



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: July 21, 2017

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year: _____
2nd Unit Project: Y / N

TO:

- X Building Department
X California Coastal Commission
X Department of Public Works
X Environmental Health
X Fire Department COASTSIDE FIRE PROTECTION DISTRICT
X Midcoast Community Council

FROM: Olivia Boo, Project Planner
OBoo@smcgov.org
650 363-1818

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 08/04/2017 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Planning Case Number: PLN2017-00199
Property Owner: NERHAN KEET 6507261590
Project Applicant: RON STEFANICK 650/4305740

Assessor's Parcel Number: 037171860

PROJECT LOCATION: 9400 CABRILLO HWY, MOSS BEACH, CA 94038

PROJECT DESCRIPTION:

CDP to construct a 102 sq/ft planter at an existing gas station (on parcel zoned C-1/S-3/DR). The planter is located along the Cabrillo Hwy frontage of the property within the Caltrans right-of-way (to address VIO2016-00054).



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Date: July 21, 2017

DECISION MAKER:

Staff Zoning Hearing Officer Planning Commission
 Board of Supervisors Design Review Committee/Officer e

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

No Comments Refer to Permit Plan for Comments
 Other Comments: _____

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

No Recommended Conditions Refer to Permit Plan for Comments
 Refer to Attached Material for Conditions
 Other Conditions: _____

Name of Person Completing this Form (Print): _____ Date: _____

Phone: _____ Email: _____

RETURN THIS FORM TO:

Olivia Boo
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

Planning Permit Application Form

PLN: 2017 - 00199

BLD:

Applicant/Owner Information

Applicant: RON STEFANICK FOR KN PROPERTIES

Mailing Address: PO BOX 1925 EL GRANADA, CA 94018

Zip:

Phone, W: 650 430 5740

H:

E-mail Address: RON STEFANICK@ICLOUD FAX: .COM

Name of Owner (1): KN PROPERTIES

Name of Owner (2):

Mailing Address: PO BOX 158

Mailing Address:

HALF MOON BAY CA

Zip: 94019

Zip:

Phone, W: 650 726 4402

Phone, W:

H:

H:

E-mail Address: KNZHANG@KN PROPERTIES Email Address: .COM

Project Information

Project Location (address): 9400

Assessor's Parcel Numbers: 037 171 860

CABRILLO HWY

MOSS BEACH, CA 94038

Zoning:

Parcel/lot size: 22,694 SF (Square Feet)

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

INSTALL A 3'-0" X 34'-0" CONCRETE PLANTER BOX
IN FRONT OF THE FUEL ISLANDS ADJACENT
TO CABRILLO HIGHWAY

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

BASICALLY FLAT ASPHALT COVERED WITH CONCRETE
SURROUNDING THE FUEL STATION ISLAND, EXISTING SMALL
PLANTER BOX @ NORTH EASTERN CORNER OF LOT

Describe Existing Structures and/or Development:

FOOD MART BUILDING,
PROPANE TANK & FUEL ISLAND CANOPY

Signatures

Environmental Information Disclosure Form

Planning and Building Department

PLN 2017-00199

BLD _____

Project Address: 91400

CABRILLO HWY.
MOSS BEACH, CA 94038

Assessor's Parcel No. 037-171-860

Zoning District: C-1/S-3/DR/CD

Name of Owner: KN PROPERTIES

Address: PO BOX 158 AMFILLWOODWAY CA
94019 Phone: 650 472 6159

Name of Applicant: RON STEFANICK

Address: PO BOX 1925 ELGINNADA, CA
94018 Phone: 650 430 5740

Existing Site Conditions

Parcel size: 22,644

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). CHURCH GAS STATION FEEDMATE BUILDING

FUEL ISLAND CANOPY WITH CONCRETE BELOW BALANCE OF SITE IS ASPHALT WITH A SMALL PLANTER IN THE NORTHEAST CORNER

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: <u>LESS THAN 10</u> c.y. Fill: <u>2</u> 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:

APPROXIMATE 3CY OF EXISTING ASPHALT AND BASE MATERIAL TO ALLOW FOR CONCRETE PLANTER BOX CONSTRUCTION

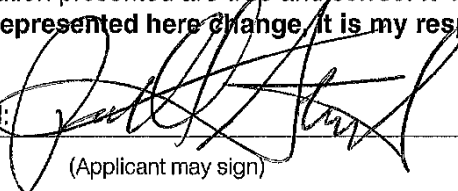
Signature required on reverse →

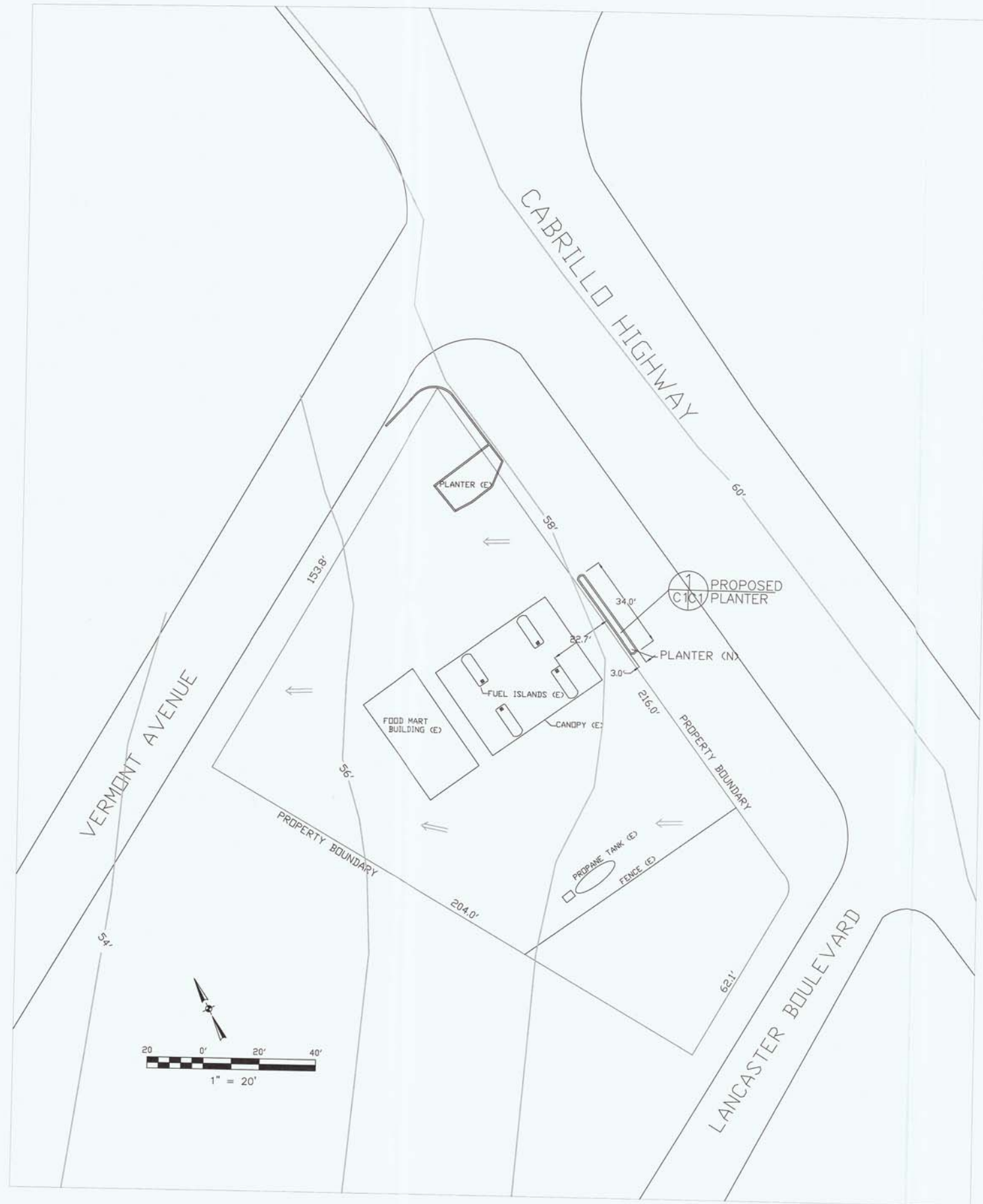
2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction 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"/>	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> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> 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: MAY 9TH 2017
(Applicant may sign)



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
RON STEFANICK, MANAGER, KN PROPERTIES.
2. TOPOGRAPHY AND SITE PLAN GENERATED FROM
SMCO GIS INFORMATION AND SITE PLAN ROBERT H. LEE
AND ASSOC, 1991
3. THIS IS NOT A BOUNDARY SURVEY.

LEGEND

- EXISTING CONTOUR
- DIRECTION OF SURFACE DRAINAGE FLOW
- (N) NEW, OR PROPOSED
- (E) EXISTING

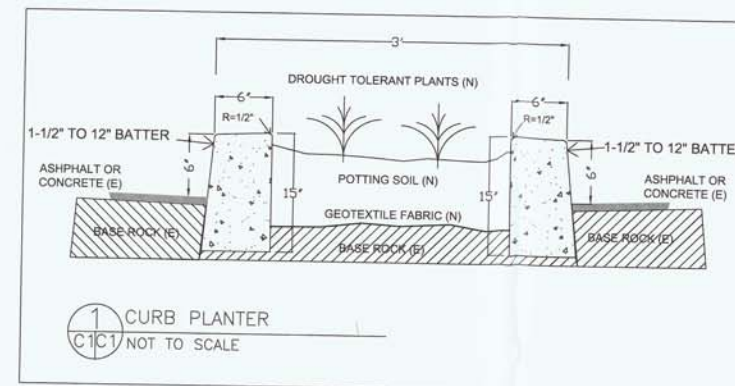
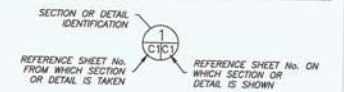
DRAINAGE NOTES

NO CHANGES TO EXISTING DRAINAGE IS PROPOSED.

GRADING NOTES

MINIMAL GRADING PROPOSED - LESS THAN 10 CUBIC YARDS.

SECTION AND DETAIL CONVENTION



RECEIVED
MAY 10 2017
San Mateo County
Planning and Building Department

Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593	
DATE: 3-7-17	DRAWN BY: AZG
CHECKED BY: CMK	REV. DATE:
REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:
SITE PLAN PLANTER CONSTRUCTION MOSS BEACH CHEVRON 9400 CABRILLO HIGHWAY MOSS BEACH, CALIFORNIA APN: 037-171-860	
SHEET	
C-1	

TITLE

Landscape Plan

REVISIONS

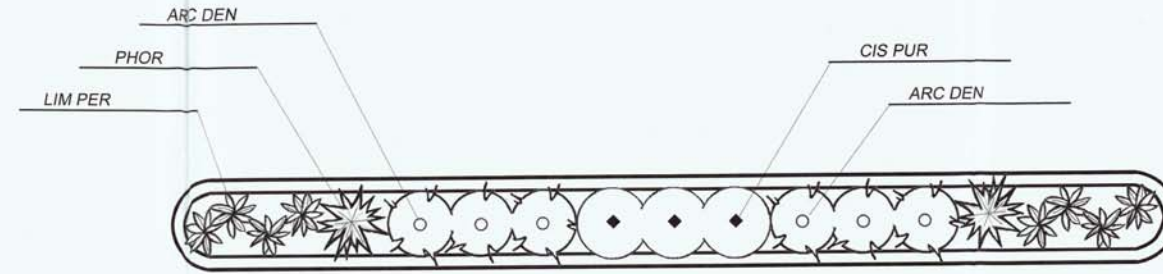
Date	Notes

PROJECT #:

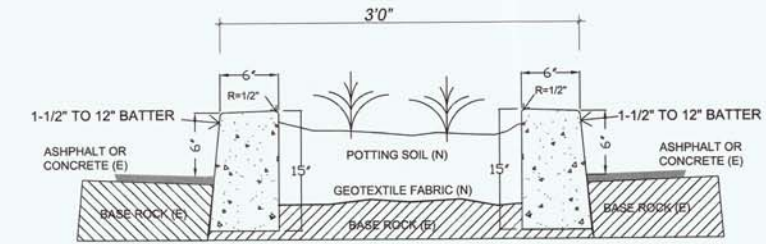
DATE: 04-12-17

SHEET #:

L 1.1



DETAIL PLAN



DETAIL SECTION

2 CURB PLANTER NTS

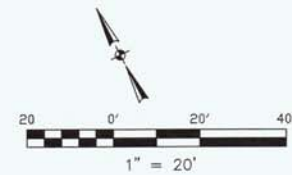
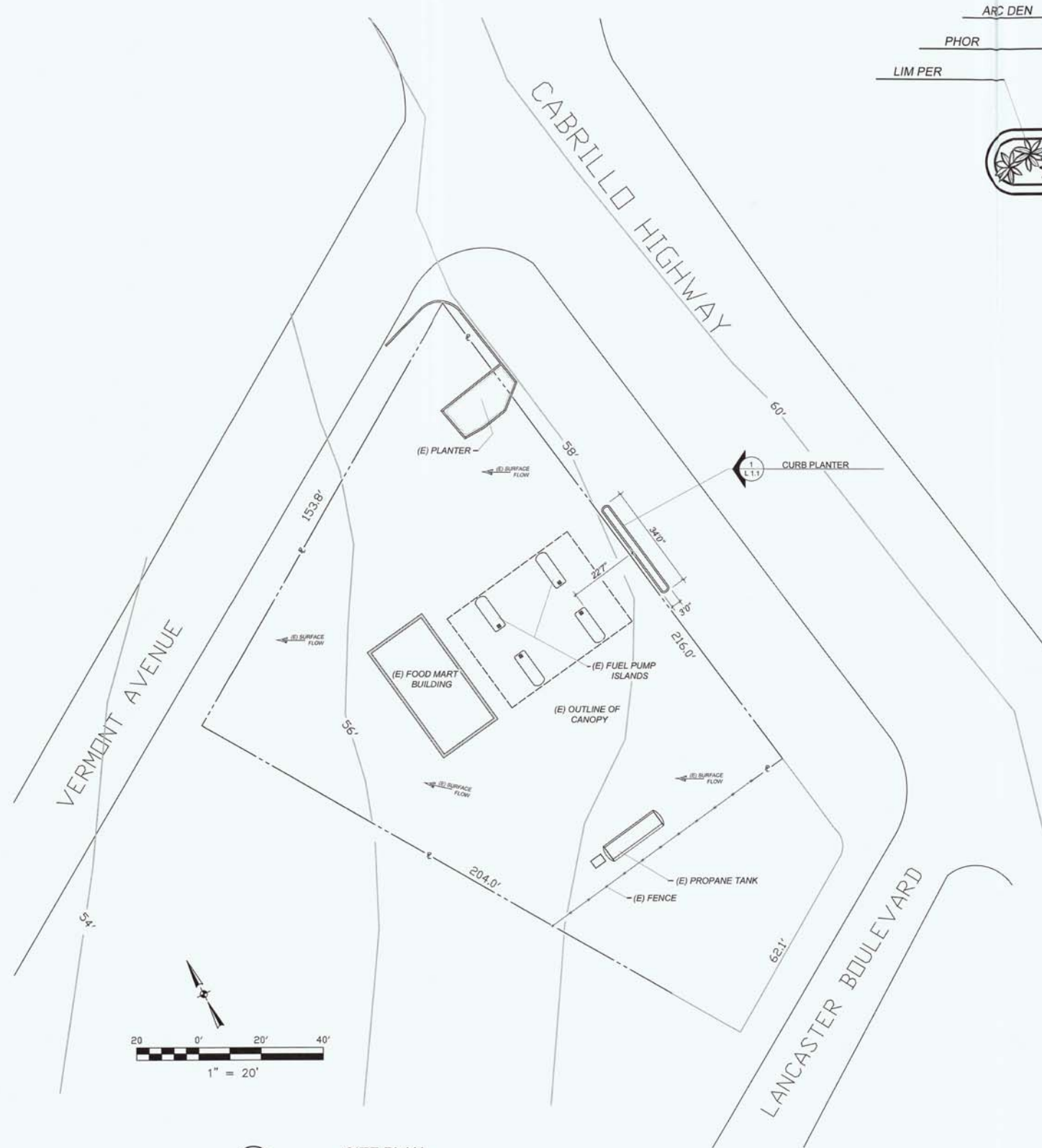
Plant List

No.	Botanical Name	Common Name	Qty	Size	Remarks
ARC DEN	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Manzanita	6	5 Gal.	Evgn Shrub
CIS PUR	<i>Cistus purpureus</i>	Pink Orchid Rockrose	3	5 Gal.	Evgn Shrub
LIM PER	<i>Limonium perezii</i>	Sea Lavender	8	1 Gal.	Perennial
PHOR	<i>Phormium</i> 'Rainbow Warrior'	Rainbow Flax	2	5 Gal.	Evgn Shrub

Note: Contractor shall verify quantities

PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- PLANTING AREAS SHALL BE COVERED WITH A THREE INCH LAYER OF BARK CHIPS.



1 SITE PLAN