

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN 2016-141
 Other Permit #: _____

1. Basic Information

Applicant:

Name: Eric Keng
 Address: 616 Ramona St, Ste 21
Palo Alto, CA Zip: 94301
 Phone,W: 6503212808 H: 6504839789
 Email: erickeng@elhome.com

Owner (if different from Applicant):

Name: June Wang
 Address: 616 Ramona St, Ste 21
Palo Alto Zip: 94303
 Phone,W: 6508045699 H: _____
 Email: jhwang94303@gmail.com

Architect or Designer (if different from Applicant):

Name: Eric Keng
 Address: 616 Ramona St. Ste. 21, Palo Alto Zip: 94303
 Phone,W: 6503212808 H: 6504839789 Email: erickeng@elhome.com

2. Project Site Information

Project location:

APN: 47281160
 Address: Coronado Street & Santa Ana Avenue
El Granada, CA Zip: 94,019
 Zoning: S-17
 Parcel/lot size: 6,705 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: 2,718 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Describe Project:

New 2 story residence with 3 bedrooms on the 2nd floor, one guest bedroom on the 1st floor, 2-car attached garage, living room, family room, kitchen. The entire development is located outside of clear view easement

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

4. EXISTING BUILDING MATERIALS

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	Stucco	Beige	<input type="checkbox"/>
b. Trim	Stucco	Dark brown	<input type="checkbox"/>
c. Windows	Vinyl	White	<input type="checkbox"/>
d. Doors	Wood	Stain	<input type="checkbox"/>
e. Roof	Composition shingle	Charcoal gray	<input type="checkbox"/>
f. Chimneys	Stucco	match building	<input type="checkbox"/>
g. Decks & railings	n/a		<input type="checkbox"/>
h. Stairs	n/a		<input type="checkbox"/>
i. Retaining walls	n/a		<input type="checkbox"/>
j. Fences	Wood fence	Redwood fence to replace existing	<input type="checkbox"/>
k. Accessory buildings	n/a		<input type="checkbox"/>
l. Garage/Carport	attached	match building	<input type="checkbox"/>



5. REQUIRED FINDINGS

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner:  Applicant: 

Date: _____ Date: 3/30/2016

Design Review Application Submittal Checklist

This checklist is intended to be used by the Applicant during the Design Stage up to the time of the submittal of a complete application to the Current Planning Staff. During the Design Stage, this checklist is used to certify Pre-application Conference Attendance and to help the Applicant compile all the materials and information required for complete application submittal. At the time of project submittal, the Applicant should bring this checklist to the Planning Counter Staff, as this checklist will be used to review the completeness of the application submittal.

DESIGN STAGE

1. DESIGN SHALL CONFORM TO APPLICABLE REGULATIONS AND STANDARDS

The following samples are enclosed in this packet to illustrate materials required for application (see application requirements):

- a. *Maximum Building Heights in Unincorporated San Mateo County*
- b. *Survey Sample*
- c. *Sample Primary Building Elevation (Guidance for Presentation of Color and Exterior Material Samples)*

Other regulations and standards are available at the Planning and Building Department's Website and at the Planning Counter:

- a. *Midcoast Design Review Standards*
- b. *Design Review (DR) Zoning District Ordinance (includes Bayside DR Standards and Required Findings for Permit Approval)*
- c. *Coastside Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications*

2. PRE-APPLICATION CONFERENCE REQUIREMENT

Prior to finalizing the design of a project in the Design Review District and submitting an application for Design Review, the project designer (which can be the owner) must participate in a pre-application conference with the Design Review Officer. The purpose of the pre-application conference is to assure that the designer and owner are aware of the design standards, expectations, and application requirements of the County prior to finalizing the design of a project. Applications which have not been signed by the Design Review Officer for certification of pre-application attendance are considered incomplete and will not be accepted by the Current Planning Section. Pre-application conferences may be arranged by appointment with the Design Review Officer, telephone 650/363-1825.

CERTIFICATION OF CONFERENCE ATTENDANCE

On 3/31, 2016, the project designer/architect attended a pre-application conference in relation to the development project located at 097-281-160.

M. Schaller for
Design Review Officer

3/31/16
Date

Notes:

DR officer ~~was~~ suggested a belly band along
near elevation to break up mass.

Note: Staff, please add pre-application project review notes as a parcel tag to the property.

APPLICATION STAGE

3. APPLICATION REQUIREMENTS

The following items are necessary for submittal of a complete application:

- a. Proof of owner's interest in property (copy of deed, tax bill, etc.).
- b. Owner's concurrence shall be provided if owner does not sign application.
- c. NPDES Impervious Surface Form (if project will result in 2,500 sq. ft. or more of impervious surface after December 1, 2012).
- d. Completed Environmental Information Form.
- e. Fees as set by resolution of the Board of Supervisors.
- f. A brief written explanation of how the design of the project conforms to the Design Review standards.
- g. For Coastside, include manufacturer's brochure(s) of all exterior light fixtures.
- h. Four (4) 8 1/2" x 11" color copies of exterior color/material (wall, trim, windows, accent). Include color chips from paint stores or manufacturers. Fire-rated materials are required in State Responsibility Areas (SRA) or Local Responsibility Areas (LRA). If specific materials are proposed, they must comply with this requirement.
- i. One (1) set of 8 1/2" x 11" paper reproductions of site plan, floor plans, building elevations and cross section.
- j. Whenever possible, provide electronic file of plans (prefer vector drawings).
- k. Five (5) full-scaled sets of preliminary drawings (not construction plans, minimum 18" x 24" paper size). **Plans shall include the following information:**

☐ SURVEYS

- A topographical survey prepared by a licensed land surveyor or a registered civil engineer (minimum scale of 1 inch = 10 feet).
- A boundary survey (required for additions located less than 5 feet from a minimum setback line) prepared by a licensed land surveyor or a registered civil engineer (minimum scale of 1 inch = 10 feet).
- Survey(s) shall show baseline elevation datum point and its elevation as established by a licensed land surveyor or engineer. (This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade of the site or finished grade depending on the applicable zoning district; garage slab, finished first floor, peak roof elevation and, if applicable, daylight planes must be shown on the plans submitted for a building permit.)

☐ SITE PLAN

- Property Lines: Clearly defined and accurate, including their respective linear lengths.
- All existing and proposed improvements (clearly differentiated), including buildings, structures, decks, paving, fences, walls, etc. If, in the case of additions, minimum setback compliance is proposed, a focused boundary survey shall be submitted confirming the exact location of the existing and proposed addition's distance to the closest property line.
- Dimensions of all setbacks.
- Easements (public and private) and utility lines. Access easement should be deducted from lot area for purposes of lot coverage and floor area ratio (FAR).
- Existing grade and proposed grade contour lines as they relate to finished floor levels. Define grading and areas of disturbance by shading.
- Tree Plan showing:
 - ◇ Bayside DR Districts (Emerald Lake Hills, Palomar Park, Devonshire): All existing trees 6" in diameter or 19" in circumference (significant trees). Number trees on plans and identify species/type.
 - ◇ Outside of Bayside DR Districts: All existing trees 12" in diameter or 38" in circumference (significant trees). Number trees on plans and identify species/type.
 - ◇ Trees to be removed, as marked with an "X."
- Information Table on Title Sheet showing:
 - ◇ Parcel size.
 - ◇ Square footage of structures (existing and proposed).
 - ◇ Lot coverage, include calculations.
 - ◇ Floor area ratio (FAR), include calculations.

- Minimum 20-foot wide access road and driveway profile with a maximum slope of 20%.
- For new houses in Emerald Lake Hills only, the location of two (2) guest parking stalls is required. Guest parking stalls are recommended elsewhere. If the garage/carport is located less than 20 feet from front property line, site plan shall be expanded to show how guest parking will be accommodated on- and/or off-site to the satisfaction of the Department of Public Works.

BUILDING ELEVATIONS

- Minimum scale of 1/4 inch = 1 foot.
- Natural grade clearly indicated in relation to all exterior walls.
- Building heights of all elevations.
- All exterior walls. In cases of additions/alterations to existing buildings, the existing and proposed development shall be clearly differentiated.
- Show decks, exterior lights, and other structures or fixtures.
- Identify type of roof and exterior materials to be used. Include manufacturer's brochure, if available.

FLOOR PLANS

- Show all dimensions on all floors.
- In cases of additions/alterations to existing buildings, the existing and proposed development shall be clearly differentiated.

BUILDING CROSS SECTION: Short and long cross sections showing maximum height, with elevation callouts of first floor, finished grade, and ridge height. Elevation callouts shall be consistent with the datum point provided on survey.

LANDSCAPE PLAN: Landscape/tree replacement plan, including the location, size and type of replacement trees to be planted. (Removal of any significant tree shall be replaced at a 1:1 ratio on the Coastside and up to 3:1 in the Bayside Design Review Districts.)

GRADING PLAN: Include amounts of cut and fill in cubic yards. Total = Cut + Fill.

ROOF PLAN: Include ridgeline elevations.

ACCESS AND DRAINAGE PLANS (Required by the Department of Public Works)

- Driveway profile (stipulating driveway slope), from centerline of roadway to garage slab.
- Site Distance Study by Civil Engineer (required on a case-by-case basis).
- Drainage Plans.

ADDITIONAL INFORMATION IF NEEDED BY DESIGN REVIEW OFFICER: Check with Design Review Officer to see which items are required:

- Extended scaled cross section elevations, showing (in outline or silhouette form) houses on adjacent properties.
- Expanded site plan showing location of houses on all adjacent properties.

INTAKE STAFF REVIEW OF APPLICATION SUBMITTAL

Complete at Intake.

Incomplete at Intake:

Application returned to Applicant. The following items were missing:

1. _____
2. _____
3. _____
4. _____
5. _____

See Incomplete Letter prepared by Planning Staff.

PROJECT NOTICING STAGE (10 DAYS PRIOR TO HEARING)

4. NOTICING REQUIREMENTS

Applicant will be given "NOTICE OF DESIGN REVIEW" cards which SHALL be posted on your parcel, visible from the street beginning ten (10) calendar days prior to and remaining posted through the date of your confirmed Design Review Committee hearing.

5. STORY POLES

Story Poles are required for Coastside projects. See "Coastside Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications," which outlines story pole requirements.

Planning and Building Department

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

Planning Permit Application Form

PLN: 2016 - 141
BLD:

Applicant/Owner Information

Applicant: Eric Keng
Mailing Address: 616 Ramona St. Ste. 21, Palo Alto, CA Zip: 94301
Phone,W: 6503212808 H: 6504839789
E-mail Address: erickeng@elhome.com FAX: 6503217808

Name of Owner (1): Junhua Wang Mailing Address: 933 Sandpiper Lane, Palo Alto, CA Zip: 94303
Phone,W: 6508045699 H:
E-mail Address: jhwang94303@gmail.com
Name of Owner (2):
Mailing Address:
Phone,W:
H:
E-mail Address:

Project Information

Project Location (address): Coronado Street & Santa Ana Avenue El Granada, CA 94019
Zoning: S-17
Assessor's Parcel Numbers: 47 - 281 - 160
Parcel/lot size: 6,705 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

New 2 story residence with attached 2 car garage and relocated curb cut for 2 car driveway, 4' wide walkway to front entry, 15'x25' brick patio 7" above grade at backyard in clear view easement

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

vacant lot with existing curb cut and concrete sidewalk, 2 trees located in the rear yard to remain

Describe Existing Structures and/or Development:

Vacant lot

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: [Signature]
Owner's signature: [Signature]
Applicant's signature: [Signature]

Permit Types	Application Companion Page	Environmental Info. Form	Ownership				Survey			Location Map	Site Plans (show all easements)	Elevation Plans	Floor Plans	Landscaping Plan	Grading Projects			Density Analysis/ Certification	Tentative Map	Geotechnical Report	Supporting Statements	NPDES	Dept. Of Public Works			Access Plans (if >150-ft. from public road)		Other Fire Reqt	Septic System	Well	See Regulations for Additional Application Requirements	Plan Reductions (8.5" X 11")	Other		
			Owner's Concurrence	Chain of Title	Title Report (within past 2 mo.)	Proof of Ownership (Deed or Tax bill)	Boundary Survey	Topographic Survey	Existing Tree Plan						Grading Plans	Erosion/ Sediment Control	Haul Routes (if export exceeds 250 cy)						C.3 and C.6 Development Review Checklist	Drainage Plan	Site Distance Study by Civil Engineer	Driveway/ Access Rd. Profile**	SFDs: 20-ft. wide access rd							Cell Sites: 12-ft. wide access rd	Fire-rated materials (Required in SRA or LRA areas)
Agritourism Permit/ Exemption	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓						✓	✓	✓	✓				✓			✓	✓	✓	✓				
Agricultural Preserve	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓						✓	✓	✓	✓									✓	✓	✓	✓		
Architectural Review	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Architectural Review Exemption	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Certificate of Compliance - Type A	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Certificate of Compliance - Type B	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Costal Development	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Coastal Development Exemption	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Major Development Review	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Confined Animal Permit or Exempt.	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Design Review	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Farm Labor Housing	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Fence Ht Ex.	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
General Plan Amendment	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Grading	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Grading Exemption	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Home Improvement Exception	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Kenel/Cattery	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Lot Line Adjustment	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Merger	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Off-Street Parking Exception	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Organic Agriculture	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Resource Management	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Rezoning	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Street Name/Change	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Subdivision	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Surface Mining	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Timberland Preserve	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Use Permit	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Use Permit - Telecomm.	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														
Variance	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓														

*Required where applicable, as determined by County Staff.

**Turn around may be required by Fire Department

***Water tanks may be required by Fire Department

Submittal Requirements: 1) 5 sets of plans are required for any application, with the exception of Subdivision applications where 7 sets are required, plus an electronic vector-based map on disc (preferred).

Disclaimers: In addition to those items checked, other items may be required on a case-by-case basis during the Planning permit review process. Plans approved under a Planning Permit are preliminary to construction. Additional information may be requested at the building permit stage.

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Eric Keng

Primary Permit #: 2016-14

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

PLN: 2005-00292 approved on 1/23/2006

new owner does not like the approved design

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Stucco/Wood</u>	<u>Beige</u>	<input type="checkbox"/>
b. Trim	<u>Wood</u>	<u>Beige match building</u>	<input type="checkbox"/>
c. Roof	<u>Composition shingle</u>	<u>Charcoal grey</u>	<input type="checkbox"/>
d. Chimneys	<u>Wood</u>	<u>Match building color</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>n/a</u>	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>Concrete</u>	_____	<input type="checkbox"/>
g. Retaining Walls	<u>n/a</u>	_____	<input type="checkbox"/>
h. Fences	<u>Redwood fence</u>	<u>natural color</u>	<input type="checkbox"/>
i. Storage Tanks	<u>n/a</u>	_____	<input type="checkbox"/>

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

Utility connect to existing power pole per PG&E requirements

Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

- B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).
 Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Environmental Information Disclosure Form

PLN 7 2016-141
 BLD _____

Project Address:
 Coronado Street & Santa Ana Avenue
 El Granada, CA 94019
 Assessor's Parcel No.: 47 — 281 — 160
 Zoning District: S-17

Name of Owner: Junhua Wang
 Address: 933 Sandpiper Lane,
Palo Alto, CA 94303 Phone: 6508045699
 Name of Applicant: Eric Keng
 Address: 616 Ramona St. Ste. 21, Palo Alto
CA 94301 Phone: 6503212808

Existing Site Conditions

Parcel size: 6,705

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). New 2 story residence with attached 2 car garage and relocated curb cut for 2 car driveway, 4' wide walkway to

New 2 story residence with attached 2 car garage and relocated curb cut for 2 car driveway, 4' wide walkway to front entry, 15'x25' brick patio 7" above grade at backyard in clear view easement

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review		
Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : ⁸⁸ _____ c.y. Fill: ⁶⁴ _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Typical grading for new residence construction, see submitted grading plan

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:



(Applicant may sign)

Date:

3/30/2016

Application for a Variance

Companion Page

455 County Center, 2nd Floor Redwood City • CA • 94063
Mail Drop PLN 122 • Phone: 415 • 363 • 4161 Fax: 415 • 363 • 4849

Applicant's Name: Eric Keng

Primary Permit#: Pln 2016-141

Please fill out the general Planning Permit Application Form and this form when applying for a Variance. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form and a parcel constraints map.

Specific zoning requirements for which a variance is sought:
(Example: 10 ft. side setbacks)

20 ft. rearyard setback

Zoning ordinance section numbers:
Section 6300.2 for S-17 Combining District
(Mid-Coast)

What you propose instead:

10 ft. rearyard setback for single story
garage

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required findings. Please attach a brief statement in which you present evidence to support the required findings.

- a. The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.
- b. Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.

c. The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.

d. The variance authorizes only uses or activities which are permitted by the zoning district.

e. The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations.

CORNER RECORD

Document Number _____

City of El Granada-Unincorporated San Mateo County, County of San Mateo, California

Brief Legal Description: Block 1 Lots 1 & 2, and portions of lots 10, 11, & 12, as shown on the subdivision map "Granada Subdivision No. 1" per Book 5 of Maps at Page 43A & 43B filed in the Official Records of San Mateo County on November 18, 1907.

		CORNER TYPE		COORDINATES (Optional)	
	Government Corner	<input type="checkbox"/>	Control	<input type="checkbox"/>	X. _____
	Meander	<input type="checkbox"/>	Property	<input checked="" type="checkbox"/>	Y. _____
	Rancho	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	Zone _____ NAD27 <input type="checkbox"/> NAD83 <input type="checkbox"/>
	Date of Survey	November 1, 2014		NAD83 Epoch _____	
				Elev. _____	
				Vert. Datum: NGVD29 <input type="checkbox"/> NAVD88 <input type="checkbox"/>	
				Meas. Units: Metric <input type="checkbox"/> Imperial <input type="checkbox"/>	

Corner- Left as Found Found and Tagged Established Reestablished Rebuilt

Identification and type of corner found: Evidence used to identify or procedure used to establish or reestablish the corner:

Established two (2) corners and one (1) offset of the corner of Block 1 Lots 1 & 2, and portions of lots 10, 11, & 12, as shown on Subdivision Map "Granada Subdivision No. 1" per Book 5 of Maps at Pages 43A & 43B filed in the Official Records of San Mateo County on November 18, 1907. Set two (2) tacks and 0.75" brass tags stamped "L.S. 5577" in wood fence, and one (1) 0.75" Iron Pipe with plastic plug stamped "L.S. 5577", from the found Monuments along the centerline of Avenue Alhambra as shown on Page 2 of 2 on the reverse side of this CORNER RECORD.

A description of the physical condition of the monument as found and as set or reset: Two (2) tacks and 0.75" brass tags, and one (1) 0.75" Iron pipe with plastic Plug as shown on "PROPERTY CORNERS PLACEMENT" on Page 2 of 2 on the reverse side of this CORNER RECORD. Also, Found Monuments were city monuments, pin in concrete in metal well with lid, three (3) 0.75" Iron Pipes with Plastic Plugs stamped "L.S. 5577", and one (1) tack and 0.75" Brass tag stamped "L.S. 5577", per 23 LLS 98.

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Land Surveyor's Act on November 15, 2014

Signed _____ P.L.S No. 5577

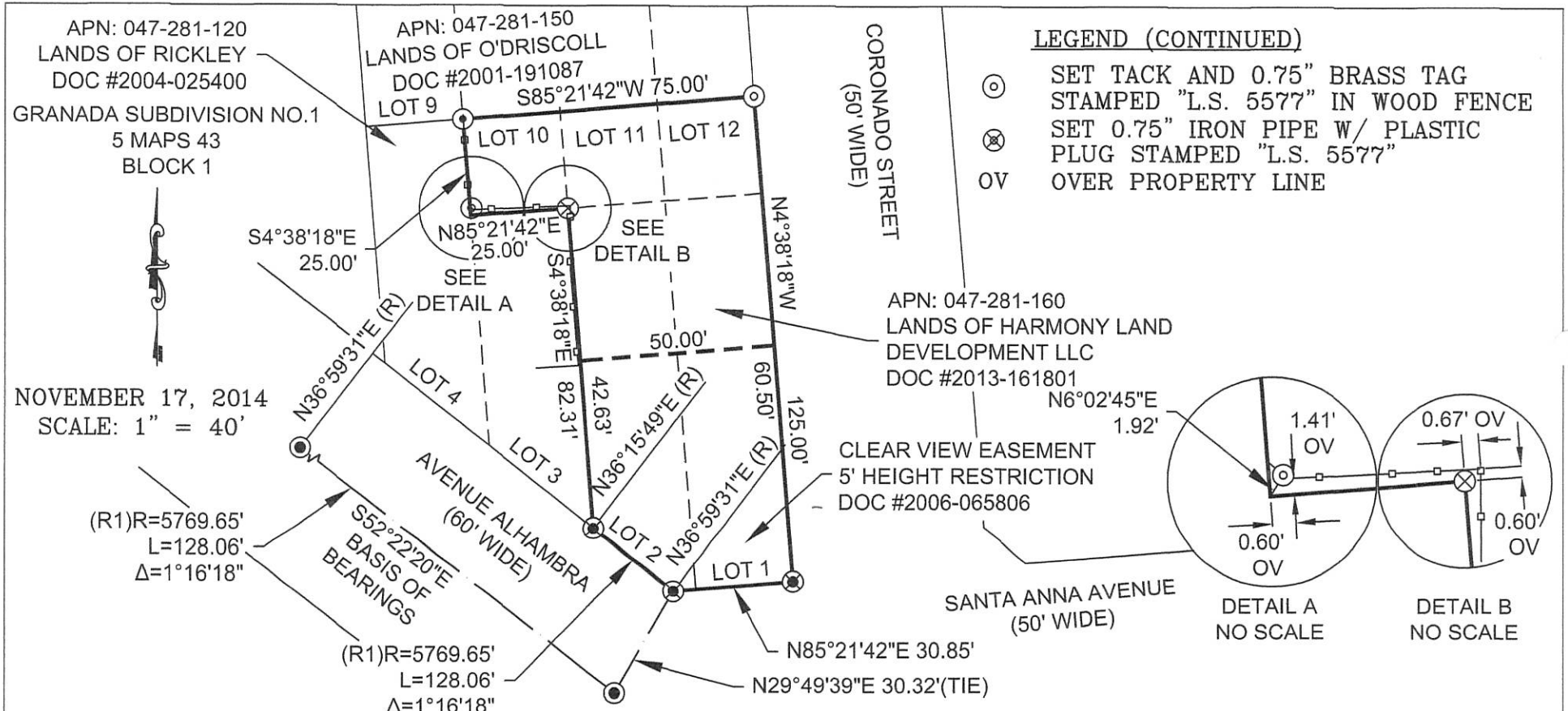
COUNTY SURVEYOR'S STATEMENT

This Corner Record was received _____

and examined and filed _____

Signed _____ P.L.S or R.C.E. No. _____

County Surveyor's Comment _____



LEGEND

BASIS OF BEARINGS

PROPERTY CORNERS PLACEMENT
VACANT LAND - APN: 047-281-160

Professional Land Services
Michael S. Mahoney, P.L.S.
California License Number : 5577
901 Sneath Lane, #117
San Bruno, CA 94066
Phone/FAX 650-244-9887

- Site Planning
- Title Investigations
- Legal Descriptions
- Surveying & Mapping

Plan 2016-141

Variance findings (047-281-160)

Due to clearview easement, half of the Coronado street frontage cannot be blocked by any structure more than 5'-0" height, it posts a hardship on this lot to design a building with former front façade with required 2-car garage, in order not to take the valuable private backyard corner for detached garage like previous approved design, the new design consideration is to leave as much open space as possible to create more buffer between neighbors houses and reduce hard paving coverage such as long driveway, we are applying variance to reduce rearyard setback from 20' to 10' to allow attached 2-car garage extends into the setback area, only 1-story portion of the garage is encroached into the 20' rearyard setback, all other 2 story portion of the main house will meet standard zoning requirements.

By granting this variance for the 1-story portion of garage will not create additional blockage to neighbor's view because it locates behind the 2-story main house, since only 1-story portion of the garage is adjacent to neighbor's house their privacy should also be reserved. All other landowners have already had ocean view through the clearview easement that will not be affected by granting this variance.

The 2-car garage facing street is matching most of houses on the street, the overall building size is also compactable with the surrounding houses, therefore there is no special privilege granted to this property owner. After the new house and landscape work complete, the neighborhood appearance should also be improved compare to a vacant lot on the block without any improvement. This variance application is only for a standard 2 car attached garage to meet zoning requirement, without the setback variance this property owner will not enjoy the equal convenience of an attached garage and piece of quite private backyard.