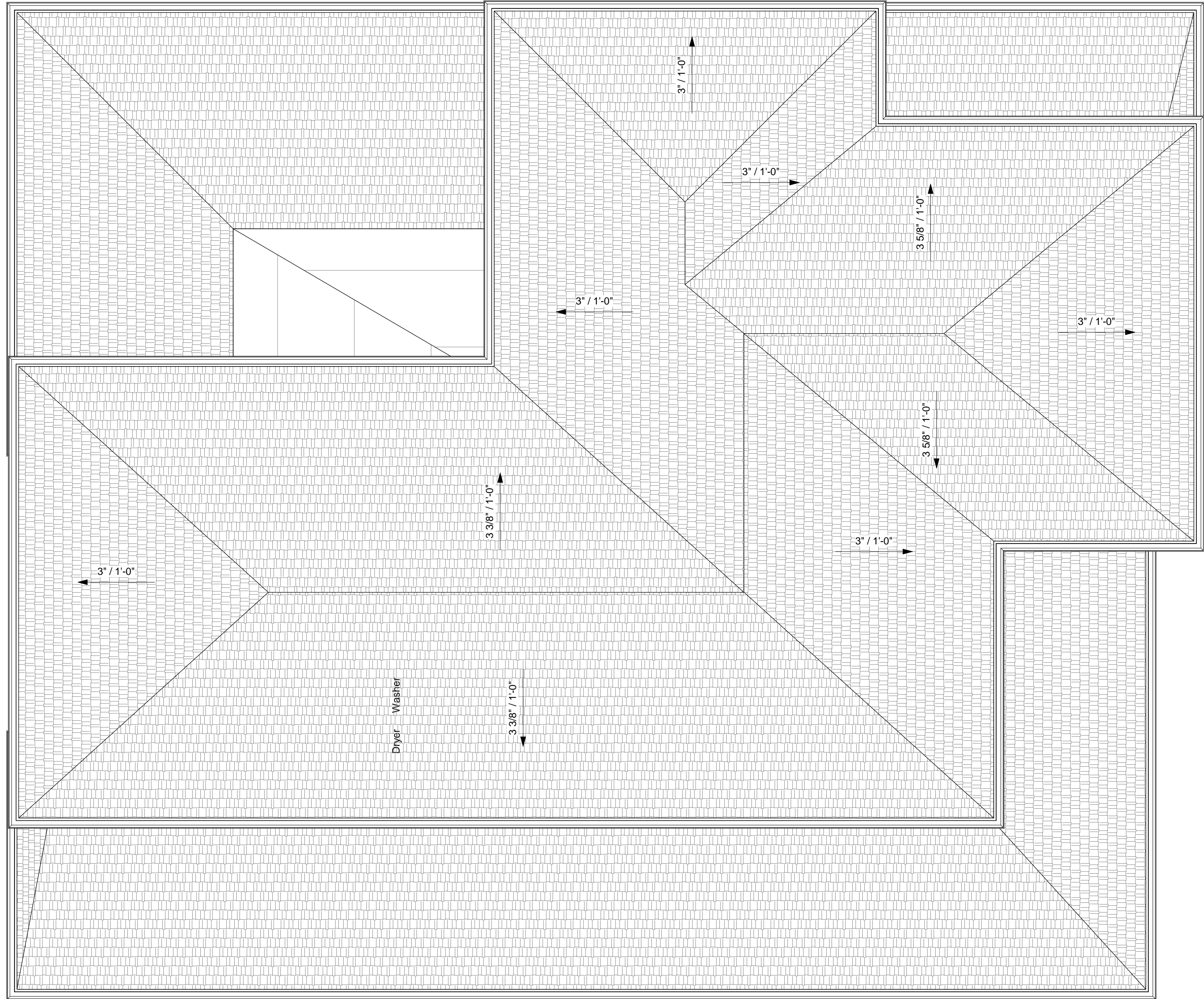
New Residence for
 the Moutries
 Bernal Ave
 Moss Beach, CA

Second Floor Plan



DATE: 01/22/19
 SCALE: 1/4" = 1'-0"
 DRAWN: GMH
 JOB: MOUTRIE

SHEET:
A102
 OF SHEETS



1 Second Floor Roof Plan
 1/4" = 1'-0"

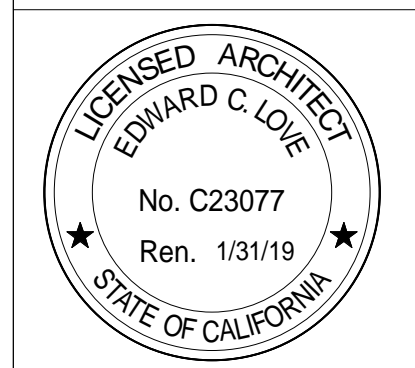
REVISIONS



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 edwardclovearch@gmail.com

New Residence for
 the Moutries
 Bernal Ave
 Moss Beach, CA

Second Floor Roof
 Plan



DATE: 01/22/19
 SCALE: 1/4" = 1'-0"
 DRAWN: GMH
 JOB: MOUTRIE
 SHEET:
A103
 OF SHEETS

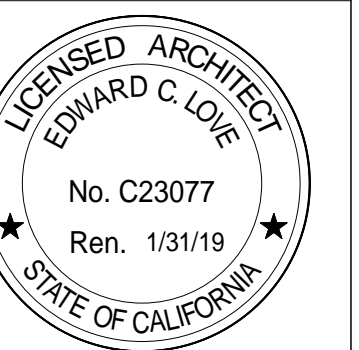
REVISIONS



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New Residence for
the Moutries
Bernal Ave
Moss Beach, CA

Elevations - West &
South



DATE: 02/01/19

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

DRAWN: GMH

JOB: MOUTRIE

SHEET:

A201

OF SHEETS



Product Overview

Add a touch of mission styling to your decor with the Home Decorators Collection Port Oxford Outdoor Oil Rubbed Chestnut Wall Lantern. This beautiful fixture is presented in versatile hand applied multi-step oil rubbed chestnut finish and pearl mission glass panes. Add a new look to your outdoor space with this classic fixture.

Darksy certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

Specifications

Dimensions			
Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49
Details			
Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product Type	Cylinder Lights	Fixture Color/Finish	Black Frosted
Fixture Material	Aluminum	Glass/Lens Type	Frosted
Light Bulb Type Included	Integrated LED	Light Output (lumens)	360
Maximum Wattage (watts)	0	Number of Bulbs Required	0
Watt Equivalence	60		
Outdoor Lighting Features	Dark Sky, Weather Resistant, Weather Resistant		
Power Type	Hardwired		
Product Weight (lb.)	2.29lb		
Style	Craftsman		



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REVISIONS

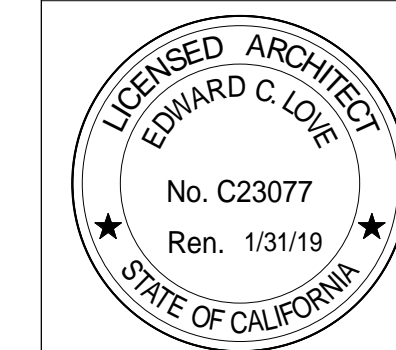


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New Residence for
the Moutries
Bernal Ave
Moss Beach, CA

Elevations - East &
North



DATE: 02/01/19

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

DRAWN: GMH

JOB: MOUTRIE

SHEET:
A202

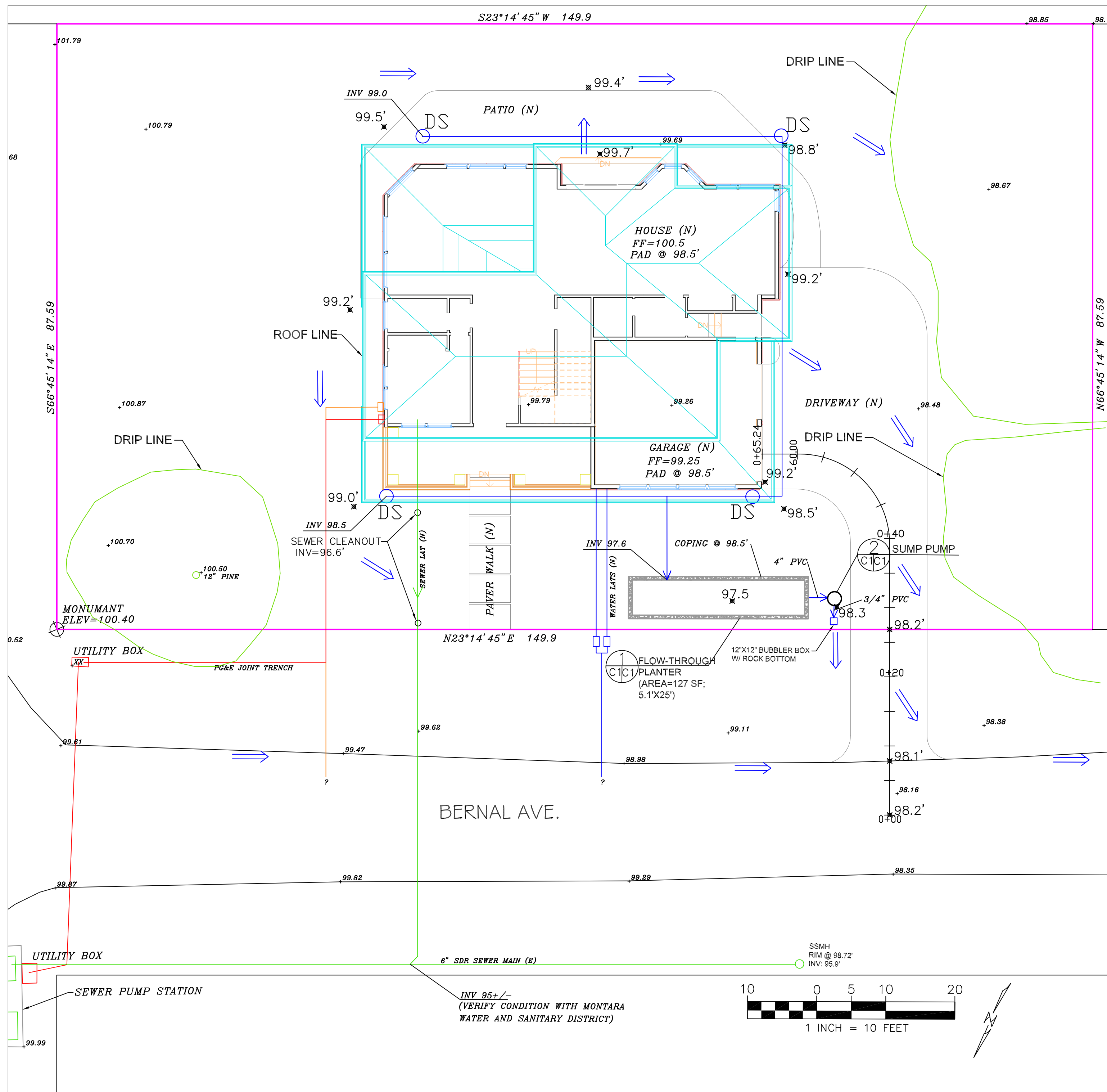
OF SHEETS



1 East (Rear)
1/4" = 1'-0"



2 North (Left)
1/4" = 1'-0"



LEGEND

- + 98.67 EXISTING SPOT ELEVATION
- ⊗ 98.8 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 4" SOLID DRAIN PIPE
- N NEW OR PROPOSED
- SSMH SANITARY SEWER MANHOLE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: DAVID MOUTRIE, OWNER
2. TOPOGRAPHY BY OTHERS, NO DATE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. THE GEOTECHNICAL REPORT: **GEOLOGIC AND GEOTECHNICAL INVESTIGATION FOR BHAGAT RESIDENCE BERNAL AVENUE (APN: 037-279-060) MOSS BEACH CALIFORNIA.** DATED: AUGUST 2016, BY ROMIG ENGINEERS, INC. PROJECT NO. 3813-1 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS ROMIG ENGINEERS, INC., WITH THE CONTACT NUMBER (650)-591-5224 (INFO@ROMIGENGINEERS.COM). THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. SLOPE ALL IMPERVIOUS SURFACES A MINIMUM OF 2% AWAY FROM BUILDING. SLOPE ALL PERVIOUS SURFACES A MINIMUM OF 5% AWAY FROM BUILDING. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO FLOW-THROUGH PLANTER, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE FLOW-THROUGH PLANTER/SUMP PUMP TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

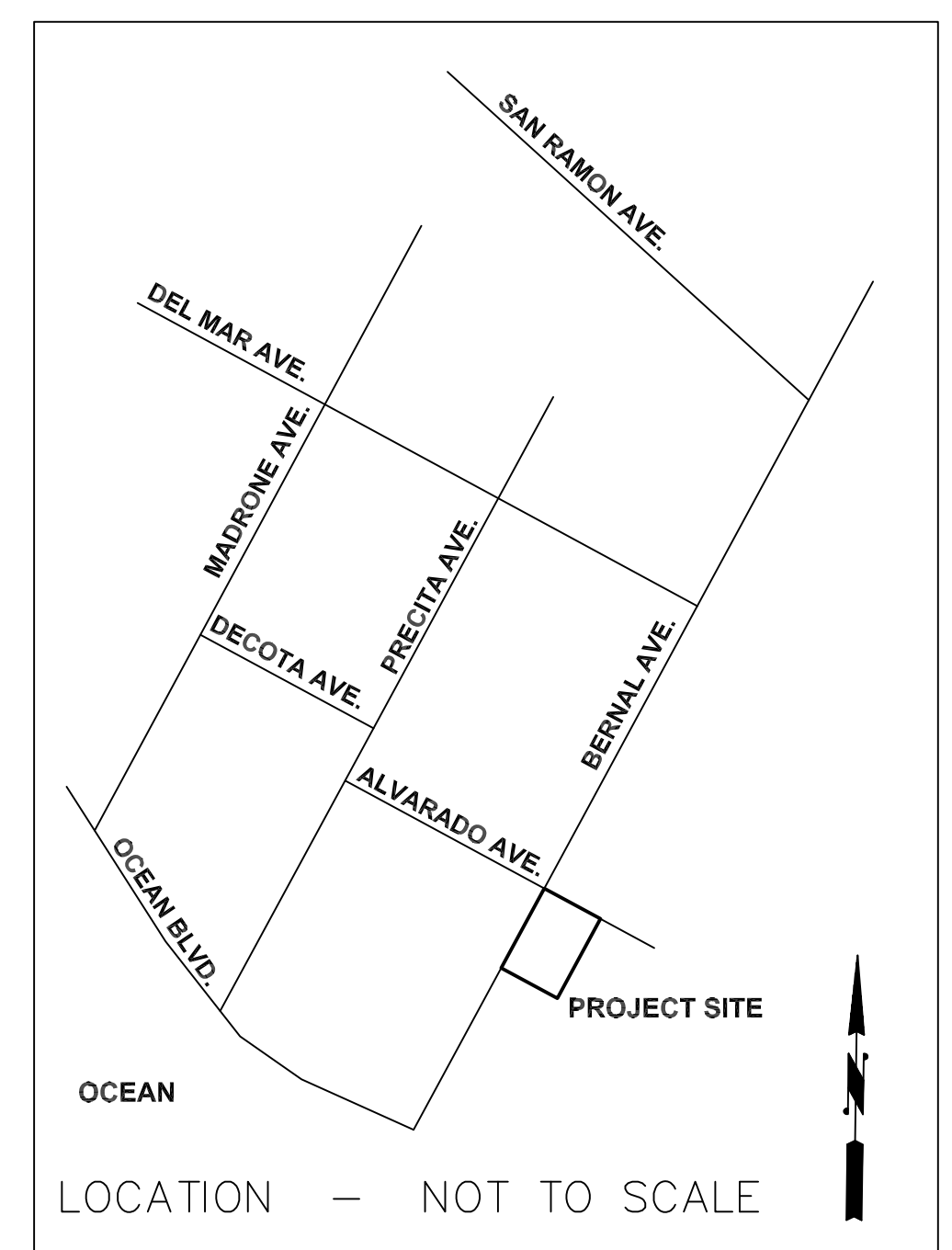
CUT VOLUME : 110 CY (FOR FOUNDATION AND DRIVEWAY)
 FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

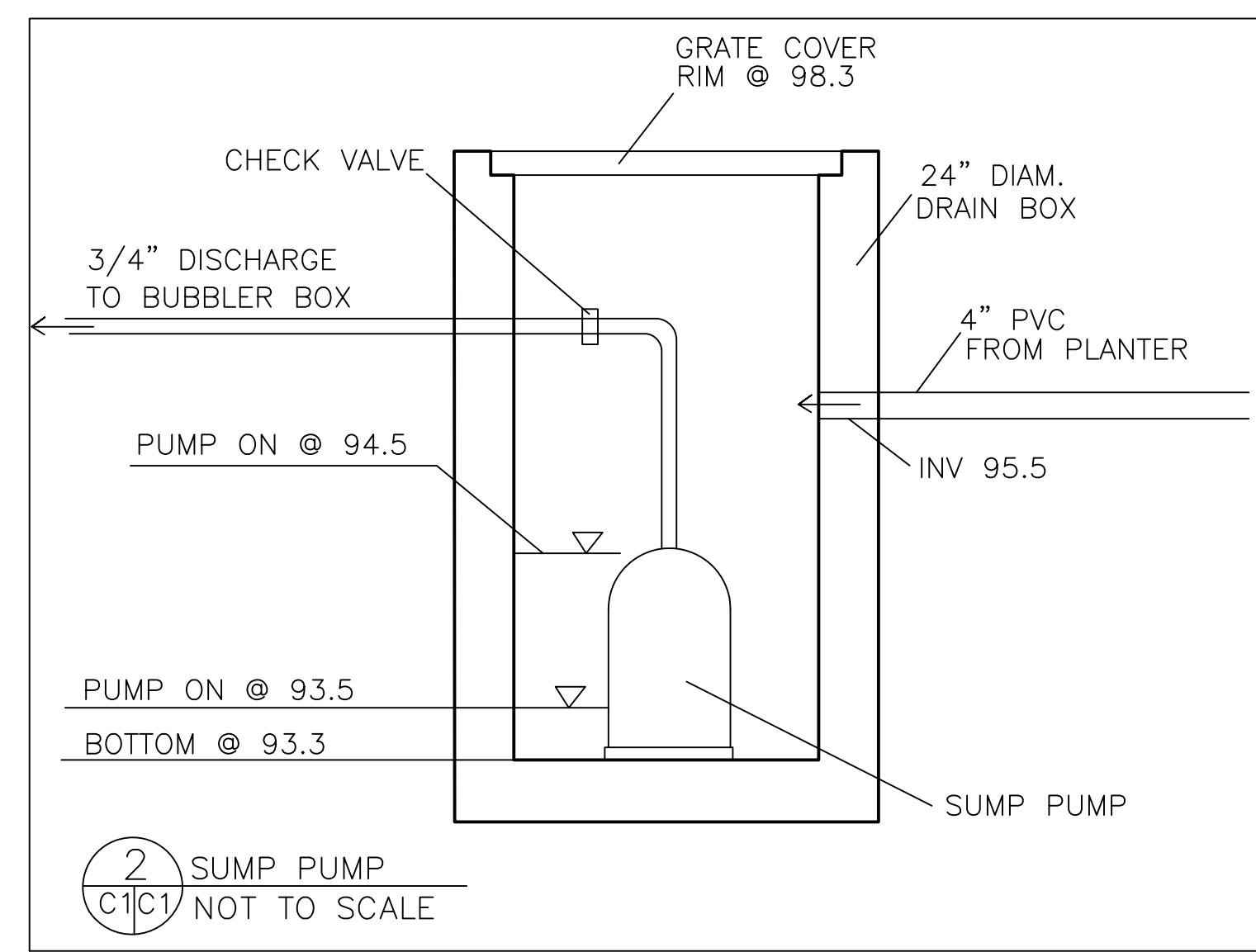
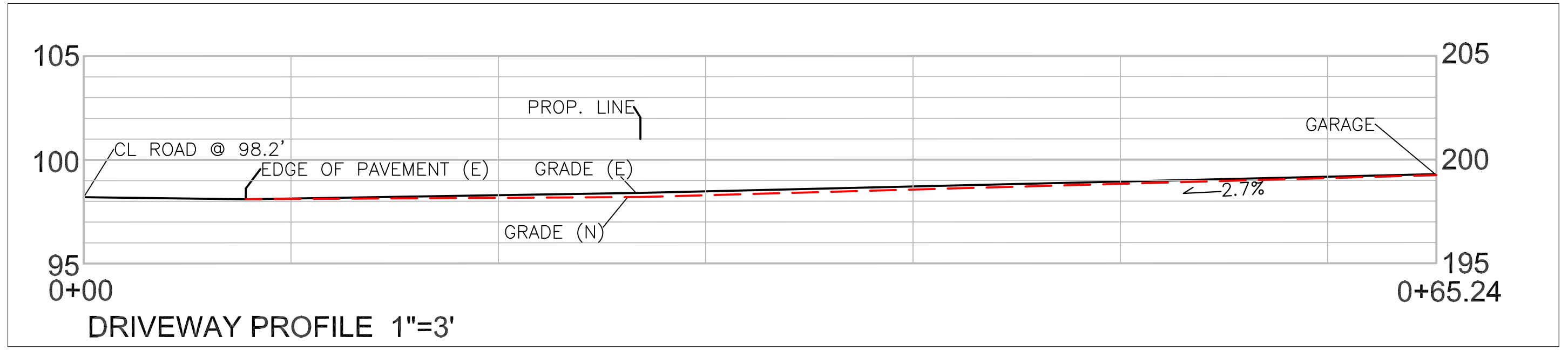
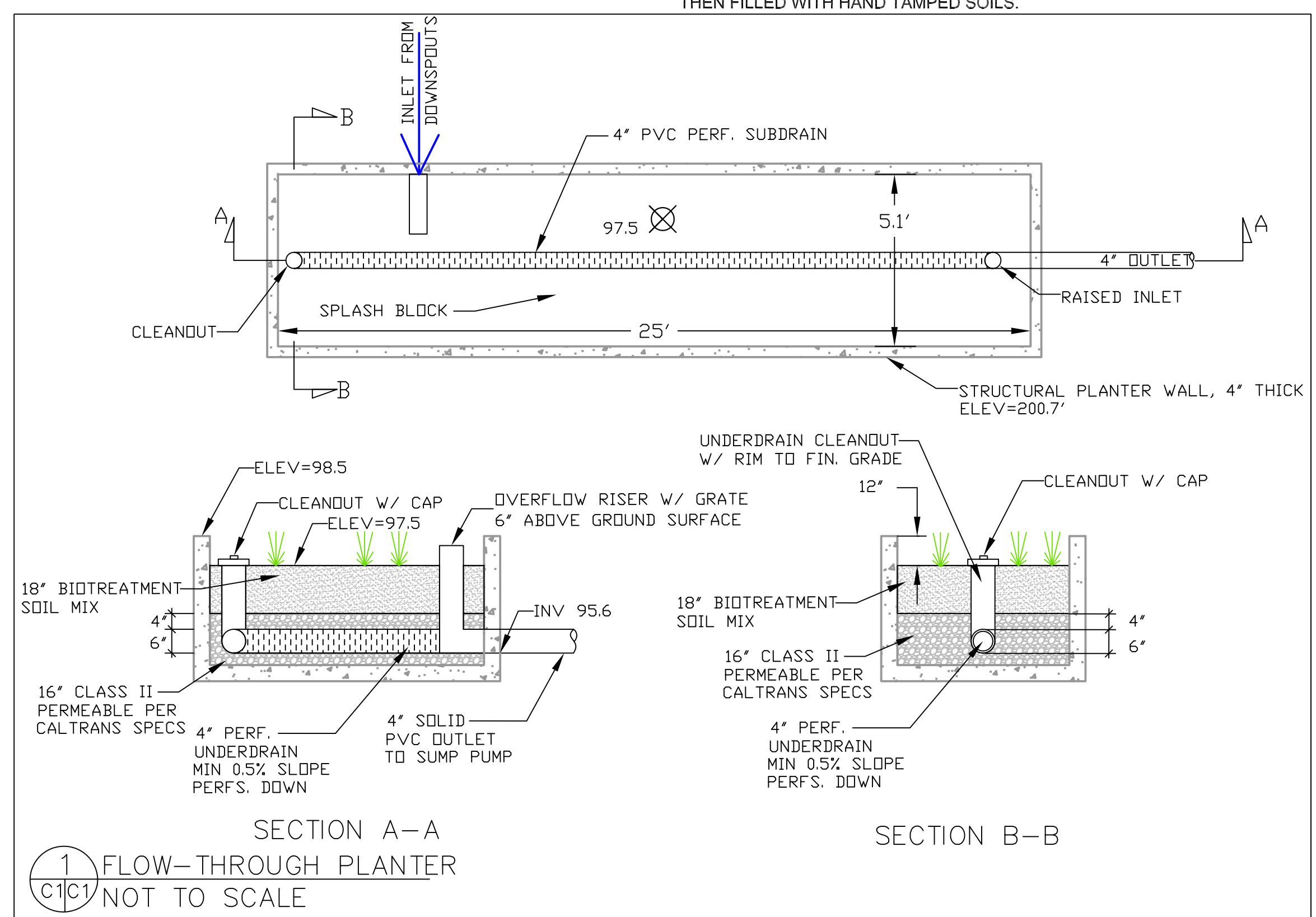
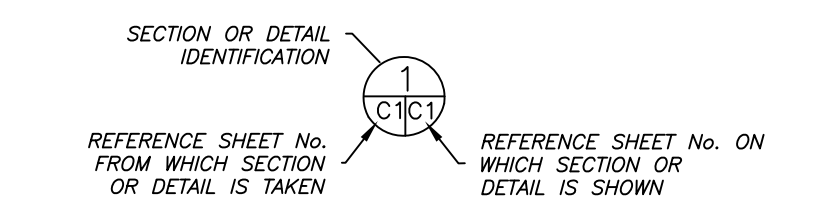
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



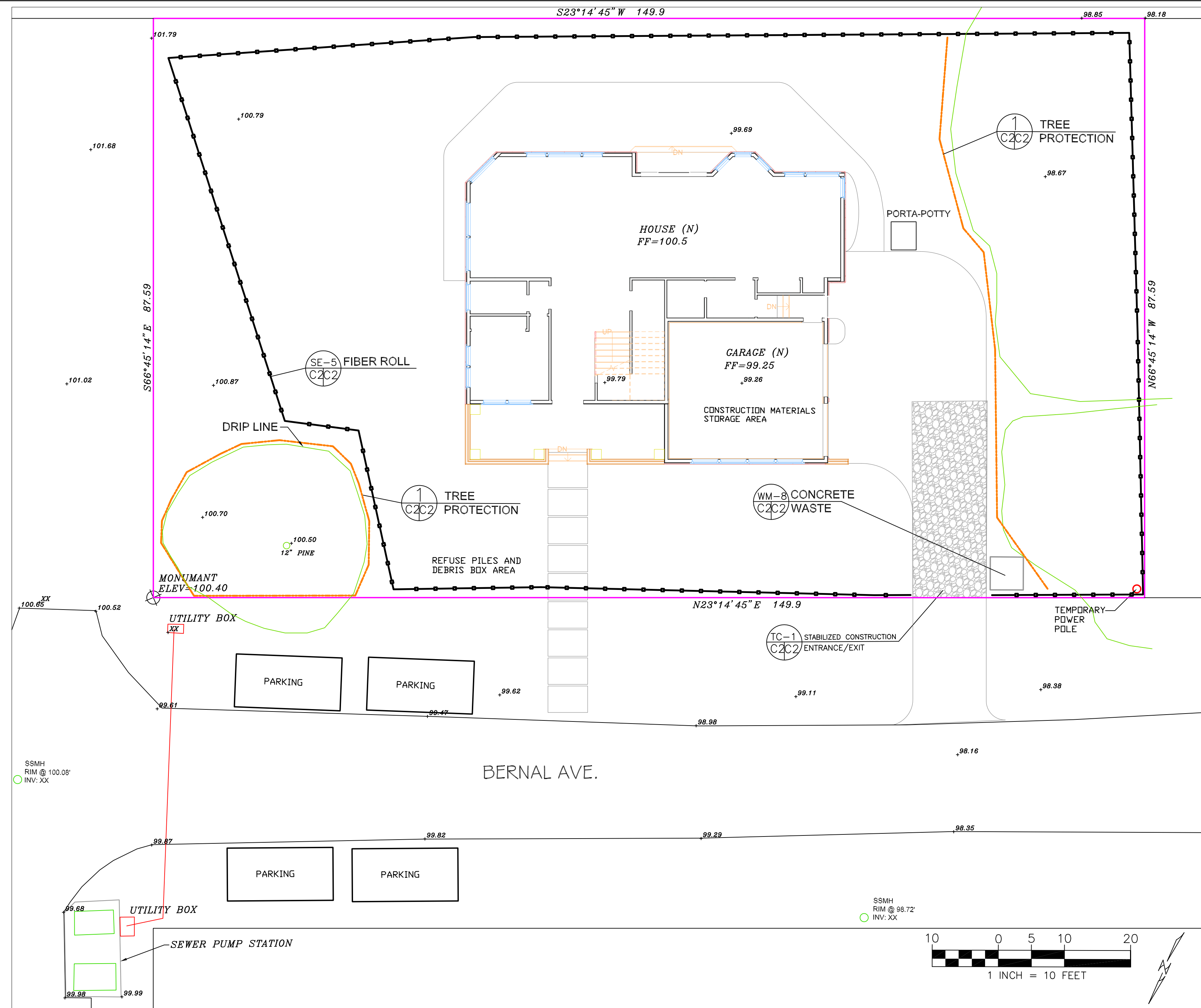
TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDER OF STREET.
2. WHEN TRUCKS PARK IN DRIVEWAY FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS.
3. WORKERS SHALL PROVIDE TRAFFIC CONTROL ON BERNAL AVENUE WHEN TRUCKS ARE BACKING ONTO STREET.

SECTION AND DETAIL CONVENTION



DATE: 2-4-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:
GRADING AND DRAINAGE PLAN		MOUTRIE PROPERTY BERNAL AVENUE MOSS BEACH APN 037-279-060		
SHEET C-1		Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 726-3890 FAX 726-3893		



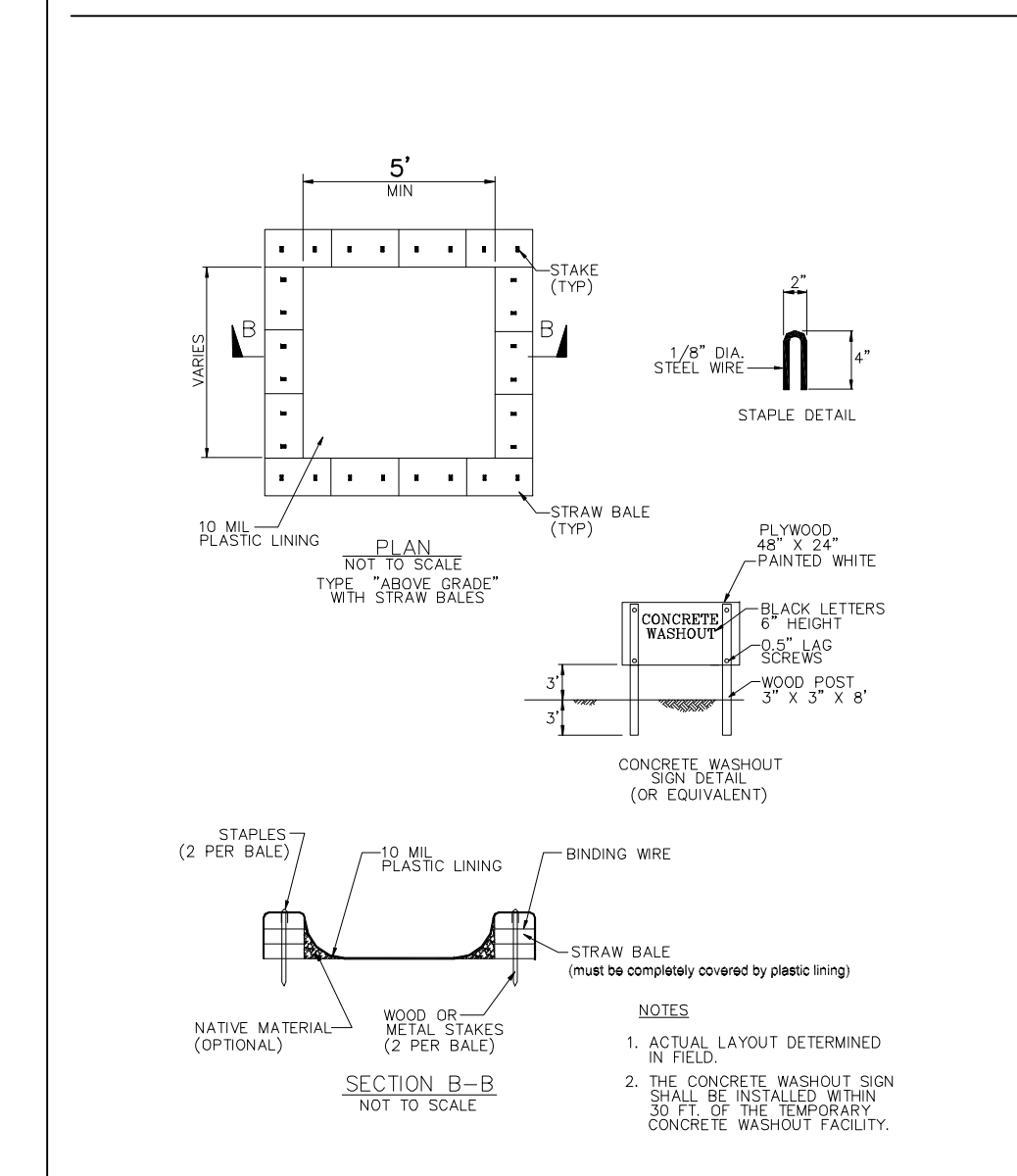
EROSION CONTROL NOTES

- FIBER ROLL**
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 30 FEET LONG BY 11 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE).

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

CONCRETE WASTE MANAGEMENT WM-8



EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: DAVID MOUTRIE
 TITLE/QUALIFICATION: OWNER
 PHONE: 805-494-1312
 PHONE:
 E-MAIL: ONEMOUTRIE@GMAIL.COM

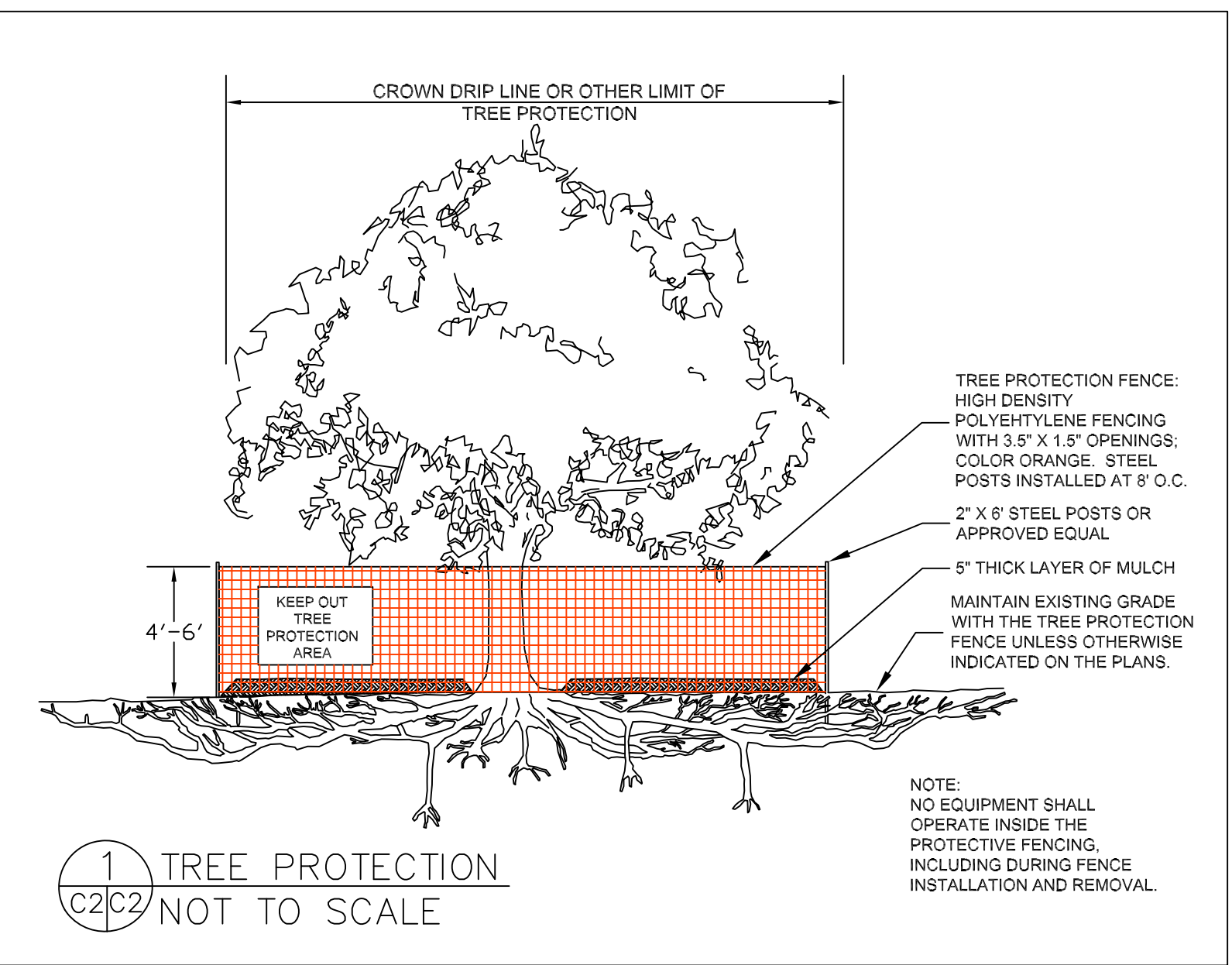


CONSTRUCTION SCHEDULE

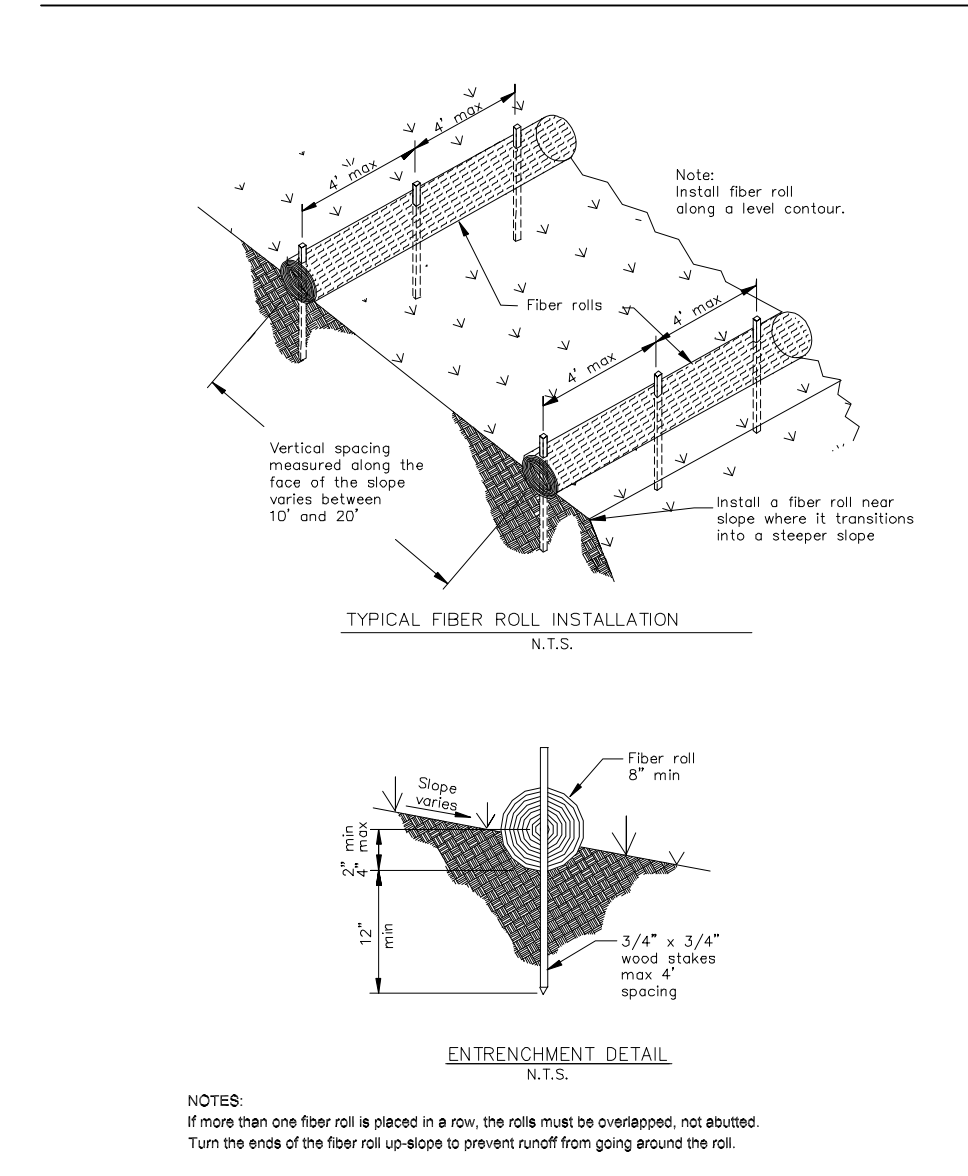
- DAY 1: INSTALL EROSION CONTROL
- DAY 2: COMMENCE WORK WITH SITE CLEARING
- DAY 5: INSTALL ROCKED CONSTRUCTION ENTRANCE
- WEEK 2: FINISH ROUGH GRADING
- WEEK 3: BEGIN DIGGING FOR FOUNDATIONS
- WEEK 4: BEGIN BUILDING FORMS FOR FOOTINGS.
- WEEK 5: POUR CONCRETE.
- WEEK 6: BEGIN FRAMING
- MONTH 3: FINISH SHELL OF HOUSE
- MONTH 8: FINISH MOST OF HOUSE INTERIOR
- MONTH 9: FINISH PATIOS, WALKWAYS, DRIVEWAY, OTHER EXTERIOR FLAT WORK.
- MONTH 10: FINISH PROJECT

TREE PROTECTION NOTES

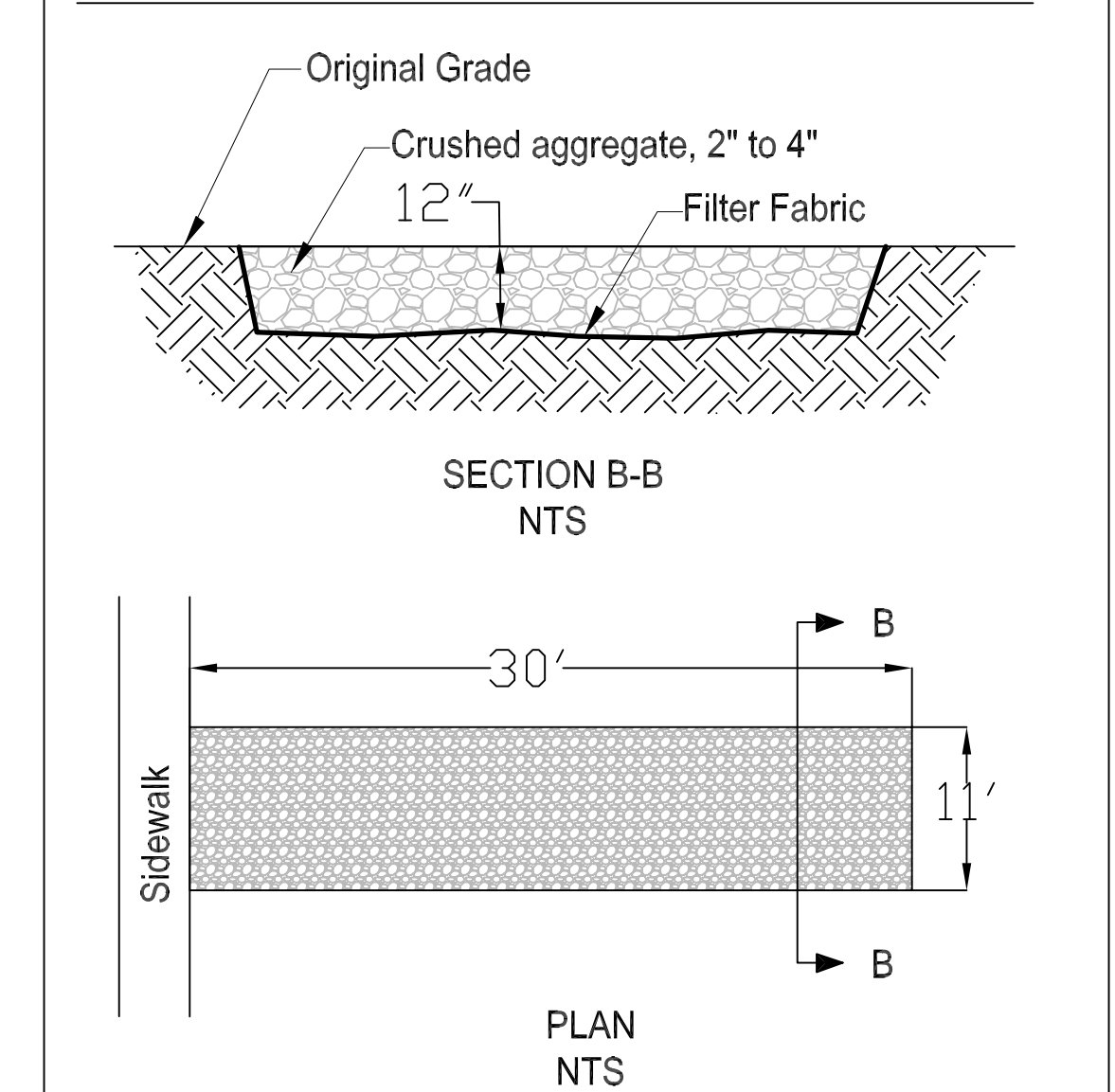
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



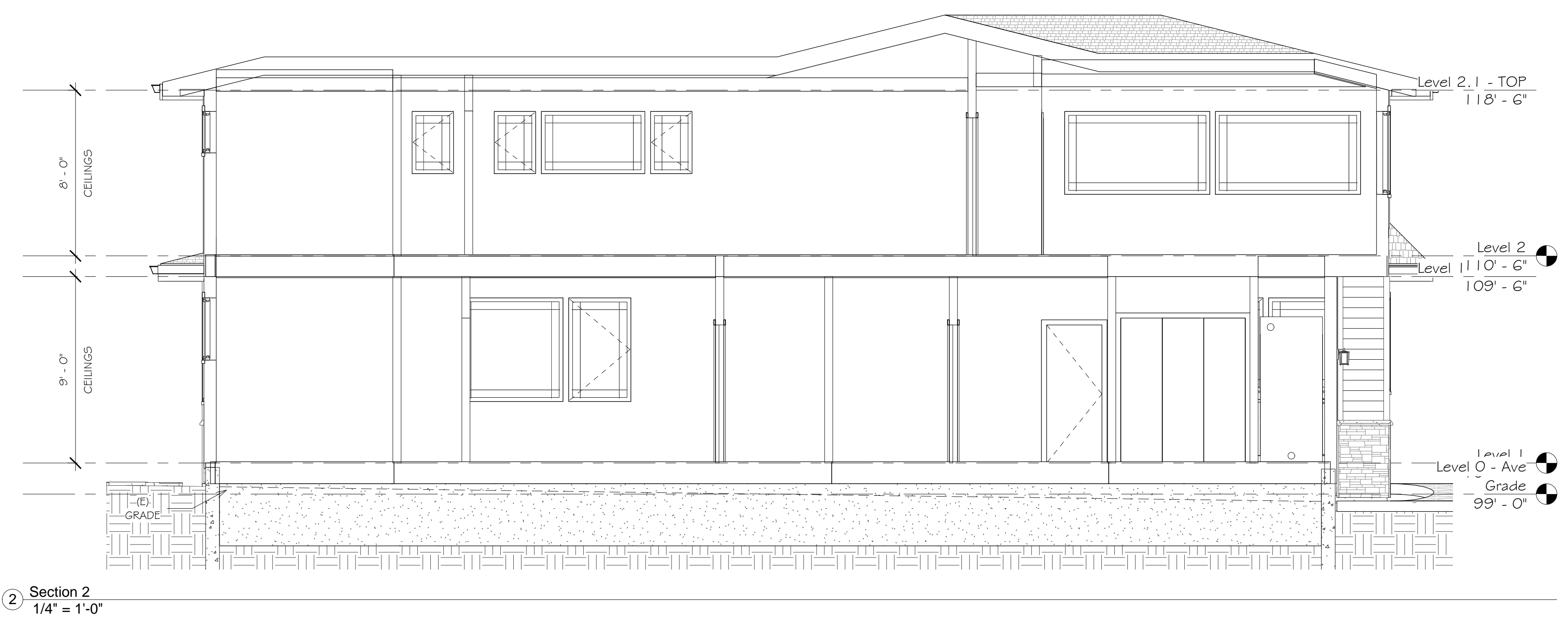
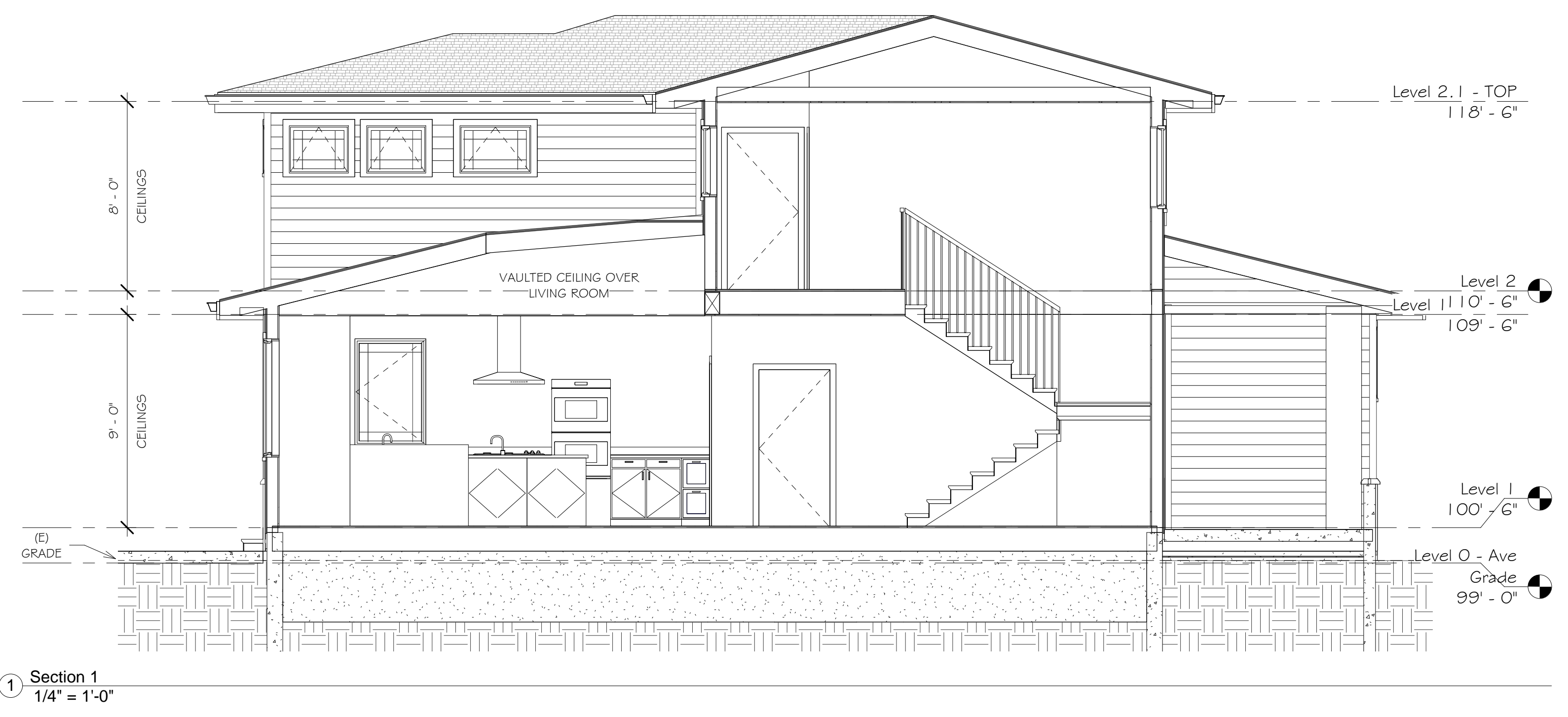
Sigma Prime Geosciences, Inc.
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 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 726-3590
 FAX 726-3593

DATE: 2-4-19
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION, SEDIMENT CONTROL, TREE PROTECTION PLAN
 MOUTRIE PROPERTY
 BERNAL AVENUE
 MOSS BEACH
 APN 037-279-060

SHEET
 C-2

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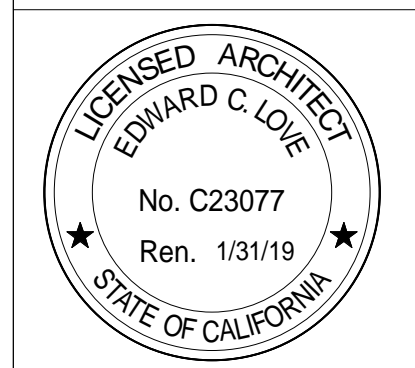
REVISIONS



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New Residence for
the Moutries
Bernal Ave
Moss Beach, CA

Sections



DATE: 01/22/19
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MOUTRIE

SHEET:
A501
OF SHEETS

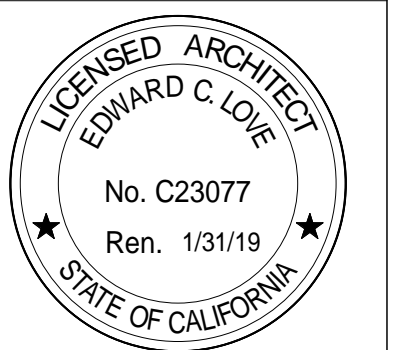


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New Residence for
the Moutries
Bernal Ave
Moss Beach, CA

Landscape Plan



DATE: 01/22/19

SCALE:

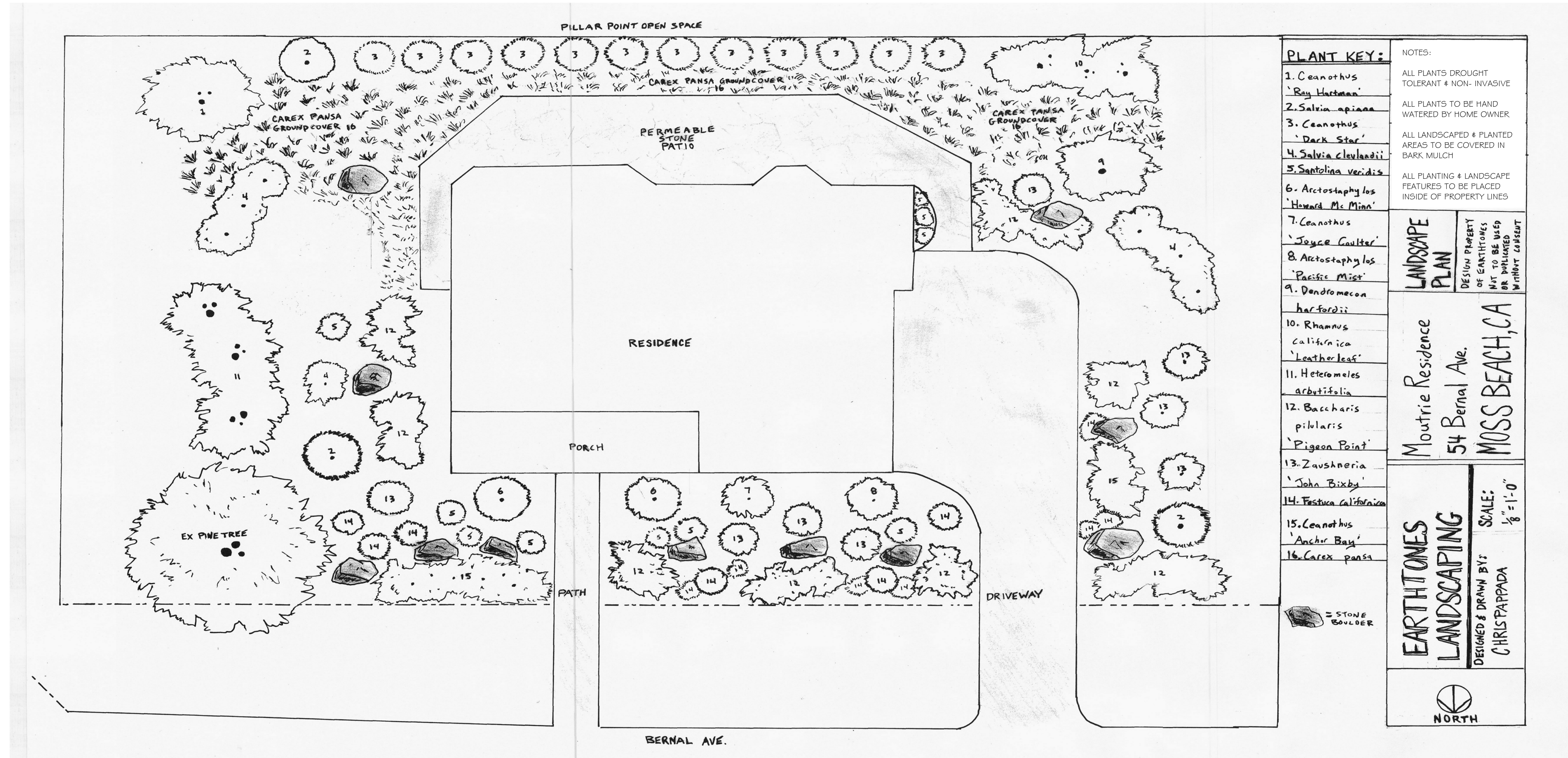
DRAWN: GMH

JOB: MOUTRIE

SHEET:

LP

OF SHEETS



Planting List

Landscaping List		MOUTRIE Client Name Here						
Plan ID	Count	Botanical	Common	Type	Origin	Size Grown Size	Planting size	Site Locat.
1		Ceanothus 'Ray Hartman'	CA Lilac	Small Tree	CA Native	15' x 15'	15 gal	Back Yard
2		Salvia apiana	White Sage	Perennial	Ca. Ntv.	4x5	5GI	Frt Yrd
3		Ceanothus 'Dark Star'	CA Lilac	Evg. Shrub	CA Native	6' x 6'	15 gal	Back Yard
4		Salvia clevelandii	Cleveland Sage	Perennial	Ca. Ntv.	5x5	5GI	Side Yard
5		Santolina veridica	Lavender cotton	Perennial	Mediterranean	1.5' x 2.5'	1 gal	Front/Side Yard
6		Arctostaphylos 'Howard McMin'	Manzanita	Perennial	Ca. Ntv.	2.5X6	15GI	Bck Yrd
7		Ceanothus 'Joyce Coulter'	Ca Lilac	Evgm. Shrub	Ca. Ntv.	3x8	5GI	Sd/Bck Yrd
8		Arctostaphylos 'Pacific Mist'	Manzanita	Sub. Shrub	Ca. Ntv.	2.5X6	5GI	Bck Yrd
9		Dendromecon harfordii	Catalina Island Bush Poppy	Evg. Shrub	CA Native	8' x 8'	5 gal	Back Yard
10		Rhamnus californica	Leatherleaf Coffeeberry	Evg. Shrub	CA Native	5' x 6'	5 gal	Back Yard
11		Heteromeles arbutifolia	Toyon	Evgm. Shrub	Ca. Ntv.	10' x 8'	15GI	Side Yard
12		Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Ground Cover	CA Native	.5' x 8'	1 gal	Front/Side Yard
13		Zauschneria 'John Bixby'	CA Fuchsia	Low Perennial	CA Native	1' x 3'	1 gal	Front Yard
14		Festuca californica	CA Fescue	Grass	CA Native	1' x 1.5'	1 gal	Front/Side Yard
15		Ceanothus 'Anchor Bay'		Ground Cover	CA Native	1' x 8'	1 gal	Front Yard
16		Carex pansa	Dune Sedge	Grass	CA Native	.5' x 1'	1 gal	Back Yard
17		END LIST						