

Planning Permit Application Form

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

PLN: _____

BLD: _____

Applicant: **Bradford Westerfield**

Mailing Address: **PO Box 643277**
Vero Beach, FL Zip: **32964**

Phone, W: **772-6438022** H: _____

E-mail Address: **brad717@gmail.com** FAX: _____

Name of Owner (1): **F. Bradford Westerfield Rv. Tr.**
Mailing Address: **PO Box 643277**
Vero Beach, FL
Zip: **32964**
Phone, W: **772-6438022**
H: _____
E-mail Address: **brad717@gmail.com**

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

Project Location (address):
101 7th Street, Montara

Zoning: **R-1/S-17DR/CD**

Assessor's Parcel Numbers: **036 — 057 — 240**

Parcel/lot size: **4,800** SF (Square Feet)

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

Construction of a new wood & wire mesh fence, perpendicular to existing fence and extending oceanward to the eastern edge of the 10 foot wide, undeveloped, "paper" "Marine Walk"

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

Relatively flat building site on coastal bluffs, with a single-family home on a lot slightly sloped to the ocean

Describe Existing Structures and/or Development:

Single family house and fence

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: *Bradford Westerfield* for Bradford Westerfield

Owner's signature: _____

Applicant's signature: *Bradford Westerfield* for Bradford Westerfield

Permit Types	Application Companion Page	Environmental Info. Form	Ownership			Survey			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 (# >150-ft. from public road)		Other Fire Reqs	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 mos.)	Proof of Ownership (Deed or Tax Bill)	Boundary Survey	Topographic Survey					Existing Tree Plan	Location Map	Grading Plans							Erosion/ Sediment Control	Haul Routes (if export exceeds 250 cy)		C.3 and C.5 Development Review Checklist	Drainage Plan				
Agritourism Permit/ Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Agricultural Preserve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Architectural Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Architectural Review Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Certificate of Compliance - Type A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Certificate of Compliance - Type B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Coastal Development	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Coastal Development Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Major Development Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Confined Animal Permit or Exempt.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Design Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Farm Labor Housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Fence HI Ex.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
General Plan Amendment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Grading	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Grading Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Home Improvement Exception	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Kennel/Cattery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Lot Line Adjustment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Merger	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Off-Street Parking Exception	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Planned 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

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: Bradford Westerfield

Primary Permit #:

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.

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).

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	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Roof	_____	_____	<input type="checkbox"/>
d. Chimneys	_____	_____	<input type="checkbox"/>
e. Accessory Buildings	_____	_____	<input type="checkbox"/>
f. Decks/Stairs	_____	_____	<input type="checkbox"/>
g. Retaining Walls	_____	_____	<input type="checkbox"/>
h. Fences	Wood and Wire Mesh	Natural	<input type="checkbox"/>
i. Storage Tanks	_____	_____	<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 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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):

See attached addendum

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
2. Construction or grading within 100 feet of a stream or wetland?
 Yes No
3. 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 _____
BLD _____

Project Address:
101 7th St.
Montara, CA
Assessor's Parcel No.: 036 _ 057 _ 240
Zoning District: R-1/S-17/DR/CD

Name of Owner: F. Bradford Westerfield Rv. Tr.
Address: PO Box 643277, Vero Beach, FL 32964
Phone: 772-6438022
Name of Applicant: Bradford Westerfield
Address: PO Box 643277, Vero Beach, FL 32964
Phone: 772-6438022

Existing Site Conditions

Parcel size: 4,800 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). See "Project Description" on Addendum to CDP Application and Environmental Information Disclosure Form.
See "Project Description" on Addendum to CDP Application and Environmental Information Disclosure Form

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

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

Please explain all "Yes" answers:

See Addendum to application for CDP and Environmental Information Disclosure Form

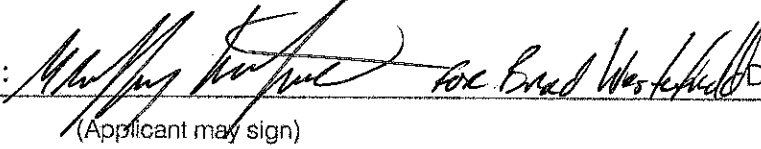
Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input checked="" type="radio"/>	<input type="radio"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="radio"/>	<input checked="" type="radio"/>	b. Exterior construction within 100-feet of a stream?
<input type="radio"/>	<input checked="" type="radio"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="radio"/>	<input checked="" type="radio"/>	d. Land-use within a riparian area?
<input type="radio"/>	<input checked="" type="radio"/>	e. Timber harvesting, mining, grazing or grading?
<input type="radio"/>	<input checked="" type="radio"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="radio"/>	<input checked="" type="radio"/>	g. Release or capture of fish or commerce dealing with fish?
<p><i>Please explain any "Yes" answers:</i> See Addendum to application for CDP and Environmental Information Disclosure Form</p>		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
<input type="radio"/>	<input checked="" type="radio"/>	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="radio"/>	<input checked="" type="radio"/>	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) <u>prior</u> 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: 1/13/15
 (Applicant may sign)

ADDENDUM TO APPLICATION FOR
COASTAL DEVELOPMENT
AND
ENVIORNMENTAL INFORMATION DISCLOSURE FORM

Explanation for "Yes" answers in items 4.a-4.t

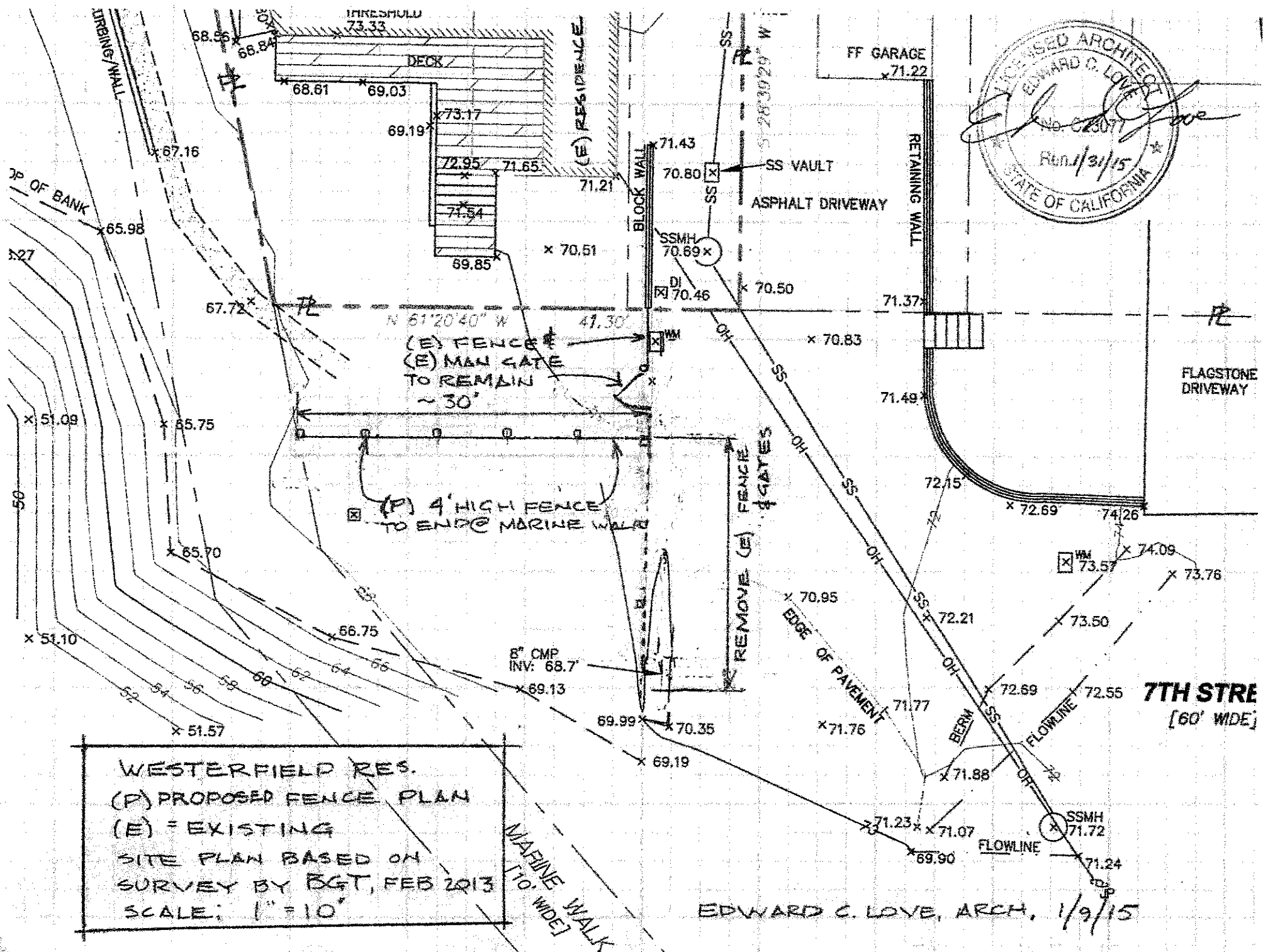
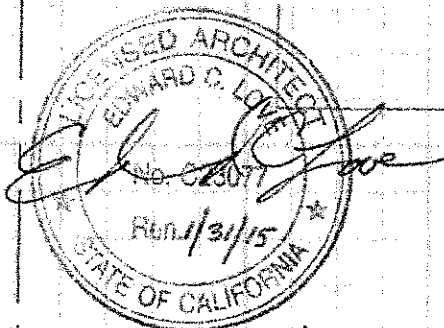
Project Description:

Construction of a new fence which shall run perpendicular to the existing fence, along the course shown on the attached map (see Exhibit A), shall consist of wood and wire mesh (see Exhibit B), shall be no more than 4 feet in height, and shall not intrude into the undeveloped "paper" 10 foot wide walkway along the coastal bluff.

Item 4.f: The new fence shall terminate at the eastern/northern edge of the "paper" 10 foot wide walkway, and thus will not intrude into the walkway, or to the coastal bluff's edge.

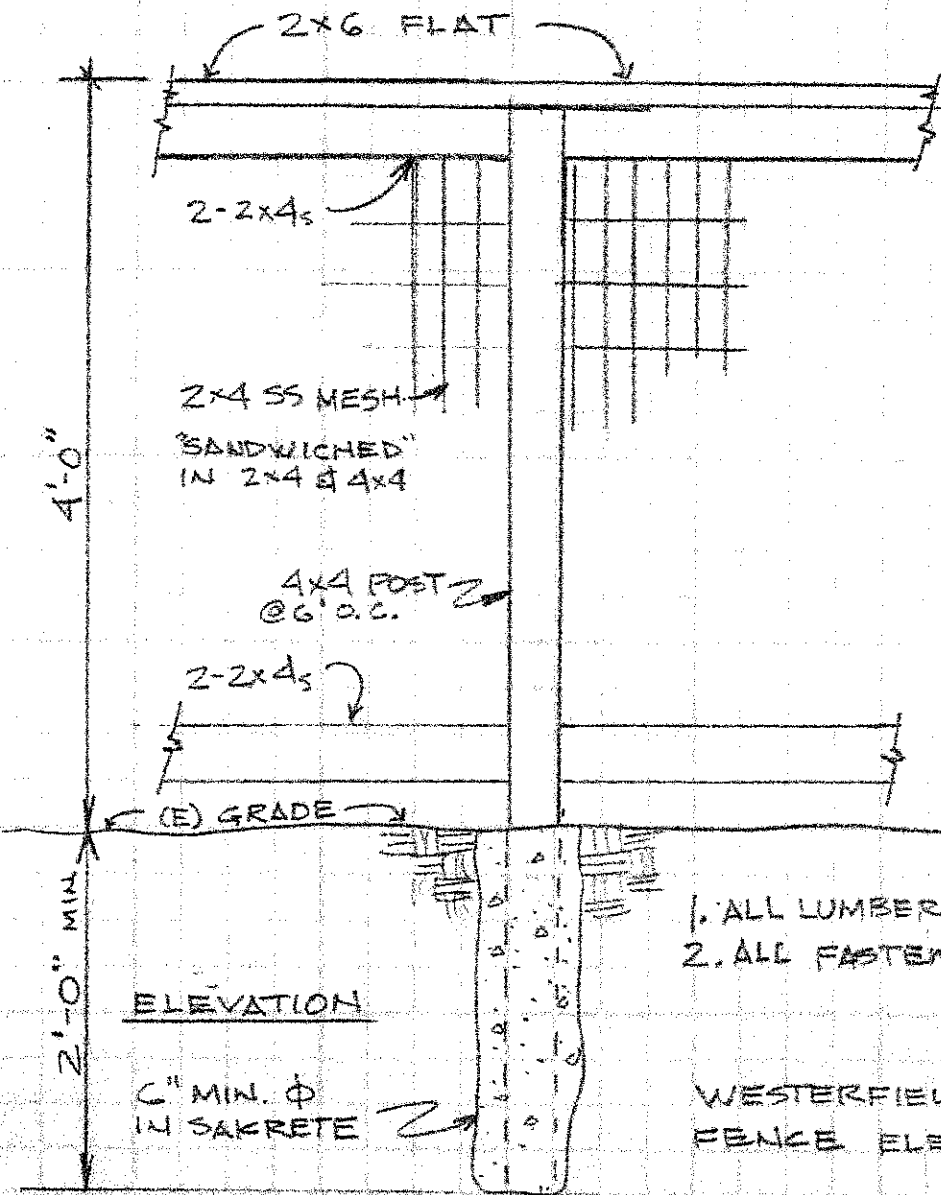
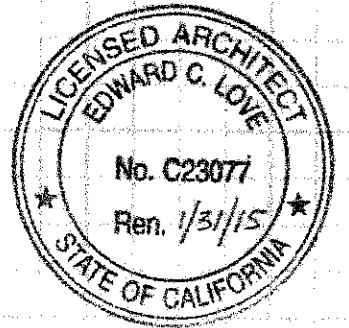
Item 4.p: The project is located between the ocean and the nearest public road (Highway 1)

Item 4.q: There is currently unauthorized public access to the ocean via unauthorized trails. A 10 foot wide undeveloped "paper" walkway, which exists in portions along the bluff top adjacent to the applicant's home, is nonexistent to the south and west of the applicants home (i.e. the land underneath it has eroded away). The remainder of the walkway, adjacent to the applicants home, is unsafe for public use. However, as noted in item 4.f, the fence will not intrude into the "paper" 10 foot wide walkway.

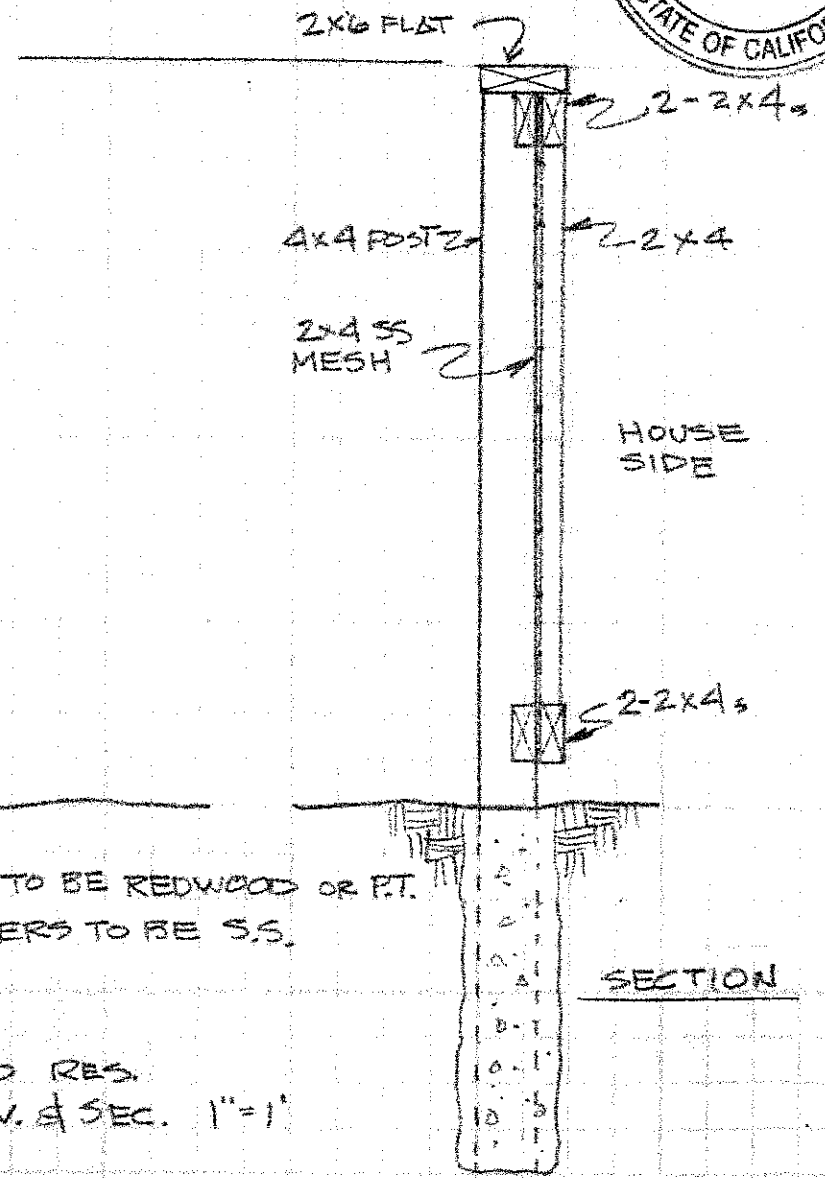


WESTERFIELD RES.
(P) PROPOSED FENCE PLAN
(E) = EXISTING
SITE PLAN BASED ON
SURVEY BY BGT, FEB 2013
SCALE: 1" = 10'

EDWARD C. LOVE, ARCH, 1/9/15



ELEVATION



SECTION

1. ALL LUMBER TO BE REDWOOD OR FT.
2. ALL FASTENERS TO BE S.S.

WESTERFIELD RES.
FENCE ELEV. & SEC. 1"=1'

C" MIN. ϕ
IN SAKRETE

Local Contact for

Brad Westerfield's CDP at 101 7th St, Montara

Geoff Westerfield (Brother)

Phone: 650-799-4663

Email: ggw@mac.com

From: Brad Westerfield bradw717@gmail.com
Subject: authorization to sign and submit CDP
Date: January 13, 2015 at 2:13 PM
To: Westerfield, Geoff ggw@mac.com



January 13,2015

Planning Department
County of San Mateo

Dear Planning Dept:

Please consider this correspondence as my authorization for my brother, Geoff Westerfield, to sign and submit on my behalf the CDP for my property at 101 Seventh St, Montara, CA.

Sincerely,

F. Bradford Westerfield