



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

**WEDNESDAY, OCTOBER 17, 2018**

**4:00 PM**

**Ted Adcock Community Center  
(South Day Room)  
535 KELLY Street  
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>	Construction of a new 1,927 square-foot, two-story single-family residence with detached 628 square-foot two-car garage
<b>File Number</b>	PDP-18-052
<b>Requested Permits/Approvals</b>	Coastal Development Permit and Architectural Review
<b>Site Location</b>	778 Johnston Street
<b>Applicant/Property Owner</b>	Ellis Schoichet/Bryan and Cindy Trujillo
<b>Project Planner</b>	Brittney Cozzolino, <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a> (650) 750-2014
<b>Zoning District</b>	R-1 B-2 Single-Family Residential Zoning District

**IV. ADJOURNMENT**



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

For meeting of: October 17, 2018

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**TO:** Jill Ekas, Community Development Director

**FROM:** Brittney Cozzolino, Associate Planner

**TITLE:** Coastal Development Permit and Architectural Review, File No. PDP-18-052 for 778 Johnston Street

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**RECOMMENDATION**

Approve PDP-18-052, an application for a Coastal Development Permit and Architectural Review to allow the construction of a new 1,927 square-foot, two-story single-family residence with a detached 628 square-foot two-car garage and associated site improvements on an 8,189 square-foot standard vacant lot at 778 Johnston Street, 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>Summary of Project</b>	
<b>File Number</b>	PDP-18-052
<b>Requested Permits/Approvals</b>	Coastal Development Permit Architectural Review
<b>Site Location</b>	778 Johnston Street/ APN 056-192-090
<b>Applicant/Property Owner</b>	Ellis Schoichet/Bryan and Cindy Trujillo
<b>Project Planner</b>	Brittney Cozzolino; (650) 750-2014; <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a>
<b>Zoning District</b>	R-1 B-2 Single Family Residential
<b>LCP Land Use Plan Designation</b>	Residential Medium Density
<b>Water Service</b>	One 5/8 inch uninstalled non-priority water connection
<b>Sewer Service (Sewer Authority Mid-Coast)</b>	Assessed for one benefit sewer unit; assessment for one additional unit and connection fee required
<b>Street Improvements</b>	Construction of frontage improvements required.
<b>Environmental Determination</b>	Categorically Exempt pursuant to California Code of Regulations, Section 15303(a) – construction of one single-family residence
<b>Heritage Trees</b>	None on site No tree protection plan required

<b>Story Poles</b>	<b>Not Required</b>	<b>No</b>	Located in a Visual Resource Area?
		<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.		



Figure 1. Site Location



Figure 2. Site Photo

**Site and Surrounding Properties**

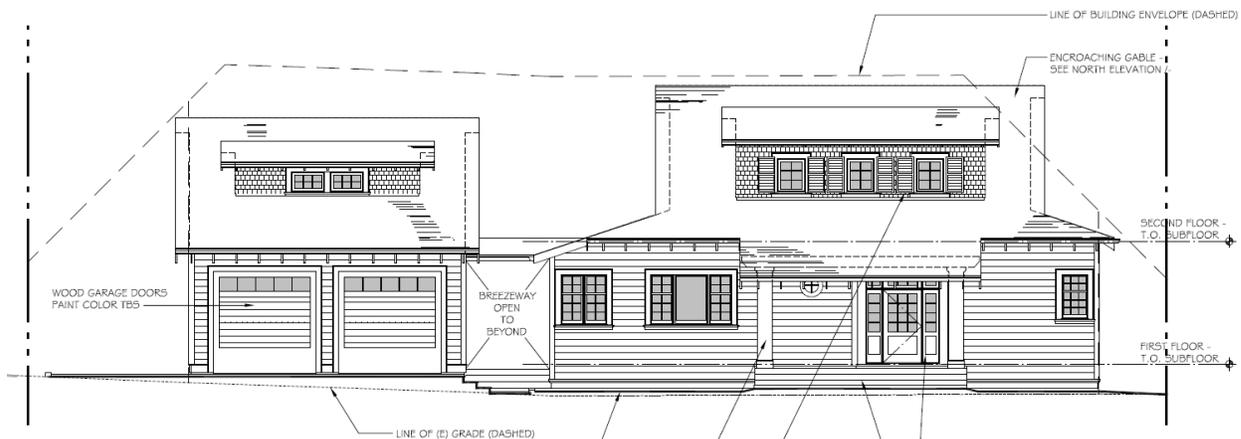
The project site is located on the west side of Johnston Street between Arroyo Leon Drive and Monte Vista Lane in an existing residential neighborhood (Spanishtown South). The lot is currently vacant and is standard for its zone. The site is zoned R-1 B-2 Single-Family Residential, a zoning designation that allows single-family residences. Land use and zoning for properties surrounding the subject site are as follows:

North	One-story Single-Family Residence	R-1 B-2 Single Family Residential
South	Two-story Single-Family Residence	R-1 B-2 Single Family Residential
East	One-story Single-Family Residence	R-1 B-2 Single Family Residential
West	Two-story Farm Bureau commercial building	C-D Commercial Downtown

There are currently sidewalks, curb, and gutter improvements along Johnston Street in the project vicinity. The project proposal includes construction of these frontage improvements to City standards, and are included herein as conditions of approval as well.

**Project Description**

The project consists of a new two-story, two bedroom/two bathroom residence with a floor area of 1,927 square feet. The proposed residence includes a detached two-car garage that is accessed by a 24-foot wide permeable-paver driveway (27-foot wide apron) down the southern side of the property. A breezeway connects the garage to the residence with side entry doors. The front entryway is framed by pillars and a covered porch area. The second story steps back from the first story with a gabled roof, dormer elements, and windows similar in style to those at the ground level. Other features include a solar-ready garage roof, attic storage above the garage, and downcast exterior lighting fixtures. Proposed materials include composition shingle roofing, wood shingle and horizontal lap siding, and wood rafter tails, eave and rake soffits; proposed colors are light blue-grey with white trim and a navy-blue door.



**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,<sup>1</sup> and design compatibility with surrounding development.

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

The proposed single-family residence on an 8,189 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. As indicated in Table 1 below, the proposed project conforms to all the development standards for standard lots in the R-1 B-2 District.

**Table 1. Project Conformance with R-1 B-2 Standard Lot Zoning Requirements**

Development Standards	Zoning Requirements	Proposed
Min. Site Area	7,500 sq. ft.	8,189 sq. ft. (existing)
Min. Average Site Width	75 ft.	100 ft. (existing)
Min. Front Setback	25 ft.	25 ft.
Min. Interior Side Setback	6 ft.	6 ft.
Minimum Combined Side Setbacks	20 ft. (20%)	20.5 ft. (20.5%)
Min. Rear Setback	20 ft.	25 ft.
Max. Two-Story Height	28 ft.	27 ft. 8 in.
Max. Two-Story Lot Coverage	35% (2,866 sq. ft.)	25% (2,079 sq. ft.)
Max. Floor Area Ratio	0.5:1 (4,095 sq. ft.)	0.31:1 (2,555 sq. ft.)
Min. Parking Spaces	2 garage spaces	2 garage spaces
Maximum Building Envelope	Per Zoning Code	Conforms

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

<sup>1</sup> The Zoning Code is the LCP Implementation Plan.

**Table 2. Key Zoning Code/LCP Implementation Plan Topics**

Topic	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.
Public Access Area	No	Not located on a coastal access route.
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 coastal Craftsman-inspired design in a neighborhood composed of a mix of single and two-story homes with both traditional and neo-traditional architectural styles. The proposed design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed project respects the neighborhood pattern by locating the building at the front setback line and orienting the entrance to the house and garage to the street, consistent with the existing development pattern on Johnston Street. The second story steps back at the front and sides thereby reducing the perceived mass and minimizing shading of neighboring properties. The building is well-articulated on all sides, consistent with RDG recommendations. Building materials and colors are consistent with the architectural style, compatible with existing materials and colors in the surrounding area, and suitable to the coastal setting. Furthermore, the proposed building follows multiple other design guidelines of the RDG by incorporating downcast exterior lighting, privacy-conscious windows, a solar-ready garage roof, and varied landscaping elements with low-water plants.

**Environmental Review**

The project is Categorical Exempt pursuant to California Code of Regulations Section 15303(a), in that the project consists of the construction of one single-family residence.

**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, 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-18-052**

**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 CONSTRUCTION OF A NEW 1,927 SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND A DETACHED 628 SQUARE-FOOT GARAGE ON A 8,189 SQUARE-FOOT STANDARD LOT AT 778 JOHNSTON STREET IN THE R-1 B-2 RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 056-192-090)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a new 1,927 square-foot, two-story single-family residence with a detached 628 square-foot two-car garage and associated site improvements on an 8,189 square-foot standard vacant lot at 778 Johnston Street in the R-1 B-2 Residential Zoning District and the Residential Medium Density General Plan designation (APN 056-192-090); 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 October 17, 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 construction of a new single-family residence is exempt from CEQA pursuant to California Code of Regulations Section 15303(a), which exempts the 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; and

**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-18-052.

**PASSED AND ADOPTED** by the City of Half Moon Bay Community Development Director on October 17, 2018.

APPROVED:

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Jill Ekas, Community Development Director

**EXHIBIT A**  
**FINDINGS AND EVIDENCE**  
**Community Development Director Resolution CDR-18-\_\_**  
**PDP-18-052**

**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 construction of a new single-family residence on an infill site in an existing neighborhood where public services and infrastructure are available or will be provided through the conditions of approval of this project. 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 located well beyond 200 yards from 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 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 project site is not located on a primary coastal access route and will not impact public coastal access or public scenic views.

**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 site has been granted a valid Measure D Certificate for construction of one single-family residence. Therefore, the project conforms to the requirements of 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 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 proposed setbacks, lot coverage, height, parking and landscaping meet the requirements of the R-1 B-2 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:** The site is located in an existing developed neighborhood where utilities and services are generally available. The property currently has a 5/8" uninstalled non-priority water service assigned to the site. The property was assessed for one benefit sewer unit within the Sewer Authority Midcoast (SAM) Sewer Assessment District and will be required to purchase one additional benefit sewer unit. Ample sewer capacity is available. The project includes construction of curb, gutter and sidewalk along the Johnston Street frontage in conformance with City standards.

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. The project will provide sufficient off-street parking and will not impact coastal access.

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 is in compliance 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 project proposes a coastal Craftsman-inspired design in a neighborhood composed of a mix of single and two-story homes with both traditional and neo-traditional architectural styles. The proposed design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed residence is well designed, will not be of unsightly appearance, and will not hinder the harmonious development of the city.

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 compatible with the scale and character of development in the surrounding area. The proposed development includes sidewalk and other frontage improvements that will enhance neighborhood connectivity and will contribute to the economic value of the land and the surrounding area.

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 current project proposes a contemporary design in a neighborhood that includes a mix of traditional and neo-traditional designs. 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 at the front setback line and orienting the entrance to the house and garage to the street, consistent with the existing development pattern on Johnston Street. The second story steps back at the front and sides thereby reducing the perceived mass and minimizing shading of neighboring properties. The building is well-articulated on all sides, consistent with RDG recommendations. Building materials and colors are consistent with the architectural style, compatible with existing materials and colors in the surrounding area, and suitable to the coastal setting. Furthermore, the proposed building follows multiple other design guidelines of the RDG by incorporating downcast exterior lighting, privacy-conscious windows, a solar-ready garage roof, and varied landscaping elements with low-water plants.

### **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 15303(a) in that the project consists of the construction of one single-family residence.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Community Development Director Resolution CDR-18-\_\_**  
**PDP-18-052**

**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 “New Residence for Bryan & Cindy Trujillo” with a City date stamp of September 12, 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. FRONTAGE 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 frontage improvements 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 the issuance of building permits, the applicant shall submit revised plans providing the following:
  - a. Revise the Exterior Lighting Schedule on Sheet A1 to reflect the revised fixtures for the outdoor pendants (Mark A1 and A2) as provided by the applicant via email on October 1, 2018. (Planning)
3. DEVELOPMENT IMPACT FEES. The following impact fees shall be paid to the City prior to issuance of building permits in conformance with the City's adopted Master Fee Schedule:
  - a. Sewer Connection Fee
  - b. Storm Drainage Fee
  - c. Capital Outlay Facilities Fee
  - d. Traffic Mitigation Fee
  - e. Park Facilities Fee
4. SCHOOL IMPACT FEES. The permittee shall provide proof of payment of required school Impact fees to Cabrillo Unified School District prior to issuance of building permits.
5. VALID MEASURE D CERTIFICATE. No building permit shall be issued unless the Measure D Certificate issued for the property has not expired and remains valid to the satisfaction of the Community Development Director. (Planning)
6. CONSTRUCTION PLANS. File Number PDP-18-052 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)
7. WATER CONSERVATION IN LANDSCAPING. The permittee shall submit a detailed landscape plan to the satisfaction of the Community Development Director prior to issuance of a building permit for the project. 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)

8. 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)
9. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)
10. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)
11. SEWER CONNECTION FEE. The proposed development is subject to a sewer connection fee pursuant to Section 13.36.070 of the Half Moon Bay Municipal Code. The fee shall be paid to the City prior to issuance of building permits. (Engineering)
12. 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)
13. STREET FRONTAGE IMPROVEMENTS. Construction plans submitted for building permits shall include design plans for construction of street improvements across the project frontage on Johnston Street in conformance with City Design Standards for approval by the City Engineer. The frontage improvements shall include construction of curb, gutter, sidewalk, and driveway apron to City standards and ADA requirements.
14. 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).

15. 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)
16. 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)
17. 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)
18. 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)
19. 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. (Engineering)

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

20. 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)
21. 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)
22. 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)
23. 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)
24. 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)

25. 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)
26. 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 TRAILERS. Temporary construction trailers are 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. 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)
9. 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)
10. 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)
11. 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)
12. NOTICE OF TREE REMOVAL. The permittee shall flag the cypress trees to be removed and provide written notice to adjacent neighbors one week prior to the date of tree removal. (Planning)
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 colors and materials board date-stamped September 12, 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)
3. CONSTRUCTION OF STREET IMPROVEMENTS. All street improvements shall be constructed in conformance with approved plans and permits prior to issuance of a certificate of occupancy to the satisfaction of the City Engineer. (Engineering)
4. LANDSCAPE INSTALLATION. All landscaping shall be installed in conformance with the approved landscape plan. (Planning)

#### **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)

**DRAWING NOTES**

- Dimensions take precedence over scale. DO NOT SCALE DRAWINGS.
- All dimensions are taken to face of stud, except where otherwise noted:  
 FOC Face of concrete  
 FOF Face of finish  
 FOM Face of masonry  
 Centerline indicated with [-----]
- Verify all dimensions in field and notify Architect of any discrepancies.
- Center all doors, window, fireplaces, etc... on walls, unless shown otherwise.
- Wall return at door jamb adjacent to perpendicular wall to be 4", unless shown otherwise.

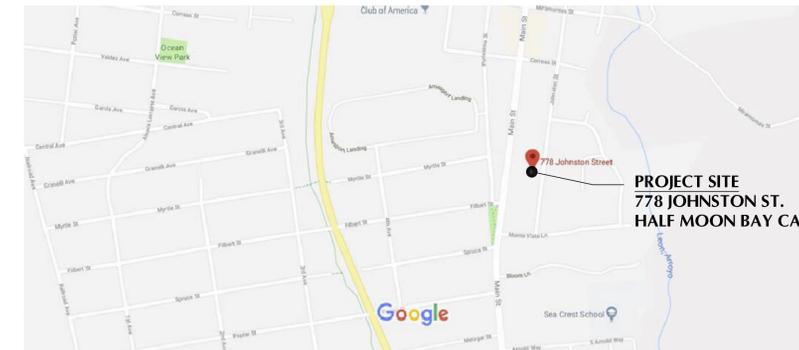
**ABBREVIATIONS**

AC	Asphaltic concrete	(N)	New
A/C	Air conditioning	NIC	Not in contract
AD	Area drain	NP	New paving
ADJ	Adjustable	NTS	Not to scale
ADU	Accessory dwelling unit	OD	Outside diameter
AFF	Above finish floor	O/F	Overflow
AHJ	Authority having jurisdiction	O.H.	Overhead or Opposite Hand
B.O.	Bottom of	OPG	Opening
BOIC	Purchase by Owner, installation by Contractor	PA	Planted area
		PG	Proposed grade
BSL	Building setback line	PL	Property line
BUR	Built-up roofing	PLYWD	Plywood
CATV	Cable television	PT	Pressure treated
CB	Catch basin	PT.	Point
CL	Centerline	PUE	Public utility easement
CLR	Clear	(R)	Remove existing and replace with new
CO	Cleanout	RCP	Reflected Ceiling Plan
CONC	Concrete	RDWD	Redwood
C.OPG	Cased opening	RO	Rough opening
D.	Detail	ROW	Right of way
DIA / Ø	Diameter	RV	Roof vent
DLO	Daylight opening	SCD	See Civil drawing
DS	Downspout	SD	Storm drain
(E)	Existing	SL	Skylight
EA	Each	SQ	Square
E.A.	Exposed aggregate	SS	Sanitary sewer
EG	Existing grade	SSCO	Sanitary sewer cleanout
EM	Electric meter	SSD	See Structural drawing
EQ	Equal	SSE	Sanitary sewer easement
EP	Existing paving	S#P	Shelf and pole
FD	Floor drain	TB	Towel bar
FE	Fire extinguisher	TBD	To be determined
FEC	Fire extinguisher cabinet	TBS	To be selected
FF	Finish floor	TEL	Telephone
FFE	Finish floor elevation	T.O.	Top of
FL	Flow line	TOS	Top of slab
F.O.	Face of	TW	Top of wall
FOC	Face of concrete	TYP	Typical
FOF	Face of finish	T#B	Top and bottom
FOM	Face of masonry	T#G	Tongue and groove
FOS	Face of stud	UG	Underground
FP	Finish paving	UON	Unless otherwise noted
FS	Floor sink	V	Vent
FVA	Free ventilating area	VIF	Verify in field
GA	Gage	VWM	Verify dimension with product manufacturer's requirements
GM	Gas meter		
GS	Galvanized steel	VWO	Verify with Owner
HDWD	Hardwood	VWS	Verify dimension with design-build subcontractor's requirements
HT	Height	WD	Wood
IB	Ironing board	W.I.	Wrought iron
ID	Inside diameter	WM	Water meter
INV	Invert	WP	Work point
IRR	Irrigation controls	WV	Water valve
JP	Joint pole		
LOC	Location		
MC	Medicine cabinet		
MEP	Mechanical, Electrical, and Plumbing Plan		
MFR	Manufacturer		
MH	Manhole		
MOL	More or less		

**New Residence for  
Bryan & Cindy Trujillo  
778 Johnston Street, Half Moon Bay, CA**

OWNER: Bryan & Cindy Trujillo 650.255.4436  
 ARCHITECT: EASA Architecture 650.343.3452  
 SURVEYOR: B#H Surveying, Inc. 650.637.1590  
 Geotechnical and Civil Engineer: Sigma Prime Geosciences Inc. 650.728.3590

**VICINITY MAP**  **NTS**



**PROJECT DESCRIPTION**

New 2 Bedroom / 2 Bath single family dwelling with detached 2 Car Garage on vacant lot (no previous development) and associated site improvements.

**CODE COMPLIANCE**

**PLANNING DATA**  
 ADDRESS: 778 Johnston Street, Half Moon Bay, CA 94038  
 ASSESSOR'S PARCEL NUMBER: 056-192-090  
 ZONE: R1-B2  
 LOT AREA: 8,189 sf (0.19 acre)

**BUILDING CODE DATA**  
 BUILDING CODE: 2016 California Residential Code  
 OCCUPANCY GROUP: R3 with U accessory use  
 CONSTRUCTION TYPE: V-B

<b>FLOOR AREA:</b> (Per Planning Dept Regulations)	<b>TOTAL (PROPOSED)</b>
House: (measured to outside F.O.Sheathing)	First Floor: 1,318 sf.
	Second Floor: 609 sf.
<b>Total House:</b>	<b>1,927 sf.</b>

<b>Garage &amp; adjacent accessory spaces:</b> (measured to outside F.O.Sheathing):	
Garage:	628 sf.
Garage Attic Storage: (Unfinished/ unconditioned/ not habitable)	N/A
<b>Total Garage:</b>	<b>628 sf.</b>

<b>Total Floor Area:</b>	2,555 sf. (31%)
<b>Allowable Floor Area (50%):</b>	4,095 sf.

<b>LOT COVERAGE:</b> (Per Planning Dept Regulations)	<b>TOTAL (PROPOSED)</b>
House Footprint: (measured to outside F.O.Sheathing)	1,318 sf.
Garage Footprint: (measured to outside F.O.Sheathing)	628 sf.
Front Porch: (measured to outside F.O. Beam at open side)	66 sf.
Breezeway: (measured to outside F.O. Beams at open sides)	58 sf.
Roof Projections >2.5'	9 sf.
<b>Total Lot Coverage: (25%)</b>	<b>2,079 sf.</b>
<b>Allowable Lot Coverage: (35%)</b>	<b>2,866 sf.</b>

**SHEET INDEX**

- ARCHITECTURAL**
- A0 Project Description; Vicinity Map; Code Compliance; Drawing Notes
  - A1 Site / Floor Plans
  - A2 Roof Plan; Sections
  - A3 Elevations
- LI** Landscape Plan  
 Topographic & Boundary Survey



Peninsula Building  
 307 South "B" Street #12 San Mateo CA 94401  
 650.343.3452

**New Residence for  
Bryan & Cindy Trujillo  
778 Johnston Street,  
Half Moon Bay, CA 94019**

Owner:  
 Bryan & Cindy Trujillo  
 650-255-4436

Architect:  
 EASA Architecture  
 650.343.3452

Geotechnical & Civil Engineer:  
 Sigma Prime Geosciences Inc.  
 650.728.3590

REV/NO	DATE	DESCRIPTION	BY
09/14/18		City Comments	SL
08/02/18		Architectural Review & Coastal Development Permit	RL/SL

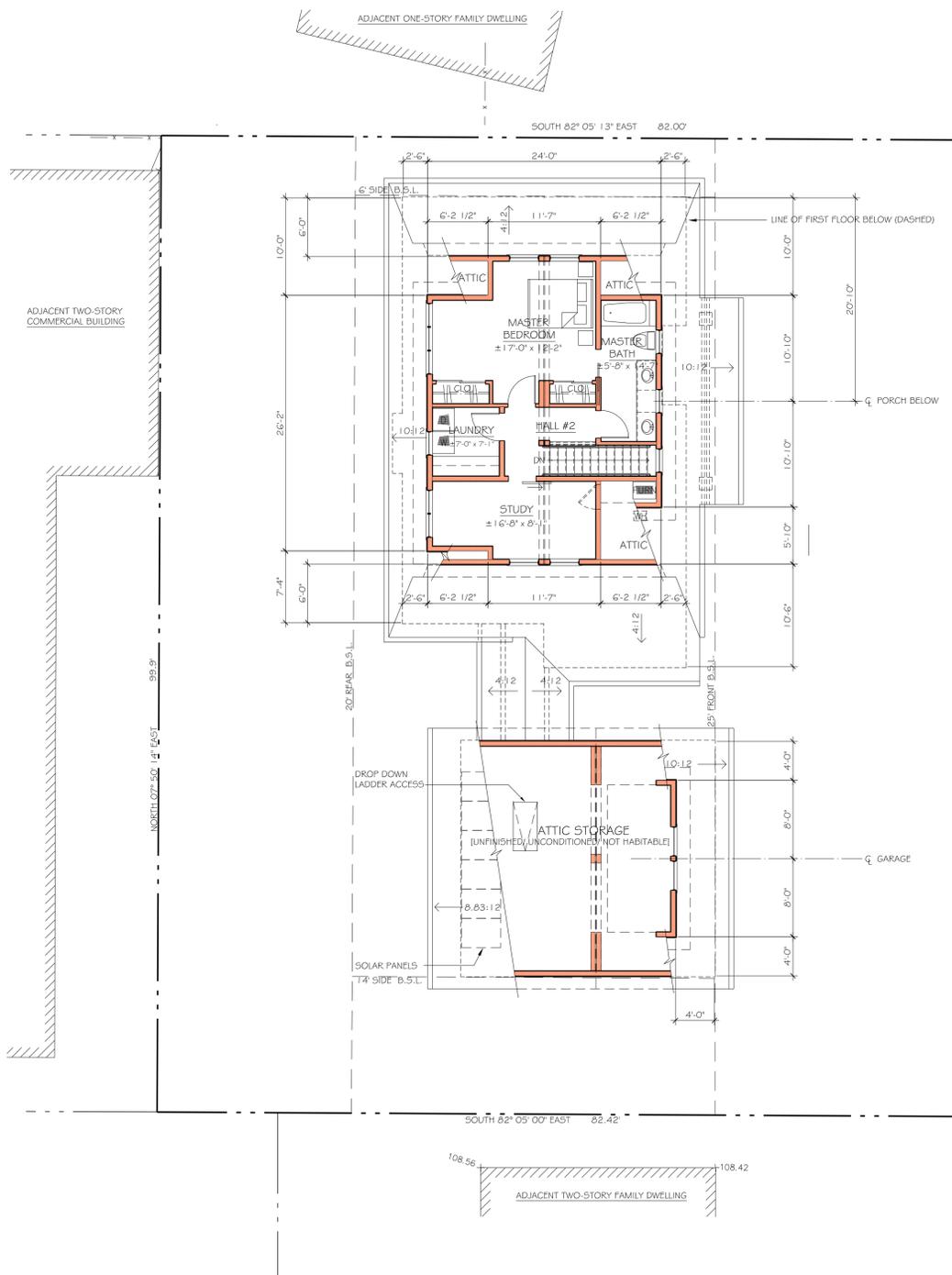
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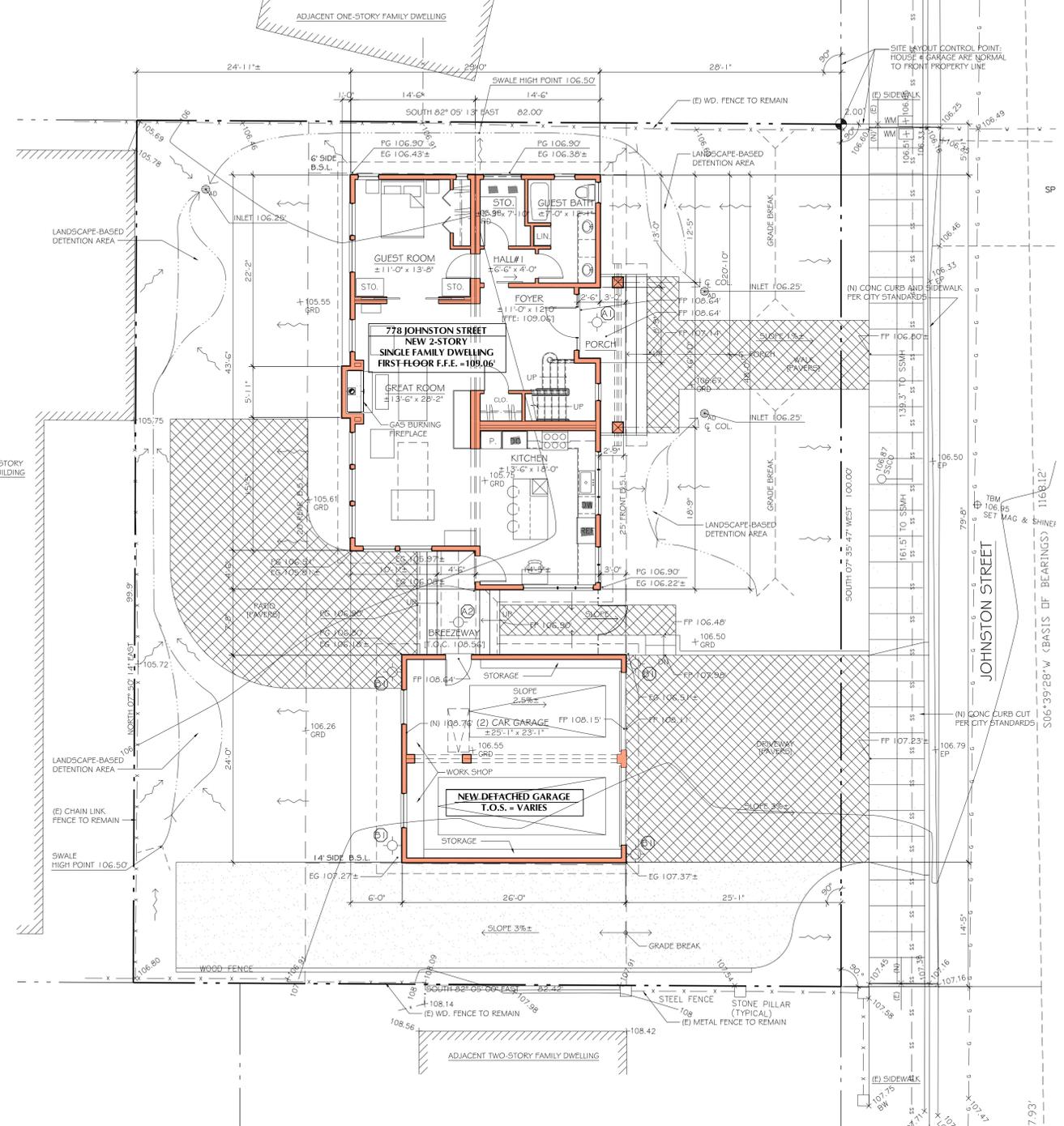
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**COVER SHEET**

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DATE	2 AUG '18	SHEET	
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**SECOND FLOOR PLAN**



**FIRST FLOOR / SITE PLAN**

**EXTERIOR LIGHTING SCHEDULE:**

MARK	DESCRIPTION	PRODUCT	FINISH	MANUFACTURER
(A1)	Outdoor pendant	'Mason Large Outdoor Ceiling fixture' - pendant #363005'	#10 COASTAL BLACK	Hubbarton Forge [802.468.2711] www.hubbartonforge.com
(A2)	Outdoor pendant	'Mason Outdoor Ceiling Fixture' - pendant #363003'	#10 COASTAL BLACK	Hubbarton Forge [802.468.2711] www.hubbartonforge.com
(B1)	Decorative wall sconce	'Meridian Large Outdoor Sconce' - wall mount #305615'	#10 COASTAL BLACK	Hubbarton Forge [802.468.2711] www.hubbartonforge.com

- FLOOR PLAN LEGEND**
- SITE PLAN NOTES**
- Site Plan information has been taken from a Boundary & Topographic Survey by B4H Surveying, Inc. dated January 2018. This Site Plan is not a legal survey.
  - All site improvements are new unless otherwise noted.
  - Tie new work into existing sewer, water, gas, electrical, telephone, and CATV unless otherwise noted.
  - All dimensions are FOS. (face of stud) TYP. UON.
  - Distributed landscape-based areas for stormwater detention are indicated on the plan. The stormwater detention system will be designed by a licensed Civil Engineer. Final design and hydraulic calculations will be provided with the Building Permit application.
  - No new fencing proposed.

Ellis A. Schoichet AIA  
EASA ARCHITECTURE

Peninsula Building  
307 South 'B' Street #12 San Mateo CA 94401  
650.343.3452

New Residence for  
**Bryan & Cindy Trujillo**  
778 Johnston Street,  
Half Moon Bay, CA 94019

Owner:  
Bryan & Cindy Trujillo  
650-255-4436

Architect:  
EASA Architecture  
650.343.3452

Geotechnical & Civil Engineer:  
Sigma Prime Geosciences Inc.  
650.728.3590

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**SITE / FLOOR PLANS**

JOB#	17707	SCALE	1/8"=1'-0"
DATE	2 AUG '18	SHEET	
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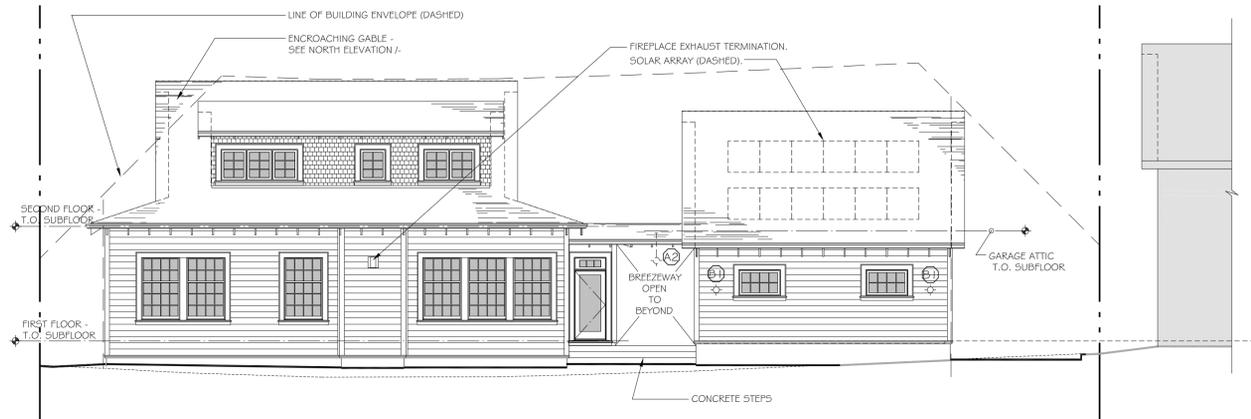


New Residence for  
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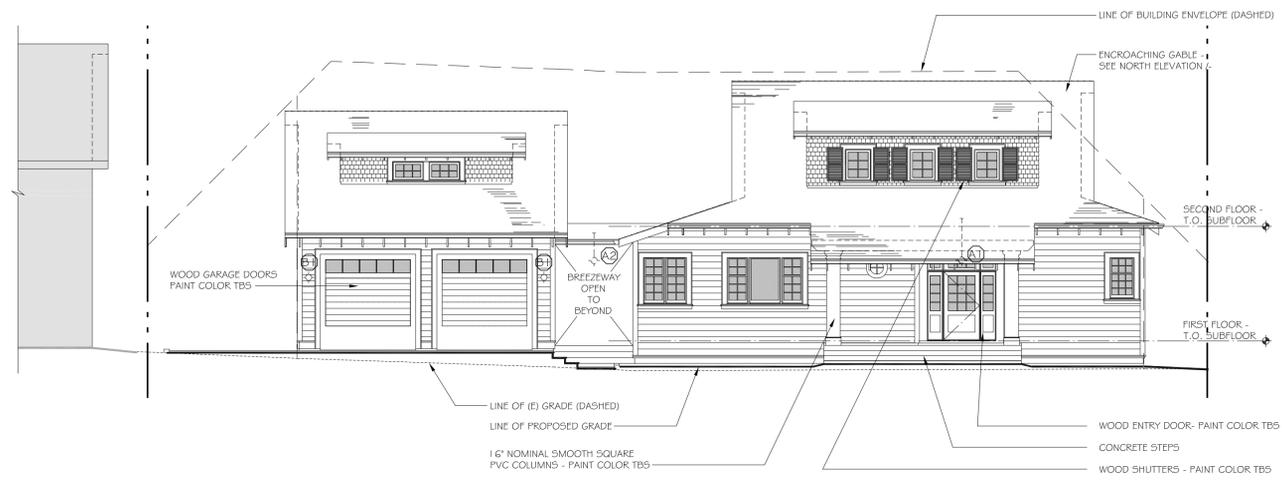
Owner:  
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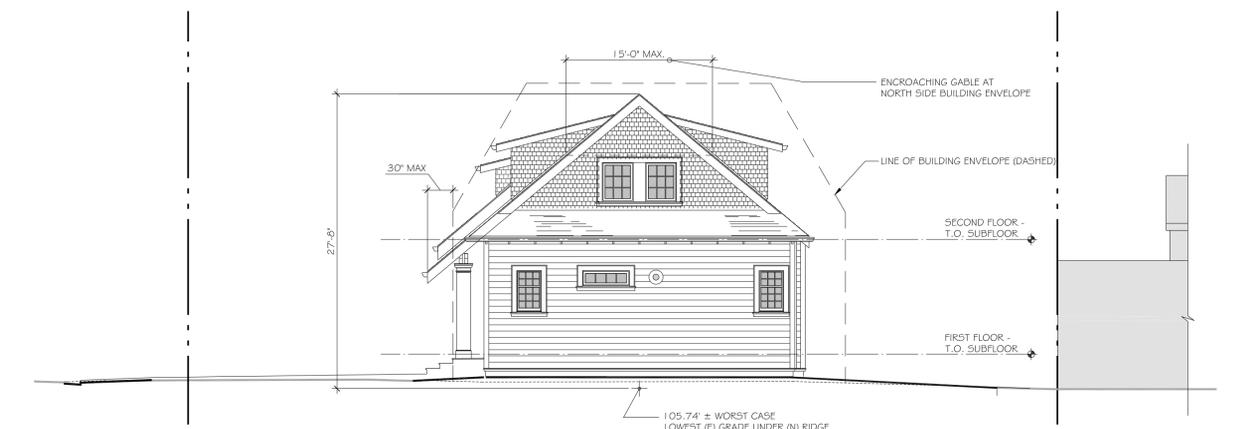
Geotechnical & Civil Engineer:  
 Sigma Prime Geosciences Inc.  
 650.728.3590



**WEST ELEVATION**  
 (REAR)



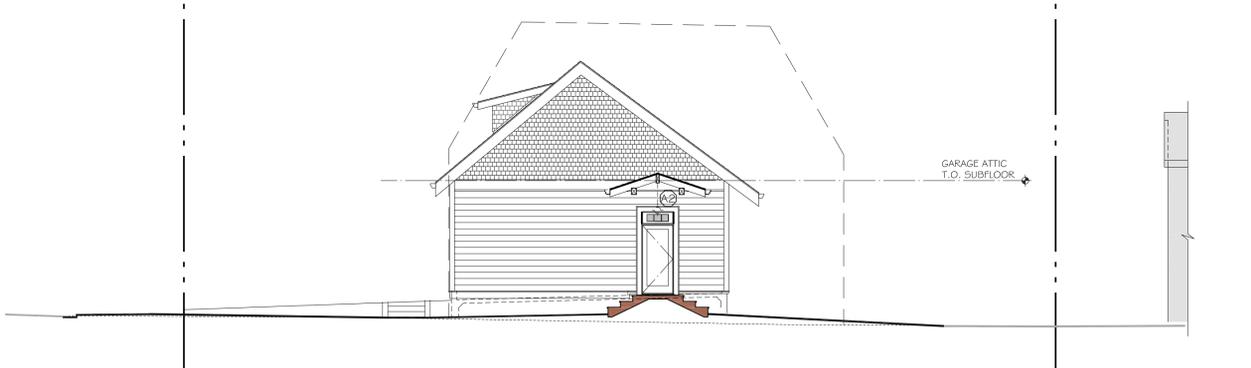
**EAST ELEVATION**  
 (FRONT)



**NORTH ELEVATION**  
 (SIDE)



**SOUTH ELEVATION**  
 (SIDE)



**NORTH ELEVATION OF GARAGE**  
 (SECTION THROUGH BREEZEWAY)



**SOUTH ELEVATION OF HOUSE**  
 (SECTION THROUGH BREEZEWAY)

**TYPICAL EXTERIOR MATERIALS**

- COMPOSITION SHINGLE ROOFING - TBS.
- 6\"/>

REV. NO.	DATE	DESCRIPTION	BY
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08/02/18		Architectural Review & Coastal Development Permit	RL/SL

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**ELEVATIONS**

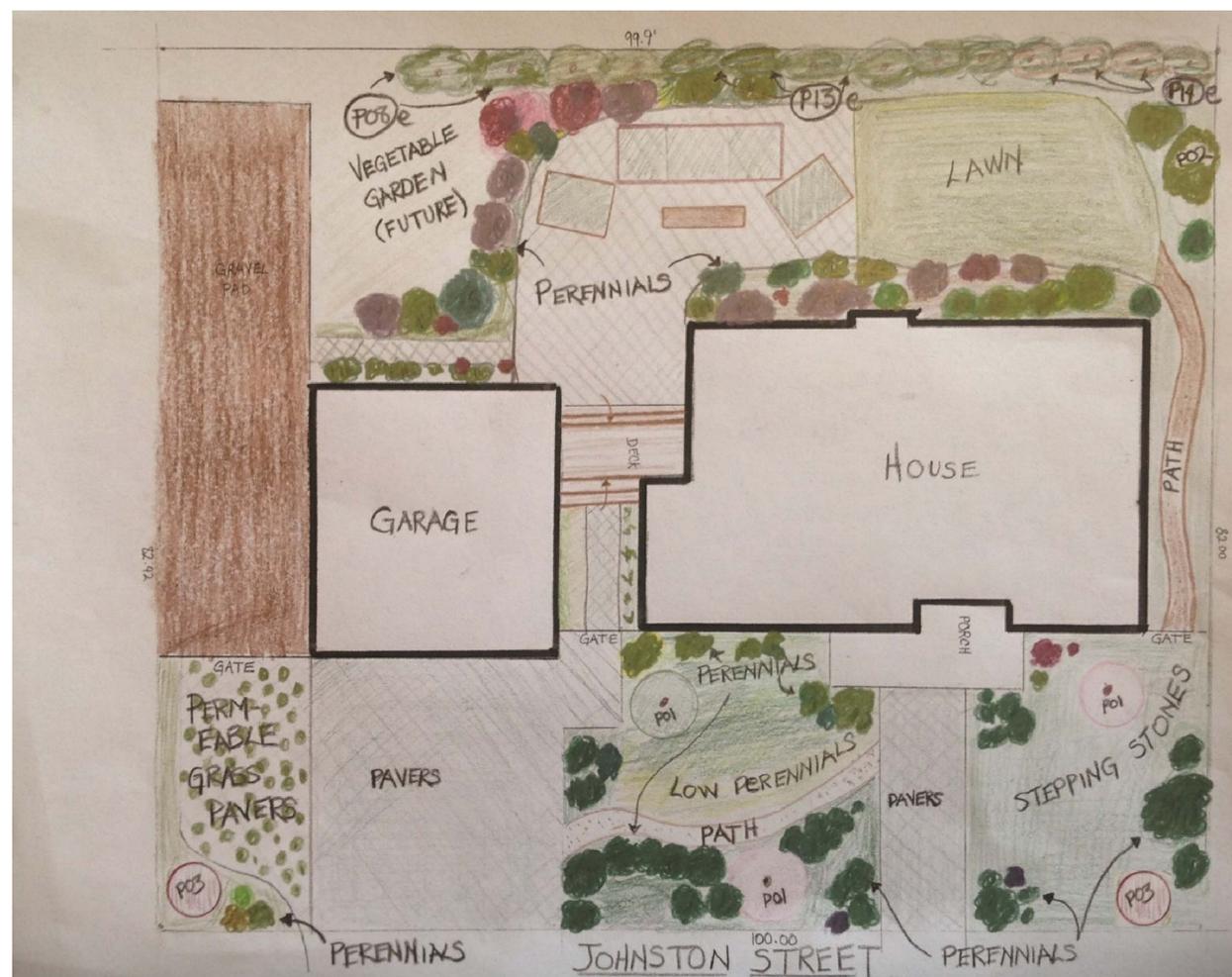
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New Residence for  
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 778 Johnston Street,  
 Half Moon Bay, CA 94019

Owner:  
 Bryan & Cindy Trujillo  
 650-255-4436

Architect:  
 EASA Architecture  
 650.343.3452

Geotechnical & Civil Engineer:  
 Sigma Prime Geosciences Inc.  
 650.728.3590



LANDSCAPE PLAN NORTH

Conceptual Landscape Plan Plant List			
Number	Height	Common name	Scientific name
<b>Trees:</b>			
P01	13-30'	Japanese Plum	Prunus mume
P02	8-20'	Lemon Tree	Citrus limon 'Eureka'
P03	20-30'	Bottle Brush Tree	Callistemon citrinus
<b>Perennials:</b>			
P04	2-3'	Lavender	Lavandula X intermedia
P05	3-4'	Rosemary	Rosemarinus Officinalis
P06	2-3'	Carpet rose	Rosa "flower carpet pink"
P07	2-3'	Scarlet Bugler	Penstemon 'Hidcot Pink'
P08e	12-20'	Pittosporum	Pittosporum Tenuifolium
P09	15-25'	Bougainvillea	Bougainvillea 'New River'
P10	3-4'	Mexican Sage	Salvia Leucantha
P11	2-4'	Rock Rose	Cistus
P12	2-3'	Salvia	Hot lips
P13e	7-9'	Purple Hopseed Bush	Dodonaea Viscosa 'Purpurea
P14e	12-20'	Photinia	Photinia fraseri
P16	1'	Wooley thyme	Thymus serpyllum
P17	2'	Rosemary (dwarf)	Rosemarinus prostratus
P18	2-3'	ceanothus	ceanothus yankee port
P19	2'	society garlic	Tulbaghia violacea
P20	4-6"	stonecrop	Sedum Angellina
P21	1'	Santa Barbara Daisy	Eigeron Karwinsaus

e= existing plants

REV. NO	DATE	DESCRIPTION	BY
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LANDSCAPE PLAN

DATE	17707	SCALE	1/8"= 1'-0"
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SUBDIVISION NO. 2

LANDS OF HOCKRIDGE  
DOC. # 2013-030671

LANDS OF TRUJILLO  
DOC. # 2017-059676  
AREA = 8,189.03± SQ. FT.

58 PM 30

PARCEL 1

PARCEL 2

GRAPHIC SCALE



(IN FEET)  
1 INCH = 8 FT.

**BOUNDARY NOTE:**

MONUMENTS HAVE BEEN SET AT THE PROPERTY CORNERS, AS SHOWN HEREON, AND A RECORD OF SURVEY OR CORNER RECORD WILL BE FILED WITH THE COUNTY OF SAN MATEO.

**BASIS OF ELEVATIONS:**

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.  
◆ TBM: SET MAG & SHINER IN JOHNSTON STREET  
ELEVATION = 106.95

**BASIS OF BEARINGS:**

THE CALCULATED BEARING S6°39'28"W BETWEEN A FOUND BRASS DISK MONUMENT, PER VOLUME 44 LLS MAPS AT PAGE 32, AND A FOUND PK NAIL, PER VOLUME 58 OF PARCEL MAPS AT PAGE 30, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**LEGEND:**

- FOUND PK NAIL, PER 58 PM 30 & 44 LLS 32
- FOUND 1" BRASS DISK "LS 7751" W/ PUNCH, PER 44 LLS 32
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 7701" & TACK
- SET 3/4" BRASS TAG "LS 7701" & TACK ON FENCE AS NOTED
- A/C ASPHALTIC CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- CIP CAST IRON PIPE
- CMC CORRUGATED METAL PIPE
- CONC CONCRETE
- CO CLEAN-OUT
- DI DROP INLET
- EM ELECTRIC METER
- FD FOUND
- FF FINISHED FLOOR
- FL FLOW LINE
- FH FIRE HYDRANT
- GA GUY ANCHOR
- GM GAS METER
- GRD GROUND
- HCR HANDICAP RAMP
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- LAT. LATERAL
- LG LIP OF GUTTER
- O/H OVERHEAD
- P.U.E. PUBLIC UTILITIES EASEMENT
- RCP REINFORCED CONCRETE PIPE
- RET. WALL RETAINING WALL
- R/W RIGHT OF WAY
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- T/W TOP OF WALL
- U/G UNDERGROUND
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- WM WATER METER BOX
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- T- TELEPHONE LINE
- W- WATER LINE

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



**BOUNDARY AND TOPOGRAPHIC SURVEY**

LANDS OF TRUJILLO  
DOCUMENT #2017-059676 O.R.  
A PORTION OF SUBDIVISION 02  
"SPANISHTOWN SOUTH"  
VOLUME 1 OF MAPS AT PAGE 61  
ASSESSOR'S PARCEL NUMBER: 056-192-090  
(778 JOHNSTON STREET)  
HALF MOON BAY SAN MATEO COUNTY CALIFORNIA  
SCALE: 1" = 8'

**B & H SURVEYING, INC.**  
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