

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 13, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Design Review Permit and a Non-Conforming Use Permit to allow construction of an 883 sq. ft. addition and a major remodel which includes a new entry and second-story addition to 1,995 sq. ft. single-family residence (1,595 sq. ft. with a 400 sq. ft. attached garage), on a non-conforming 8,138 sq. ft. legal parcel at 743 Vista Drive in the unincorporated Emerald Lake Hills area of San Mateo County. The Non-Conforming Use Permit is required to allow a total floor area of 2,813 sq. ft., (34.5% of total building site) where 30% is the maximum allowed in the Residential Hillside (RH) Zoning District. One significant tree is proposed to be removed.

County File Number: PLN 2017-00148 (Denegri)

**PROPOSAL**

The applicant proposes to construct an addition and major remodel to an existing 1,995 sq. ft. single-family residence on a substandard size parcel (Lot size is 8,138 sq. ft. where 16,000 sq. ft. is the minimum required) in the Emerald Lake Hills neighborhood. The addition/remodel involves the addition of 104 sq. ft. on the first floor, a 52 sq. ft. new covered porch (not floor area), and 709 sq. ft. on the second floor. The addition requires a Design Review Permit, and a Non-Conforming Use Permit which is required to allow floor area ratio (FAR) of 34.5% where 30% is the limit.

**RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and the Non-Conforming Use Permit, for County File Number PLN 2017-00148, based on and subject to the required findings and conditions of approval listed in Attachment A.

**SUMMARY**

The existing residence was built in 1927. The subject parcel is 8,138 sq. ft. which is substandard per the Residential Hillside (RH) Zoning District, which would require a minimum of 16,000 sq. ft. for a parcel with a 21% slope.

The applicant is proposing to add 813 sq. ft. to an existing residence. The proposed construction is primarily a second floor addition of 709 sq. ft. and secondarily an

addition of 104 sq. ft. on the first floor. The new second floor living area, which will include a master bedroom, would replace an existing roof deck over the existing first floor and the work on the first floor is to expand the front entry. Both areas of construction would be located on areas that were altered by previous construction.

The new living area meets all RH zoning setbacks and will not cause the project to exceed the allowed lot coverage. The FAR allowed on the subject parcel is 2,441 square feet. The use permit will allow 372 sq. ft. of living area greater than allowed by zoning. The addition will increase the overall height of the structure by approximately 2 feet. Since the addition would be constructed in the existing building footprint and does not have a great height increase there is only a minimal visual impact.

The design of the project was reviewed by and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on September 5, 2017. The Spanish architectural style of the residence will be maintained, the house will be repainted a shade of brown, and additional features of the covered porch and balcony will integrate more wood, increasing compliance with the design review standards.

Approval of the project is recommended as staff has determined the Design Review Permit and Use permit findings can be made. The DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape that will allow for privacy and will not create blockage of sun, and (c) respects privacy of neighboring houses. The proposal complies with the required findings for a non-conforming use permit per Section 6137 in that:

1. The development is proportioned in size since the proposed total floor area is only 4.5% more than the 30% maximum floor area allowed.
2. There are no opportunities to acquire contiguous land;
3. The proposed development complies with both lot coverage and setbacks;
4. The proposal will not be detrimental to the public welfare or injurious to property or improvements, as the residence will exceed the maximum size allowed by the RH Zoning District by a modest amount, the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and would not result in significant changes as viewed from the street as the project will be constructed largely within the existing footprint, behind the existing garage, and height changes are minimal; and
5. The floor area exception is not granting any special privilege as the additional square footage allowed under this proposal is compatible to exceptions commonly granted to homeowners through a Home Improvement Exception (HIE).

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**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 13, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations, respectively, to allow construction of an 883 sq. ft. addition and a major remodel which includes a new entry and second-story addition to 1,995 sq. ft. single-family residence (1,595 sq. ft. with a 400 sq. ft. attached garage), on a non-conforming 8,138 sq. ft. legal parcel at 743 Vista Drive in the unincorporated Emerald Lake Hills area of San Mateo County. The Non-Conforming Use Permit is required to allow a total floor area of 2,813 sq. ft. (34.5% of total building site) where 30% if the total building site is the maximum floor area allowed in the Residential Hillside (RH) Zoning District. One significant tree is proposed to be removed.

County File Number: PLN 2017-00148 (Denegri)

**PROPOSAL**

The applicant proposes to construct an addition and major remodel to an existing 1,995 sq. ft. single-family residence on a substandard size parcel, lot size is 8,138 sq. ft. where 16,000 sq. ft. is the minimum required by the Residential Hillside (RH) Zoning District in the Emerald Lake Hills neighborhood. The addition/remodel involves the addition of 104 sq. ft. on the first floor addition, a 52 sq. ft. new covered porch (not floor area), and addition of 709 sq. ft. on the second floor. The addition requires a Design Review Permit and a Non-Conforming Use Permit which is required to allow a total floor area ratio of 34.5% where 30% is the limit.

**RECOMMENDATION**

That the Planning Commission approve the Design Review Permit and the Non-Conforming Use Permit, for County File Number PLN 2017-00148, based on and subject to the required findings and conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Erica Adams, Project Planner, Telephone 650/363-1828

Applicant/Owner: John and Michelle Denegri

Location: 743 Vista Drive, Emerald Lake Hills

APN: 057-301-890

Size: 8,138 sq. ft.

Existing Zoning: RH/DR (Residential Hillside/Design Review)

General Plan Designation: Medium Low Residential/Urban

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: Zone X, Panel Number 1350345600000, Effective Date: October 16, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and the property is located in an established residential community.

Setting: The property is a parcel developed with a single-family residence constructed in 1927 in the unincorporated community of Emerald Lake Hills. The parcel size is 8,136 sq. ft., less than the 16,000 sq. ft. minimum lot size, based on the slope of the parcel, as set by the Residential Hillside Zone District. Surrounding parcels are of a conforming and non-conforming sizes, and are also developed with single-family residences.

Chronology:

| <u>Date</u>    | <u>Action</u>   |
|----------------|---|
| April 13, 2017 | - Application Submitted.                                  |
| April 21, 2017 | - Application deemed incomplete.                          |
| July 11, 2017  | - All application materials and revisions were submitted. |

- July 21, 2017 - Project deemed complete.
- August 11, 2017 - Application scheduled for Design Review hearing.
- September 5, 2017 - At the Emerald Lake Hills Design Review Officer (DRO) hearing, the DRO recommended approval of the project.
- September 25, 2017 Use permit application and plans are submitted.
- November 10, 2017 - Project deemed complete.
- December 13, 2017 - Planning Commission hearing.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the General Plan**

The General Plan Visual Quality Policy 4.4 requires the appearance of urban development to “promote aesthetically pleasing development.” The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Section 6565 of the San Mateo County Zoning Regulations, is the mechanism that fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) therefore conforms with the General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, as well as improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The project, as proposed and conditioned, has been reviewed by the Emerald Lake Hills Design Review Officer and has been found to be in compliance with the Design Review Standards for Emerald Lake Hills. A detailed discussion is provided in Section A.3 of this report.

#### **2. Conformance with the Zoning Regulations**

A summary of project conformance with the current requirements of the Residential Hillside (RH) Zoning District is provided in the table below. The Non-Conforming Use Permit is required to address the proposed non-conforming right side setback (as indicated by an asterisk \*).

| Development Standards  | Zoning Requirements  | Existing   | Proposed   |
|--|--|--|--|
| Minimum Building Site Area   | 16,000 sq. ft. for slope of 21%  | 8,136 sq. ft.*<br>21 % slope                             | No changes   |
| Minimum Building Site Width  | 50 ft.   | 52 ft.   | No changes   |
| Minimum Setbacks   |  |  |  |
| • Front  | 0 ft. for garage only if the slope exceeds 14%<br><br>20 ft. for the house | 10.66 ft.  | No changes   |
| • Rear   | 20 ft.   | 76.34 ft.  | No changes   |
| • Sides*   | *Combination of 20 with a minimum 7.5 ft.                                  | Left side 10.91 ft.<br><br>Right side 7.45 ft. for house | Left side - No changes<br><br>Right side - No changes<br><br>New construction:<br>Left side – 13.25 ft.<br>Right side – 10.5 ft. |
| Maximum Lot Coverage   | 25% or<br>2,034.5 sq. ft.  | 23.0%<br>1,879 sq. ft.                                   | 24.2%<br>1,971 sq. ft.   |
| Maximum Building Floor Area  | 30% or<br>2,441 sq. ft.  | 24.5%<br>1,995 sq. ft.                                   | 34.45%**<br>2,813 sq. ft.**  |
| Maximum Building Height  | 28 ft.   | 23 ft.   | 25.17 ft.  |
| Minimum Parking  | 2 covered spaces and<br>2 guest spaces                                     | 2 covered space<br>and 2 uncovered<br>spaces             | 2 covered spaces and<br>2 uncovered spaces   |
| * Existing Non-conformity to remain unchanged                      |  |  |  |
| ** Non-conformity will be addressed by the Use Permit Application. |  |  |  |

As shown in the table above, the parcel size is 8,136 sq. ft., less than the 16,000 sq. ft. minimum lot size, based on the slope of the parcel, as set by the Residential Hillside Zone District. The residence built in 1927 has an existing side yard setback non-conformity of a combined side yard of 18.36 feet where a combination of 20 feet is the required. The proposed new second story will have a left side setback of 13.25 feet and a right side setback of 7.6 feet and will comply with the combined 20-foot side setback. The proposed development will result in a total of 1,971 sq. ft. of lot coverage, which complies with maximum of 2,034.5 sq. ft. However, the project would result in 2,813 sq. ft. of floor area, which exceeds the maximum by 372 square feet. The proposed floor area ratio would be 34.5% where 30% is the maximum allowed by the RH Zoning District.

Project conformance with Use Permit findings for the floor area non-compliance is discussed in further detail in Section A.4 of this report.

3. Conformance with the Design Review Regulations

The project was heard on September 5, 2017, at the Emerald Lake Hills Design Review meeting. No members of the public submitted written correspondence or attended the meeting. At the hearing, the DRO recommended approval of the project, finding that the addition would be consistent with applicable Design Review Standards, Section 6515.15 of the Zoning Regulations.

The project's compliance with these Design Review Standards is discussed below:

- a. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five objectives:

- (1) *Minimize tree removal.*

One significant tree is proposed to be removed with this project. A 6-inch bay tree is located in the left side of the front yard and needs to be removed to accommodate construction. Tree protection measures are required for remaining trees on the site during construction to ensure its health and survival.

- (2) *Minimize alteration of the natural topography.*

The site is currently developed with a single-family residence and an attached garage. The proposed construction is primarily a second floor addition of 709 sq. ft. and secondarily an addition of 104 sq. ft. on the first floor. Both areas of construction would be located on areas that were altered by previous construction. Therefore, there will be minimal change to the existing topography.

- (3) *Respect the privacy of neighboring houses and outdoor living areas.*

The new second floor living area, which will include a master bedroom, would replace an existing roof deck over the existing first floor. Two new windows would face the residence on the parcel to left (west). The second story would provide a 13.25 sq. ft. setback from the property line and existing mature trees provide screening between to the two houses. The new deck overlooks the rear yard, where no residences are impacted

due to a large rear setback. Based on the foregoing, privacy of the neighboring houses and outdoor living areas is provided with this proposal.

- (4) *Minimize blockage of sunlight on neighboring housing and outdoor living areas.*

The proposed second story meets the required setbacks of the Residential Hillside Zoning District. Blockage of sunlight on outdoor living areas is minimized.

- (5) *Minimize alteration of streams and natural drainage channels.*

There are no streams or drainage channels that would be impacted by this project.

- b. Architectural Styles: Requires buildings to be architecturally compatible with existing buildings, and reflect and emulate architectural styles and the natural surroundings of the immediate area.

There is a wide array of residential styles in the immediate surrounding area. The existing house was built in 1927 and its Spanish style design is a style found in Emerald Lake Hills. The project would maintain this style. The DRO reviewed the plans and found that the architectural style of the project is compatible with nearby residences, those throughout the Emerald Lake Hills community, and the natural surroundings.

- c. Unenclosed Spaces: Requires avoiding the creation of space beneath buildings and prohibits buildings that are predominantly built on stilts.

No unenclosed spaces, or structures built on stilts, would be created by this proposal.

- d. Building Shapes and Bulk: Requires that buildings are designed with shapes that respect and conform to the natural topography of the site.

From the public right-of-way, the existing residence appears to be a one-story structure since the garage is located above the living area and the first floor is below the street level. The proposed addition to the first floor will be constructed in an area in which natural topography has previously been modified. The new second story would be constructed on top of the existing house and will be visible, but the overall height of the structure is only being increased by approximately 2 feet. Since the addition would be constructed in the existing building



footprint and does not have a great height increase, the bulk and shape would conform to the design review standards.

- e. Facades: Requires well-articulated and proportioned facades.

The facades are proportioned and the pattern of windows and doors on the proposed structure does not create any massive blank walls.

- f. Roofs: Requires pitched roofs.

The roof plan of the house includes pitched roofs and complies with this design standard.

- g. Materials and Colors: Requires that varying architectural styles are compatible by using similar materials and colors that blend with the natural setting and the immediate area.

The existing residence utilizes stucco as the primary exterior material, therefore stucco will be utilized for the addition. There is a covered porch and a covered balcony that will increase the amount of wood used on the structure, which increases compliance with design review standards. In addition, the color of the house is being modified from yellowish-beige to a medium brown with a dark stain on the wood that is also more consistent with the standards.

- h. Utilities: New utilities should be placed underground.

There are no new utilities associated with this proposal.

- i. Paved Areas: Requires minimization of paved areas.

The amount of proposed paved areas complies with this standard as the amount of pavement is limited to that necessary for appropriate vehicle access and parking. No change in the amount of paved areas is proposed.

#### 4. Conformance with the Use Permit Regulations

The subject parcel is 8,138 sq. ft. in size, which is significantly less than the 16,000 sq. ft. minimum parcel size for the RH Zoning District. The subject parcel is legal based on the construction of the existing residence in 1927. As a legal, non-conforming parcel, development which does not meet zoning standards can be allowed with the approval of a Non-Conforming Use Permit, per Section 6137 of the Zoning Regulations. The proposed addition will exceed the 30% maximum floor area by 372 sq. ft. or 4.5 percent.

The following is a discussion of the project conformance with required findings, per Sections 6137 and 6503 of the Zoning Regulations, for the Planning Commission to grant the Non-Conforming Use Permit:

- a. The proposed development is proportioned to the size of the parcel on which it is being built.

The parcel is non-conforming in size and is approximately 50% smaller than a conforming parcel. As detailed in Section A.2 of this report: (1) the proposal would not exceed the amount lot coverage allowed by the RH Zoning District, and (2) the project would maintain a 13.25-foot left side yard and a will retain an existing 7.5-foot right side yard, which will conform to the side yard setbacks. The only exception being requested is 372 sq. ft. of additional floor area. The residence would exceed the maximum size allowed by the RH Zoning District by this relatively small amount that would not result in significant changes as viewed from the street, as the project will be constructed in the existing footprint, behind the existing garage, and height changes are minimal. Based on these aspects of the project design and compliance with setback and lot coverage requirements of the RH Zoning District, the proposed development is proportioned to this parcel.

- b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

All parcels contiguous to the sides of the subject parcel are privately owned, and developed with single-family residences. The applicant states that acquisition of 1,400 sq. ft. from an adjacent parcel, to allow 372 sq. ft. of additional floor area without needing the use permit, is not financially feasible.

- c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposal complies with all of the RH Zoning District except the maximum floor area. The 34.5% floor area is the only exception being requested, and all other zoning district regulations are being met. The floor area being requested does not require relief from setbacks or lot coverage requirements. The addition is within the existing area of development. The proposal is in conformance with all other areas of zoning standards.

- d. The establishment, maintenance, and/or conduction of the proposed use will not, under the circumstances of the particular case, result in a

significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

As the addition is being proposed largely within the footprint of existing house constructed in 1927, potential environmental impacts to the topography and trees on the site are minimized. The change in roof height will be approximately 2 feet and behind the existing garage. The project complies with required side yard setbacks and the second story addition would be screened by existing vegetation.

The project has been reviewed by Cal-Fire and the Department of Public Works and been preliminarily approved. Conditions of approval have been added to Attachment A. The project is not located in the Coastal Zone and would not impact coastal resources.

The proposed addition would not be disharmonious with the surrounding residences or with the Emerald Lake Hills community due to project adherence to Emerald Lake Hills Design Review Standards. Based on the foregoing, staff has determined that this proposal would not be detrimental to the public welfare or injurious to property or improvements.

- e. Use permit approval does not constitute a granting of special privileges.

It is not uncommon for substandard parcels to require relief from floor area limitations in order to better achieve appropriately scaled, design goals for the owner. The additional square footage being requested is consistent with exceptions which are commonly granted at the staff level (Home Improvement Exception (HIE)) to grant an additional 250 sq. ft. of floor area or more when it is not visible from public views). In this case, due to the replacement of the roof, the HIE was not an available option and an additional 122 sq. ft. was requested above the HIE floor area threshold, as it was minor in nature and achieves a more ideal floor plan design for applicants. The exception is not granting any special privilege as, the lot is significantly substandard in size and the additional square footage is very modest.

## B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the

project site has been previously disturbed, residential community that is not environmentally sensitive area.

C. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Cal-Fire  
Emerald Lake Hills Homeowners Association

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Assessor's Parcel Map
- C. Project Plan Site Plan
- D. Project Floor Plan
- E. Project Elevations
- F. Colors
- G. Use Permit Supporting Statements
- H. Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2017-00148      Hearing Date: December 13, 2017

Prepared By: Erica Adams  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project site has been previously disturbed and is located in an established residential community.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on September 5, 2017.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape that will allow for privacy and will not create blockage of sun, and (c) respects privacy of neighboring houses.

For the Use Permit, find:

4. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6137 in that:

- a. The development is proportioned in size since the proposed total floor area is only 4.5% more than the 30% maximum floor area allowed.
- b. Both adjacent parcels are developed and there are no opportunities to acquire contiguous land.
- c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, as the project complies with both lot coverage and setbacks.
- d. The proposal will not be detrimental to the public welfare or injurious to property or improvements, as the residence will exceed the maximum size allowed by the RH Zoning District by a modest amount, the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and would not result in significant changes as viewed from the street as the project will be constructed largely within the existing footprint, behind the existing garage, and height changes are minimal.
- e. The floor area exception is not granting any special privilege as the additional square footage allowed under this proposal is compatible to exceptions commonly granted to homeowners through a Home Improvement Exception (HIE).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The project shall be constructed in compliance with the plans once approved by the County. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the project may be approved by the Emerald Lake Hills Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. One significant tree is approved for removal. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.

3. Owner shall plant one (1) 15-gallon replacement tree on-site, prior to final sign-off of the building permit. Proof of tree replanting shall be submitted to the Current Planning Section via photos for verification.
4. Prior to any construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
  - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
  - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
  - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
  - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
  - e. Any root cutting shall be monitored by an arborist or forester and documented.
  - f. Roots to be cut should be severed cleanly with a saw or toppers.
  - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
5. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the

Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or [jpons@smcgov.org](mailto:jpons@smcgov.org), to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

8. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
9. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

10. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Cal-Fire.
11. No site disturbance shall occur, including any grading or vegetation removal, and a building permit has been issued.
12. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.



- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Vista Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Vista Drive. There shall be no storage of construction vehicles in the public right-of-way.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
15. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

#### Building Inspection Section

- 16. A building permit is required.
- 17. Fire sprinklers shall be installed throughout the entire residence.
- 18. The project shall be designed and constructed according to the latest adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.

#### Cal-Fire

- 19. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of

the road where deemed applicable by the Cal Fire. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke.

20. A 13D fire sprinkler system may be required, Building Inspection Section's safety score must be done to determine if fire sprinklers are required.
21. The closest fire hydrant location needs to be on building plans along with its fire flow if fire sprinklers are required.

#### Department of Public Works

22. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

EA:pac - EDABB0684\_WPN.DOCX

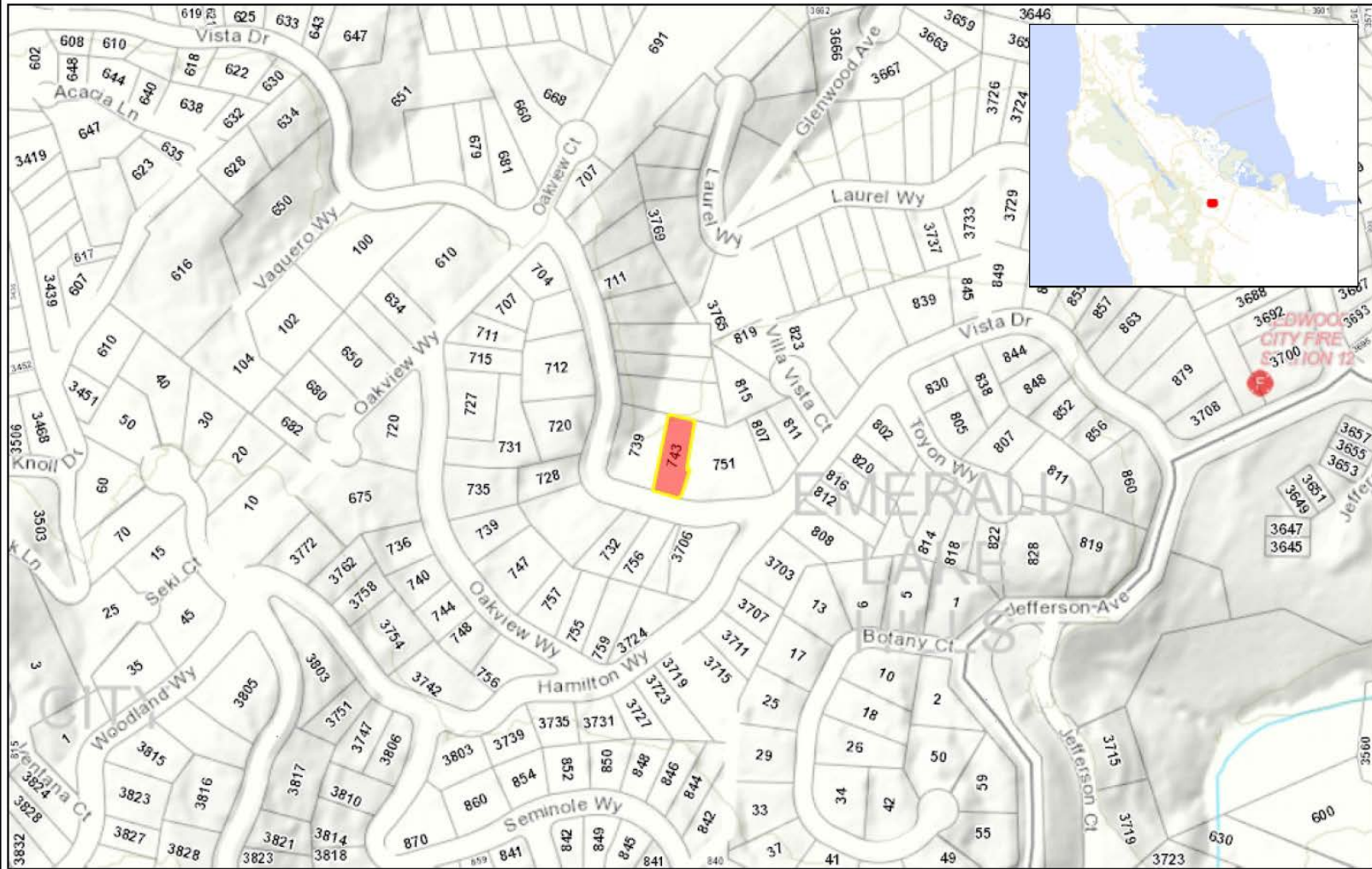


***San Mateo County Planning Commission Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



0.12 0 0.06 0.12 Miles

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

1:3,852



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.

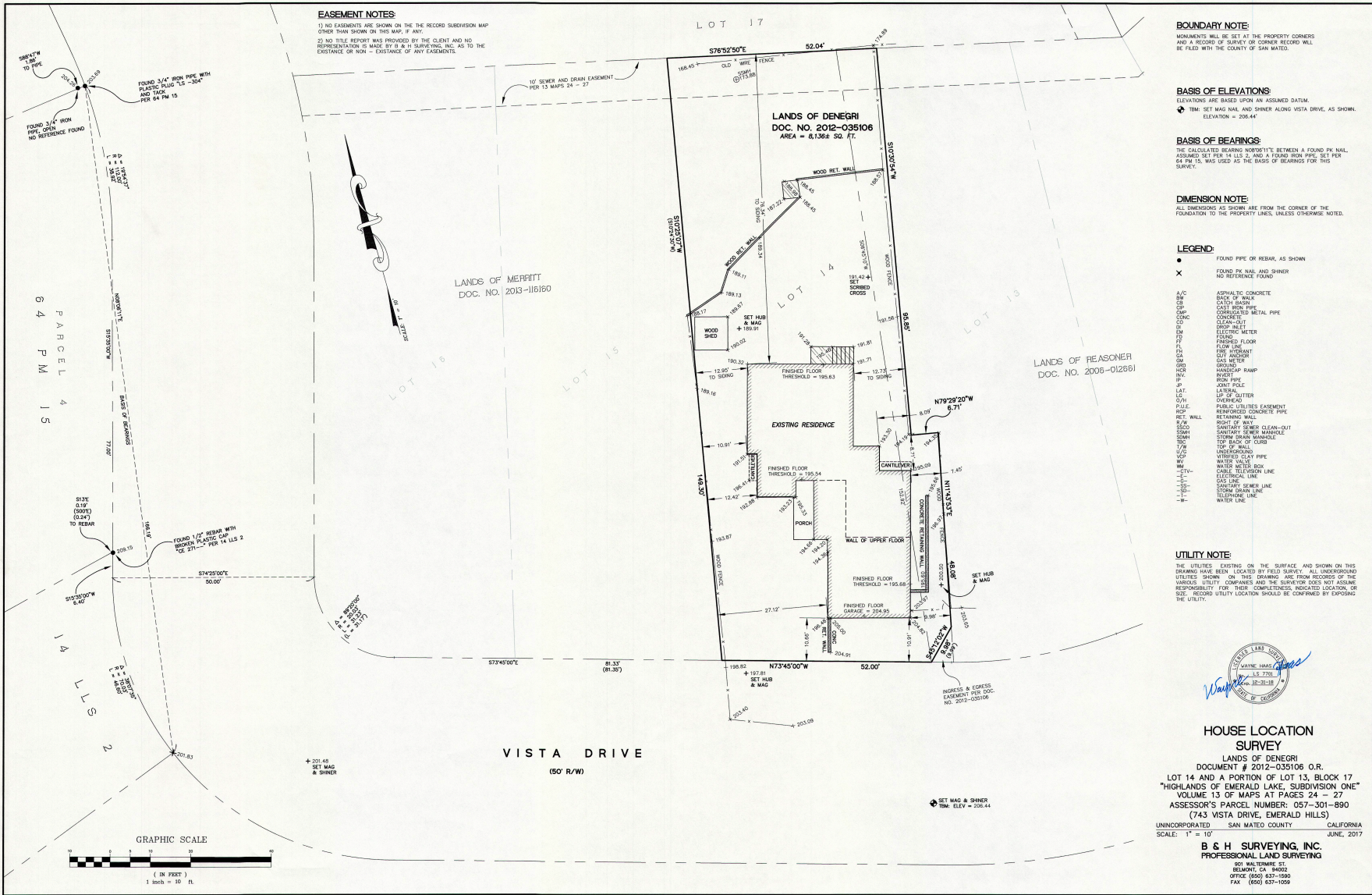
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

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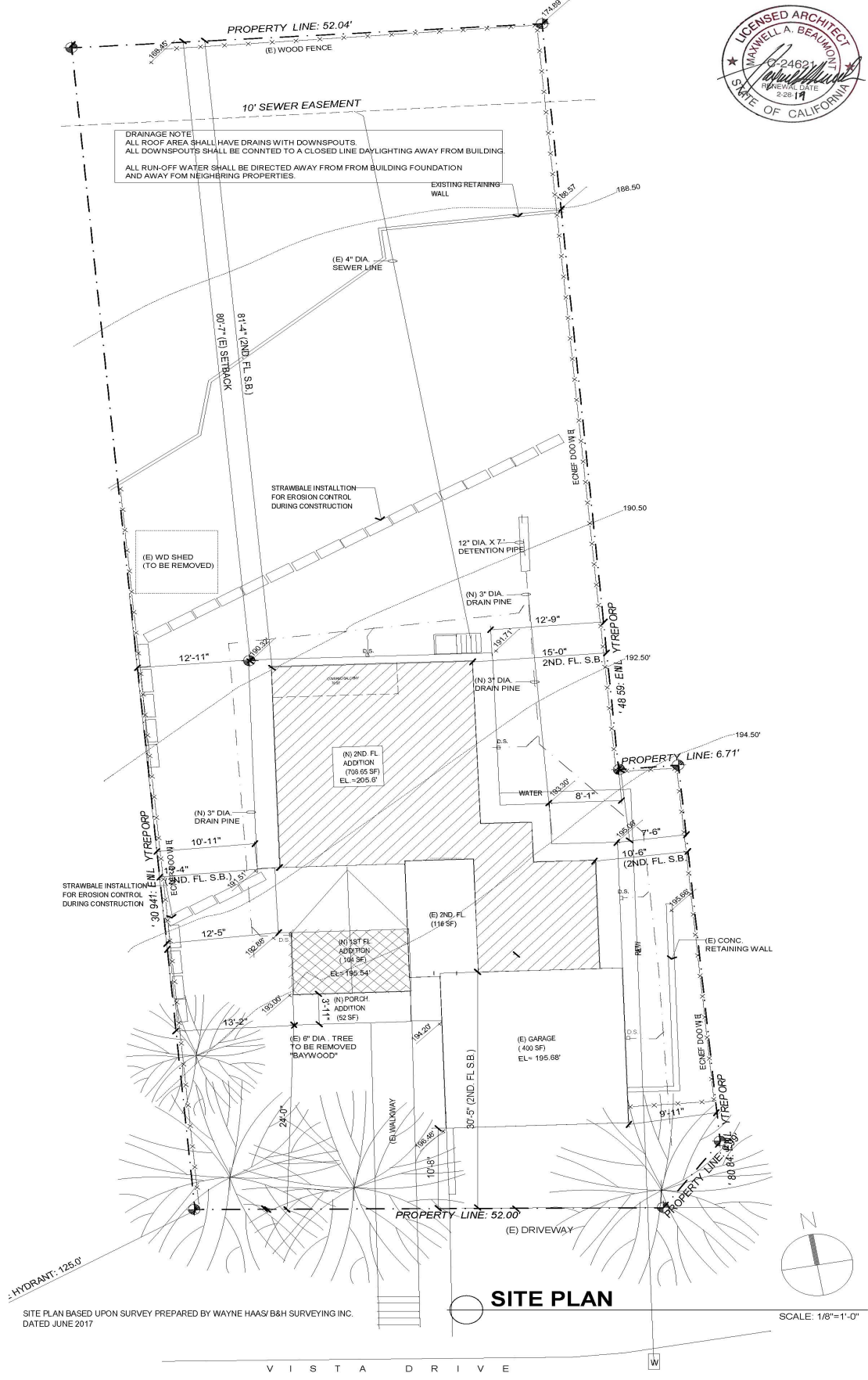


# San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:



SITE PLAN BASED UPON SURVEY PREPARED BY WAYNE HAAS/ B&H SURVEYING INC.  
 DATED JUNE 2017

# San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

REVISIONS

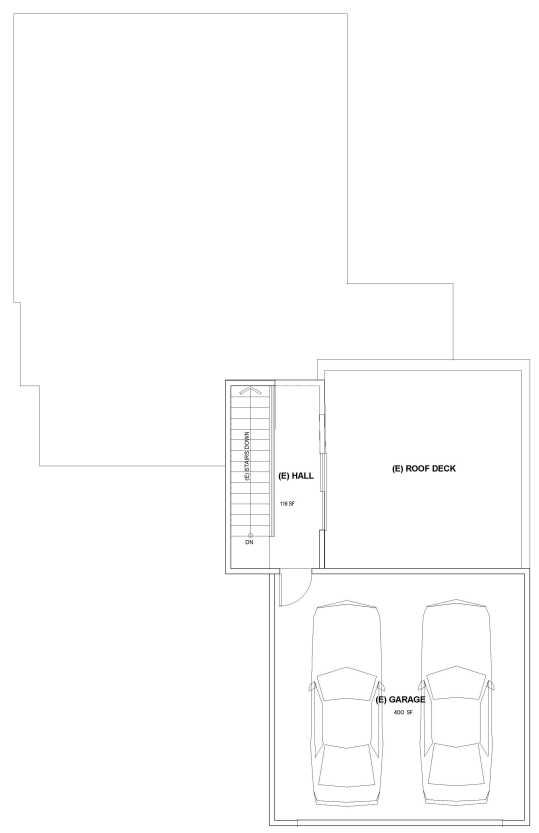
Beaumont + Associates  
4650 Hellen Street, Emeryville, California 94608  
Tel: 510.652.4433 Fax: 510.652.5111

EXISTING FLOOR PLANS

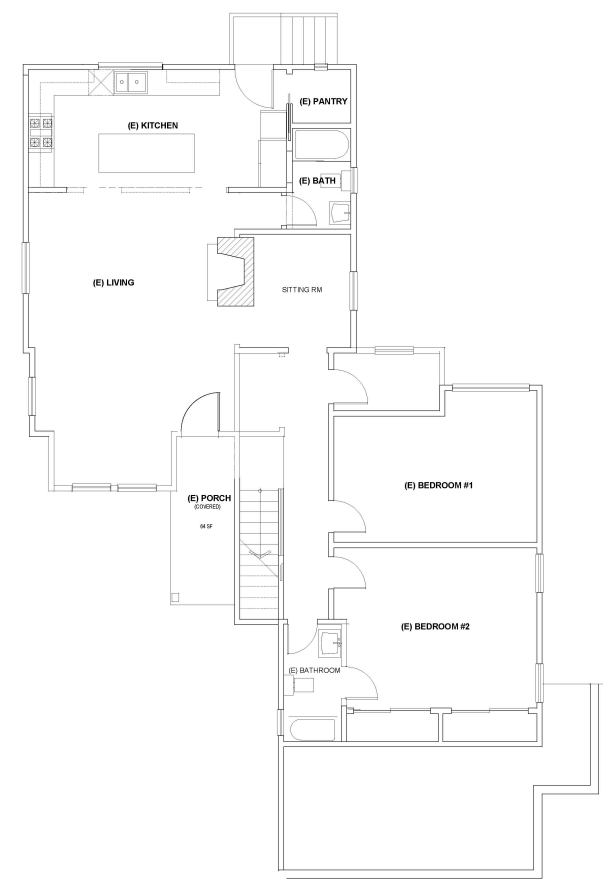
DENEGRİ RESIDENCE  
2ND FLOOR ADDITION  
743 VISTA DRIVE  
REDWOOD CITY, CALIFORNIA 94062

DATE 09/20/17  
DRAWN BY MB  
SHEET NO.

A2



EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

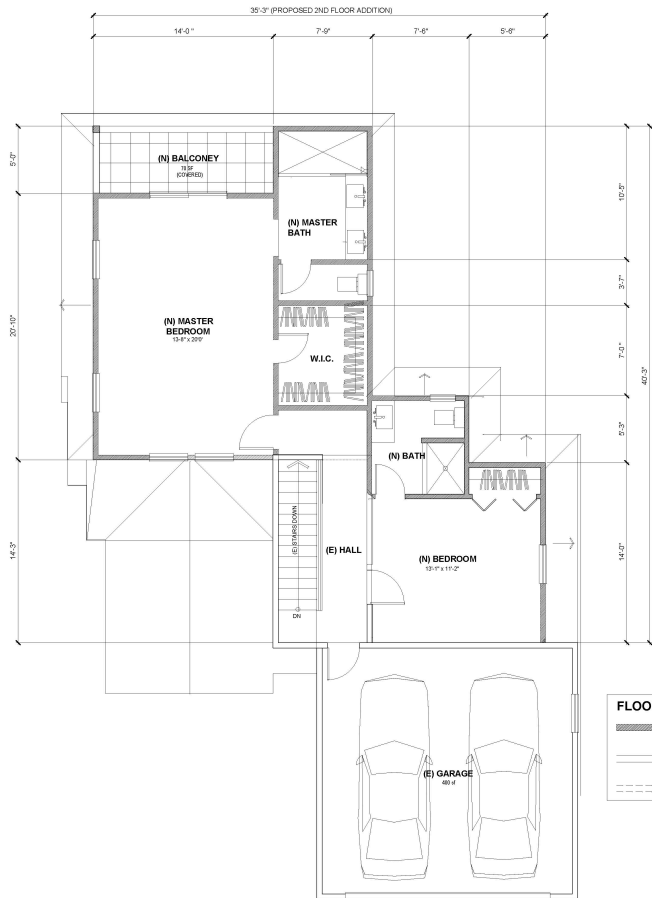


# San Mateo County Planning Commission Meeting

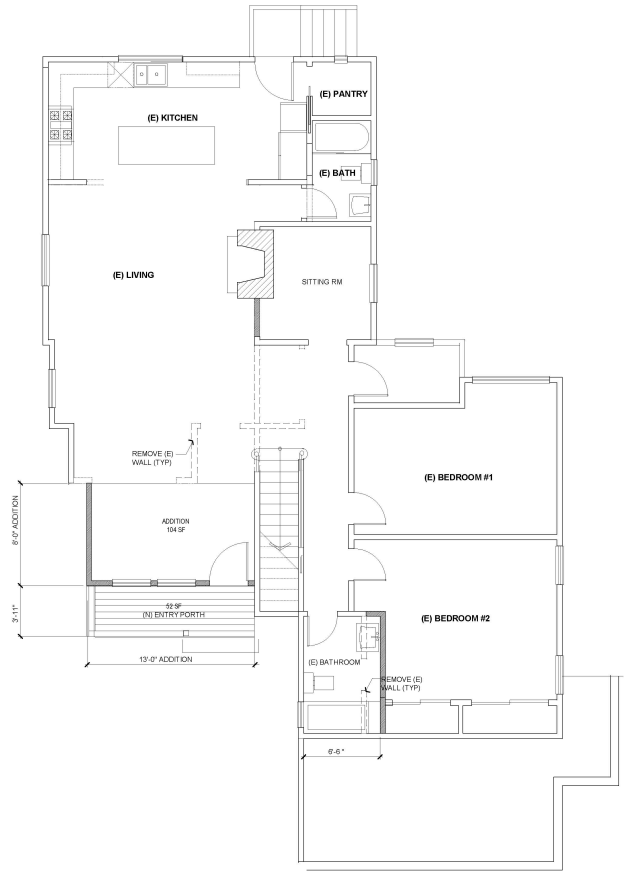
Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

| NO. | DESCRIPTION |
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**Beaumont + Associates**  
 4058 Healden Street, Emeryville California 94609  
 Tel: 510.882-4403 Fax: 510.882-5111

PROPOSED FLOOR PLANS

**DENEGRI RESIDENCE  
 2ND FLOOR ADDITION**  
 743 VISTA DRIVE  
 REDWOOD CITY CALIFORNIA 94062

DATE: 9/20/17  
 DRAWN BY: MB  
 SHEET NO:

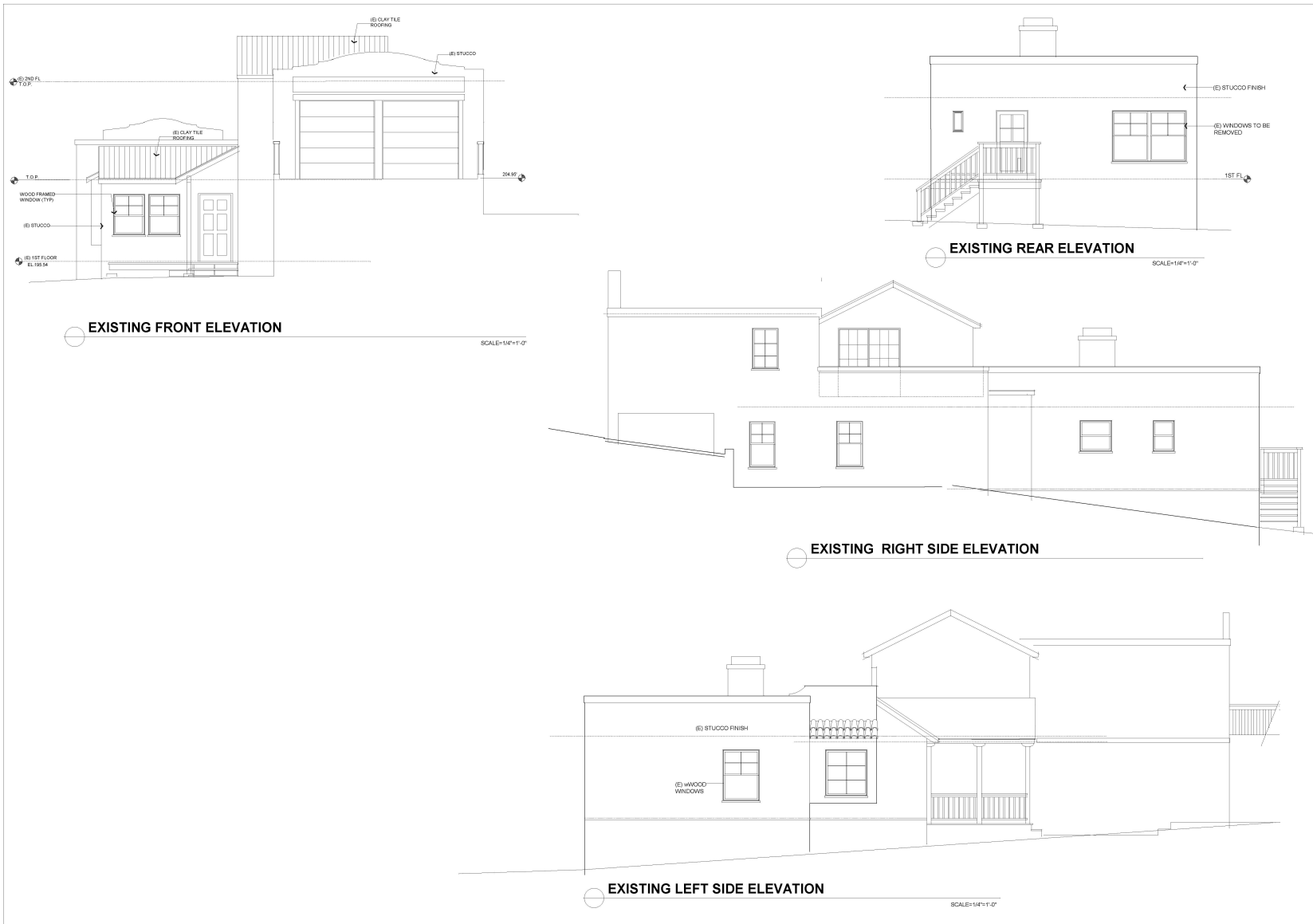
**A4**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

**Beaumont + Associates**  
 4050 Hylan Street Emeryville, California 94608  
 Tel. 510/652-4433 Fax. 510/652-5111

**EXIST EXTERIOR ELEVATIONS**

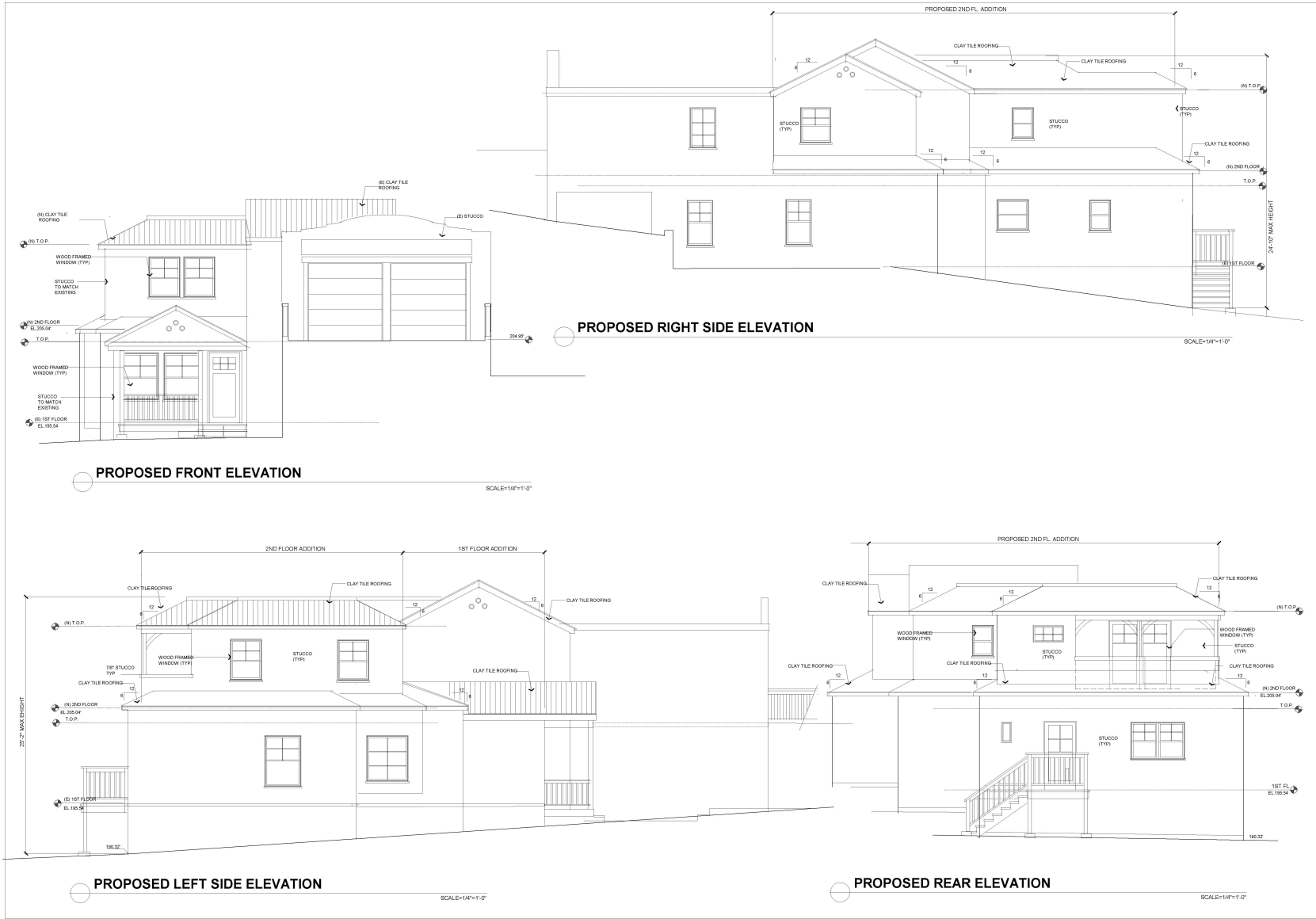
**DENEGRİ RESIDENCE**  
 743 VISTA DRIVE  
 REDWOOD CITY, CALIFORNIA 94062

DATE 05/31/12  
 DRAWN BY MB  
 SHEET NO.

**A3**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_  
 File Numbers: \_\_\_\_\_



| REVISIONS |  |
|-----------|--|
| 08/11/17  |  |
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**Beaumont + Associates**  
 4629 Lakeside Street, Emeryville, California 94608  
 Tel: 916.852-4463 Fax: 916.852-6111

EXTERIOR ELEVATIONS  
 BUILDING SECTION

**DENEGRİ RESIDENCE  
 2ND FLOOR ADDITION**  
 745 VISTA DRIVE  
 REDWOOD CITY, CALIFORNIA 94062

DATE 08/11/17  
 DRAWN BY MB  
 SHEET NO.

**A5**

**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:

WINDOW TRIM  
Paint: Benjamin Moore  
Color: Willow  
# CC-542 7o

(N) CLAY TILE  
USTile by Boral  
Color: Terracotta  
# 2UNDU6090

(N) STUCCO  
Paint: Benjamin Moore  
Color: Truffle  
# AF-130

(N) POSTS  
Paint: Benjamin Moore  
Color: Willow  
# CC-542 7o

(N) DECK RAILING  
Paint: Benjamin Moore  
Color: Willow  
# CC-542 7o

(E) STUCCO  
Paint: Benjamin Moore  
Color: Truffle  
# AF-130

(N) T.O.P.

(N) CLAY TILE  
ROOFING



○ BUILDING EXTERIOR FINISHES & COLORS  
743 Vista drive, Redwood City

PLN2017-00148

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

# Application for a Zoning Nonconformity Use Permit

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

SEP 25 2017 Applicant's Name: JOHN DENZARI

Primary Permit #: PLN 2017-00148

## Companion Page

San Mateo County  
Planning Division

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Zoning Nonconformity Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form, and, if applicable, a copy of a building permit or Assessor's records indicating that your nonconforming structure was built legally.

### 2. Project Information

This application is for:

- Expansion of a legal, nonconforming structure on a standard-sized parcel.
- Expansion of a legal, nonconforming structure on a substandard parcel.
- New nonconforming structure on a substandard parcel.
- New conforming structure on a substandard parcel per Zoning Regulations Section 6133.3(b).

Zoning: RHDR

Existing nonconformity: greater than 20% FAR  
(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: 8130

Proposed nonconformity: FAR

### 3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

1. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The County must make four additional findings for projects involving substandard parcels:

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>2. The proposed development is proportioned to the size of the parcel on which it is being built.</li> <li>3. All opportunities to acquire additional contiguous land have been investigated.</li> </ol> | <ol style="list-style-type: none"> <li>4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.</li> <li>5. Use permit approval does not constitute a granting of special privileges.</li> </ol> |
|---|--|

Write a brief statement in which you present evidence to support the required findings.

THE PROJECT FAR IS WITH CONFORMITY OF THE REQUEST FOR USE PERMIT TO ALLOW 25% FAR. THE BUILDING ADDITION IS ABOVE THE EXISTING HOUSE AND WILL NOT CONSTITUTE ADDITIONAL HEIGHT OR LOT COVERAGE. APPLICANT IS UNABLE TO ACQUIRE ADDITIONAL LAND AS THERE ARE HOUSES ON ALL SIDES.

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

**Erica Adams**

---

**From:** Michelle Denegri <michelle\_denegri@yahoo.com>  
**Sent:** Wednesday, November 29, 2017 12:45 PM  
**To:** Erica Adams  
**Subject:** Re: Land purchase

Hello Erica,

Thank you for reaching out. Yes it has crossed our mind (or dreams) to acquire more land. We have spoken to neighbors on both sides in regards to purchasing, and the option of a joint purchase of land behind us. This would be fantastic to increase our lot size, and ensure that no one is able to build directly behind us. We have looked into several options, but are faced with a sad reality. We are unable to afford both purchasing additional land, and an addition to the house. If we were to purchase additional land, we would not have funds for an addition. The whole point of our addition is to add space for our growing family. Our children, 7 and 9 currently share a room. The ultimate goal is to give them their own space. If we were to purchase land, we could not do this, so it defeats the purpose.

We have also done a deep dive into our finances to see how we can make something work. The reality is that we are already maxed out on income to debt ratio and cannot take on any further monthly payments so using the bank to purchase is also not an option. I really don't like having to spell it out like this, but our finances are just not in the position to purchase land. We have budgeted for this project only.

I am hopeful that at some point we will be able to move forward with this project. If we are unable to, I am fearful that we may need to move from the bay area all together to allow our kids the space we wish. Selling and purchasing another home in the bay area is not even an option, because we would not be able to take on the additional property taxes. We have looked into all options, but are unable to find a way feasible for us to obtain more land.

We have done, and provided everything that has been requested of us. We appreciate your consideration of allowing the exception. If we are unable to move forward we would appreciate a time scheduled with us to sit down to discuss what we need or should do to move this forward.

Thank you,

Michelle Denegri

On Nov 28, 2017, at 2:45 PM, Erica Adams <[eadams@smcgov.org](mailto:eadams@smcgov.org)> wrote:

Hi Michelle,

***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Planning Commission Meeting***

Owner/Applicant:

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***San Mateo County Planning Commission Meeting***

Owner/Applicant:

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***San Mateo County Planning Commission Meeting***

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