



**AGENDA  
CITY OF HALF MOON BAY  
COMMUNITY DEVELOPMENT DIRECTOR HEARING  
&  
ADMINISTRATIVE ACTIONS**

**WEDNESDAY, APRIL 21, 2020**

**4:30 PM**

**VIRTUAL ZOOM WEBINAR  
ALL REMOTE PUBIC HEARING**

**Community Development Director: Jill Ekas**

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 or during the meeting (before the close of public comments on that item).

**Please click link to join the webinar:**

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- I. CALL TO ORDER**
- II. PUBLIC COMMENT**
- III. PUBLIC HEARING ITEMS**

**ITEM #1**

**Project:** Coastal Development Permit and Architectural Review to allow the construction of a 583 square foot first floor addition, a new 285 square foot covered terrace on the second floor, and an expanded western balcony at an existing single-family located in the R-1 Single-Family Residential Zoning District.

**File Number** PDP-21-010

**Site Location** 225 Valedex / APN: 056-103-110

**Applicant/Property Owner** Chris Ridgeway/ Russell and Lori Ellingson

**Project Planner Contact** Brittney Cozzolino; [bcozzolino@hmbcity.com](mailto:bcozzolino@hmbcity.com)

**IV. ADJOURNMENT**



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

For meeting of: April 21, 2021

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

**FROM:** Brittney Cozzolino, Associate Planner

**TITLE:** Coastal Development Permit and Architectural Review, File No. PDP-21-010 for 225 Valdez Avenue

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**RECOMMENDATION**

Approve PDP-21-010, an application for a Coastal Development Permit and Architectural Review to allow the construction of a 583 square foot first floor addition, a new 285 square foot covered terrace on the second floor, and an expanded western balcony at an existing single-family residence on a 7,500 square-foot standard lot at 225 Valdez Avenue, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

**PROJECT BACKGROUND**

<b>Summary of Project</b>	
<b>File Number</b>	PDP-21-010
<b>Requested Permits/Approvals</b>	Coastal Development Permit Architectural Review
<b>Site Location</b>	225 Valdez Avenue / APN 056-103-110
<b>Applicant/Property Owner</b>	Chris Ridgway / Russell and Lori Ellingson
<b>Project Planner</b>	Brittney Cozzolino; (650) 750-2014; <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a>
<b>Zoning District</b>	R-1 Single Family Residential
<b>LCP Land Use Plan Designation</b>	Residential Medium Density
<b>Water Service</b>	Existing 5/8 inch non-priority water connection
<b>Sewer Service (Sewer Authority Mid-Coast)</b>	Existing sewer connection
<b>Street Improvements</b>	Existing frontage improvements
<b>Environmental Determination</b>	Categorically Exempt pursuant to California Code of Regulations, Section 15303(e) – additions to existing structures
<b>Heritage Trees</b>	None on site
	No tree protection plan required

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



Figure 1. Site Location



Figure 2. Site Photo

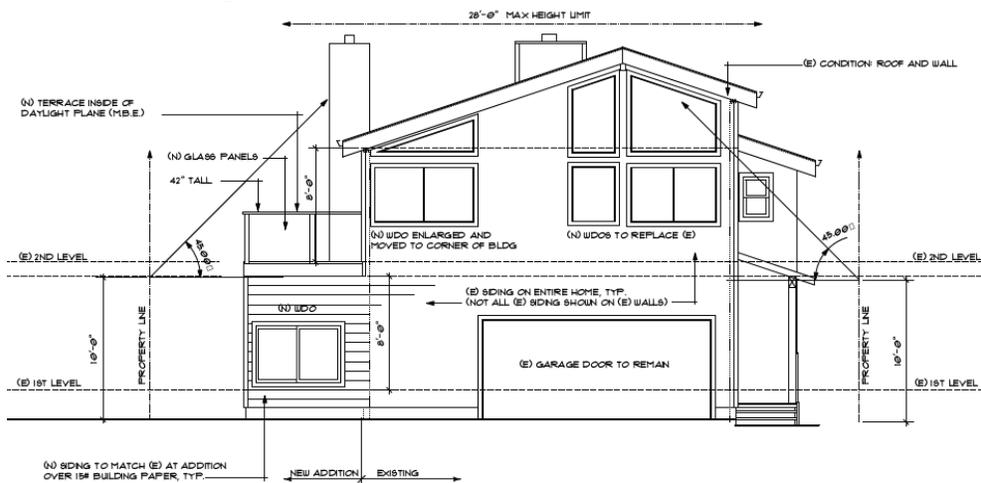
**Site and Surrounding Properties**

The project site is an infill lot located on the north side of Valdez Avenue between Ocean Avenue and Potter Avenue on the west side of Highway 1 in an existing residential neighborhood (Miramontes Tract subdivision). The lot is currently developed with a single-family residence and is standard for its zone. There are existing frontage improvements along Valdez Avenue in the project vicinity. The site is zoned R-1 Single-Family Residential, a zoning designation that allows single-family residences. Land use and zoning for properties surrounding the subject site are as follows:

North	Two-story Single-Family Residence	R-1 Single-Family Residential District
South	Two-story Single-Family Residence	R-1 Single Family Residential District
East	Two-story Single-Family Residence	R-1 Single Family Residential District
West	Two-story Single-Family Residence	R-1 Single Family Residential District

**Project Description**

The project consists of new first story additions totaling 583 square feet, a new 285 square-foot covered terrace at the rear of the second story, and an expanded western-facing balcony on the second story at an existing single-family residence. As proposed, the existing residence will be increased from 2,849 square feet to 3,667 square feet of floor area. The first-floor additions will accommodate a new bedroom and bathroom, above which the second-floor covered terrace will be located, and a new gym area, mud room, and bathroom, above which the expanded western-facing second floor balcony will be located. Proposed exterior colors and materials will match those of the existing residence.



**Figure 3. Proposed Front Elevation**

**ANALYSIS**

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

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

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

The proposed additions to the existing single-family residence are consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation.

**Conformance with the Zoning Code**

The existing single-family residential use is a principally permitted use in the R-1 Single-Family Residential Zoning District. As indicated in Table 1 below, the proposed project conforms to all the development standards for standard lots in the R-1 District.

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

Development Standards	Zoning Requirements	Proposed
Min. Site Area	5,000 sq. ft.	7,500 sq. ft. (existing)
Min. Average Site Width	50 ft.	50 ft. (existing)
Min. Front Setback	20 ft.	20 ft.
Min. Interior Side Setback	5 ft.	5 ft.
Minimum Combined Side Setbacks	10 ft. (20%)	10 ft. (20%)
Min. Rear Setback	20 ft.	36 ft.
Max. Two-Story Height	28 ft.	26 ft. 6 in.
Max. Two-Story Lot Coverage	35% (2,625 sq. ft.)	29% (2,200 sq. ft.)
Max. Floor Area Ratio	0.5:1 (3,750 sq. ft.)	0.49:1 (3,667 sq. ft.)
Min. Parking Spaces	2 garage spaces	2 garage spaces
Maximum Building Envelope	Per Zoning Code	Existing non-conformities (will not be affected by proposed additions)

Table 2 identifies key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site.

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

Topic	Applicability/Explanation	
Environmentally Sensitive Habitat Area	No	Not located in an Environmentally Sensitive Habitat Area.
Visual Resource Area	No	Not located in a Visual Resource Area.

Public Access Area	No	Not located on a designated coastal access route.
Archaeologically Resource Area	No	Not in area of mapped or known resources.
Historic Resources	No	No historic resources exist on the site.

As noted in the table, there are no Implementation Plan topics applicable to this site or any associated zoning or coastal resource concerns. The project site is a developed infill lot in an existing residential neighborhood where public services and infrastructure are available and there will be no impacts to coastal access, environmentally sensitive habitat areas, visual resources, or cultural resources.

### **Architectural Design Compatibility**

The Single-Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes additions to an existing residence with a neo-traditional style design in a neighborhood composed of a mix of single and two-story homes with both traditional and contemporary architectural styles. The proposed additions utilize techniques identified in the RDG to achieve compatibility with surrounding development. Notably, the proposed covered terrace and expanded western balcony were redesigned during the review process to enhance privacy protections for the subject site and neighboring properties. The building is well-articulated on all sides, consistent with RDG recommendations. Proposed building materials and colors are consistent with the existing residence, compatible with the surrounding area, and suitable to the coastal setting.

### **Environmental Review**

The project is Categorical Exempt pursuant to California Code of Regulations Section 15301(e), in that the project consists of an addition to an existing structure.

### **Conclusion**

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

### **ATTACHMENTS**

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

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-21-\_\_**  
**RESOLUTION FOR APPROVAL**  
**PDP-21-010**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A 583 SQUARE-FOOT FIRST STORY ADDITION, A NEW 285 SQUARE-FOOT SECOND FLOOR COVERED TERRACE, AND AN EXPANDED WESTERN BALCONY AT AN EXISTING RESIDENCE ON A 7,500 SQUARE-FOOT SITE AT 225 VALDEZ AVENUE IN THE R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL-MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 056-103-110)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a 583 square-foot first story addition, a new 285 square-foot second floor covered terrace, and an expanded western balcony at an existing single-family residence on a 7,500 square-foot site at 225 Valdez Avenue in the R-1 Single-Family Residential Zoning District and the Residential Medium Density General Plan designation (APN 056-103-110); and

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

**WHEREAS**, the Community Development Director conducted a public hearing for the requested Coastal Development Permit on April 21, 2021, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

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

**WHEREAS**, the Community Development Director has determined that the requested Coastal Development Permit for the construction of an addition to the existing single-family residence is exempt from CEQA pursuant to California Code of Regulations Section 15301(e) which exempts the construction of additions to existing structures; and

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

**NOW, THEREFORE, BE IT RESOLVED** that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-21-010.

**PASSED AND ADOPTED** by the City of Half Moon Bay Community Development Director on April 21, 2021.

APPROVED:

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Jill Ekas, Community Development Director

**EXHIBIT A  
FINDINGS AND EVIDENCE  
COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-21-\_\_  
PDP-21-010**

**Coastal Development Permit – Findings for Approval**

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

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

**Evidence:** The project consists of construction of additions to an existing single-family residence on a developed site in an existing neighborhood where public services and infrastructure is currently provided to the site. A Coastal Development Permit is required because the size of the addition is more than 10% of the existing floor area. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City's Land Use Plan (LUP).

**Coastal Act 30240(b) and Policy 6-12 (in part) 3-3 (b):** *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent avoid impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas to terrestrial ESHA, wetlands, and watercourses.*

**Commented [BC1]:** Or, could cite Policy 6-10

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

**Policy 9-12 (in part) 7-1:** *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road. Require that new development in close proximity to or easily visible from the Town Boulevard scenic corridor, including Highways 1 and 92: a. Protects views of visual resource areas as seen from the Town Boulevard, including views to the ocean, upland slopes (i.e. minimizes intrusions into the ridgeline), and the historic Johnston House; b. Incorporates design standards such as screening of commercial parking areas and landscaping provisions; and c. Is visually compatible with the surrounding land and development.*

**Commented [BC2]:** Or, could cite Policy 9-1 or 9-2

**Compliance:** The subject site is not located within close proximity to the Town Boulevard scenic corridor and will be screened by and be visually compatible with the surrounding developed residential neighborhood.

**Policy 9-6 (in part)7-5:** 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.~~All new development, including additions and remodeling, shall be subject to design review.~~

**Compliance:** The proposed addition to the existing residence have been subject to design review by the Community Development Director and is visually compatible with the character of the surrounding area.

**Policy 9-157-11:** 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.~~New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.~~

**Compliance:** Valdez Avenue is not a designated scenic coastal access route from Highway 1 to the beach. Therefore, the project will not affect coastal access or scenic quality.

**Coastal Act 30244 and Policy 8-2:** New development shall avoid impacts to cultural resources through siting and design measures to the extent feasible. Any unavoidable impacts, disturbance, or substantial adverse changes caused by development on cultural resources shall be mitigated through measures such as preservation in place or site sampling and salvage. The preferred and required alternatives for mitigating impacts, if feasible, are avoidance or preservation in place. Consult with Native American representatives on appropriate alternatives.~~Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.~~

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

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

**Evidence:** The project consists of additions to an existing residence and does not include a new dwelling unit; therefore, the project conforms to the requirements of the City's growth management system.

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

**Evidence:** The proposed addition conforms to the requirements of the R-1-Single Family Residential Zoning District, which allows residential uses. The proposed setbacks, lot coverage, height, parking and floor area ratio meet the requirements of the R-1 Zoning District and other relevant provisions of the Zoning Code. The existing residence is non-conforming in that it encroaches into the maximum building envelope; however, the proposed additions do not modify or exacerbate these encroachments.

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

**Evidence:** The site is located in an existing developed neighborhood where utilities and services are provided to the site. Coastside County Water District has provided comments indicating that there are sufficient water rights assigned to the property to allow for the proposed improvements.

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

**Evidence:** The subject property is an in-fill site and is not located between the sea and the first public road parallel to the sea.

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

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

#### **Architectural Site and Design Review – Findings**

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal

Resolution CDR-21-\_\_

Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

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

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

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

**Evidence:** The proposed project has been designed in conformance with the requirements of the R-1 Single-Family Residential Zoning District for standard lots. The project is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include maintaining strong property values, compatible neighborhoods, and a healthy environment. The proposed project will not impair living or working conditions of the surrounding area.

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

**Evidence:** The design of the proposed addition conforms to the recommendations of the Residential Design Guidelines in regard to site design, massing and scale, roof form, privacy, window design, and materials and colors. The proposed additions utilize techniques identified in the RDG to achieve compatibility with surrounding development. Notably, the proposed covered terrace and expanded western balcony were redesigned during the review process to enhance privacy protections for the subject site and neighboring properties. The building is well-articulated on all sides, consistent with RDG recommendations. Proposed building materials and colors are consistent with the existing residence, compatible with the surrounding area, and suitable to the coastal setting.

**Environmental Review – Finding**

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

**Evidence:** The project is Categorical Exempt pursuant to California Code of Regulations Section 15301(e) in that the project consists of the construction of an addition to an existing single-family residence.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Community Development Director Resolution CDR-21-\_\_**  
**PDP-21-010**

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

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled "Addition and Remodel for Ellingson, Russell & Lori" with a City date stamp of April 1, 2021, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require approval of a major modification per Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require approval of a major modification per Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. STREET FRONTAGE MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Sidewalk maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)
6. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

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

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. CONSTRUCTION PLANS. File Number PDP-21-010 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans as applicable. Structural calculations and engineering calculations, as applicable, shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout. (Planning)
3. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)
4. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)
5. CONSTRUCTION PLANS. Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and any other improvements in the public right-of-way meeting City standards. (Engineering)
6. ACCESSIBILITY REQUIREMENTS. The proposed project, including any street improvements, shall comply with State of California and federal (ADA) accessibility standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B). (Engineering)
7. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:

1. All masonry, wood, and steel construction materials;
  2. All construction-related equipment and storage containers; and
  3. All construction-related vehicles, including temporary trailers. (Engineering)
8. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
9. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
- a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
  - b. Direct roof runoff into vegetated areas;
  - c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
  - d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
  - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
  - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
  - g. Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal. (Engineering)
10. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)
11. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)

12. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
13. SMOKE DETECTORS/ALARMS. Pursuant to the 2019 California Building and Residential Code, State Fire Marshal regulations and current Coastside Fire District Ordinance, the permittee shall install battery operated or hard-wired smoke detectors, to be determined based on the project valuation and safety score, in each new or reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of one detector per floor is required. For alterations: If there is an attic, basement, crawl space or removal of a wall or ceiling that provides access, then all smoke alarms shall be hardwired and interconnected. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)
14. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

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

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)
2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)

3. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
- All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
  - Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
  - Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
  - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
  - Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
  - Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
  - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
  - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. (Building)
4. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
5. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2019 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code,

Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)

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

#### **D. Validity and Expiration of Permits**

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit. (Planning)
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to Resolution CDR-21-\_\_

expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)

- 5. **PERMIT RUNS WITH THE LAND.** The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
- 6. **HOLD HARMLESS.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney)

**OWNER’S/PERMITTEE’S CERTIFICATION:**

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

OWNER/PERMITTEE:

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Date)