



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

**WEDNESDAY, MAY 2, 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:**

<b>Project:</b>	Approve an application for a Coastal Development Permit and Architectural Review to legalize a 503 square-foot addition to an existing 1,472 square-foot, single family residence
<b>File Number</b>	PDP-15-080
<b>Requested Permits/Approvals</b>	Coastal Development Permit & Architectural Review
<b>Site Location</b>	412 Casa Del Mar Drive
<b>Applicant/Property Owner</b>	Jaun Vasquez
<b>Project Planner</b>	Doug Garrison; <a href="mailto:dgarrison@hmbcity.com">dgarrison@hmbcity.com</a> (650) 712-5836
<b>Zoning District</b>	R-1 B-2 Single Family Residential
<b>LCP Land Use Plan Designation</b>	Residential Medium Density

**IV. ADJOURNMENT**



**City of Half Moon Bay**  
**COMMUNITY DEVELOPMENT DIRECTOR HEARING**  
**STAFF REPORT**  
**May 2, 2018**

**RECOMMENDATION**

Approve PDP-15-080, an application for a Coastal Development Permit and Architectural Review to legalize a 503 square-foot addition to an existing 1,472 square-foot, single-family residence which was constructed without permits at 412 Casa Del Mar Drive in the R-1-B-2 Zoning District 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**

<b>Project Summary</b>		
<b>File Number</b>	PDP-15-080	
<b>Requested Permits/Approvals</b>	Coastal Development Permit Architectural Review	
<b>Site Location</b>	412 Casa Del Mar Drive/APN 048-232-070	
<b>Applicant/Property Owner</b>	Juan Vasquez	
<b>Project Planner</b>	Douglas Garrison; (650) 712-5836; <a href="mailto:dgarrison@hmbcity.com">dgarrison@hmbcity.com</a>	
<b>Zoning District</b>	R-1-B-2 Single-Family Residential	
<b>LCP Land Use Plan Designation</b>	Medium Density Residential	
<b>Water Service</b>	Water service is existing	
<b>Sewer Service (Sewer Authority Mid-Coast)</b>	Sewer service is existing	
<b>Street Improvements</b>	None required.	
<b>Environmental Determination</b>	Categorically Exempt pursuant to CEQA Guidelines Section 15303(a) – minor addition that is less than 50% of the area of the existing structure and less than 2,500 sq. ft.	
<b>Heritage Trees</b>	None affected by the addition	
	Tree protection not required	
<b>Story Poles</b>	<b>Not</b>	<b>No</b> Located in a Visual Resource Area
	<b>Required</b>	<b>No</b> Variance or Exception required
		<b>No</b> Located in a largely undeveloped area
<b>Right of Appeal</b>	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, City action is final.	

### Site and Surrounding Properties

The project site is located in the existing Casa del Mar neighborhood at 412 Casa Del Mar Drive (see Figure 1). The site is developed with a single-story, single-family residence. The existing residence includes a 503-square-foot addition that was constructed without benefit of the required Coastal Development and Building Permits. A small shed is located near the rear property line at the north east corner of the site. Land use, zoning, and Land Use Plan designations for properties surrounding the subject site are as follows:

North	Single-Family	R-1-B-2 Single-Family Residential/Medium Density Residential
South	Single-Family	R-1-B-2 Single-Family Residential/Medium Density Residential
East	Single-Family	R-1-B-2 Single-Family Residential/Medium Density Residential
West	Single-Family	R-1-B-2 Single-Family Residential/Medium Density Residential



Figure 1. Site Location

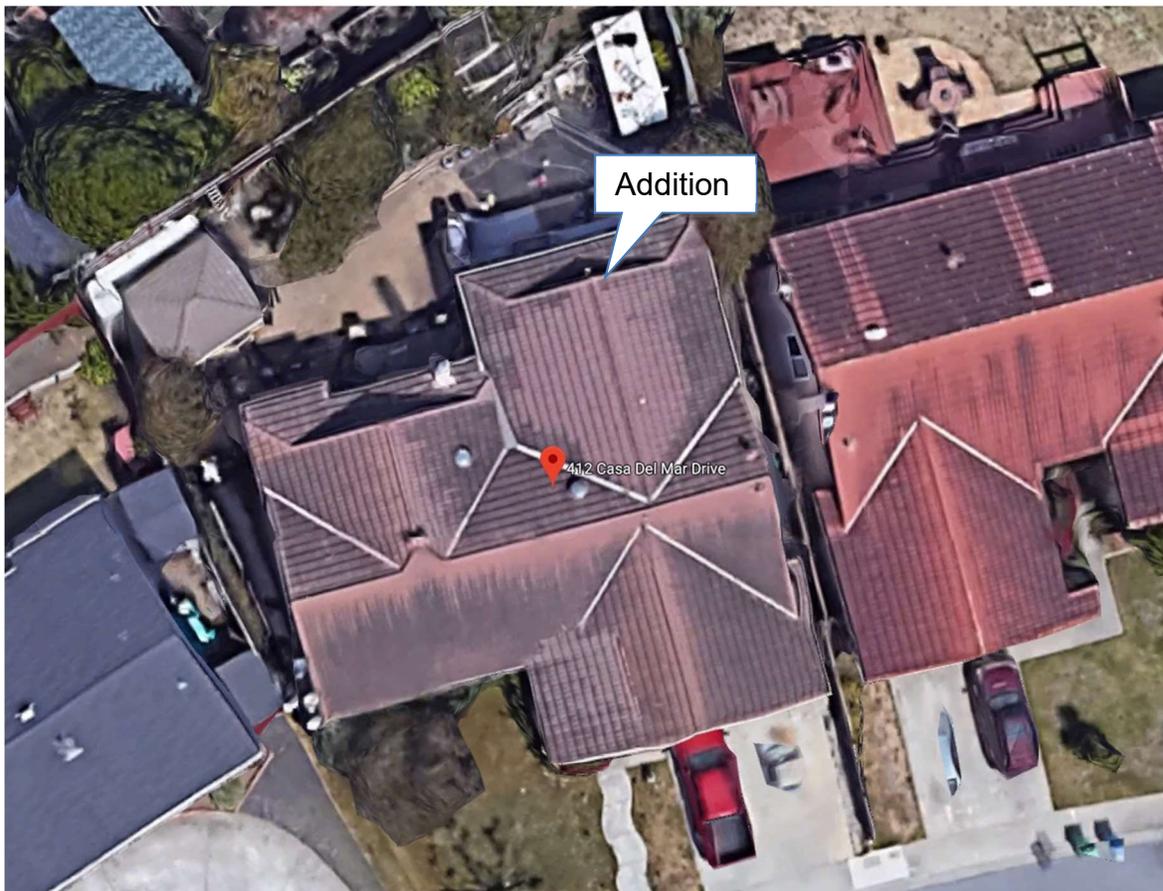
Sidewalks exist across the site frontage and along both sides of Casa del Mar Drive.

### Project Description

The application seeks approval of an existing 503 square-foot family room addition located at the rear of the existing residence (at the northeast corner of the building). Building Permit records indicate that a 234 square-foot patio was approved and constructed in 1997. Subsequently, the covered patio was fully enclosed, expanded to 503 square feet, converted to conditioned space, and incorporated into the existing house as a family room, all without benefit of the required Coastal Development Permit, Architectural Review, or Building

Permits. Staff received a complaint regarding the unpermitted construction and other quality of life issues and initiated a code enforcement investigation. The primary requirement at this time, is to legalize the building addition by approval of a Coastal Development Permit (CDP) and a Building Permit. The property owner filed the current application in September 2015, requesting approval of the unpermitted building area and proposing a new second-story addition. The second-story expansion was subsequently withdrawn from the application, leaving only the existing first-floor family room addition. The plans also included demolition of the 120 square foot existing shed, located in the rear yard. The applicant is no longer proposing to demolish this structure.

Prior to conversion of the patio, the gross floor area of the house was 1,472 square feet.<sup>1</sup> With enclosure and conversion of the patio to conditioned space, the floor area is 1,975 square feet. Total lot coverage including the existing shed and attached garage is 2,543 square feet. Exterior materials for the additional enclosed building space include stucco with aluminum windows. The color of the addition matches the existing house.



**Figure 2. Aerial Photo of Addition**

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<sup>1</sup> Floor area includes only enclosed area of a building.

### **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 and Building Code,<sup>2</sup> conformance with the San Mateo Countywide Water Pollution Prevention Plan, conformance with the Single-family Residential Design Guidelines, and compatibility with adjacent development.

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

The project consists of an addition to an existing residence, located on a lot, within a fully developed residential neighborhood, where public services and infrastructure exist. The proposed development is consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation and is not located within a Coastal Resource Area.

Table 1 identifies key Zoning Code/LCP Implementation Plan issues and indicates their applicability to the subject site. The site is not located within a Coastal Resource Area that is designated as a sensitive environmental, visual, or historic resource and the proposed single-family residence will not obstruct coastal or other public access.

**Table 1. Key Zoning Code/LCP Implementation Plan Issues**

<b>Issue</b>	<b>Applicability/Explanation</b>	
Environmentally Sensitive Habitat Area	No	None within 100 feet of the site.
Visual Resource Area	No	Not located within a Visual Resource Area.
Obstruct Public Access	No	No impact to existing access.
Archaeologically Resource Area	No	Not in an area of archaeological sensitivity.
Historic Resources	No	No historic resources exist on the site or area.

#### **Conformance with the Zoning and Building Codes**

The site is located within the R-1-B-2 Single-Family Residential Zoning District. Single-family residences are a principally permitted use in the R-1-B-2 District. The site qualifies as an “Exceptional Lot” pursuant to Zoning Code Section 18.02.040, the site is subject to the development regulations of the R-1 Single Family Residential District. The addition conforms to all the development standards of the R-1 District, as indicated in Table 2. The minimum combined side setback for the existing residence (prior to the addition) does not conform to the current standard of 20% of the lot width. The setback for the existing residence is considered legal non-conforming, in that it conformed to the requirements in effect at the time it was originally approved. The addition conforms to the more restrictive current setback standards and will not make the building setbacks less conforming.

<sup>2</sup> The Zoning Code is the LCP Implementation Plan.

**Table 2. Conformance with R-1 District Requirements**

Development Standards	Zoning Requirements	Proposed
Min. Site Area	7,500 sq. ft.	7,230 sq. ft. (existing)
Min. Average Site Width	75 ft.	69 ft. (existing)
Min. Front Setback	20 ft.	20 ft.
Min. Interior Side Setback	5 ft.	5 ft.
Minimum Combined Side Setback	20% lot width (14.13 ft.)	10.75 ft. (original residence) 23.25 ft. (addition)
Min. Rear Setback	20 ft.	24 ft.
Max. One-Story Height	20 ft.	13 ft.
Max. Floor Area Ratio	0.5:1 (3,615 sq. ft.)	0.35:1 (2,543 sq. ft.)
Max. One-Story Lot Coverage	50% (3,615 sq. ft.)	35% (2,543 sq. ft.)
Min. Parking Spaces	2 garage spaces	2 garage spaces
Maximum Building Envelope	Per Zoning Code	Conforms

**Conformance with Storm Water Run-off Requirements**

In support of the San Mateo Countywide Water Pollution Prevention Program, the City’s standard conditions for new development require projects that create new impervious surfaces to provide on-site detention or other measures to accommodate the additional runoff associated with those surfaces. The portion of the addition that is subject to this requirement would have added approximately 270 sq. ft of impervious surface. Additionally, the applicant has installed impervious sheeting on the ground over portions of the back yard that is inconsistent with this requirement. The applicant has agreed to remove the sheeting and install bark, vegetation, or other pervious landscape material. This also responds to neighbor concerns over smells emanating from the backyard from cleaning chemicals used to clean the sheeting. Condition No. B-8 in the Draft Conditions of Approval, in Exhibit B, of the attached Resolution (Attachment 1), requires the sheeting to be removed and replaced prior to issuance of a building permit for the addition. Condition No. B-4 requires the applicant to include at least one approved stormwater control measure in the building permit application.

**Design Compatibility**

The Single-Family Residential Design Guidelines (RDG) promote single-family additions that are consistent with the architectural design of the original structure and that are compatible with the surrounding neighborhood. This single-story addition is compatible with the overall design of the residence. The addition is well integrated with the original structure and

materials and colors match that of the original house. The small size of the addition results in a house that remains in scale with the surrounding neighborhood, and due to its location at the rear of the house and single-story height, the addition has minimal effect on views from the street. The hip roof reduces the perceived massing as viewed from adjacent properties in conformance with RDG recommendations.

### **Code Enforcement / Neighbor Concerns**

The building addition was initially reported to the City as a Code Enforcement complaint. As noted in earlier sections, the approval of this CDP, Applicant compliance with the attached conditions of approval and the issuance of a Building Permit will resolve the construction without permits complaint. A number of other quality of life issues were also reported. These focused primarily on: 1) Noise associated with loud cars and dog barking; 2) Unpleasant odors emanating from the backyard due to dog feces and the cleaning agents used to clean the impervious sheeting that was covering a portion of the backyard; 3) Overflowing trashcans due to the number of people residing in the residence; and 4) The large number of cars belonging to residents and visitors of this residence that were parking on the street and obstructing driveways and fire hydrant access. Recent comments are included in Attachment No. 3.

Code Enforcement, Planning and Building Department staff have met with neighbors and the applicant in an effort to resolve these issues. A number of the complaints are outside of our purview. Consequently, neighbors have been instructed to report parking or moving vehicle violations and excessive noise to the police. It should also be noted that Casa del Mar is a public street and there is no limit to the number of legally registered vehicles that can be parked on the street. Similarly, there is no restriction on the number of roommates or family members that can live in a single-family dwelling. The property does not meet the City definition of a hotel or boarding house. Planning and Code Enforcement staff have performed site visits in recent weeks and have not observed unpleasant odors, dog barking or excessive trash.

### **Conformance with Building Code Requirements**

Building code violations, consisting of removal of smoke alarms and installing keyed-locks on bedroom doors have been corrected by the Applicant. Staff confirmed compliance during an April 18, 2018 inspection. Condition No. B-2 of this permit requires the Applicant to submit a Building Permit application within 60 days of CDP approval. When the Building Permit application is submitted, Building Department staff will review the plans and perform inspections to ensure that the addition and any other interior alterations that may exist comply with all relevant building and fire code requirements.

### **Conclusion**

Based on the above analysis, staff concludes that the proposed residence is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, the City's storm water runoff requirements, and the Single-Family 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
3. Comments from Neighbors

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-\_\_\_\_\_**  
**RESOLUTION FOR APPROVAL**  
**PDP-15-080**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW A 503 SQUARE-FOOT SINGLE-STORY ADDITION, ORIGINALLY CONSTRUCTED WITHOUT BENEFIT OF PERMITS, TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 412 CASA DEL MAR DRIVE IN THE R-1-B-1 RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 048-232-070)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow a 503 square-foot, single-story addition constructed without permits to an existing single-story, single-family residence on a 7,230 square-foot lot at 412 Casa Del Mar Drive in the R-1-B-2 Residential Zoning District and the Residential Medium Density General Plan designation (APN048-232-070); 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 May 2, 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 a 503 square-foot, single-story addition to a single-family residence is exempt from CEQA pursuant to California Administrative Code Section 15301 (e) which exempts the construction of an addition that is less than 50 percent of the floor area of the existing structure and less than 2,500 square feet; 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-15-080.

**PASSED AND ADOPTED** by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held on May 2, 2018.

APPROVED:

\_\_\_\_\_  
Jill Ekas, Community Development Director

**EXHIBIT A**  
**FINDINGS AND EVIDENCE**  
**Community Development Director Resolution CDR-\_\_\_\_\_**  
**PDP-15-080**

**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 may be modified by conditions of this Approval, conforms to the Local Coastal Program.*

**Evidence:** The project consists of an addition to a single-family residence on a developed 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 and Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay.

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

**Compliance:** The proposed project has been subject to design review by the Community Development Director and determined to be consistent with the Single-Family Residential Design Guidelines and Chapter 14.37, Architectural Review and Design Approval, of the Municipal Code.

**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 project is not located at or near identified archaeological or paleontological resources. No subsurface excavation is proposed.

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 project does not involve construction of a new dwelling unit; therefore the project is consistent with the City's growth management system.

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 addition to the existing single-family dwelling conforms to the requirements of the R-1-B-2 Residential Zoning District, which allows single-family residential uses. The proposed setbacks, lot coverage, height and parking for this addition, meet the applicable requirements of the R-1 Zoning District and other relevant provisions of the Zoning Code.

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:** This developed site is located in an existing neighborhood where utilities and services are available. Sidewalk improvements are existing along the project frontage.

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 project is not located between the sea and the first public access road parallel to the sea.

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:** Zoning Code Section 18.06.010 states that the intent of the residential chapter is to establish residential districts and guide the orderly development within each district. It further states that the residential district regulations are intended to ensure provision of adequate light, air, privacy and open space for each dwelling by establishing reasonable development standards for the mass, scale and location on a building site for all new residential construction and to achieve a high standard of site and building design and design compatibility with surrounding neighborhoods. The proposed project has been designed in conformance with the R-1 Single-Family Residential Zoning District requirements for Exceptional lots (Zoning Code Section 18.06.050, Table F). The project is also in conformance with the Single-Family Residential Design Guidelines, the objectives of which include ensuring compatible design within existing neighborhood contexts.

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.*

**Evidence:** The proposed project has been designed in conformance with the R-1 Single-Family Residential Zoning District requirements for Exceptional lots (Zoning Code Section 18.06.050, Table F). The project is also in conformance with the Single-Family Residential Design Guidelines, the objectives of which include maintaining strong property values, compatible neighborhoods, and a healthy environment.

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

**Evidence:**

The Single-Family Residential Design Guidelines (RDG) promote single-family additions that are consistent with the architectural design of the original structure and that are compatible with the surrounding neighborhood. This single-story addition is compatible with the overall design of the residence. The addition is well integrated with the original structure and materials and colors match that of the original house. The small size of the addition results in a house that remains in scale with the surrounding neighborhood, and due to its location at the rear of the house and single-story height, the addition has minimal effect on views from the street. The hip roof reduces the perceived massing as viewed from adjacent properties in conformance with RDG recommendations.

**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 (e) in that the project consists of a minor addition to an existing single-family residence that is less than 50% of the floor area of the existing structure and less than 2,500 square feet.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Community Development Director Resolution CDR- \_\_\_\_\_**  
**PDP-15-080**

**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 titled "An addition for the Juan Vasquez-Ruis Family, with a City date stamp of September 25, 2017, except that the shed marked for removal may remain and any other revisions that may be 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. Sidewalk 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. CONSTRUCTION PLANS. In addition to this Coastal Development Permit(CDP), a Building Permit is required to finish legalizing this addition that was constructed without permits. The Building Permit Application shall be submitted to the Community Development Department within 60 days of the final CDP approval by the City. The File Number PDP-15-080 and the Conditions of Approval for this project shall be provided on the cover page of the Building Permit application plan submittal. (Planning)
3. DEMOLITION. 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)
4. 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. 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.

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

- 5. 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)
- 6. 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)
- 7. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. (Water District)
- 8. REAR YARD LANDSCAPING. The applicant shall remove the sheeting material covering portions of the rear yard and replace this material with wood chips, bark, vegetation, or other pervious material to the satisfaction of the Community Development Director. If the replacement 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)

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

- 1. 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)
- 2. 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)

**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 plans. (Planning)
2. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of a 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)

Resolution CDR \_\_\_\_\_

**ATTACHMENT No. 2**

**Neighbor Comments**

## Douglas Garrison

---

**From:** Malia DeFelice <malia.defelice.sas@gmail.com>  
**Sent:** Sunday, April 22, 2018 11:46 AM  
**To:** Code Enforcement; Code Enforcement; Carol Hamilton; mlhanna57@gmail.com; Douglas Garrison  
**Subject:** Continuing problems at 412 Casa Del Mar Dr  
**Attachments:** BlockedDriveway3252018.jpg; BlockedFireHydrantMarch272018.jpeg; BlockedHydrant492018.jpeg

Carol.

I'm writing today to complain about the continuing problems at 412 Casa Del Mar Dr. I last wrote to you on 8/22/17 about a fire in Juan's backyard and the overpowering smell of feces. You suggested we meet, but it was impossible at the time. I am writing today, because the same problems that myself and our neighbors have been complaining to the City of Half Moon Bay about, for 5 years now, continue everyday. The problems have not gone away.

Too many people live at 412 Casa Del Mar Dr. **and they feel they have the right to do whatever they want with no respect for the rest of the neighborhood.** This is a boarding house/hotel in a residential neighborhood of single family dwellings. We have no idea exactly how many people live in this house, but it is somewhere between 12 and 20 or more. As we have complained and have met with the city previously, we have noted there are residents, renters and a continuing in and out of short and long term transients. We don't know who our neighbors are. These are the continuing problems:

**Vehicles:** This boarding house should have its own parking lot. There are too many vehicles associated with this house and **The BIGGEST PROBLEM IS everyone wants to park as close to the front door of this house as possible. As a result the fire hydrant is continually blocked and both the fire hydrant, red zone and OUR DRIVEWAY is constantly used as a loading zone.** I have attached a photo of Juan blocking our driveway with his White GMC Van. **I have complained about this for 5 years now. The residents/transients continue to have little or no respect for the law, or for our driveway, or the rest of the neighborhood in the event there is an emergency and emergency crews need to access the fire hydrant.**

**A simple solution would be for JUAN TO LEAVE THE SPACES IN FRONT OF HIS HOUSE OPEN So those coming and going can use those spaces as a loading zone instead of OUR DRIVEWAY, The FIRE HYDRANT or THE RED ZONE.**

**The fire hydrant is constantly being blocked.** I have attached 2 photos of the fire hydrant begin blocked. Last week I called the police twice because our fire hydrant was blocked by a succession of vehicles parking in front of it. First I woke up to a white pick-up blocking the fire hydrant. That vehicle was driven by a transient staying at Juan's house. It left and then a big blue Ford F150 parked in front of the fire hydrant. **At this point I called the police.** The F150 left, not sure if the police got there in time. The F150 came back later in the evening and blocked the fire hydrant again. **I called the police again.** This time the police arrived and ticketed the truck, a man came out of 412 Casa Del Mar and I observed this man ARGUING with the police. It may have been Juan but his back was to me so I was not sure. But Juan's children were there listening to the adult (Juan?) argue with the police. **SUCH A BAD EXAMPLE the adult sets for the children. Taking the lead from this elder (Juan?) the other day Juan's son blocked the fire hydrant – photo attached. We are sick of the cars, sick of the**

**disregard for the law and sick of the disrespect for the neighbors. Though we have complained about this for 5 years now, we still see this household Bar-B-queing in the garage with the door partially closed. This is a fire hazard, especially since the bar-b-que is a hand made thing. Also ANOTHER FIRE HAZARD - last year I had to call the fire department because Juan, with no respect for his neighbors, built a fire in his yard which got out of control. It was a windy day. We had burning bits of (trash?) blowing into our yard and falling on our deck and roof. The fire dept. came and told Juan to put the fire out, but we had ash all over our deck, outdoor furniture and shed which we had to clean up. ALSO WITH THE NUMBER OF PEOPLE, IN THIS HOUSE, AND APPARENT NEW TENANTS, HOW DO WE KNOW THE ILLEGAL PARTITIONS HAVE NOT GONE BACK UP INSIDE THE HOUSE? HOW DO WE KNOW THERE IS NOT A FIRE HAZARD INSIDE THE HOUSE?**

**There seems to be NO END IN SIGHT from the vehicles of 412 Casa Del Mar Dr. blocking the fire hydrant. IT IS A DAILY OCCURRENCE. WILL THE CITY PLEASE COME OUT AND RE-PAINT THE RED-ZONE WITH FRESH RED PAINT?**

**In addition to all the spaces taken up in front of Juan's House, the parking spaces in front of 413,411,409, sometimes 407, 408 and 410 Casa Del are dominated by the vehicles associated with 412 casa Del Mar. These vehicles drip oil and leave ugly black patches on the road in front of these houses. I know those neighbors are very unhappy with this. It makes those properties look bad and devalues the look of the neighborhood. Several residents are elderly women living on their own AFRAID TO SPEAK OUT to the city because they feel intimidated by the men who own these vehicles. But they complain to us about the oil. Marta and I have asked Juan to clean up these oil messes. BUT NOTHING IS BEING DONE.**

**Is there anything the city can do to ask this household to clean up the oil?**

**Loud Vehicles: –**

**Juan's son now has a car. It has a very loud noise enhanced engine. One can hear this vehicle all the way from Hwy 1 as it drives down the street. Juan's son parks his car nightly in front of 409 Casa del Mar Dr. In the mornings, rather than have folks walk from 412 Casa Del Mar, to 409 Casa Del Mar, the son will move his car from where he parks it and let's it idle in front of 412 Casa del Mar (sometimes blocking our driveway, blocking the fire hydrant, or in the middle of the street) while he picks up people or items. One morning the car idled LOUDLY for 20 minutes. The idling is so loud that it wakes us up in the morning sometimes as early as 5:30am. When he pulls away, he intentionally REVS THE ENGINE and speeds down the street. Is there anything the City can do to stop this insolent young man from being SO disrespectful and waking up the entire neighborhood?**

**Dog issues/Barking:** Apparently there are new tenants/TRANSIENTS?. There are NOW THREE DOGS living in this house. Just to remind you, over the years my husband and I have had to call the police about 7 times because Juan left his dog ( a large 80 lb pit-bull mix) out and barking unattended at night. The police have responded, have spoken to argumentative Juan and finally the dog gets put away at night. However, there are times that the dog barks all day long. It is very annoying listening to this barking dog. With the addition of the third dog in this household, Juan's dog has begun barking in the daytime more often. Juan's dog almost never gets walked and it gets left out in the cold and rain. The other 2 dogs get more attention, So Juan's dog barks and whines. Sometimes on and off all day. More often than not, no one in this house supervises the dog or attempts to silence it. They let it bark at will. We have spent over \$200 on anti-bark devices to try to alleviate the nuisance ourselves, but they can be ineffective at times, especially since there is so much junk in Juan's yard for the dog to hide behind. So we are now faced with a daytime barking dog.

**3 years ago Randy Sweet, an employee of the Code Enforcement, sent me this:**

Regarding Curfew-Offensive noise complaints (HMBMC Section 9.23.010)

A. No person shall between the hours of ten p.m. and eight a.m. make, cause, suffer or permit to be made any offensive noise (1) which is made within one hundred feet of any building or place regularly used for sleeping purposes, or (2) which disturbs, or would tend to disturb, any person within hearing distance of such noise.

In your email below, it appears that all recent noise complaints were unfounded upon the Sheriff's Department arrival. You can continue to contact the San Mateo Sheriff's Department at (650)726-8288. Based on the Sheriff's report and at their discretion they will forward curfew violations to the Code Enforcement Department and I will address accordingly. **So basically, this HMB employee implied that it is OK for a dog to bark all day long between 8:00am and 10:00pm. Did Randy, as a representative of the City of Half Moon Bay, tell Juan that it is OK for a dog to bark all day long unsupervised, did Randy give Juan the OK?**

**And Randy was incorrect. The last sheriff to come out, HEARD how awful the barking was and spoke to Juan who of course argued with him. We have dogs all around us. All the other households supervise their dogs day and night because they respect their neighbors. But Juan feels it is his dog's right to bark whenever it feels like it. And I believe Randy Sweet enforced the idea. Are we forever stuck with an unsupervised daytime barking dog?**

**Pit-bull off leash - Last week , Juan's pitbull got out of the backyard and was roaming free. It was right under my home office window barking at me. I opened my front door to shoo it back to Juan's house, but it got right on my porch and it tried to get in my house. It is a friendly dog and I am not afraid of it. But I have seen it get loose other times and charge other leashed dogs being walked by their owners. Juan refuses to put a collar on the dog. It is a big dog. Probably weighs 80 lbs. If Juan's dog had seen my cat inside my house and charged it, I could not grab it by the collar, or attempt to control it in any way. This is just another example of how out of control and irresponsible Juan is and how Juan believes he can do whatever he wants with no regard for his neighbors. I was able to block it and shut my door and get it off my porch and back to Juan's front yard. There was no body there looking for the dog. THE DOG HAS BEEN LOOSE OTHER TIMES AND WE OFTEN HAVE TO CLEAN UP ITS FECES ON OUR LAWN.**

**Overflowing Garbage – 412 Casa Del Mar Dr. does not have enough garbage cans to accommodate this crowded house. The garbage containers are always overflowing. Trash ends up in the street. NO one picks up the overflow trash. They let it sit in the street and waits until the wind blows it into their neighbors yards, usually our yard, because we are right next door and downwind. THIS IS SO IGNORANT AND DISRESPECTFUL. Trash in the street degrades and devalues the neighborhood. Last weeks garbage overflow is still in the gutter. I have to pick up their trash every week. I'm sick and tired of it.**

**I've been complaining about this for 5 years. Can the city help us?**

**Smells – For 5 years I've been complaining about the smells coming out of the backyard. Juan ripped all the grass out of his yard and put down some paper/plastic/ fabric/ who knows what material when he built the illegal extension. It has been absorbing smells for 5 years. The yard smells dirty, like a dirty dishrag. I wonder if they don't have access to the kitchen and wonder if they dump their food waste on the ground. The dog is rarely walked so we know it urinates and defecates in the backyard. From time to time they dump chemicals to try to clean. The chemicals are overwhelming and just as bad and sometimes worse than the unhealthy smells. It is so strong, that I sometimes cannot go outside and cannot open my windows otherwise my home becomes filled with the smells from Juan's yard. At one point we met with the City and someone said they had to be so much drainage in a yard. What has happened to that? Is there proper drainage in this yard? Why**

does it smell? We cannot smell our other neighbors yards. Only 412 Casa Del Mar Dr. smells and it's because this house is too crowded.

**All we WANT is to be able to enjoy our property WITHOUT BEING AFFECTED BY OUR NEIGHBORS. But almost daily, there is some annoyance factor coming from this boarding house at 412 Casa Del Mar Dr. We would like to sit in our yard and not smell our neighbors yard or have to listen to an unsupervised barking dog. We don't want our property devalued by our neighbors garbage, or have to constantly pick up their over-flowing trash that blows in our yard. We want to know the fire hydrant is clear in case of an emergency where every second counts. We want the aggravation of our driveway being used as a loading zone stopped. We don't want to be awakened by loud cars idling in front of our house. We do not treat our neighbors with disrespect. We hope that they can find a way to stop disrespecting us in return. As we look to the future, we feel we are being forced to decide whether we want to live next to this boarding house the rest of our lives.**

Marta and I would like to meet with you sometime soon. Can we meet Mon April 30 or Tuesday May 1?

Malia DeFelice  
414 Casa Del Mar Dr

**Below is a List of vehicles I also have hundreds of car photos I can show you AS THE CITY OFTEN HAS COMMENTED THEY DON'T SEE CARS. :**

White Dodge Ram pickup 7A19310 – belongs to Juan V.

White Dodge Ram pickup - 7B - belongs to Juan V.

White GMC Van - driven by Juan V. (new car?) – Marta has license plate

Maroon Transam 3HRG188 – belongs to Juan V.

Black Car – all make/model letters removed – 5THG??? - belongs to Juan Jose (son). LOUD

Green Nissan Altima B444S(or 5)0 - belongs to Marissa and long-haired man.

Red Chevy Truck 5X12029 - belongs to Marissa and long-haired man.

White Ford Mustang 4JHE835 – belongs to tenant

BMW convertible – 4RKX375

BMW Sedan – 5 DCD626

BMW sedan – in garage – will get plate number when I can

BMW SUV – 5WMH287 – Another identical blue BMW SUV had these plates: Blue BMW SUV 6FGA056 – is it the same vehicle or has he switched plates?

Motorcycle – 14X1911

Black Subaru WRX sedan – have photos

Bronze Ford Escort – have photos

Old Blue Ford F250 with big metal trailer takes up about 4 parking spaces

White Utility Van with rack – Marta has license plate

White multi passenger van – have photos

White letterless car (acrua) – guy is a mechanic sometimes comes over just to work on cars but car stays parked here for periods of time

White Ford Expedition 5HGL037

Black Ford Expedition







## Douglas Garrison

---

**From:** Marta Hanna <mlhanna57@gmail.com>  
**Sent:** Tuesday, April 24, 2018 3:08 PM  
**To:** Douglas Garrison  
**Subject:** Public Hearing PDP-15-080

Mr Garrison

I am writing this letter to express my concerns about allowing Juan Vasquez to have his permit for the 503 square foot single -story addition that he built.

Juan has been living at 412 Casa Del Mar Dr with his wife and 5 children for over 10 years. He has since been adding walls, extending the front door area and other types of construction. For the last 6 or 7 years he has been renting to families and tenants. My concern is that if we allow him to build more rooms without permits, will this bring more tenants to his home?

Currently there is a family of five living in the front of his house and another gentleman as well. That's 13 all together. There are 12 cars parked on the street that belong to Juans house and they are all leaking oil.

I understand that what goes on in one persons home is there business and there is nothing we can do about it but Juan should know

how this has frustrated all his neighbors living close to him. We take pride in our neighborhood and would like Juan to do the same.

I will try to attend the meeting on Wednesday may 2nd.

Thank you,

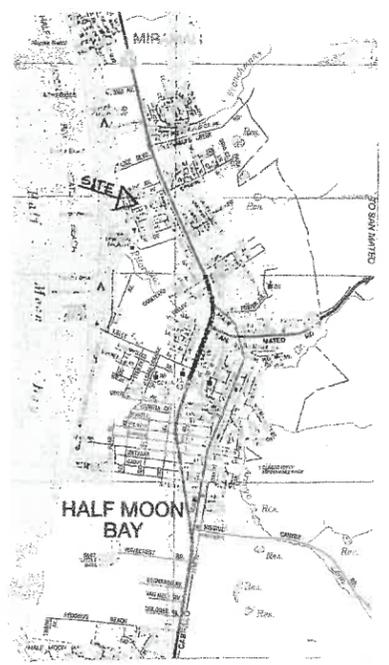
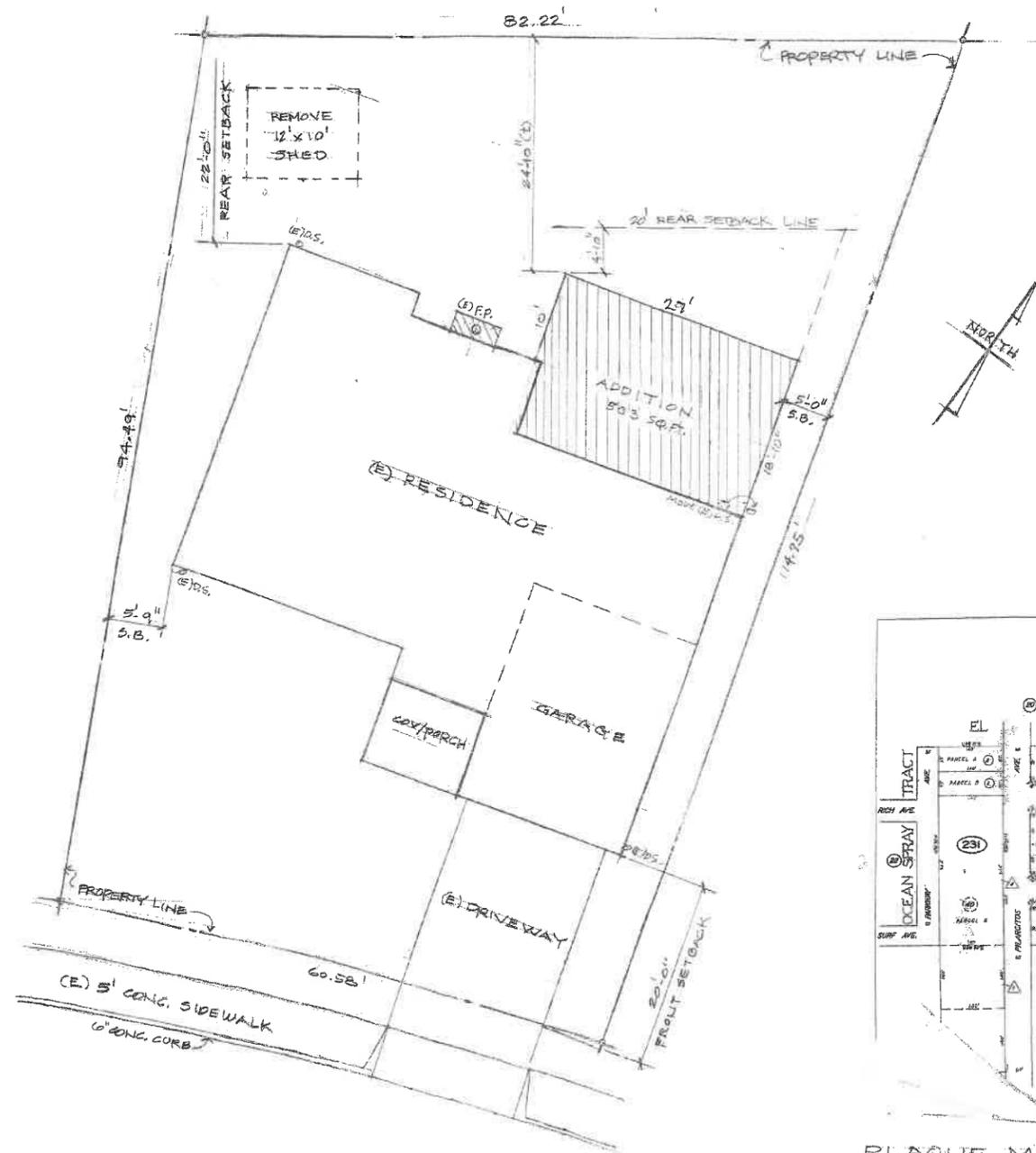
Mrs. Marta Hanna  
411 Casa Del Mar Dr

P.S. You mentioned that you could send me info regarding juans code updates

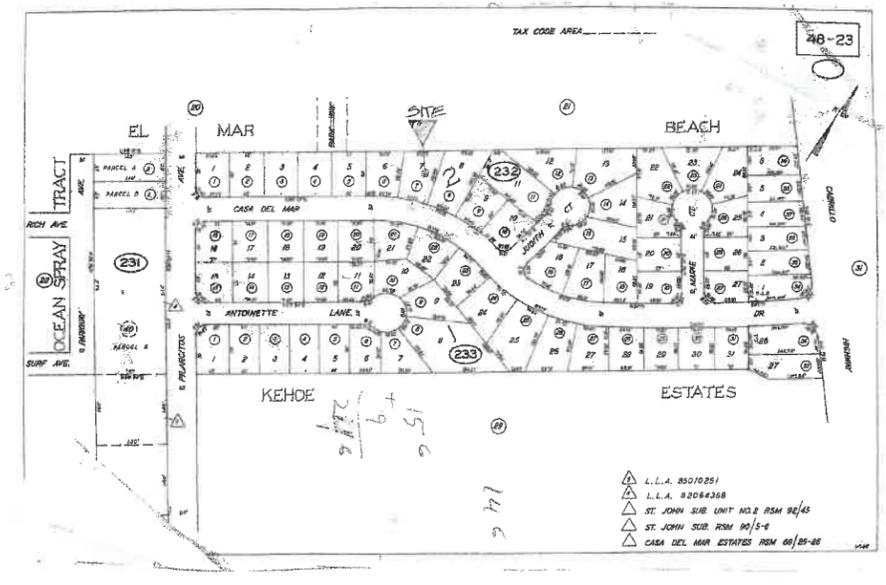
Thank you

**ATTACHMENT No. 3**

**Project Plans**



VICINITY MAP  
NO SCALE



PLAQUE MAP  
NO SCALE

**CASA DEL MAR DRIVE**  
50' RIGHT OF WAY

**SITE PLAN**  
APN 048-232-070  
NOTE: DIMENSIONS PROVIDED BY OWNER  
SCALE: 1/8" = 1'-0"  
AVERAGE LOT WIDTH = 82.22 (NORTH BOUNDARY) + 60.58 (SOUTH BOUNDARY) = 142.80  
142.80 / 2 = 71.4' AVERAGE X .20 = 14.28' COMBINED SIDE SETBACKS. EXISTING RESIDENCE DOES NOT MEET CURRENT PLANNING CODE ADAPTED AFTER RESIDENCE WAS BUILT.

**PLANNING DATA**

**LOT DESCRIPTION**  
APN: 048-232-070  
LEGAL DESCRIPTION:  
LOT AREA: 7,230 SQ. FT. (2)  
**CODE DATA**  
JURISDICTION: CITY OF HALF MOON BAY  
CITY HALL: 501 MAIN STREET, H.M.B., CA 94019  
SENIOR PLANNER: CAROL HAMILTON  
(650) 712-5836, chamilton@hmbcity.com  
BUILDING CODE: 2013 CALIFORNIA BUILDING CODE; 2013 UPC, EPC, CBC, CMC, CEC & 2013 T24 ENERGY  
ZONE DISTRICT: R-1  
CONSTRUCTION TYPE: 1.5 IN SINGLE FAMILY DWELLING  
**ZONING REQUIREMENTS**  
SETBACKS: FRONT = 20'; SIDE 3:5 MIN./20% OF AVERAGE LOT WIDTH COMBINED; REAR = 20' MIN.  
COVERAGE: 50% MAX. OF LOT AREA @ 1 STORY  
35% MAX. OF LOT AREA @ 2 STORY  
MAXIMUM HEIGHT: 20' @ 1 STORY; 28' @ 2 STORY  
FIRE SPRINKLING:  
TITLE 24 ENERGY/CALGREEN: REQ'D 400 SQ. FT. ADDN.  
**AREA SCHEDULE**  
EXISTING FLOOR AREA: 1,472.0 S.F.  
ADDITION: 503.2 S.F.  
TOTAL CONDITIONED: 1,975.2 S.F.  
GARAGE: 447.8 S.F.  
COV/PORCH (108.5) + EP (11.25) = 119.75 S.F.  
FLOOR AREA (GROSS): 2,423.0 S.F.  
FLOOR AREA RATIO: 2,423.0 / 7,230 = 33.5%  
COVERAGE (INCLUDING EP): 2,537.7 S.F. / 7,230 = 35.1%

**SHEET INDEX**

NO.	ITEM
A1	SITE PLAN, VICINITY MAP, PLAQUE MAP, PLANNING DATA
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	SECTIONAL VIEWS, ROOF & DRAINAGE PLAN
A5	FOUNDATION PLAN, ROOF FRAMING PLAN

PLANNING DEPT  
SEP 25 2017  
RECEIVED

REVISIONS	BY
8/21/2017	JRB
PLANNING	

**DESIGN GROUP**  
SANTA ANA WEST BRUNING ROAD  
SANTA ANA, CALIFORNIA 92705  
(714) 555-1337  
www.bruning.com

SITE PLAN  
VICINITY MAP  
PLANNING DATA  
PLAQUE MAP  
SHEET INDEX

AN ADDITION  
APR. THE JUAN VASQUEZ-ROUS FAMILY  
1412 CASADEL MAR DRIVE  
HALF MOON BAY, CA 94019

DRAWN	DATE
2/2/15	2/2/15
CHECKED	SCALE
	AS NOTED
	JOB NO.
	2015-7
	SHEET
	A1
OF	SHEETS

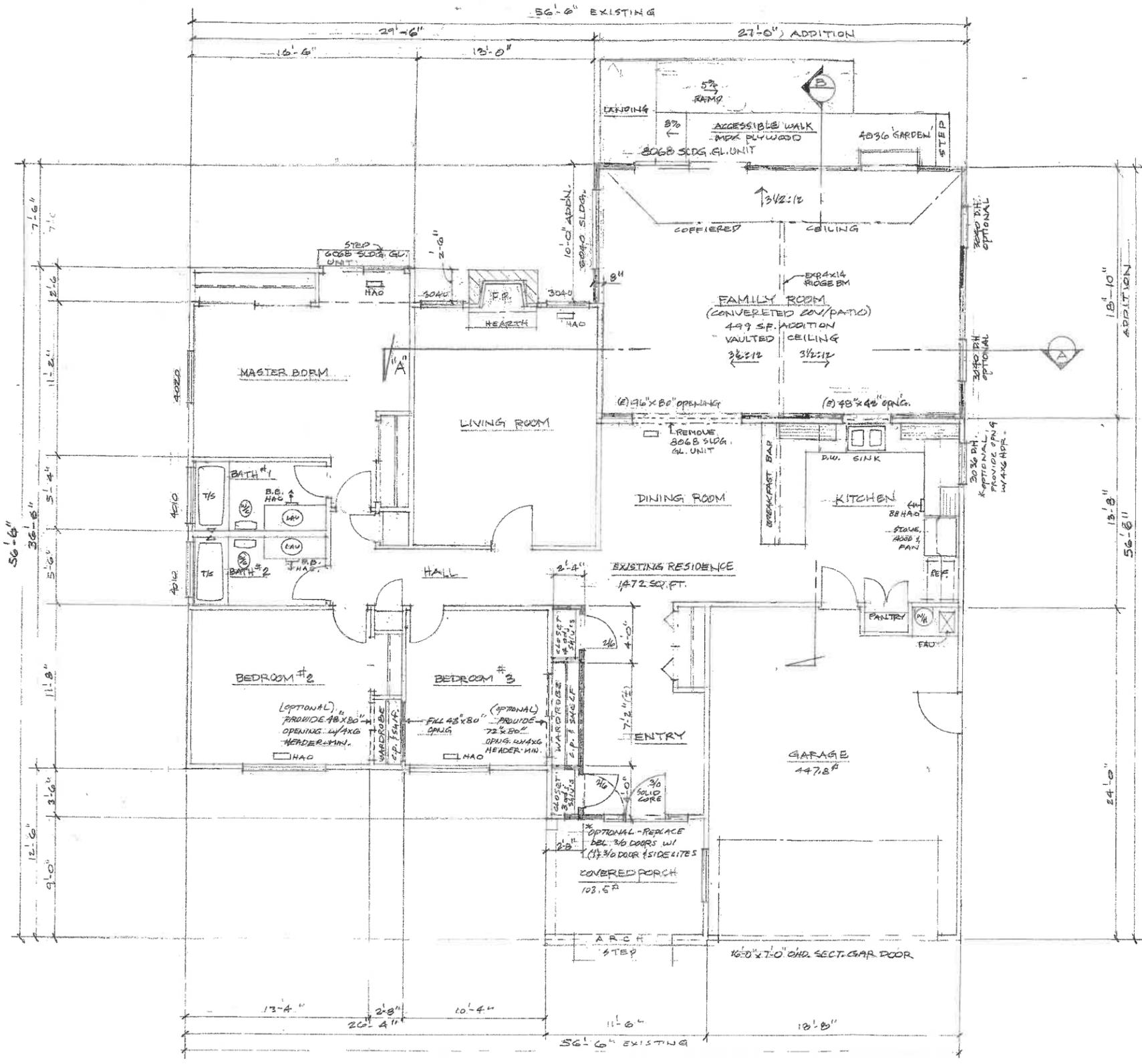
REVISIONS	BY

**DESIGN GROUP**  
 230 MARK WEST SPRINGS ROAD  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 534-7120  
 Email: jg@jgdesign.com

FLOOR PLAN

FOR: THE JUAN VASQUEZ-RUIZ FAMILY  
 412 CASA DEL MAR DRIVE  
 HALF MOON BAY, CA 94041

DRAWN: JRG  
 CHECKED: [ ]  
 DATE: 12-2015  
 SCALE: AS NOTED  
 JOB NO.: 2015-7  
 SHEET: A/2  
 OF SHEETS



**FLOOR PLAN**

**WALL SCHEDULE**  
 EXISTING (solid line)  
 NEW (dashed line)  
 REMOVE (dotted line)

SCALE 1/4" = 1'-0"

REVISIONS	BY
1	JRS
2	JRS
3	JRS
4	JRS
5	JRS
6	JRS
7	JRS
8	JRS
9	JRS
10	JRS

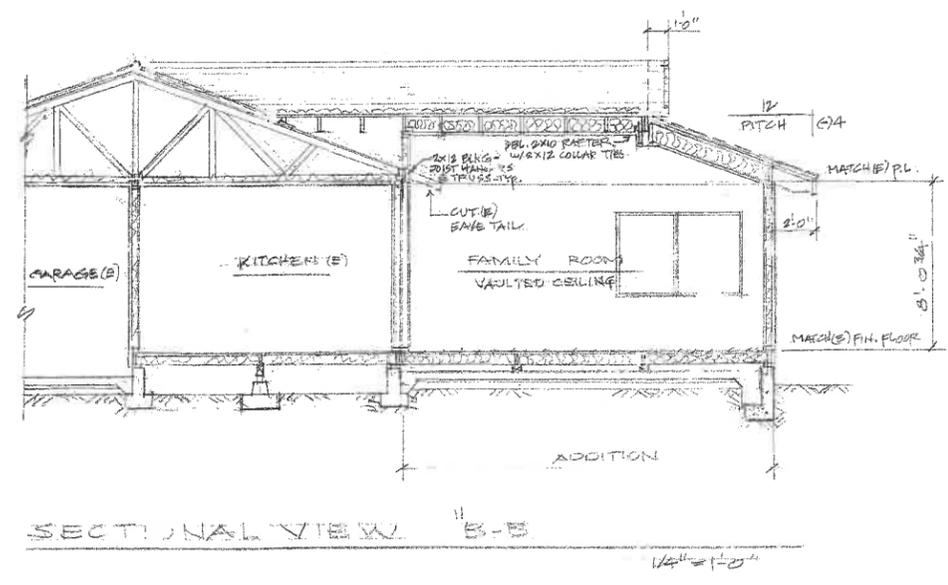
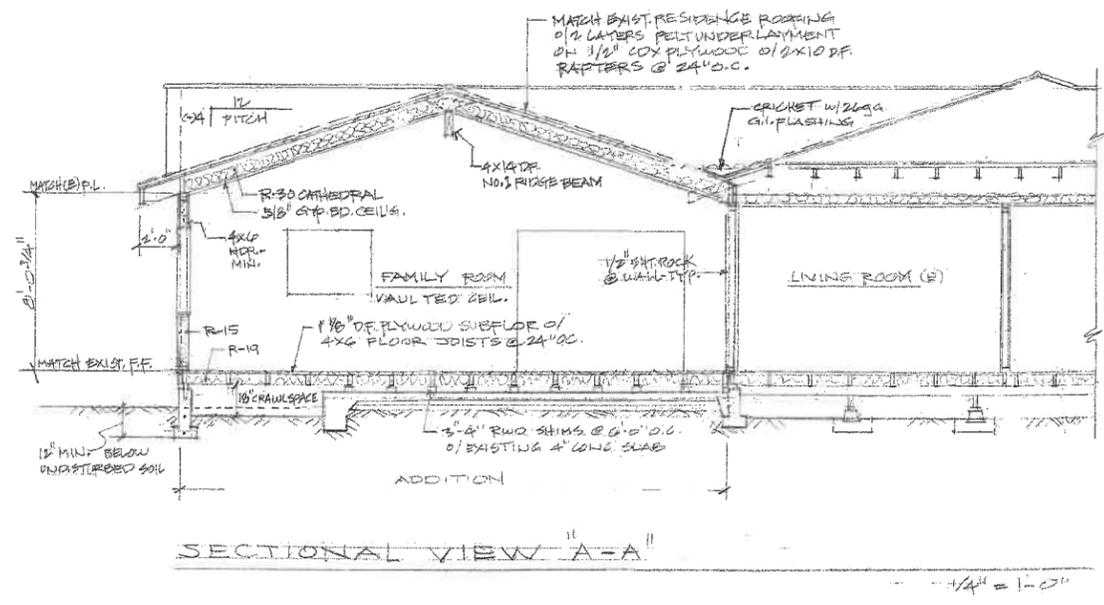
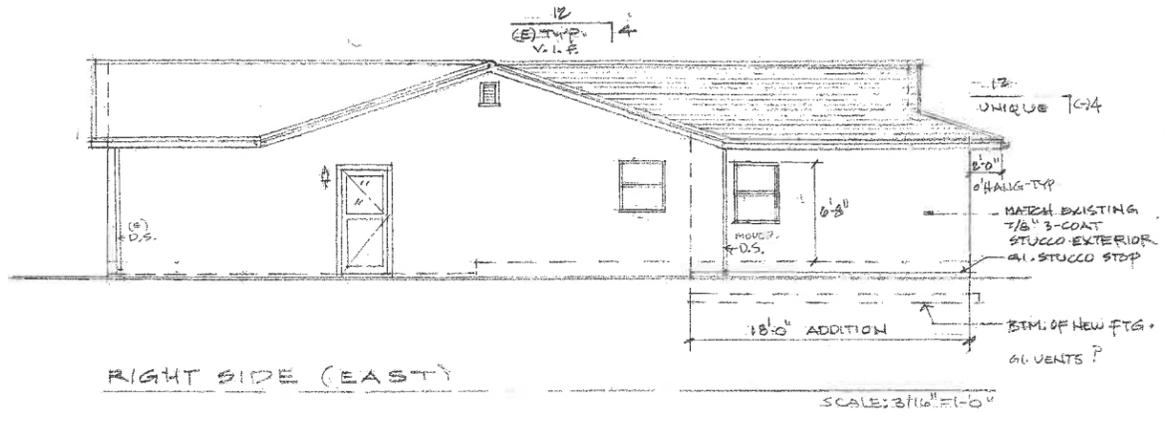
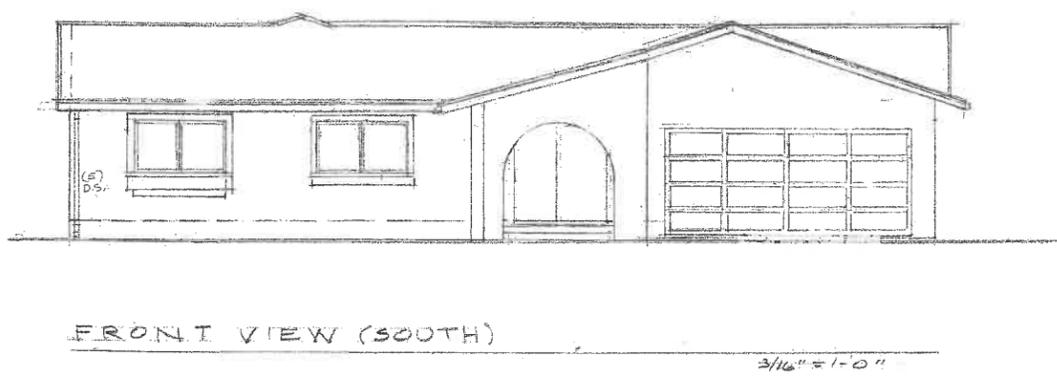
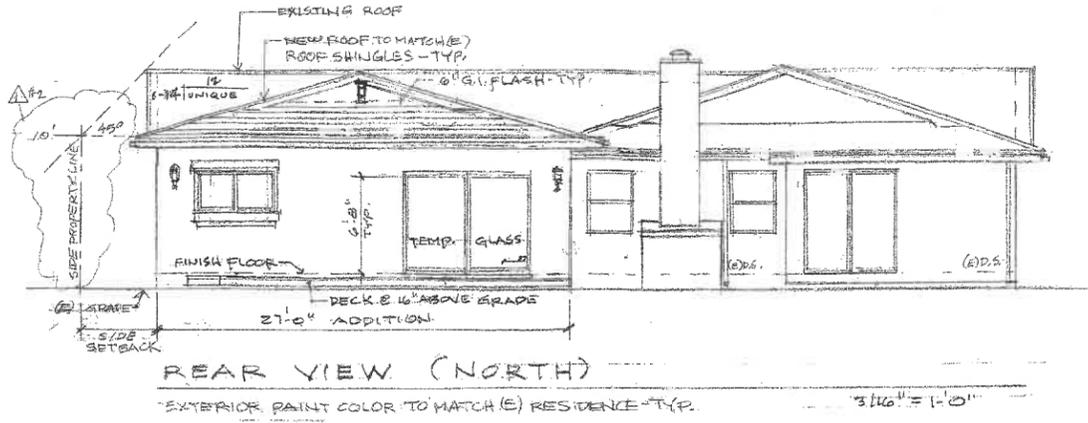
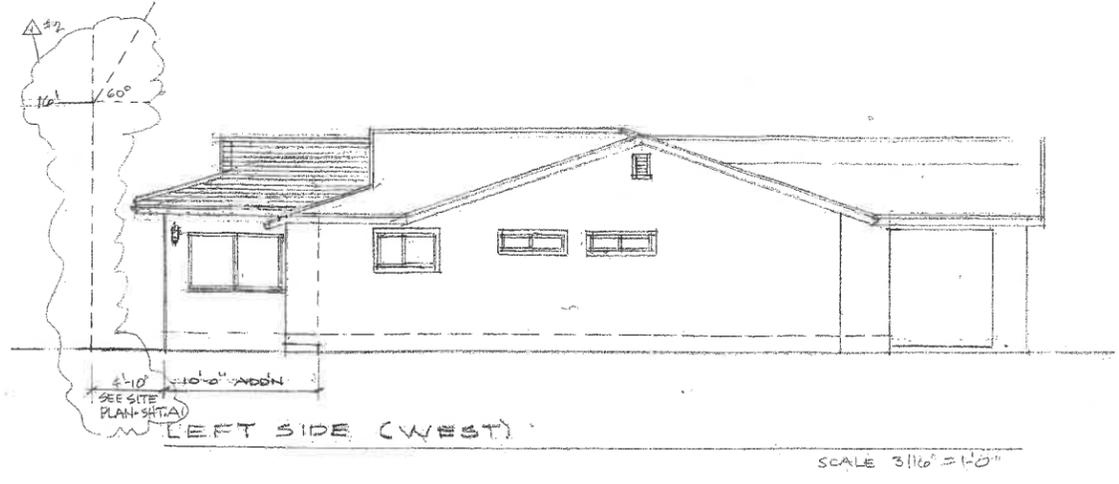
**DESIGN GROUP**

230 MARK WEST SPRINGS ROAD  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 536-3337 CELL (707) 235-7120  
 Email: jrs@jrsdesign.com

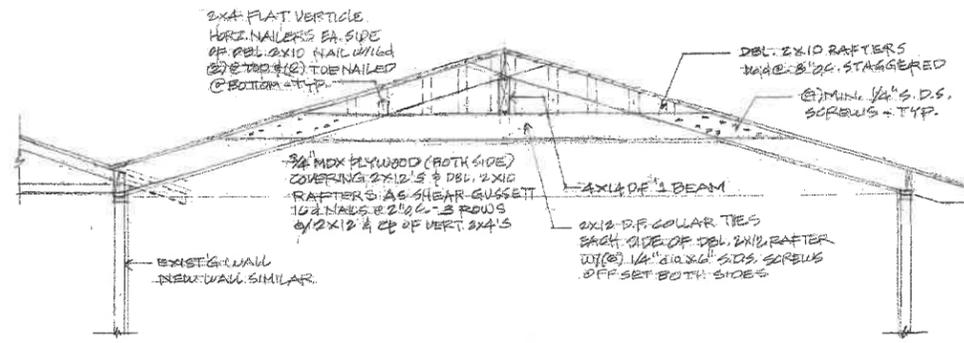
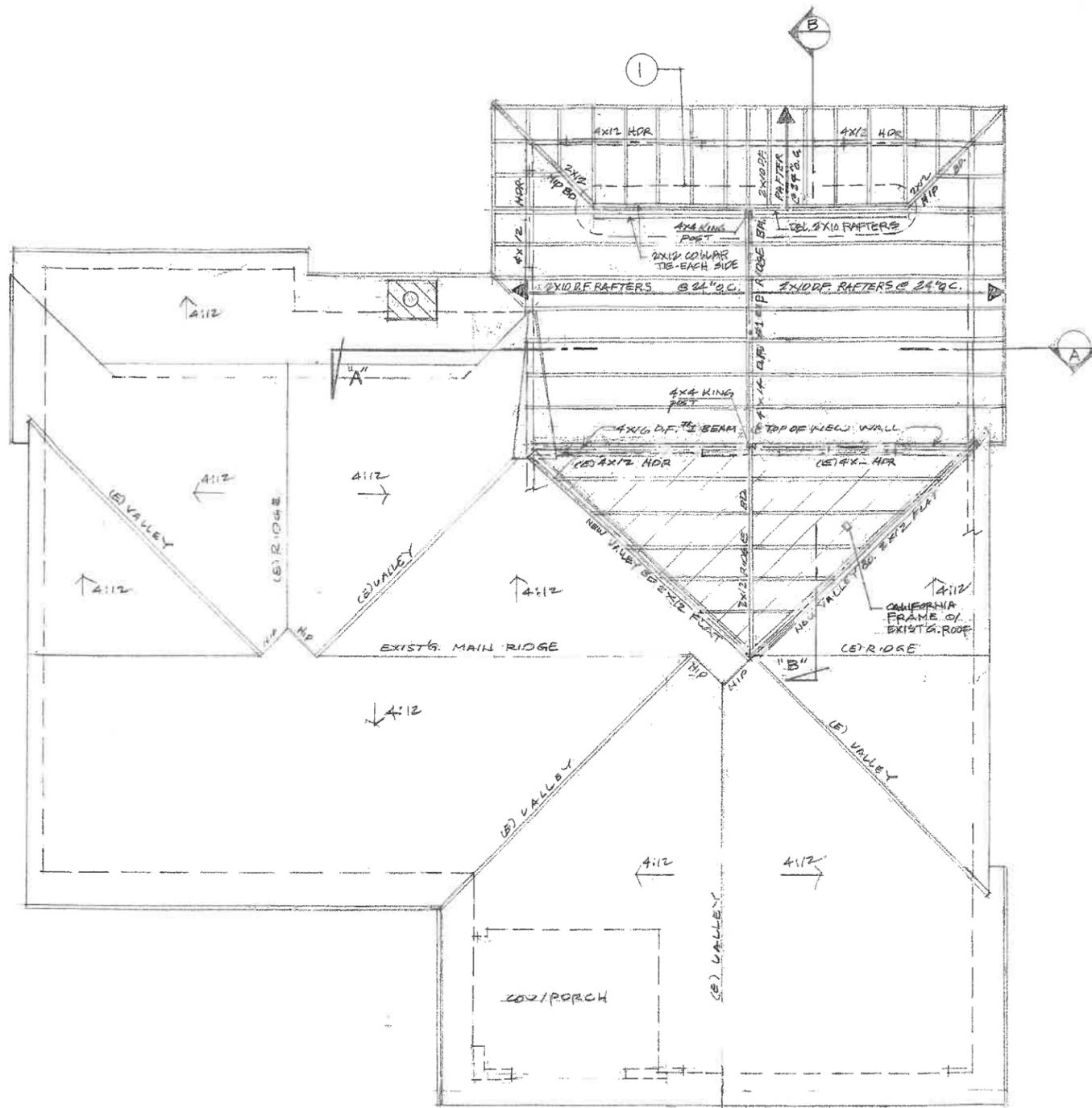
EXTERIOR ELEVATIONS  
 SECTIONAL VIEWS

AN ADDITION  
 FOR THE JUAN VASQUEZ-RUIS FAMILY  
 412 CASA DEL MAR DRIVE  
 HALF MOON BAY, CA 94019

DRAWN  
 JRS  
 CHECKED  
 JRS  
 DATE  
 12-2015  
 SCALE  
 AS NOTED  
 JOB NO.  
 2015-7  
 SHEET  
 1/3  
 OF SHEETS







1 COLLAR TIE DETAIL  
3/8" = 1'-0"

**ROOF FRAMING PLAN**

**NOTES:**

- 1. EXISTING ROOF IS ENGINEERED 2x4 WEB TRUSSES @ 24" O.C. TYPICAL
- 2. NEW ROOF HAND STACKED & CALIFORNIA FRAMED. 0/ EXISTING ROOF

1/4" = 1'-0"

REVISIONS	BY

**PROFESSIONAL DESIGN GROUP**

230 MARKET STREET, SUITE 200  
 SAN FRANCISCO, CALIFORNIA 94102  
 (415) 774-1100  
 EMAIL: jay@pdg.com

ROOF FRAMING PLAN  
 COLLAR TIE DETAIL

AN ADDITION  
 FOR THE JUAN VASQUEZ-RUIZ FAMILY  
 412 CASA DE MAR DRIVE  
 HALF MOON BAY, CA 94019

DRAWN BY: JRS  
 CHECKED: [ ]  
 DATE: 12-2015  
 SCALE: AS NOTED  
 JOB NO.: 2015-7  
 SHEET: 1/5  
 OF SHEETS: [ ]