

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: 2016-00444

BLD:

### Applicant/Owner Information

Applicant: CARLOS ZUBIETA  
Mailing Address: 1705-A ABBOT KUNSEY BLVD  
VENICE CA Zip: 90291  
Phone, W: 310 827-8195 H: 310 880-0417  
E-mail Address: carlos.zubieta@gmail.com FAX:

Name of Owner (1): ZUBAN LLC  
Mailing Address: 600 MILWOOD AVE  
VENICE CA Zip: 90291  
Phone, W: 310 577-1785  
H: 310 435-6670  
E-mail Address: tatiانا.everdego.net

Name of Owner (2):  
Mailing Address:  
Zip:  
Phone, W:  
H:  
E-mail Address:

### Project Information

Project Location (address): 199 ARROYO LAKE  
MOSS BEACH, CA 94038  
Zoning: R-1/S-17/DL/LD

Assessor's Parcel Numbers: 037-123-430  
Parcel/lot size: SF (Square Feet)

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

NEW SINGLE FAMILY RESIDENCE w/ 2 CAR GARAGE.  
Approx 4,163 SF

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

SITE HAS NO BUILDINGS.

Describe Existing Structures and/or Development:

N/A

### 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:

Owner's signature:

Applicant's signature:

10/13/2016

# Environmental Information Disclosure Form

PLN 2016-0044  
BLD \_\_\_\_\_

Project Address:  
199 ARBOR LAKE  
MOSS BEACH, CA 94038  
Assessor's Parcel No.: 037 - 123 - 430  
Zoning District: R-1/S-17/DR/CD

Name of Owner: ZUBAN LLC  
Address: 660 MILLWOOD AVE  
VENICE CA Phone: 310 435-6670  
Name of Applicant: CARLOS ZUBIETA  
Address: 1725-A ABBOT KINNEY BLVD  
VENICE, CA 90291 Phone: 310 877-8195

## Existing Site Conditions

Parcel size: 14,320 SF

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).

NO EXISTING STRUCTURE ON SITE, EXISTING UTILITY EASEMENT @ FRONT OF LOT, DEAN CREEK ALONG SOUTH EDGE OF PROPERTY, PACIFIC OCEAN TO THE WEST

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
		a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	X	b. Construction of a new multi-family residential structure having 5 or more units?
	X	c. Construction of a commercial structure > 2,500 sq.ft?
X		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? <u>2</u>
X		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>50</u> c.y. Fill: _____ c.y.
	X	f. Subdivision of land into 5 or more parcels?
X		g. Construction within a State or County scenic corridor?
	X	h. Construction within a sensitive habitat?
	X	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	X	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

REMOVAL OF TREES @ BUILDING PAD LOCATIONS, MINIMAL GRADING, SCENIC CORRIDORS RESPECTIVE EASEMENTS,

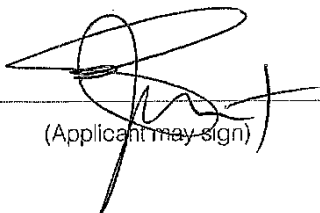
Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
	X	a. Construction outside of the footprint of an existing, legal structure?
X		b. Exterior construction within 100-feet of a stream?
	X	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
X		d. Land-use within a riparian area?
	X	e. Timber harvesting, mining, grazing or grading?
	X	f. Any work inside of a stream, riparian corridor, or shoreline?
	X	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		
BIOLOGICAL RESOURCE ASSESSMENT (REFER TO DATED 5/19/2016) BY KOPITOV ENVIRONMENTAL LLC.		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	X	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of <b>10,000 sq. ft. or more of impervious surface?</b> 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.
	X	b. <b>Land disturbance of 1 acre or more of area?</b> 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.

**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:  Date: 10/13/2016  
(Applicant may sign)

# Application for a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA 94063  
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

## Companion Page

Applicant's Name: Carlos Zubieta

Primary Permit #: PLN 2016-0044

### 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):

37 \_ 123 \_ 430

- -  
- -

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).

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### 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>Smooth plaster, wood siding</u>	<u>Charleston warm gray, red cedar</u>	<input type="checkbox"/>
b. Trim	<u>Zinc Panels</u>	<u>brown and dark bronze</u>	<input type="checkbox"/>
c. Roof	<u>Class A 4 ply built-up roofing.</u>	<u>Granite No.4 A1 grit C.O</u>	<input type="checkbox"/>
d. Chimneys	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>Natural wood</u>	<u>Cedar with clear finish</u>	<input type="checkbox"/>
g. Retaining Walls	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
h. Fences	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
i. Storage Tanks	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>

## 4. Project Information

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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Wetlands (marshes, swamps, mudflats)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Sand Dunes?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?  | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Grading or alteration of landforms?  | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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):

- b- Dean Creek sits outside the property, southern P line
- d- Beach sits below the adjacent lot in front of subject lot.
- f- Bluff abuts adjacent lot in front of subject lot.
- i- Removing two (2) Cypress Trees and replacing with four (4) new Cypress Trees
- j- Excavation as needed for foundation system and drainage according to Civil Drawings
- k- Landscape area under 2500 sqft. All new landscape to be native California plants, per landscape plan
- m- Water, power, sewer and phone
- p- lot is set back from sea by another lot.

## 5. 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

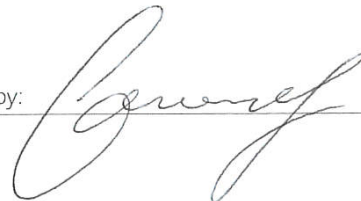
Commission; a public hearing is always required.

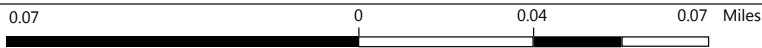
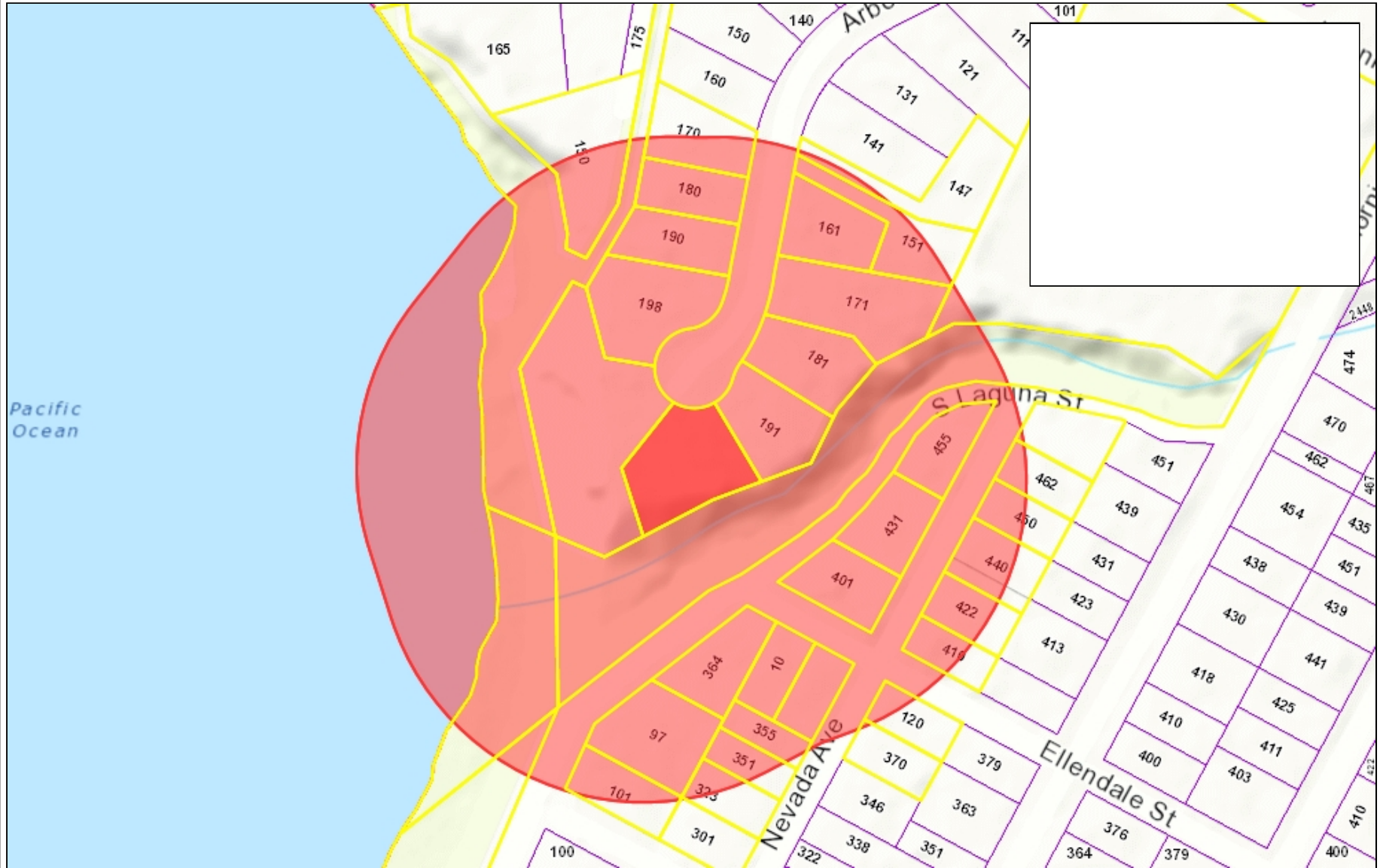
#### B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- 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:

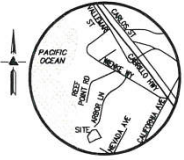




WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

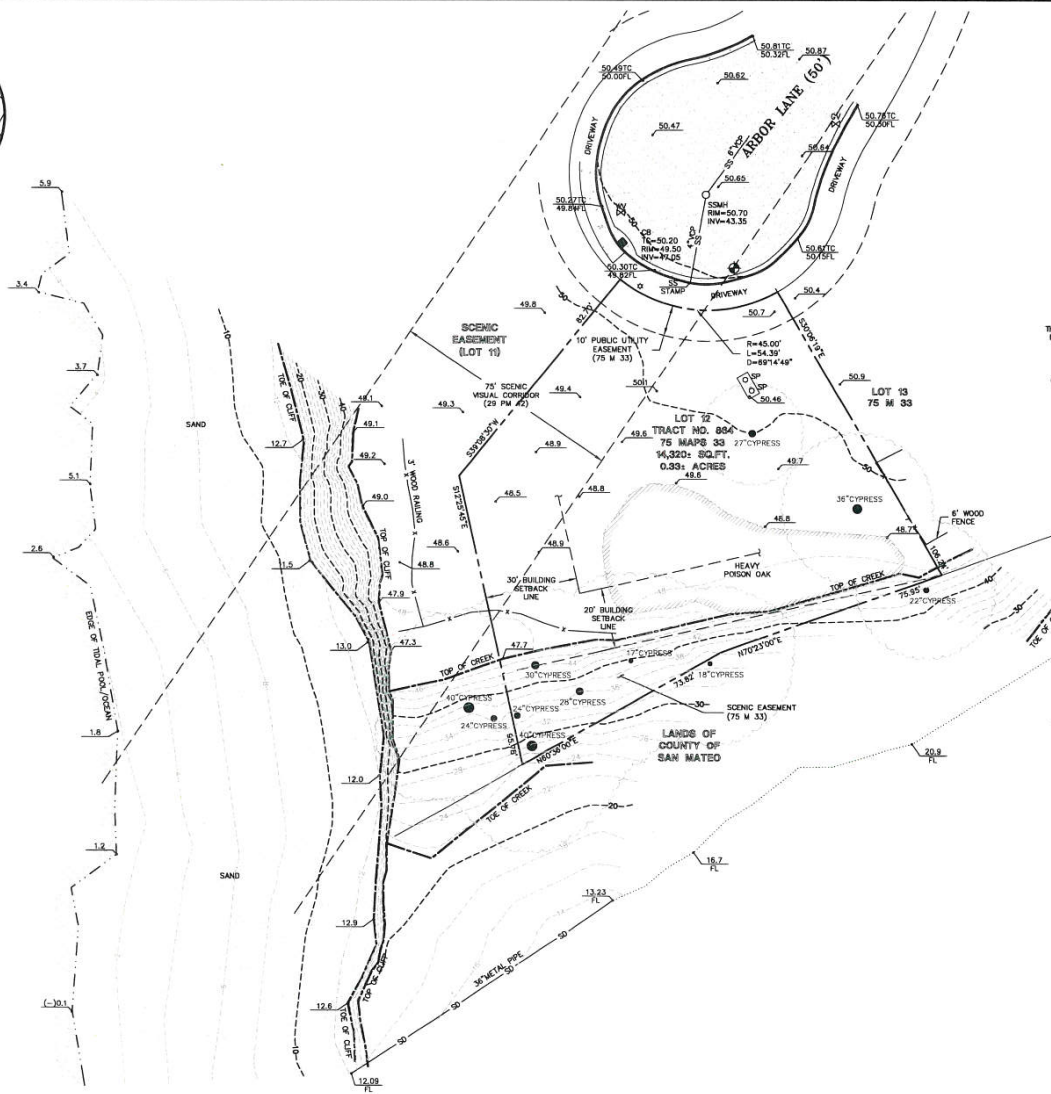
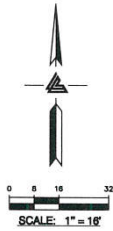
1:2,256

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



VICINITY MAP  
NO SCALE

PACIFIC  
OCEAN



**NOTES**

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.  
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.  
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.  
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

**EASEMENT NOTE**

EASEMENTS SHOWN PER POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, POLICY NO. SA-377895, DATED APRIL 23, 1987, DUE TO DATE OF TITLE REPORT. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

**BENCHMARK**

MOSS BEACH ANGZ BENCHMARK 1812  
1 M S FROM MONTANA, 0.05 MILE NORTHWEST ALONG SEVENTH STREET FROM THE POST OFFICE AT MONTANA, THENCE 1.00 MILES SOUTHWEST ALONG STATE HIGHWAY 1, AT MOSS BEACH, AT THE JUNCTION OF STATE HIGHWAY 1 AND ETHELSTON STREET, 35 FEET NORTHEAST OF THE CENTER LINE OF THE HIGHWAY, 47 1/2 FEET SOUTHEAST OF THE CENTER LINE OF THE STREET, BY THE TOP AND 1.1 FEET NORTHWEST OF THE SOUTHEAST END OF THE NORTHEAST CONCRETE HEADWALL OF A 24 INCH PIPE CULVERT 50/20, AND ABOUT 1 FOOT LOWER THAN THE HIGHWAY.  
ELEVATION = 48.51'  
(NAVD 88 DATUM)

**◆ SITE BENCHMARK**

SURVEY CONTROL POINT  
MAG AND SPINER SET IN ASPHALT  
ELEVATION = 50.20'  
(NAVD 88)

**LEGEND AND NOTES**

- BOUNDARY LINE
- - - - EASEMENT
- x—x— FENCE LINE
- — — FLOW LINE
- SANITARY SEWER LINE
- SS — SANITARY SEWER LINE
- ◆ BENCHMARK
- CB CATCH BASIN
- CO CLEAN-OUT BOX
- FIRE HYDRANT
- FLOW LINE
- GM GAS METER
- GV GAS VALVE
- INV INVERT
- SMH SANITARY SEWER MANHOLE
- SP STANDPIPE
- STREET LIGHT
- TC TOP OF CURB
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- XXX XX SPOTGRADE
- ASPHALT
- CONCRETE
- SAND



**LEA & BRAZ ENGINEERING INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
2002 30TH STREET, SUITE 300  
SAN ANTONIO, TEXAS 78222  
(512) 342-2500  
(512) 342-2505  
(512) 342-2509  
FAX: (512) 342-2507  
www.leabraz.com  
APR 07-12-430

199 ARBOR LANE  
MOSS BEACH  
CALIFORNIA

TOPOGRAPHIC  
SURVEY

REVISIONS BY	

**SU1**  
1 OF 1 SHEETS

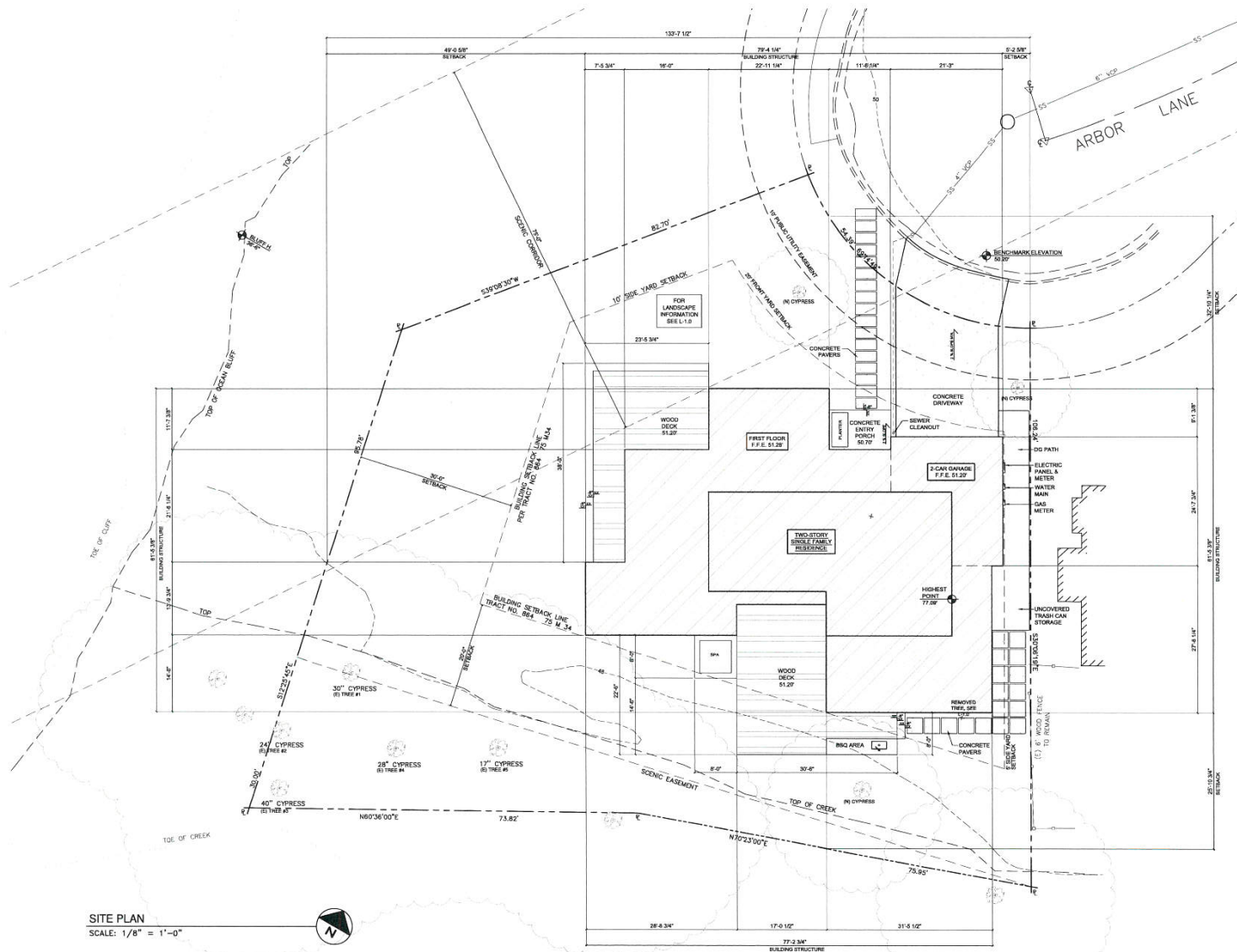


PROJECT ADDRESS:  
199 ARBOR LANE, MOSS BEACH, SAN MATEO COUNTY, CA

ASSESSOR'S PARCEL NUMBER:  
037-123-430

TOPOGRAPHIC SURVEY

SU-10

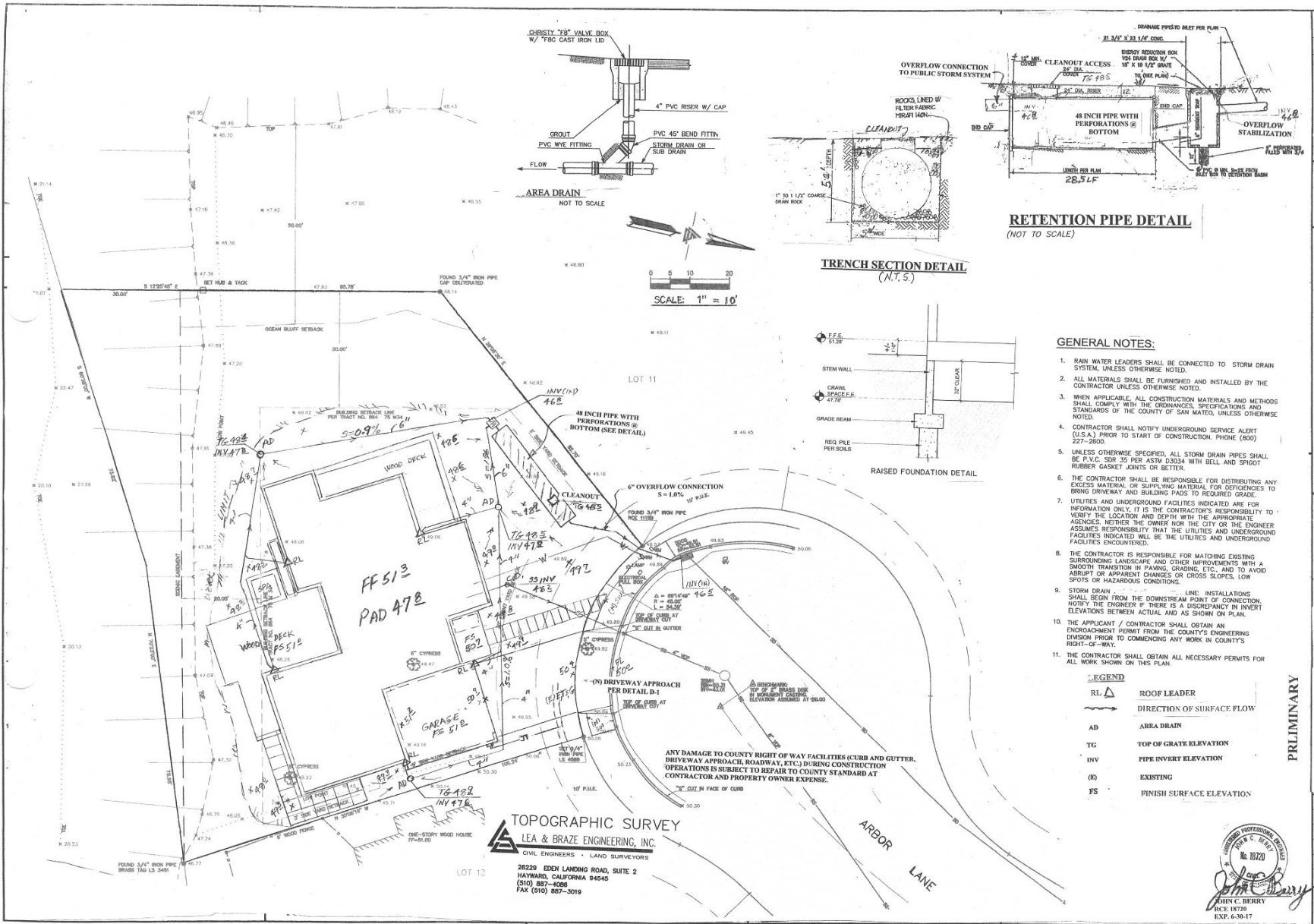


**PROJECT ADDRESS:**  
199 ARBOR LANE, MOSS BEACH, SAN MATEO COUNTY, CA

**ASSESSOR'S PARCEL NUMBER:**  
037-123-430

**SITE PLAN**





**TOPOGRAPHIC SURVEY**  
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 28229 EDEN LANDING ROAD, SUITE 2  
 HAYWARD, CALIFORNIA 94545  
 (510) 887-4086  
 FAX (510) 887-3019

SCALE: 1" = 10'

**RETENTION PIPE DETAIL**  
(NOT TO SCALE)

**TRENCH SECTION DETAIL**  
(N.T.S.)

**RAISED FOUNDATION DETAIL**

**GENERAL NOTES:**

1. RAIN WATER LEADERS SHALL BE CONNECTED TO STORM DRAIN SYSTEM, UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION, PHONE (800) 227-2800.
5. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAIN PIPES SHALL BE P.V.C. SDR 35 PER ASTM D2234 WITH BELL AND SPIGOT RUBBER GASKET JOINTS OR BETTER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
7. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
9. STORM DRAIN SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION. NOTIFY THE ENGINEER IF THERE IS A DISCREPANCY IN INVERT ELEVATIONS BETWEEN ACTUAL AND AS SHOWN ON PLAN.
10. THE APPLICANT / CONTRACTOR SHALL OBTAIN AN ENFORCEMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO COMMENCING ANY WORK IN COUNTIES RIGHT-OF-WAY.
11. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

**LEGEND**

- RL ROOF LEADER
- DIRECTION OF SURFACE FLOW
- AD AREA DRAIN
- TC TOP OF GRATE ELEVATION
- INV PIPE INVERT ELEVATION
- (E) EXISTING
- FS FINISH SURFACE ELEVATION

NO.	DESCRIPTION	DATE

**BERRY & ASSOCIATES**  
 1733 WOODSIDE ROAD, SUITE 335  
 REDWOOD CITY, CA 94061  
 PHONE: 650/368-0750 FAX: 650/368-1810

**SITE GRADING, DRAINAGE & UTILITY PLAN**  
 199 ARBOR LANE

PRELIMINARY

DRAWN BY:	WCB
DESIGNED BY:	
CHECKED BY:	
SCALE:	1" = 10'
DATE:	10/12/16
DRAWING NO.:	30710
SHEET:	C-1
1 OF 1	

