



**AGENDA**  
**CITY OF HALF MOON BAY**  
**ARCHITECTURAL ADVISORY COMMITTEE (AAC) MEETING**

**THURSDAY MAY 20, 2021**  
**8:30 A.M.**

**ALL REMOTE/TELECONFERENCE MEETING**  
(SEE DETAILS BELOW)

**Chad Hooker**  
**Steve Kikuchi**  
**Linda Poncini**

This agenda contains a brief description of each item to be considered. Those wishing to address the AAC 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).

**SPECIAL TELECONFERENCE MEETING PROTOCOLS**

In accordance with the San Mateo County Health Officer's March 16, 2020 and March 31, 2020 Shelter In-Place Orders and Governor Newsom's Executive Order No-29-20, this will be a teleconference meeting without a physical location to help stop the spread of COVID-19. This meeting will be conducted entirely by remote participation, in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act.

This meeting will be conducted via Zoom Webinar. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the “raise your hand” feature and will be called upon and unmuted when it is your turn to speak.

If you do not have access to join by computer. Members of the public are welcome to submit comments (in accordance with the three-minute per speaker limit) via email to [bjett@hmbcity.com](mailto:bjett@hmbcity.com) prior to meeting.

**AAC Meeting will be held remotely at 8:30 am**

Please click the link below to join the webinar:

[Click Here to Join the AAC Meeting](#)

Webinar ID: 952 3374 7384

Passcode: 501501

iPhone one-tap: 1-408-638-0968, 95233747384#, 0#, 501501#

Telephone: 1-408-638-0968

- I. **CALL TO ORDER**
  
- II. **REVIEW MEETING SUMMARY NOTES**  
**04/15/21**
  
- III. **PUBLIC COMMENT**
  
- IV. **COMMITTEE MEETING ITEMS**
  - a. **PROJECT:** New Residence Resubmittal  
**CITY FILE #:** PDP-20-030  
**LOCATION:** 2778 Pullman Avenue  
**OWNER/APPLICANT:** Mark Stoloski
  
  - b. **PROJECT:** Major Remodel and Use Conversion of an Existing Building on Main Street  
**LOCATION:** 727 Main Street  
**OWNER/APPLICANT:** Marianna Stark
  
- V. **AGENDA FORCAST / STAFF UPDATE**
  
- VI. **COMMITTEE MEMBER COMMUNICATIONS**
  
- VII. **ADJOURNMENT**



**DRAFT MEETING SUMMARY NOTES  
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE  
THURSDAY, APRIL 15, 2021  
ALL REMOTE/VIRTUAL MEETING VIA ZOOM**

Virtual meeting of the Architectural Advisory Committee (AAC) began at 8:35 AM

**PRESENT:** Chad Hooker, Steve Kikuchi, Linda Poncini

**STAFF PRESENT:** Bridget Jett, Scott Phillips, Veronika Vostinak

**MEETING SUMMARY NOTES OF FEBRUARY 18, 2021**

Architectural Advisory Committee (AAC) recommended minor change to the summary notes.

**PUBLIC COMMENT**

None

**1. Staff presentation on Electrification Ordinance**

Veronika Vostinak, the City's Sustainability Coordinator will present on the City's efforts to adopt a Building Electrification Ordinance.

**AAC Comments and Questions:**

- Is hydroelectric power considered renewable? A. Normally no because of watershed inundation.
- Concerns over insufficient power infrastructure. Elimination of Phase 1 power and replacement with Phase 3 would be needed.
- Solar panel efficiency is dependent on weather and the seasons. Solar panel technology gets better over time.
- Higher demand for electricity is more prone to outages.
- Concerns about added expenses for homeowners related to phasing out natural gas.

**STAFF UPDATE**

- Agenda forecast – AAC meeting May 20, 2021

**ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS**

- None

**ADJOURNMENT**

**Meeting adjourned: 11:05 am**

April 15, 2021  
Architectural Advisory Committee (AAC)  
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Respectfully Submitted:

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Scott Phillips, Associate Planner



*Architectural Advisory Committee:  
Request for Design Review and Recommendations*

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**Date:** May 20, 2021

**To:** Architectural Advisory Committee Members

**From:** Scott Phillips, Associate Planner

**Subject:** 2778 Pullman Avenue, New Single-Family Residence and Accessory Dwelling Unit resubmittal, PDP-20-030

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**BACKGROUND:**

This proposal was previously presented to the AAC on October 15, 2020. The meeting notes are included as Attachment 1. At the October meeting, the AAC asked for modifications to the exterior color palette and landscape plan. The AAC also requested more information about the entitlement review for the subdivision map and any associated past analysis, mitigation measures or conditions of approval associated with potential visual resource impacts.

**REVISED PROJECT DESCRIPTION:**

The revised project includes a new 5,532 square-foot, two-story single-family residence with an attached two-car garage and an attached accessory dwelling unit (ADU) on an 18,372 square-foot vacant lot at 2778 Pullman Avenue (Attachment 2). In contrast to the previous submittal, the location of the two-story and single-story portions of the new home have been flipped in order to reduce ocean view blockage from Cabrillo Highway. One garage space has been eliminated, which reduced the proposed floor area by 202 square feet. Plate heights of both stories have also been decreased to reduce the overall height of the two-story portion of the house. Exterior color has been changed to a light gray, and minor modifications have been made to the landscape plan. A letter from the applicant was provided with the revised plans summarizing the changes (Attachment 3).

With respect to past entitlement review, staff confirms that no previous visual resource evaluation was conducted. The previous subdivision and CEQA documentation essentially deferred this analysis to be undertaken with review of development of each lot in the Stoloski

/Gonzalez PUD. Thus, all of the Local Coastal Program visual resource standards are applicable including the zoning code and recently certified updated Land Use Plan.

**Applicable Development Standards:** The proposed single-family residential use is an allowed use identified within the adopted development standards for the Stoloski / Gonzalez PUD.<sup>1</sup> As indicated in Table 1 below, the project conforms with the approved final parcel map and the development standards of the Stoloski / Gonzalez PUD. Additionally, Chapter 18.38 of the zoning code contains buffer requirements applicable to riparian corridors. In the absence of riparian vegetation, a 30-foot buffer from the centerline of Pullman watercourse previously applied to this property. Under the recently certified Local Coastal Land Use Plan, a 20-foot buffer from the top of the creek bank is required. Applicable development standards are summarized below:

<b>Development Standards</b>	<b>PUD Requirements</b>	<b>Proposed</b>
Min. Site Area	18,372 sq. ft (as subdivided)	18,372 sq. ft. (existing)
Min. Front Setback	20 ft.	20 ft.
Min. Side Setback	6 ft.; however, riparian buffer setbacks also required	30 ft. (riparian buffer right side) 10 ft. (left side)
Min. Rear Setback	20 ft.	37 ft.
Max. Height	28 ft.	Two story portion- 25 ft. 10 inches Single story portion- 14 ft. 6 inches (27 ft. 3 inches previous design)
Max. Lot Coverage	6,000 sq. ft.	4,302 sq. ft. (4,526 sq. ft. previous design)
Floor Area		5,532 sq. ft. (5,734 sq. ft. previous design)
Min. Parking Spaces	2 garage spaces, 2 additional uncovered spaces	2 garage spaces, 2 additional uncovered spaces

**Applicable Guidelines/Standards:** As the project consists of a single-family residence, the City’s Single-Family Residential Design Guidelines are applicable. The visual resource protection standards contained in Chapter 18.37 of the Half Moon Bay Municipal Code also apply, as the site is located within 200 yards of the Highway 1 scenic corridor. Section 18.37.030 A3, in particular, limits the height of buildings to 15 feet within public view areas of the scenic

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<sup>1</sup> It is noted that with certification of the Local Coastal Land Use Plan by the Coastal Commission on April 15, 2021, the Stoloski / Gonzalez PD land use designation has been replaced with the low density residential designation. The Stoloski / Gonzalez PUD plan remains applicable because the zoning is still PUD.

corridor. As seen on the photo rendering (Sheet A2.0 of Attachment 1), the proposed building height has been reduced to 14 feet 6 inches but has the potential to obstruct a small portion of an ocean view from Highway 1. In order to assist with evaluation of the revised proposal as it relates to the Highway 1 scenic corridor, story poles were installed on May 11<sup>th</sup>. The updated Land Use Plan brings forward the visual resource designation for broad ocean views from Cabrillo Highway as a scenic corridor (Policy 9-1 of Attachment 4). Visual resource standards for this area require 15-foot height limits unless impacts are avoided (Policy 9-15 of Attachment 4).

Required Permits: The project requires issuance of a Coastal Development Permit and Architectural Review, as well as confirmation of compliance with environmental requirements. The project will be reviewed by the Planning Commission.

**REVIEW:**

Staff is seeking feedback from the AAC on the revised design of the new residence as it relates to compliance with the Single-Family Residential Design Guidelines, the Scenic Corridor Standards in Chapter 18.37 (Visual Resource Protection Standards), and visual resource policies in the Land Use Plan (Attachment 4). Committee members are encouraged to provide feedback on the proposed design as well.

**Site Plan**

Site Conditions: The site is currently vacant and mostly flat. The cul-de-sac that provides access to the site was recently constructed and is almost identical to the cul-de-sac that was recently constructed to the west on the south end of Champs Elysee Blvd.

Parking: The revised project proposes a two-car garage for the main residence and several uncovered spaces for the ADU and guest parking, consistent with the PUD Standards.

Frontage Improvements: New sidewalks behind the recently constructed valley gutter would be constructed as part of the project.

**Landscape**

Site: The primary change to the landscape plan is related to the proposed trees. The species has been changed from Redwood to Monterey Pine. Two additional trees have also been sited between the two-story portion of the new home and the neighboring home to the west. Note that 9-10 of the Land Use Plan (Attachment 4) limits public view blockage from a scenic corridor by any new landscaping, fences and walls.

Lighting: Downward directed exterior light fixtures are shown on the new building, in compliance with the City's dark sky policy and downlighting design guideline (Guideline 3-36).

In addition, Land Use Plan policies 9-30, 9-31 and 9-33 (Attachment 4) provide guidance on lighting standards and inspection.

### **Architecture**

Neighborhood Context: The site is along the southwestern side of the cul-de-sac on Pullman Avenue. The Pullman watercourse runs along the north side of the property. A developed two story home exists to the west of the site

Architectural Elements: The new residence and accessory dwelling unit is well articulated and provides an attractive appearance when viewed from Pullman Avenue. Ledger stone veneer is shown throughout the base of the residence and ADU.

Sustainability Features: Permeable pavement is shown for the driveway material, as well as the walking path to the front door. A photovoltaic system is required and now identified on the plans. The design also includes tankless water heaters, electric vehicle chargers and electric heat pump condenser unit.

### **NEXT STEPS:**

Feedback from the AAC on compliance with the Scenic Corridor Standards is of particular interest. Within the recently adopted Local Coastal Land Use Plan, Policy 9-16 provides guidance on broad public ocean views and references the map in Figure 9-1. Policy 9-16 is included in Attachment 4.

If the design is acceptable to the AAC, the project will be scheduled for review by the Planning Commission. Any additional changes recommended by the AAC would be requested prior to scheduling this item for Planning Commission review.

### **ATTACHMENTS:**

1. AAC Meeting Notes, October 15, 2020
2. Plan Set, April 5, 2021
3. Summary Letter from Applicant, March 2, 2021
4. Applicable Land Use Plan Visual Resource Policies



**MEETING SUMMARY NOTES**  
**CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE**  
**THURSDAY, OCTOBER 15, 2020**  
**ALL REMOTE/VIRTUAL MEETING VIA ZOOM**

Virtual meeting of the Architectural Advisory Committee (AAC) began at 8:30 AM

**PRESENT:** Chad Hooker, Steve Kikuchi, Linda Poncini

**STAFF PRESENT:** Jill Ekas, Scott Phillips, and Bridget Jett

**MEETING SUMMARY NOTES OF September 17, 2020**

Committee members meeting summary notes as submitted.

**PUBLIC COMMENT**

None

- 1. 2778 Pullman Avenue:** Project was presented to the AAC by staff and the applicant. The AAC provided the following comments:

**AAC Clarifying Questions:**

- The AAC requested more information about the subdivision approval and the adopted PUD Standards.
  - Staff explained that the PUD Standards were adopted with the Tentative Parcel Map and then slightly amended when the Specific Plan was updated.
- The AAC asked about the Visual Resource Standards and how they apply to the subject property.
  - Staff explained that the site is shown within the Visual Resource Visual Resources Overlay (Ocean Views from Highway 1). Therefore, the Visual Resource Standards referenced in the Land Use Plan and Implementation Plan apply to this project. Furthermore, the site is a PD, which requires consideration of visual resource impacts to the area when it is developed.

**Applicant Presentation:** Mark Stoloski, Applicant/Owner

**Public Comment:** Terri Defoe

- Requested information related to the subdivision, how many houses, size of the houses and construction access.

#### **AAC Discussion:**

- Visual Resources:
  - The ACC wanted to know more about visual resources and if they were considered when the subdivision was approved. (Staff will conduct additional research regarding the approval of the subdivision and its associated environmental review as well as analysis for conformance with the LCP.)
  - Building scale is large.
  - It is possible that a single-story building will still block the view of the ocean.
  - Likes the massing for the garage which is turned away from the frontage as seen from Pullman.
  - Committee members had different impressions of the visual resource impact:
    - Members expressed that as drivers, it is a fleeting view and not a broad ocean view because of existing homes that front Highway 1 and the house is clustered with other development.
    - Another member expressed that it is not a fleeting view and that it does affect broad ocean views.
- Architectural Details:
  - Color – white will be reflective; need earth tone colors in this location and not bright white.
  - Floor plan suggestions –
    - ADU – This is a nice 1 BR ADU, but it lacks a laundry space; suggest reducing closet space and adding a stacked W/D.
    - Bedrooms with shared bathroom – could make two separate bathrooms.
- Landscaping:
  - Make more room for vegetation along HWY 1 frontage to soften the appearance of the east façade.
  - Landscape plan: Redwoods and Japanese maples are questionable choices for this location. Prefer coastal natives. Redwoods need supplemental water.
- Summary comments:
  - House is large, but is on a large lot and the PUD plan and subdivision provide for larger homes.
  - A new color palette is very important.
  - Staff will follow up regarding construction access before Planning Commission consideration.

#### **DIRECTOR'S REPORT**

- Updated about projects going through the Planning Commission:

October 15, 2020

Architectural Advisory Committee (AAC)

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- Mill/Purissima – complete through PC October 13, 2020
- 795 Main Street – pending November
- Story Pole discussion: Director asked for the Committee's preferences with respect to story poles:
  - Useful for the project today; maybe not as much for Downtown infill sites. For longer views it is very helpful.
  - Noted that AAC members can visualize; but they really help the community to visualize and also increase awareness about projects.

### **ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS**

The date of November 19<sup>th</sup> for the next meeting was discussed.

### **ADJOURNMENT**

**Meeting adjourned: 11:00 am**

Respectfully Submitted:



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Scott Phillips, Associate Planner

# NEW RESIDENCE

2778 PULLMAN AVE. HALF MOON BAY, CA 94019



VICINITY MAP

PROPERTY OWNER:	DESIGNER:	SURVIZOR:
MARK STOLOSKI	PLAN A DESIGN GROUP LLC USA WILLMAN 727 INDUSTRIAL DR SUITE 100 SAN CARLOS, CA 94070 (650) 207-1566	SAVOR P. MACALIFF 421 WILDWOOD DR. SOUTH SAN FRANCISCO, CA 94080 (650) 728-2423
STRUCTURAL ENGINEER:	CIVIL / SOILS ENGINEER:	T24 ENERGY / GREEN BUILDING:
LA ROSA ENGINEERING 227 INDUSTRIAL ROAD SUITE 116 SAN CARLOS, CA 94070 (650) 593-3009 e@larsaengineering.com	SIGMA PRIME GEOTECHNICS INC. 382 PRINCETON AVE HALF MOON BAY, CA 94019 (650) 728-3550 FAX 728-3553	ARASH FROUZJADI (650) 353-7794 info@arthe24.com

## PROJECT DIRECTORY

NEW TWO-STORY SINGLE FAMILY RESIDENCE TO CONSIST OF (5) BEDROOMS AND (4.5) BATHS WITH 4,077 SF OF LIVING AREA AND AN ATTACHED 620 SF TWO CAR GARAGE. THE PROPOSED PROJECT WILL ALSO INCLUDE AN ATTACHED ACCESSORY DWELLING UNIT OF 605 SF AND WILL CONSIST OF (1) BEDROOM AND (1) BATH.

## PROJECT DESCRIPTION

### LAND USE DATA

PLANNING DEPT. INFO:	CITY OF HALF MOON BAY
ZONING:	PLD
A.P.N.:	048-133-040

### BUILDING DATA

CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	R-3U

### SITE DATA

TOTAL LOT AREA	10,372.0 SF
PROPOSED BUILDING FOOTPRINT	3952.0 SF
PROPOSED COVERED PORCHES	350.0 SF
PROPOSED LOT COVERAGE	4302.0 SF
PERCENT OF PROPOSED LOT COVERAGE	23.4 %
AVERAGE LOT SLOPE:	LESS THAN 5 %

### EXISTING / PROPOSED AREAS

UPPER FLOOR LIVING AREA	1500.0 SF
LOWER FLOOR LIVING AREA	2527.0 SF
GARAGE AREA	620.0 SF
ACCESSORY DWELLING UNIT	605.0 SF
TOTAL PROPOSED LIVING AREA	4712.0 SF
TOTAL PROPOSED FLOOR AREA	5532.0 SF

### PROPOSED FLOOR AREA RATIO

TOTAL FLOOR AREA =	5532.0 SF
FLOOR AREA TO LOT RATIO =	30

### HEIGHT OF PROPOSED ADDITION

27'-6" ABOVE EXISTING GRADE

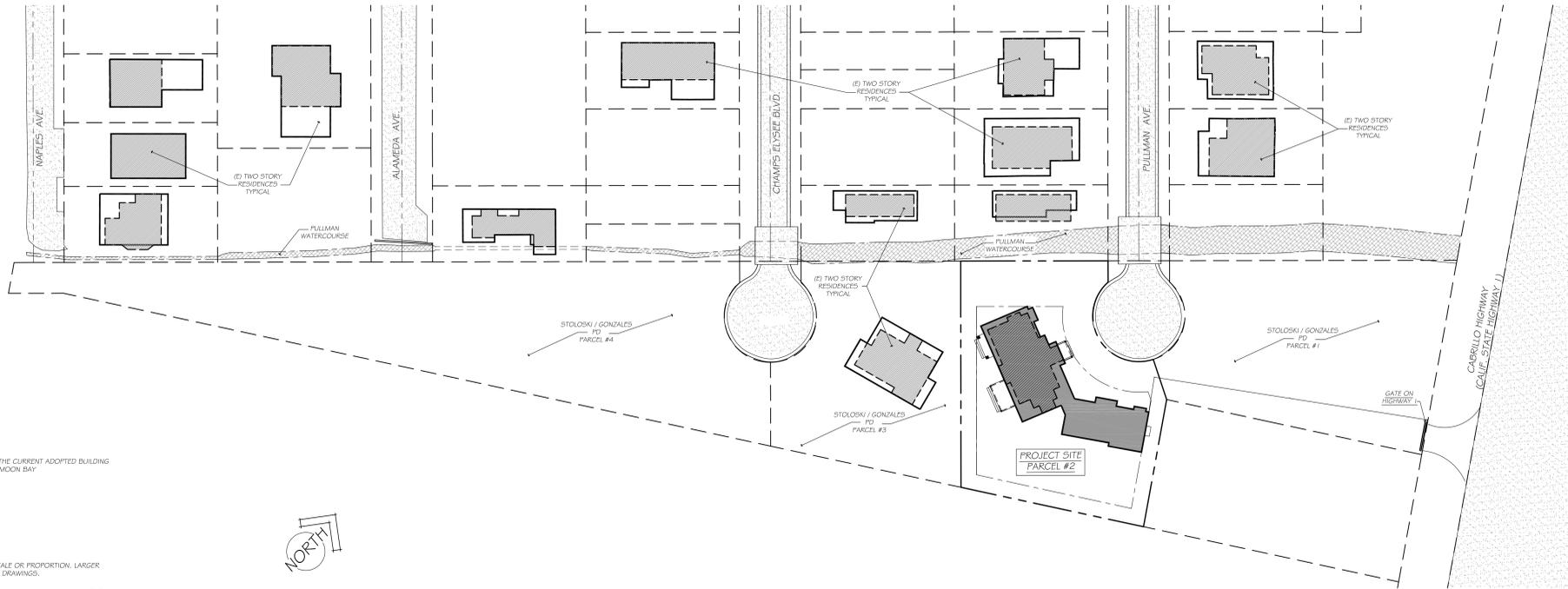
### PARKING CALCULATION

TWO-CAR GARAGE

## PROJECT DATA

A1.0	COVER SHEET / PROJECT DATA
A1.1	SITE PLAN
C1-1	TOPOGRAPHIC SURVEY
C-1	GRADING, DRAINAGE AND EROSION CONTROL PLAN
A1.2	LOWER FLOOR PLAN
	DOOR / WINDOW SCHEDULES
A1.3	UPPER FLOOR PLAN
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS / PHOTO SIMULATION
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR PERSPECTIVES
L1.0	CONCEPTUAL LANDSCAPE PLAN

## SHEET INDEX



ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODES AND THE REGULATIONS AND CODES OF THE CITY OF HALF MOON BAY. CURRENT APPLICABLE CODES INCLUDE THE FOLLOWING:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

## GENERAL NOTES

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## DEVELOPMENT AREA PLAN

SCALE: 1" = 40'

7. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
  - a. CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM
  - b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs SPECIFICATION 01.0300
  - c. ISPFANS 140 AT THE GOLD LEVEL
  - d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
8. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-VOLATILE MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFICI) FLOOR SCORE PROGRAM.
9. HARDWOOD, PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD PER SHEET MFG 1 / 54 (TABLE 4.304.3).
10. DOCUMENTATION WILL BE PROVIDED AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.304.2-4.
11. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
  - a. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
  - b. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
  - c. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
12. ANGULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CHIMNEYS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE RODDENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC SECTION 4.406.
13. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
14. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH THE FOLLOWING:
  - a. A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER SECTION 4.505.2 AND R506.2.3
15. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
  - a. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - b. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
16. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
17. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH CAL GREEN CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BRAND OR INSTALLER CERTIFICATIONS, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.
18. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.
19. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, brand or installer certifications, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or updated in the application checklist.

## ATTACHMENT 9

Stoloski/Gonzalez Property  
APN 048-133-010

### PUD Development Standards

- I. **Permitted Uses**
  - A. Single family residential dwellings.
  - B. Second unit dwellings that conform to the standards of City of Half Moon Bay ordinance.
  - C. Accessory buildings consistent with following setback and lot coverage requirements.
  - D. Home occupations consistent with City of Half Moon Bay zoning ordinances.
  - E. Single family recreational facilities (swimming pools, tennis courts, etc.) to be located within the building envelopes and/or usable open space area of said parcel.
  - F. The keeping of domestic animals and/or usable open space area of said parcel.
- II. **Prohibited Uses**
  - A. No uses inconsistent with the above mentioned permitted uses.
  - B. No roomers are permitted.
- III. **Development Standards**
  - A. Lot size: Per approved Parcel Map.
  - B. Lot coverage: Footprint of all structures shall not exceed 6,000 square feet.
  - C. Height requirement: No structure shall exceed 28' in height.
  - D. Setbacks: Per approved Parcel Map configuration
    1. Front yard setback - 20 feet
    2. Side yard setback - 6 feet
    3. Rear yard setback - 20 feet
  - E. Utilities: All services shall be underground.
  - F. Fencing: A fencing plan for individual parcels must be approved by the City prior to issuance of a residential building permit or included in the building permit application.
  - G. On site parking: Minimum of 2 covered spaces for each dwelling. 2 additional off-street spaces are required for each parcel. All recreational vehicles and boats shall be stored in City approved structures or hidden from view.
- IV. **Open Space requirement**
  - A. Each parcel will provide a minimum of 20% of parcel area in private open space.
  - B. Culvert area easement will provide additional open space area on the property.
  - C. No uses or structures can impede this easement.

### Planned Unit Development Zoning Background

The Stoloski/Gonzalez parcel is a unique property in that it is a remnant parcel between two existing subdivisions. It is distinct from the area to the north and south subdivisions and the proposed design is consistent with the intent of the PUD zoning district. The proposed project will eliminate access from Highway One by gaining shared access to the 4 lots from 2 existing neighborhood streets. All public utilities are adjacent to this parcel. And finally, the property can accommodate an underground culvert to reduce issues caused by Pullman ditch.

## PROJECT SPECIFIC NOTES

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## CAL GREEN BUILDING CODE NOTES

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## PUD DEVELOPMENT STANDARDS

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REVISIONS:	PLANNING DEPT. COMMENTS
7-8-20	
REVISED PLANNING DEPT. SUBMITTAL 3-2-21	
PLANNING DEPT. COMMENTS 4-5-21	

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.

Contractor shall verify and be responsible for all dimensions and conditions on this job.

Without dimensions on these drawings shall take precedence over stated dimensions. Small scale drawings take precedence over larger scale drawings.

Contractor and/or owner shall take full responsibility for water proofing of proposed structure.

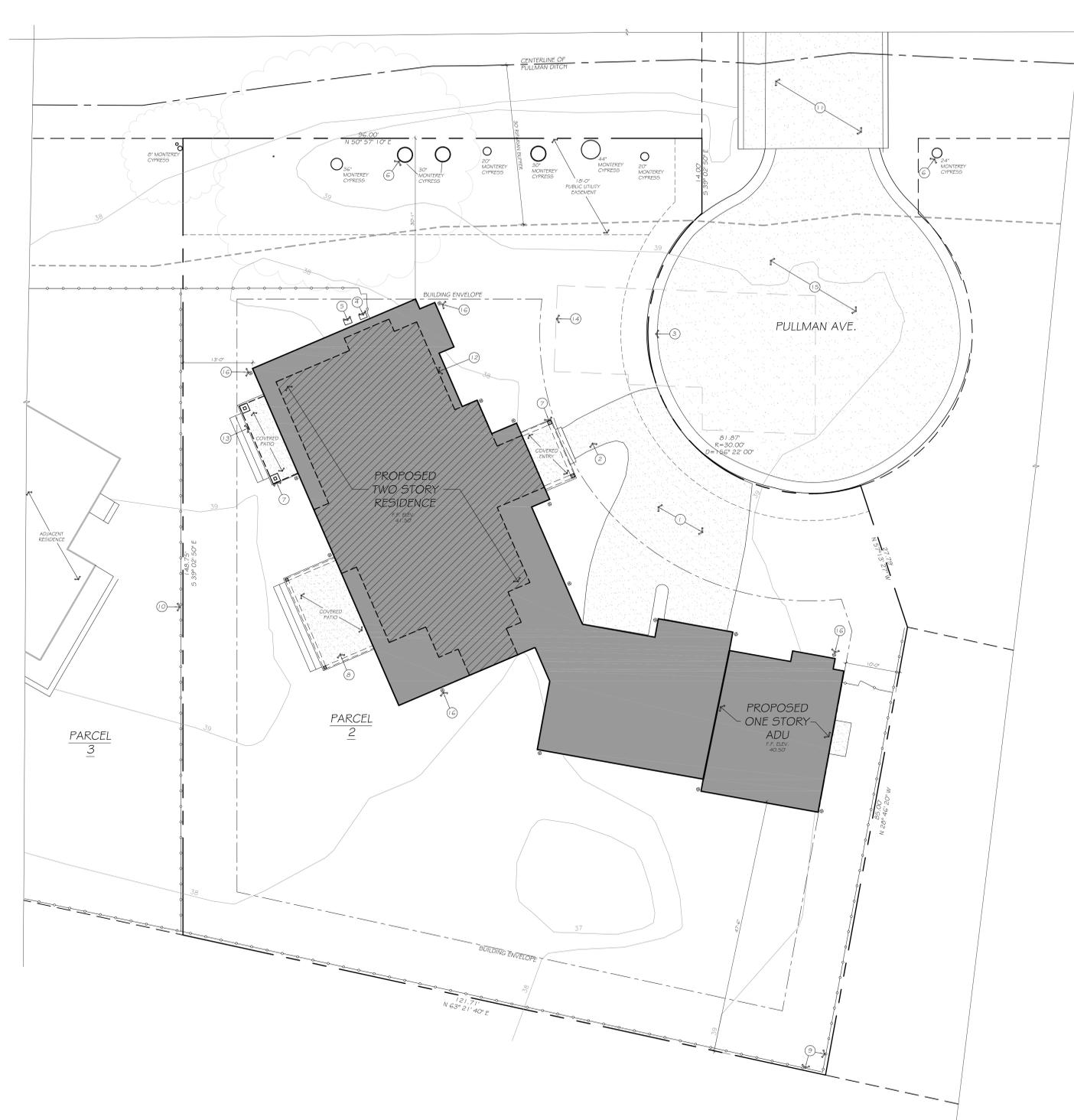
DATE: APR. 5, 2021

SHEET TITLE:

SITE PLAN / PROJECT DATA

SHEET NUMBER:

A1.0



- PROVIDE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTE TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY ENTRANCE LEADING TO THE BUILDING AND OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE CONTRISTOR FIRE DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6" BY 18" GREEN REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS AND LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.
- VEGETATION MANAGEMENT REQUIREMENTS:
  - A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30' AND MAY BE REQUIRED TO A DISTANCE OF 100' OR TO THE PROPERTY LINE. IN S.K.A. THE FUEL BREAK IS 100' OR THE PROPERTY LINE.
  - TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6'-10' FEET ABOVE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
  - REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.
- INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO 'HOOK-UP' TO KESSE. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN.
- EXTERIOR BELL AND INTERIOR HORN / STROBE ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN / STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

**FIRE PROTECTION REQUIREMENTS** 13

- NEW PAVED DRIVEWAY
- NEW PAVED WALKWAY
- NEW ROLL CURB AND GUTTER
- NEW ELECTRIC METER
- NEW GAS METER
- EXISTING TREE TO REMAIN TYPICAL / DIAMETER PER PLAN
- NEW PORCH POST PER FLOOR PLAN
- NEW CONCRETE LANDING WITH STONE FINISH
- NEW WOOD FENCE
- EXISTING WOOD FENCE
- EXISTING CONCRETE BRIDGE
- LINE OF UPPER WALLS ABOVE
- LINE OF BALCONY ABOVE
- EXISTING SHED TO BE DEMOLISHED
- PULLMAN AVE. TO BE COMPLETED UNDER SEPARATE PERMIT
- NEW DOWNSPOUT LOCATION TYP.

**REFERENCE NOTES** 14



**REVISIONS:**

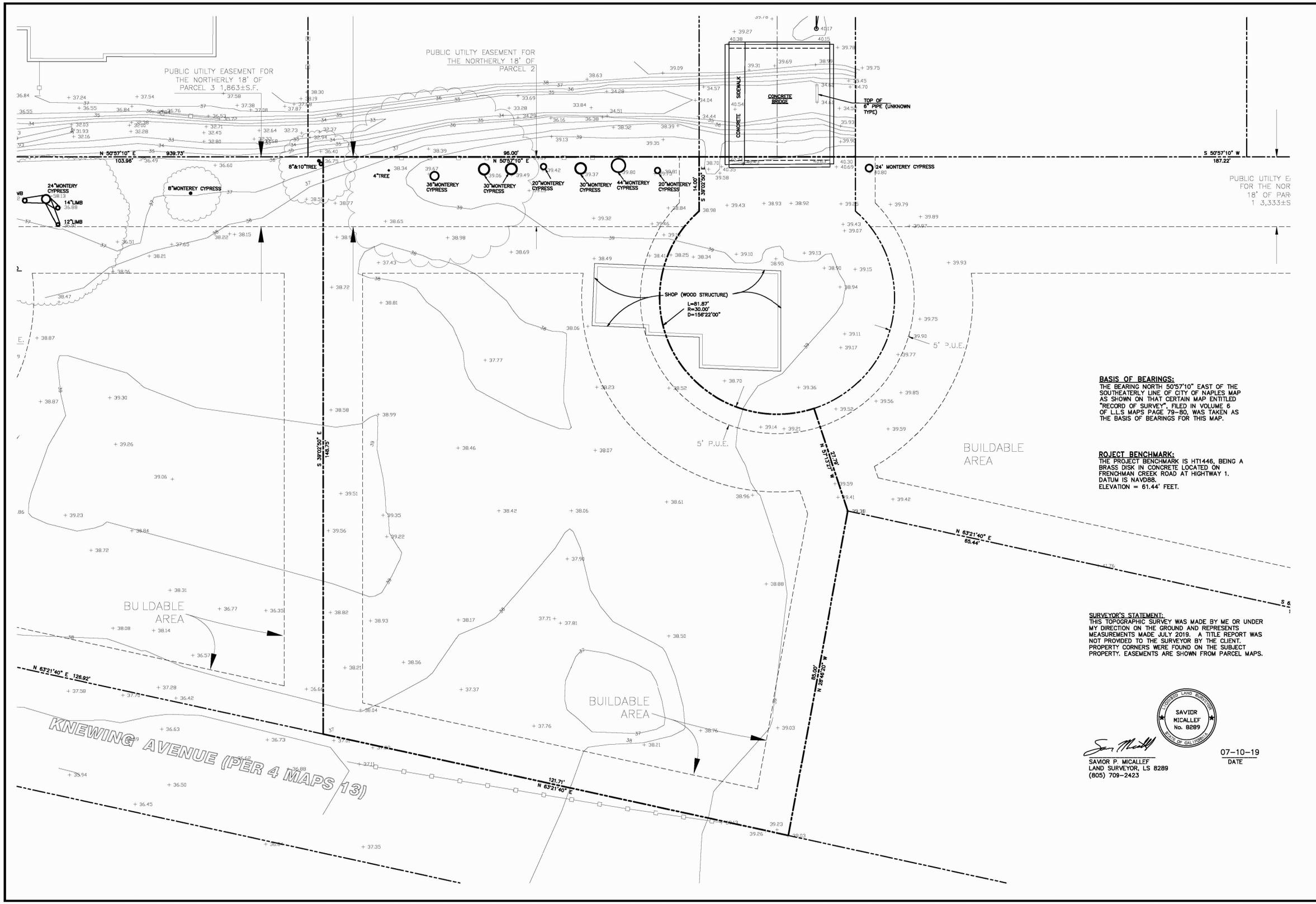
▲	PLANNING DEPT. COMMENTS	7-8-20
▲	REVISED PLANNING DEPT. SUBMITTAL	3-2-21
▲	PLANNING DEPT. COMMENTS	4-5-21

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.  
 Contractor shall verify and be responsible for all dimensions and conditions on this job.  
 Within dimensions on these drawings shall take precedence over scaled dimensions. Small scale drawings take precedence over larger scale drawings.  
 Contractor and/or owner shall take full responsibility for water proofing of proposed structure.

DATE: APRIL 5, 2021  
 SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:



SAVIOR P. MICALLEF LAND SURVEYING  
 421 WILWOOD DRIVE  
 SAN FRANCISCO, CA 94080  
 (855) 709-2423

**TOPOGRAPHIC SURVEY OF PARCEL 2**  
**BOOK 81 PARCEL MAPS AT PAGE 85-86**  
 CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

**BASIS OF BEARINGS:**  
 THE BEARING NORTH 50°57'10" EAST OF THE SOUTHEASTERLY LINE OF CITY OF NAPLES MAP AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY", FILED IN VOLUME 6 OF L.L.S. MAPS PAGE 79-80, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

**PROJECT BENCHMARK:**  
 THE PROJECT BENCHMARK IS HT1446, BEING A BRASS DISK IN CONCRETE LOCATED ON FRENCHMAN CREEK ROAD AT HIGHWAY 1. DATUM IS NAVD83. ELEVATION = 61.44' FEET.

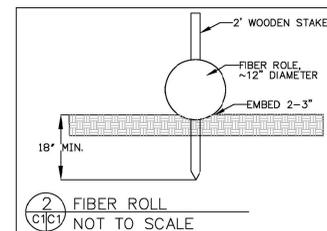
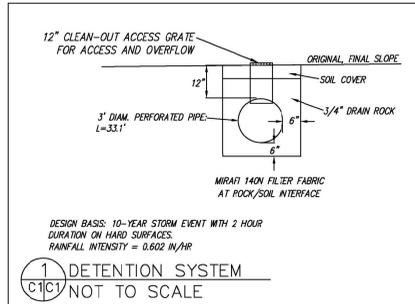
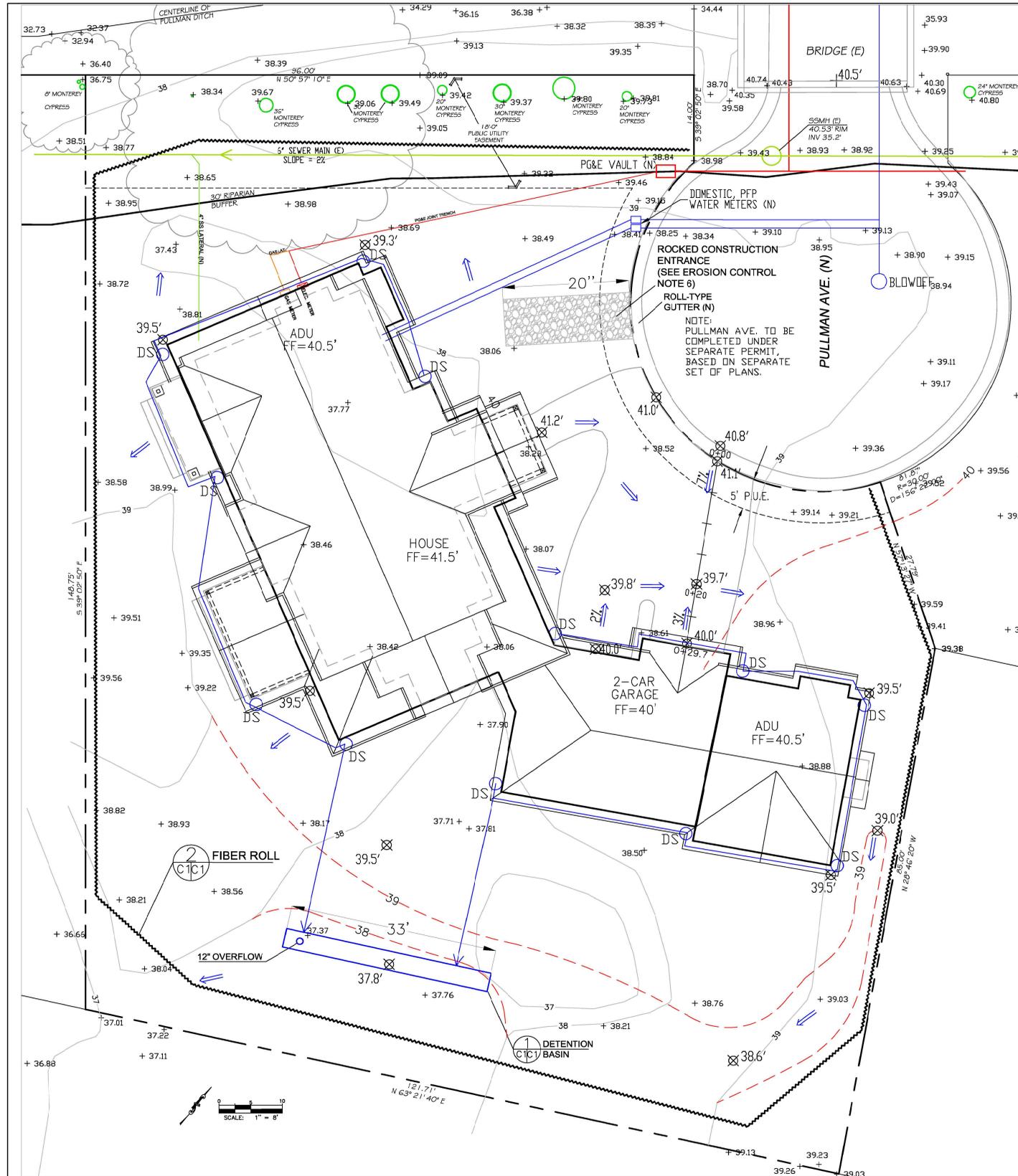
**SURVEYOR'S STATEMENT:**  
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JULY 2019. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. EASEMENTS ARE SHOWN FROM PARCEL MAPS.



*Savior Micallef*  
 SAVIOR P. MICALLEF  
 LAND SURVEYOR, LS 8289  
 (805) 709-2423

07-10-19  
 DATE

Revisions	No.	Date	By	SPM	SPM
Drawing Number:					
1 of 1					



**EROSION CONTROL NOTES**

- 1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH ALTE NETTING.
- 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HOURS.
- 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 7 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- 6. ROCKED CONSTRUCTION ENTRANCE SHALL CONFORM TO THE FOLLOWING:
  - A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
  - B. PAD SHALL BE NOT LESS THAN 18" THICK.
  - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS AWAY FROM PAVED AREAS.

- LEGEND**
- 1" CONTOUR (E)
  - 5" CONTOUR (E)
  - PROPOSED CONTOUR
  - +38.90 EXISTING SPOT ELEVATION
  - ⊗ 39.1' PROPOSED SPOT ELEVATION
  - DS DOWNSPOUT
  - 4" MIN SOLID DRAIN PIPE

- GENERAL NOTES**
1. PLAN PREPARED FOR: MARK STOLOSKI, OWNER
  2. ELEVATION DATUM: NAVD88
  3. SITE SURVEYED BY S. MICALLEF, SURVEYED 7-10-19.
  4. THIS IS NOT A BOUNDARY SURVEY.
  5. ALL UTILITIES MUST BE UNDERGROUND.
  6. ALL WORK IN THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT.

- DRAINAGE NOTES**
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PREVENT AN INCREASE IN RUNOFF TO NEIGHBORING PROPERTIES.
  2. DOWNSPOUTS SHALL LEAD TO DETENTION BASIN, AS SHOWN.
  3. WITHIN 10 FEET OF BUILDING, GROUND SHALL SLOPE AWAY FROM BUILDING AT 5% MINIMUM ON PERVIOUS SURFACES, OR 2% MINIMUM ON IMPERVIOUS SURFACES, WHERE SPACE PERMITS.

**GRADING NOTES**

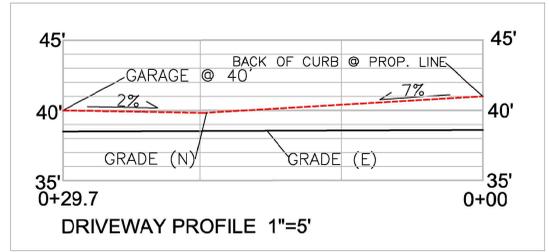
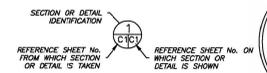
CUT VOLUME : 20 CY  
FILL VOLUME : 350 CY

ABOVE VOLUMES ARE APPROXIMATE. CUT VOLUME IS FOR EXCAVATION BENEATH PROPOSED FOUNDATIONS, FILL IS FOR RESHAPING AROUND HOUSE TO FACILITATE DRAINAGE.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

**SECTION AND DETAIL CONVENTION**



**GRADING, DRAINAGE, EROSION CONTROL PLAN**

SIGMA PRIME GEOTECHNICALS, INC.  
HALF MOON BAY, CA 94019  
(650) 728-5590  
FAX: 728-3695

DATE: 4-20-20  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE: 2-4-21  
REV. DATE: 4-5-21  
REV. DATE:

**STOLOSKI PROPERTY**  
PULLMAN AVENUE  
MIRAMAR  
APN 048-133-040

SHEET  
C-1

SYMBOL	SIZE	TYPE	HEADER HEIGHT A.F.F.	NOTES
1	2'-0" X 4'-0"	CASEMENT	8'-0"	#2
2	6'-0" X 5'-0"	DBL. CASEMENT	8'-0"	#1
3	2'-6" X 5'-0"	CASEMENT	8'-0"	
4	3'-0" X 5'-0"	CASEMENT	8'-0"	
5	3'-0" X 5'-0"	CASEMENT	8'-0"	
6	5'-0" X 4'-6"	DBL. CASEMENT	8'-0"	
7	5'-0" X 4'-6"	CASEMENT	8'-0"	
8	5'-0" X 4'-6"	DBL. CASEMENT	8'-0"	
9	7'-0" X 4'-6"	CASEMENT / FIXED / CASEMENT	8'-0"	
10	2'-0" X 3'-6"	CASEMENT	8'-0"	
11	5'-0" X 4'-0"	DBL. CASEMENT	8'-0"	
12	5'-0" X 4'-0"	DBL. CASEMENT	8'-0"	
13	5'-0" X 4'-0"	DBL. CASEMENT	8'-0"	
14	5'-0" X 4'-0"	DBL. CASEMENT	8'-0"	
15	5'-0" X 5'-0"	DBL. CASEMENT	8'-0"	#1
16	5'-0" X 5'-0"	DBL. CASEMENT	8'-0"	#1
17	2'-0" X 2'-6"	CASEMENT	8'-0"	
18	5'-0" X 4'-0"	DBL. CASEMENT	7'-6"	
19	7'-0" X 5'-0"	CASEMENT / FIXED / CASEMENT	8'-0"	
20	2'-6" X 5'-0"	CASEMENT	8'-0"	
21	8'-0" X 6'-0"	CASEMENT / FIXED / CASEMENT	8'-0"	
22	7'-0" X 4'-6"	FIXED / FIXED / FIXED	6'-8"	#4
23	6'-0" X 5'-6"	DBL. CASEMENT	5'-6"	#4
24	2'-6" X 3'-0"	CASEMENT	6'-8"	
25	7'-8" X 4'-0"	CASEMENT / FIXED / CASEMENT	6'-0"	#1
26	2'-6" X 3'-6"	CASEMENT	6'-8"	
27	2'-6" X 3'-0"	CASEMENT	6'-8"	
28	6'-0" X 4'-6"	CASEMENT / FIXED / CASEMENT	6'-8"	
29	7'-8" X 3'-6"	CASEMENT / FIXED / CASEMENT	6'-8"	
30	2'-0" X 2'-6"	CASEMENT	8'-0"	
31	2'-0" X 3'-6"	CASEMENT	6'-8"	#1, #5
32	2'-0" X 2'-0"	CASEMENT	6'-8"	#3
33	2'-0" X 2'-0"	CASEMENT	6'-8"	#3
34	2'-0" X 3'-0"	CASEMENT	6'-8"	

SYMBOL	SIZE	TYPE	HEADER HEIGHT A.F.F.	NOTES
1	2'-0" X 3'-0"	CASEMENT	6'-8"	#3
2	2'-0" X 2'-0"	CASEMENT	6'-8"	#3
3	2'-6" X 2'-6"	CASEMENT	6'-8"	
4	7'-8" X 3'-8"	CASEMENT / FIXED / CASEMENT	6'-0"	#1

WINDOW NOTES:

- EGRESS WINDOW / MAX. CLEAR SILL HEIGHT 44" ABOVE FINISH FLOOR. MIN. CLEAR WIDTH 20". MIN. CLEAR HEIGHT 24". MIN. / MIN. NET CLEAR OPENING 5.0 SF FOR GROUND FLOOR, 5.7 SF OTHER FLOORS / REFER TO CRC SECTION K3.1.0. VERIFY WITH MANUFACTURER SPECIFICATIONS PRIOR TO ORDERING.
- PROVIDE PRIVACY GLAZING.
- PROVIDE TEMPERED GLAZING.
- HEADER HEIGHT MEASURED FROM UPPER FLOOR F.F.
- EGRESS COMPLIANCE ACHIEVED WITH OPTIONAL 1" HINGE SYSTEM APPLIED. PLEASE SPECIFY EGRESS HINGE FOR THESE UNITS WHEN ORDERING WINDOW.

**WINDOW SCHEDULE** (31)

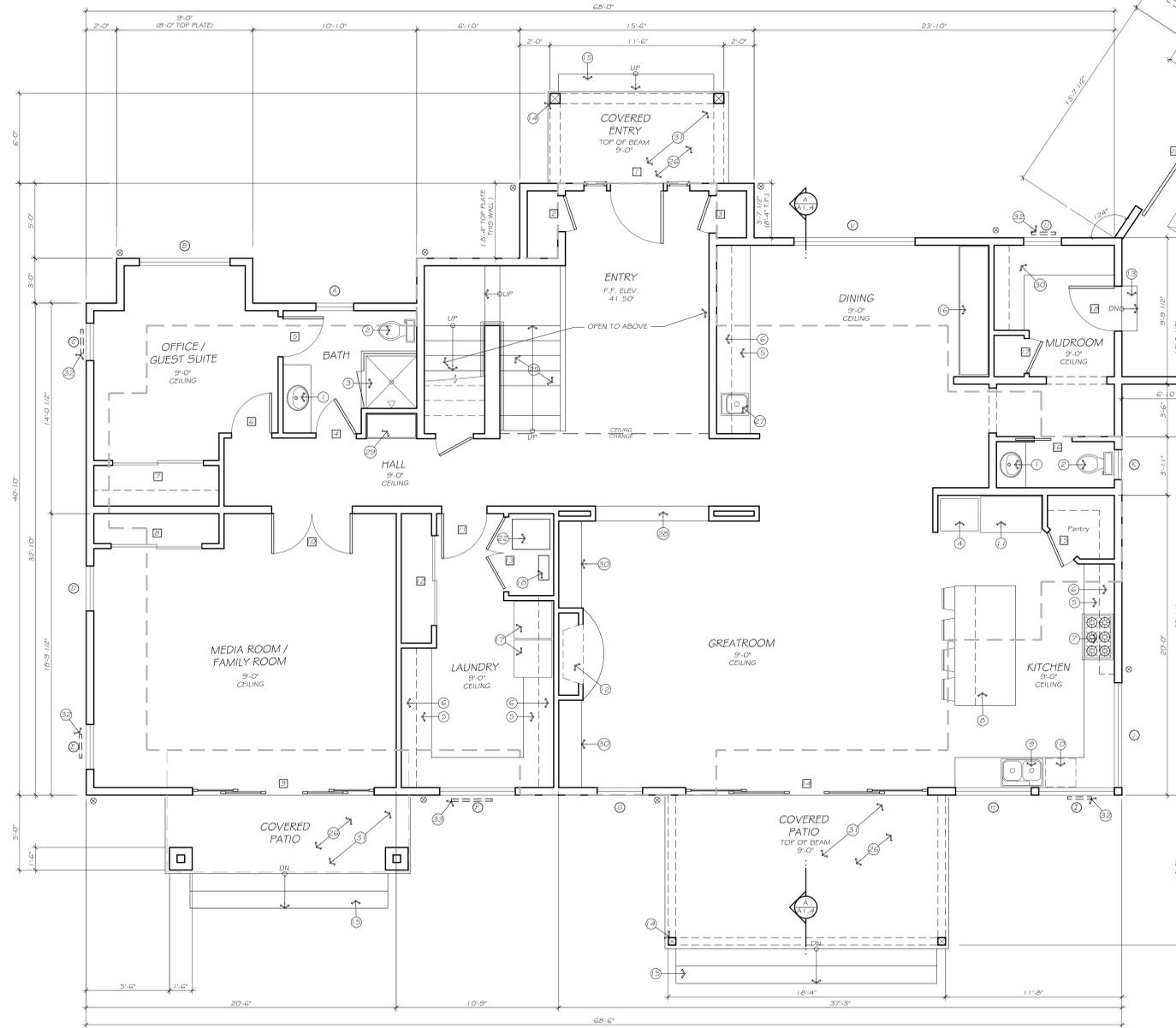
SYMBOL	SIZE	TYPE	CONSTRUCTION	NOTES
1	7'-0" X 8'-0"	3'-6" CUSTOM ENTRY W/ 1'-6" SIDELITES ON EITHER SIDE	SC EXTERIOR	#2
2	2'-6" X 8'-0"	PANEL	SC	
3	2'-6" X 8'-0"	PANEL	SC	
4	2'-8" X 8'-0"	PANEL	SC	
5	2'-8" X 8'-0"	PANEL	SC	
6	2'-8" X 8'-0"	PANEL	SC	
7	6'-0" X 8'-0"	BYPASS CLOSET	SC	
8	6'-0" X 8'-0"	BYPASS CLOSET	SC	
9	12'-0" X 8'-0"	(4) PANEL FULL LITE FRENCH SLIDER	SC EXTERIOR	#2
10	5'-4" X 8'-0"	FRENCH SWING PANEL	SC	
11	3'-0" X 8'-0"	PANEL	SC	#1
12	6'-0" X 8'-0"	BYPASS CLOSET	SC	
13	5'-0" X 8'-0"	FRENCH SWING CLOSET	SC	
14	12'-0" X 8'-0"	(4) PANEL FULL LITE FRENCH SLIDER	SC EXTERIOR	#2
15	2'-6" X 8'-0"	PANEL	SC	
16	2'-6" X 8'-0"	POCKET PANEL	SC	
17	2'-4" X 8'-0"	PANEL	SC	
18	3'-0" X 8'-0"	PANEL	SC	#3
19	3'-0" X 8'-0"	PANEL	SC EXTERIOR	

20	6'-0" X 8'-0"	POCKET PANEL PAIR	SC	
21	2'-6" X 8'-0"	PANEL	SC	
22	6'-0" X 8'-0"	BYPASS CLOSET	SC	
23	3'-0" X 8'-0"	CUSTOM ENTRY	SC EXTERIOR	#2
24	9'-0" X 8'-0"	SECTIONAL GARAGE DOOR	SC EXTERIOR	#2
25	9'-0" X 8'-0"	SECTIONAL GARAGE DOOR	SC EXTERIOR	#2
26	2'-8" X 6'-8"	PANEL	SC	
27	2'-6" X 6'-8"	POCKET PANEL	SC	
28	2'-6" X 6'-8"	PANEL	SC	
29	6'-0" X 6'-8"	BYPASS CLOSET	SC	
30	11'-0" X 6'-8"	8" FULL LITE SLIDER W/ 1" SIDELITES	SC EXTERIOR	#2
31	2'-4" X 6'-8"	PANEL	SC	
32	2'-4" X 6'-8"	PANEL	SC	
33	2'-4" X 6'-8"	POCKET PANEL	SC	
34	2'-4" X 6'-8"	PANEL	SC	
35	2'-6" X 6'-8"	PANEL	SC	
36	2'-6" X 6'-8"	PANEL	SC	
37	2'-4" X 6'-8"	PANEL	SC	
38	2'-4" X 6'-8"	PANEL	SC	
39	2'-4" X 6'-8"	PANEL	SC	
40	2'-4" X 6'-8"	PANEL	SC	

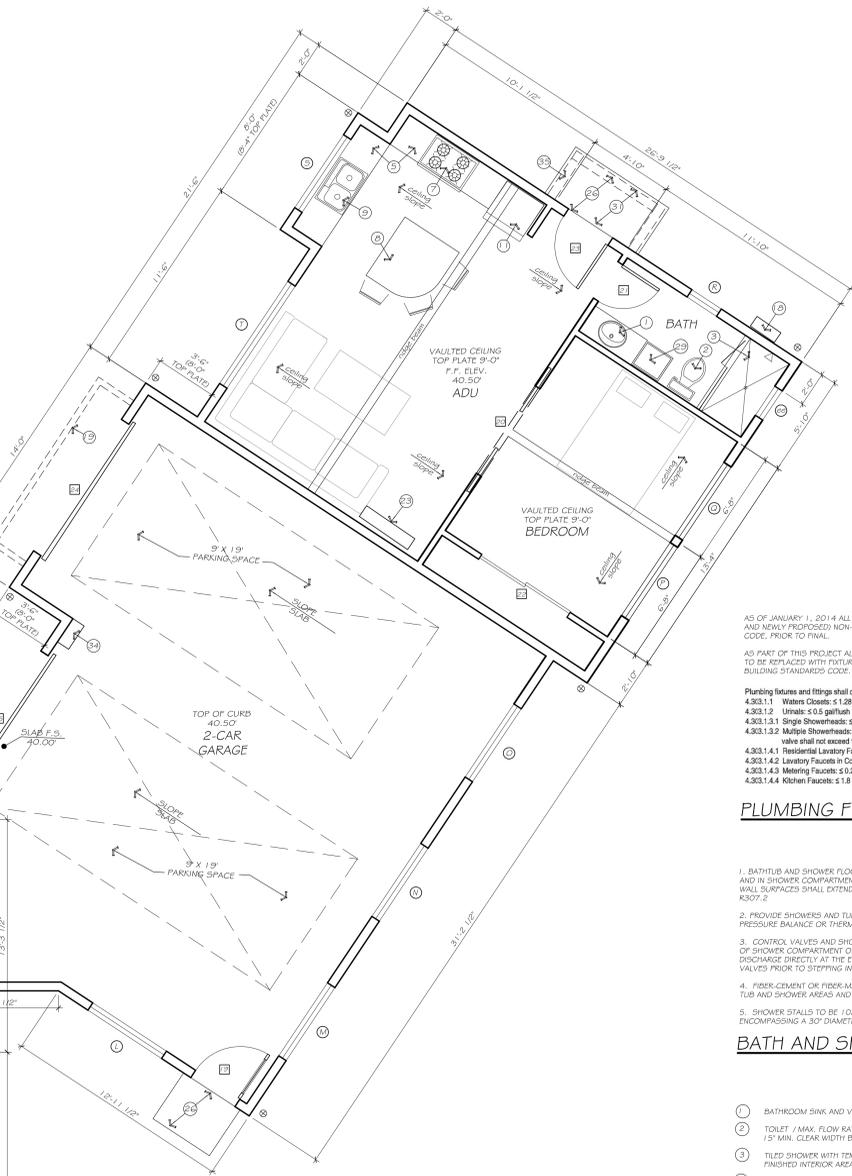
DOOR NOTES:

- PROVIDE LOWERED CLOSET DOOR OF MIN. 1.00 SQ. IN. FOR MAKE UP AIR FOR CLOTHES DRYER PER CMC SECTION 504.3.2.
- PROVIDE TYPED GLAZING.
- PROVIDE 30MM. FIRE RATED CONSTRUCTION AND SELF CLOSING AND LATCHING MECHANISM.

**DOOR SCHEDULE** (21)



**LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



AS OF JANUARY 1, 2014 ALL BUILDINGS BUILT BEFORE 1994 ARE REQUIRED TO HAVE ALL EXISTING AND NEWLY PROPOSED NON-COMPLIANT PLUMBING FIXTURES REPLACED TO COMPLY WITH CURRENT CODE. PRIOR TO FINAL.

AS PART OF THIS PROJECT ALL NON-COMPLIANT PLUMBING FIXTURES (EXISTING AND PROPOSED) ARE TO BE REPLACED WITH FIXTURES THAT COMPLY WITH THE FOLLOWING FLOW RATES PER CALIFORNIA BUILDING STANDARDS CODE:

Plumbing fixtures and fittings shall comply with the following:

- 4.303.1.1 Water Closets: ≤ 1.28 gpm @ 80 psi
- 4.303.1.2 Urinals: ≤ 0.5 gpm @ 80 psi
- 4.303.1.3.1 Single Showers: ≤ 1.8 gpm @ 80 psi
- 4.303.1.3.2 Multiple Showers: combined flow rate of all showers and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm @ 80 psi or only one shower outlet to be in operation at a time.
- 4.303.1.4 Residential Lavatory Faucets: ≤ 1.2 gpm @ 80 psi
- 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.6 gpm @ 80 psi
- 4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
- 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 80 psi; temporary minimum to 2.2 gpm allowed but shall default to 1.8 gpm

**PLUMBING FIXTURE NOTES** (11)

- BATH TUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CMC 4307.2.
- PROVIDE SHOWERS AND TUB - SHOWER COMBINATIONS WITH CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE PER CMC SECTION 41.6.
- CONTROL VALVES AND SHOWER HEADS AT NEW SHOWERS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CMC 408.9.
- FIBER-CEMENT OR FIBER-MAT REINFORCED CEMENT SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING FINISHES IN SHOWER AREAS PER CMC 102.4.2.
- SHOWER STALLS TO BE 1'02.4 SQ. INCHES MINIMUM AND PROVIDE A CLEAR AREA CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE PER CMC 408.6.

**BATH AND SHOWER NOTES** (53)

- BATHROOM SINK AND VANITY / MAX. FLOW RATE PER 1.1 - A1.2
- TOILET / MAX. FLOW RATE PER 1.1 - A1.2 / PROVIDE MIN. 24" CLEAR AT FRONT OF FIXTURE / 12" MIN. CLEAR WITH BOTH SIDES OF TOILET MEASURED FROM CENTERLINE OF FIXTURE.
- TUB SHOWER WITH TEMPERED GLASS ENCLOSURE / MIN. 22" SHOWER DOOR / MIN. 1'02.4 SQ. IN. FINISHED INTERIOR AREA / MAX. FLOW RATE PER 1.1 - A1.2 / REFER TO 53-A1.2
- DOUBLE OVEN
- COUNTER WITH CABINETS BELOW
- UPPER CABINETS
- RANGE AND OVEN WITH HOOD ABOVE
- KITCHEN ISLAND WITH SEATING KNEE SPACE
- KITCHEN SINK / MAX. FLOW RATE PER 1.1 - A1.2
- DISHWASHER
- REFRIGERATOR PER OWNER
- DIRECT VENT GAS FIREPLACE
- NEW STEPS FROM GARAGE / 12" TREADS / MAX. 7.75" RISERS
- PORCH POSTS AND BEAMS ABOVE / GRAY TRIM CLAD
- CONCRETE STAIRS TO PORCH FINISH SURFACE PER OWNER / 12" TREADS / MAX. 7.75" RISERS
- WINE STORAGE BUILT IN PER OWNER
- WASHER / DRYER LOCATION
- TANKLESS WATER HEATER / PROVIDE GAS AND POWER
- WOOD TRELLIS AND 45 DEG. BRACES WITH GRAY PAINT FINISH
- HANDRAIL / SEE NOTES #1-21-A1.3
- GUARDRAIL / SEE NOTES #2-21-A1.3
- FURNACE UNIT
- WALL MOUNTED HEATING UNIT
- NOT USED
- STAIRS TO UPPER FLOOR / 12" TREADS / MAX. 7.75" RISERS
- CONCRETE LANDING AT DOOR / MAX. 7.75" BELOW THRESHOLD / SLOPE 2% AWAY FROM STRUCTURE STONE OR TILE FINISH SURFACE PER OWNER
- BAR SINK / MAX. FLOW RATE PER 1.1 - A1.2
- HALF WALL
- BUILT-IN CABINET
- BUILT-IN SHELVING / STORAGE
- T+G CEILING FINISH AT COVERED PORCH AREAS / GRAY PAINT FINISH
- FOUNDATION VENT PER 1.4 / A1.4
- 24" X 18" UNDERFLOOR ACCESS OPENING
- ELECTRIC VEHICLE CHARGING PER 55-MEP.0
- 6"X WOOD ROOF SUPPORT BRACKETS AT 60 DEG. ANGLE / GRAY PAINT FINISH

**REFERENCE NOTES** (14)

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-8-20	PLANNING DEPT. COMMENTS
2		REVISED PLANNING DEPT. SUBMITTAL 3-2-21
3		PLANNING DEPT. COMMENTS 4-5-21

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.

Contractor shall verify and be responsible for all dimensions and conditions on this job.

Within dimensions on these drawings shall take precedence over scaled dimensions. Small scale drawings take precedence over larger scale drawings.

Contractor and/or owner shall take responsibility for water proofing of proposed structure.

DATE: APRIL 5, 2021  
SHEET TITLE:  
**LOWER FLOOR PLAN**

SHEET NUMBER:

**NEW RESIDENCE**

2778 PULLMAN AVE  
 HALF MOON BAY, CA  
 94019  
 APN: 068-133-040

REVISIONS:

1	PLANNING DEPT. COMMENTS
7-8-20	
2	REVISED PLANNING DEPT. SUBMITTAL 3-2-21
3	PLANNING DEPT. COMMENTS
4-5-21	

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.  
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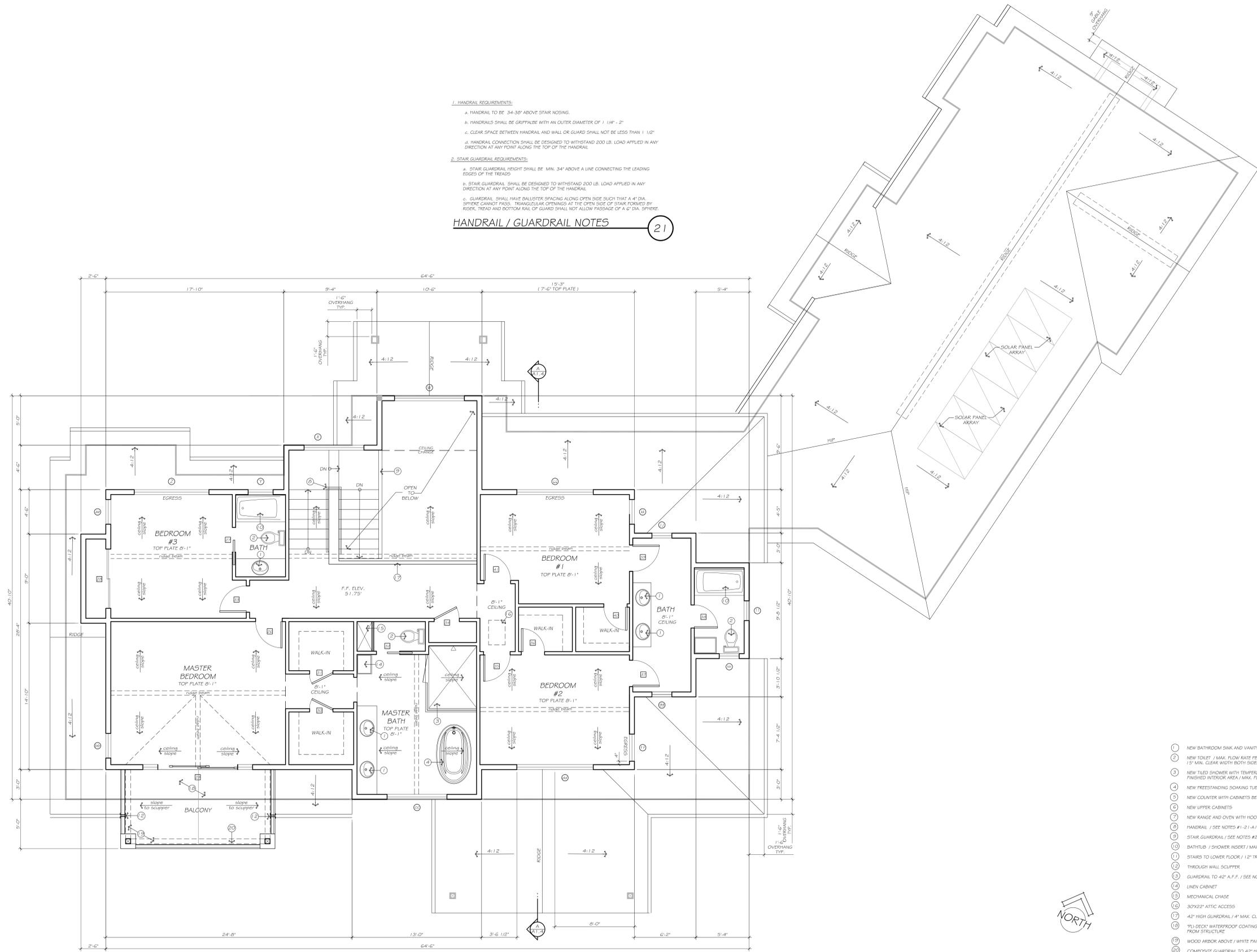
DATE: APRIL 5, 2021  
 SHEET TITLE:  
**UPPER FLOOR PLAN / LOWER ROOF PLAN**

SHEET NUMBER:

**A1.3**

- 1. HANDRAIL REQUIREMENTS:**
- HANDRAIL TO BE 34-36" ABOVE STAIR NOSING.
  - HANDRAILS SHALL BE GRIPABLE WITH AN OUTER DIAMETER OF 1 1/4" - 2"
  - CLEAR SPACE BETWEEN HANDRAIL AND WALL OR GUARD SHALL NOT BE LESS THAN 1 1/2"
  - HANDRAIL CONNECTION SHALL BE DESIGNED TO WITHSTAND 200 LB. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE HANDRAIL.
- 2. STAIR GUARDRAIL REQUIREMENTS:**
- STAIR GUARDRAIL HEIGHT SHALL BE MIN. 34" ABOVE A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
  - STAIR GUARDRAIL SHALL BE DESIGNED TO WITHSTAND 200 LB. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE HANDRAIL.
  - GUARDRAIL SHALL HAVE BALLUSTER SPACING ALONG OPEN SIDE SUCH THAT A 4" DIA. SPHERE CANNOT PASS. TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY RISER, TREAD AND BOTTOM RAIL OF GUARD SHALL NOT ALLOW PASSAGE OF A 6" DIA. SPHERE.

**HANDRAIL / GUARDRAIL NOTES** (21)



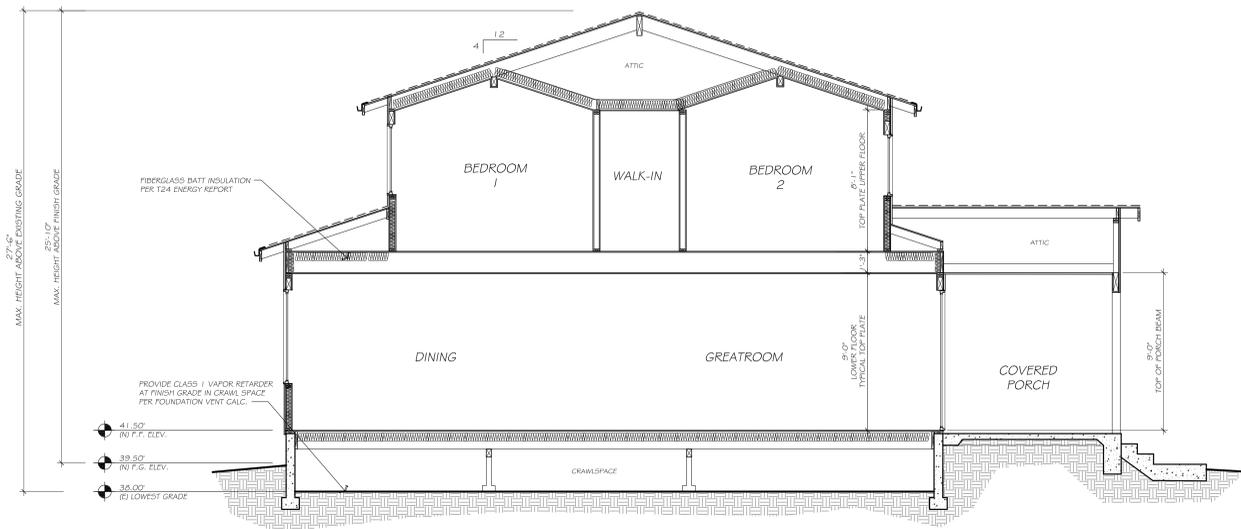
- NEW BATHROOM SINK AND VANITY / MAX. FLOW RATE PER 1.1 - A1.2
- NEW TOILET / MAX. FLOW RATE PER 1.1 - A1.2 / PROVIDE MIN. 24" CLEAR AT FRONT OF FIXTURE / 1/8" MIN. CLEAR WIDTH BOTH SIDES OF TOILET MEASURED FROM CENTERLINE OF FIXTURE
- NEW TILED SHOWER WITH TEMPERED GLASS ENCLOSURE / MIN. 2" SHOWER DOOR / MIN. 1/204 SQ. IN. FINISHED INTERIOR AREA / MAX. FLOW RATE PER 1.1 - A1.2 / REFER TO 33-A1.2
- NEW FREESTANDING SOAKING TUB
- NEW COUNTER WITH CABINETS BELOW
- NEW UPPER CABINETS
- NEW RANGE AND OVEN WITH HOOD ABOVE
- HANDRAIL / SEE NOTES #1-21-A1.3
- STAIR GUARDRAIL / SEE NOTES #2-21-A1.3
- BATH TUB / SHOWER INSERT / MAX. FLOW RATE PER 1.1-A1.2
- STAIRS TO LOWER FLOOR / 1 1/2" TREADS / MAX. 7.75" RISERS
- THROUGH WALL SCUPPER
- GUARDRAIL TO 42" A.F.F. / SEE NOTE C. #2-21-A1.3
- LINEN CABINET
- MECHANICAL CHASE
- 30X22" ATTIC ACCESS
- 42" HIGH GUARDRAIL / 4" MAX. CLEAR OPENING
- "FL-DECK" WATERPROOF COATING OVER SLOPED DECK FRAMING / SLOPE 1/4" PER FT. AWAY FROM STRUCTURE
- WOOD ARBOR ABOVE / WHITE PAINT FINISH
- COMPOSITE GUARDRAIL TO 42" HIGH A.F.S. / GRAY PAINT FINISH / SEE NOTE C. #2-21-A1.3

**REFERENCE NOTES**

**UPPER FLOOR PLAN / LOWER ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

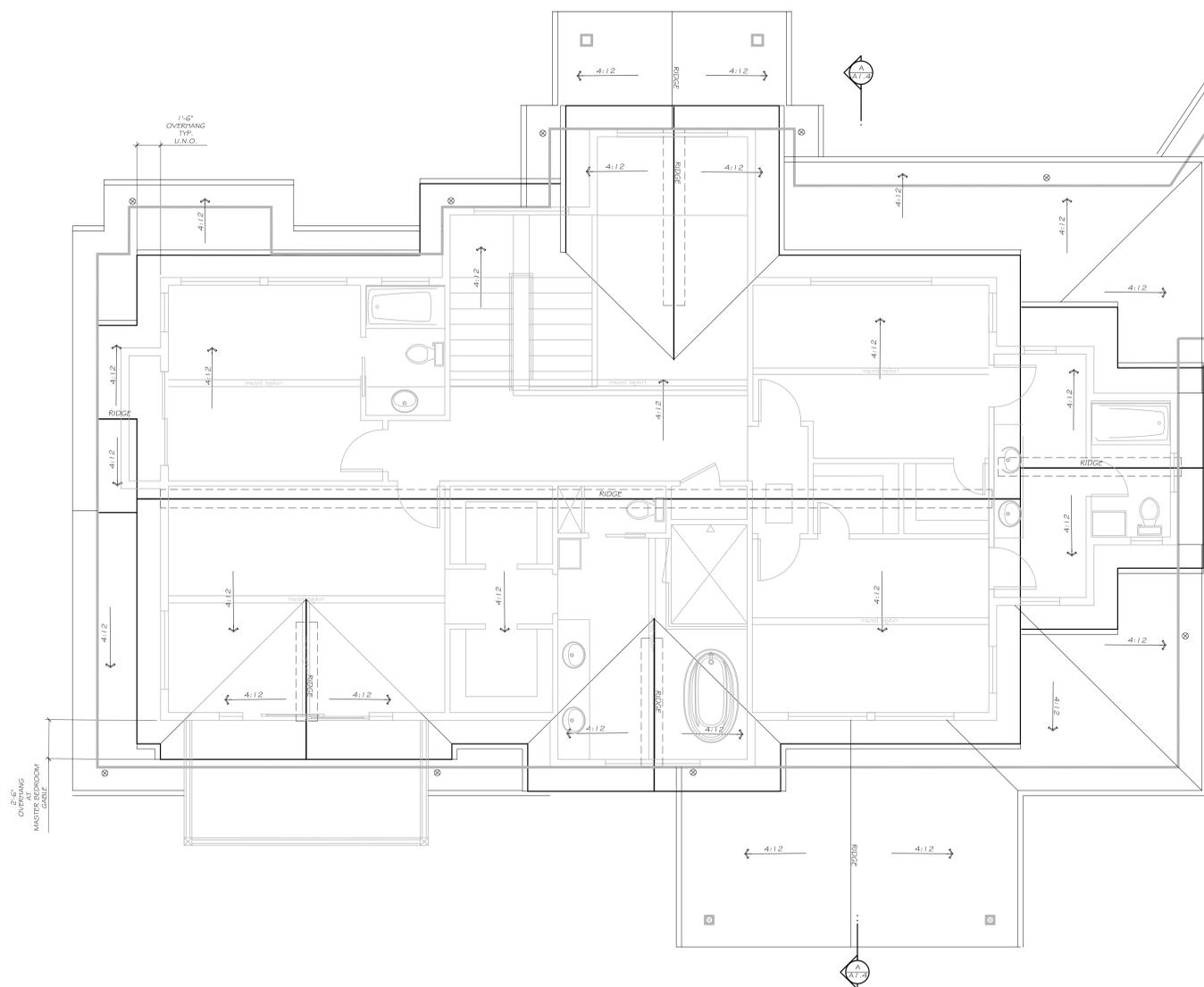
(24)

(11)

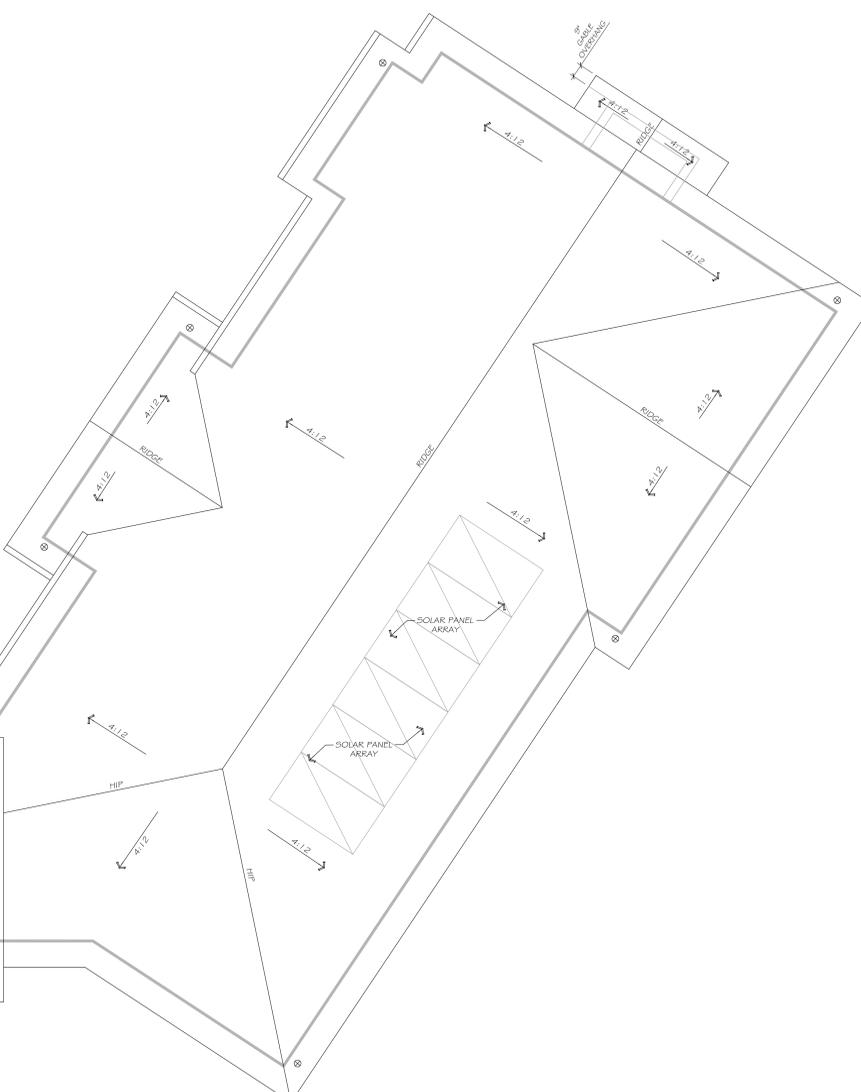


SECTION A  
SCALE: 1/4" = 1'-0"

22



UPPER ROOF PLAN  
SCALE: 1/4" = 1'-0"



- ROOF PLAN NOTES / LEGEND
- ⊗ ROUND DOWNSPOUT LOCATION
  - - - COR-A-VENT V-600° RIDGE VENT
  - 1. PROVIDE CHARCOAL BLACK "CERTAINTED PRESIDENTIAL SHAKE" COMPOSITION SHINGLE ROOFING AT ALL ROOF AREAS



24

REVISIONS:

⚠	PLANNING DEPT. COMMENTS	7-8-20
⚠	REVISED PLANNING DEPT. SUBMITTAL	3-2-21
⚠	PLANNING DEPT. COMMENTS	4-5-21

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.  
 Contractor shall verify and be responsible for all dimensions and conditions on this job.  
 Written dimensions on these drawings shall take precedence over scaled dimensions. Small scale drawings take precedence over larger scale drawings.  
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DATE: APRIL 5, 2021  
 SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A1.4



MAX. HEIGHT OF PROPOSED ADDITION  
ELEV. 65.50'  
(27'-0" ABOVE LOWEST (R) F.G.)

CHARCOAL GRAY 2x8 FASCIA WITH  
DRAIN EDGE; SEE 54-A2.0

6'-1" UPPER FLR. TOP PLATE (U.N.O.)  
59.23'

\*RESIDENTIAL SHAKE\* ASPHALT  
COMPOSITION SHINGLE ROOFING /  
MIN. CLASS 'B'; SEE 54-A2.0

UPPER FLOOR F.F. ELEV.  
57.75'

9'-0" LOWER FLR. TOP PLATE  
50.50'

\*HARDIE\* BOARD AND BATTEN  
SIDING TYP. / GRAY PAINT FINISH  
SEE 54-A2.0

NEW WINDOWS WITH GRAY  
3" TRIM TYP.; SEE 54-A2.0

MONTANA ROCKWORKS  
"BANNACK LEDGE" STONE VENEER

LOWER FLOOR F.F. ELEV.  
47.50'

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

21



PROPOSED MAX. HEIGHT ABOVE FINISH GRADE  
26'-10"

PROPOSED MAX. HEIGHT ABOVE FINISH GRADE  
14'-6"

SOLAR ARRAY AT GARAGE ROOF

ADU 9'-0" TOP PLATE  
49.50'

ADU F.F. ELEV.  
40.50'

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

24



EXISTING VIEW FROM HIGHWAY 1

24



PROPOSED VIEW FROM HIGHWAY 1

14

**New Residence  
Pullman  
Half Moon Bay, CA 94019**

- Roof:** Certaineed Residential TL Weathered Wood
- Paint:** Benjamin Moore Gray Cloud 2126-60
- Trim, Front Door, Garage Door:** Kelly Moore Charcoal Gray 174
- Windows:** Anderson 400 Dark Bronze Exterior
- Front Door:** Jeld-Wen Craftsman series or similar
- Garage Door:** Craftsman Style garage door
- Exterior Lighting:** Westley 8 1/2" High Black LED Outdoor Wall Light
- Exterior Stone:** Montana Rockworks BANNACK LEDGE THIN VENEER



MATERIAL SPECS.

54

REVISIONS:

7-8-20	PLANNING DEPT. COMMENTS
3-2-21	REVISED PLANNING DEPT. SUBMITTAL
4-5-21	PLANNING DEPT. COMMENTS

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DATE: APRIL 5, 2021  
SHEET TITLE:  
**PROPOSED EXTERIOR ELEVATIONS/ PHOTO SIMULATION**

SHEET NUMBER:

**A2.0**



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

21



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

22

**REVISIONS:**

⚠	PLANNING DEPT. COMMENTS	7-8-20
⚠	REVISED PLANNING DEPT. SUBMITTAL	3-2-21
⚠	PLANNING DEPT. COMMENTS	4-5-21

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DATE: APRIL 5, 2021

SHEET TITLE:

**PROPOSED EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A2.1**

- REVISIONS:
- ▲ PLANNING DEPT. COMMENTS 7-8-20
  - ▲ REVISED PLANNING DEPT. SUBMITTAL 3-2-21
  - ▲ PLANNING DEPT. COMMENTS 4-5-21

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DATE: APRIL 5, 2021

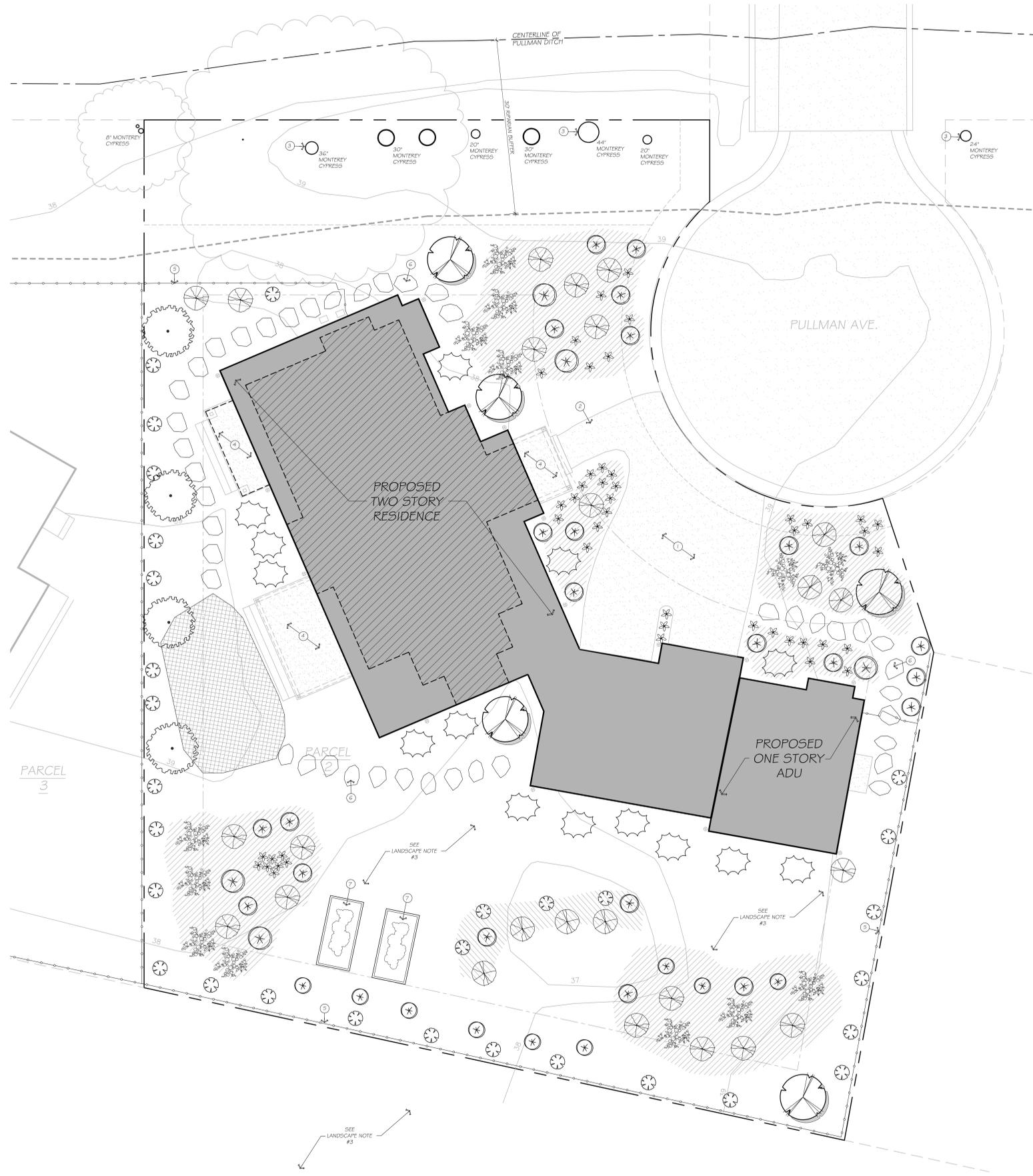
SHEET TITLE:

EXTERIOR PERSPECTIVES

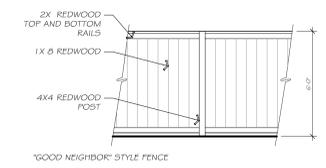
SHEET NUMBER:

A2.2





CONCEPTUAL LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"



FENCE ELEVATION

1. AREAS OF PROPOSED LANDSCAPING  
 LOW WATER USE LANDSCAPE WITH MULCH.....3,3400 SF IRRIGATION  
 MODERATE WATER USE LANDSCAPE.....3,1000 SF IRRIGATION  
 TURF.....3,450 SF IRRIGATION
2. PROJECT WILL BE SUBJECT TO CHAPTER 13.04, LANDSCAPE AND IRRIGATION CONSERVATION ORDINANCE
3. AREAS OF LANDSCAPE PLAN NOT NOTED AS MULCH WITH PLANTINGS SHALL BE NON-IRRIGATED AREAS CONSISTING OF DECOMPOSED GRANITE GROUND COVER.

LANDSCAPE NOTES

- 1 NEW PAVEMENT DRIVEWAY
- 2 NEW PAVEMENT WALKWAY
- 3 EXISTING TREE TO REMAIN TYPICAL / DIAMETER PER PLAN
- 4 NEW CONCRETE LANDING WITH STONE FINISH
- 5 NEW 6'-0" HIGH WOOD FENCE / SEE 11-11.0
- 6 NEW FLAGSTONE STEPPING STONES
- 7 NEW RAISED PLANTER BOX

REFERENCE NOTES

NEW TREES

PINUS RADATA / MONTEREY PINE  
 SIZE - 3 GALLON  
 QUANTITY: 4

ACER PALMATUM / JAPANESE MAPLE  
 SIZE - 1 GALLON  
 QUANTITY: 5

MULCH W/ LOW WATER PLANTINGS



CLIMBING ROSE  
 SIZE - 3 GALLON  
 MATURE HEIGHT - 4'-6"  
 QUANTITY: 26



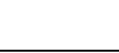
PACIFIC COAST RISES (RIS)  
 SIZE - 1 GALLON  
 MATURE HEIGHT - 1'-3"  
 QUANTITY: 25



CALIFORNIA FLUCHSIA  
 SIZE - 1 GALLON  
 MATURE HEIGHT - 1'-3"  
 QUANTITY: 44



MUNSTEAD LAVENDER  
 SIZE - 1 GALLON  
 MATURE HEIGHT - 1'-3"  
 QUANTITY: 44



TURF

CEANOTHUS YANKEE POINT  
 SIZE - 1 GALLON  
 MATURE HEIGHT - 1'-3"  
 QUANTITY: 13

CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)  
 SIZE - 1 GALLON  
 MATURE HEIGHT - LESS THAN 1'  
 QUANTITY: 36

PLANT LEGEND

REVISIONS:

▲	PLANNING DEPT. COMMENTS	7-8-20
▲	REVISED PLANNING DEPT. SUBMITTAL	3-2-21
▲	PLANNING DEPT. COMMENTS	4-5-21

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DATE: APRIL 5, 2021  
 SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER:

L1.0

March 2, 2021

Scott Phillips  
Associate Planner  
Half Moon Bay Community Development Dept.

**Re: Summary of Design Changes 2778 Pullman Ave**

The following changes have been made to the proposed residence:

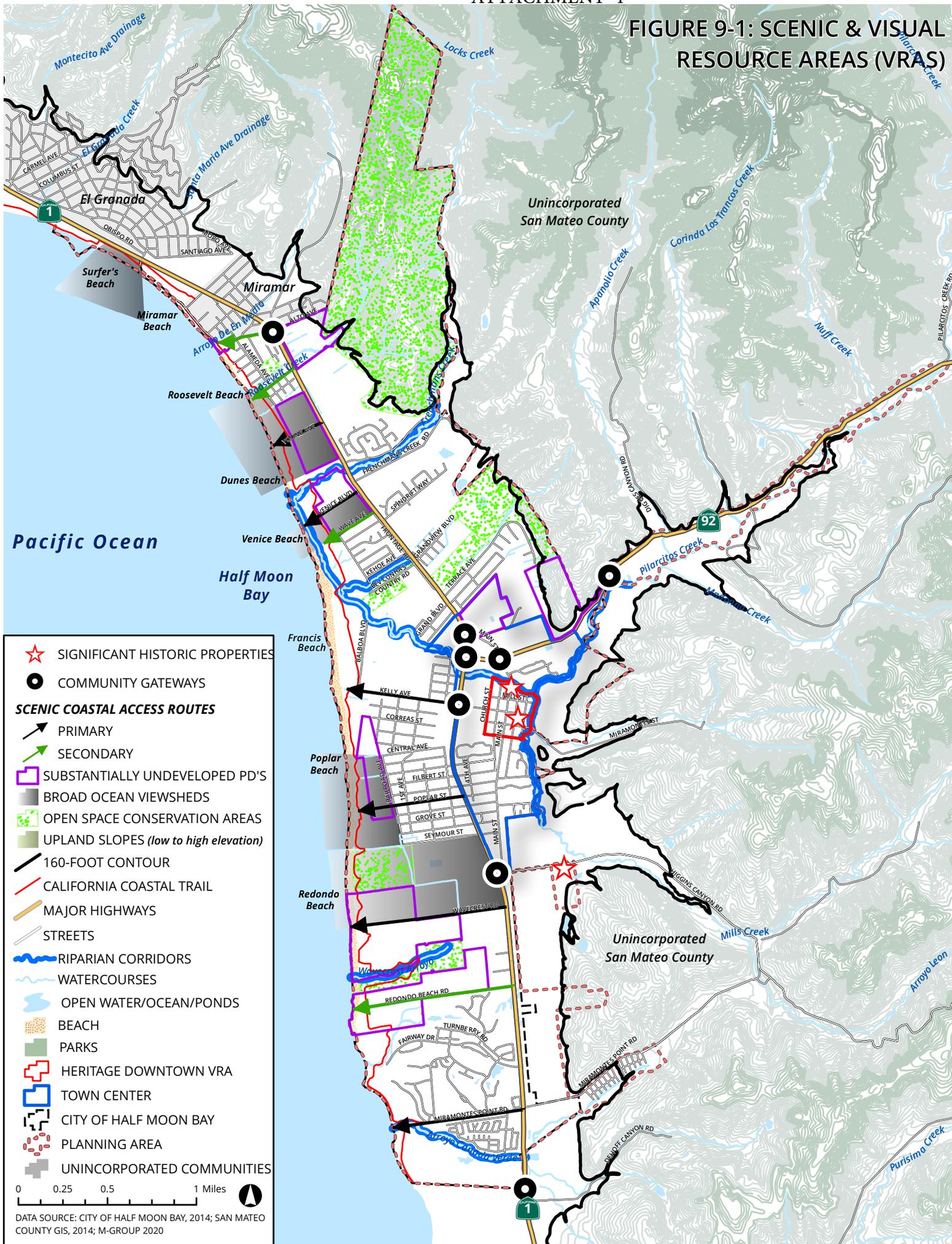
1. The two-story living area has been moved to the west side of the property so that it will be in the same view shed as the existing adjacent two-story residence on Champs Elyse Blvd. Floor plan of the living area wing has remained essentially unchanged except for its new orientation on the site.
2. Garage area has been reduced from a (3) car garage to a (2) car garage to fit within the building envelope. Adu area has remained unchanged.
3. Areas of white paint finish have been changed to a light gray color to blend into the site better and be less noticeable from Highway 1.

If you have any questions or comments on the attached items please feel free to contact me at (650) 207-1566.

Sincerely,

Lisa Wellman

FIGURE 9-1: SCENIC & VISUAL RESOURCE AREAS (VRAS)



- ★ SIGNIFICANT HISTORIC PROPERTIES
- COMMUNITY GATEWAYS
- SCENIC COASTAL ACCESS ROUTES**
- ➔ PRIMARY
- ➔ SECONDARY
- SUBSTANTIALLY UNDEVELOPED PD'S
- BROAD OCEAN VIEWSHEDS
- OPEN SPACE CONSERVATION AREAS
- UPLAND SLOPES (low to high elevation)
- 160-FOOT CONTOUR
- CALIFORNIA COASTAL TRAIL
- MAJOR HIGHWAYS
- STREETS
- RIPARIAN CORRIDORS
- WATERCOURSES
- OPEN WATER/OCEAN/PONDS
- BEACH
- PARKS
- HERITAGE DOWNTOWN VRA
- TOWN CENTER
- CITY OF HALF MOON BAY
- PLANNING AREA
- UNINCORPORATED COMMUNITIES

0 0.25 0.5 1 Miles ▲

DATA SOURCE: CITY OF HALF MOON BAY, 2014; SAN MATEO COUNTY GIS, 2014; M-GROUP 2020

## Policies – Scenic and Visual Resources

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The LUP provides for the protection and enhancement of scenic and visual resources pursuant to the Coastal Act. LUP policies identify scenic and visual resource areas as the scenic corridors, natural resources, and built environment resources designated on Figure 9-1 and include requirements to protect such areas through review of new development proposals. Policies require development to minimize visual impacts, including by protecting views to and along the ocean, minimizing the alteration of natural landforms, ensuring compatibility with the surrounding setting, and restoring visually degraded areas where feasible. Policies also establish citywide development standards for design review and measures to minimize visual impacts from grading and land divisions.

Scenic corridor policies require protection of significant views available along Highways 1 and 92, scenic coastal access routes between Highway 1 and the beach, and the California Coastal Trail. Additional policies address the need to enhance community gateways on Highway 1 and 92, and ensure that improvements to highways, roads, and streetscapes minimize visual impacts.

LUP policies protect the scenic quality of Half Moon Bay's natural resources by requiring setbacks for new blufftop and shoreline development, emphasizing preservation of upland slope and ridgeline views, and ensuring visual compatibility with surrounding landforms and development. The LUP retains long-standing policies to keep development below the 160-foot contour line on hillsides, and requires lower-scale building heights along major roads, view corridors, and other public viewing areas to maintain the quality of broad views of the ocean and upland slopes. The LUP contains measures to promote vegetation preservation and plan for long-term conservation of significant tree stands. New development is required to minimize the removal of vegetation and to revegetate and maintain disturbed areas with native plants.

Policies for built environment visual resource areas require new development in Heritage Downtown to be compatible with the surrounding scale and architecture, protect visual resources through master planning of substantially undeveloped Planned Developments, and address new development in parks and recreation areas.

Policies further seek to minimize visual impacts from lighting, signs, and utilities. Policies protect dark night skies by limiting light pollution through design requirements for exterior lighting. The intent of the dark night sky policies is to preserve dark views of the night sky and improve the visibility of stars above the city. Dark night sky policies also benefit wildlife by reducing exposure of sensitive species to artificial light. Additional policies require that signs be designed to be compatible with their surroundings, prohibit billboards, require undergrounding utilities, and address the siting of utility boxes, right-of-way signage, and telecommunications facilities.

### ***Policies – General***

- 9-1. Scenic and Visual Resource Areas.** Identify and protect scenic and visual resource areas in Half Moon Bay, including but not limited to the scenic corridors, natural resource areas, and built environment resources as defined in this chapter and designated on Figure 9-1.
- 9-2. Scenic Resource Protection.** New development shall be sited and designed to protect views to and along the ocean, to minimize the alteration of natural land form, to be visually compatible with the character of its setting, and, where feasible, to restore and enhance visual quality in visually degraded areas.

- 9-3. Visual Quality.** Preserve and enhance the unique visual quality that contributes to Half Moon Bay's coastal and small-town character, including its open, expansive views from the coastal terrace to the beaches, bluffs, ocean, and upland slopes.
- 9-4. Negative Visual Attributes.** Where feasible, improve the negative visual attributes and conditions identified in this chapter through new public and private development and redevelopment projects.
- 9-5. Visual Impact Evaluation.** Where any development is proposed within a scenic and visual resource area, including as designated on Figure 9-1, a site-specific visual impact evaluation shall be required and may include visual simulations, story poles, and/or other means of visual assessment as appropriate based on the type and location of development.

***Policies – Development Standards***

- 9-6. Site Planning and Design for New Development.** Require new development to be subject to design review to ensure it is sited and designed to protect public views of scenic and visual resource areas and to be visually compatible with the character of the surrounding area. Measures to be considered may include, but are not limited to the following:
- a. Siting development in the least visible portion of the site;
  - b. Breaking up the mass of new structures;
  - c. Designing structures to blend into the surrounding natural landscape;
  - d. Restricting building maximum size and height;
  - e. Clustering or distributing development;
  - f. Incorporating landscape elements and screening; and
  - g. Conformance with any adopted design guidelines.
- 9-7. Alteration of Landforms.** Require that all new development be sited and designed to minimize alteration of natural landforms through the following measures:
- a. Conform to the natural topography of the site;
  - b. Minimize substantial grading or reconfiguration of the project site;
  - c. Prohibit flat building pads on slopes and requiring building pads on sloping sites to utilize split-level or stepped-pad designs;
  - d. Require that man-made contours mimic the natural contours of the site;
  - e. Ensure that graded slopes blend with the existing terrain of the site and surrounding area;
  - f. Minimize grading permitted outside of the building footprint;
  - g. Cluster structures to minimize site disturbance and development area;
  - h. Avoid landscaping that blocks public ocean views;
  - i. Minimize the height and length of cut and fill slopes;
  - j. Minimize the height and length of retaining walls; and
  - k. Allow the balancing of cut and fill operations on site only where the grading does not substantially alter the existing topography, where it blends with the surrounding area when viewed from public locations, and where it conforms to all applicable LCP policies

for hazard avoidance and habitat protection. Export of cut material may be required to preserve natural topography.

- 9-8. Land Divisions.** Require land divisions, including lot line adjustments, to be designed in a manner that minimizes impacts to visual resources. Measures for minimizing visual impacts include the following:
- a. Clustering the building sites to minimize site disturbance and maximize open space;
  - b. Prohibiting land divisions and adjustments that would create lots with insufficient space for development, including to avoid the need for fuel modification, without impacting visual resources;
  - c. Requiring new land divisions to provide sufficient park and open space areas;
  - d. Prohibiting creation of new building sites above the 160-foot contour line within City limits;
  - e. Minimizing the length and impermeability of access roads and driveways;
  - f. Using shared or abutting driveways to access development on adjacent lots, where appropriate;
  - g. Reducing the maximum allowable density in steeply sloping and visually sensitive areas; and
  - h. Revegetating graded building pad areas, if any, with native plants.
- 9-9. Streetscapes.** Streetscape improvements, whether they are required as a condition of new development or implemented as a City project, shall be designed and maintained with street trees, vegetation, and landscaping to enhance the visual experience of the streetscape without obstructing scenic views upon maturity.
- 9-10. Fences, Walls, and Landscaping.** Ensure that fences, walls, and landscaping shall not block public views of or from scenic and visual resource areas including along scenic corridors, at parks and beaches, and other scenic public viewing areas through height restrictions and required landscape maintenance.
- 9-11. Landscape Screening.** Prioritize avoidance of development impacts to scenic and visual resource areas through site planning and design alternatives over landscape screening. Landscape screening as mitigation of visual impacts shall not substitute for project alternatives including re-siting or reducing the height or bulk of structures, but may be used where appropriate to soften any unavoidable visual impacts of new development. Where permitted, landscape screening shall be comprised of native and drought tolerant species and shall be maintained such that scenic views are not blocked at maturity.

- 9-15. Scenic Coastal Access Routes.** Require that new development on designated scenic coastal access routes from Highway 1 to the beach, including roadway improvements and development proposed in close proximity to the road, protects the scenic quality of the corridor and avoids obstruction or significant degradation of public ocean views such as through provision of sufficient setbacks from the public right-of-way, low building heights, and landscaping that establishes and/or maintains a scenic gateway.
- 9-16. Broad Ocean Views.** Ensure that areas providing broad, public ocean views, including as designated on Figure 9-1, are preserved and enhanced in association with new development projects. In such areas, structures shall be sited and designed to avoid obstruction of broad, public ocean views, shall not exceed 15 feet in height unless an increase in height would not obstruct public views to the ocean or would facilitate clustering of development so as to result in greater view protection, and shall ensure that any proposed landscaping, when mature, will not obstruct public views to the ocean.
- 9-17. California Coastal Trail Views.** Ensure that views of the ocean, bluffs, upland slopes, and ridgelines from the California Coastal Trail are protected, particularly in areas adjacent to substantially undeveloped Planned Developments including Surf Beach/Dunes Beach, Venice Beach, West of Railroad, and North Wavecrest. Require sufficient setbacks, height limits, and other design standards for any new development permitted near the trail to minimize impacts to visual resources.

***Policies – Natural Resources***

- 9-19. Blufftop and Beachfront Development.** Require new development along the beaches and blufftops to incorporate a height limit, setback, and design treatment that minimizes its visibility from the beach and ocean below. The beach or blufftop setback necessary to protect visual resources may be in excess of the setback necessary to ensure that risk from shoreline hazards are minimized for the anticipated life of the structure, as required in the Environmental Hazards chapter of the LUP.
- 9-20. Significant Plant Communities.** Preserve the scenic quality of significant plant communities including but not limited to Monterey cypress and Monterey pine stands or rows, riparian vegetation along stream corridors, and non-invasive mature roadside trees to the extent feasible. Preservation may be achieved through siting and design of new development, compliance with habitat buffers required pursuant to Chapter 6. Natural Resources, minimizing significant alteration and removal, vegetation maintenance and restoration, and replanting as mitigation for removed vegetation where approved.
- 9-21. Preemptive Tree Replacement.** Allow for preparation and implementation of preemptive tree replacement plans for significant stands of trees and large landscapes (e.g. golf courses) in order to maintain long-term canopy health and scenic quality.
- 9-22. Open Space Conservation Areas.** Ensure that any development permitted within or adjacent to open space conservation areas is sited and designed to minimize impacts to public views of the conservation areas and to be visually compatible with the surrounding natural environment.

***Policies – Lighting, Signs and Utilities***

- 9-30. Dark Night Skies.** Protect dark night skies as part of Half Moon Bay’s scenic and visual character by preventing light pollution from development. Avoid impacts from exterior lighting on dark night skies, sensitive habitat areas, and agricultural operations by:
- a. Limiting exterior lighting to low-intensity fixtures that are shielded, down-cast, and concealed so that the light source is not directly visible from public viewing areas, with the exception of traffic lights, navigational lights, and other similar safety lighting;
  - b. Limiting installation and use of high-intensity perimeter lighting and lighting for sports fields, other private recreational facilities, or public facilities in scenic areas, with the exception of safety lighting provided that any high-intensity lighting is down-cast, shielded, and minimizes spillover; and
  - c. Reducing light pollution from greenhouses as a condition of approval for new development through shielding and other practices that minimize light spillover.
- 9-31. Lighting Plan Review.** Require submittal of lighting plans with applications for new development, including subdivisions, for review of lighting characteristics.
- 9-33. Lighting Inspection.** Where new lighting associated with residential or commercial developments will face the public right-of-way, ESHA, ESHA buffer areas, or agricultural operations, require design review during the construction phase to ensure compliance with any required lighting criteria.
- 9-37. Utility Boxes.** Locate utilities including traffic control boxes, transformers, meters, backflow prevention devices, and others in underground vaults where feasible; or if above finished grade, in discrete locations outside of any pedestrian path or sidewalk.



Community Development Department  
Jill Dever Ekas, AICP, Director

*Architectural Advisory Committee:  
Request for Design Review and Recommendations*

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**Date:** May 20, 2021

**To:** Architectural Advisory Committee Members

**From:** Scott Phillips, Associate Planner

**Subject:** 727 Main Street, Major Remodel and Change of Use, PDP-21-034

---

**PROJECT DESCRIPTION:**

The proposal includes a comprehensive remodel of the site and the existing two-story mixed-use building. The following is a description of the proposed changes related to the interior, exterior and site improvements.

Interior Building Changes: The first story floor plan would be modified to reduce the floor area of the commercial tenant space to allow for an additional residential unit. The existing residence on the second story would be remodeled and reconfigured to add an additional bathroom to the two-bedroom unit. The reduced commercial space would be converted to retail space or an art gallery.

Exterior Building Changes: Exterior changes to the building include repainting to off-white, reconfiguring the front stairway and replacement and modification to the windows and doors. Two new signs would be added to identify the commercial business.

Site Improvements: The primary site improvements include the addition of a new patio in the front yard for the new residential unit on the ground floor. The parking area in the back of the site would be reconfigured to allow for one accessible parking space and two compact parking spaces. A new electric vehicle charging station would be installed in proximity to the three parking spaces. Fencing would be replaced and relocated to the property line and a double-sided monument sign would be integrated into the new fencing in the front of the building.

Applicable Development Standards: The site is zoned Commercial Downtown (C-D). Applicable development standards are summarized below:

Development Standard	Zoning Requirement	Proposed
Min. Site Area	Not applicable to existing parcels in the C-D Zoning District	
Min. Site Width		
Min. Front and Side Setbacks	Not applicable in the C-D Zoning District	
Min. Rear Setback	5 ft. when adjacent to residential	34 ft.
Max. Site Coverage	Not applicable for mixed-use in the C-D Zoning District	
Max. Floor Area Ratio		
Max. Building Height	36 ft. and three stories	25 ft. 6 inches (Existing)
Min. Off-Street Commercial Parking	1 accessible space per Section 18.36.020 B	1 accessible space
Min. Off-Street Residential Parking	1.5 spaces per 2-bedroom unit plus 1 guest space (4 spaces required)	2 spaces (parking exception requested)
Min. Bicycles Parking	4 spaces short-term, 1 long-term	Outstanding item

Required Permits: The project requires issuance of a Coastal Development Permit, Architectural Review, Use Permit and Parking Exception. A Parking Exception is needed to allow for a guest parking waiver outside of Heritage Main Street and for the use of compact parking stalls. The project will be reviewed by the Planning Commission.

**REVIEW:**

Staff is seeking feedback from the AAC on the remodel of the mixed-use development and revised site layout as it relates to Main Street and the surrounding development. The project application is currently incomplete. Feedback from the AAC will be included with the comments received from other departments and provided to the applicant.

**Site Plan**

Site Conditions: In 2009, substantial modifications took place to the previous residence on the site. The building was lifted to create a two-story mixed-use building. The site was also modified to create a driveway along the left side of the building leading to a parking lot in the back. The current site conditions are a result of the project in 2009.

Parking: The off-street parking would be expanded slightly to allow for upgrades to the accessible parking space and for one additional compact parking stall. Bicycle parking location and details were excluded from the submittal but will be included with the resubmittal.

Preliminary Utilities and Services Plan: The location of the trash/recycling storage area will be included with the resubmittal. Feedback from the AAC about location would be appreciated.

Offsite Improvements: In order to improve access to the rear parking lot, modifications to the existing driveway apron are being considered. Relocating the driveway apron parallel with the driveway could eliminate the awkward turn that is currently needed to access the rear parking lot.

### **Landscape**

Right-of-way: The planting of one street tree was a requirement with the previous modification to the building but tree was not planted before the improvements were finalized. Given the limited frontage, the location of the existing street light and the modification to the driveway apron, it is unclear if a new street tree would be appropriate at this location. An additional tree on site could be an alternative to an additional street tree. Feedback from AAC on tree location would be beneficial.

Site: A landscape plan was not part of the initial submittal but will be included as one of the outstanding items needed for the resubmittal. Several areas on the site have been designated for new landscaping, including the new patio area in front of the building and landscape strips on both sides of the parking lot. Landscape and planting plan recommendations from the AAC would be appreciated.

Sustainability: Stormwater catch basins have been sited along the southwestern corner of the building to assist with plant irrigation. Stormwater detention within planting areas could also be utilized. Pervious pavers included as new hard surfaces.

### **Architecture**

Neighborhood Context: The site is south of Correas Street mid-block along Main Street. This portion of Downtown is primarily built out and contains a concentration of historical building.

Use Considerations: Adding an additional dwelling unit within the commercial downtown will add to the vitality of the central business district by increasing the number of full-time residents within the downtown. Commercial art sales businesses are considered to be Coastal Act priority uses in that a businesses of this nature cater primarily to visitors.

Sustainability Features: A large solar system will be added to the building. Given the number of panels that are included, the system will likely be large enough to power both units and the reduced commercial space.

Signage: Conceptual design for two business signs is included with the proposal. The signs generally comply with the City's sign requirements. The AAC is encouraged to provide feedback on the conceptual sign design.

**NEXT STEPS:**

Feedback from the AAC will be integrated with comments received from City staff, Coastside Fire Protection District and Coastside County Water District. If the design is acceptable to the AAC, the project will be scheduled for review by the Planning Commission. Any additional changes recommended by the AAC would be requested prior to scheduling this item for Planning Commission review.

**ATTACHMENTS:**

1. Plan Set

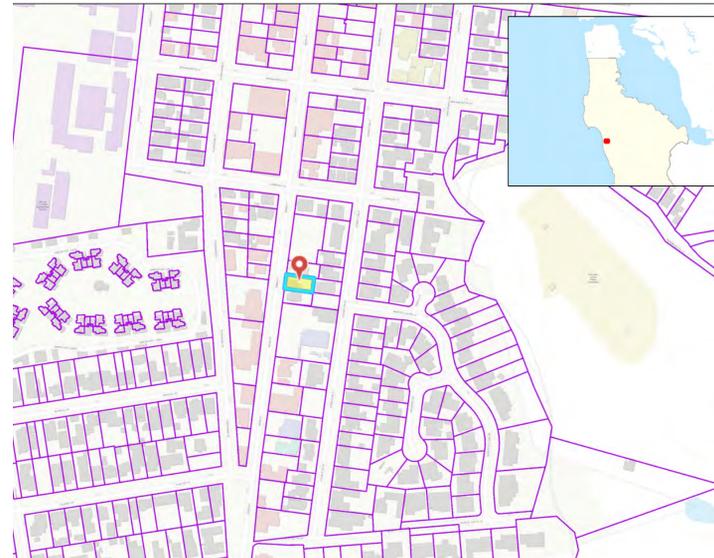
**GENERAL NOTES**

- It is intended that the work described on these drawings comply with all applicable codes and ordinances. The Contractor shall not proceed with any work that is non-compliant.
- This project shall comply with California Code of Regulations Title 24, including: 2019 California Building Code, 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Plumbing Code, 2019 California Energy Code, and City of Half Moon Bay amendments.
- All work shall be compliant with the contract documents. Any non-compliant work shall be removed at the Contractor's sole expense.
- The Contractor shall not make any changes in the work without a change order that has been approved by the Owner and the Architect.
- The term "work" shall mean all materials, labor and equipment necessary to erect a fully functional and complete building, including all incidental tasks and items that are required but not shown on the drawings or described in the specifications.
- Examination of the site and portions thereof which will affect the Contractor's work shall be made by the Contractor, who shall compare it with the drawings and satisfy themselves as to the conditions under which the work is to be performed. The Contractor shall, at such time, ascertain and check all existing conditions and dimensions which may affect the work. No allowance shall subsequently be made for the failure or neglect on the Contractor's part to make such examination. Any conflicts or omissions, etc., shall be reported to the Architect and Owner prior to start of work.
- Do not scale the drawings. Coordinate all work with the dimensions shown on the drawings. Notify the Architect and Owner immediately upon the discovery of a dimensional inconsistency on the drawings. Do not proceed with the work until the discrepancy has been resolved.
- All dimensions to **face of finish** unless otherwise noted
- Written dimensions and notes take precedence over scaled dimensions and line drawings.
- The drawings are a complementary set. What is shown and required on one drawing is applicable to all other drawings whether shown or referenced on the other drawings or not including the structural drawings. Notify the Architect and Owner of any inconsistencies between the drawings immediately upon discovery. Do not proceed with the work involved until the Architect has provided a written clarification regarding the discrepancy.
- Errors, omissions or inconsistencies in the data contained in any of the schedules, in the specifications, or on the drawings do not relieve the Contractor from the obligation to complete the work in a fully functional manner. It is the Contractor's responsibility to obtain clarifications and additional information as may be required to complete the work.
- The Contractor shall always be required to furnish the greater quality, the higher quality, or the largest extent of work that may be interpreted from any of the drawings, schedules, notes or specification sections. When in doubt, request a clarification before ordering the material in question.
- When the term "furnish" is used, it shall also require the installation of the product or system. When the term "install" is used, it shall also require Contractor to furnish the item, unless it is specifically shown and described as an Owner furnished item in these documents.
- Any substitutions proposed for use by the Contractor shall be included as an alternate to the bid. No substitutions shall be allowed after the contract has been signed except as authorized and approved by a written Change Order.
- It is the Contractor's responsibility to order the specified or owner selected materials or equipment in a timely manner. Failure to do so shall not be justification for a material substitution or a schedule extension.
- All workmanship shall be of the highest quality, and shall be approved by the Owner and Architect. Any work not approved shall be removed and replaced at the Contractor's sole cost.
- The Contractor shall furnish all temporary heat, electric power, gas and potable water that may be required to complete the work.
- The Contractor shall provide a waste container on site and shall remove waste from the workplace regularly. The waste container shall be replaced as necessary. Place the waste container in a location approved by the Owner.
- The Contractor shall be responsible for removing left over materials, debris, tools, and equipment involved at the conclusion of the installation. The Contractor shall leave all areas clean and in perfect condition. All fixtures and reusable materials to be removed are to be stored and disposed of per the Owner's direction.
- Verify all dimensions, site conditions and grades at the job site before proceeding with the work. Notify the Architect and Owner of any discrepancies immediately upon discovery.
- Verify all locations and opening sizes of required for utilities and equipment. Coordinate the work of all trades to avoid any conflicts.
- Provide all necessary personnel, equipment, and temporary barricades to protect the public during excavation work. Protect structures, sidewalks, pavement, fences, benches and facilities within or adjacent to the construction site from damage due to settlement, undermining, washout, or other hazards created during earthwork operations. Maintain benchmarks, monuments, and other reference points. Repair broken or cracked sidewalk curb and gutter damage due to earthwork.
- Verify all anchorage requirements and install all required backing, blocking and support whether or not it is shown on the drawings.
- Cutting of any fabricated structural members on the job site shall not be permitted. Obtain the Architect and Structural Engineer's written permission prior to making any site modifications to structural members, fabrications or assemblies.
- The Contractor shall maintain a safe worksite at all times. Provide temporary barriers, safety railings, shoring and supports as may be required. Provide temporary lighting systems and maintain safe exit ways at all times during work hours. Provide temporary fire extinguishing equipment as required.
- The Contractor shall install all permanent emergency lighting, exit lighting, lighted exit signs and fire extinguishers as required by these documents, and as approved by the local fire marshal.
- All work furnished by the Contractor shall be covered by a one-year warranty. The warranty shall begin on the day the final occupancy certificate is issued by the permitting authority. Any failure in function or appearance shall be corrected to the Owner's satisfaction, including the complete replacement of the product or system.

**DRAWING INDEX**

- ARCHITECTURAL**
- A0.0 General Notes, Project Info
  - A1.0 Site Plan
  - A1.1 Existing Plans, Elevations
  - A2.0 Floor Plans
  - A3.0 Exterior Elevations
- CIVIL**
- C1.0 Site Survey
  - C1.1 Site Survey

**VICINITY MAP**



**PROJECT SUMMARY**

Convert the ground floor office space of the existing mixed-use building into an art gallery and second residential unit. Renovate the existing second floor residential unit. Accessibility upgrades related to the gallery commercial space

**PROJECT TEAM**

**Owner:**  
Mariana Stark  
415-407-8743

**Architect:**  
Hyer Architecture  
Fred Hyer  
510-527-1915

**Structural Engineer:**  
Verdant Structural Engineers  
Anthony Dentie  
415-754-3644

**Mechanical and Plumbing Engineer:**  
Litzenberger Engineering  
Shane Litzenberger 925-899-7462

**Electrical Engineer:**  
Dave Maino  
913-961-1658

**Surveyor:**  
BJT Land Surveying  
Brian G. Taylor  
650-212-1030

**PROJECT DATA**

	EXISTING	PROPOSED
Address:	727, 729 Main Street	727, 729, 729B Main Street
Accessor Parcel Number:	056 192 210	No Change
Zoning:	CD	No Change
Occupancy:	B, R3	No Change
Type of Construction:	Type VB	No Change
Number of Stories:	2	No Change
Parking:	2	3
Sprinklered:	No	No Change
Lot Area:	4,968 sf sf	No Change

Issue	Date
COASTAL PERMIT SET	04.14.2021
COASTAL PERMIT rev 1	----
BUILDING PERMIT SET	----
BUILDING PERMIT REVISIONS SET	----

**HYER ARCHITECTURE**  
 263 Amherst Avenue  
 Kensington, CA 94708  
 510.527.1915 [t.f.]



**Mariana Stark Gallery and Residence**  
 727-729 Main Street  
 Half Moon Bay, CA 94019



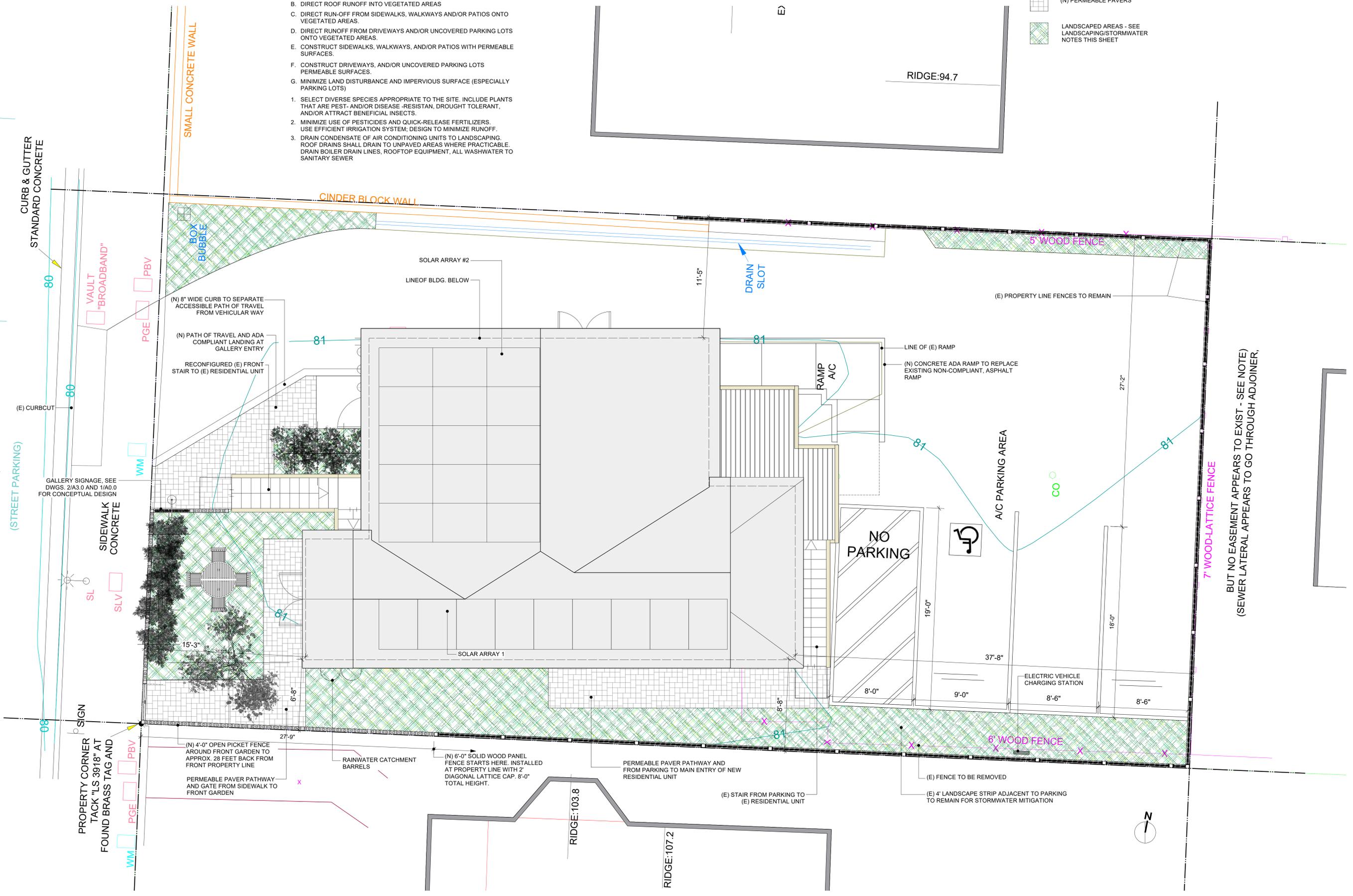
**1 PERSPECTIVE LOOKING SOUTH EAST**  
Scale: 3/8" = 1'-0"

**PROJECT DATA PERSPECTIVE**

Date	04.16.2021
Issue	COASTAL PERMIT
Drawn by	FLH, SL
Sheet	<b>A0.0</b>

- STORMWATER / LANDSCAPE NOTES**
- DIRECT ROOF RUN-OFF INTO CISTERNS OR RAIN BARRELS AND USE RAINWATER FOR IRRIGATION OR OTHER NON-POTABLE USE
  - DIRECT ROOF RUNOFF INTO VEGETATED AREAS
  - DIRECT RUN-OFF FROM SIDEWALKS, WALKWAYS AND/OR PATIOS ONTO VEGETATED AREAS.
  - DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
  - CONSTRUCT SIDEWALKS, WALKWAYS, AND/OR PATIOS WITH PERMEABLE SURFACES.
  - CONSTRUCT DRIVEWAYS, AND/OR UNCOVERED PARKING LOTS PERMEABLE SURFACES.
  - MINIMIZE LAND DISTURBANCE AND IMPERVIOUS SURFACE (ESPECIALLY PARKING LOTS)
- SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST- AND/OR DISEASE -RESISTANT, DROUGHT TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
  - MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS. USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.
  - DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. ROOF DRAINS SHALL DRAIN TO UNPAVED AREAS WHERE PRACTICABLE. DRAIN BOILER DRAIN LINES, ROOFTOP EQUIPMENT, ALL WASHWATER TO SANITARY SEWER

- LANDSCAPE KEY**
- (N) PERMEABLE PAVERS
  - LANDSCAPED AREAS - SEE LANDSCAPING/STORMWATER NOTES THIS SHEET



Issue	Date
COASTAL PERMIT SET	04.14.2021
COASTAL PERMIT rev 1	----
BUILDING PERMIT SET	----
BUILDING PERMIT REVISIONS SET	----

**HYER ARCHITECTURE**  
 263 amherst avenue  
 Kensington ca 94708  
 510.527.1915 (t.f.)



**Marianna Stark Gallery and Residence**  
 727-729 Main Street  
 Half Moon Bay, CA 94019

**SITE PLAN**

Date	04.16.2021
Issue	COASTAL PERMIT
Drawn by	FLH, SL
Sheet	<b>A 1.0</b>

Issue	Date
COASTAL PERMIT SET	04.14.2021
COASTAL PERMIT REV 1	---
BUILDING PERMIT SET	---
BUILDING PERMIT REVISIONS SET	---

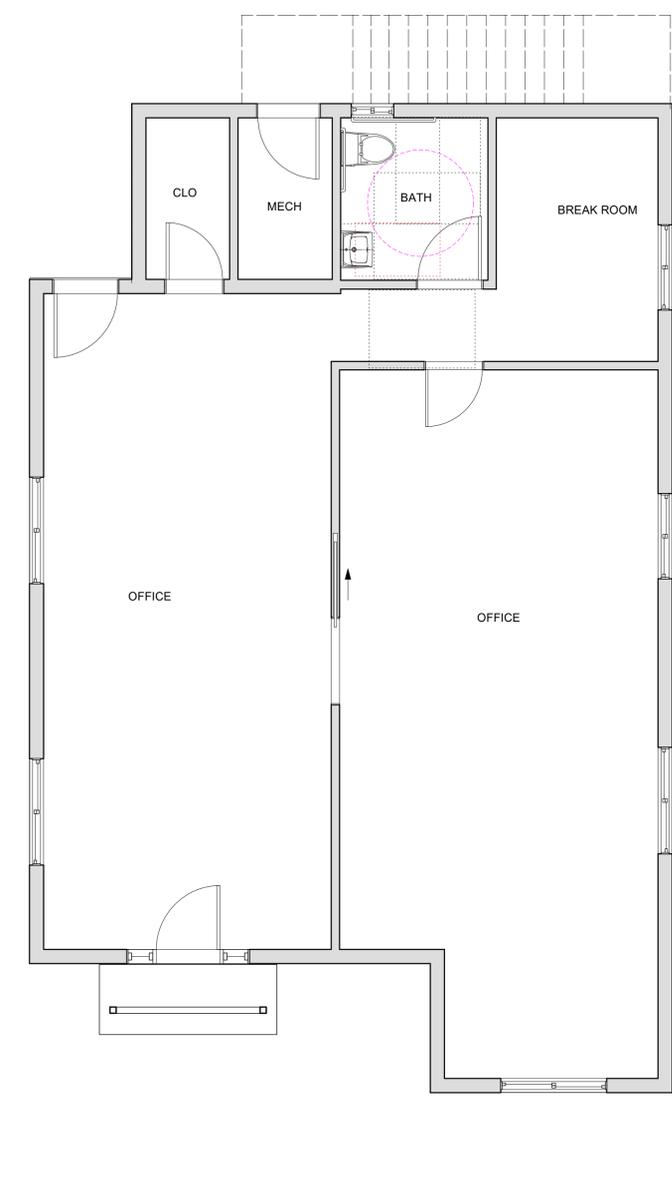
**HYER ARCHITECTURE**  
 263 amherst avenue  
 kensington ca 94708  
 510.527.1915 [t.f.]



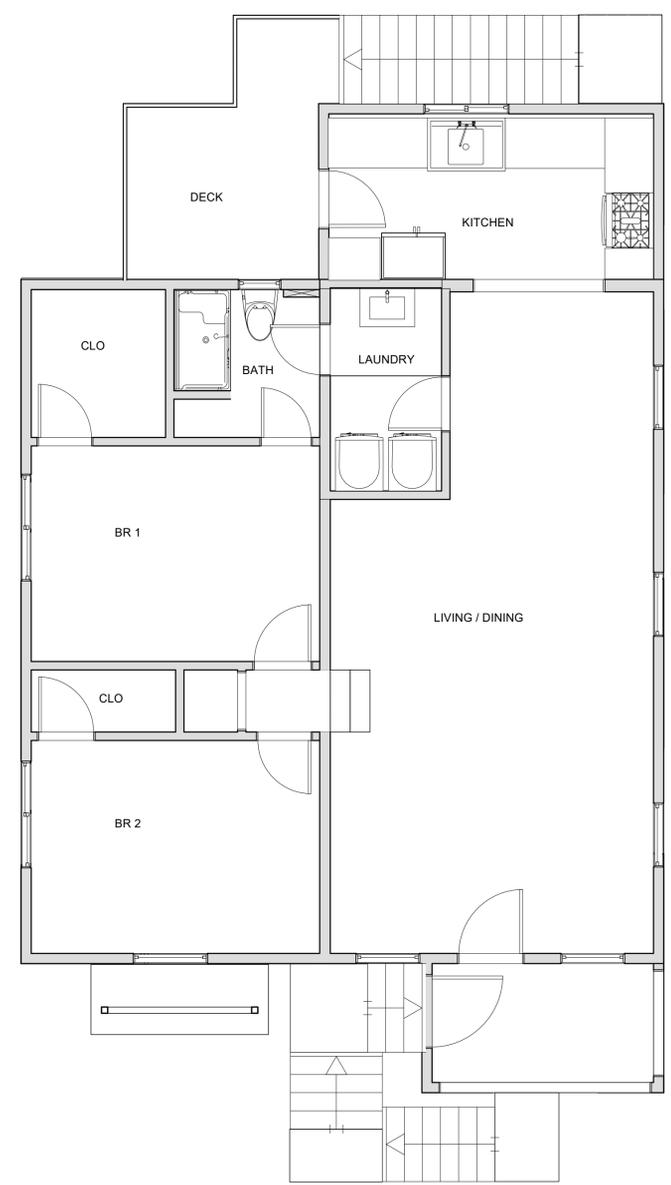
**Marianna Stark Gallery and Residence**  
 727-729 Main Street  
 Half Moon Bay, CA 94019

EXISTING PLANS AND ELEVATIONS

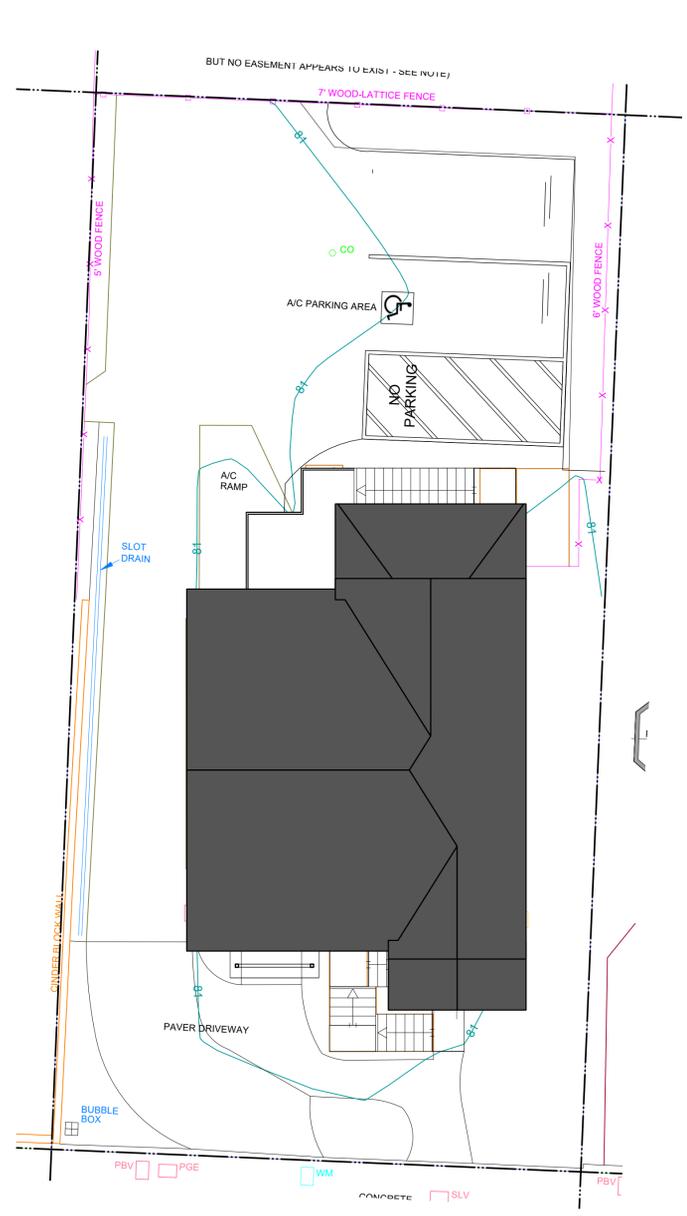
Date	04.16.2021
Issue	COASTAL PERMIT
Drawn by	FLH, SL
Sheet	A1.1



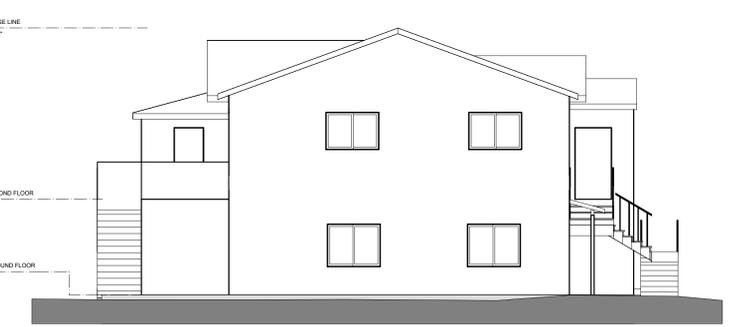
1 EXISTING FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"



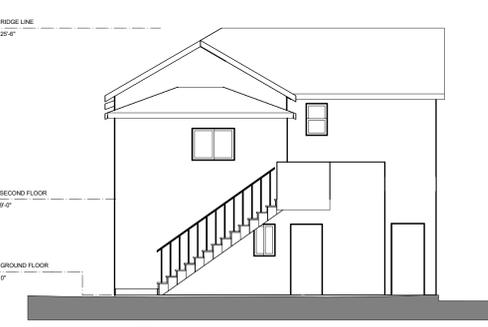
2 EXISTING SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"



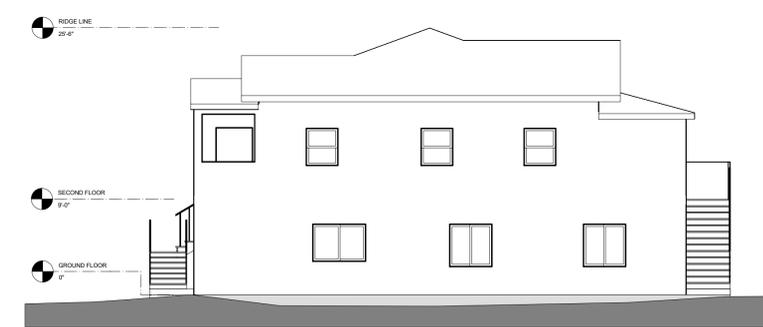
3 EXISTING SITE PLAN  
 Scale: 1/8" = 1'-0"



4 NORTH ELEVATION  
 Scale: 1/8" = 1'-0"



5 REAR - EAST - ELEVATION  
 Scale: 1/8" = 1'-0"

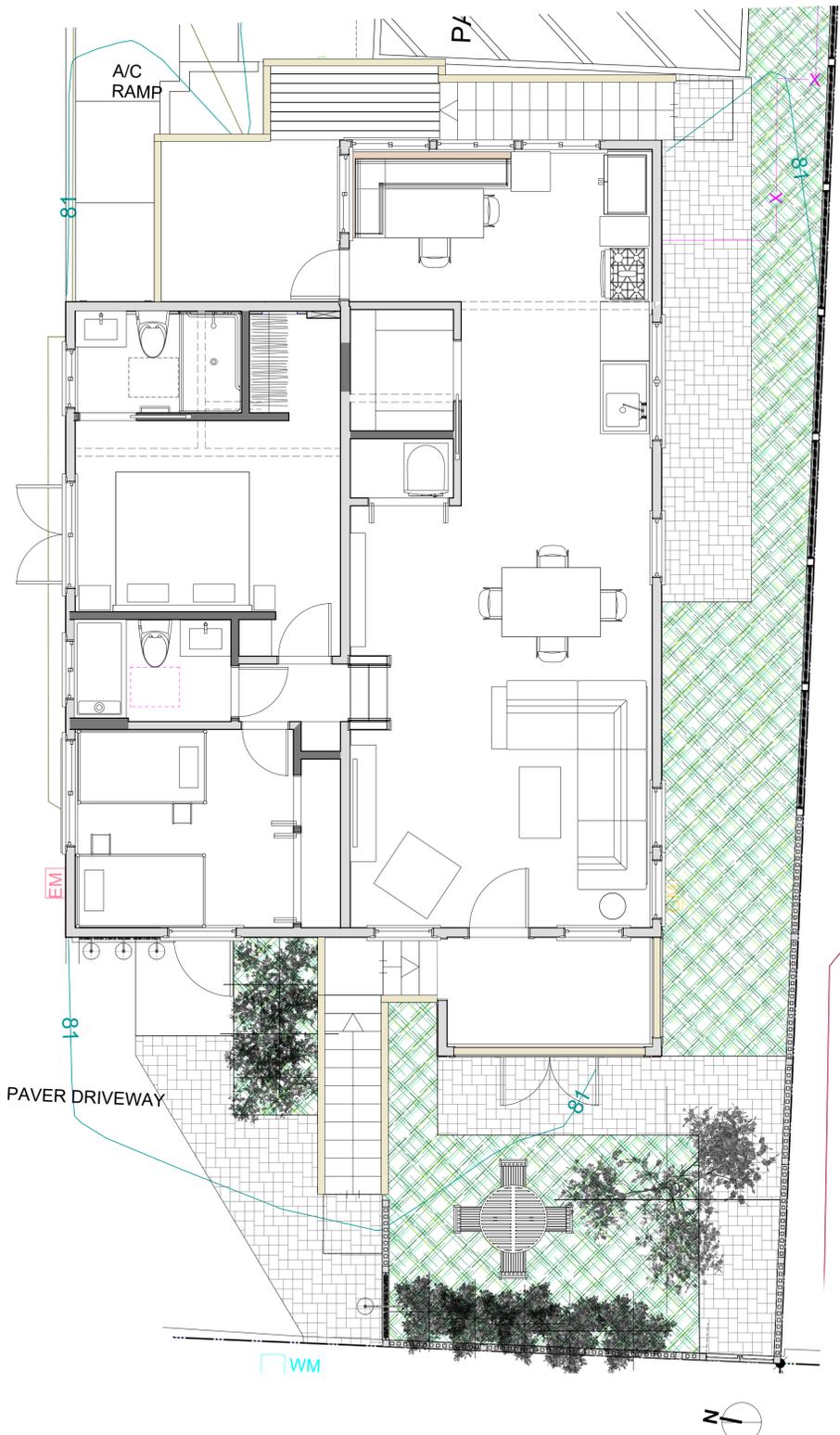


6 SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"



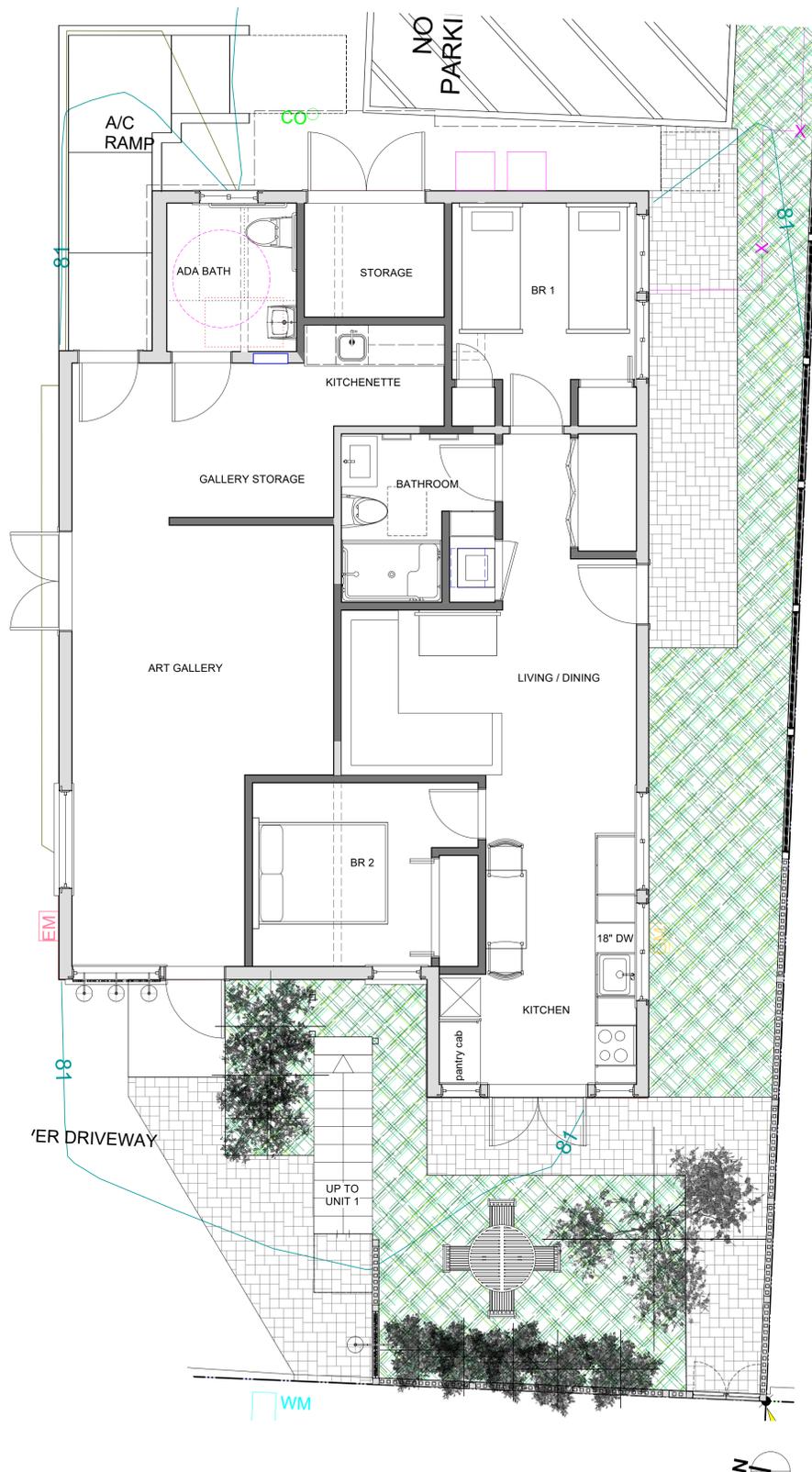
7 STREET - WEST - ELEVATION  
 Scale: 1/8" = 1'-0"

TOTAL AREA - SECOND LEVEL - 1,098 SF (NO CHANGE)  
EXISTING DWELLING UNIT



2 SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

TOTAL AREA - GROUND FLOOR - 1,234 SF (NO CHANGE)  
ART GALLERY - 507 SF (SMALL ASSEMBLY SPACE = B OCCUPANCY)  
NEW DWELLING UNIT - 727 SF



1 FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

Issue	Date
COASTAL PERMIT SET	04.14.2021
COASTAL PERMIT rev 1	----
BUILDING PERMIT SET	----
BUILDING PERMIT REVISIONS SET	----

**HYER ARCHITECTURE**  
263 amherst avenue  
kensington ca 94708  
510.527.1915 [t.f.]



**Marianna Stark Gallery and Residence**  
727-729 Main Street  
Half Moon Bay, CA 94019

**PROPOSED FLOOR PLANS**

Date 04.16.2021

Issue COASTAL PERMIT

Drawn by FLH, SL

Sheet

**A 2.0**

**EXTERIOR FINISHES**  
 SIDING : EXISTING WOOD SIDING TO BE PAINTED WHITE  
 ROOFING: EXISTING ASPHALT SHINGLES TO REMAIN  
 WINDOWS: PAINTED ALUMINUM CLAD WOOD - COLOR BLACK  
 DOORS: PAINTED ALUMINUM CLAD WOOD - COLOR BLACK  
 NEW FRONT FENCE : STAINED WOOD PICKETS  
 EXTERIOR TRIM: PAINTED BORAL TRUE EXTERIOR TRIM - COLOR TO MATCH SIDING



2 NORTH ELEVATION  
 Scale: 1/4" = 1'-0"



1 STREET - WEST - ELEVATION  
 Scale: 1/4" = 1'-0"



4 REAR - EAST ELEVATION  
 Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION  
 Scale: 1/4" = 1'-0"

Issue	Date
COASTAL PERMIT SET	04.14.2021
COASTAL PERMIT rev 1	----
BUILDING PERMIT SET	----
BUILDING PERMIT REVISIONS SET	----

**HYER ARCHITECTURE**  
 263 amherst avenue  
 Kensington ca 94708  
 510.527.1915 (t.f.)



**Marianna Stark Gallery and Residence**  
 727-729 Main Street  
 Half Moon Bay, CA 94019

EXTERIOR ELEVATIONS	
Date	04.16.2021
Issue	COASTAL PERMIT
Drawn by	FLH, SL
Sheet	<b>A 3.0</b>

**BASIS OF BEARINGS**

THE BEARING, SOUTH 06°57'22" WEST, OF MAIN STREET, AS SHOWN ON THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 44 OF LLS MAPS PAGE 32, ON MARCH 28, 2017, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "N 211" (PID HT1449) LOCATED ON THE SIDEWALK IN FRONT OF CUNHA INTERMEDIATE SCHOOL WITH A PUBLISHED ELEVATION OF 72.05 FEET.

**LEGEND**

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV FACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

**NOTES:**

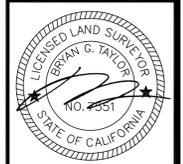
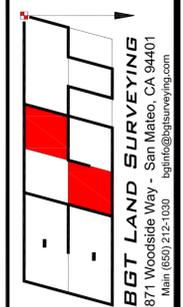
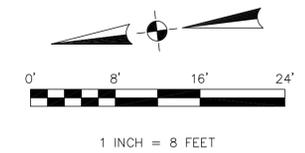
BGT RELIED UPON A LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0042001257, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

LEGAL DESCRIPTION SHOULD INCLUDE A SECOND PARCEL FOR AN APPURTENANT EASEMENT (IF A RECORDED EASEMENT EXISTS) TO ACCOUNT FOR THE EXISTING SEWER LATERAL THAT APPEARS TO CROSS THROUGH THE REAR ADJOINER.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtsurveying.com

DATE OF FIELD SURVEY: MARCH 22, 2021  
JOB NUMBER: 21-048



**HYER ARCHITECTURE**  
263 amherst avenue  
kensington ca 94708  
510.527.1915 [t.f.]



**Marianna Stark Gallery and Residence**  
727-729 Main Street  
Half Moon Bay, CA 94019

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
DOC. NO. 2014-104897 AS SHOWN ON 44 LLS 32

**727-729 MAIN STREET**  
HALF MOON BAY, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:  
056-192-210

Prepared For:  
MARIANNA STARK  
5994 VALLEJO STREET  
OAKLAND, CA 94608

Date: MARCH 2021  
Scale: 1" = 8'  
Contour Interval: 1'  
Drawn by: LHL

**SU-1**

Job No. 21-048

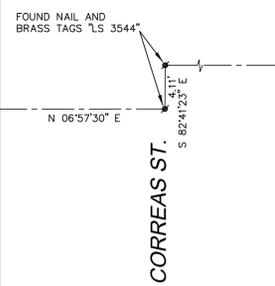
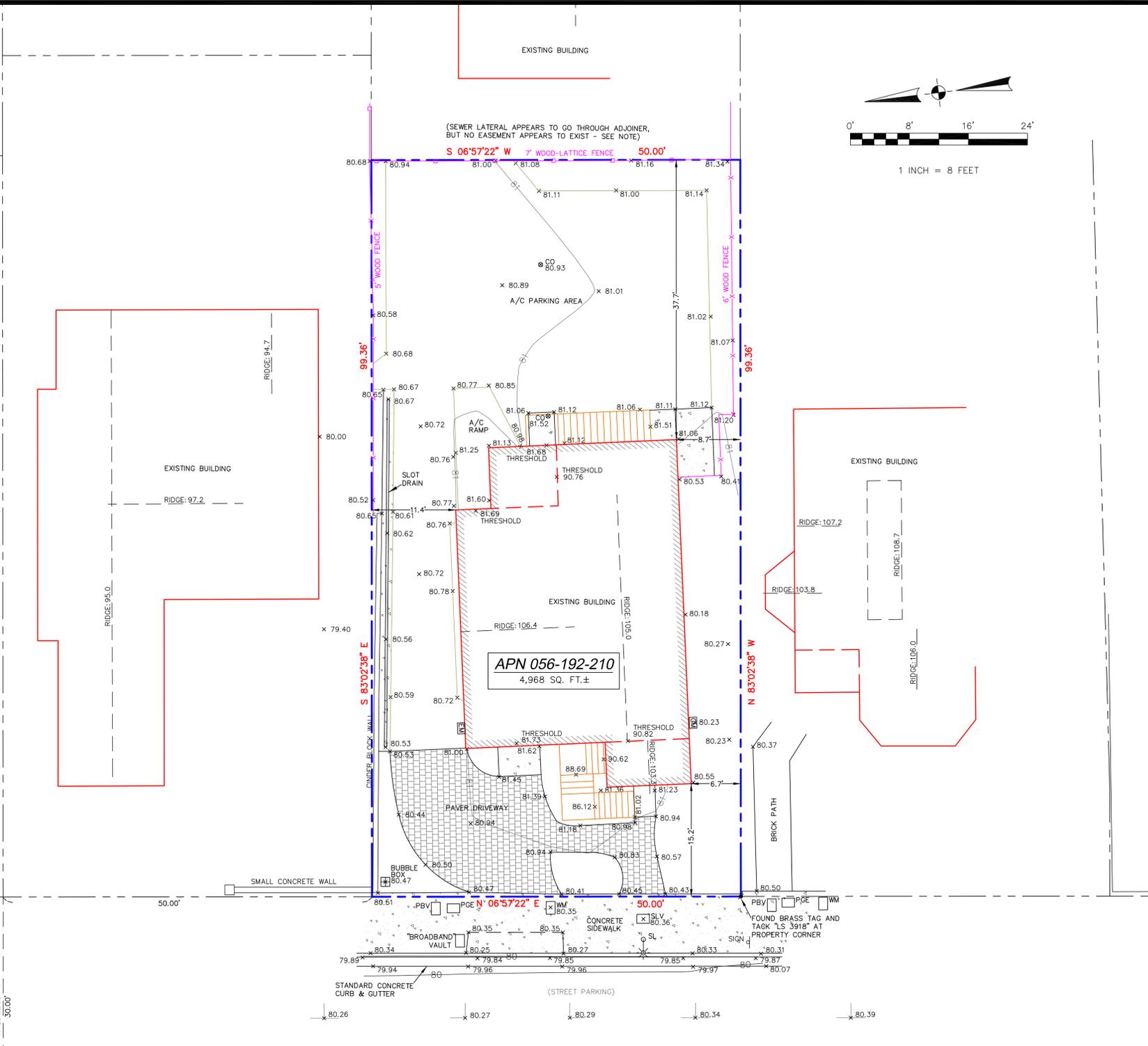
Date 04.16.2021

Issue COASTAL PERMIT

Drawn by FLH, SL

Sheet

**C1.0**

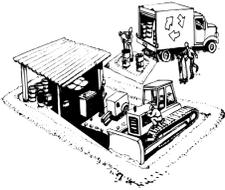


**MAIN STREET**  
[60' WIDE]

80.12 SSMH (MAIN RUNS UNDER SIDEWALK)

# General Construction and Site Supervision

Best Management Practices for the Construction Industry



## Who should use this brochure?

- Site supervisors
- General contractors
- Home builders
- Developers

## Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm drain pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and wetlands, San Francisco Bay and the Pacific Ocean. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

### Materials and Waste Handling

- ❑ **Practice source reduction** – minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ **Use recyclable materials whenever possible.** Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ **Dispose of all wastes and demolition debris properly.** Many construction materials and wastes can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation. Materials and debris that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. **Never bury waste materials or leave them in the street or near a creek or stream bed.**

In addition to local grading and building permits, if your construction site's disturbed area totals 1 acre or more, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit. Information on the General Permit can be obtained from the State Water Resources Control Board's website: [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.stm#2](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.stm#2)

## Storm Drain Pollution Prevention: It's Up to Us

In San Mateo County, storm drains transport water directly to local creeks, San Francisco Bay and the Pacific Ocean without treatment. Stormwater pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

All of the cities in San Mateo County have joined together with San Mateo County and the City/County Association of Governments (C/CACG) to educate local residents and businesses and fight stormwater pollution. Join us, by following the practices described in this pamphlet.

### What Can You Do?

#### Planning Prevents Pollution

- ❑ **Train your employees and subcontractors.** Make these brochures available to everyone who works on the construction site. Inform subcontractors about the new stormwater requirements and their responsibilities.
- ❑ **Schedule excavation and grading activities for dry weather periods.** To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Refer to the CASQA Construction BMP Online Handbook ([www.casqa.org/resources/bmp-handbooks](http://www.casqa.org/resources/bmp-handbooks)) for proper erosion/sediment control measures.
- ❑ **Control the amount of runoff crossing your site** (especially during excavation) by using berms or drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

### Small Business Hazardous Waste Disposal Program

Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use San Mateo County's Very Small Quantity Generator Program. Call (650) 655-6217 for a quote, more information or guidance on disposal.

This brochure is one of a series of pamphlets describing storm drain protection measures for specific types of construction industry activities. Other pamphlets include:

- Landscaping, Gardening, and Pool Maintenance
- Painting and Application of Solvents and Adhesives
- Fresh Concrete and Mortar Application
- Roadwork and Paving
- Earth-Moving and Dewatering Activities
- Heavy Equipment Operation



SMCWPPP gratefully acknowledges the Santa Clara Valley Urban Runoff Pollution Prevention Program for the original concept and text of this brochure.

Last Updated: June 2014

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### Good Housekeeping Practices

- ❑ **Locate and protect storm drains** in the vicinity of the site with berms or filters.
- ❑ **Designate one completely contained area** for vehicle parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- ❑ **Prevent runoff contamination at the source** by keeping materials out of the rain. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs.
- ❑ **Keep pollutants off exposed surfaces.** Place trash cans and recycling receptacles around the site to minimize litter.
- ❑ **Dry sweep paved surfaces** that drain to storm drains, creeks, or channels. If pavement flushing is necessary, use silt ponds or other techniques to trap sediment and other pollutants.
- ❑ **Clean up leaks, drips and other spills immediately** so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to clean the spill without runoff.
- ❑ **Cover and maintain dumpsters.** Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leakage of liquids. Never clean out a dumpster by hosing it down on the construction site.
- ❑ **Make sure portable toilets are maintained** in good working order by the leasing company and that wastes are disposed of properly. Check toilets frequently for leaks.

### Spill Response Agencies:

#### Non-emergency calls:

1. San Mateo County Environmental Health Division's Household Hazardous Waste Hotline includes information for businesses: (650) 363-4718
2. For stormwater pollution prevention information and additional brochures visit the San Mateo Countywide Water Pollution Prevention Program's web site at [www.flowstobay.org](http://www.flowstobay.org) or contact local stormwater programs (see list below).

Town of Atherton	(650) 752-0541
City of Belmont	(650) 595-7425
City of Brisbane	(415) 508-2130
City of Burlingame	(650) 558-7230
Town of Colma	(650) 757-8888
City of Daly City	(650) 991-8200
City of East Palo Alto	(650) 853-3197
City of Foster City	(650) 286-3270
City of Half Moon Bay	(650) 726-8260
Town of Hillsborough	(650) 375-7411
City of Menlo Park	(650) 330-6740
City of Millbrae	(650) 259-2339
City of Pacifica	(650) 738-3767
Town of Portola Valley	(650) 851-1700
City of Redwood City	(650) 780-7464
City of San Bruno	(650) 616-7160
City of San Carlos	(650) 802-4261
City of San Mateo	(650) 522-7350
City of S. San Francisco	(650) 877-8555
Town of Woodside	(650) 851-6790
County of San Mateo	(650) 599-7310
3. San Francisco Bay Regional Water Quality Control Board:	(510) 622-2300

#### Emergency calls only:

1. Dial 911
2. Governor's Office of Emergency Services Warning Center (24 hours): 1-800-852-7550



### Materials & Waste Management



#### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

#### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

#### Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

#### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

### Materials & Waste Management



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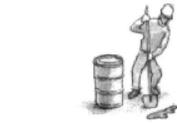
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### Equipment Management & Spill Control



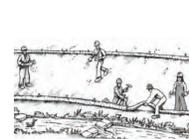
#### Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

#### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

### Earthmoving



#### Schedule grading and excavation work during dry weather.

- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the street.

#### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

### Paving/Asphalt Work



#### Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.

- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

#### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

### Concrete, Grout & Mortar Application



#### Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.

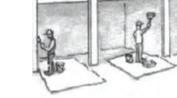
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters. Haul washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

### Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

### Painting & Paint Removal



#### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

### Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



## Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

### Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

### Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

#### During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:

- o Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
- o Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
- o Collect the rinse water in a tank and haul off-site for proper disposal.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

#### During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

### Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



Photo credit: Don Edwards National Wildlife Sanctuary

### Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at [www.flowstobay.org](http://www.flowstobay.org) (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

Issue	Date
COASTAL PERMIT SET	04/14/2021
COASTAL PERMIT #w 1	----
BUILDING PERMIT SET	----
BUILDING PERMIT REVISIONS SET	

HYER ARCHITECTURE

263 amherst avenue  
kensington ca 94708  
510.527.1915 [r.f.]



Marianna Stark Gallery and Residence

727-729 Main Street  
Half Moon Bay, CA 94019

### STORMWATER BMP'S

Date 04.16.2021

Issue COASTAL PERMIT

Drawn by FLH, SL

Sheet

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