



**AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING**

WEDNESDAY, MARCH 28, 2018

4:00 PM

**Ted Adcock Community Center
South Day Room
535 Kelly Avenue
Half Moon Bay, California 94019**

Community Development Director: Jill Ekas

This agenda contains a brief description of each item to be considered. Those wishing to address the Community Development Director on any matter not listed on the Agenda, but within the jurisdiction of the Community Development to resolve, may come forward during the Public Comment portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

Please Note: Please Provide a Copy of Prepared Presentations to the Planning Division.

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

I. CALL TO ORDER

II. PUBLIC COMMENT

III. PUBLIC HEARING ITEMS

ITEM 1:

Project:	The demolition of the existing 961 square-foot single-family residence and reconstruction of a new 2,428 square-foot, two-story single-family residence on a 6,000 square-foot exceptional lot.
File Number	PDP-17-081
Requested Permits/Approvals	Coastal Development Permit & Architectural Review
Site Location	627 Spindrift Way/ APN 048-366-070
Applicant/Property Owner	Nicole Thompson/Taylor Thompson
Project Planner	Brittney Cozzolino; (650) 750-2014; bcozzolino@hmbcity.com
Zoning District	R-1 B-2 Single Family Residential
LCP Land Use Plan Designation	Residential Medium Density

IV. ADJOURNMENT

**COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF HALF MOON BAY
STAFF REPORT**

For meeting of: March 28, 2018

TO: Jill Ekas, Community Development Director

FROM: Brittney Cozzolino, Assistant Planner

TITLE: Coastal Development Permit and Architectural Review File No. PDP-17-081 for 627 Spindrift Way

RECOMMENDATION

Approve PDP-17-081, an application for a Coastal Development Permit and Architectural Review to allow the demolition of the existing 961 square-foot single-family residence and reconstruction of a new 2,428 square-foot, two-story single-family residence on a 6,000 square-foot exceptional lot in the R-1 B-2 zoning district at 627 Spindrift Way, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

PROJECT BACKGROUND

Summary of Project	
File Number	PDP-17-081
Requested Permits/Approvals	Coastal Development Permit Architectural Review
Site Location	627 Spindrift Way/ APN 048-366-070
Applicant/Property Owner	Nicole Thompson/Taylor Thompson
Project Planner	Brittney Cozzolino; (650) 750-2014; bcozzolino@hmbcity.com
Zoning District	R-1 B-2 Single Family Residential
LCP Land Use Plan Designation	Residential Medium Density
Water Service	One 5/8-inch pre-Crystal Springs Project water connection
Sewer Service (Sewer Authority Mid-Coast)	Existing sewer connections
Street Improvements	Existing curb, gutter, and sidewalk
Environmental Determination	Categorically Exempt pursuant to California Code of Regulations Sections 15301(l) and 15303(a) – demolition and construction of one single-family residence
Heritage Trees	None on the site or within area of construction. No tree protection plan required

Story Poles	Not Required	No	Located in a Visual Resource Area?
		No	Variance or Exception required?
		No	Located in a largely undeveloped area?
Right of Appeal	Any aggrieved person may appeal the Director’s decision to the Planning Commission within ten (10) working days of the decision.		
	The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, the City’s action is final.		



Figure 1. Site Location



Figure 2. Site Photo

Site and Surrounding Properties

The project site is located on the south side of Spindrift Way between Hawser Lane and Mizzen Lane in an existing residential neighborhood. The site is currently developed with a one-story, 961 square-foot single family residence and an attached two-car garage. The site is zoned R-1 B-2 Single-Family Residential, a zoning designation that allows single-family residences. Land use and zoning for the properties surrounding the subject site are as follows:

North	One-story Single-Family Residence	R-1 B-2 Single Family Residential District
South	Open Field Agriculture	U-R Urban Reserve District
East	One-story Single-Family Residence	R-1 B-2 Single Family Residential District
West	One-story Single-Family Residence	R-1 B-2 Single Family Residential District

This area of Spindrift Way has existing curbs, gutters, and sidewalks.

Project Description

The project consists of demolishing the existing single-story residence and reconstructing a new 2,428 square-foot two-story single-family residence. The new residence will include a 37 square-foot covered front porch area and an 80 square-foot second-story rear deck area. The existing foundation, attached 509 square-foot two-car garage, driveway, landscaping and fencing will remain. In total, the new floor area is proposed to be 2,937 square feet. The new residence and roof line is sited and designed to match with the existing garage. The front façade of the proposed house is characterized by the protruding garage and a covered entryway that features an extended roof slope and porch posts for emphasis. The second story steps back from the first story with two gabled building elements and includes windows similar in style to those at the ground floor level. Other features include a chimney, a second-story deck off the master bedroom, and a solar ready roof area. Proposed materials include cobblestone shingle siding on the gables, composition roof shingles, horizontal wood siding, faux stone veneer, and metal deck railing; proposed colors are muted greys and earth tones with white trim.

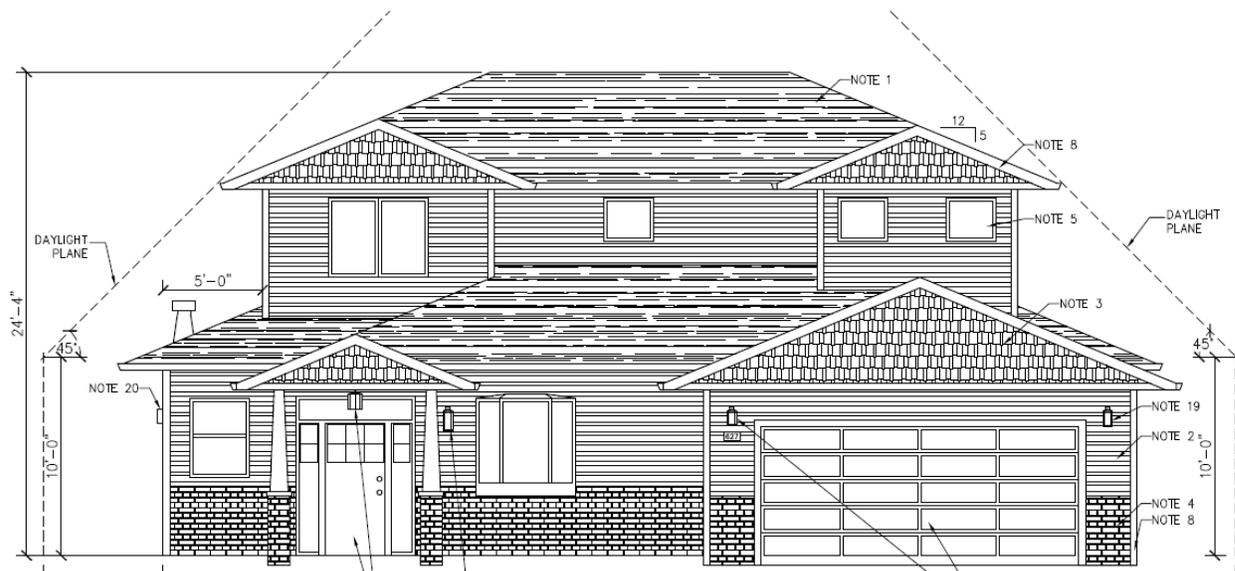


Figure 3. Front Elevation of Proposed Residence

ANALYSIS

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, conformance with the Zoning Code/LCP Implementation Plan,¹ and design compatibility with surrounding development.

Conformance with the General Plan/Local Coastal Program Land Use Plan

The proposed single-family residence on a 6,000 square-foot site is consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation.

Conformance with the Zoning Code

The proposed single-family residential use is a principally permitted use in the R-1 B-2 Single-Family Residential Zoning District. The subject site is an exceptional lot as it does not meet the minimum lot area or average lot width for the R-1 B-2 zone but does provide an average lot width of at least 50 feet and at least 5,000 square feet in gross lot area. Thus, the site is subject to the R-1 development standards pursuant to Municipal Code Section 18.06.050(E)(1). As indicated in Table 1 below, the proposed project conforms to all the applicable development standards except for the minimum combined side yard setback, which is further addressed below.

¹ The Zoning Code is the LCP Implementation Plan.

Table 1. Project Conformance with R-1 Zoning District Requirements

Development Standards	Zoning Requirements	Proposed
Min. Site Area	5,000 sq. ft.	6,000 sq. ft. (existing)
Min. Average Site Width	50 ft.	60 ft. (existing)
Min. Front Setback	20 ft.	25 ft.
Min. Side Setback	5 ft.	5 ft.
Minimum Combined Side Setbacks	20% lot width (12 ft.)	18.6% (11 ft. 2 in.) as proposed; 20% (12 ft.) as conditioned
Min. Rear Setback	20 ft.	20 ft.
Max. Two-Story Height	28 ft.	24 ft. 4 in.
Max. Two-Story Lot Coverage	35% (2,100 sq. ft.)	34.3% (2,059 sq. ft.)
Max. Floor Area Ratio	0.5:1 (3,000 sq. ft.)	0.49:1 (2,937 sq. ft.)
Min. Parking Spaces	2 garage spaces	2 garage spaces
Maximum Building Envelope	Per Zoning Code	Conforms

As proposed, a small portion of the existing garage encroaches ten inches into the required 20% combined side yard setback. Thus, conditions of approval require revised plans that remove this encroachment and meet the required 20% combined side yard setback. As conditioned, the proposed development will conform to all applicable zoning standards.

Table 2 identifies key Zoning Code/LCP Implementation Plan issues and their applicability to the subject site. As indicated in the table, there are no coastal resource concerns with the proposed development.

Table 2. Key Zoning Code/LCP Implementation Plan Issues

Issue	Applicability/Explanation	
Environmentally Sensitive Habitat Area	No	Not located in an Environmentally Sensitive Habitat Area.
Visual Resource Area	No	Not located in a Visual Resource Area.
Obstruct Public Access	No	House will have no effect on coastal access.
Archaeologically Resource Area	No	Not in area of mapped or known resources.
Historic Resources	No	No historic resources exist on the site.

Architectural Design Compatibility

The Single Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes a Craftsman inspired residence that is compatible with the existing pattern of development in the surrounding area in terms of building placement/orientation, and materials and colors. The project proposes a two-story house with a higher FAR than was typical when the neighborhood was originally developed. It is located at the front setback line and oriented to the street, consistent with the neighborhood pattern. Although the immediately adjacent properties contain single story structures, the surrounding area has a mix of both one and two-story homes. The second story of the proposed house steps back from the first story at the front and sides, consistent with recommendations of the RDG, thereby reducing the perceived mass of this relatively larger home and minimizing shading of neighboring properties and views into rear yards. The proposed building is well-articulated on all sides and building materials and colors are consistent with the proposed architectural style, compatible with the surrounding area, and suitable to the coastal setting. Proposed exterior lighting fixtures are shielded, downcast, and well-integrated into the architectural design. Furthermore, the proposed building follows the sustainable design guidelines of the RDG by incorporating a solar ready roof area and retaining the existing low-water landscaping.

Environmental Review

The project is Categorically Exempt pursuant to California Code of Regulations Sections 15301(l) and 15303(a), in that the project consists of the demolition and construction of one single-family residence.

Conclusion

Based on the above analysis staff concludes that, as conditioned herein, the proposed residence is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Residential Design Guidelines; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans

COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-18-____
RESOLUTION FOR APPROVAL
PDP-17-081

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE DEMOLITION OF THE EXISTING 961 SQUARE-FOOT SINGLE FAMILY RESIDENCE AND RECONSTRUCTION OF A NEW 2,428 SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 6,000 SQUARE-FOOT EXCEPTIONAL LOT AT 627 SPINDRIFT WAY IN THE R-1 B-2 RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 048-366-070)

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit and Architectural Review to allow the demolition of the existing 961 square-foot single-family residence and reconstruction of a new 2,428 square-foot, two-story single-family residence on a 6,000 square-foot exceptional lot at 627 Spindrift Way in the R-1 B-2 Residential Zoning District and the Residential Medium Density General Plan designation (APN 048-366-070); and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed public hearing on March 28, 2018, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit for the demolition of the existing 961 square-foot single-family residence and reconstruction of a new 2,428 square-foot, two-story single-family residence is exempt from CEQA pursuant to California Code of Regulations Sections 15301(l) and 15303(a), which exempt the demolition and construction of one single-family residence; and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-17-081.

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held March 28, 2018.

APPROVED:

Jill Ekas, Community Development Director

EXHIBIT A
FINDINGS AND EVIDENCE
Community Development Director Resolution CDR-18-____
PDP-17-081

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The project consists of demolition of the existing single-family residence and construction of a new single-family residence on an infill site in an existing neighborhood where public services and infrastructure are available. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City's Land Use Plan (LUP).

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The subject site is not adjacent to a mapped environmentally sensitive habitat area.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The subject site is not located within 200 yards of State Highway 1. Furthermore, Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay and the proposed home will be located within an established neighborhood and therefore will not change the context of visual character.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed residence has been subject to design review by the Community Development Director.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

Compliance: The proposed single-family residence is not located along a primary access route from Highway 1 and will not affect coastal access.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The proposed single-family residence is not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The proposed development is not subject to the requirements of the City's growth management system as the site contains an existing single-family residence and one-for-one replacements are exempt pursuant to Municipal Code Section 18.04.030(A).

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed residence conforms to the requirements of the R-1 B-2 Residential Zoning District, which allows single-family residences as a principally permitted use. The subject site is an exceptional lot; thus, the R-1 development standards apply. The proposed lot coverage, height, parking and open space meet the requirements of the R-1 Zoning District and other relevant provisions of the Zoning Code. As proposed, a small portion of the development encroaches ten inches into the required 20% combined side yard setback. As conditioned with a requirement for revised plans, the proposed development will meet the required 20% combined side yard setback.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The site is located in an existing developed neighborhood where utilities and services are generally available. The property currently has water and sewer connections

for the existing residence. This area of Spindrift Way has existing curb, gutter, and sidewalk improvements.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The proposed development is not located between the sea and the first public road parallel to the sea per the Coastal Commission’s jurisdiction maps and will have no impact on coastal public access and recreation.

6. **Design Review Criteria** – *The community development director, planning commission, or city council has reviewed and considered each specific case and any and all of the following criteria in determining that the architectural and site design standards identified in Municipal Code Sections 14.37.035 and 18.20.070 (F) have been satisfactorily addressed.*

Evidence: The Community Development Director has reviewed the design of the proposed project and has determined that the design review criteria of Municipal Code Subsection 18.20.070(F) have been satisfactorily addressed. The proposed building design (including building scale, massing, detailing, colors, and materials) and the site design (including building location and orientation, site access, and landscaping) conform to all requirements of the Zoning Code and are consistent with the recommendations of the Residential Design Guidelines.

Architectural Site and Design Review – Findings

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

Evidence: The Director has reviewed the design of proposed project and concluded that the proposal complies with the Single-Family Residential Design Guidelines (RDG) and is compatible with surrounding development. The RDG encourage flexibility in architectural design to reflect the community’s eclectic character and seek to achieve compatible design within existing neighborhoods. The proposed development is sited and designed to enhance the appearance of the existing residence and to be harmonious with the surrounding neighborhood.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the*

improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and

Evidence: The project consists of a single-family residence that conforms to the requirements of the Zoning Code, is consistent with the Single-Family Residential Design Guidelines, and is general compatible with the scale and character of development in the surrounding area. The proposed development will not impact the existing sidewalk, gutter, and curb in this area and will optimize the use of the property.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: The RDG encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes a Craftsman inspired two-story house in a neighborhood that is generally characterized by more single-story traditional architectural styles; nevertheless, the design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed project respects the neighborhood pattern by locating the building behind the front setback line and orienting the house and existing garage to the street, consistent with the existing development pattern on Spindrift Way. The second story steps back at the front and sides, thereby reducing the perceived mass of this relatively larger home and minimizing shading of neighboring properties. The building massing is broken up with a series of gables and dormers to achieve articulation on all sides of the building, consistent with RDG recommendations. The proposed building materials and colors are consistent with the architectural style and suitable to the coastal setting. Furthermore, the proposed building follows the sustainable design guidelines of the RDG by incorporating a solar ready roof area and retaining the existing low-water landscaping.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorically Exempt pursuant to California Code of Regulations Section 15301(l) and 15303(a), in that the project consists of the demolition and construction of one single-family residence.

EXHIBIT B
CONDITIONS OF APPROVAL
Community Development Director Resolution CDR-18-____
PDP-17-081

A. The following Conditions shall apply to the subject site to the satisfaction of the Community Development Director:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled “Thompson Residence” with a City date stamp of January 29, 2018, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. SIDEWALK MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)
6. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

B. The following Conditions shall be fulfilled to the satisfaction of the Community Development Director prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit.
(Planning)
2. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
 - a. Corrected site plan scale on Sheet A-0. (Planning)
 - b. Removal of the ten-inch encroachment into the required 20% combined side yard setback, either at the northeastern corner of the proposed first-floor living room or the southwestern corner of the existing garage. (Planning)
 - c. Grading and drainage concept shall be added to the site plan in conformance with other City conditions and comments related to this application. (Engineering)
3. CONSTRUCTION PLANS. File Number PDP-17-081 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout.
(Planning)
4. DEMOLITION PERMIT. This permit allows the demolition of structures as identified on the approved plans. Prior to demolition of any structure pursuant to this permit, the permittee shall obtain a Demolition Permit from the Building Division. Prior to issuance of a Demolition Permit, the permittee shall demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) requirements by providing evidence of a Job Number (J#) from BAAQMD. (Building)
5. WATER CONSERVATION IN LANDSCAPING. If the project includes 500 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)

6. SURVEY REQUIRED. A detailed topographic/site boundary survey prepared by a certified licensed surveyor shall be submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. (Building)
7. CONSTRUCTION PLANS. Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards. (Engineering)
8. ACCESSIBILITY REQUIREMENTS. The proposed project, including street improvements, shall comply with State of California and federal (ADA) accessibility standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B).
9. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Based on the listed volume of grading of 110 cubic yards, a grading permit will be required in advance of issuance of a building permit. Materials, Equipment, and Vehicles include, but are not limited to:
 - a. All masonry, wood, and steel construction materials;
 - b. All construction-related equipment and storage containers; and
 - c. All construction-related vehicles, including temporary trailers. (Engineering)
10. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
11. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the “construction best management practices” plan sheet. (Engineering)

12. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design details and supporting calculations for storm water detention on-site for the additional runoff from a ten-year frequency storm of two-hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)
13. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. No increase in runoff should result from the project. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
- a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
 - b. Direct roof runoff into vegetated areas;
 - c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
 - d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal.

14. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)
15. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Two or more street cuts in the frontage road for utility connections will require a single 2-inch thick

asphalt concrete overlay patch on existing pavement across the property frontage.
(Engineering)

16. TRAFFIC CONTROL PLAN. If any traffic control is required in the public right of way or affecting public traffic, applicant shall submit a traffic control plan (TCP) to the City for review in advance of construction. No traffic controls shall be placed in City right of way until signed approval of the TCP is received from the City. (Engineering)
17. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
18. HARD-WIRED SMOKE DETECTORS/ALARMS. Pursuant to the 2016 California Building and Residential Code, State Fire Marshal regulations and current Coastside Fire District Ordinance, the permittee shall install smoke detectors which are hard-wired, interconnected and have battery backup in each new or reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of one detector per floor is required. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)
19. FIRE SPRINKLERS AND FIRE DISTRICT REQUIREMENTS. Pursuant to Fire District ordinance, the permittee shall install an automatic fire sprinkler system **throughout** the proposed dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division to the satisfaction of the Building Official prior to issuance of building permits. Upon submission of plans, the City will forward a complete set to the Coastside County Fire Protection District for review. Fees for automatic fire sprinkler systems shall be paid to the City prior to plan review. (Fire)
20. CHIMNEY REQUIREMENTS. The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding one-half (1/2) inch. (Fire)
21. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)
22. ENCROACHMENT PERMIT. No construction activity shall occur and no pedestrian and vehicular traffic control shall be installed within the City right-of-way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction

of the City Engineer. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones. (Engineering)

C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)
2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
3. CONSTRUCTION TRAILER. One temporary construction trailer is permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
 - a. The construction trailer shall be used as a temporary construction office only.
 - b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
 - c. No overnight inhabitation of the construction trailer is permitted.
 - d. No construction trailers are permitted on site prior to building permit issuance.
 - e. The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)
4. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
 - a. All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.

- b. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
 - c. Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
 - d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
 - e. Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
 - f. Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - g. Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
 - h. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
 - i. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - j. Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
5. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
6. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2016 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
7. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first-floor height as constructed is equal to (or less than) the elevation specified for the first-floor height in the approved plans.

8. BUILDING PAD ELEVATION. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. (Engineering)
9. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. (Building)
10. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
11. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
12. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
13. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)

D. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to issuance of an occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved elevation plans date-stamped January 29, 2018 to the satisfaction of the Director of Community Development. (Planning)
2. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of an Certificate of Occupancy, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related

actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

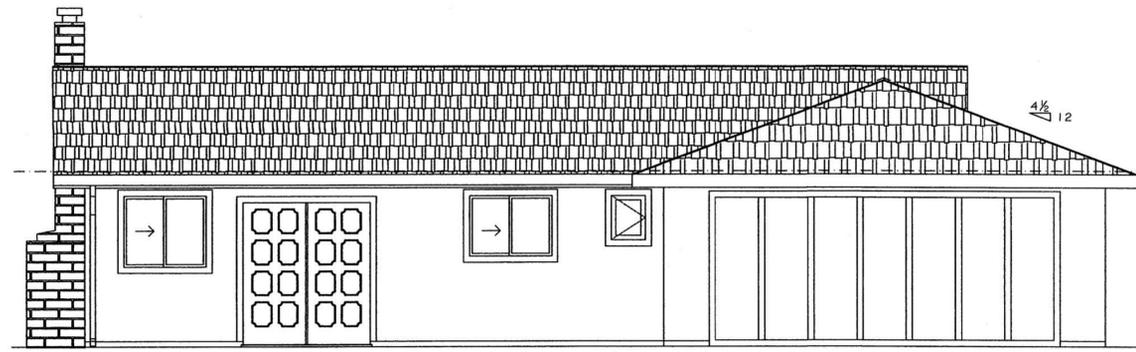
OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

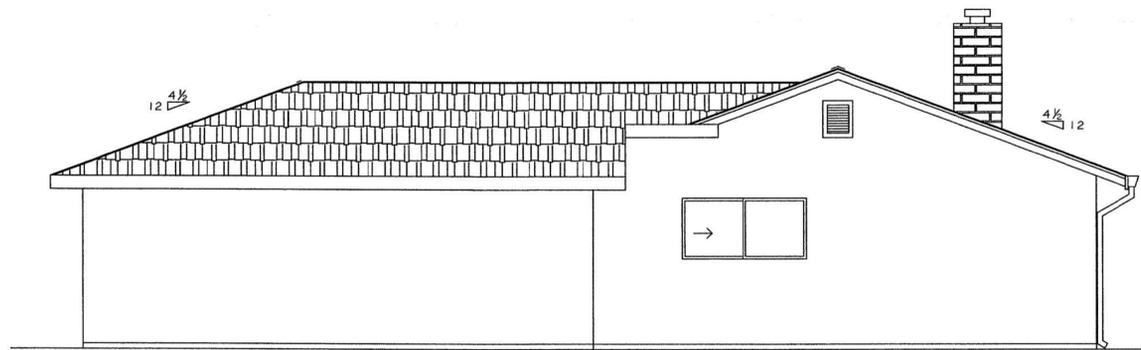
APPLICANT:

(Signature)

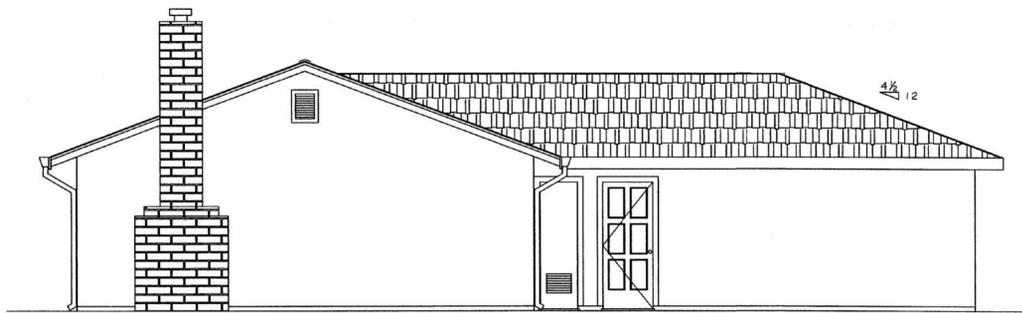
(Date)



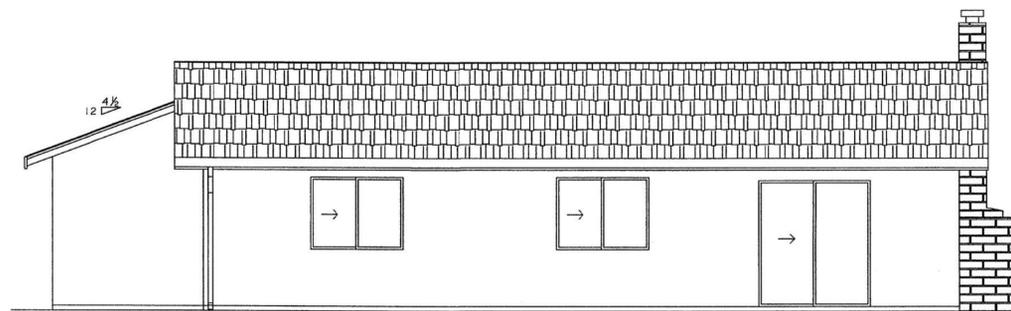
EXISTING NORTH ELEV.



EXISTING WEST ELEV.



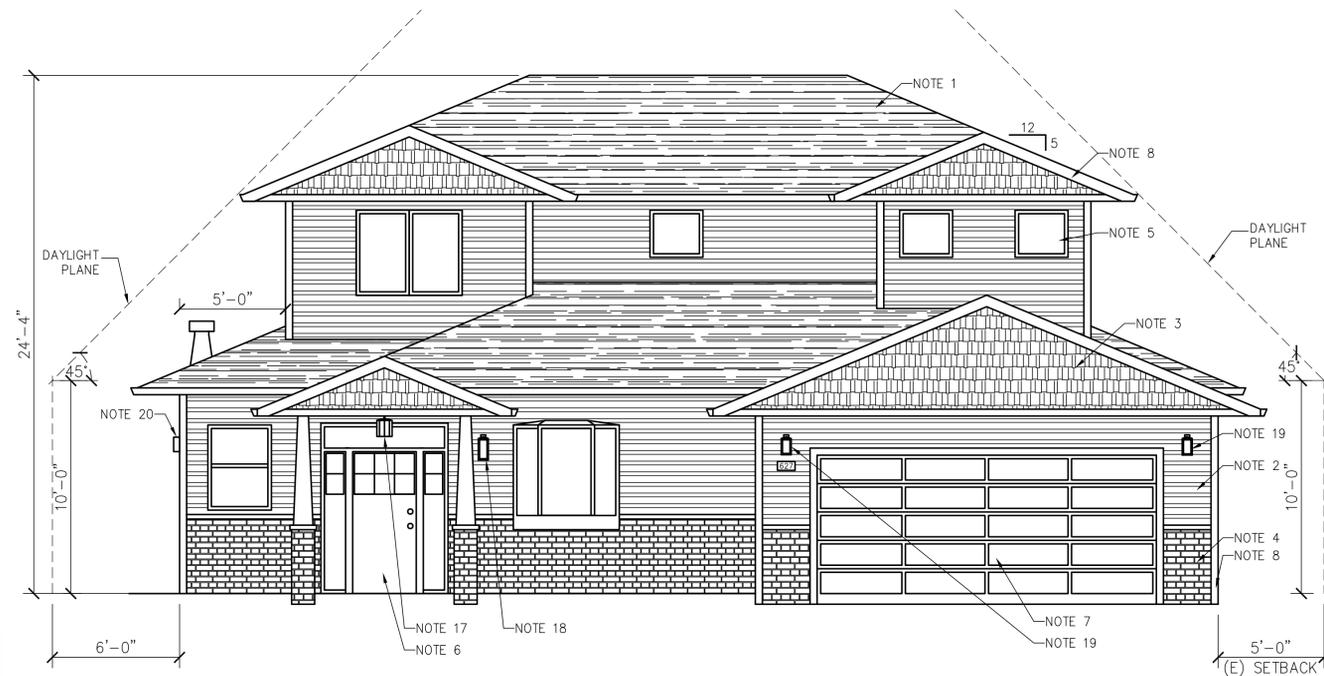
EXISTING EAST ELEV.



EXISTING SOUTH ELEV.

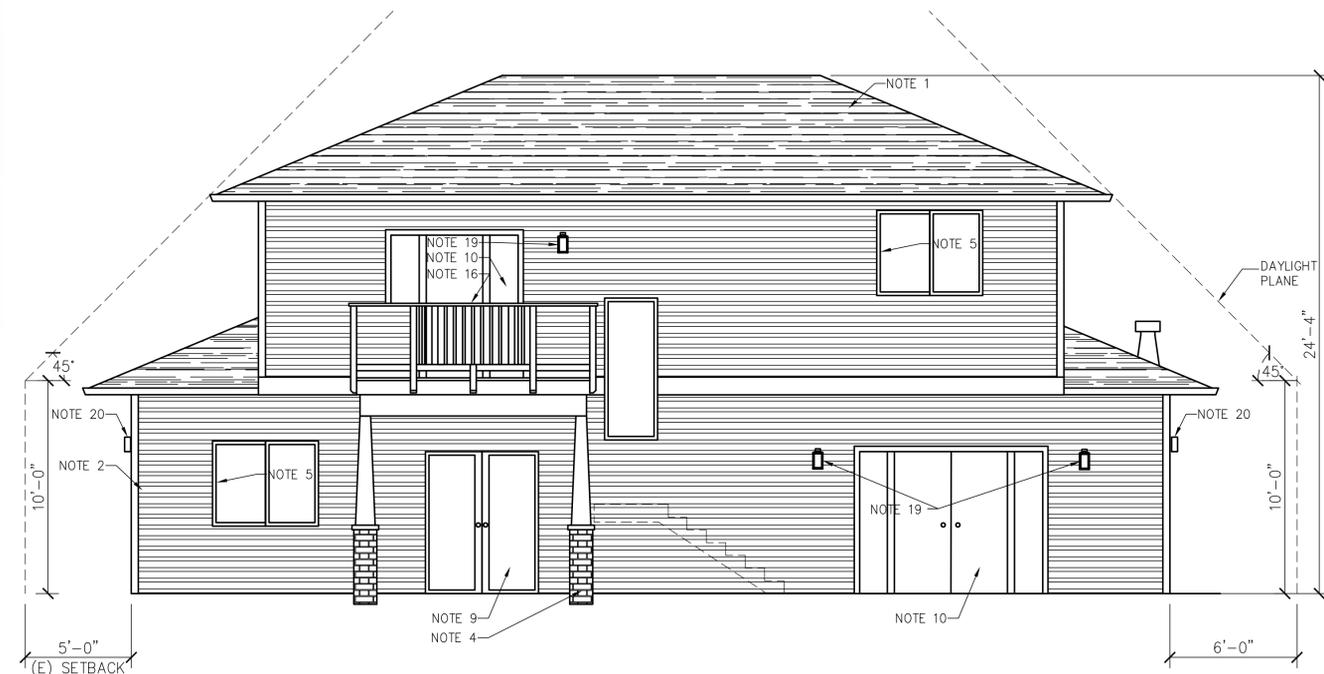
ELEVATION SHEET NOTES

- 1 RAISED PROFILE 50YR. COMPOSITION SHINGLES, PER ROOF PLAN, TYP
- 2 PRE-FINISHED AGED PEWTER HARDI BOARD SIDING
- 3 PRE-FINISHED COBBLESTON HARDI SHAKE SHINGLE SIDING AT GABLE ENDS, TYPICAL
- 4 FAUX STONE VENEER DRYSTACK BEIGE WAINSCOT
- 5 WHITE VINYL / FIBERGLASS FRAMED WINDOWS, TYP.
- 6 CRAFTSMAN STYLE FIBERGLASS ENTRY DOOR WITH SIDELIGHTS AND TRANSOM WINDOWS
- 7 (E) GARAGE DOOR TO REMAIN, PAINT TO MATCH SIDING, WITH ACCENT COLOR TO MATCH TRIM
- 8 ALL TRIM, FASCIA ETC. HARDI ARCTIC WHITE TRIM, TYPICAL
- 9 WHITE VINYL / FIBERGLASS FRAMED EXTERIOR DOOR
- 10 WHITE VINYL / FIBERGLASS FRAMED EXTERIOR DOOR WITH VENTED SIDELIGHTS
11. VENTILATED UTILITY CLOSET DOOR
12. (E) UTILITY MAIN TO REMAIN
13. FENCE SEE SITE PLAN
14. MIN. 42" GUARDRAIL, PORCH PER PLAN
15. DECKING - TREX "TRANSCEND" IN ISLAND MIST (GREY)
16. TOP AND BOTTOM RAILING - TREX "TRANSCEND" IN WHITE, WITH SQUARE BLACK ALUMINUM BALUSTER
17. HANGING PENDANT LIGHT FIXTURE PER CUT SHEET #1, SEE ELECTRICAL PLAN
18. MEDIUM SIZE WALL MOUNT LIGHT FIXTURE PER CUT SHEET #2, SEE ELECTRICAL PLAN
19. SMALL WALL MOUNT FIXTURE PER CUT SHEET #3, SEE ELECTRICAL PLAN
20. WALL MOUNT DARK SKY FIXTURE PER CUT SHEET #6, SEE ELECTRICAL PLAN



PROPOSED FRONT (NORTH) ELEVATION

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



PROPOSED REAR (SOUTH) ELEVATION

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

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SE Lic. # 5773

The drawing on this sheet, specifications, ideas, designs, and arrangements represented herein, are and shall remain the property of the Engineer of Record (EOR) who has stamped and sealed this sheet and no part thereof shall be copied, designed to others or used in connection with any work or project other than the specified project for which they have been prepared and designed without the written permission of the EOR. Visual contact with these plans or accompanying specifications shall constitute conclusive evidence of acceptance of these restrictions.

THOMPSON RESIDENCE
627 SPINDRIFT WAY
ELEVATIONS
HALF MOON BAY, CALIFORNIA
PARCEL NO. 048-366-0_0

REV.	DATE	DESCRIPTION
01	26.2018	PLANNING REVIEW SET

PM:
ELEVATIONS
A-3

