

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

W8

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 10, 2010

TO: Commissioners and Interested Parties
FROM: Charles Lester, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the February 10, 2010 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

EMERGENCY PERMITS

1. 2-10-003-G San Francisco Department Of Public Works, Attn: Frank Filice (San Francisco, San Francisco County)
2. 2-10-004-G Farshid Samsami; Millard Tong (Pacifica, San Mateo County)
3. 2-10-006-G Aimco, Esplanade Avenue Apartment, Llc, Attn: Sean Finnegan (Pacifica, San Mateo County)

IMMATERIAL AMENDMENTS

1. 2-06-011-A1 Andrew J. Kampe (Pescadero, San Mateo County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-10-003-G San Francisco Department Of Public Works, Attn: Frank Filice	Installation of a riprap revetment of approximately 425 linear feet, consisting of a 2-Ton armor layer over a light-class underlayer, extending from south of the South West Ocean outfall to the southern "Limit of Emergency Repair," as shown on the annotated Moffatt & Nichol Existing Conditions plan dated January 26, 2010 and attached as Exhibit 1. The revetment will not extend north of the South West Ocean Outfall.	Great Highway Extension, south of Sloat Blvd. (public right of way), San Francisco (San Francisco County)
2-10-004-G Farshid Samsami Millard Tong	Installation of a soil nail wall along the upper bluff consisting of (1) 11 rows of soil nails at a depth of 45 to 50 feet, (2) two layers of shotcrete facing, including an initial support layer up to 6 inches thick and fiber reinforced, and a structural layer up to 8 inches thick reinforced with epoxy coated wire mesh, and (3) strips of drainage panels on the exposed face of the bluff to provide drainage behind the shotcrete facing.	320 & 330 Esplanade Ave, Pacifica (San Mateo County)
2-10-006-G Aimco, Esplanade Avenue Apartment, Llc, Attn: Sean Finnegan	Installation of a soil nail wall along an approximately 40-foot long section of the upper bluff consisting of (1) approximately 30-foot-long soil nails placed at 5-foot vertical intervals in both the vertical and horizontal direction, (2) a facing element such as shotcrete with wire mesh reinforcement, and (3) drainage panels behind the wall facing.	360 Esplanade Ave., Pacifica (San Mateo County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-06-011-A1 Andrew J. Kampe	Extend the development authorization period allowed in the original permit in Condition number 1 by 8 months, from January 2010 to October 2010, to allow the applicant sufficient time to obtain all necessary local approvals to relocate the residence.	12901 Cabrillo Highway, Pescadero (San Mateo County)

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EMERGENCY PERMIT

Frank Filice
San Francisco Department of Public Works
30 Van Ness Ave., 5th Floor
San Francisco, CA 94102

Date: February 8, 2010
Emergency Permit No. 2-10-003-G

LOCATION OF EMERGENCY

Bluff west of the Great Highway, south of Sloat Avenue (San Francisco)

EMERGENCY WORK

Installation of a riprap revetment of approximately 425 linear feet, consisting of a 2-Ton armor layer over a light-class underlayer, extending from south of the South West Ocean outfall to the southern "Limit of Emergency Repair," as shown on the annotated Moffatt & Nichol Existing Conditions plan dated January 26, 2010 and attached as Exhibit 1. The revetment will not extend north of the South West Ocean Outfall.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of accelerated bluff erosion posing a threat to the 14-foot wide Lake Merced Tunnel requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter M. Douglas", followed by the initials "(for)" in parentheses.

PETER M. DOUGLAS

Executive Director

cc: Steve Ortega, NPS

Enclosure: Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the APPLICANT and the PROPERTY OWNER and returned to our office **within 15 days**.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. The riprap revetment shall be no longer than approximately 425 linear feet, consisting of a 2-Ton rock armor layer over a light-class underlayer, and shall extend no further than from south of the South West Ocean outfall to the southern "Limit of Emergency Repair," as shown on the annotated Moffatt & Nichol Existing Conditions plan dated January 26, 2010 and attached as Exhibit 1. The revetment shall not extend north of the South West Ocean Outfall. Work is further limited to the installation of rock rip-rap consistent with the Emergency Repair Plan & Sections provided by Moffatt & Nichol, attached as Exhibit 2. Any additional work or extension of the revetment requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed **within 60 days** of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
6. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to, the National Park Service, California Department of Fish & Game, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission. All work conducted under this emergency permit shall comply with the conditions and requirements of all necessary authorizations and/or

permits, including, but not limited to, the Special Use Permit issued by the National Park Service.

8. Public access to and along the shoreline in the project area shall be permitted and provided to the maximum extent feasible, consistent with public safety.

Construction Responsibilities:

9. The beach and all other areas used for construction staging and access purposes shall be kept free from any debris or trash not needed for construction. Daily debris haul shall be implemented.
10. No construction equipment or materials shall be stored on the beach.
11. If, at any time while the work authorized by this Emergency Permit is occurring, any marine mammals are located on or seaward of the subject property, work must immediately stop and the Property Owner must immediately call the Marine Mammal Center in Sausalito, CA or the National Marine Fisheries Service to report that a marine mammal is located on the beach. Work must not commence until either the animal is removed by the Marine Mammal Center or the National Marine Fisheries Service, or until the animal returns to the ocean on its own without any harassment.
12. Construction activities shall avoid impacts to bank swallows and bank swallow habitat to the maximum extent feasible, and shall comply with the requirements of the National Park Service and the Department of Fish and Game related to potential impacts to biological resources, including bank swallows and bank swallow habitat.
13. Construction activities and equipment shall avoid Pacific Ocean waters and minimize beach disturbance to the maximum extent feasible by project design and implementation including, but not limited to, limiting construction to the lowest possible tides. No construction equipment, materials, or debris shall be placed where they may be subject to ocean waters or dispersion.
14. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach and/or the adjacent marine environment are prohibited. The Permittee shall collect, contain, and properly dispose of all construction leaks, drips, by-products, and any similar contaminants through the use of containment structures or equivalent as necessary (including through the use of collection devices and absorbent materials placed below any above-ground work where such contaminants are possible and/or expected). Equipment washing, refueling, and/or servicing shall not take place on the beach.

15. A copy of the signed Emergency Permit shall be maintained in a conspicuous location at the staging area site at all times, and such copy shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the Emergency Permit, including all of its terms and conditions, prior to commencement of construction.
16. Particular care shall be exercised to prevent foreign materials (e.g., construction scraps, outfall discharge, other chemicals, etc.) from entering Pacific Ocean waters. A floating containment boom shall be placed around all active portions of the construction site where any floatable debris could enter the water. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or clean up of foreign materials not properly contained.
17. The construction site and staging area(s) shall be maintained with good construction housekeeping measures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; and remove all construction debris from the beach.
18. All hazardous materials located on the property (e.g., paint cans, solvents, household chemicals, etc.), shall be removed from the property and deposited at an authorized disposal and/or storage site located inland of Esplanade Avenue.
19. Concrete slabs that are scattered on the beach may be collected and resized for incorporation into the revetment core in place of some or all the light-class underlayer. Concrete may not substitute for the 2-Ton armor layer.

Post-Construction Responsibilities:

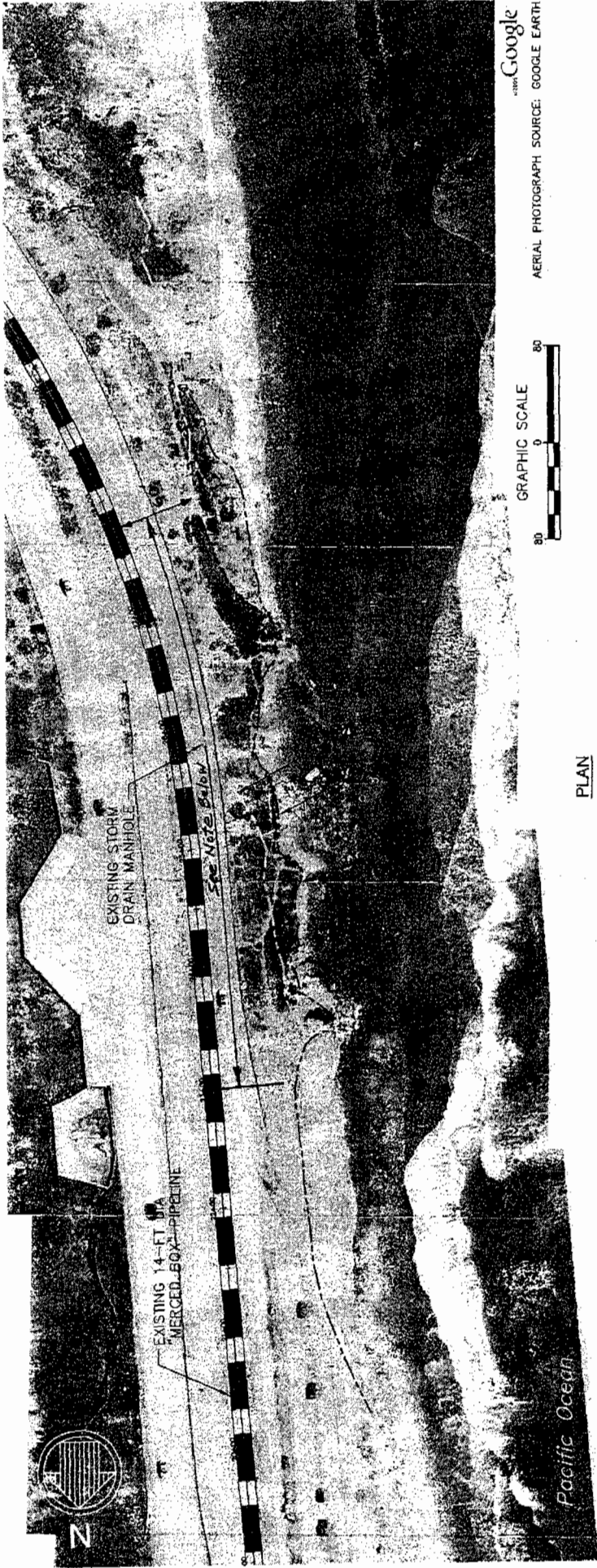
20. All beach areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better **within three days** of completion of construction.
21. Any beach sand impacted by construction shall be filtered as necessary to remove all construction debris from the beach.
22. **Within seven days** of completion of the work authorized by the Emergency Permit, the property owner shall submit photographic evidence of compliance with the Emergency Permit.

23. **Within 30 days** of completion of the construction authorized by this Emergency Permit, the permittee shall submit site plans and cross sections prepared by a certified civil engineer or engineering geologist, clearly identifying the work completed under the emergency authorization and a narrative description of all emergency construction activities undertaken pursuant to this Emergency Permit. The permittee shall also provide records of actual rock placed, such as receipts from construction firms, slab concrete retrieved from the beach and incorporated into the revetment, and costs to complete the authorized work.

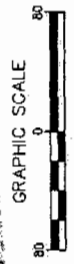
24. **Within 60 days** of the date of this Emergency Permit, the permittee shall apply for a regular coastal development permit to have the emergency work be considered permanent. Such application shall include a complete analysis of alternatives to protect the structure, including, but not limited, to re-location of the structure out of harms way, beach nourishment, and/or a vertical seawall. Such application shall also include a plan for mitigation of impacts to bank swallows and bank swallow habitat. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.

25. The permittee shall be responsible for removing or re-depositing any rock or other material that becomes dislodged after completion of the temporary construction authorized by this Emergency permit as soon as possible after such displacement occurs. The permittee shall contact the Coastal Commission North Central District Office immediately to determine whether such activities require a coastal development permit.

26. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.



with Google
AERIAL PHOTOGRAPH SOURCE: GOOGLE EARTH



PLAN

*Note: Limit of Emergency Repair to Provide
60-foot Minimum Plan View Distance
Between Nest Side of Lake Merced Tunnel Pipe
and Current Bluff Crest.*

2010 JAN 26

OCEAN BEACH
Emergency Permit No. 2-10-003-G
San Francisco Department of Public Works

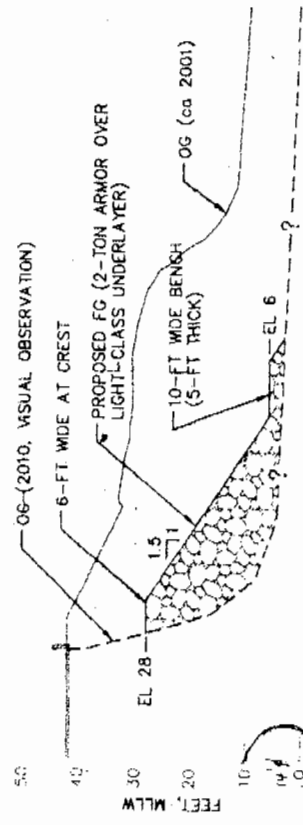
2001 N. Main Street, Suite 300
Woodland Hills, California 91367
(818) 341-5411



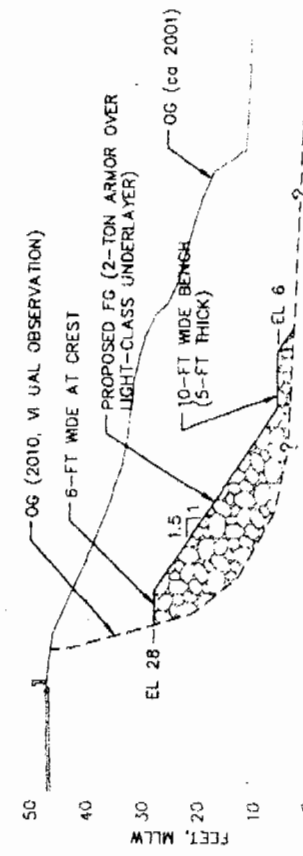
PROGRESS DRAWING - NOT FOR CONSTRUCTION



PLAN



SECTION A-A
SCALE AS SHOWN



SECTION B-B
SCALE AS SHOWN

PROGRESS DRAWING - NOT FOR CONSTRUCTION

2001 A, Wash Street, Suite 300
Berkeley, California 94706
(925) 864-3411

OCEAN BEACH
FIGURE 1
EMERGENCY REPAIR - PLAN & SECTIONS

Emergency Permit No. 2-140-003-G
San Francisco Dept. of Public Works

San Francisco Dept. of Public Works
mit No. 2-10-003-G

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2 219
VOICE AND TDD (415) 904-5 260
FAX (4 15) 904-5 400



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

RE: Emergency Permit No. 2-10-003-G (San Francisco Dept. of Public Works)

INSTRUCTIONS: After reading the Emergency Permit, please sign this form and return to the North Central Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary for any permanent installation. I agree to apply for a regular Coastal Permit by April 9, 2010 or remove the emergency work in its entirety by July 8, 2010.

Signature of applicant or
Authorized Representative

Name

Address

Date of Signing

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400



EMERGENCY PERMIT

Farshid Samsami (Owner, 330 Esplanade)
200 Valley Drive #26
Brisbane, CA 94005

Date: February 3, 2010
Emergency Permit No. 2-10-004-G

Millard Tong (Owner, 320 Esplanade)
320 Esplanade Ave., #56
Pacifica, CA 94044

LOCATION OF EMERGENCY

320 & 330 Esplanade Avenue, Pacifica (San Mateo County), APNs 009-413-030 & 009-413-020

EMERGENCY WORK

Installation of a soil nail wall along the upper bluff consisting of (1) 11 rows of soil nails at a depth of 45 to 50 feet, (2) two layers of shotcrete facing, including an initial support layer up to 6 inches thick and fiber reinforced, and a structural layer up to 8 inches thick reinforced with epoxy coated wire mesh, and (3) strips of drainage panels on the exposed face of the bluff to provide drainage behind the shotcrete facing

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of accelerated bluff erosion posing a threat to structures at 320 & 330 Esplanade Avenue requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,


PETER M. DOUGLAS
Executive Director

cc: City of Pacifica
Bart Willoughby
Enclosure: Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days from the date of this permit.
2. Within 15 days from the date of this Emergency Permit, the permittee shall submit the required Emergency Permit application fee of \$1,000.00 pursuant to Section (III)(E) of the Commission's fee schedule. The emergency permit application fee may be credited toward the increased application fee for the follow-up coastal development permit (i.e., CDP Application No. 2-03-018) based on an adjusted development cost of the amended project description required by Condition #21 below.
3. Only that work specifically described in this permit and for the specific property listed above is authorized. Work is further limited to the installation of a soil nail wall consistent with the letter dated January 19, 2010 from Steven O'Connor, Principal Engineer of Engineered Soil Repairs, Inc, and shown on Sheet S-1 dated January 21, 2010 and Sheets S-2, S-3, and S-4 dated January 19, 2010. Any additional work requires separate authorization from the Executive Director.
4. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
5. The work authorized by this permit must be completed within 60 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
6. The applicant recognizes that the emergency work is considered TEMPORARY and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish &

Game, U.S. Fish & Wildlife, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the California State Lands Commission.

9. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the applicant shall secure authorization from all involved property owners, including but not limited to the City of Pacifica, for use of any property not owned by the applicant for construction staging, stockpiling, and construction access purposes.
10. Public access to and along the shoreline in the project area shall be permitted and provided to the maximum extent feasible, consistent with public safety.

Construction Responsibilities:

11. All areas used for construction staging and access purposes shall be kept free from any trash or debris not needed for construction purposes. Daily trash and debris haul shall be implemented.
12. No construction equipment, materials, or debris shall be placed where they may be subject to ocean waters or dispersion. No construction equipment or materials shall be stored on the beach.
13. If, at any time while the work authorized by this Emergency Permit is occurring, any marine mammals are located on or seaward of the subject property, work must immediately stop and the Property Owner must immediately call the Marine Mammal Center in Sausalito, CA or the National Marine Fisheries Service to report that a marine mammal is located on the beach. Work must not commence until either the animal is removed by the Marine Mammal Center or the National Marine Fisheries Service, or until the animal returns to the ocean on its own without any harassment.
14. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach and/or the adjacent marine environment are prohibited. The Permittee shall collect, contain, and properly dispose of all construction leaks, drips, by-products, and any similar contaminants through the use of containment structures or equivalent as necessary (including through the use of collection devices and absorbent materials placed below any above-ground work where such contaminants are possible and/or expected). Equipment washing, refueling, and/or servicing shall not take place on the beach.
15. A copy of the signed Emergency Permit shall be maintained in a conspicuous location at the staging area site at all times, and such copy shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the Emergency Permit, including all of its terms and conditions, prior to commencement of construction.

16. Particular care shall be exercised to prevent foreign materials (e.g., construction scraps, outfall discharge, other chemicals, etc.) from entering Pacific Ocean waters. A floating containment boom shall be placed around all active portions of the construction site where any floatable debris could enter the water. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or clean up of foreign materials not properly contained.
17. The construction site and staging area(s) shall be maintained with good construction housekeeping measures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; and remove all construction debris from the beach.

Upper Bluff Drainage Maintenance Responsibilities:

18. The Applicant shall regularly inspect and maintain drain lines installed pursuant to Emergency Permit No. 2-09-021-G to ensure that roof downspouts discharge drainage onto the street at the front of the property and away from the bluff edge.

Post-Construction Responsibilities:

19. Within seven days of completion of the work authorized by the Emergency Permit, the property owner shall submit photographic evidence of compliance with the Emergency Permit.
20. Within 30 days of completion of the construction authorized by this Emergency Permit, the permittee shall submit site plans and cross sections prepared by a certified civil engineer or engineering geologist, clearly identifying the work completed under the emergency authorization and a narrative description of all emergency construction activities undertaken pursuant to this Emergency Permit.
21. Within 30 days of completion of the construction authorized by this Emergency Permit, the permittee shall submit an amendment to the project description for the pending follow-up coastal development permit (CDP No. 2-03-018) to (1) retain the emergency soil nail wall installed under this permit, or (2) to remove the emergency soil nail wall, and/or (3) propose a permanent solution to the bluff erosion condition at the subject site that incorporates and/or modifies the emergency soil nail wall installed under this permit. The proposed amended project description shall be accompanied by all necessary supporting information, including, but not limited to, engineered plans and cross-sections.

proposed mitigations, and project cost. Additionally, the permittee shall provide deep boring data prepared by a qualified geologist from a minimum of three borings drilled evenly spaced across the subject site to determine depth of beach sands, terrace deposits, and underlying greenstone "bedrock".

22. The permittee shall be responsible for removing any debris or material that becomes dislodged and deposited on the beach after completion of the temporary soil nail wall authorized by this Emergency Permit as soon as possible after such displacement occurs. The permittee shall contact the Coastal Commission District Office immediately to determine whether such activities require a coastal development permit.
23. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2 219
VOICE AND TDD (415) 904-5 260
FAX (4 15) 904-5 400



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

RE: **Emergency Permit No. 2-010-004-G** (Millard Tong, 320 Esplanade Avenue & Farshid Samsami, 330 Esplanade Avenue)

INSTRUCTIONS: After reading the Emergency Permit, please sign this form and return to the North Central Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary for any permanent installation. I agree to complete Coastal Development Permit Application No. 2-03-018 within 30 days of the date of the emergency permit (i.e., by February 27, 2010).

Signature of property owner or
Executive Director

Name

Address

Date of Signing

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400



EMERGENCY PERMIT

AIMCO Esplanade Apartments, LLC
Attn: Sean Finnegan
26 Executive Park, Suite 125
Irvine, CA 92614

Date: February 8, 2010
Emergency Permit No. 2-10-006-G

LOCATION OF EMERGENCY

360 Esplanade Avenue, Pacifica (San Mateo County), APN 009-413-060

EMERGENCY WORK

Installation of a soil nail wall along an approximately 40-foot long section of the upper bluff consisting of (1) approximately 30-foot-long soil nails placed at 5-foot vertical intervals in both the vertical and horizontal direction, (2) a facing element such as shotcrete with wire mesh reinforcement, and (3) drainage panels behind the wall facing.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of accelerated bluff erosion posing a threat to structures at 360 Esplanade Avenue requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter M. Douglas", followed by the word "(for)" in parentheses.

PETER M. DOUGLAS

Executive Director

cc: City of Pacifica
Enclosure: Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days from the date of this permit.
2. Within 15 days from the date of this Emergency Permit, the permittee shall submit the required Emergency Permit application fee of \$1,000.00 pursuant to Section (III)(E) of the Commission's fee schedule. The emergency permit application fee may be credited toward the increased application fee for the follow-up coastal development permit (i.e., CDP Application No. 2-08-020) based on an adjusted development cost of the amended project description required by Condition #20 below.
3. Only that work specifically described in this permit and for the specific property listed above is authorized. Work is further limited to the installation of a soil nail wall consistent with the letter dated January 27, 2010 from Scott M. Leck, Principal Geotechnical Engineer of TRC Companies, Inc. and as shown on Figures 1-3 referenced in the January 27, 2010 letter. Any additional work requires separate authorization from the Executive Director.
4. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
5. The work authorized by this permit must be completed within 60 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
6. The applicant recognizes that the emergency work is considered TEMPORARY and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.

8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Game, U.S. Fish & Wildlife, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the California State Lands Commission.
9. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the applicant shall secure authorization from all involved property owners, including but not limited to the City of Pacifica, for use of any property not owned by the applicant for construction staging, stockpiling, and construction access purposes.
10. Public access to and along the shoreline in the project area shall be permitted and provided to the maximum extent feasible, consistent with public safety.

Construction Responsibilities:

11. All areas used for construction staging and access purposes shall be kept free from any trash or debris not needed for construction purposes. Daily trash and debris haul shall be implemented.
12. No construction equipment, materials, or debris shall be placed where they may be subject to ocean waters or dispersion. No construction equipment or materials shall be stored on the beach.
13. If, at any time while the work authorized by this Emergency Permit is occurring, any marine mammals are located on or seaward of the subject property, work must immediately stop and the Property Owner must immediately call the Marine Mammal Center in Sausalito, CA or the National Marine Fisheries Service to report that a marine mammal is located on the beach. Work must not commence until either the animal is removed by the Marine Mammal Center or the National Marine Fisheries Service, or until the animal returns to the ocean on its own without any harassment.
14. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach and/or the adjacent marine environment are prohibited. The Permittee shall collect, contain, and properly dispose of all construction leaks, drips, by-products, and any similar contaminants through the use of containment structures or equivalent as necessary (including through the use of collection devices and absorbent materials placed below any above-ground work where such contaminants are possible and/or expected). Equipment washing, refueling, and/or servicing shall not take place on the beach.

15. A copy of the signed Emergency Permit shall be maintained in a conspicuous location at the staging area site at all times, and such copy shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the Emergency Permit, including all of its terms and conditions, prior to commencement of construction.
16. Particular care shall be exercised to prevent foreign materials (e.g., construction scraps, garbage, chemicals, etc.) from entering Pacific Ocean waters. A floating containment boom shall be placed around all active portions of the construction site where any floatable debris could enter the water. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or clean up of foreign materials not properly contained.
17. The construction site and staging area(s) shall be maintained with good construction housekeeping measures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; and remove all construction debris from the beach.

Post-Construction Responsibilities:

18. Within seven days of completion of the work authorized by the Emergency Permit, the property owner shall submit photographic evidence of compliance with the Emergency Permit.
19. Within 30 days of completion of the construction authorized by this Emergency Permit, the permittee shall submit site plans and cross sections prepared by a certified civil engineer or engineering geologist, clearly detailing the work completed under the emergency authorization and a narrative description of all emergency construction activities undertaken pursuant to this Emergency Permit.
20. Within 30 days of completion of the construction authorized by this Emergency Permit, the permittee shall submit an amendment to the project description for the pending follow-up coastal development permit (CDP No. 2-08-020) to: (1) retain the emergency soil nail wall installed under this permit, (2) remove the emergency soil nail wall, and/or (3) propose a permanent solution to the bluff erosion condition at the subject site that incorporates, removes, and/or modifies the emergency soil nail wall installed under this permit. The proposed amended project description shall be accompanied by all necessary

supporting information, including, but not limited to, engineered plans and cross-sections, proposed mitigations, and contractor receipts indicating total project cost (including the cost of the emergency work performed under Emergency Permit No. 2-10-006-G AND cost of the project as required to be amended by Condition #20).

21. The permittee shall be responsible for coordinating with adjacent property owners and the City of Pacifica to develop a permanent solution to the bluff erosion condition at the subject site as required by Condition #20 above.
22. The permittee shall be responsible for removing any debris or material that becomes dislodged and deposited on the beach after completion of the temporary soil nail wall authorized by this Emergency Permit as soon as possible after such displacement occurs. The permittee shall contact the Coastal Commission District Office immediately to determine whether such activities require a coastal development permit.
23. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2 219
VOICE AND TDD (415) 904-5 260
FAX (4 15) 904-5 400



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

RE: **Emergency Permit No. 2-10-006-G** (AIMCO Esplanade Apartments, LLC)

INSTRUCTIONS: After reading the Emergency Permit, please sign this form and return to the North Central Coast District Office within 15 working days from the permit's date (i.e., by February 23, 2010).

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary for any permanent installation. I agree to complete Coastal Development Permit Application No. 2-08-020 in accordance with Condition Nos. 20 & 21 of Emergency Permit No. 2-10-006-G within 60 days of the date of the emergency permit (i.e., by April 9, 2010).

Signature of property owner or
Executive Director

Name

Address

Date of Signing

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director *RP (for)*
DATE: January 28, 2010
SUBJECT: **Permit No: 2-06-011-A1**
Granted to: Andrew J. Kampe

Original Description:

for **Temporary authorization to place two gabion walls to replace two failed sections of existing seawall to protect single family residence, until such time that residence is relocated to safe distance from bluff edge.**

at **12901 Cabrillo Highway, Pescadero (San Mateo County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Extend the development authorization period allowed in the original permit in Condition number 1 by 8 months, from January 2010 to October 2010, to allow the applicant sufficient time to obtain all necessary local approvals to relocate the residence.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The requested amendment does not have the potential for adverse impacts, either individually or cumulatively, on coastal resources or public access to and along the shoreline.

If you have any questions about the proposal or wish to register an objection, please contact Madeline Cavalieri at the North Central Coast District office.

cc: Local Planning Dept.

B.A.G.G., Attn: A.J. Singh

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2 219
VOICE AND TDD (415) 904-5 260
FAX (4 15) 904-5 400

**Memorandum****February 8, 2010**

To: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
North Central Coast District

Re: **Additional Information for Commission Meeting
Wednesday, February 10, 2010**

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
W10b	Appeal No. A-2-HMB-10-001 (Hernandez, San Mateo Co.)	Correspondence, Lennie Roberts	1
W10b	Appeal No. A-2-HMB-10-001	Correspondence, Tonya Ward	2-204
W8	San Francisco Dept. of Public Works (Emergency Permit 2-10-003-G)	Ex-Parte, Dean LaTourrette	205-206



COMMITTEE FOR
GREEN FOOTHILLS

W10b

RECEIVED

FEB 04 2010

CALIFORNIA
COASTAL COMMISSION

February 1, 2010

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

W10b
Lennie Roberts

Re: Appeal # A-2-HMB-10-001

Dear Chair Neely and Commissioners,

On behalf of Committee for Green Foothills (CGF), I am writing in support of the Staff Recommendation for Substantial Issue.

The most fundamental issue raised by the Appeal is the legality of the five "paper lots" that were part of a tract map recorded in 1907. Two recent Court of Appeal decisions (*Witt Home Ranch, Inc. v County of Sonoma*, and *Abernathy Valley, Inc. v. County of Solano*) held that Subdivision Maps recorded before 1915 **did not** create separate legal parcels for land use and planning purposes.

The San Mateo County Board of Supervisors, on advice from County Counsel, unanimously voted in May, 2009 to require the owner of contiguous lots to demonstrate through a chain of title the legality of his undeveloped property.

This decision has affected numerous standard lots held in common ownership in the unincorporated Midcoast area. The City of Half Moon Bay also has many antiquated subdivisions that were created without regard to topography or provision for improvements other than streets.

Coastal staff correctly has identified parcel legality as one of several issues raised by this Appeal.

CGF urges you to support the Staff Recommendation for a finding of Substantial Issue.

Sincerely,

Signature on File

Lennie Roberts, Legislative Advocate
Committee for Green Foothills



CITY OF HALF MOON BAY

City Hall, 501 Main Street Half Moon Bay CA 94019

W10b

RECEIVED

FEB 04 2010

CALIFORNIA
COASTAL COMMISSION

February 3, 2010

California Coastal Commission
Attn: Charles Lester, Senior Deputy Director
45 Fremont Street
Suite 2000
San Francisco, CA 94105-2219

Subject: Commission Appeal No. A-2-HMB-10-001

Dear Mr. Lester:

The City of Half Moon Bay is in receipt of Coastal Commission staff report W10b and the recommendation therein. Although City staff will not be able to attend the public hearing scheduled in Oceanside on February 10th, we respectfully request the summary below and the attached documents be provided to staff and to all Coastal Commissioners prior to deliberation of the hearing item.

The Planning Director conditionally approved the Coastal Development Permit by Resolution PDR-09-09 on December 7, 2009. On December 21, 2009, staff forwarded the Notice of Final Action (NOFA) to the California Coastal Commission (CCC) as required for all coastal development approved by the City. On January 12, 2010, the notification of appeal (A-2-HMB-10-001) was received by mail.

As described in the NOFA, the approval of the Coastal Development Permit would allow the construction of a new two-story, single-family residence with road extension and associated infrastructure at 306 Ralston Avenue (APN 056-055-130) in an R-1-B-2 (Single-Family) Zoning District. The proposed residence is consistent with and does not change the existing Local Coastal Program/Land Use Plan Residential-Medium Density range of 2.1-8.0 Units per Acre.

Responses to relevant policies identified in Attachments 1 and 2 of the Appeal are provided below.

Issues of Consistency:

Section 18.20.020.C which identifies the necessity of a Coastal Development Permit for the purpose of a division of land application is pursuant to the provisions of the Subdivision Map Act (Commencing with Section 66410). Section 66411 vests the regulation and control of the design and improvement of subdivisions in the legislative bodies of local agencies. Local agencies, by ordinance, regulate and control the initial design and improvement of common interest developments as defined in Section 1351 of the Civil Code. The proposed development is subject to

Mr. Charles Lester
A-2-HMB-10-001
February 3, 2010

the City's Subdivision Ordinance which establishes the applicability of proposed land divisions.

The R-1-B-2 development standards established for the Ocean Shore Tract subdivision, like any other residential district within the City, allows for development proposals on lots standard, substandard, or severely-substandard in size as defined by Chapter 18.02 and illustrated in Chapter 18.06 Tables B, C, E, and F. The development proposed at 306 Ralston is located on three, 25-foot wide lots which would necessitate the development standards for a standard-sized lot. The City requires a Lot Merger for the proposed development as consistency with the Uniform Building Code and Subdivision Ordinance. The City may not include the contiguous lots outside of the development within the conditions of approval (specifically the Lot Merger condition of approval) based on legal noticing and public hearing requirements required by the City's Subdivision Code.

According to Chapter 18.06 of the Zoning Code, the contiguous lots adjacent to the subject property may be considered for future development with the approval of both a Coastal Development Permit and Use Permit and the findings required within. Therefore, the proposed development is consistent with findings required for a Coastal Development Permit pursuant to the definition of development as it applies to the City's ability to regulate and control the design of its established subdivisions.

30250(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

According to the City's Local Coastal Program (LCP) the project site is located within an existing neighborhood identified as "Ocean Shore Terrace" and defined as a "Category 1" which includes all existing neighborhoods and substantially developed subdivisions (Table 9.1, pg. 184). Within Category 1, there are 13 distinct well-established areas which contain almost all existing housing in Half Moon Bay. Infill development within these neighborhoods and subdivisions is consistent with policies favoring concentration of new development and can occur in a manner consistent with other Coastal Act policies (pg. 130).

In addition to the site being located within an existing developed subdivision, LUP Policy 9-4 requires development shall be served with adequate services from a public street. These adequate services and resources shall be available to serve the development upon its completion. The subject site is located on the corner of Ralston Avenue and Chesterfield Avenue, both public streets and accessible to

Mr. Charles Lester
A-2-HMB-10-001
February 3, 2010

water and sewer connections (utility maps attached). Coastside County Water District has confirmed a 5/8" (20 gpm) non-priority water service connection assigned to this site and found it adequate to serve the proposed residence.

The Coastal Development Permit approval is comprised of all aspects of the proposal including the road extension of Ralston Avenue, new residence and utility connections commonly associated with residential development. As required by 18.20.070D, the approving authority received evidence with the permit application that the proposed development will be provided with adequate services and has conditioned the project to ensure infrastructure at the time of occupancy in a manner that is consistent with the Local Coastal Program.

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In accordance with Policy 7-5, the project was subject to design review by the City Architectural Review Committee at the October 21 and November 18, 2009 meetings and approved the project by Resolution ARC-R-034-09. Chapter 18.37 of the certified LUP establishes visual protection standards that apply to new development identified applicable. Section 18.37.015, identifies these coastal areas specifically within the LCP map entitled "Visual Resource Overlay Map." The proposed development is not located on a site designated as a scenic resource on the Visual Resources Overlay Map, in the Downtown Specific Plan area, along an area designated as a "Scenic Highway," adjacent to a public vista point or in position to impede the public's access to any recreation area.

Section 18.37.010.E, which states in part, the intent of these visual resource protection standards allows development "only when it is visually compatible with the character of the surrounding areas." Currently, there are two existing single-family residences within 20 feet to the south, an existing two-story residence 40 feet to the east, and one new, two-story single-family residence currently under construction within 50 feet to the west of this site. Although residential styles and trends change overtime, the existing development was found visually compatible with the character of the surrounding area at the time of approval. Compatibility with adjacent development includes underground utilities (Policy 7-4), and landscape and hardscapes plans in order to site and design development to avoid or minimize destruction or significant alteration of plant communities (Policy 7-9). Aerial maps and development permit documents are provided.

30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of

transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The proposed project does not interfere with the public's access to a coastal trail, beach or sea since it is located within an established neighborhood that does not contain these resources. As a condition of approval (A.13), the applicant is required to provide an 8-foot wide walkway extending from the northwest corner of Ralston Avenue along the frontage of Chesterfield Avenue to provide pedestrian circulation within the development for residents within the subdivision and the general public.

As required by 18.06.030 Table B, the applicant has provided two enclosed off-street parking spaces consistent with the development standards of the underlying zoning district. Additionally, the City continues its support of LUP Policy 10-25 by collecting traffic mitigation fees and park facility development fees at time of building permit issuance to the City's ability to carry out plans for local park and recreation improvements.

As stated in LUP Policy 10-4, the City must reserve public works capacity for land uses given priority in the LUP in order to assure capacity is not consumed by other development and to avoid overloading these systems. The City is able to achieve this goal by monitoring the rate of build-out for residential categories. The City has a growth management system which places a cap on the number of building permits that are issued on an annual basis. This project was issued a "2006 Measure A Certificate", number 4 of possible 32 on May 18, 2007. The City has determined the number residential units were in accordance with expected rates of build-out and service capacities.

In addition to the Notice of Final Action already submitted, the following documents were specifically utilized to meet the findings necessary to approve the Coastal Development Permit:

ATTACHMENTS:

1. County of San Mateo County Assessors Map (56-5), dated December 18, 2007
2. Aerial Map; development approvals within surrounding area
3. North American Title Company Preliminary Report, identifying legal boundaries of APN 056-055-130, dated July 13, 2007
4. City of Half Moon Bay Local Coastal Program, Chapter 9, 1993 (Refer to CCC Certified Version)

Mr. Charles Lester
A-2-HMB-10-001
February 3, 2010

5. City of Half Moon Bay Zoning Ordinance: Chapter 18.02 Definitions and Chapter 18.06 Residential Land Use
6. 2006 Measure A Certificate, dated May 18, 2007
7. Sewer Authority Mid-Coastside Map, dated 7-2007
8. City of Half Moon Bay Water Connection Utility Map
9. Architectural Review Committee Staff Report, dated October 21, 2009
10. Architectural Review Committee Minutes, dated October 21, 2009
11. Architectural Review Committee Staff Report, dated November 18, 2009
12. Architectural Review Committee Minutes, dated November 18, 2009
13. Architectural Review Committee Resolution of Approval ARC-R-034-09
14. Planning Director Staff Report, dated December 7, 2009
15. Approved Minutes for December 7, 2009 Planning Director Meeting including those who provided verbal testimony
16. Planning Director Resolution for Approval PDR-09-09
17. City of Half Moon Bay Local Coastal Program, Chapter 7 "Visual Resources" (Refer to CCC Certified Version)
18. City of Half Moon Bay Local Coastal Program, Chapter 9 "Development" (Refer to CCC Certified Version)
19. City of Half Moon Bay Local Coastal Program Map, "Visual Resources Overlay", 1993 (Refer to CCC Certified Version)
20. Chapter 18.21 Architectural Review and Site and Design Approval, specifically Section 18.21.035 Design Approval Criteria.
21. City of Half Moon Bay Master Fee Schedule, dated June 16, 2009

If you should need any additional information or clarification, please contact me directly at 650-726-8251.

Sincerely,
City of Half Moon Bay

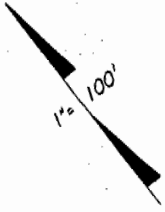
Signature on File

Tonya Ward
Associate Planner

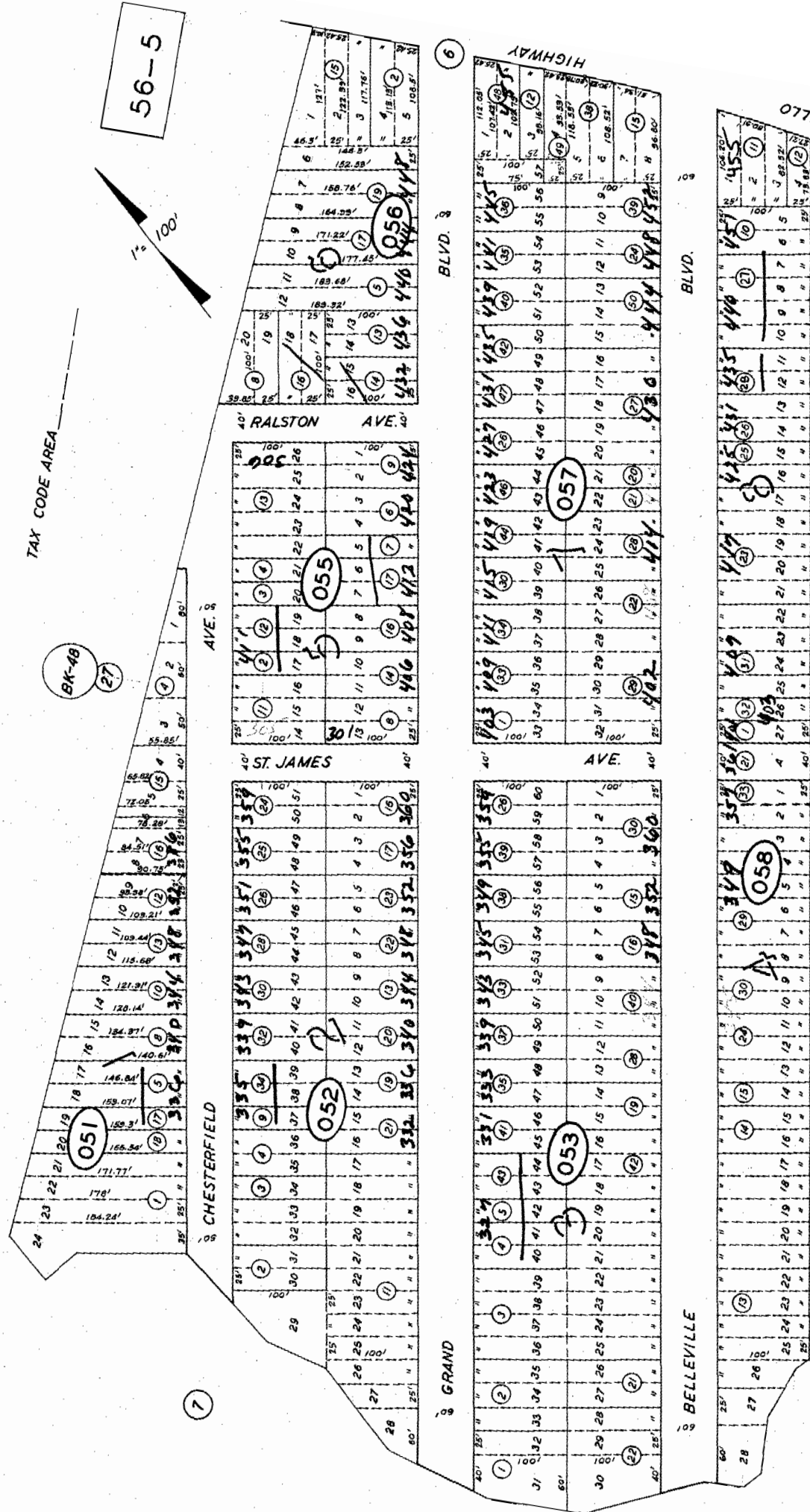
Attachments

cc: Madeline Cavalieri, Coastal Program Analyst
Steve Flint, Planning Director

56-5



TAX CODE AREA



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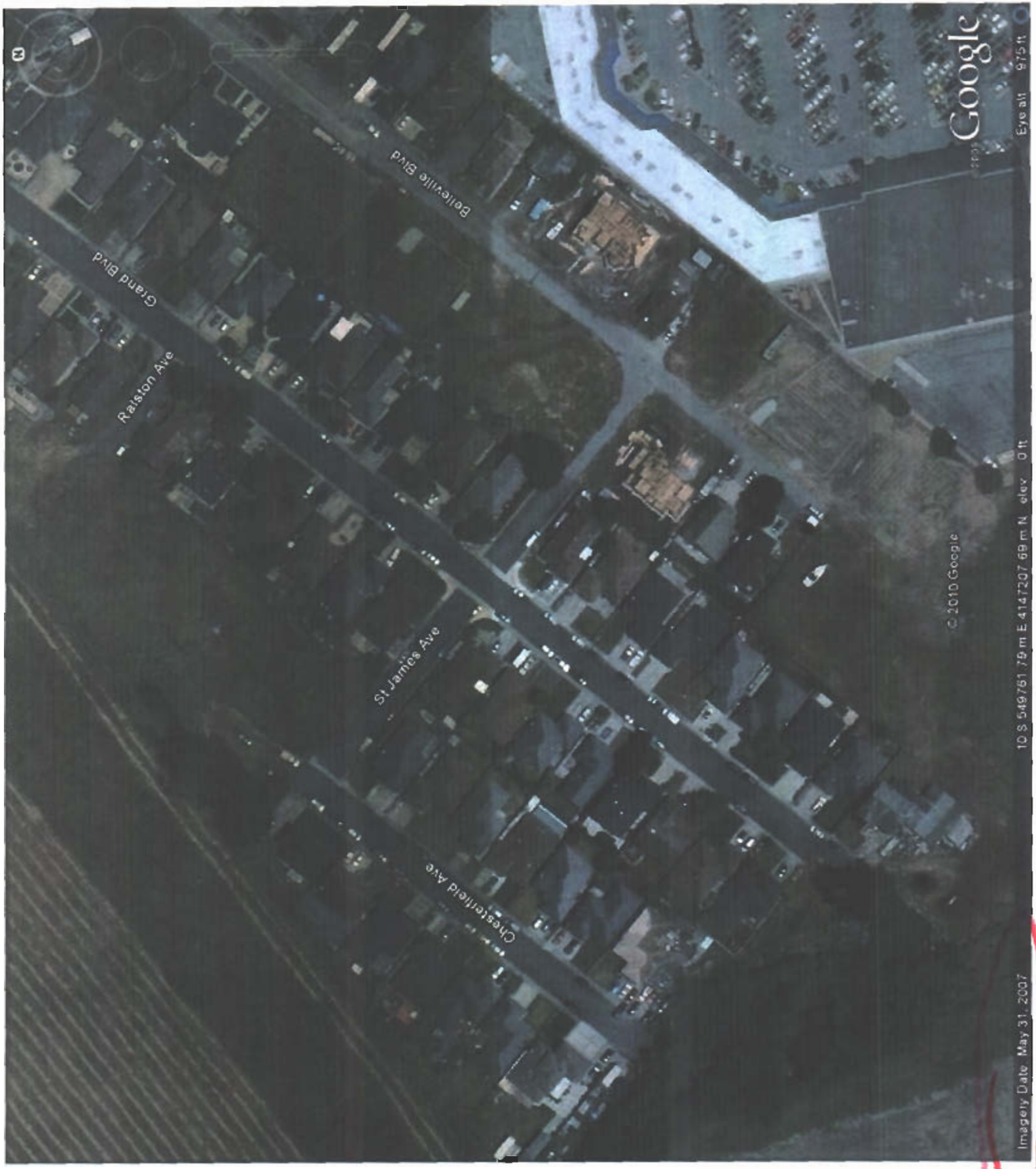
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ASSASSOR'S MAP COUNTY OF SAN MATEO CALIF.



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Google

Eye alt 97.5 ft

© 2010 Google

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Imagery Date: May 31, 2007

08

Reference Docs.

DATE 6/12/2009 20



CITY OF HALF MOON BAY

501 MAIN ST. HALF MOON BAY, CA 94019 (650) 726-8260

ADDRESS/FILE COPY ABC 26371 PERMIT

APPLICANT: Lopez Guadalupe

STREET: 411 Chesterfield Ave

ASSESSORS PARCEL NO. 56055180

SUBDIVISION: 0 BLOCK: 0

LOT: 0

NAME: Lopez Guadalupe

ADDRESS: 120 Coral Reef Ave

CITY: TEL NO: 6504524377

ARCHITECT

NAME: ADDRESS: CITY: STATE LIC. NO. TEL NO:

CITY: STATE LIC. NO. TEL NO:

VALUATION: \$ 407,531.55

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit: \$ 2,679.00

Plan Check SubTotal \$ 2,679.00

S.M.I.P. SubTotal \$ 40.75

Ordinance # 19-86 (Sewer Permit) \$ 3,777.00

Ordinance # 2-88 (Street Assessment) \$ -

Ordinance # 8-75 (Storm Drain) \$ 628.50

Ordinance # 5-72 (Capital Outlay) \$ 105.00

Ordinance # 20-88 (Traffic Mitigation) \$ 1,913.00

Ordinance # 3-89 (Park Facility Dev) \$ 4,152.00

Resolution # 15-99 (Civil/Engineering) \$ -

Other BSASRF Fee \$ 17.00

Other \$ 12,971.75

SubTotal \$ 26,284.00

Total from Section B: \$ 593.06

Total Fees: \$ 26,877.06

CCWD PDP SIF

HOW PAID: CASH CHECK INFO

PERMIT TO: New Construction - 2531 SF living space with 517 SF garage

USE OF BUILDING: SQUARE FOOTAGE: SETBACKS: FRONT SIDE REAR ZONING: GENERAL CONTRACTOR: Owner/builder

ADDRESS: LIC. # 0 TEL NO. 0

CONTRACTOR: ADDRESS: LIC. # TEL NO. PLUMBING FEES \$ 301.95

CONTRACTOR: ADDRESS: LIC. # TEL NO. MECHANICAL FEES \$ 96.17

CONTRACTOR: ADDRESS: LIC. # TEL NO. ELECTRICAL FEES \$ 194.94

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I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Signature: [Signature] applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Owner: [Signature] Approved: Building Inspection Division

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTIFICATION OF APPEAL PERIOD**

DATE: July 2, 2008
TO: Tonya Ward, Assistant Planner
City of Half Moon Bay, Building & Planning Department
501 Main Street
Half Moon Bay, CA 94019
FROM: ^{pl for} Madeline Cavalieri, Coastal Program Analyst
RE: **Application No. 2-HMB-08-095**

Please be advised that on June 25, 2008 our office received notice of local action on the coastal development permit described below:

Local Permit #: PDP-038-07

Applicant(s): Robert Moules; One Stop Design, Attn: Greg Ward

Description: For the construction of a two-story, single-family residence of approximately 3,082 square feet on a vacant standard lot and a 150-foot road extension.

Location: 411 Chesterfield Avenue, Half Moon Bay (San Mateo County) (APN(s) 056-055-120, 056-055-20)

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on July 10, 2008.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

cc: Robert Moules
One Stop Design, Attn: Greg Ward

DATE 8/10/2009 , 20

APPLICANT: David & Sally Spur



CITY OF HALF MOON BAY

APPLICANT COPY PERMIT

26473

501 MAIN ST. HALF MOON BAY, CA 94019 (650) 726-8260

Enlarging the (E) Kitchen and adding an office to the rear of the home - 656 SF Addition

LEGAL DESCRIPTION: 432 Grand Blvd, 56056140

STREET: 432 Grand Blvd

ASSESSORS PARCEL NO. 0

SUBDIVISION: BLOCK:

LOT: SPURR, DAVID K

NAME: 432 GRAND BLVD

ADDRESS: TEL. NO. (650) 726-3906

CITY: CHRIS Ridgeway Architect Inc

NAME: 785 Main St, CA 94019

ADDRESS: TEL. NO. (650) 712-8099

CITY: C15465

STATE LIC. NO. TEL. NO.

\$ SECTION 20,000.00

VALUATION: SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	\$ 869.38	\$ 869.38
Plan Check	SubTotal	\$ 869.38
S.M.I.P.	SubTotal	\$
Ordinance # 19-86 (Sewer Permit)		\$
Ordinance # 2-88 (Street Assessment)		\$
Ordinance # 8-75 (Storm Drain)		\$
Ordinance # 5-72 (Capital Outlay)		\$
Ordinance # 20-88 (Traffic Mitigation)		\$
Ordinance # 3-89 (Parbasasity Fee)		\$
Resolution # 15-99 (City Engineering)		\$ 869.38
Other		\$
Other		\$
SubTotal		\$ 869.38
Total from Section B:		\$ 869.38
Total Fees:		\$ 869.38

USE OF BUILDING: SIDE REAR

SQUARE FOOTAGE: SETBACKS: FRONT ZONING GENERAL CONTRACTOR: ADDRESS: LIC. # SECTION B

CONTRACTOR: ADDRESS: LIC. # CONTRACTOR: ADDRESS: LIC. # CONTRACTOR: ADDRESS: LIC. #

TEL. NO. TEL. NO. TEL. NO. TEL. NO. TEL. NO.

PLUMBING FEES MECHANICAL FEES ELECTRICAL FEES

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.

This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs. Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc. This permit becomes null and void if work is not commenced within 180 days from the date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Signature: David R. Spur applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner: Approved: Planning Division By: Approved: Building Inspection Division

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

DATE December 15, 19 87

CITY OF HALF MOON BAY

PERMIT A 9013

501 MAIN ST. (P.O. BOX 67)
HALF MOON BAY, CA. 94019
726-5566

ADDRESS FILE COPY

21

APPLICANT: Coastal Roofing

419 Grand Blvd.

LEGAL DESCRIPTION

STREET: _____
ASSESSORS PARCEL NO. 056-057-440
SUBDIVISION: Ocean Shore Tract

LOT: 41, 42
BLOCK: 7
NAME: Joseph Sorbello
ADDRESS: PO Box 1069
CITY: Los Angeles, CA 90059

OWNER

ARCHITECT _____
STATE LIC. NO. _____ TEL NO. _____

VALUATION:

ORDINANCE # 6-75 SEWER PERMIT: \$2,000.00
SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES: \$26.40

Building Permit Plan Check

Subtotal \$26.40
S.M.I.P. .50
Subtotal \$26.90

Ordinance#6-65 (Str. Assessment)

Ordinance#8-75 (Storm Drain) _____
Ordinance#5-72 (Capital Outlay) _____
Ordinance#17-75 (Park Dedication) _____
OTHER _____

TOTAL FEES:

\$26.90

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State laws regulating building construction.

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.
Approved: Planning Division

Owner: By: [Signature]
Approved: Building Inspection Division
By: [Signature]

PERMIT TO: Reroof

USE OF BUILDING: residence
SQUARE FOOTAGE: 2000 sq ft
SETBACKS: FRONT _____ SIDE _____ REAR _____
ZONING: _____

GENERAL CONTRACTOR: Coastal Roofing
ADDRESS: PO Box 1058, Half Moon Bay 94019
LIC # 441899 TEL NO. 728-5183

CONTRACTOR: _____
ADDRESS: _____
LIC # _____ TEL NO. _____
PLUMBING FEES

CONTRACTOR: _____
ADDRESS: _____
LIC # _____ TEL NO. _____
MECHANICAL FEES

CONTRACTOR: _____
ADDRESS: _____
LIC # _____ TEL NO. _____
ELECTRICAL FEES

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is shall not employ any person in any manner so as to be Workmans Compensation Laws of California.
Signature _____ applicant

CITY OF HALF MOON BAY - BUILDING DEPARTMENT
 - CERTIFICATE OF OCCUPANCY -

COMPLETED August 6, 1984

This is to certify that this building,

Permit No. ABC 5119, Issued April 28, 1981, Owner Renaldo & Sarah Bruno

Address 420 Grand Avenue, APN 056-055-060

Subdivision Ocean Shore Tract, Lot 3 & 4 Block 5

Occupancy Classification I Building Type 5 Fire Zone 2

Contractor R. F. Bruno and Company, Inc., License No. 401890

as been inspected and complies with the requirements of the Half Moon Bay City ordinances for the above occupancy classification.

FIRE DEPARTMENT: By _____ Date _____ CITY PLANNER: By [Signature] Date 8/17/84

CITY ENGINEER: By _____ Date _____ BUILDING INSPECTOR: By [Signature] Date 8-6-84

Electric
 6.17.81 (11:00a) N.O.H. Card CS
 APPROVED

4-2-84 PRE FINAL See list

date	by	remarks
5.18.83	CS	N.O.H. L.C.
8.31.83	CS	NO BACKLOG

date	by	remarks
1.6.82	CS	Expired. Renew
4.21.82	CS	NO ACTIVITY

U'GND

	date	by	remarks
1 Zoning	6.22.83	CS	
2 Forms & Rebar			
3 Slab	10-13-83	CS	GARAGE
4 Piles			
5 Piers			
6 Struct. Walls			
7 Plumbing			
8 Electric			
9 Gas Line			
10 Sewer	9-8-83	CS	

ABOVE FLOOR

	date	by	remarks
16 Plumbing	6.24.83	CS	
17 Frame	4/15/83	BW	
18 Electric	USE 5.20.83	CS	PANEL NOT READY
19 Fireplace			
20 Shower pan			
21 Heating & Ducts			
22 Roof-shtg. & nailing	4/15/83	BW	
23 Vent			
24 Gypsum bd. & nailing	4/15/83	BW	
25 Stucco wire	4/15/83	BW	

BELOW FLOOR

	date	by	remarks
11 Plumbing	2/17/83	BW	
12 Electric			
13 Gas Piping			
14 Heating & Ducts			
15 Framing	2/17/83	BW	

FINAL

	date	by	remarks
26 Roof cvrg.	8-6-84	CS	
27 Struct.			
28 Plumbing			
29 Electric			
30 Heating & Vent	8-6-84	CS	
31 Gas Test			
32 Grading &	8-6-84	BW	

Date Completed 8-6-84
[Signature]

TEMP TAG 7.13.84

APPLICANT: ONE DEVELOPMENT INC.
FOR Kuhn Construction Inc.
 STREET: 352 BERKSHIRE AVENUE
 ASSESSORS PARCEL NO. 056-073-120
 SUBDIVISION: Ocean Shore Tract
 LOT: 5/5 BLOCK: 3
 NAME: Kuhn Construction Inc
 ADDRESS: PO BOX 993
 CITY: ZONCORA CA 94037 TEL. NO: 726-7909
 NAME: Owner
 ADDRESS: _____
 CITY: _____ TEL. NO: _____
 STATE LIC. NO. _____ TEL. NO: _____

SECTION A
 VALUATION: \$175,000.00
 SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	\$1,324.80
Plan Check:	221.89
SubTotal:	\$1,706.69
S.M.I.P.:	17.50
SubTotal:	\$1,724.19
Ordinance # 19-86 (Sewer Permit)	3,144.00
Ordinance # 2-88 (Street Assessment)	n/a
Ordinance # 8-75 (Storm Drain)	150.00
Ordinance # 17-75 (Park Dedication)	255.00
Ordinance # 5-72 (Capital Outlay)	95.00
Ordinance # 20-88 (Traffic Mitigation)	1,450.00
Ordinance # 3-89 (Park Facility Dev)	3,744.00
Other:	
Subtotal:	\$10,562.19
Total From Section B:	207,906
Total Fees:	\$10,770.09
CCWD <u>5/14/93</u> CCZC <u>83-00-20</u>	
WELL <u>n/a</u> SIF <u>paid 3/29/94</u>	
HOW PAID: CASH _____ CHECK INFO <u>6/31/94</u>	

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME
 USE OF BUILDING: RESIDENCE
 SQUARE FOOTAGE: 2040 sq ft 11/524.16 sq gar
 SETBACKS: FRONT 25' SIDE 5' REAR 20'
 ZONING: R-1
 GENERAL CONTRACTOR: S.M.P. Development Inc
 ADDRESS: 427 Hillcrest Road, San Carlos, CA 94070
 LIC. # 553137 TEL. NO. 591-6709

SECTION B
 CONTRACTOR: Same as above PLUMBING FEES \$127.50
 ADDRESS: _____
 LIC. # _____ TEL. NO. _____
 CONTRACTOR: Same as above MECHANICAL FEES \$24.00
 ADDRESS: _____
 LIC. # _____ TEL. NO. _____
 CONTRACTOR: Same as above ELECTRICAL FEES \$6.10
 ADDRESS: _____
 LIC. # _____ TEL. NO. _____

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
 This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
 Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
 This permit becomes null and void if work is not commenced within 180 days from date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workmens Compensation Laws of California.

Signature _____ applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner: _____ By: _____
 Approved: Building Inspection Division

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.
 Approved: Planning Division

DATE 2/4/08, 20__



CITY OF HALF MOON BAY

501 MAIN ST
HALF MOON BAY, CA 94019
(650) 726-8260

ADDRESS FILE COPY
PERMIT

APC-203388



APPLICANT: Tony & Osvalda Vas

STREET: 452 Belleville Boulevard

ASSESSORS PARCEL NO. 056-057-390

SUBDIVISION: Ocean Shore Tract

LOT: 9, 10 BLOCK: 7

NAME: Tony M Vas & Osvalda B Vas

ADDRESS: 580 Silver Avenue 678-5834

CITY: Half Moon Bay, CA 94019 TEL NO: 726-5331

NAME: Doug Snow, Architect

ADDRESS: 272 Main Street

CITY: Half Moon Bay, CA 94019

STATE LIC. NO. C-06086 TEL NO: 906-4799

SECTION A

VALUATION: \$121,803.57

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit: 1207.00

Plan Check: 1207.00

S.M.I.P. SubTotal: 12.19

SubTotal: 1219.19

Ordinance # 19-86 (Sewer Permit) 3777.00

Ordinance # 2-88 (Street Assessment) 419.00

Ordinance # 8-75 (Storm Drain) 80.00

Ordinance # 5-72 (Capitol Outlay) 1913.00

Ordinance # 20-88 (Traffic Mitigation) 3114.00

Ordinance # 3-89 (Park Facility Dev) 23376.39

Resolution #15-99 (Civil/Engineering) 23376.39

Other Sewer Equalization 23376.39

SubTotal: 33906.57

Total from Section B: 436.93

Total Fees: 34343.50

CCWD 1-25-08 PDP 058-07 SIF 2/4/08

HOW PAID: CASH 11627 903267 45 BANK CHECK INFO

USE OF BUILDING: R.3

SQUARE FOOTAGE: 1st Flr: 1191sf GAR: 428.84sf

SETBACKS: FRONT 25'1" SIDE 6'6" REAR 23'1.5"

ZONING: R-1-B-2

GENERAL CONTRACTOR: Owner/Builder

ADDRESS: _____ TEL NO. _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

SECTION B

CONTRACTOR: same as above PLUMBING FEES 215.95

ADDRESS: _____ TEL NO. _____

LIC. # _____

CONTRACTOR: same as above MECHANICAL FEES 78.25

ADDRESS: _____ TEL NO. _____

LIC. # _____

CONTRACTOR: same as above ELECTRICAL FEES 142.73

ADDRESS: _____ TEL NO. _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

ADDRESS: _____

LIC. # _____

CONTRACTOR: same as above

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division. This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs. Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc. This permit becomes null and void if work is not commenced within 180 days from the date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Signature Tony Vas
applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner Tony Vas By Tony Vas
Approved: Planning Division
Approved: Building Inspection Division
By Tony Vas

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

DATE 2/4/08, 20



CITY OF HALF MOON BAY

501 MAIN ST
HALF MOON BAY, CA 94019
(650) 726-8260

ADDRESS FILE COPY PERMIT

NO-25387

APPLICANT: Alfredo & Sharon Chavez

PERMIT TO: CONSTRUCT: New single family home

LEGAL DESCRIPTION
STREET: 448 Belleville Boulevard
ASSESSORS PARCEL NO. 056-057-240
SUBDIVISION: Ocean Shore Tract
LOT: 11 & 12 BLOCK: 7
NAME: Fred & Sharon Chavez
ADDRESS: 444 Belleville Boulevard
CITY: Half Moon Bay, CA 94019 TEL. NO: 726-1066

USE OF BUILDING: R.3
SQUARE FOOTAGE: 1st Fl. Liv: 1191sf GRR: 428.84sf
SETBACKS: FRONT 25'1" SIDE 6'7" REAR 23'1.5"
ZONING: R-1-P-2
GENERAL CONTRACTOR: Owner/builder
ADDRESS: _____ TEL. NO. _____

ARCHITECT
OWNER
NAME: Douglas Snow, Architect
ADDRESS: 272 Main Street
CITY: Half Moon Bay, CA 94019
STATE LIC. NO. C-06086 TEL. NO: 906-4799

CONTRACTOR: same as above SECTION B
ADDRESS: _____ PLUMBING FEES 215.95
LIC. # _____ TEL. NO. _____
CONTRACTOR: same as above
ADDRESS: _____ MECHANICAL FEES 78.25
LIC. # _____ TEL. NO. _____

SECTION A

VALUATION: \$121,803.57
SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit: 1207.00
Plan Check: 1207.00

CONTRACTOR: same as above
ADDRESS: _____ ELECTRICAL FEES 142.73
LIC. # _____

S.M.I.P.	SubTotal	12.18	1207.00
Ordinance # 19-86 (Sewer Permit)		3777.00	1219.18
Ordinance # 2-88 (Street Assessment)		419.00	
Ordinance # 8-75 (Storm Drain)		88.00	
Ordinance # 5-72 (Capitol Outlay)		1913.00	
Ordinance # 20-88 (Traffic Mitigation)		3114.00	
Ordinance # 3-89 (Park Facility Dev)		23376.39	
Resolution # 15-99 (Civil/Engineering)			
Other Sewer Equalization			
SubTotal			33906.57
Total from Section B:			436.93
Total Fees:			34343.50

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Signature: *Alfredo Chavez* applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner: *Alfredo Chavez* By: *Sharon Chavez*

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.
Approved: Planning Division By: *Sharon Chavez*

Approved Building Inspection Division By: *Sharon Chavez*

HOW PAID: CASH CHECK INFO #156690-3267, 115 BANK

DATE October 11, 19 89

CITY OF HALF MOON BAY

501 MAIN ST. (P.O. BOX 67)
HALF MOON BAY, CA. 94019
726-5566

PERMIT ABC **11203**
ADDRESS FILE COPY

APPLICANT: Martin Falvey

STREET: 348 Belleville Ave.

ASSESSORS PARCEL NO. 056-053-160

SUBDIVISION: Ocean Shore Tract

LOT: 7,8 BLOCK: 3

NAME: Marfal, Inc.

ADDRESS: 236 Alta Mesa Drive

CITY: San Francisco TEL. NO.: 761-1592

NAME: Hochstatter-Willson, Inc

ADDRESS: 1620 El Camino

CITY: San Carlos 94070

STATE LIC. NO. _____ TEL. NO. _____

SECTION A

VALUATION: \$203,300.00

ORDINANCE # 19-86 SEWER PERMIT: \$3,144.00

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit: \$1,097.88

Plan Check _____

SubTotal \$1,097.88

S.M.L.P. 14.21

SubTotal \$1,112.09

Ordinance # 2-88 (Street Assessment) 3,750.00

Ordinance # 8-75 (Storm Drain) 150.00

Ordinance # 17-75 (Park Dedication) 255.00

Ordinance # 5-72 (Capital Outlay) 90.00

Ordinance # 20-88 (Traffic Mitigation) 1,390.00

Other #3-89 (Park Development Dev) 2,808.00

Subtotal \$12,689.09

Total From Section B: 146.46

CCWD n/a Total Fees: \$12,835.55

WELL #47-86 CCZC 3-89-78 SIF Paid

HOW PAID: CASH CHECK INFO # 0873-90-3766

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME

USE OF BUILDING: RESIDENCE

SQUARE FOOTAGE: 2455 sq ft liv/469.2 gar TOTAL: 2924.2 sq ft

SETBACKS: FRONT 25' SIDE 5 1/2' REAR 20'

ZONING R-1

GENERAL CONTRACTOR: Marfal, Inc.

ADDRESS: 236 Alta Mesa Drive, So. San Francisco, 94080

LIC # 441244 TEL NO 761-1592

SECTION B

CONTRACTOR: _____ Same as above

ADDRESS: _____ PLUMBING FEES \$76.00

LIC # _____ TEL NO. _____

CONTRACTOR: _____ Same as above

ADDRESS: _____ MECHANICAL FEES \$20.00

LIC # _____ TEL NO _____

CONTRACTOR: _____ Same as above

ADDRESS: _____ ELECTRICAL FEES \$50.46

LIC # _____ TEL NO _____

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I certify that in the performance of the work for which this permit is issued, I shall not employ person in any manner so as to become subject to Workmans Compensation Laws of Calif.

Signature _____ applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.		CERTIFICATE OF OCCUPANCY MUST BE ACHIEVED BEFORE FINAL INSPECTION IS APPROVED.	
Owner	By: <u>Martin Falvey</u>	Approved: Planning Division	
	By: <u>[Signature]</u>	Approved: Building Inspection Division	

**CITY OF HALF MOON BAY - BUILDING DEPARTMENT
- CERTIFICATE OF OCCUPANCY -**

This is to certify that this building,

DATE OF COMPLETION 08-29-08

Permit No. ABC-24957, Issued 05/31/07, 19___, Owner Fatima M & John V Furtado

Address 414 Belleville Boulevard, APN 056-057-280

Subdivision Ocean Shore Tract RSM 4/53, Lot 23, 24, 25 Block 7

Occupancy Classification R-3 Building Type VN Fire Zone _____

Contractor Owner/builder License No. _____

has been inspected and complies with the requirements of the Half Moon Bay City ordinances for the above occupancy classification.

FIRE DEPARTMENT: By: N/A Date _____ ENVIRONMENTAL HEALTH: BY N/A
 CITY ENGINEER: By: N/A Date _____ CITY PLANNER: By: [Signature] Date 8/29/08
 BUILDING INSPECTOR: By: [Signature] Date 8/29/08

Slab 7/12/07 [Signature]
 Piers _____
 Structural Walls _____
 Plumbing 2/26/08 [Signature]
 Electrical _____
 Gas Line _____
 Sewer 2/26/08 [Signature]
 Temp. Power 6/4/07 [Signature]

Fireplace 12/11/07 [Signature]
 Shower Pan 12/11/07 [Signature]
 Heating/Ducts 12/11/07 [Signature]
 Roof Shear/Nail 9/20/07 [Signature]
 Stucco Wire _____
 Roof Rafters 12/11/07 [Signature]
 Insulation 12/11/07 [Signature]
 Exterior Shear 9/20/07 [Signature]
 Interior Shear 12/11/07 [Signature]
 Sheetrock Nail 12/21/07 [Signature]

BELOW FLOOR

Plumbing 7/24/07 [Signature] TEST
 Electrical 7/24/07 [Signature]
 Gas Piping 7/24/07 [Signature] TEST
 Heat & Ducts _____
 Framing 7/24/07 [Signature]
 Insulation 7/25/07 [Signature]

WOOD STOVE

Installation/Flue _____

HOT TUB

Electrical _____
 Plumbing _____
 Gas Line _____

FINAL INSPECTION

Roof Covering _____
 Structural _____
 Plumbing _____
 Electrical _____
 Heat & Vent _____
 Gas Test 3/20/08 [Signature]
 Driveway _____
 Approach _____

ADDITIONAL REMARKS: 7/2/07: SURVEY
 LTR DATED 6/27/07: SETBACKS
 FF HEIGHT OK 7/2/07: GEO LTR
 DATED 6/25/07: EXCAVATIONS OK. ENG
 LTR DATED 7/2/07: REBAR OK. CHANGES
 TO FOOTINGS APPROVED. 9/21/07: SURVEY
 LTR: ROOF HG OK.

DATE OF FINAL INSPECTION 8/29/08
 INSPECTOR: [Signature]

**CITY OF HALF MOON BAY - BUILDING DEPARTMENT
- CERTIFICATE OF OCCUPANCY -**

DATE OF COMPLETION 01-17-08

This is to certify that this building,

Permit No. ABC-24869, Issued 4-9-07, 19 , Owner Roberto and Paula Ourique
 Address 407 Belleville Boulevard, APN 056-058-310
 Subdivision Ocean Shore Tract, Lot 22,23,24,25 Block 8
 Occupancy Classification R.3 Building Type VN Fire Zone
 Contractor Owner/builder, License No.

has been inspected and complies with the requirements of the Half Moon Bay City ordinances for the above occupancy classification.

ENVIRONMENTAL HEALTH: BY N/A
 FIRE DEPARTMENT: By N/A Date
 CITY PLANNER: By Kathy Mann Date 11/14/08
 CITY ENGINEER: By N/A Date
 BUILDING INSPECTOR: By [Signature] Date 1/17/08

Forms & Rebar	<u>5/8/07</u>	<u>[Signature]</u>	Electrical	<u>8/28/07</u>	<u>[Signature]</u>
Slab	<u>5/16/07</u>	<u>[Signature]</u>	Fireplace	<u>8/28/07</u>	<u>[Signature]</u>
Piers	<u>5/16/07</u>	<u>[Signature]</u>	Shower Pan	<u>9/5/07</u>	<u>[Signature]</u>
Structural Walls	<u>5/8/07</u>	<u>[Signature]</u>	Heating/Ducts	<u>8/28/07</u>	<u>[Signature]</u>
Plumbing	<u>11/16/07</u>	<u>[Signature]</u>	Roof Shear/Nail	<u>6/28/07</u>	<u>[Signature]</u>
Electrical	<u>11/13/07</u>	<u>[Signature]</u>	Stucco Wire	<u>8/14/07</u>	<u>[Signature]</u>
Gas Line	<u>11/14/07</u>	<u>[Signature]</u>	Roof Rafters	<u>8/28/07</u>	<u>[Signature]</u>
Sewer	<u>11/14/07</u>	<u>[Signature]</u>	Insulation	<u>6/28/07</u>	<u>[Signature]</u>
Temp. Power	<u>4/24/07</u>	<u>[Signature]</u>	Exterior Shear	<u>8/28/07</u>	<u>[Signature]</u>
			Interior Shear	<u>8/28/07</u>	<u>[Signature]</u>
			Sheetrock Nail	<u>9/5/07</u>	<u>[Signature]</u>

BELOW FLOOR

Plumbing
 Electrical
 Gas Piping
 Heat & Ducts
 Framing 6/28/07 [Signature]
 Insulation 6/28/07 [Signature]

WOOD STOVE

Installation/Flue

HOT TUB

Electrical
 Plumbing
 Gas Line

FINAL INSPECTION

Roof Covering 1/17/08 [Signature]
 Structural 1/17/08 [Signature]
 Plumbing 1/17/08 [Signature]
 Electrical 1/17/08 [Signature]
 Heat & Vent 1/17/08 [Signature]
 Gas Test 1/17/08 [Signature]
 Driveway 1/17/08 [Signature]
 Approach 1/17/08 [Signature]

ADDITIONAL REMARKS:

12/14/07 STREET AGREEMENT SUBMITTED 1/15/08
 *5/3/07: SURVEY LTR DATED 5/2/07: SETBACKS, FORM HEIGHT OK
 *5/8/07: EN4. LTR DATED 5/7/07: FORMS, REBAR OK
 *5/8/07: SOL'S LTR DATED 5/4/07: REBAR HOLES OK
 *5/14/07: EN4. LTR DATED 5/14/07: MISSING EXPANSION JOINT OK
 *8/24/07 STRUCTURAL LTR
 *8/28/07 WELDING LTR
 *10/16/07: EN4 LTR: FRAMING OK

DATE OF FINAL INSPECTION: 1/17/08
 INSPECTOR: [Signature]

**CITY OF HALF MOON BAY - BUILDING DEPARTMENT
- CERTIFICATE OF OCCUPANCY -**

DATE OF COMPLETION 08-22-08

This is to certify that this building,

Permit No. ABC-25451, Issued 4/2/08, 19 , Owner Leslie Phipps
 Address 361 Belleville Boulevard, APN 056-058-210
 Subdivision Ocean Shore Tract, Lot A Block
 Occupancy Classification R.3 Building Type VN Fire Zone
 Contractor Mcgregor Construction, License No. 390507

has been inspected and complies with the requirements of the Half Moon Bay City ordinances for the above occupancy classification.

ENVIRONMENTAL HEALTH: BY N/A
 FIRE DEPARTMENT: By N/A Date CITY PLANNER: By Janya Wong Date 8-08-08
 CITY ENGINEER: By N/A Date BUILDING INSPECTOR: By [Signature] Date 8/22/08

Forms & Rebar 4/17/08 [Signature]
 Slab 7/14/08 [Signature]
 Piers 4/13/08 [Signature]
 Structural Walls
 Plumbing 6/25/08 [Signature]
 Electrical
 Gas Line
 Sewer
 Temp. Power
CERTAG 8/18/08 [Signature]

Frame 5/17/08 [Signature]
 Electrical 5/14/08 [Signature]
 Fireplace
 Shower Pan 7/16/08 [Signature]
 Heating/Ducts
 Roof Shear/Nail 4/29/08 [Signature]
 Stucco Wire
 Roof Rafters
 Insulation 5/21/08 [Signature]
 Exterior Shear 4/29/08 [Signature]
 Interior Shear 4/29/08 [Signature]
 Sheetrock Nail 5/24/08 [Signature]

BELOW FLOOR
 Plumbing 4/17/08 [Signature]
 Electrical
 Gas Piping
 Heat & Ducts
 Framing 4/17/08 [Signature]
 Insulation 4/17/08 [Signature]

WOOD STOVE
 Installation/Flue

HOT TUB
 Electrical
 Plumbing
 Gas Line

FINAL INSPECTION
 Roof Covering 8/22/08 [Signature]
 Structural 8/22/08 [Signature]
 Plumbing 8/22/08 [Signature]
 Electrical 8/22/08 [Signature]
 Heat & Vent 8/22/08 [Signature]
 Gas Test 8/22/08 [Signature]
 Driveway 8/22/08 [Signature]
 Approach 8/22/08 [Signature]

ADDITIONAL REMARKS:
7/23/08 CERTAG WALLS OK (1 HR)

DATE OF FINAL INSPECTION: 8/22/08
INSPECTOR: [Signature]



DIRECT ALL INQUIRIES TO:

Escrow Officer: Shari Bielanski
Telephone No.: (650) 560-4819
Our No.: 55910-56010044-SLB
Escrow No.: 55910-56010044

AVR Realty, Inc.
Attn: Richard Fernandez
1169 Broadway
Burlingame CA 94010

Buyer(s): Esther Hernandez and Marcos Hernandez

Property Address:
Unimproved Land, APN 056-055-130
Half Moon Bay, CA

PLANNING DEPT.

JUL 13 2007

RECEIVED

Amendment No. 1

Preliminary Report

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE,

North American Title Company, Inc.

HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE, DESCRIBING THE LAND AND THE ESTATE OR INTEREST HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN, OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSION FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH ON THE ATTACHED COVER, COPIES OF THE POLICY FORMS SHOULD BE READ, THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A OF THIS REPORT CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

Dated as of January 11, 2006
at 07:30 am

Debbie Wilson/rtd/df
Title Officer

248 Main Street, Suite 110, Half Moon Bay, CA 94019
Phone: (650) 560-4819 Fax: (650) 560-9368

The form of policy of title insurance contemplated by this report is:

1990 - CLTA Owner's Standard Coverage
1992 - ALTA Loan Coverage

The estate or interest in the land hereinafter described or referred to covered by this report is:

A fee

Title to said estate or interest at the date hereof is vested in:

Dillon Management Company, Incorporated (as to Lots 22, 23, 24 and 26) and Christine Masserdotti Dillon, a married woman, who acquired title as Christine Thelma Masserdotti, a single woman (as to Lot 25)

DESCRIPTION:

The land referred to herein is situated in the State of California, County of San Mateo, City of Half Moon Bay, and is described as follows:

LOTS 22, 23, 24, 25 AND 26 IN BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF OCEAN SHORE TRACT, SAN MATEO COUNTY, CAL.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON FEBRUARY 4, 1907 IN BOOK B OF MAPS AT PAGE 25 AND COPIED INTO BOOK 4 OF MAPS AT PAGE 53.

APN: 056-055-130 JPN: 056-005-055-13

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. General and Special Property Taxes, and any assessments collected with taxes, including utility assessments, are a lien not yet payable to be levied for the fiscal year 2006 - 2007.
2. General and Special Property Taxes, and any assessments collected with taxes, including utility assessments, for the fiscal year 2005 - 2006.

Total Amount:	\$1,156.88
First Installment:	\$578.44 Delinquent
Penalty:	\$57.84
Second Installment:	\$578.44 Payable
Land:	\$6,881.00
Code Area:	170005
Parcel Number:	056-055-130

3. Said property has been declared Tax-Defaulted for Non-Payment of Delinquent Taxes for the fiscal year(s) 1999-2004.

Amount to Redeem Prior to:	January 31, 2006	\$5,910.53
Parcel Number:	056-055-130	

NOTE: 5-year plan exists

Effective July 1, 2003 the San Mateo Tax Collector has elected to enact Section 2505 of the Revenue and Taxation Code and will only accept guaranteed funds, in the form of a cashier's check or money order payable to San Mateo Tax Collector, for payment of the above taxes.

Please contact your Title Officer one week prior to close of escrow to confirm figures.

4. The Lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
5. An Assessment by the Improvement Districts shown below.

Assessment/Bond No.:	0000
Series:	1994-1
District:	City of Half Moon Bay
For:	Half Moon Bay Sewer Treatment Plant
Issued:	August 2, 1996
Contact:	Tax Service/City of Half Moon Bay

Said special assessment or bond is collected with general and special city and county real property taxes.

6. The fact that the herein described property may lie within the boundary of the lands covered by the Coastal Zone Conservation Act, Proposition 20.
7. The Effect, if Any, of

Terms, Covenants, Conditions and Provisions contained in an instrument

Entitled: Agreement for Dedication of Sewer Line and for Reimbursement of a Portion of the Costs thereof
 Executed By: Martin Falvey, Marfal, Inc.
 And Between: City of Half Moon Bay
 Recorded: May 14, 1998
 Instrument No.: 98-072661

Reference is made to said document for full particulars.

8. This Company will require the following to insure a loan by or a conveyance from, the entity named below.

Corporation Name: Dillon Management Comopany, Incorporated

- A. A copy of the Corporation By-Laws or Articles
- B. An original or certified copy of the Resolution authorizing the subject transaction. The Resolution should clearly cover the following points:
- a. Authority to convey, purchase and execute Deed of Trust;
 - b. Designate who is to execute said documents;
 - c. Corporate seal affixed or authority to execute documents;
 - d. Certification by Secretary or clerk as to correctness and majority vote;
 - e. State if a quorum was present;
 - f. Cover all matters required in the By-Laws of the church or non-profit entity.
9. By reason of the fact that the real property covered by this report cannot be clearly established to be the sole and separate property of the Vestee named herein, we will require the following before the issuance of any policy of title insurance:
- A. Proof that the Vestee named herein was not a married person as of the date of acquisition, or
 - B. The execution by both spouses on any Deed, Deed of Trust, etc., to be insured as required by Section 1102 Family Code, or
 - C. A properly prepared and executed Quitclaim Deed or Grant Deed from the non-record title spouse to the spouse holding record title.
10. If an ALTA Lender's Policy is to be issued, consider the following matters:
- Any rights, interests or claims of parties in possession of the land not shown by the public records.

INFORMATIONAL NOTES:

- A. There are no conveyances affecting said land recorded within twenty-four (24) months of the date of this report.
- B. This charge for a policy of title insurance, if issued through this title order, will be based on the basic insurance rate.
- C. Pursuant to Section 12413.1 of the insurance code funds deposited in escrow must be held for the following time periods before they can be disbursed:
1. Cash or wired funds--available for immediate dispersal after deposit in bank or confirmation of receipt in account. Bear in mind that Cash will be accepted from customers only under special circumstances as individually approved by management.
 2. Cashier checks, certified checks, tellers checks--next day available funds.
 3. All other checks must be held in accordance with regulation CC adopted by the Federal Reserve Board of Governors before they must be disbursed.
 4. Drafts must be collected before they may be disbursed.

North American Title Company will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by state law.

For Your Information, Our Wire Instructions Are:**Wire To:**

Comerica Bank
333 W. Santa Clara Street
San Jose, CA 95113
Routing No.: 121137522

Credit the Account of:

North American Title Company
Bank Account No.: 1892518083
Escrow No. 55910-56010044
Branch/County No.: 559-10
Attn: Shari Bielanski

ACH FUNDS - Automatic Clearing House

North American Title Company will not accept funds in the form of ACH transfers.

- D. North American Title Company, Inc's charges for recording the transaction documents include charges for services performed by North American Title Company, Inc., in addition to an estimate of payments to be made to governmental agencies.

GOOD FUNDS LAW

CALIFORNIA ASSEMBLY BILL 512 ("AB512") IS EFFECTIVE ON JANUARY 1, 1990. UNDER AB512, NORTH AMERICAN TITLE COMPANY, INC. ("NORTH AMERICAN TITLE COMPANY, INC.") MAY ONLY MAKE FUNDS AVAILABLE FOR MONETARY DISPERSAL IN ACCORDANCE WITH THE FOLLOWING RULES:

- * **SAME DAY AVAILABILITY** - DISBURSEMENT ON THE DATE OF DEPOSIT IS ALLOWED ONLY WHEN FUNDS ARE DEPOSITED TO NORTH AMERICAN TITLE COMPANY ("NORTH AMERICAN TITLE COMPANY, INC.") IN CASH OR BY ELECTRONIC TRANSFER (WIRE). BEAR IN MIND THAT CASH WILL BE ACCEPTED FROM CUSTOMERS ONLY UNDER SPECIAL CIRCUMSTANCES AS INDIVIDUALLY APPROVED BY MANAGEMENT.
- * **NEXT DAY AVAILABILITY** - IF FUNDS ARE DEPOSITED TO NORTH AMERICAN TITLE COMPANY, INC. BY CASHIER'S CHECKS, CERTIFIED CHECKS, OR TELLER'S CHECKS, DISBURSEMENT MAY BE ON THE NEXT BUSINESS DAY FOLLOWING DEPOSIT. A "TELLER'S CHECK" IS ONE DRAWN BY AN INSURED FINANCIAL INSTITUTION AGAINST ANOTHER INSURED FINANCIAL INSTITUTION (E.G., A SAVINGS AND LOAN FUNDING WITH A CHECK AGAINST A FDIC INSURED BANK).
- * **2-5 DAY AVAILABILITY (REGULATION CC)**. IF THE DEPOSIT IS MADE BY CHECKS OTHER THAN THOSE DESCRIBED IN PARAGRAPHS 1 AND 2 ABOVE, DISBURSEMENT MAY OCCUR ON THE DAY WHEN FUNDS MUST BE MADE AVAILABLE TO DEPOSITORS UNDER FEDERAL RESERVE REGULATION CC. THIS REQUIRES A "HOLD" ON SOME CHECKS OF 2-5 DAYS OR LONGER IN SOME INSTANCES. PERSONAL CHECKS, DRAFTS, PRIVATE CORPORATION AND COMPANY CHECKS, AND FUNDING CHECKS FROM MORTGAGE COMPANIES THAT ARE NOT TELLER'S CHECKS ARE AMONG THOSE CHECKS SUBJECT TO SUCH HOLDS. (FOR FURTHER DETAILS, CONSULT CHAPTER 598, STATUTES OF 1989.)

NOTE: THE ABOVE GUIDELINES ARE IN CONFORMITY WITH THOSE ISSUED BY THE DEPARTMENT OF INSURANCE FOR ALL CALIFORNIA TITLE INSURANCE AND CALIFORNIA TITLE COMPANIES.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

NOTE: ON OR AFTER JULY 1, 1985, THE COUNTY RECORDER'S OFFICE WILL CHARGE, IN ADDITION TO THE REGULAR CHARGES, AN EXTRA \$20.00 RECORDING FEE, UNLESS A DOCUMENT EVIDENCING A CHANGE OF OWNERSHIP IS ACCOMPANIED BY A PRELIMINARY CHANGE OF OWNERSHIP REPORT. IN LIEU OF SAID REPORT, SIGNED BY THE TRANSFEREE, THE RECORDER WILL ACCEPT AN AFFIDAVIT THAT THE TRANSFEREE IS NOT A RESIDENT OF CALIFORNIA. TITLE BILLINGS WILL BE ADJUSTED TO REFLECT SUCH ADDITIONAL FEES WHEN APPLICABLE.

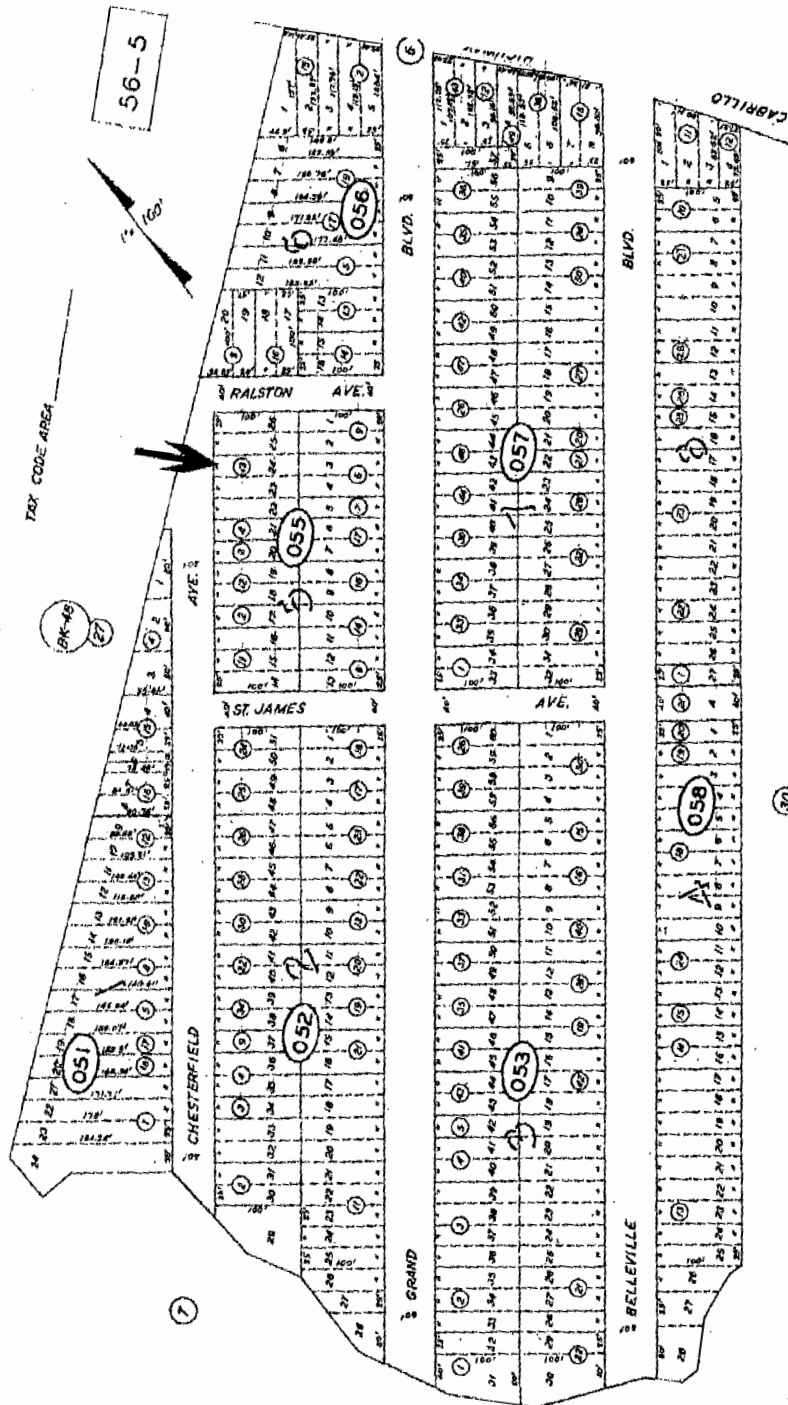
IRS FORM 1099

BEFORE THE TRANSACTION CONTEMPLATED BY THIS REPORT CAN BE CLOSED, THE SELLER/BORROWER MUST FURNISH A TAXPAYER IDENTIFICATION NUMBER TO US SO THAT WE CAN FILE AN IRS FORM 1099, OR ITS EQUIVALENT, WITH THE INTERNAL REVENUE SERVICE. THIS PROCEDURE IS REQUIRED BY SECTION 6045 OF THE INTERNAL REVENUE SERVICE.

NOTICE OF A WITHHOLDING REQUIREMENT

State Withholding & Reporting for closings after January 1, 2003: Under California Law (Rev & Tax Code 18662) a buyer may be required to withhold and deliver to the Franchise Tax Board (FTB) an amount equal to 3.33% of the sales price in the case of disposition of California real property interest ("Real Property") by either: 1) a seller who is an individual or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary of seller, or 2) a corporate seller that has no permanent place of business in California. Buyer may be subject to a penalty (equal to the greater of 10% of the amount required to be withheld or \$500) for failing to withhold and transmit the funds to FTB in the time required by law. Buyer is not required to withhold any amount and will not be subject to penalty for failure to withhold if: a) the sale price of the Real Property does not exceed \$100,000; b) the seller executes a written certificate under penalty of perjury certifying that the seller is a corporation with a permanent place of business in California; or c) the seller, who is an individual, executes a written certificate under penalty of perjury certifying one of the following: (i) the Real Property was the seller's principal residence (as defined in IRC 121); (ii) the Real property was last used as seller's principal residence without regard to time period; (iii) the Real Property is or will be exchanged for property of like kind (as defined in IRC 1031) and that the seller intends to acquire property similar or related in service or use so as to be eligible for nonrecognition of gain for California income tax purposes under IRC 1031; (iv) the Real Property has been compulsorily or involuntarily converted (as defined in IRC 1033) and the seller intends to acquire property similar or related in service or use as to be eligible for nonrecognition of gain for California income tax purposes under IRC 1033; or (v) the Real Property sale will result in loss of California income tax purposes. Seller is subject to penalties for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding laws. FTB may grant reduced withholding and waivers from withholding on a case-by-case basis for corporations or other entities.

For additional information regarding California withholding, contact the Franchise Tax Board at (toll free) 888-792-4900, or by e-mail at urws@ftb.ca.gov or visit their website at www.ftb.ca.gov.



MAY 2 2005

OCEAN SHORE TRACT RSM 4/53

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NATCO NOTES:

DON'T DELAY YOUR CLOSE OF ESCROW! IF ANY OF THE FOLLOWING ITEMS AFFECT YOUR TRANSACTION, PLEASE NOTIFY YOUR ESCROW OFFICER AS SOON AS POSSIBLE.

I. Ongoing Construction

The Title Company will require, as a minimum, the following prior to insuring:

- A. Valid Notice of Completion verified by inspection and expiration of 60 days from recordation of said notice or;
- B. Approved Indemnities from Borrower/Seller, approved financial statement not over one year old and a waiver of lien rights from the general contractor.
- C. The Title Company may also require proof of payment of subcontractors, indemnity and financial statement from the general contractor, a copy of the contract and the with-holding of a sum of money, to cover the contract until the mechanics lien period has expired, with which to pay filed mechanics liens, or other assurances to be determined on a case by case basis.

II. Bankruptcy

The Title Company will require, as a minimum, the following prior to insuring:

- A. The bankruptcy case be closed or,
- B. An order from the bankruptcy court verifying the transaction, with a demand placed into escrow by the trustee.
- C. Escrow may not close until 15 days have elapsed from the order and the file has been checked to verify that there are no objections to said order.

III. Abstracts of Judgment, Liens, Tax Liens

The Title Company will require, as a minimum, the following prior to insuring:

- A. Proof that the buyer/seller is not the same party as on the recorded liens.
- B. This is accomplished by the buyer/seller/borrower completely filling out and signing a statement of information.
- C. The items are to be paid off in escrow.
- D. The items are to be subordinated to the new transaction.

IV. Community Property

California is a community property state:

- A. A quitclaim from one spouse to another must specifically quitclaim any community property interest.
- B. An interlocutory decree of divorce specifically granting the property to one spouse is sufficient if a final decree is issued and recorded in the county.

DID YOU KNOW?

Any of the following situations could cause a substantial delay in close of escrow. The earlier we are made aware of potential problems, the earlier the issues can be dealt with to ensure a smooth and timely close of your transaction.

- Are your principals trying to accomplish a tax deferred exchange? If so, have they chosen an intermediary and who is it?
- Will any of the principals be using a Power of Attorney?
- Are any of the vested owners deceased or in any way incapacitated?
- Do all of the principals who will be signing have a current photo I.D. or Driver's License?
- Are the sellers of this transaction residents of California?
- Has there been a change in marital status of any of the vested owners or will we be adding anyone to title, i.e. co-signers, additional insured, etc.?
- Is the property currently vested in a trust or will the new buyer/borrower vest in a trust?
- Are any of the trustees of the trust deceased or incapacitated?
- Will this transaction involve a short sale?
- Will there be a new entity formed, i.e. partnership, corporation?
- Will all of the principals be available to sign or will we be Federal Expressing documents to another state/country? If so, where?

If you have any other information which may be useful to us, please contact your escrow officer as soon as possible. Our goal is to make your transaction as easy and trouble-free as possible. We appreciate your business and hope that you find North American Title Company your company of choice for all of your title and escrow needs.

NOTICE OF OPPORTUNITY TO EARN INTEREST DEPOSIT INSTRUCTIONS/AUTHORIZATIONS

North American Title Company, Inc. ("North American") believes that it is in the best interest of our customers to provide to each depositing party notice of an opportunity to earn interest on all deposited funds through a special account at one of North American's depository banks.

North American has received or will be receiving funds deposited by you or your lender to be used on your behalf with regard to a transaction involving real estate in the State of California. It is important that North American have the appropriate instructions/authorizations for the handling of these deposited funds.

PLEASE READ THE FOLLOWING CAREFULLY:

1. You have the opportunity to earn interest on the funds you deposit with us through a special account arrangement North American has established with one of its depository banks. The current interest rate for these accounts will fluctuate periodically with market conditions and may change prior to or during the time your account is open. No such opportunity to earn interest on the funds deposited by a lender is available, except as described below.

2. If you elect to earn interest through this special account arrangement, North American will charge you **an additional fee of \$45.00** for the establishment and maintenance of the account. This fee compensates North American for the costs associated with opening the interest bearing account, preparing correspondence/documentation, transferring funds, maintaining appropriate records for audit/reconciliation purposes and filing of any required tax withholding statements. **It is important that you consider this cost in your decision because the cost may exceed the interest you earn.**

Example: A regular savings deposit of \$1,000.00 at an average interest rate of 3.0%* per annum for a 30-day period:

Deposit	x	Rate	+	Annual	x	Days	=	Total Interest Earned
\$1,000.00	x	.03	+	360	x	30	=	\$2.50

*Please note that this interest rate is only an example and North American does not guaranty the availability of any specific rate.

3. If you elect to earn interest but would like to have your funds invested in another bank and/or another type of interest-bearing account, please contact your North American office. The additional fee for these types of accounts will vary, but will be **significantly greater than \$45.00.**

4. **If you choose not to have your funds deposited in an interest-bearing account,** you do not need to sign or return this form, but your funds will be held in a North American general escrow trust account. A general escrow trust account is restricted and protected against claims by third parties or creditors of North American. North American will receive certain financial benefits from the depository institution as a result of maintaining the general escrow trust account. Some or all of these benefits may be considered interest due you under California Insurance Code §12413.5. You may segregate your funds in a separate interest-bearing account and receive the benefits therefrom, but will be required to pay North American an additional fee for this service (as described in paragraphs 2 and 3 above). **Alternatively, you may leave your funds in the general escrow trust account and authorize North American to keep the benefits it receives from the depository bank.**

5. **If you elect to have your funds earn interest in an interest-bearing account** using North American's depository bank, you **MUST** sign and return to North American this form and a W-9 form that you can request from your North American representative. Please be advised that you will be responsible for reporting all earnings to the applicable taxing authorities. Also, North American cannot deposit the funds in the specified account until good funds have been received into North American's general escrow account and all the properly completed forms have been returned to North American. Unless and until North American receives all the required forms, North American will not establish such account and all funds will remain on deposit in North American's general escrow account.

Unless you specify in writing that the interest-bearing account be established at a specific financial institution, North American will open the interest-bearing account with a federally or state chartered financial institution of its choosing.

ELECTION TO EARN INTEREST:

I HEREBY AUTHORIZE AND DIRECT NORTH AMERICAN TO OPEN AN INTEREST-BEARING ACCOUNT AT NORTH AMERICAN'S DEPOSITORY BANK AND TO CHARGE THE ADDITIONAL FEE FOR THIS SERVICE.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

6. Funds deposited by a lender are ordinarily deposited to escrow one to two days prior to closing. You should be aware that your lender may begin charging interest on your loan from the date loan funds are deposited into North American's escrow trust account. Should the loan funds, if any, deposited by your lender remain on deposit in the escrow trust account for a period of more than 5 business days from the date of deposit to and including the date of closing of the transaction, North American agrees that it will credit you an interest equivalent based on the amount of loan funds deposited, the period of time prior to closing that those funds remained in the escrow trust account, and a per diem rate calculated by using the per annum current market interest rate.

Private Policy Notice
(as of July 1, 2001)

We at the North American Title family of companies take your privacy very seriously. We do not share your private information with anyone except as necessary to complete your real property, title insurance and escrow transaction.

OUR PRIVACY POLICIES AND PRACTICES

1. **Information we collect and sources from which we collect it:** We collect nonpublic personal information about you from the following sources:
 - Information we receive from you on applications or other forms.
 - Information about your transactions with us, our affiliates or others.
 - Information from non-affiliated third parties relating to your transaction."Nonpublic personal information" is nonpublic information about you that we obtain in connection with providing a product or service to you.
2. **What information we disclose and to whom we disclose it:** We do not disclose any nonpublic personal information about you to either our affiliates or non-affiliates without your express consent, except as permitted or required by law. We may disclose the nonpublic personal information we collect, as described above, to persons or companies that perform services on our behalf regarding your transaction.¹ "Our affiliates" are companies with which we share common ownership and which offer real property, title insurance, or escrow services.
3. **Our security procedures:** We restrict access to your nonpublic personal information and only allow disclosures to persons and companies as permitted or required by law to assist in providing products or services to you. We maintain physical, electronic, and procedural safeguards to protect your nonpublic personal information.
4. **Your right to access your personal information:** You have the right to review your personal information that we record about you. If you wish to review that information, please contact your local North American Title office and give us a reasonable time to make that information available to you. If you believe any information is incorrect, notify us, and if we agree, we will correct it. If we disagree, we will advise you in writing why we disagree.
5. **Customer acknowledgment:** Your receipt of a copy of the preliminary report, commitment, your policy of insurance, or escrow documents accompanied by this Notice will constitute your acknowledgment of receipt of this Privacy Notice.

¹North American Title may also share your information with an insurance institution, credit reporting agency, insurance regulatory authority, law enforcement, other governmental authority, actuary, or other research organization for purposes of detecting or preventing fraud, crimes, or misrepresentations in connection with an insurance or real estate transaction, resolving claims or service disputes, investigating suspected illegal or unlawful activities, or for conducting actuarial or research studies.

EXHIBIT A (Rev. 02-04-02)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990, EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/98)/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

(a) building	(c) land use	(e) land division
(b) zoning	(d) Improvements on land	(f) environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

1. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
2. The right to take the Land by condemning it, unless:
 - (a) a notice of exercising the right appears in the Public Records at the Policy Date; or
 - (b) the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
3. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
4. That first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25. Failure to pay value for Your Title.
5. Lack of a right:
 - (a) to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land
6. Water rights, or claims to water, or title on, in, or under the land, whether or not the matters are disclosed by public records.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6/1/87) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

land use	land division
improvements on the land	environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

1. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior the Policy Date and is binding on you if you bought the land without knowing of the taking

2. Title risks:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) that are created, allowed, or agreed to by you
 - (c) that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - (d) that result in no loss to you
 - (e) that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
3. Failure to pay value for your title.
4. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10/17/92) WITH ALTA ENDORSEMENT FORM 1 COVERAGE
- EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to the Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer, or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10/17/92) - EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations), restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding

- from coverage any taking which has occurred prior the Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date of the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or creating subsequent to date of policy, or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
 4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer, or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument or transfer, or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Instructions:

EXCLUSIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) - EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations), restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or areas of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior the Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date of the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or creating subsequent to date of policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26), or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the land subsequent to Date of Policy, This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the insured has knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of Priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are known to the insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the public records at Date of Policy

CHAPTER 18.02

DEFINITIONS

Sections:

- 18.02.010 Purpose and Applicability
- 18.02.020 Rules for Construction and Language
- 18.02.040 Definitions

18.02.010 Purpose and Applicability. The purpose of this article is to ensure precision in interpretation of the zoning regulations. The meaning and construction of words and phrases defined in this Chapter shall apply throughout the zoning regulations, except where the context clearly indicates a different meaning or construction.

18.02.020 Rules for Construction of Language. In addition to the General Provisions of the Municipal Code, the following rules of construction shall apply:

- A. The particular shall control the general.
- B. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
 - C. "And" indicates that all connected words or provisions shall apply.
 - D. "Or" indicates that the connected words or provisions may apply singly or in any combination.
 - E. "Either...or" indicates that the connected words or provisions shall apply singly but not in combination.
- F. In case of conflict between the text and a diagram, the text shall control.
- G. All references to departments, commissions, boards, or other public agencies are to those of the City of Half Moon Bay, unless otherwise indicated.
- H. All references to public officials are to those of the City of Half Moon Bay, and include designated deputies of such officials, unless otherwise indicated.

City of Half Moon Bay

I. All references to days are to calendar days unless otherwise indicated. If a deadline falls on a weekend or City holiday, it shall be extended to the next working day.

J. Article and section headings contained herein shall not be deemed to govern, limit, modify or in any manner affect the scope meaning or intent of any section hereof.

K. The present tense includes the future, and the future the present.

L. The singular number includes the plural and the plural the singular.

M. References in the masculine and feminine genders are interchangeable.

N. The words "activities" and "facilities" include any part thereof.

18.02.040 Definitions.

Abutting or Adjoining: Having district boundaries or lot lines in common.

Accessory Building: A detached subordinate building, the uses of which are incidental to a permitted principal use conducted within the main or principal structure on a parcel. An accessory building or use is not permitted without a Permitted Use on the property.

Accessory Dwelling Unit: See "Second Dwelling Unit".

Accessory Use: A use incidental and subordinate to the permitted or principal use on a property. An accessory building or use is not permitted without a Permitted Use on the property.

Acre, Gross: A measure of land area equal to 43,560 square feet.

Acre, Net: A measure of developable land area, after excluding dedicated rights-of-way, flood control and drainage easements, and permanent dedicated open space.

Aggrieved Person: A person who informed the City of his or her concerns about an application for a Local Coastal Development Permit or any other discretionary permit such as a Site and Design Permit, Variance, or Use Permit at a public

City of Half Moon Bay

hearing, either in person or through a representative, or by other appropriate means such as in writing, or was unable to do so for good cause; and

- A. Objects to the action taken on the Local Coastal Development Permit or discretionary permit; and
- B. Wishes to appeal any appealable action to a higher authority.

Alley: A public way having a width of not more than 20 feet permanently reserved primarily for pedestrian and vehicular service access to the rear or side of properties otherwise abutting on a street, and not intended for general traffic circulation.

Alter and/or Alteration: To make a change in the allocation or configuration of interior space, exterior appearance, or the supporting members of a structure, such as bearing walls, columns, beams, or girders, that may result in a change of the use within or otherwise prolong the life of the structure.

Amendment: A change in the wording, context or substance of this Title, or a change in the district boundaries on the zoning map.

Animal, Domestic: Small animals of the type generally accepted as pets, including dogs, cats, rabbits, hens, fish and the like, but not including roosters, ducks, geese, pea fowl, goats, sheep, hogs or the like.

Animal, Exotic: Any wild animal not customarily confined or cultivated by man for domestic or commercial purposes but kept as a pet or for display.

Animal, Large: An animal larger than the largest breed of dogs. This term includes boars, cows, goats, horses, llamas, mules, domestic pigs, sheep, and other mammals customarily kept in corrals or stables.

Animal, Small: Small domestic animals of the type customarily kept as household pets, including birds other than domestic fowl, cats, chinchillas, dogs, fish, guinea pigs, miniature pigs, small reptiles, rodents, and other similar animals no larger than the largest breed of dogs.

Appealable Area: Any area of the City that is:

- A. Between the sea and the first public road paralleling the shoreline or within 300 feet of the inland extent of any beach or the mean high tide where there is no beach; or

City of Half Moon Bay

B. Within 300 feet of the top of any coastal bluff or the line of mean high tide, whichever is further inland; or

C. Within 100 feet of any wetland, estuary, stream, or other designated Environmentally Sensitive Habitat or Coastal Resource.

Applicant: The person, partnership, corporation, governmental agency, or other entity applying for a permit.

Approving Authority: The final decision making person, board, commission, or council for any discretionary permit.

Balcony: A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail balustrade or parapet.

Basement: That portion of a building between the floor and ceiling which is partially below and partially above grade, or completely below grade. A basement, when designed for or occupied for business or manufacturing or for dwelling purposes (recreation rooms without kitchens excepted) shall be considered a story and requires a seven and one-half foot clearance between floor and ceiling with no obstructions.

Boarding House: A building with not more than five guest rooms where lodging and meals are provided for not more than ten persons, but shall not include rest homes or convalescent homes. Guest rooms numbering six or over shall be considered a hotel.

Buildable Area: That area of a building site within the established setback areas. No construction or portion of a building will be allowed beyond the buildable area of a lot without Planning Commission approval of a Variance or Exception as may be provided for in this Title in each case.

Building: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind.

Building Site: A "building site" shall include one or more subdivided lots or portions thereof assembled to create a site for purposes of constructing a building or buildings in accordance with this Title. All plans and specifications submitted in conjunction with any required Planning and/or Building Permits shall clearly show and define the boundaries of any and all subdivided lots or portions thereof comprising the proposed building site. All Development Standards such as Gross Floor Area and required setbacks shall be established based upon the proposed building site as indicated on the plans submitted.

City of Half Moon Bay

Caretaker's Quarters: A dwelling unit on the site of a commercial, industrial, public, or semi-public use, occupied by a guard or caretaker.

Cellar: see Basement

Coastal Act: The California Coastal Act of 1976, as amended.

Coastal Development Permit: a separate discretionary permit for any development within the coastal zone that is required pursuant to this Title and Subdivision (a) of Section 30600 of the Public Resources Code.

Coastal Zone: That portion of the Coastal Zone, as established by the Coastal Act of 1976 or as subsequently amended, that lies within the City of Half Moon Bay, as indicated on a map on record with the Planning Department.

Collection Buildings: Buildings with a gross floor area of 225 square feet or less used for the deposit and storage of household articles or recyclables donated to a nonprofit organization.

Conditionally Permitted: Permitted subject to approval of a conditional use permit or temporary conditional use permit.

Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interior space in a residential, industrial or commercial building on the real property, such as an apartment, office or store. A condominium may include, in addition, a separate interest in other portions of the real property.

Conforming Building: A building that fully meets the requirements of the Uniform Building Code as most recently adopted by Ordinance of the City Council and also conforms to all property-development regulations and requirements prescribed for the district in which it is located and as set forth in this Title.

Coverage, Lot or Site: The percentage of a building site covered by all structures, open or enclosed, on the site, measured horizontally to the outside face of exterior walls or structural members. Decks more than 18 inches in height, balconies, chimneys, and breezeways are also included in lot coverage. On standard sized lots, roof or soffit overhangs which do not extend beyond 2.5 feet from a wall, and architectural projections or window projections not providing floor area which do not extend beyond the 2.5 foot eaves above are not included in lot coverage. On all substandard sized lots, roof overhangs that extend a maximum of 1.5 feet from a wall are not included in lot coverage; all other features are included.

City of Half Moon Bay

Deck: A platform, either free-standing or attached to a building, that is supported by pillars or posts (see also: Balcony).

Distribution Line: An electric power line bringing power from a distribution substation to consumers.

District: A portion of the city within which the use of land and structures and the location, height, and bulk of structures are governed by this Title. This Title establishes "base zoning districts" for residential, commercial, industrial, public and open space uses, and "overlay districts", which may modify or complement base district regulations.

Domestic Fowl: Chickens, ducks, geese, pea fowl, pigeons, turkeys, and other fowl typically used for food or food products.

Dwelling, Accessory or Second: A detached or attached dwelling unit located on a single-family residential lot that contains a one-family dwelling.

Dwelling, Multi-family: A building containing two or more dwelling units.

Dwelling, Single-Family: A building containing one dwelling unit.

Dwelling, Two-Family: A building containing two dwelling units.

Dwelling Unit: One or more rooms with a single kitchen and sanitation facilities, designed for occupancy by one family for living and sleeping purposes.

Environmental Impact Report (EIR): A report complying with the requirements of the California Environmental Quality Act (CEQA) and its implementing guide lines.

Exceptional Lot: A lot in an R-1-B-1 or R-1-B-2 Zoning District that does not meet the minimum average width and/or lot area requirement for the Zoning District that the parcel is within, but provides at least 50 feet in average lot width and provides at least 5,000 square feet in gross lot area and has a residence that was constructed and completed (Certificate of Occupancy was issued for the structure or the structure was completed prior to the issuance of Certificates of Occupancy by the City) prior to December 7, 2004.

Exemption, Categorical: An exception from the requirements of the California Environmental Quality Act (CEQA) for a class of projects, based on a finding by the

City of Half Moon Bay

California Secretary for Resources that the class of projects does not have a significant effect on the environment.

Family: Two or more persons living together as a single housekeeping unit in a dwelling unit, provided that this shall not exclude the renting of rooms in a dwelling unit as permitted by district regulations.

Floor Area, Gross: The total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls, including: enclosed garages; halls; stairways and elevator shafts measured on one floor only; service and mechanical equipment rooms; basement areas even if unimproved; and attic areas if improved. Crawl spaces that are 4 ½ feet or more; Where an open interior space extends from a finished floor to a height over fifteen feet with no interruption, at the mid-point half of this vertical area the horizontal area between surrounding walls or floor area shall be included in the calculation of "gross floor area. A total of fifty square feet of second floor covered decks are not included in the definition of floor area.

Floor Area Ratio: The gross floor area of the building or buildings on a lot, including area used for required parking and loading, divided by the area of the lot.

Front Wall: The wall of the building or other structure nearest the street upon which the building faces but excluding certain architectural features as specified in the Title.

Garage, Private: An accessory building or portion of a main building designed for the storage of self-propelled passenger vehicles.

Garage, Public: Any building or premises, except those herein defined as a private garage, used for the storage or care of self-propelled vehicles, or where such vehicles are equipped for operation or repair, or kept for remuneration, hire or sale.

General Plan: The City of Half Moon Bay General Plan and its Elements, as amended, and the Land Use Plan.

Grade, Existing: The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a development project regulated by this Title.

Grade, Finished: The average of the finished grade as measured from the corners of the lot or building site.

Grade, Street: The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists.

City of Half Moon Bay

Greenhouse, Commercial: A glasshouse or similar structure or material for the propagating and cultivation of plants to be sold commercially.

Greenhouse, Hobby: A glasshouse or similar structure or material for the propagating and cultivation of plants as a hobby. No sales whatsoever will be permitted for plants grown as a hobby.

Gross Area of a Lot, Parcel, or Site: The total of all area within the property lines.

Guest House (or Accessory Living Quarters): Living quarters within a main or an accessory building for the sole purpose of providing for persons employed on the premises, or for temporary use by guests of the occupants of the premises. Kitchens are not permitted within detached Guest Houses. Guest house does not include "second dwelling unit" as defined in this Title.

Height: The vertical distance from existing grade to the highest point of the roof or the highest point of any structure directly above. Chimneys may exceed the maximum height limit to the extent required by the Uniform Building Code.

Historic Structure or Building: Any structure or building identified by the City of Half Moon Bay, County of San Mateo, State of California, or the U. S. Government as having a special character, or special historical, architectural, cultural, or aesthetic interest or value to the community.

Home Occupation: Occupations conducted in a dwelling unit, garage, or accessory building in a residential district that are incidental to the principal residential use of a lot or site.

Hotel: Any building or portion thereof containing six or more guest rooms used, designed or intended to be used, let or hired out to be occupied.

Illumination, Direct: Illumination by means of light that travels directly from its source to the viewer's eye.

Illumination, Indirect: Illumination by means only of light cast upon an opaque surface from a concealed source.

Junk yard: Premises on which more than 200 square feet of the area thereof is used for the storage of junk, including scrap metal, wrecked automobiles, or other scrap or discarded materials, whether for storage, repair, or wholesale or retail resale.

City of Half Moon Bay

Zoning Code

Title 18

Kitchen: A room or portion of a room primarily designed, intended, or used for the preparation and or cooking of food.

Landscaping: an area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape elements, pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

Landscaping, Interior: A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and load facilities or to similar paved areas).

Landscaping, Perimeter: A landscaped area adjoining and outside the shortest circumferential line defining the exterior boundary of a parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Loading Space: An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and that adjoins a street, alley or other appropriate means of access.

Local Coastal Program: The City's Local Coastal Program, including its Land Use Plan, zoning ordinances, zoning maps and other implementing actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

Lot: A site or parcel of land that has been legally subdivided, re-subdivided, or combined.

Lot Area: The total square footage of a legally subdivided parcel, excluding any applicable public easement for street use.

Lot, Corner: A site bounded by two or more adjacent street lines that have an angle of intersection of not more than 135 degrees.

Lot Depth: The computed average distance between the front lot line and the rear lot line.

Lot Double-Frontage: An interior lot having frontage on more than one street. Each frontage from which access is permitted shall be deemed a front lot line.

City of Half Moon Bay

Lot, Flag: A lot shaped or designed so that the lot has no direct street frontage and access except from a narrow strip of land.

Lot, Interior: A lot other than a corner or double-frontage.

Lot or Property Line, Front: In the case of an interior lot, a line separating the lot from the street; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street lot line, except in those cases where the latest tract deed restrictions, approved as a part of a subdivision approval, specify another line as the front property line.

Lot or Property Line, Interior: A lot line not abutting a street.

Lot or Property Line, Rear: A lot line which is not a front as defined herein, which is parallel or approximately parallel to and opposite the front lot line. In the case of an irregularly-shaped lot, a line within the lot most nearly parallel to and at the farthest distance from the front lot line.

Lot or Property Line, Side: Any lot line that is not a front lot line or rear lot line.

Lot or Property Line, Street: A lot line abutting a street.

Lot Width: The computed average distance between the side lot lines

Manufactured Home: A modular housing unit on a permanent foundation that conforms to the National Manufactured Housing construction and Standards Act. For purposes of this definition, a mobile home is considered a manufactured home

Municipal Code: The laws of the City of Half Moon Bay codified in the book titled the Half Moon Bay Municipal Code.

Net Area of a Lot, Parcel, or Site: The total of all area within the property lines excluding public-access corridors, flood control and drainage easements, vehicular easements, Environmentally Sensitive Habitat areas and any required buffer zones, and any area to be included in future street rights-of-way as established by easement, dedication, or ordinance.

Nonconforming Structure: A structure that was lawfully erected but which does not conform with the current standards for yard spaces, height of structures, lot coverage, floor area ratios, or distances between structures prescribed in the regulations for the district in which the structure is located by reasons of adoption or amendment of this Chapter or by reason of annexation of territory to the city.

City of Half Moon Bay

Off-Street Loading Facilities: A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Off-Street Parking Facilities: A site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Open Space, Common: An open space within a residential development that is reserved for the exclusive use of residents of the development and their guests.

Open Space, Private: A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Public: That portion of a development site that has been dedicated to or otherwise set aside for public access, use, or benefit.

Open Space, Total: The sum of private and public open space.

Open Space, Usable: Outdoor or unenclosed area on the ground, or on a balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or corner side yard, and excluding any space with a dimension of less than six feet in any horizontal direction or an area of less than 48 square feet.

Outdoor Living Area: See Open Space, Usable.

Parking Space: Space within a building, or a public or private exterior parking area, exclusive of driveways, ramps, columns, and office, storage or work areas, for the parking of one automobile.

Parking Structure: An enclosed or semi-enclosed area containing a ceiling or roof, used primarily for the temporary storage of motor vehicles, constructed either above or below grade, freestanding, or as part of a nonresidential building.

Permitted: Permitted as a matter of right without a requirement for approval of a use permit or temporary use permit. An accessory building or use is not permitted without a Permitted Use on the property.

Permittee: The person, partnership, corporation, governmental agency, or other entity issued a permit.

City of Half Moon Bay

Planned Unit Development Plans: Planned Unit Development Plans may take any form deemed appropriate by the Planning Director, Planning Commission, and City Council, and may be adopted by Resolution or Ordinance of the City Council or incorporated into a Use Permit to guide the orderly development of a parcel which is under one owner, a common ownership such as a single corporation, or under multiple ownership's and the site is to be developed under a cohesive development plan. For purposes of conformance with this Title, Planned Unit Development Plans and Specific Plans are synonymous.

Porch: A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Preexisting: In existence prior to the effective date of this Title.

Principal Use: The primary use of the land or structures within a parcel, as opposed to any secondary or accessory uses of that parcel. For example, a house is a principal use of a parcel in a residential district while a home occupation is not. An accessory building or use is not permitted without a Principal Use on the property.

Project: Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, or development including the division of land on any parcel, lot, or site that is subject to the provisions of this Title.

Proportionality Rule: on Substandard and Severely Substandard Lots as defined herein, the proportionality rule requires that Coverage and Floor area is reduced by the ratio of the actual Lot Width or Lot Area to the required lot size in the zoning district in which the lot is found. The ratio shall be calculated for both the Lot Area and Lot Width, and the lesser ratio of the two shall be applied.

Room, Habitable: A room meeting the requirements of the Uniform Building Code and this Title for sleeping, living, cooking, or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, garages, and similar spaces.

Second Dwelling Unit: A detached or attached rental dwelling unit located on a lot within a single family residential zone which contains a single-family dwelling. Second dwelling units are governed by that Chapter of the Zoning Code titled "Second Dwelling Units".

City of Half Moon Bay

Setback Line: A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot line.

Severely Substandard Lot: A lot that provides 55% or less of the required lot width or lot area required in the zoning district in which it is found.

Single Ownership: Holding record title, possession under a contract to purchase, or possession under a lease, by a person, firm, corporation, or partnership, individually, jointly in common, or in any other manner where the property is or will be under unitary or unified control.

Site: A lot, or group of contiguous lots not divided by an alley, street, other right-of-way, or city limit, that is proposed for development in accord with the provisions of this Title, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Specific Plan: A plan adopted by Ordinance or Resolution of the City Council for the use or development within a defined geographic area that is consistent with the General Plan and its Elements, the Local Coastal Program Land Use Plan, and with the provisions of the California Government Code, Section 65450 et seq. (Specific Plans). Where the Land Use Plan indicates a site shall be developed in accordance with a Specific Plan, a Planned Unit Development Plan as defined in this Title may be substituted for a Specific Plan.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall be considered a story. If the finished floor level directly above the basement is more than six feet above grade for more than 50 percent of the building perimeter, the basement shall be considered a story.

Structure: Anything constructed or erected that requires a location on the ground, including but not limited to a building, a swimming pool, access drives or walks, but not including a fence or a wall used as a fence if the height does not exceed six feet, or infrastructure such as a road, pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission or distribution line. .

Substandard Lot: Any lot of record which has either a Lot Width as defined herein or a Lot Area as defined herein that is less than the requirements in the zoning district in which the lot is located.

City of Half Moon Bay

Zoning Code

Title 18

Swimming Pools and Hot Tubs: Water-filled enclosures having a depth of 18 inches or more used for swimming, recreation, or therapy.

Transmission Line: An electric power line bringing power to receiving or distribution substation.

Unique Archaeological Resources: An archaeological artifact, object or site that meets any of the following criteria:

- A. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- B. Has a special and particular quality such as oldest of its type or best available example of its type.
- C. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Used: This term includes the following meanings: arranged, designed, constructed, altered, rented, leased, sold, occupied, and intended to be occupied.

Visible: Likely to be noticed by a person of average height walking on a public street or sidewalk or a public park or beach.

Water Feature: Any man-made body of water constructed or installed on a site that is not intended for human use or contact such as fish ponds or fountains.

Wetland: The definition of wetland as used and as may be periodically amended by the California Department of Fish and Game, the California Coastal Commission and the US Fish and Wildlife Service.

Window, Required: An exterior opening in a habitable room.

Working day: any day that City Hall is open for business.

Yard: An open space on the same site as a structure as required by the setback rules contained in this chapter, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this Chapter, including a front yard, side yard, or rear yard.

Yard, Corner Side: A yard between the side lot line abutting the street on a corner lot and the nearest line of building.

City of Half Moon Bay

Yard, Front: A yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the front property line and a line parallel thereto on the site. The front yard of a corner lot shall adjoin the shortest street property line along its entire length, provided that where street property lines are substantially the same length, the Planning Director shall determine the location of the front yard.

Yard, Rear: A yard, extending across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site, except that on a corner lot the rear yard shall extend only to the side yard abutting the street.

Yard, Side: A yard extending from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front line of the required rear yard, or the rear property line of the site where no rear yard is required, the width of which is the horizontal distance between the side property line and a line parallel thereto on the site, except that the side yard on the street side of a corner lot shall extend to the rear lot line.

Zoning Administrator: The Planning Director, or his or her designee.

Zoning Ordinance: The Zoning Ordinance of the City of Half Moon Bay, as may be adopted and amended from time to time.

18-02 • April 13, 2006 Certified CCC – HMB-MAJ-1-05
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CHAPTER 18.06

RESIDENTIAL LAND USE

R-1	Single-Family Residential Zoning District.
R-2	Two Family Residential Zoning District.
R-3	Multi-Family Residential Zoning District.

Sections:

- 18.06.010 Purpose and Intent**
- 18.06.020 Schedule of Uses**
- 18.06.025 Use Regulations**
- 18.06.030 Residential Development Standards**
- 18.06.040 Specific Development Standards**
- 18.06.050 Exceptions to Development Standards**
- 18.06.060 Manufactured Housing**
- 18.06.070 Nonconforming Structures**
- 18.06.080 Required Permits and Plan Review**

18.06.010 Purpose and Intent.

A. Purpose. The purpose of these residential district regulations is to: Provide appropriately located areas for residential development that are consistent with the Local Coastal Program Land Use Plan and General Plan and with standards of public health and safety established by the Municipal Code; Ensure adequate light, air, privacy, and open space for each dwelling by establishing reasonable development standards for the mass, scale, and location on a building site for all new residential construction; Achieve a high standard of site and building design, and design compatibility with surrounding neighborhoods; Provide for a range of permitted uses and activities within the various Residential Districts; and Provide sites for public and semi-public land uses needed to complement residential development or requiring location in a residential environment.

B. Intent. The intent of this Chapter is to establish the following Residential Districts and to guide the orderly development within each District:

1. Single-Family. R-1, Single-Family Residential Zoning District.
2. Two Family. R-2, Two Family Residential Zoning District.
3. Multi-Family. R-3, Multi-Family Residential Zoning District.

18.06.020 Schedule of Uses. TABLE A: SCHEDULE OF USES, of this Chapter establishes the uses permitted within each Residential District. Certain uses are permitted as a matter of right, subject to the provisions of this Title. Other uses, by their nature, require the approval of a Use Permit. Some

City of Half Moon Bay

uses are subject to the Use Regulations set forth in Section B herein. Any use not expressly permitted is expressly prohibited.

18.06.025 Use Regulations. Additional regulations for permitted uses in each Residential District shall be met for the following uses:

A. Animals. In addition to the definitions and classifications of this section, all animals are subject to Use Regulation B.2., Animal Maintenance Regulations. Animals which are not in compliance with animal maintenance regulations may be kept only upon such terms and conditions and for such time as may be prescribed by the Planning Commission in conjunction with the approval of a Use Permit.

1. Animal, Exotic. Any wild animal not customarily confined or cultivated by man for domestic or commercial purposes but kept as a pet or for display.
2. Animal, Large. An animal larger than the largest breed of dogs. This terms includes boars, cows, goats, horses, llamas, mules, domestic pigs, sheep, and other animals customarily kept in corals or stables.
3. Animal, Small. Small domestic animals of the type customarily kept as household pets, including birds other than domestic fowl, cats, chinchillas, dogs, miniature pigs, small reptiles, rodents, and other similar animals no larger than the largest breed of dogs. No more than three small animals may be kept outside on any site in a Residential District with less than 5,000 square feet. A maximum of four small animals may be kept at any site in any Residential District with a minimum of 5,000 square feet. Five or more small animals may be permitted in the R-1 and R-2 Districts upon securing a Use Permit in each case.
4. Domestic Fowl. Chickens, ducks, geese, pea fowl, pigeons, turkeys and other fowl typically used for food or food products, which may create a disturbance to the peace within residential districts. A maximum of two domestic fowl may be permitted in the R-1 and R-2 Districts at any one time. Three or more domestic fowl are permitted in an R-1 District upon securing a Use Permit in each case. Domestic fowl are prohibited in the R-3 District.
5. Animals, Young. Any animal under the age of four months.
6. Roosters. Roosters are strictly prohibited in all Residential Districts.

City of Half Moon Bay

TABLE A-1: SCHEDULE OF RESIDENTIAL USES

Residential Uses	Allowed by Zoning	With a Use Permit	Additional Regulations
Single-Family	R-1, R-2		
Two-Family	R-2, R-3		
Multifamily	R-3		
Day Care, limited	All R		3
Residential Care, limited	All R		3
Animal, exotic		R-1	
Animal, large		R-1	1, 2
Animal, small	All R		1, 2
Domestic fowl	R-1, R-2	R-1, R-2	1, 2

TABLE A-2: SCHEDULE OF COMMERCIAL USES

Commercial Uses	Allowed by Zoning	With a Use Permit	Additional Regulations
Home Occupations	All R		6
Agriculture/Horticulture	All R		5
Parking for adj. business	All R		7
Swimming Schools	R-1, R-2		8

City of Half Moon Bay

TABLE A-3: SCHEDULE OF PUBLIC/SEMI-PUBLIC/INSTITUTIONAL USES

Public/Semi-Public/Institutional Uses	Allowed by Zoning	With a Use Permit	Additional Regulations
Convalescence Facilities		R-3	4
Day Care, General		R-2, R-3	4
Residential Care, General		R-3	4
Schools, Public	All R		
Schools, Private		All R	
Golf Courses		All R	
Libraries	All R		
Public Parks	All R		
Private Recreation Facilities		All R	
Public Safety	All R		
Religious Assembly		All R	
Utilities, Major		All R	
Utilities, Minor	All R		

TABLE A-4: SCHEDULE OF ACCESSORY USES

Accessory Uses	Allowed by Zoning	With a Use Permit	Additional Regulations
Second Dwelling Units		R-1	

TABLE A-5: SCHEDULE OF TEMPORARY USES

Temporary Uses	Allowed by Zoning	With a Use Permit	Additional Regulations
Commercial Filming	All R		9
Construction Trailer	All R		11
Personal Property/Garage Sales	All R		10
New Subdivision Sales Office	All R		

TABLE B: R-1 ZONING DISTRICT DEVELOPMENT STANDARDS

Building Site Characteristics	R-1	R-1-B1	R-1-B2
Minimum site area (sq. ft.)	5,000	6,000	7,500
Minimum average site width	50'	60'	75'
Minimum front setback	20'	25'	25'
Minimum side setback	5'	5'	6'
Minimum street facing side setback	20' ¹	20' ²	20' ³
Combined minimum side setback ⁴	10'	20%	20%
Rear, minimum setback	20'	20'	20'
Single story, maximum height	20' ⁵	20' ⁶	20' ⁷
Multi-story, maximum height	28'	28'	28'
Maximum single story site coverage	50%	50%	50%
Maximum multi-story site coverage	35%	35%	35%
Floor area ratio	0.5:1	0.5:1	0.5:1
Parking garage spaces	2	2	2
Usable open space per unit	N/A	N/A	N/A

¹The 20 foot street facing side yard setback can be reduced to as little as 15 feet for lots that are sub-standard. The actual required setback is the greater of 15 feet or the ratio of actual lot width to required lot width and multiplying the fraction by 20.

² The 20 foot street facing side yard setback can be reduced to as little as 15 feet for lots that are substandard. The actual required setback is the greater of 15 feet or the ratio of actual lot width to required lot width and multiplying the fraction by 20.

³ The 20 foot street facing side yard setback can be reduced to as little as 15 feet for lots that are substandard. The actual required setback is the greater of 15 feet or the ratio of actual lot width to required lot width and multiplying the fraction by 20.

⁴ Combined side yards equal or exceed 20 percent of average site width with required minimum

⁵ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

⁶ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

⁷ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

TABLE C: R-2 AND R-3 ZONING DISTRICT DEVELOPMENT STANDARDS

Building Site Characteristic	R-2 ⁸	R-2 ⁹	R-3
Minimum site area per unit (sq. ft.)	5,000	2,700	1,500
Maximum site area	N/A	N/A	N/A
Minimum site area (sq. ft.)	5,000	5,000	5,000
Minimum average site width	28.5'	50'	75'
Minimum front setback	20'	20'	20'
Minimum side setback	5'	5'	5'
Minimum street facing side setback	20' ¹⁰	20' ¹¹	20' ¹²
Combined minimum side setback ¹³	10'	10'	10'
Rear, minimum setback	20'	20'	20'
Single story, maximum height	20' ¹⁴	20' ¹⁵	20' ¹⁶
Multi-story, maximum height	28'	28'	40'
Maximum single story site coverage	50%	50%	50%
Maximum multi-story site coverage	35%	35%	45%
Floor area ratio	0.5:1	0.5:1	N/A
In garage parking spaces per unit	2	2	1
Other parking spaces	N/A	N/A	1
Guest parking spaces	N/A	N/A	0.25 ¹⁷
Usable open space per unit	N/A	15%	15%

B. Animal Maintenance Regulations. In addition to the Additional Regulations set forth in Section A, above, the maintenance of permitted animals and pets shall be in compliance with the following regulations:

1. Caged or Housed Within Residence. Except as may be approved as a part of a Use Permit, or in conjunction with a recognized agriculture or animal husbandry educational program, in-

⁸ For single-family residences on a site.

⁹ For two dwellings on a site

¹⁰ The 20 foot street facing side yard setback can be reduced to as little as 15 feet for lots that are substandard. The actual required setback is calculated by determining the ratio of actual lot width to required lot width and multiplying the fraction by 20.

¹¹ The 20 foot street facing side yard setback can be reduced to as little as 15 feet for lots that are substandard. The actual required setback is the greater of 15 feet or the ratio of actual lot width to required lot width and multiplying the fraction by 20.

¹² The 20 foot street facing side yard setback can be reduced to as little as 15 feet for lots that are substandard. The actual required setback is the greater of 15 feet or the ratio of actual lot width to required lot width and multiplying the fraction by 20.

¹³ Combined side yards equal or exceed 20 percent of average site width with required minimum

¹⁴ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

¹⁵ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

¹⁶ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

¹⁷ A minimum of one parking space is required

City of Half Moon Bay

Zoning Code

Title 18

- cluding any similar program such as those for police dogs or guide dogs for the blind or hearing impaired, no animal other than small animals such as household pets shall be caged or housed within a residence, or within 20 feet of the residence or adjacent residences, or within 20 feet of a required front yard or within 60 feet of the front lot line. No animal housing or caging shall be maintained closer than ten feet to any adjoining property line, nor should any such housing or cage be visible from adjacent public or private property.
2. **Open Space Requirement.** The maximum number of animals permitted on a property shall be determined by the amount of open space area on the lot. For purposes of this Section, open space shall be defined as the sum total of the site less any coverage for the main and accessory buildings. Calculation of the total open space required shall be cumulative, based upon the number of animals. Young animals can be excluded when determining the open space requirements, if the number of such animals is not three times the number of permitted animals at any one time. The minimum amount of open space devoted to the keeping of animals other than small animals such as household pets shall be 5,000 square feet. The following additional open space area requirements shall apply:
 - a. **Additional Small Animals.** For each additional small animal or domestic fowl: 500 sq. ft.
 - b. **Additional Large Animals.** For each large animal: 2,000 sq. ft.
 - c. **Additional Exotic Animals** For each exotic animal: Determined by Use Permit
 3. **Adequate and Sanitary.** Housing or caging of animals shall be adequate and sanitary, and all animals shall be kept in a manner approved by the county health officer.
 4. **Rodent-Proof Storage.** All animal food stored outside, except hay and straw, shall be stored in rodent-proof containers.
 5. **Animal Slaughter.** The slaughter of small animals raised on the site, such as poultry and rabbits, is permitted only where intended for consumption by the resident family.
 6. **Large Animal Use Permit Waived.** A Large Animal as defined herein may be maintained in an R-1 District without the requirement for a Use Permit under the following circumstances:
 - a. **Animal Husbandry Program.** Participation in a recognized agriculture or animal husbandry educational program, including similar programs such as those for police dogs or guide dogs for the blind or hearing impaired is required;

City of Half Moon Bay

Zoning Code

Title 18

b. Maximum of One. A maximum of one Large Animal shall be permitted and only during the time of active participation in the program. In the event more than one large animal is proposed per resident, a Use Permit shall be required;

c. Resolve Complaint. That in the event complaints are received from adjoining or nearby residents, the participant(s) shall make every attempt to resolve the conflict resulting in the complaint;

d. Referred to Planning Commission. In the event the issue cannot be resolved to the satisfaction of the complaining party, either the animal(s) shall be removed or the matter shall be referred to the Planning Commission for resolution on a "no fee" basis. Prior to consideration by the Planning Commission, the Planning Director shall notify the complaining party and the animal owner(s) of the time, date, and place of the Planning Commission meeting at which the issue will be discussed. The decision of the Planning Commission shall be final unless appealed to the City Council.

C. Day Care, Limited, and Residential Care, Limited.

1. Six or Fewer. As defined in this Title, these uses are limited to non-medical care for six or fewer persons.

D. Convalescence Facilities and Day Care, General.

1. Use Permit. A Use Permit shall be required prior to the establishment of any new or expanded Convalescence Facility or General Day Care business in the R-2 and R-3 Districts.
2. Plans Reviewed. Plans shall be reviewed, and/or facilities inspected by the Half Moon Bay Fire Protection District prior to review by the City of Half Moon Bay.
3. Permits. All required, city, county, or state permits or licenses must be obtained by the applicant prior to the issuance of permits to establish the use.
4. Vehicle Control. Plans shall include controls for vehicle circulation, drop-off and pick up, and employee parking to ensure compatibility with the residential environment.
5. Two Year Permit. Use Permits for Convalescence and Facilities and General Day Care may be granted for an initial period of two years. The Planning Commission may grant one two year administrative extension upon finding that the permittee remains in compliance with the terms and conditions of this section. All Use Permits for these uses shall be reconsidered at a duly noticed public hearing if deemed appropriate by the Planning Commission prior to the expiration of the initial two year period,

City of Half Moon Bay

or prior to the expiration of the two year administrative extension.

E. Agriculture/Horticulture. Commercial agriculture shall be limited to any site within any residential district with five acres or more of land; retail sales shall be allowed only if specifically addressed as a part of an approved Use Permit. Nurseries and greenhouses shall be used only for propagating and cultivating of plants and cut flowers; provided, that no retail sales shall be allowed, and the site shall be a minimum of one acre.

F. Home Occupations. Home Occupations are permitted in all Residential Districts and shall comply with the following:

1. Resident Only. No one other than a resident of the dwelling shall be employed on site or report to work at the site of a Home Occupation. This prohibition also applies to independent contractors.
2. No Inconsistent Activity. There shall be no interior or exterior activity related to the Home Occupation inconsistent with or interfering with residential use of the property or detrimental to property in the vicinity.
3. Entirely Within. A Home Occupation shall be conducted entirely within a building, either the main residence or an accessory building, and shall occupy no more than 500 square feet of floor area. No outdoor storage of materials or supplies shall be permitted in conjunction with the Home Occupation.
4. No Visibility. The existence of a Home Occupation shall not be apparent beyond the boundaries of the site, and no Home Occupation shall involve the use of a sign, nor the display of products visible from the street.
5. No Onsite Retail. The Home Occupation shall not involve on-site retail business, interior or exterior alterations, nor construction features not normally found in dwellings.
6. No Traffic. A Home Occupation shall not create pedestrian, automobile, or truck traffic detrimental to property in the vicinity.
7. Submittal Required. Prior to the issuance of a Business License for a Home Occupation, the applicant shall submit to the Planning Director a written description of the operational characteristics of the proposed Home Occupation. The Planning Director shall determine that the proposed Home Occupation complies with the requirements of this section. Decisions of the Planning Director may be appealed to the Planning Commission by the applicant or by any interested party.
8. Complaints. In the event a complaint is received regarding a Home Occupation, the Planning Director shall refer the issue to the Planning Commission to review the operational characteristics of the

City of Half Moon Bay

use. Both the complaining party and the operator of the Home Occupation shall be notified of the time, place, and date of the Planning Commission meeting. In the event it is determined that the Home Occupation is detrimental to the neighborhood, the Planning Commission may impose any conditions necessary to maintain consistency with the provisions of this Chapter.

G. Parking Areas. Surfaced parking areas to support commercial uses adjacent to Residential Districts may be approved by Use Permit. Any such support parking area shall be subject to review by the Architectural Review Committee prior to consideration by the Planning Commission of a Use Permit application.

H. Swimming Schools. Swimming schools may be approved by Use Permit in R-1 and R-2 Districts on sites having a minimum of 6,000 square feet.

I. Commercial Filming. Commercial filming is permitted in all Residential Districts upon securing all necessary permits and licenses required by the Municipal Code.

J. Personal Property Sales. Personal property sales such as garage sales are limited to a maximum of three weekends per calendar year for each site in the R-1 Districts and per dwelling unit in the R-2 and R-3 Districts.

K. Construction Trailer. For purposes of this Section, a construction trailer is defined as a mobile or temporary office facility for the use of the contractor during the construction of a residential structure or structures. The construction trailer shall be removed from the site within ten days of issuance of a Certificate of Occupancy or the final building inspection, whichever occurs first. The construction trailer may be converted to a sales office upon approval of a Use Permit in each case.

18.06.030 Residential Development Standards. Table B of this Chapter provides the Schedule of Development Standards for all R-1 Districts. Table C provides the Schedule of Development Standards for R-2 and R-3 Districts. These Standards are to be observed in conjunction with Section 18.06.040 Specific Development Regulations, for all development in Residential Districts.

18.06.040 Specific Development Standards. In conjunction with the specific Development Standards set forth in Tables B and C of this Chapter, the following Specific Development Regulations shall apply:

City of Half Moon Bay

A. Open Space. Development of multi-family structures in the R-2 District and R-3 District shall include usable open space which is 15 percent of the floor area per unit, as follows:

1. Usable Open Space. Usable Open Space shall be defined as the sum of private open space and common open space as defined herein providing outdoor or unenclosed area on the ground, or on a balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or street side yard and excluding any land area with a slope in excess of 20 percent.

2. Private Open Space. Open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests, such as patios or screened decks, balconies. Patios at grade level must have a minimum area of 120 square feet, and balconies must have a minimum area of 60 square feet with no dimension less than six feet, in order to meet a portion of the open space requirement.

3. Common Open Space. Open space used commonly by residents of a building, having a minimum dimension of 15 feet in any direction and a minimum area of 300 square feet. Common Open Space includes terraces, courts, non-street side yards, rear yards, open patios and decks, rooftops surrounded by parapet wall or similar structure having a minimum height of 4 feet. Common open space shall be open to the sky and shall not include driveways, pedestrian access to units, parking areas or area required for front or street side yards.

B. Landscaping.

1. Guideline Conformance. All planting areas, plant materials, and irrigation shall conform with guidelines in the City's current water-efficient landscaping program.

2. Landscape Plan. A Landscaping Plan is required for all new Multi-Family Residences, and shall be in conformance with design criteria contained in this Title and the City's current water-efficient landscaping program.

3. No Impediments. No landscaping may impede, block, obstruct, or otherwise be allowed to grow over a public sidewalk or other form of public or private access way such as a street, sidewalk, or road. Trees and shrubs shall be maintained in such a manner as to provide a minimum clear distance between any public or private sidewalk, street, road, or right of way and the lowest foliage.

4. Sight Distance. Within the Sight Distance Area of any corner, as defined herein, trees must be pruned to allow a nine foot clearance between natural grade and the lowest foliage, and shrubs must be trimmed to a maximum height of three feet.

City of Half Moon Bay

a. **Sight Distance Area.** A triangular area measured from the corner property marker or the apex of the radius of the curve, to two points located 25 feet back along the front and side property lines and completed by the diagonal connecting these two points. The volume of space between three feet and nine feet above this triangular area is to be kept clear to allow safe vehicular movements at the street intersection. During review of new development on corner lots, this sight distance area can be increased for streets, upon a finding that the increased sight distance is required for safety at the intersection made during the review of the discretionary permit(s) for the project.

C. **Height of Fences, Walls, Gates, and Hedges.** The height of a fence, wall or hedge shall be measured vertically from the natural or finished existing grade, whichever is lower, at the base of the fence, wall or hedge to the top of the fence, wall or hedge above that grade. The following specific criteria shall apply in all Residential Districts:

1. **Driveway Gates.** Decorative gates may extend up to one foot higher than the fence height permitted in that location.

2. **Maximum Height.** The maximum height of a solid fence, wall or hedge shall be as follows:

a. **Front Limited Height.** Fences, walls, and hedges located within a required front yard setback area or within the Site Distance Area as defined herein shall be limited to a maximum height of three feet.

b. **Rear Limited Height.** Fences, walls, and hedges located to the rear of the required front yard setback area shall be limited to a maximum height of six feet, unless this area is also within the Site Distance Area as defined herein, in which case the maximum height shall not exceed three feet in the Site Distance Area.

c. **Trellis or Rails.** An additional one foot of fence or wall height is permitted on front yard, rear yard and interior side yard fences, only if the added fencing has openings comprising at least 50 percent of the added area (such as lath trellis or rails).

d. **Retaining Wall Fence.** Where a retaining wall protects a cut below existing grade or contains a fill above the existing grade and is located on the line separating lots, such retaining wall may be topped by a fence, wall or hedge with the maximum total height not to exceed six (6) feet.

D. **Off-Street Parking.** Off street parking shall be provided for all uses within a residential district in accordance with the following minimum requirements:

City of Half Moon Bay

1. Parking Spaces. Parking Spaces shall conform to the following sizes.

TABLE D: PARKING SPACE SIZE

Type of Space	Dimensions
Standard	9' X 19' clear
Parallel	10' X 22' clear

2. Access Aisles. Parking areas shall provide adequate aisles for all vehicle turning and maneuvering, and conform to the following parking standards.

TABLE E: PARKING STANDARDS

Parking Angle	Circulation	Aisle Width
0 degree	one-way	12 feet
0 degree	two-way	24 feet
85 - 90 degree	one-way	22 feet
85 - 90 degree	two-way	25 feet
30 - 45 degree	one-way	14 feet
50 - 55 degree	one-way	16 feet
60 degree	one-way	18 feet
65 - 80 degree	two way	20 - 23 feet

3. Street Right-of-Way. No parking area shall be designed so that vehicular maneuvering on or backing up into public or private street right-of-way is necessary. This regulation shall not apply to driveways in R-1 and R-2 Districts.

4. Location. Required garage spaces shall not be located within the front yard setback, but open, uncovered parking spaces may be located within the side or rear yards.

5. Multi-Family Residential. All parking spaces provided for tenants of multiple family residences shall be 90 degree angle parking. At least one of the two required tenant parking spaces for each unit shall be enclosed within a garage. The second required tenant parking space shall be covered by a carport, at a minimum. Guest parking spaces may be uncovered.

6. Carports. Any carport or open parking area for five or more cars serving a residential use shall be screened by a solid wall or fence six feet in height, except that the height of a wall or fence adjoining a required front yard shall be not less than two feet or more than three feet.

7. Garages. Garages shall provide adequate interior area for standard parking spaces. Garage door openings shall have a minimum height of seven feet and shall be covered by a solid or sectional

City of Half Moon Bay

overhead door which shall be constructed of wood, metal or fiberglass, and painted, stained or treated to be harmonious with the exterior of the residential structure. All required garages shall be kept free, clear, and accessible for the parking of a vehicle or vehicles at all times.

E. Driveways. Visibility of a driveway crossing a street property line shall not be blocked between a height of three feet and nine feet for a depth of five feet from the street property line as viewed from the edge of the right-of-way on either side of the driveway at a distance of 50 feet or at the nearest property line intersection with the street property line, whichever is less.

1. **Semi-Circular.** Semi-Circular Driveways are permitted on lots with widths of 75 feet or more, if no more than 50 percent of the front setback area is to be paved, and if visible landscaping is to be installed between the driveway and the sidewalk.

2. **Minimum Widths.** On building sites in the R-1 District and R-2 District, driveways leading to two car garages shall have a minimum width of 18 feet for two car garages and nine feet for single car garages, and a minimum depth of 18 feet for roll-up doors and 20 feet for pull-up doors. Driveways located in side yards leading to a detached garage in the rear yard shall have a minimum width of 10 feet.

F. Underground Utilities. All new electrical, telephone, cable TV and similar distribution lines providing direct service to a residential development site, and any existing such service on the site, shall be installed underground within the site unless such installation is deemed unfeasible.

G. Maximum Building Envelope. The maximum building envelope shall apply to all residential development within any residential zone. The maximum building envelope under which all structures in residential zones must fit is defined as follows: a height limitation of 28 feet overall for any portion of the structure, and a plane that begins at 10 feet above the side property lines and extends into the property at a 45-degree angle and 16 feet above the front and rear setback lines and extends into the property at a 60-degree angle. The following features may breach the maximum building envelope as defined above:

1. Dormers or gables may extend beyond the building envelope provided that the combination of all of these features on one development site measures no more than 15 horizontal feet at the intersection of the building envelope on any side yard building envelope, and the total overall height of the encroaching features does not exceed the maximum allowed building height.

18.06.050 Exceptions to Development Standards

A. Exceptions to Height Standard.

1. Chimneys. Chimneys may only exceed the maximum height limit of each Residential District to the extent required by the Uniform Building Code.

2. Architectural Features. Towers, spires, cupolas, elevator pent-houses, or similar architectural features, and mechanical appurtenances shall conform with the maximum height limit of each Residential District.

3. Exceptions. In addition to the Findings for a Variance as set forth in this Title, the Planning Commission may approve an Exception to allow a structure to exceed the maximum building height set forth for each Residential District in Tables B and C of this Chapter. Single story buildings in excess of 16 feet in height are required to follow these procedures. In no case shall a single story building be approved in excess of 20 feet in height. Review of the application by the Architectural Review Committee and Planning Commission shall include an evaluation of the proposed bulk of the structure including both horizontal and vertical dimensions, the location of the structure on the lot, and the treatment of all setback and open areas, and light planes. The following additional findings of approval shall be made:

a. **Increased Building Height.** That the increased building height will result in more public visual open space and views than if the building(s) were in compliance with the maximum building height standard for the residential district.

b. **More Desirable Result.** That the increased building height will result in a more desirable architectural treatment of the building(s) and a stronger and more appealing visual character of the area than if the maximum building height standard were complied with.

c. **No Undesirable Results.** That the increased building height will not result in undesirable or abrupt scale relationships being created between the structures and existing developments in the district.

d. **No More Floor Area.** The structures shall have no more floor area than could have been achieved without the Exception.

4. Height Exception. Where the maximum height of an existing single story structure exceeds the permitted maximum height of 16 feet or the approved height according to the procedures set forth herein, any new construction or additions may maintain and conform with the existing maximum height. In no case may any portion of the new construction exceed the height of the existing structure or 16 feet, or the

City of Half Moon Bay

approved height according to the procedures set forth herein which ever is greater.

B. Exceptions to Maximum Floor Area Ratio Standard. In addition to the Findings for a Variance as set forth in this Title, the Planning Commission may approve an Exception to the Floor Area Ratio Standards subject to the following additional findings in each case:

1. Predominant Pattern Retained. That the visual scale and bulk of the proposed structure is consistent with the predominant pattern established by the existing structures in the surrounding neighborhood.
2. Site Compatible. That the proposed structure is compatible with the physical characteristics of the site.
3. Views Not Impacted. The additional square footage of the proposed structure will not impact public or private views across the site.
4. Solar Access Protected. That the additional floor area shall not impact solar access for adjacent structures.

C. Exceptions to Lot Coverage Standard. The area of walks, patios, in-ground swimming pools or pools that do not project more than 30 inches above the ground, uncovered decks 30 inches or less above the ground, and eaves projecting 30 inches or less from the exterior surface of a building wall shall not be included in lot coverage calculations.

D. Exceptions to Setback Standards.

1. Detached Accessory Structure Height. Detached accessory structures not exceeding two hundred fifty square feet in floor area may be located within the required rear yard setback of a site but shall be no closer than five feet to the rear property line or five feet to the side property line, and shall not exceed eight feet in overall height, plus one additional foot in height for each additional three feet of set back from side or rear property lines, up to a maximum of ten feet in overall height.
2. Detached Accessory Structure Overall. Detached accessory buildings not exceeding overall dimensions of six feet in width and ten feet in length with a maximum height of eight feet may be located in a side or rear yard setback area provided a minimum setback of five feet from side property lines is maintained. Any such structure must conform with all applicable requirements of the Uniform Building Code.

E. Attached Structures and Features. The aggregate length of all bay windows, balconies, canopies, chimneys, covered porches, and decorative features attached to a structure may project into a required yard or setback area across no more than 20 percent of the buildable width of the lot along a rear building wall, and 20 percent of the buildable length of a street-side-

City of Half Moon Bay

building wall. The area defined by the permitted encroachment and the aggregate permitted length is the Maximum Projection Area.

1. Enclosed porches and solariums. If attached to the first floor of a residence, may extend into the rear yard setback across 20 percent of the lot width, but shall provide a minimum rear yard setback of thirteen feet, and provide the required side yard setbacks set forth in Tables B and C of this Chapter. Enclosed porches and solariums shall not exceed a maximum height of nine feet in the required setback area. Solariums, porch and deck covers added on upper floors may not encroach into required rear and side setbacks. The area covered by enclosed accessory structures shall be included in lot coverage calculations.
2. Balconies. Balconies on the second floor or above may project a maximum of 30 inches into either the required front or rear setback. Balconies or second floor decks encroaching into required front or rear yard setbacks shall have open railings, glass or architectural details with openings to reduce visible bulk; balconies composed solely of solid enclosures are not allowed to project into required yards. That portion of a balcony which projects into a setback area shall not be covered.
3. Patio Covers. Patio covers of open roof trellis design only, attached to the main structure, may be located in the required rear yards, but must provide a minimum of five feet for a rear yard setback and a side yard setback equal to the required side yard of the underlying Zoning District.
4. Eaves, cornices, canopies, awnings, and mechanical equipment. These features may project a maximum of 30 inches into the required yards, provided that a minimum clearance of three feet remains.
5. Planter boxes and other decorative features. Decorative features attached to the walls of a structure may encroach a maximum of 12 inches into any required setback area.
6. Bay Window Encroachment. Bay windows providing floor area (i.e. extending from the finished floor upward) may not encroach into required setbacks, and are included in lot coverage calculations.
7. Bay Window Calculations. Bay windows having a minimum of 18 inches of clear space above finished grade that do not provide floor area and do not project beyond the eaves are not included in lot coverage calculations. Bay windows that provide a minimum of 18 inches of clear space above grade may encroach a maximum of 30 inches into required front and rear yard setbacks and a maximum of 12 inches into any required side yard setback.
8. No Exceptions for Severely Substandard Lots. There shall be no exceptions to the setback standards for attached structures and features on Severely Substandard lots.

F. Development Standards for Substandard and Severely Substandard Lots. This section sets forth additional development standards for development on Substandard or Severely Substandard Lots, which are defined in the Zoning Code Definitions in Section 18.02.040. The development shall meet all standards set forth in Tables E and F respectively, unless otherwise specified.

1. Use Permit Required. Planning Commission approval of a Use Permit is required for all development, including additions and accessory structures, on any substandard or severely substandard lot or building site except as provided in Section 3 below.

2. Coastal Act Consistency. The exception to development standards for substandard, severely substandard, and exceptional lots set forth in Zoning Code Section 18.06.050.F shall only be applied in full conformity with coastal development permitting requirements pursuant to Sections 30600 and 30610 of the Coastal Act and Title 14 Sections 13250, 13252, and 13253 of the California Code of Regulations, and Sections 18.20.025 and 18.20.030 of the Zoning Code.

3. Exceptions to the Requirement for a Use Permit. The following is a list of exceptions to the Use Permit requirement for development on substandard and severely substandard lots:

a. 95% Width Rule. Any substandard lot or building site that provides at least 95% of the required lot width, and at least 100% of the lot area in the underlying zoning district. Such exempted lots are subject to the same development standards as standard size lots, including but not limited to Table B of this chapter.

b. Small Additions and Accessory Structures. An accessory building or addition to an existing building not exceeding the lesser of (1) two hundred fifty square feet in floor area or lot coverage or (2) the applicable development standard for lot coverage and floor area ratio. This exception may only be granted one time in a 24-month period. The 24-month period will begin on the date of the final inspection for the issued building permit. If the permit never received a final inspection by the City, no further development may be applied for until the permit has received a final inspection and the 24-month period has lapsed.

c. Exceptional Lots. An addition or an accessory structure on any substandard lot or building site in R-1-B-1 and R-1-B-2 zon-

City of Half Moon Bay

ing districts that meets all of the following (Exceptional Lots will be required to apply the Development Standards in Table B with the exception of Floor Area Ratio and Lot Coverage which is explained in Section 3 below):

1. Does not meet the minimum average width and/or lot area requirement for the Zoning District that the parcel is within, but provides at least 50 feet of average lot width and at least 5,000 square feet of lot area.
2. Has an existing residence that was constructed and completed (Certificate of Occupancy was issued for the structure or the structure was completed prior to the issuance of Certificates of Occupancy by the City) prior to December 7, 2004.
3. The addition or accessory structure does not exceed the maximum allowed Floor Area Ratio (FAR) for exceptional lots, which is 50% for the first 5,000 square feet of lot area, 30% for lot area between 5,000 and 7,500 square feet, and 20% for lot area above 7,500 square feet, and Lot Coverage equal to 100% of the allowed FAR for a single-story house and 35% of the lot area for a two-story house.
4. Application for Architectural Review Committee review provides the same mailing procedure as specified in Sections 18.20.060(A), 18.20.060 (B)(1), (2), and (3) of the Zoning Code.

d. Limited Extension of Nonconforming Setbacks on Exceptional Lots. Notwithstanding section 18.06.080.B, where a legally constructed single-family dwelling encroaches upon presently required setbacks, the encroaching wall(s) may be extended in accord with this section. The addition shall be limited as follows:

1. An existing nonconforming front setback may be extended in width to follow the furthest forward existing front setback, but in no case shall the addition provide less than a 20-foot front setback.
2. Minimum side setbacks of 5 feet, except that street facing side setbacks shall conform to Table

City of Half Moon Bay

Zoning Code

Title 18

B of this Chapter. The encroaching side-yard addition may not extend the wall along the nonconforming side setback line more than 12 linear feet or up to the required front and rear setbacks, whichever is less.

3. An existing nonconforming combined side setback may be extended consistent with this section, but in no case shall a nonconforming combined side setback be created on a site when the existing combined side setback is fully compliant with the zoning district's regulations.
 4. A minimum rear setback of 20 feet.
 5. Provide an appropriate design that is consistent with the guidelines set forth in Chapter 18.21 of this Title.
4. Water Quality. No coastal development permit for development on exceptional lots shall be granted unless the approved development conforms to the water quality protection standards specified in Section 18.38.120 of this Title.

TABLE E: DEVELOPMENT STANDARDS FOR SUBSTANDARD LOTS	
Lot coverage	Proportionality rule (Definitions in Chapter 18.02.040)
Floor area ratio	Proportionality rule. Basements with floor area of 15% or less of the total calculated FAR, up to a maximum of 225 square feet, may be allowed subject to Use Permit
Maximum Building Envelope	Applicable
Required parking	Two spaces: One garage space with dimensional standards as set forth in this Chapter, and one covered space not located in the front yard setback
Front setback	Standard for the zone
Side setback	Standard for the zone
Rear setback	Standard for the zone
Street Facing Side Yard Setback	Standard for the zone
Height	28 feet for two story 20 feet for single story, including single story and loft ¹⁸

¹⁸ Single story structures with height above 16 feet are required to follow the procedures for exemption to the height standards set forth in this chapter

City of Half Moon Bay

TABLE F: DEVELOPMENT STANDARDS FOR SEVERELY SUB-STANDARD LOTS	
Lot coverage	Single story maximum lot coverage is equal to the maximum FAR. The maximum two story lot coverage is 70% of the maximum FAR ¹⁹ for two story.
Floor area ratio	A maximum of 200 square feet above the maximum calculated floor area ratio. Maximum FAR is calculated as follows: the ratio of the actual lot area to the required lot area times 50%. Basements with floor area of 15% or less of the total calculated FAR, up to a maximum of 225 square feet, may be allowed subject to Use Permit.
Maximum Building Envelope	Applicable
Required parking	Two spaces: One garage space with dimensions as set forth in this Chapter. One additional parking space, whether covered or not, and not located within the front yard setback
Front setback	Standard for the zone applies
Side setback	A minimum of 8 feet combined, with a minimum of 3 feet on one side. On a side that contains less than a 4 foot setback, the structure must be separated by a minimum of 8 feet from any structure on the adjacent lot. Driveways to the rear garage structure must be a minimum of 10 feet. Rear garages can be a minimum of 3 feet from an interior side or rear property line
Eave Overhangs	Notwithstanding any other rules set forth in this Title, severely substandard lots may have an eave encroachment that extends no more than 18 inches into the

¹⁹ The 70% is calculated only on the living space for severely substandard lots, i.e. before adding the "maximum of 200 square feet" allowance.

City of Half Moon Bay

Zoning Code

Title 18

TABLE F: DEVELOPMENT STANDARDS FOR SEVERELY SUB-STANDARD LOTS	
	side yard. All other yards may have a 30 inch encroachment
Rear setback	Standard for the zone
Street Facing Side Yard Setback	10', including garage
Height	28 feet for two story 20 feet for single story, including single story and loft ²⁰

G. General Design Guidelines for Substandard and Severely Substandard Lots. In addition to the architectural design guidelines set forth in Chapter 18.21 the following guidelines shall apply to all Substandard and Severely Substandard lots

1. To the maximum extent possible, garages must be located in the rear yard.
2. Where located in the front of the building, the other features in the front facade shall work to de-emphasize the garage
3. Where the proposed development is located within 100 feet of at least one other substandard lot, the Architectural Review Committee shall strongly consider following design characteristics when making its determination of whether the design is compatible with the neighboring area: setbacks, front facade, orientation to the street, side orientation to adjacent properties and their daylight planes, mass and bulk.

H. Exceptions for Affordable Housing. Any of the development standards and regulations of this Chapter may be waived or relaxed by the Planning Commission for an affordable housing project as defined in the City of Half Moon Bay Housing Element if the resulting development fully conforms with the polices of the certified Land Use Plan and all other applicable provisions of the Zoning Code outside this Chapter.

²⁰ Single story structures with height above 16 feet are required to follow the procedures for exception to the height standards set forth in this chapter

18.06.060 Manufactured Homes.

A. Intent. It is the intent of the City to provide opportunities for the placement of manufactured homes in Single Family Residential districts, consistent with state law and to ensure that such manufactured homes are designed and located so as to be harmonious within the context of the surrounding houses and neighborhood.

B. Approval. Approval by the Architectural Review Committee and the Planning Director is required prior to the issuance of Building Permits for individual manufactured homes on a site in any R-1 District, subject to the provisions of this Section. The Architectural Review Committee and Planning Director shall review each proposed manufactured home to determine compatibility in design and appearance with residential structures in the vicinity, based upon design and development criteria set forth in this Section.

C. Location. Manufactured homes may be located in any Residential District where a single family detached dwelling is permitted, subject to the same restrictions on density and to the same property development regulations. Manufactured homes may be located on building sites with an average slope of less than or equal to 10 percent.

D. Design and Development. The design and development criteria set forth herein is intended to protect neighborhood integrity, provide for harmonious relationships between manufactured homes and surrounding uses, and minimize problems that could occur as a result of locating manufactured homes on building sites designated for single family residential uses. Each manufactured home:

1. Width. Shall be at least 18 feet wide, as measured at its narrowest point;
2. Foundation. Shall be built on a permanent foundation approved by the Building Official;
3. Recent Manufacture. Shall have been manufactured after June 15, 1976, and shall be certified under the National Manufactured Home Construction and Safety Act of 1974, and shall be installed in accordance with the provisions of the most recent Edition of the Uniform Building Code adopted by the City of Half Moon Bay;
4. Skirting. Shall provide skirting of exterior finish materials extending to the finished grade;

City of Half Moon Bay

Zoning Code

Title 18

5. Siding. Shall provide exterior siding material compatible with adjacent residential structures; shiny or metallic finishes are prohibited;
6. Roof Pitch. Shall have a roof with a pitch of not fewer than 3 inches vertical rise per 12 inches horizontal distance;
7. Roof Material. Shall have roofing material of concrete or asphalt tile, shakes, or shingles complying with the most recent Editions of the Uniform Building Code adopted by the City of Half Moon Bay;
8. Roof Eaves or Overhang. Shall provide eaves or roof overhangs of not less than one foot as measured from the vertical side of the unit;
9. Floor Elevation. Shall maintain a finished floor elevation no higher than 20 inches above the exterior finished grade; and
10. Covered Parking. Shall maintain required covered parking in accordance with the provisions of this Chapter. The exterior materials and roofing proposed for any garage shall be the same as those materials used on the main structure.

E. Cancellation of State Registration. Whenever a manufactured home is installed on a permanent foundation, any registration of said manufactured home with the State of California shall be canceled, pursuant to state laws and regulations. Before any occupancy certificate may be issued for use of such a manufactured home, the owner shall provide to the Building Official satisfactory evidence showing that the state registration of the manufactured home has been or will, with certainty, be canceled; if the manufactured home is new and has never been registered with the state, the owner shall provide the Building Official with a statement to that effect from the dealer selling the home.

18.06.070 Nonconforming Structures. Any existing residential structure legally constructed in accordance with the Zoning Code prior to the effective date of this Ordinance that is damaged by catastrophe such as fire, flood, explosion, wind, earthquake, war, riot, or other calamity may be replaced, restored, rebuilt, or repaired and used as before such event occurred provided that all of the following conditions are satisfied:

A. No Increased Nonconformance. That any nonconforming lot coverage, height, floor area ratio, or setback encroachments of the structure will not be increased beyond that in existence prior to the damage occurring unless a Variance is approved subject to the provisions of this Title;

City of Half Moon Bay

Zoning Code

Title 18

B. Building Permit Requirement. That an application for a Building Permit to replace or repair a damaged or destroyed building shall be filed within twenty-four months after the event;

C. Building Code Compliance. That all applicable provisions of the Uniform Building Code adopted by the City at the time Building Permits are requested for the repair or reconstruction shall be incorporated into the plans.

18.06.080 Permits and Plan Review.

A. Building Permit Requirement. Building Permits are required for any new construction, remodeling, or additions, except for fences which do not exceed seven feet in height, and decks less than 18 inches in height.

B. Variance Requirement A Variance shall be required for any project in any Residential District which does not meet the Development Standards and additional Regulations set forth in this Chapter, or for projects which include proposals to extend existing non-conforming conditions on the site.

C. Architectural and Site Plan Review. The provisions of this Title addressing Architectural and Site Plan Review shall be followed prior to the issuance of any Building Permits for which Design Review is required.

18-06 • April 13, 2006 Certified CCC – HMB-MAJ-1-05
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CITY OF HALF MOON BAY

MEASURE A CERTIFICATE YEAR 2006 ALLOCATION INFILL

Number 4 of 32

Date Issued: May 18, 2007

Owner's/Applicant's Name: Marcos and Esther Hernandez

Applicant's Address: 420 Grand Boulevard, Half Moon Bay, CA 94019

Location Description: SWC Ralston/Chesterfield (Lot 22, 23, 24, 25, and 26, Block 5 of
Ocean Shore Tract RSM 4/53)

Assessor's Parcel Number(s): 056-055-130

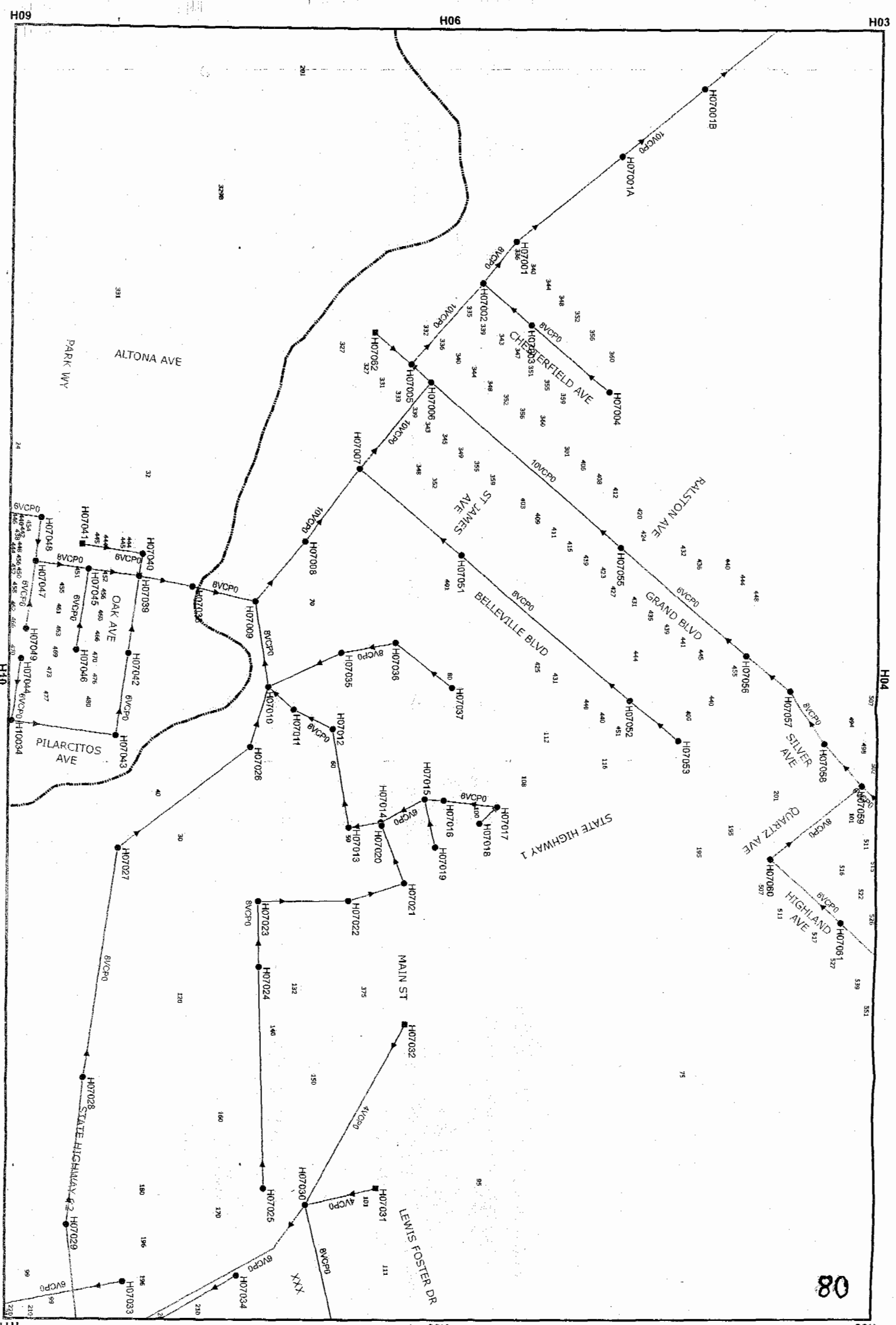
Owner Occupancy Required: No

(If stated "Yes" for Owner Occupancy Required, this allocation is only valid for the OWNER whose name is listed above. A deed restriction must be recorded prior to issuance of a building permit)

Expiration: May 18, 2008 plus time needed to process required permits per Half Moon Bay Municipal Code Chapter 17.06. (Contact Planning Department staff for details)

This certificate and the attached APN page must be submitted with the Coastal Development Permit application.

Steve Flint, Planning Director
City of Half Moon Bay Planning Department
650-726-8250



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H03	H04	H05
H06	H07	H08
H09	H10	H11

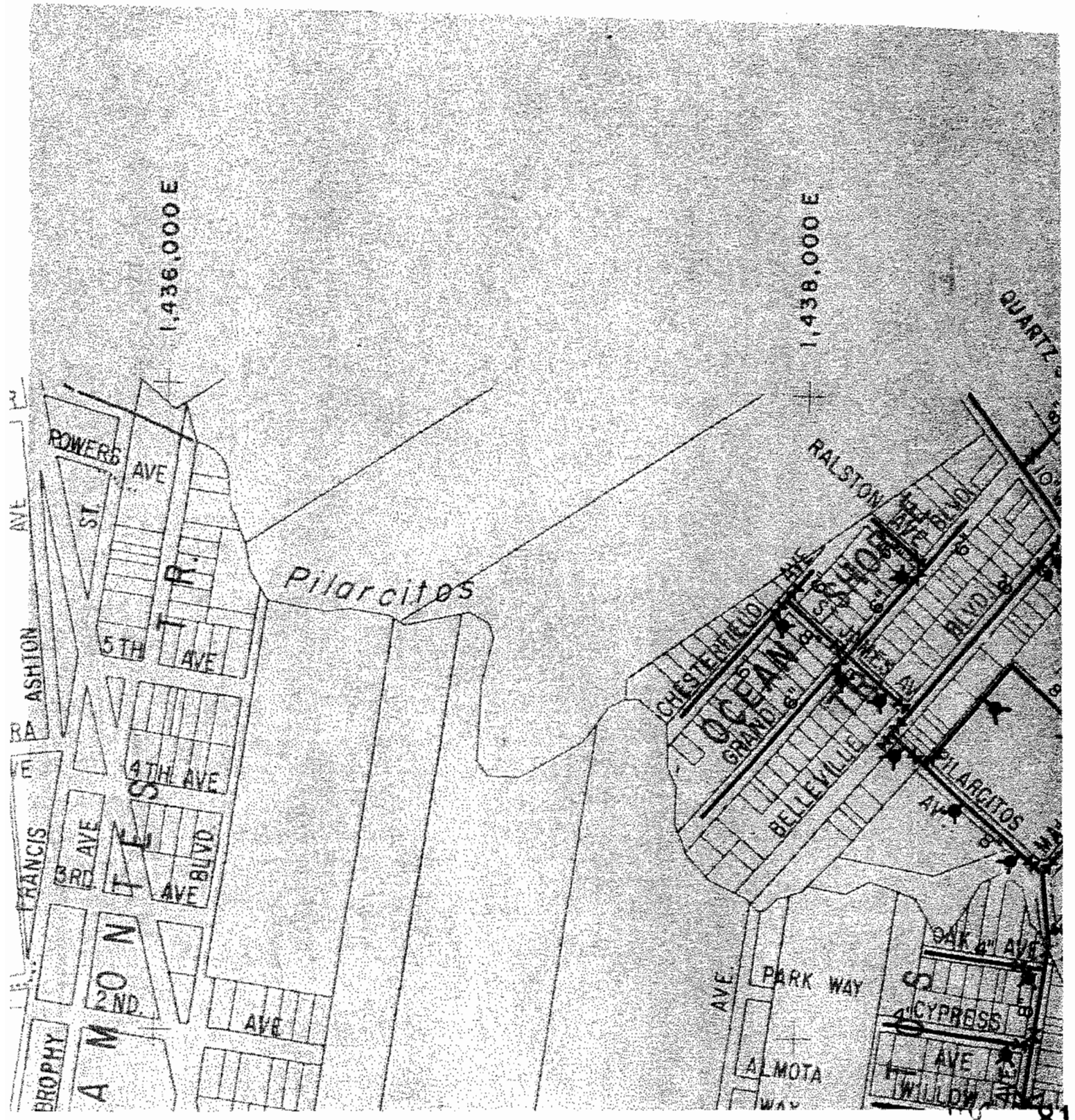
MAKING DATA, 7/2007
CONCEPTUAL DESIGN
1 inch equals 500 feet

Sewer Authority Mid-Coastside

Legend

- Structures
- Manhole
- Clear Cut
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Coastside County Water District
January, 1996



**BUSINESS OF THE ARCHITECTURAL REVIEW COMMITTEE
OF THE CITY OF HALF MOON BAY**

AGENDA REPORT

For the meeting of: October 21, 2009

TO: Architectural Review Committee
FROM: Tonya Ward, Associate Planner
TITLE: **PDP-056-07- Design Review of a two story, single-family residence with road extension and associated improvements located on a standard lot at 306 Ralston Avenue in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)**

SECTION I. RECOMMENDED MOTION:

Move to approve PDP-056-07, an application requesting Design Review approval of a two story, single-family residence with road extension on a standard lot at 306 Ralston Avenue (APN 056-055-130), based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval contained in Exhibit B.

SECTION II. SUMMARY:

A. Project Data:

Owner/Applicant:	Marcos and Esther Hernandez 419 Grand Boulevard Half Moon Bay, CA 94019	Greg Ward One Stop Design 3566 Beard Road Fremont, CA 94555
Project Location:	306 Ralston Avenue	
APN:	056-055-130	
Requested Permit:	Design Review for a Coastal Development Permit	
Decision Body:	Planning Director	
Zoning Designation:	R-1-B-2 (Single-Family Residential)	
General Plan Designation:	Residential-Medium Density	
Coastal Appeal Zone:	Yes	
Downtown Specific Plan:	No	

B. Site Information

R-1-B-2 Development Standards:	Zoning Requirements	
Min. Site Area	7,500 sq. ft.	7,500 sq. ft. (existing)
Min. Average Site Width	75 ft.	75 ft. (existing)
Min. Front Setback	25 ft.	25 ft.
Min. Interior Side Setback	6 ft.	6 ft.
Min. Street Facing Side Setback	20 ft.	20 ft.
Combined Minimum Side Setback	20%=15 ft.	34%= 26 ft.
Min. Rear	20 ft.	20 ft.
Max. Height	28 ft. max. (Two-Story)	28 ft.
Lot Coverage (Two-story)	35%	2,128 sq. ft. (17%)
Floor Area Ratio	50%	3,497 sq. ft. (46%)
Parking Garage Spaces	2 car enclosed garage	2 car enclosed garage

C. Aerial Photo of the Site and Surrounding Area:



(Parcel Boundaries Represented are approximate)

SECTION III. PROJECT INFORMATION

Project Description

On July 13, 2007, Greg Ward filed an application on behalf of Marcos and Esther Hernandez for a Coastal Development Permit to construct a two-story single-family residence, road extension, and associated infrastructure located at 306 Ralston Avenue (APN 056-055-130). The application was deemed complete for processing on March 5, 2008 and was subsequently reviewed and approved by the Architectural Review Committee on March 19, 2008. Prior to review by the Planning Director, financial lending practices changed and the applicants found themselves in a position to reconsider the overall scale of the project. On January 23, 2009, the applicants requested the Planning Department place the project on a hold status until a new plan could be developed.

On July 27, 2009, new plans were submitted for a two-story, single-family residence, road extension, and associated infrastructure at the same location. The most significant changes to the project include the reduction of the site area from 12,500 square feet to 7,500 square feet and approximately 700 square feet reduction in floor area.

Street, curb, and sidewalk do not currently exist at the corner of Chesterfield and Ralston Avenue. Consequently, the Public Works Department and Coastside Fire Protection District have conditioned the project to include construction of right-of-way improvements with a fire turn around on Ralston Avenue and a 8-foot wide walkway to connect from this turn around and extend along the south side of the unimproved Chesterfield Avenue frontage (Lots 24-26). The applicant will be required to enter into a street deferral agreement to agree to construct public improvements such as curb, gutter, sidewalk, and street paving on Chesterfield Avenue when the City determines it is necessary.

The proposed project complies with all of the requirements of Chapter 18.06 (Residential Land Use) of the Zoning Code, including but not limited to, setbacks, lot coverage, FAR, Maximum Building Envelope, and height. As required by condition A-14, the applicant will need to submit a lot merger application for the lots identified as "Lots 24, 25, 26" be recorded by the County of San Mateo prior to issuance of a building permit.

- Design Review approval by the ARC is required for the following:

For the construction of a new single-family residence or remodels and additions to an existing residence; accessory structures, or site improvements which may otherwise be exempt from the provisions of this chapter that the planning director has determined may not be consistent with the standards for review set forth in this chapter." Since the applicant proposes a new single-family structure, the new residence requires design review approval by the ARC.

- Coastal Development Permit (Planning Director-[PD]) is required for development that meets the definition of development, which is defined in Section 18.20.020.

According to Section 18.20.020, Development means, "on land, in or under water, the placement, or erection of any solid material or structure..." The proposed one-story

Two-Family Residential use would meet the above definition; therefore, it requires a Coastal Development Permit.

SECTION IV. COMPLIANCE WITH ZONING PROVISIONS:

Design Review - Findings

According to Section 18.21.040, the data submitted by the applicant shall be reviewed to determine whether the proposed project will be in conformance with the provisions of Chapter 18 of the Municipal Code, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. In approving any project, the following findings shall be made:

1. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city; and
2. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements; and
3. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not impair the desirability of living or working conditions in the same or adjacent areas and/or otherwise adversely affect the general prosperity and welfare.

SECTION V. CONCLUSION:

The project meets all of the applicable development standards and does not pose a threat to any of the coastal resources. Staff recommends approval of the project and has prepared recommended findings and conditions for approval of the project (Exhibits A and B of the proposed Resolution for Approval). The Architectural Review Committee will need to determine if it concurs with the analyses set forth in the findings and whether the conditions are appropriate and adequate for approval.

ATTACHMENTS:

- | | |
|--------------|--|
| Attachment 1 | Draft Resolution of Approval with attached Exhibit 'A', Findings and Evidence, and Exhibit 'B', Conditions of Approval |
| Attachment 2 | Design Review Criteria |
| Attachment 3 | Project Plan Set including Site Plan, Floor Plan, and Elevations (Full Size Set, Committee Only) |

**ARCHITECTURAL REVIEW COMMITTEE RESOLUTION ARC- R-___-09
RESOLUTION FOR APPROVAL
PDP-056-07**

Design Review to construct a new two story, single-family residence, road extension and associated improvements located at 306 Ralston Avenue (APN 056-055-130)

WHEREAS, an application was submitted requesting Design Review approval to construct a two story, single-family residence, road extension and associated improvements located at 306 Ralston Avenue (APN 056-055-130), on a standard sized lot, parcel zoned R-1-B-2 (Single-Family Residential) Zoning District, and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Architectural Review Committee of the City of Half Moon Bay conducted a duly noticed public meeting for the project on October 21, 2009 at which time all those desiring to be heard on the matter were given the opportunity to be heard; and

WHEREAS, the Architectural Review Committee considered all written and oral testimony presented for their consideration; and

WHEREAS, the Architectural Review Committee has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Architectural Review Committee approves application (PDP-056-07).

PASSED AND ADOPTED by the City of Half Moon Bay Architectural Committee at a duly noticed public hearing held on October 21, 2009, by the following vote:

AYES,

NOES,

ABSENT,

ABSTAIN,

ATTEST:

APPROVED:

Steve Flint, Planning Director

Steve Kikuchi, Chair

**EXHIBIT A
FINDINGS AND EVIDENCE
PDP-056-07**

Design Review to construct a new two story, single-family residence, road extension and associated improvements located at 306 Ralston Avenue (APN 056-055-130)

Design Review– Findings

According to Section 18.21.040, the planning director, architectural review committee and planning commission shall determine from the data submitted whether the proposed project will be in conformance with the provisions of this chapter and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. Therefore, in accordance with Half Moon Bay Municipal Code Section 18.21.040, one specific finding must be made by the approving authority in order to approve or conditionally approve the required design review:

Finding: Architectural Review - The project will not hinder the orderly and harmonious development of the City, nor will it impair the desirability or opportunity to attain the optimum use and value of the land and the improvements, nor will it impair the desirability of living and working conditions in the same or adjacent areas, nor will it otherwise adversely affect the general prosperity and welfare.

Evidence: All development standards such as structure height, setbacks, lot-coverage, floor to area ratio and maximum building envelope are consistent with the minimum required standards of the R-1-B-2 (Single-Family Residential) zoning district. The hardi-plank siding and composition roof with multi-gable design and ledgestone-style base is compatible with new two-story residences within the neighborhood. Colors selected are nonreflective, a collection of natural, tan and brown shades. The corner lot will provide a 20 foot yard setback on Grand Boulevard with street extension and full improvements on Ralston Avenue. Frontage on Chesterfield Avenue will include an 8 foot wide walkway to provide pedestrian circulation until a future time when ultimate improvements may be required. The project was reviewed and conditionally approved by the ARC at the meeting of October 21, 2009 and the ARC made the necessary findings.

**CONDITIONS OF APPROVAL
PDP-056-07**

Design Review to construct a new two story, single-family residence, road extension and associated improvements located at 306 Ralston Avenue (APN 056-055-130)

Authorization: Design review approval authorizes development to construct a new two story, single-family residence with road extension and associated improvements on a standard parcel on APN 056-055-130 as shown on plans, City date stamped of September 25, 2009, except as modified by the conditions of approval set forth herein.

A. The following Condition must be fulfilled prior to the issuance of a building permit:

1. CONFORMANCE WITH APPROVED PLANS. Development shall be in substantial conformance with the approved plans that have a City date stamp of September 25, 2009 except for any changes that may be required by these conditions of approval. The Planning Director shall review and approve any deviation from the approved plans. In the event that the Planning Director determines that any proposed changes warrant further Planning Director review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Planning Director. _____ (Planning)
2. CONSTRUCTION PLANS. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements including design of the roadway extension shall be submitted with the appropriate permit application to the Building Department for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet stamped, and signed by an engineer or architect licensed by the State of California. A geotechnical report shall be prepared, wet stamped, and signed by an engineer licensed by the State of California. _____ (Building)
3. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2007 California Building Code Regulations for building and structure earthquake safety as required by Title 24 of the California Administrative Code. _____ (Building)
4. BUILDING STANDARDS. All buildings, structures, and improvements shall be designed and constructed in accordance with Chapter 14.04 of the Municipal Code (Building Code, Administrative Code, Mechanical Code, Building Code Standards, Code for the Abatement of Dangerous Buildings, Plumbing Code, Electrical Code) and with Half Moon Bay Public Works Standard Details. The minimum basic wind speed for determining design wind pressure shall be 90 miles per hour. The exposure assigned for the subject site, for which a building or structure is to be designed in accordance with Chapter 16 of the California Code of Regulations 2007 Edition and shall be Exposure C. _____ (Building)
5. EVIDENCE OF WATER CONNECTION CAPACITY. The applicant shall submit a letter from CCWD certifying that the subject site has an adequately sized water connection for this approved project. No building permit shall be issued without such a letter. _____ (Building)

6. EVIDENCE OF SEWER CONNECTION CAPACITY. The applicant shall demonstrate issuance of a sewer permit from the City of Half Moon Bay. _____ (Building)
7. VALID MEASURE A CERTIFICATE. The Planning Department shall verify the Measure A Certificate issued for the property has not expired, remains valid, and, if applicable, the recordation of any required owner occupancy deed restriction has taken place. _____ (Planning)
8. LOT DRAINAGE PLAN. A Lot Drainage Plan and a Project Applicant Checklist shall be submitted for City Engineer review and approval showing how the surface runoff is retained on-site and the remainder is drained to the public right-of-way in accordance with National Pollutant Discharge Elimination System (NPDES) standards and Best Management Practices (BMP). The Plan shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swale, area drain, existing grade at adjacent property, etc. The Plan must show the location of the sewer connection, and a property line sewer cleanout must be installed for Building Permit approval. _____ (Public Works/Building)
9. FIRE SPRINKLERS. As per Fire District ordinance, the applicant is required to install an automatic fire sprinkler system **throughout** the proposed or improved dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division. A building permit **will not** be issued until plans are received, reviewed, and approved. Upon submission of plans, the City will forward a complete set to the Half Moon Bay Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 13. Fees shall be paid prior to plan review. _____ (Fire/Building)
10. SURVEY REQUIRED. A detailed topographic/site boundary survey shall be prepared and **certified by a licensed surveyor** and submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, street curbs, etc. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. _____ (Building)
11. LANDSCAPE/HARDSCAPE PLANS. The applicant shall submit proposed landscape (including required street tree(s)) and hardscape plans to the Public Works Department prior to issuance of a building permit. These plans shall include the proposed land/hardscape in the public rights-of-way. The applicant is advised that line of sight triangles regarding roadway intersections (for corner properties) and driveways shall be adhered to in accordance with Section 18.06.040(B) (4). In addition, allowable heights for fencing, walls, posts mailbox holders, etc., shall follow the same height and structure guidelines for facilities that are located in building setback areas. _____ (Building/Planning)

12. FINISHED FLOOR ABOVE CURB OR CROWN. The plans submitted for a building permit shall show the finished floor a minimum of twelve (12) inches above the height of curb, or in cases where there is no curb, from the height of other crown of the existing street or road. _____ (Building)

13. OFF-SITE IMPROVEMENT PLANS. The applicant shall construct curb, gutter, sidewalk, road extension with fire-turn around on Ralston Avenue in accordance with City standards. The plans shall also illustrate an 8-foot wide walkway comprised of 3 inch asphalt over an 8 inch compacted (95%) Type 2 road base or similar extending from the northwest corner of Ralston Avenue where the fire turn around ends along the southerly side of Chesterfield Avenue of Lots 24 through 26. All improvements required by the Half Moon Bay Fire Protection District and Department of Public Works and Building shall be designed subject to ADA standards and the review and approval of the City Engineer and Fire Marshal. The applicant shall submit plans to the Public Works Department for City Engineer approval prior to issuance of a building permit. _____ (Public Works/Building)

14. DEFERRED PUBLIC IMPROVEMENTS FOR CHESTERFIELD AVENUE RIGHTS-OF-WAY. Applicant(s) shall execute a recorded street agreement for future construction of public improvements adjacent to the project site frontage (Chesterfield Avenue) including City standard curb, gutter, sidewalk, and roadway improvements as approved by the Public Works Director/City Engineer. This plan shall be reviewed and approved by the Public Works Director/City Engineer prior to the issuance of a building permit or at another date stipulated in the improvement agreement. All improvements when required by the Half Moon Bay Fire Protection District and Department of Public Works and Building shall be designed subject to ADA standards and the review and approval of the City Engineer and Fire Marshal. The applicant shall complete all street improvements required by the Fire District and Public Works Department. _____ (Public Works/Building)

15. LOT MERGER. The applicant shall submit the required information to the City to merge the recorded lots that the building will be constructed on into a single legal parcel of record and record the action with the San Mateo County Recorder's Office. This must be completed and evidence must be provided to the City prior to the issuance of a building permit. _____ (Planning/Public Works)

B. The following apply during any grading/construction phase of the project:

1. STORMWATER MANAGEMENT / EROSION CONTROL. During Construction the applicant shall minimize the transport and discharge of storm water from the project site by incorporation of the following measures into the construction site practices:
 - a. Identify all storm drains, drainage swails and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them. Use silt fence barrier, straw bale barrier, sand bags, brush or rock filter or other appropriate measures, as necessary to minimize the quantity of sediment laden runoff from the site. _____

 - b. Stabilize any areas that have been stripped of vegetation, and maintain erosion control measures between October 15 and April 15. _____

- c. Ensure that erosion control by re-vegetation is performed just prior to the rainy season unless on site irrigation is provided. Select seed to minimize fertilizer and water use. Limit watering to the amount and frequency, which can be absorbed on site. _____
 - d. Avoid stockpiling of soils or materials, when rain is forecast. Cover with a waterproof tarp during periods of rainy weather to control runoff. Monitor the site for minimization of erosion and sediment runoff every 24 hours during and after every storm event. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. _____
 - e. Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek. Recycle, return to supplier or donate unwanted water-based (latex) paint. Dried latex paint may be disposed of in the garbage. Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste. _____
 - f. Avoid cleaning, fueling, or maintaining vehicles on site, except in an area designated to contain and treat runoff. Clean up leaks, drips, and other spills immediately so they do not contact stormwater. Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. _____
 - g. Avoid mixing excess amounts of fresh concrete or cement mortar. Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash. _____
 - h. Practice source reduction. Reduce waste by only ordering the amount you need to finish the job. Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, and batteries are recyclable. _____
 - i. Inspect portable toilets for leaks. Do not place on or near storm drain outlets. Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed. _____ (Building)
2. DRAINAGE PLAN IMPLEMENTATION. All drainage from the lot shall drain towards the public right-of-way roadway utilizing the appropriate National Pollutant Discharge Elimination System (NPDES) Best Management Practice (BMP). There shall be no direct connections of pipes to the roadway or other drainage facility. The drainage plans shall show how the rear and side yards will properly drain to an approved BMP. If required, approved drainage BMP's shall be permitted by Public Works Department for drainage within the right-of-way(s) fronting the project for drainage to move unobstructed along the right-of-way(s). _____ (Building/Public Works)
3. DISCOVERY OF ARCHAEOLOGICAL RESOURCES. If historic or archaeological resources are uncovered during grading activities, all work shall stop and the applicant shall retain a qualified archaeologist. At the applicant's expense the qualified archaeologist will perform an archaeological reconnaissance and develop mitigation measures to protect archaeological resources. _____ (Building)

4. HOURS OF CONSTRUCTION. The hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday, and 10:00 a.m. to 6:00 p.m. Sundays and Holidays. _____ (Building)

5. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
 - a. The construction trailer shall be used as a temporary construction office only.
 - b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
 - c. No overnight inhabitation of the construction trailer is permitted.
 - d. No construction trailers are permitted on site prior to building permit issuance.
 - e. The construction trailer shall be removed prior to final inspection. Use Permit approval is required for construction trailers beyond final inspection. _____ (Building/Planning)

6. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading or preparation nor storage or placement of construction materials, equipment or vehicles shall take place prior to submittal and approval of building plans by the Public Works Department. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review and approval by the Public Works Department. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
 - a. All masonry, wood, and steel construction materials
 - b. All construction-related equipment and storage containers.
 - c. All construction-related vehicles including temporary trailers _____ (Building)

7. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. _____ (Building/County Health)

8. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first floor height as constructed is equal (or less) to the elevation specified for the first floor height in the approved plans. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. _____ (Building)

9. STRUCTURAL ROOF HEIGHT VERIFICATION. Prior to roof sheathing inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land surveyor certifying that the highest top elevation of the roof, peak, or ridge first floor height as constructed is equal (or less) to the elevation specified in the approved plans. _____ (Building)

C. The following must be fulfilled prior to Occupancy:

1. DEDICATION FOR EMERGENCY TURN AROUND ACCESS. Applicant shall enter into an agreement with City, subject to approval by City Engineer and/or City Attorney, for the dedication of a 10-foot wide public access easement or street right-of-way along the

northwesterly 50 feet of property frontage on Ralston Avenue prior to occupancy. _____ (Public Works/Building)

2. INSTALLATION OF STREET TREES. One street tree shall be installed on the property's street frontage(s) and between the curb and sidewalks or on the private property **immediately adjacent to the street right-of-way**, whichever is preferred by the Public Works Department. The tree shall be of a species allowed by the HMB Master Tree List. Container size, quantity and planting specifications shall be subject to the review and approval of the City's Public Works Department. The trees shall not be planted within the Sight Distance Area, as defined by the Zoning Code, unless the trees meet the minimum required clearance. _____ (Planning/Public Works)
3. LANDSCAPE IMPROVEMENTS. Any landscape improvements shall apply xeriscape principles for drought resistance and to reduce water consumption, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. _____ (Building/Planning)
4. COMPLETION OF FIRE DISTRICT REQUIREMENTS. All requirements of the Half Moon Bay Fire Protection District shall be met _____ (Building/Fire)
5. COMPLETION OF DRAINAGE IMPROVEMENTS. All surface and subsurface storm drainage facilities necessary for the development of this parcel shall be constructed pursuant to the approved Lot Drainage Plan. Run-off from and to adjacent properties must be considered in the proposed plans. All roof drainage shall be collected and conveyed directly to an approved Best Management Practice (BMP) facility. An erosion and sediment control plan shall be submitted to the City Engineer and the City Planning Department for review and approval prior to issuance of a grading permit. Sediment and hydrocarbon separation devices that have been reviewed and approved by the City Engineer shall be installed in on-site storm drains prior to discharging any on-site storm water into the off-site City storm drainage system. _____ (Engineering/Building)
6. ENCROACHMENT PERMIT. An Encroachment Permit shall be required prior to any installation of utilities and any other required work within the public right-of-ways. _____ (Public Works)
7. COMPLETION OF WATER AND SEWER FACILITIES. The applicant shall construct domestic water line facilities and appurtenances for service from the water utility. Water service from any interim well shall not be permitted. Low flow plumbing fixtures shall be used throughout the proposed project. The sanitary sewer line and lateral facilities for complete and adequate service for this parcel shall be connected to the public sewer lines. _____ (Building)
8. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. _____ (Building)
9. UNDERGROUND UTILITIES. All utilities for energy and communications shall be installed underground. _____ (Building)

10. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. _____ (Building)
11. BUILDING ENVELOPE. The building envelope shall be measured from the property lines and setback lines as they existed PRIOR to disturbance in preparation for development of the site. _____ (Building)
12. EXTERIOR BUILDING COLORS AND MATERIALS. Exterior colors and materials shall be in substantial compliance with those shown on the color and materials board, with the City date stamp of July 27, 2009, as approved by the Architectural Review Committee (ARC) meeting of October 21, 2009. _____ (Planning)
13. COMPLETION OF OFF-SITE IMPROVEMENTS. The applicant shall construct curb, gutter, sidewalk, road extension with fire turn-around on Ralston Avenue in accordance with City standards. Applicant shall have constructed an 8-foot wide walkway comprised of 3 inch asphalt over an 8 inch compacted (95%) Type 2 road base or similar extending from the northwest corner of Ralston Avenue where the fire turn-around ends, along the southerly side of Chesterfield Avenue of Lots 20 through 26. All improvements shall be subject to ADA standards and reviewed and approved by the Coastside County Fire Protection District and Department of Public Works and Building. The applicant shall complete these improvements to the satisfaction of the Public Works Department and Fire Marshall prior to issuance of occupancy. _____ (Public Works/Building/Fire Marshall)

D. The project is subject to the following permanent Conditions:

1. DISPLAY OF STREET ADDRESS. The residential dwelling shall display a lighted street address number in a prominent location on the street side of the residence that is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be a contrasting color to the background.
2. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences shall be continuously maintained, and all plant material shall be continuously maintained free of refuse and weeds and in a healthy growing condition.
3. ENCROACHMENTS NOT AUTHORIZED. The property owner shall ensure that landscaping or fencing does not encroach into the right-of-way or any public easements, except for any street trees authorized by this permit.

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The Design Review Approval shall take effect after final local action or 10 working days after receipt of the Notice of Final Action by the Coastal Commission for projects that are located in the Coastal Appeal Areas. The applicant/owner's shall submit a signed copy of these conditions of approval to the Planning Department before they can obtain a building permit. _____

2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. _____

3. EXPIRATION. The Design Review approval shall expire on the latest expiration date applicable to any other discretionary or ministerial permit or approval required for the development, including any extension granted for other permits or approvals. Should the development not require City permits or approvals other than a Coastal Development Permit, the Coastal Development Permit shall expire one year from its date of approval if the development has not begun during that time.

4. HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. _____

5. PERMIT RUNS WITH THE LAND. The Coastal Development Permit and Use Permit runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

OWNER(S) / APPLICANT(S):

(Signature)

(Date)

ATTACHMENT 2

Half Moon Bay Design Approval Criteria

In accordance with Section 18.21.035, the following design criteria for development shall be considered as may be appropriate:

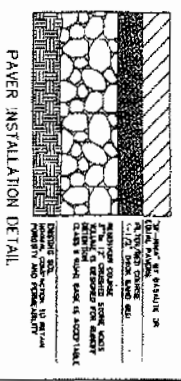
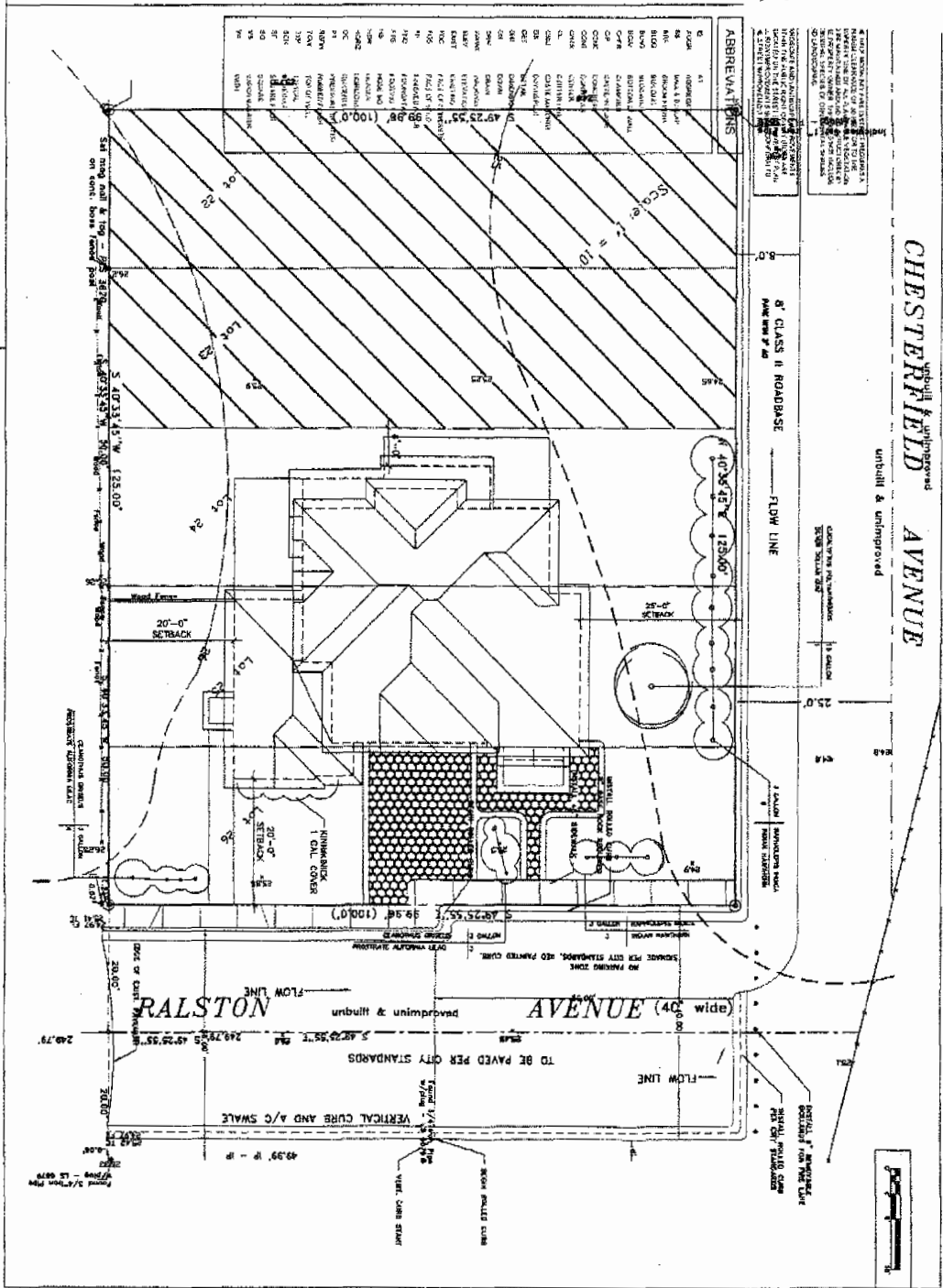
- _____ A. Where more than one building or structure will be constructed, the architectural features and landscaping thereof shall be harmonious. Such features include height, elevations, roofs, material, color and appurtenances.
- _____ B. Where more than one sign will be erected or displayed on the site, the signs shall have a common or compatible design and locational positions and shall be harmonious in appearance.
- _____ C. The material, textures, colors and details of construction shall be an appropriate expression of its design concept and function, and shall be compatible with the adjacent and neighboring structures and functions. Colors of wall and roofing materials shall blend with the natural landscape and be nonreflective.
- _____ D. The design shall be appropriate to the function of the project and express the project's identity.
- _____ E. The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.
- _____ F. Roofing materials shall be wood shingles, wood shakes, tile, or other materials such as composition as approved by the appropriate design review authority. No mechanical equipment shall be located upon a roof unless it is appropriately screened.
- _____ G. The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.
- _____ H. The proposed design shall be consistent with the applicable elements of the General Plan.
- _____ I. If the project site is located in an area considered by the committee as having a unified design character or historical character, the design shall be compatible with such character.
- _____ J. The design shall promote harmonious transition in scale and character in areas located between different designated land uses.
- _____ K. The design shall be compatible with known and approved improvements and/or future construction, both on and off the site.

- _____ L. The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.
- _____ M. Sufficient ancillary functions provided to support the main functions of the project shall be compatible with the project's design concept.
- _____ N. Access to the property and circulation systems shall be safe and convenient for equestrians, pedestrians, cyclists, and vehicles.
- _____ O. The amount and arrangement of open space and landscaping shall be appropriate to the design and the function of the structures.
- _____ P. Landscaping shall be in keeping with the character or design of the building and preferably clustered in natural appearing groups as opposed to being placed in rows or regularly spaced.
- _____ Q. Where feasible, natural features shall be appropriately preserved and integrated with the project.
- _____ R. The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors shall create a desirable and functional environment and the landscape concept shall depict an appropriate unity with the various buildings on the site.
- _____ S. Plant material shall be suitable and adaptable to the site, shall be capable of being properly maintained on the site, and shall be of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.
- _____ T. The design shall be energy efficient and incorporate renewable energy design elements including, but not limited to.

- (1) Exterior energy design elements,
- (2) Internal lighting service and climatic control systems, and
- (3) Building siting and landscape elements.

CHESTERFIELD unimproved **AVENUE**

unbuilt & unimproved



FILE COPY
DO NOT REMOVE
DATE OCT 1 2009

NEW RESIDENCE FOR:
MARCOS AND ESTHER HERNANDEZ

OWNER ADDRESS:
4100 BAYVIEW BLVD
HOUSTON, TX 77025
Email: marcos@herndez.com

PROJECT DATA

PROPOSED RESIDENCE AREA	28,250 SQ FT
LAND TOTAL AREA	89,842 SQ FT
PROPOSED DRIVEWAY AREA	2,100 SQ FT
PROPOSED DRIVEWAY WIDTH	18'0" (MIN)
PROPOSED DRIVEWAY LENGTH	115'0" (MIN)
PROPOSED DRIVEWAY AREA	2,100 SQ FT
PROPOSED DRIVEWAY WIDTH	18'0" (MIN)
PROPOSED DRIVEWAY LENGTH	115'0" (MIN)
PROPOSED DRIVEWAY AREA	2,100 SQ FT
PROPOSED DRIVEWAY WIDTH	18'0" (MIN)
PROPOSED DRIVEWAY LENGTH	115'0" (MIN)

EXTERIOR SCHEME

ROOF	ASBESTOS CEMENT FLAT
WALLS	CONCRETE BLOCK
FLOORING	CONCRETE SLAB
PAVING	CONCRETE SLAB
LANDSCAPING	LANDSCAPING

PLANNING DEPT.

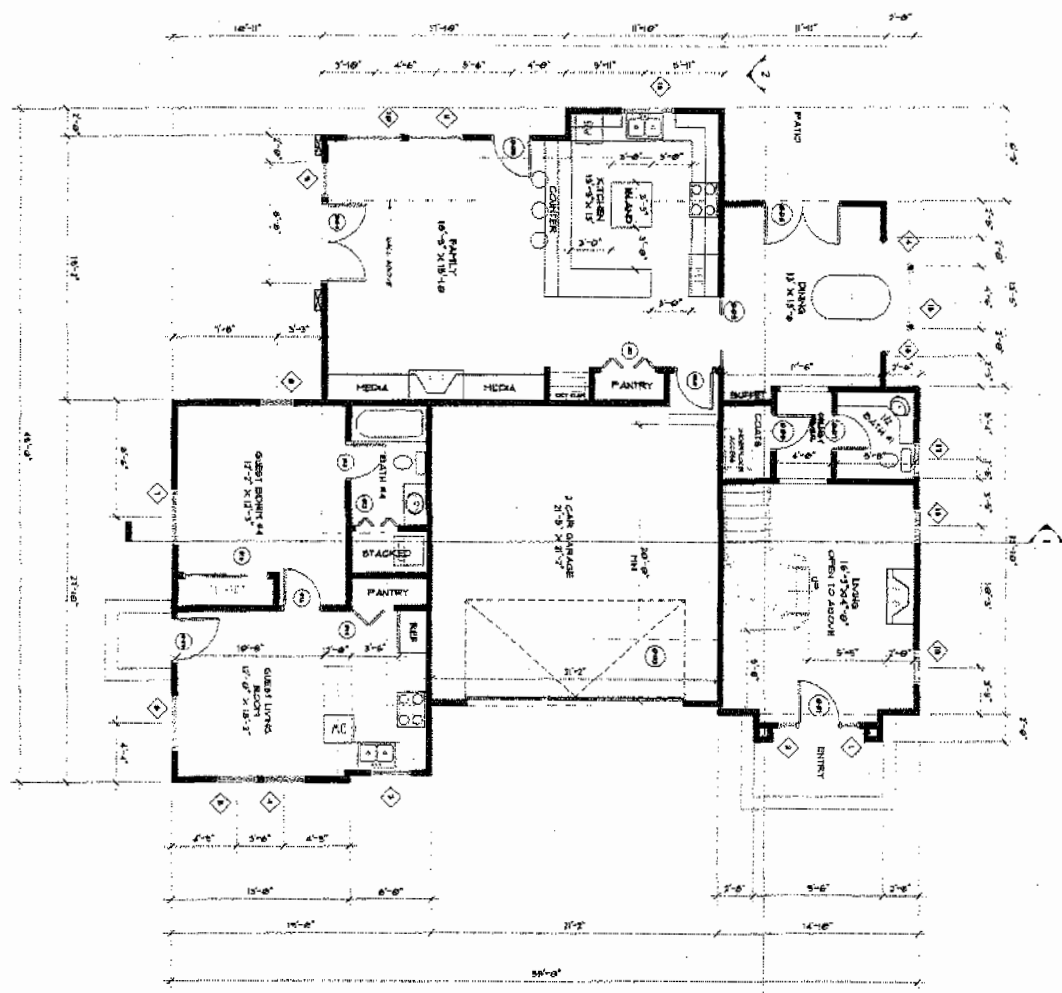
SEP 25 2009

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PDF 056-07

1-1	PROPOSED RESIDENCE
1-2	PROPOSED DRIVEWAY
1-3	PROPOSED LANDSCAPING
A-1	PROPOSED DRIVEWAY
A-2	PROPOSED DRIVEWAY
A-3	PROPOSED DRIVEWAY
A-4	PROPOSED DRIVEWAY
A-5	PROPOSED DRIVEWAY
A-6	PROPOSED DRIVEWAY

SITE MAP AND INFORMATION

1/8"=1'
T.1



1-ST FLOOR WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE
1	1'-0"	6'-0"	PICTURE (STRETCHED)
2	1'-0"	6'-0"	PICTURE (STRETCHED)
3	1'-0"	6'-0"	PICTURE (STRETCHED)
4	1'-0"	6'-0"	PICTURE (STRETCHED)
5	1'-0"	6'-0"	PICTURE (STRETCHED)
6	1'-0"	6'-0"	PICTURE (STRETCHED)
7	1'-0"	6'-0"	PICTURE (STRETCHED)
8	1'-0"	6'-0"	PICTURE (STRETCHED)
9	1'-0"	6'-0"	PICTURE (STRETCHED)
10	1'-0"	6'-0"	PICTURE (STRETCHED)
11	1'-0"	6'-0"	PICTURE (STRETCHED)
12	1'-0"	6'-0"	PICTURE (STRETCHED)
13	1'-0"	6'-0"	PICTURE (STRETCHED)
14	1'-0"	6'-0"	PICTURE (STRETCHED)
15	1'-0"	6'-0"	PICTURE (STRETCHED)
16	1'-0"	6'-0"	PICTURE (STRETCHED)
17	1'-0"	6'-0"	PICTURE (STRETCHED)
18	1'-0"	6'-0"	PICTURE (STRETCHED)
19	1'-0"	6'-0"	PICTURE (STRETCHED)

1-ST FLOOR DOOR SCHEDULE

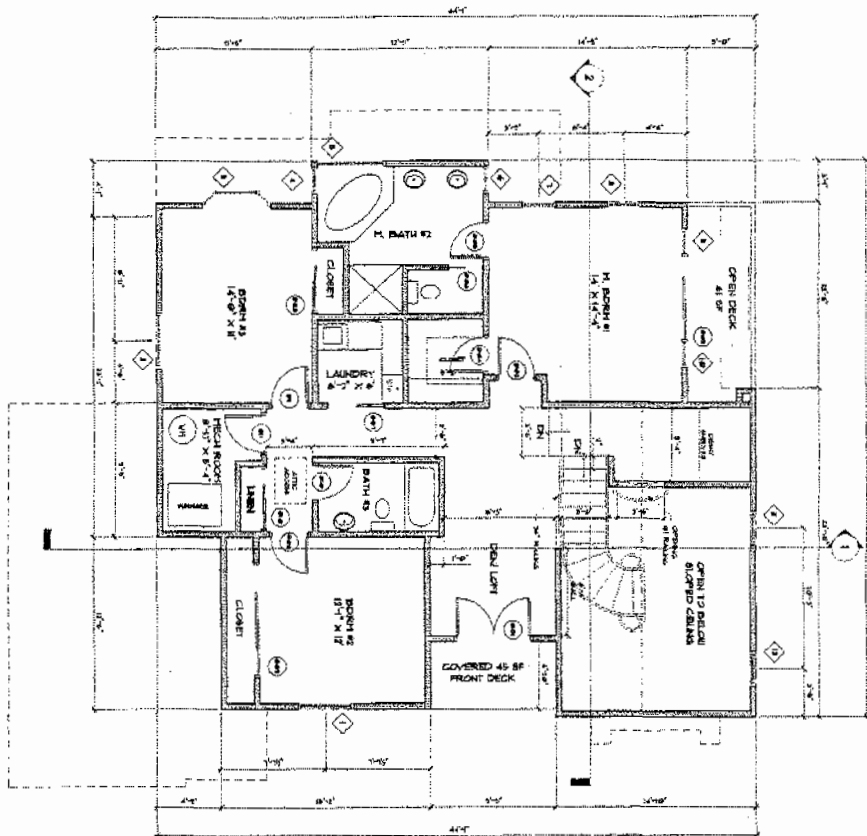
MARK	WD	HGT	STYLE
001	3'-0"	6'-0"	LAMINATED - SOLID
002	3'-0"	6'-0"	LAMINATED - SOLID
003	3'-0"	6'-0"	LAMINATED - SOLID
004	3'-0"	6'-0"	LAMINATED - SOLID
005	3'-0"	6'-0"	LAMINATED - SOLID
006	3'-0"	6'-0"	LAMINATED - SOLID
007	3'-0"	6'-0"	LAMINATED - SOLID
008	3'-0"	6'-0"	LAMINATED - SOLID
009	3'-0"	6'-0"	LAMINATED - SOLID
010	3'-0"	6'-0"	LAMINATED - SOLID
011	3'-0"	6'-0"	LAMINATED - SOLID
012	3'-0"	6'-0"	LAMINATED - SOLID
013	3'-0"	6'-0"	LAMINATED - SOLID
014	3'-0"	6'-0"	LAMINATED - SOLID
015	3'-0"	6'-0"	LAMINATED - SOLID
016	3'-0"	6'-0"	LAMINATED - SOLID
017	3'-0"	6'-0"	LAMINATED - SOLID
018	3'-0"	6'-0"	LAMINATED - SOLID
019	3'-0"	6'-0"	LAMINATED - SOLID
020	3'-0"	6'-0"	LAMINATED - SOLID

1. The architect shall be responsible for the design, construction, and installation of the window and door schedule. The architect shall provide the schedule to the contractor in a timely manner. The contractor shall be responsible for the procurement, installation, and maintenance of the window and door schedule. The architect shall be responsible for the design, construction, and installation of the window and door schedule. The architect shall provide the schedule to the contractor in a timely manner. The contractor shall be responsible for the procurement, installation, and maintenance of the window and door schedule. The architect shall be responsible for the design, construction, and installation of the window and door schedule. The architect shall provide the schedule to the contractor in a timely manner. The contractor shall be responsible for the procurement, installation, and maintenance of the window and door schedule.

PLANNING DEPT. A.1

JUL 27 2009
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SCALE: 1/4" = 1'-0"	DATE: _____	BY: _____	REVISION: _____		PHONE: 916-754-7565 FAX: 916-754-4775 3800 Blvd Blvd Fremont, CA 94538 www.OneStopDesign.com	FIRST FLOOR PLAN For Mattias and Esther Hernandez 14000 1st St., Half Moon Bay, CA 94019 APN# 062-056-130	
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2-ND FLOOR DOOR SCHEDULE

MARK	WD	HGT	STYLE
600	3'-0"	6'-8"	SLIDING - DOUBLE
601	3'-0"	6'-8"	SLIDING - DOUBLE
602	3'-0"	6'-8"	SLIDING - DOUBLE
603	3'-0"	6'-8"	SLIDING - DOUBLE
604	3'-0"	6'-8"	SLIDING - DOUBLE
605	3'-0"	6'-8"	SLIDING - DOUBLE
606	3'-0"	6'-8"	SLIDING - DOUBLE
607	3'-0"	6'-8"	SLIDING - DOUBLE
608	3'-0"	6'-8"	SLIDING - DOUBLE
609	3'-0"	6'-8"	SLIDING - DOUBLE
610	3'-0"	6'-8"	SLIDING - DOUBLE
611	3'-0"	6'-8"	SLIDING - DOUBLE
612	3'-0"	6'-8"	SLIDING - DOUBLE

2-ND FLOOR WINDOW SCHEDULE


MARK	WIDTH	HEIGHT	STYLE
1	3'-0"	5'-0"	LOPPER
2	3'-0"	5'-0"	LOPPER
3	3'-0"	5'-0"	LOPPER
4	3'-0"	5'-0"	LOPPER
5	3'-0"	5'-0"	LOPPER
6	3'-0"	5'-0"	LOPPER
7	3'-0"	5'-0"	LOPPER
8	3'-0"	5'-0"	LOPPER
9	3'-0"	5'-0"	LOPPER
10	3'-0"	5'-0"	LOPPER
11	3'-0"	5'-0"	LOPPER
12	3'-0"	5'-0"	LOPPER

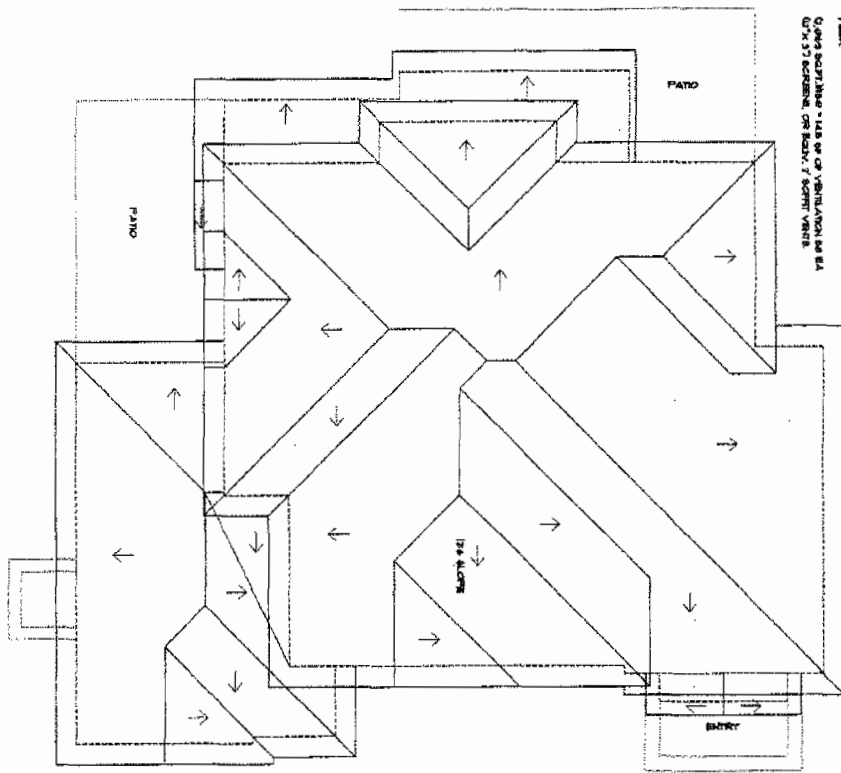
- NOTES**
1. VERIFY REQUIREMENTS FOR VENTILATION SYSTEM IN BATHROOMS AS USED PROVIDED IN THE PLAN. VERIFY WITH ARCHITECT AND ENGINEER.
 2. ALL COVERING OF ROOFING OR OTHER STRUCTURES SHALL BE OF CONCRETE OR OTHER MATERIAL AS SPECIFIED ON DRAWINGS.
 3. THE LAYOUT OF THE LAYOUT SHALL BE 1/4" TO 1" IN CROSS SECTION. THE LAYOUT SHALL BE 1/4" TO 1" IN CROSS SECTION. THE LAYOUT SHALL BE 1/4" TO 1" IN CROSS SECTION.
 4. DIMENSIONS SHALL BE AS SHOWN ON THE PLAN AND SHALL BE APPROXIMATE. VERIFY WITH ARCHITECT AND ENGINEER.

PLANNING DEPT.

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SEP 28 2009

 <p>PHONE: 910-794-7883 FAX: 910-794-4178 3820 South Road Fayetteville, NC 28403 www.OnestopDesign.biz</p>	<p>SECOND FLOOR PLAN</p> <p>For More and Better Homes: Call 800-855-8419 APN# 080-052-130</p>	
<p>DATE: 1/4/11 BY: [Signature] REVISION: [Signature]</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>SHEET: A.2</p>



ATTN: VENTILATION FOR THE ROOF SHALL USE A AIR
 AIR OR LIGHT 1800 SHALL BE USED FOR EACH
 AND SQUARE FEET OF ATTIC AREA. OTHERWISE SHALL
 BE COVERED WITH CORROSION RESISTANT 1/4" GAGE
 GALV.
 OVER SLOTTING = 1/4" OR VENTILATION IS BY
 1/4" X 3/4" SQUARE OR EQUIV. 7' SCOTT VENTS


PLANNING DEPT

JUL 27 2009

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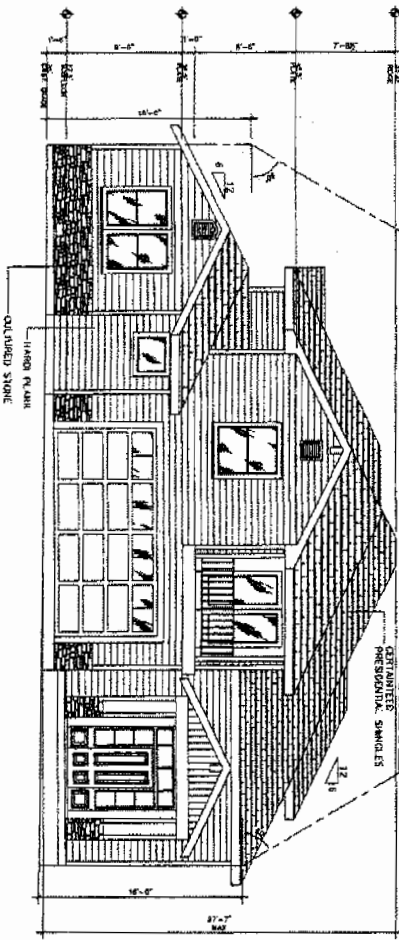
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NO.	DATE	REVISION	BY

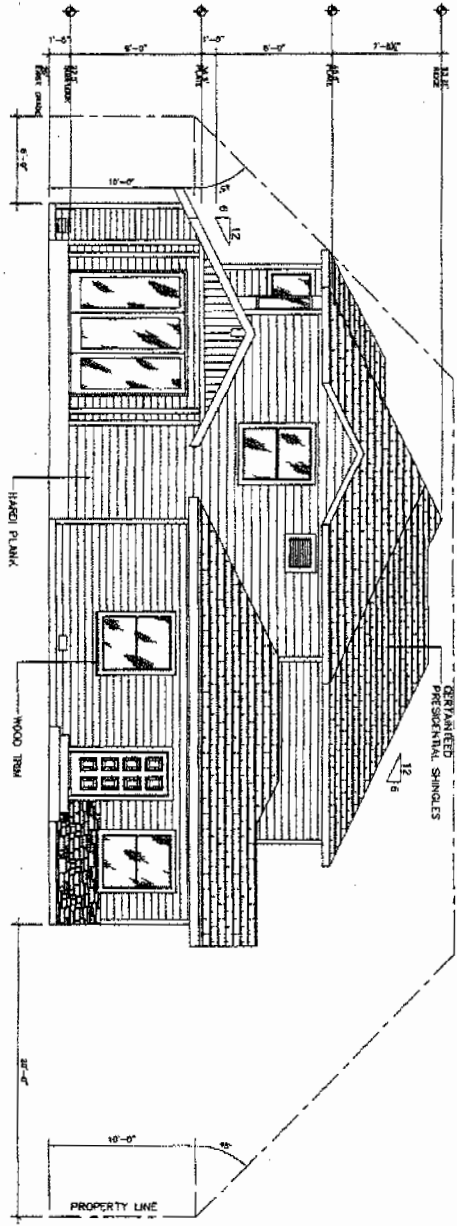

ONSTEPDESIGN
 PHONE: 510-784-7900
 FAX: 510-784-4178
 5225 Board Road
 Fremont, CA 94555
 www.OnStepDesign.biz

ROOF PLAN
 For Morris and Esther Hernandez
 146501 Ave, Half Moon Bay, Ca 94016
 APN# 056-055-130





FRONT ELEVATION (NORTH-EAST)



PLANNING DEPT.

OCT 01 2009

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DATE	BY	REVISION

SCALE 1/4" = 1'

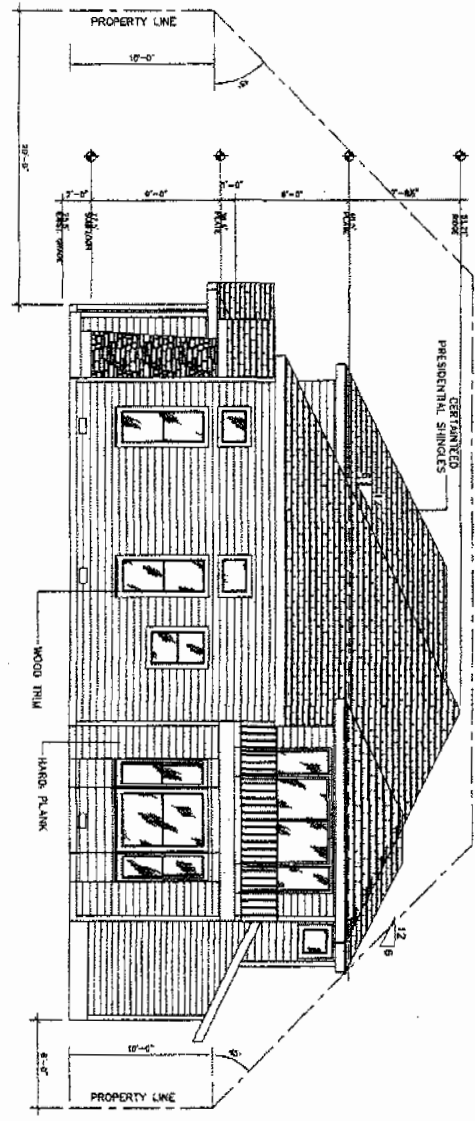
SHEET A.4



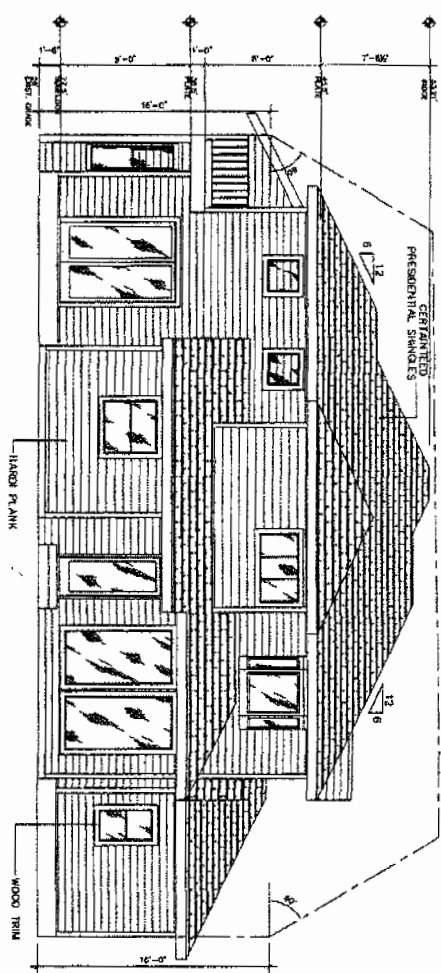
PHONE: 510-794-7660
 FAX: 510-794-4178
 3566 Beard Road
 Fremont, CA 94556
 www.OneStopDesign.biz

ELEVATIONS

For Marcos and Esther Hernandez
 Ralston Ave., Half Moon Bay, Ca 94015
 Alpha CG-007-150



RIGHT ELEVATION (NORTH-WEST)



REAR ELEVATION (SOUTH-WEST)

PLANNING DEPT.

OCT 01 2009

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ELEVATIONS

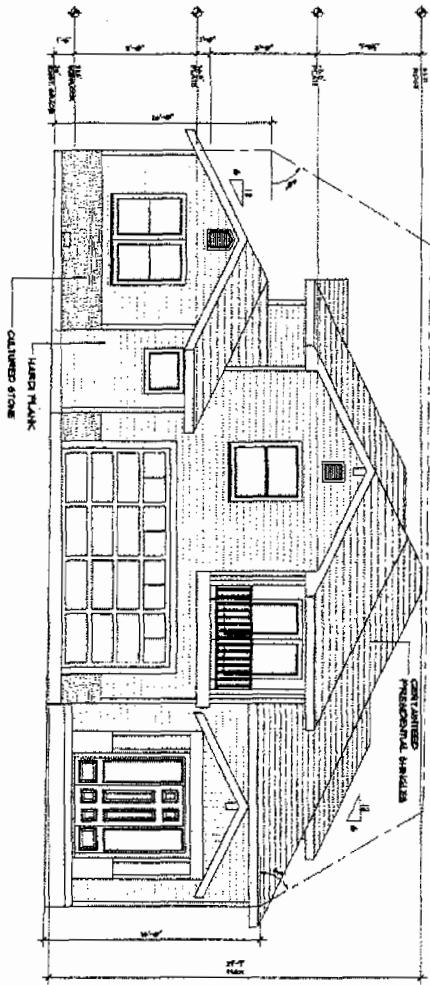
For Marcell and Esther Hernandez
 Reaction Ave., Half Moon Bay, Ca 94019
 A Plan 056-056-130

PHONE: 510-794-2900
 FAX: 510-794-4178
 3566 Beard Road
 Fremont, CA 94555
 www.OneStopDesign.com

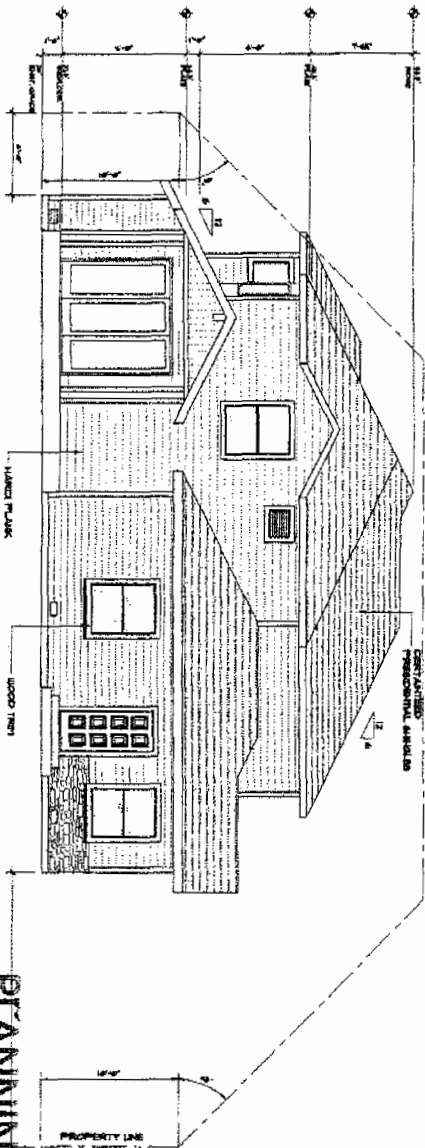


DATE	REVISION	BY

SCALE: 1/4" = 1'
 SHEET
 A.5




FRONT ELEVATION (NORTH-EAST)

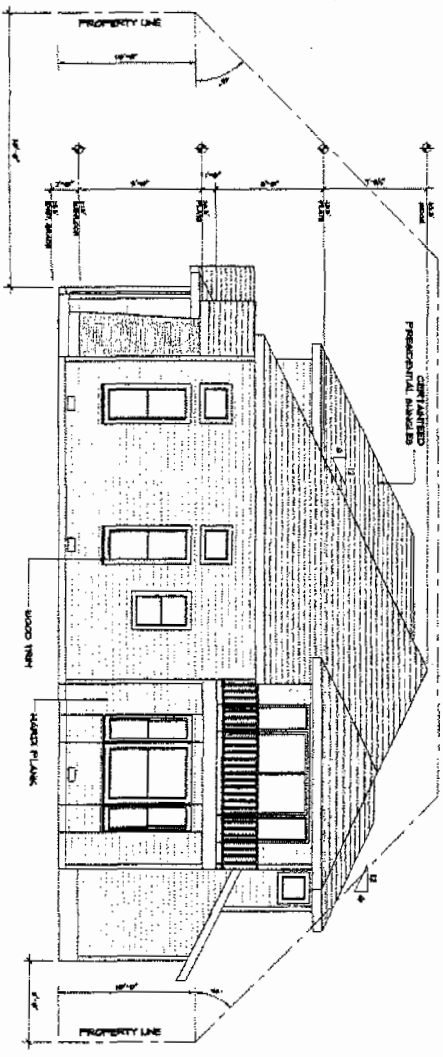


PLANNING DEPT

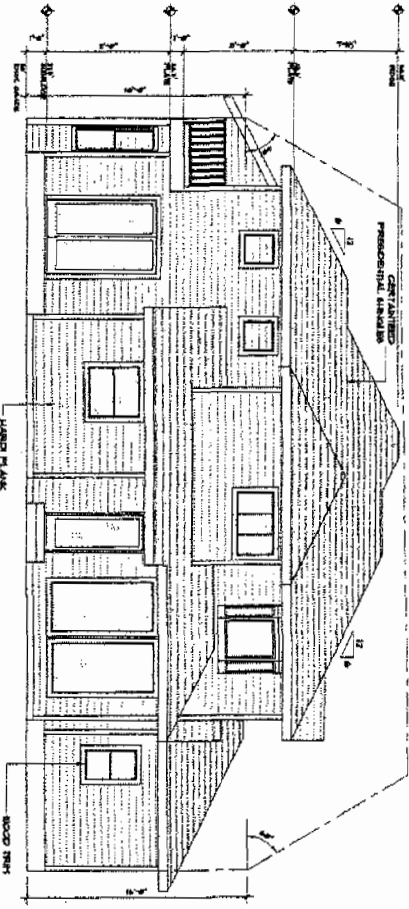
JUL 27 2009

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DATE A DATE F DATE	REVISION 01 02	 ONESTOPDESIGN www.OneStopDesign.com	PHONE: 910-794-7993 FAX: 910-794-4178 3662 Sunset Road Princeton, CA 94055	ELEVATIONS For Marissa and Esther Henshler Valston Ave, Half Moon Bay, Ca 94040 APN# 036-035-132
			PROJECT NO. SHEET NO.	A.4



RIGHT ELEVATION (NORTH-WEST)



REAR ELEVATION (SOUTH-WEST)



PLANNING DEPT
A.5

JUL 27 2009

RECEIVED

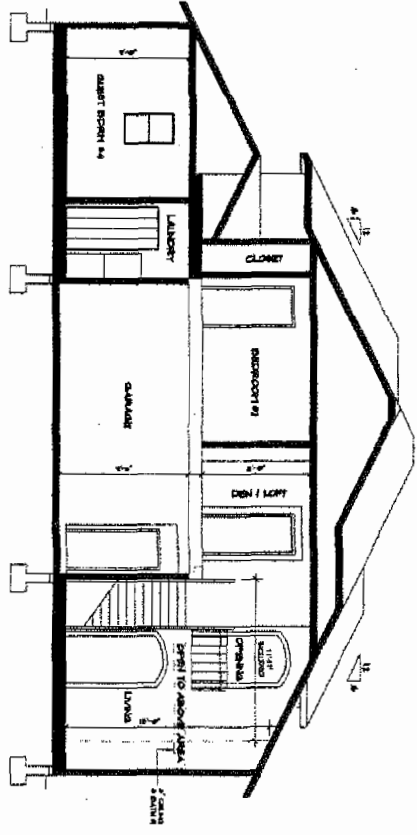
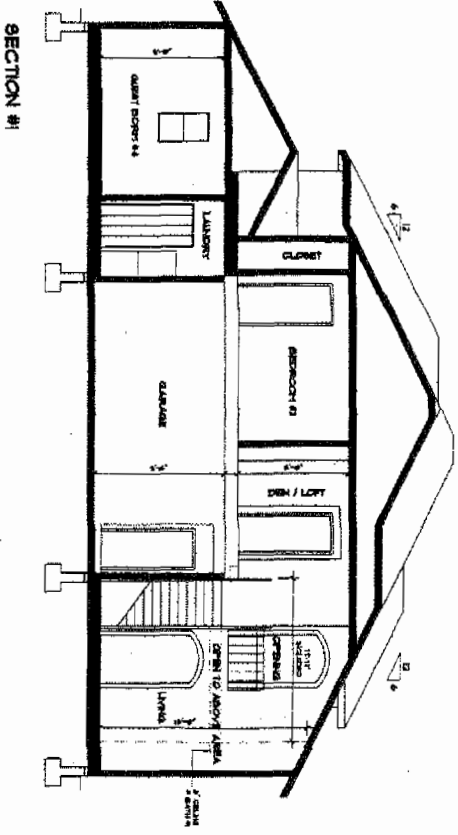
DATE	BY	REVISION



PHONE: 510-764-7221
FAX: 510-794-4178
3589 Depot Road
Fremont, CA 94555
www.OnertopDesign.com

ELEVATIONS

For Marcus and Esther Hernandez
Ratison Ave. Half Moon Bay, Ca 94019
APR 08 058-055-130



PLANNING DEPT.

JUL 27 2009

RECEIVED

DATE	BY	REVISION



PHONE: 510-794-7828
 FAX: 510-794-4176
 3526 Beard Road
 Fremont, CA 94536
 www.OnestopDesign.biz

SECTIONS

For Merjos and Esther Herwin/02
 Reddon Ave, Half Moon Bay, Ca 94019
 April 02/05-10

A.6



MINUTES

Of the City of Half Moon Bay Architectural Review Committee
October 21, 2009 4:30 PM
The Sun Room at the Community Center - 535 Kelly Avenue Half Moon Bay
www.hmbcity.com

Committee: Steve Kikuchi, Chair; Edward Love and Robin Jeffs
Staff: Steve Flint, Planning Director
Sean Gallegos, Associate Planner
Sigrid White, Recording Secretary
Beth Thompson, De Novo Planning, Sign Ordinance Consultant

1. **ROLL CALL:** **4:30 PM**
2. **ORAL COMMUNICATION:**

Chair Kikuchi opened Oral Communication.

Planning Director Flint stated there would be a discussion of the Sign Code at the end of the meeting.

Oral Communication was moved to the end of the meeting. Discussion amongst the Committee Members and Planning Director Flint regarding the proposed amendments to the Sign Code, Title 15 of the Municipal Code, ensued.

Chair Kikuchi closed Oral Communication.

3. **PUBLIC HEARINGS:**

- 1 City File#: PDP-051-09
Location: 1167 Main Street
APN: 064-370-250
Applicant: Heather Shepherd & Mark Eichinoff for Coastal Repertory Theatre
Description: Design review for wall sign with copy "Coastal Rep," and decorative flags located within the C-D (Commercial Downtown) Zoning District

Associate Planner Gallegos presented the item.

Questions from the Commission to staff were asked and answered regarding:
Whether under the proposed sign ordinance if flags would be allowed.
Whether the graphics for Coastal Rep were in proportion.

Chair Kikuchi opened oral communication.

Michelle Parry
Heather Shepherd
Members of the Board of Directors of Coastal Rep

They said Coastal Rep is trying to be noticed more as a theatre and responded to questions from the Committee.

Discussion ensued.

Motion by Kikuchi/Love:

To approve PDP-051-09 at 1167 Main Street with the additional condition that the applicant installs lighting for the signage that it is down lighting that has the ability to have variable wattage for illumination.

Motion carried by unanimous, affirmative voice vote.

2 City File#: PDP-56-07
 Location: 306 Ralston Avenue
 APN: 056-055-130
 Applicant: Marcos and Esther Hernandez
 Description: Design review for a new two-story, single-family residence with road extension and fire turnaround located within a R-1-B-2 (Single-Family Residential) Zoning District

Associate Planner Gallegos presented the item.

Questions from the Commission to staff were asked and answered.

Greg Ward
One Stop Design
Applicant

He explained the project and answered questions from the Committee.

Chair Kikuchi closed the public hearing.

Discussion continued with each Commissioner offering comments.

Motion by Kikuch/Jeffs:

To continue PDP-056-07 to a date certain, that date being the November 18, 2009, ARC meeting with the condition that the applicant address design concerns mitigating:

- The appearance of the garage doors in the center of the building
- Minimizing the visual appearance and placement of the second dwelling unit
- Addressing stone wainscoting and pillars at the entry way
- Correcting any daylight plane encroachments
- Clarifying or correcting parking and curb cut locations to the garage
- Separating parking for the second dwelling unit from the driveway to the main dwelling unit
- Providing a more aesthetic garage door
- Correcting window elevations
- Correcting labels when plans are changed
- Providing colors

Motion carried by unanimous, affirmative voice vote.

3. City File #: PDP-049-09
Location: 401 Main Street
APN: 056-166-100
Applicant: Steve Barber
Description: Review of a request for the sign copy "Half Moon Bay Inn" for a new Window sign. The project is located in a C-D (Commercial Downtown) Zoning District

Associate Planner Gallegos presented the item.

Questions from the Committee to staff were asked and answered.

Chair Kikuchi opened the public hearing.

Jane Barber
Owner of HMB Inn

She was present to answer questions.

Chair Kikuchi closed the public hearing.

Motion by Kikuchi/Love to approve PDP-049-09 as submitted.

Motion carried by unanimous, affirmative voice vote.

4. MINUTES:

1. ARC Minutes of October 7, 2009

Motion by Kikuchi/Love to approve the ARC Minutes of October 7, 2009, as submitted.

Motion carried by unanimous, affirmative voice vote.

5. ADJOURNMENT:

Motion to adjourn carried by unanimous, affirmative voice vote.

APPROVED:

ATTEST:

Steve Kikuchi, Chair

Sigrid White, Recording Secretary

**BUSINESS OF THE ARCHITECTURAL REVIEW COMMITTEE
OF THE CITY OF HALF MOON BAY**

AGENDA REPORT

For the meeting of: November 18, 2009

TO: Architectural Review Committee

FROM: Tonya Ward, Associate Planner

TITLE: **PDP-056-07- Design Review of a two story, single-family residence with road extension and associated improvements located on a standard lot at 306 Ralston Avenue in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)**

SECTION I. RECOMMENDED MOTION:

Move to approve PDP-056-07, an application requesting Design Review approval of a two story, single-family residence with road extension on a standard lot at 306 Ralston Avenue (APN 056-055-130), based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval contained in Exhibit B.

SECTION II. SUMMARY:

The Architectural Review Committee (ARC) previously reviewed this item at its regular meeting on October 21, 2009. The applicant was provided general direction on how to address the Committee's concerns. The comments provided to mitigate design concerns include the following:

- Appearance of the garage doors in the center of the building
- Minimize the visual appearance and placement of second dwelling unit
- Address stone Wainscoting and pillars at entry way
- Correct any daylight plane encroachments
- Clarify or correct parking and curb cut locations to the garage
- Separate the parking for the second dwelling unit from the driveway to main dwelling unit
- Provide a more aesthetic garage door
- Correct window elevations
- Correct elevation labels when plans are changed
- Provide colors

On November 9, 2009, the applicant submitted plans to staff which address many of concerns raised at the previous meeting. For example, the street elevation no longer illustrates one garage door for the 2 car spaces, instead two separate "carriage style" doors with trellis atop is provided. The Chesterfield Avenue elevation (Front/North-West) has been clad with matching stone wainscoting, columns, and a fixed door with sidelites similar in style to the entry door on Ralston Avenue. In addition the sidelites flanking the sliding door at the balcony on this same elevation now is divided to match the fixed door below.

A. Site Information

R-1-B-2 Development Standards:		
Min. Site Area	7,500 sq. ft.	7,500 sq. ft. (existing)
Min. Average Site Width	75 ft.	75 ft. (existing)
Min. Front Setback	25 ft.	25 ft.
Min. Interior Side Setback	6 ft.	6 ft.
Min. Street Facing Side Setback	20 ft.	20 ft.
Combined Minimum Side Setback	20%=15 ft.	34%= 26 ft.
Min. Rear	20 ft.	20 ft.
Max. Height	28 ft. max. (Two-Story)	28 ft.
Lot Coverage (Two-story)	35%	2,128 sq. ft. (17%)
Floor Area Ratio	50%	3,497 sq. ft. (46%)
Parking Garage Spaces	2 car enclosed garage	2 car enclosed garage

SECTION III. Compliance with Zoning Provisions:

The proposed project complies with all of the requirements of Chapter 18.06 (Residential Land Use) of the Zoning Code, including but not limited to, setbacks, lot coverage, FAR, Maximum Building Envelope, and height. As required by condition A-14, the applicant will need to submit a lot merger application for the lots identified as "Lots 24, 25, 26" be recorded by the County of San Mateo prior to issuance of a building permit.

The floor plan reviewed at the October 21st meeting illustrated a portion of the first floor, entirely separated from the main dwelling, to be used for the purpose of a second unit. To be considered a second unit, the space provided must have a combination of uses: a bedroom, cooking and sanitation facilities. The applicant approached planning staff early on to incorporate the second unit with the new residence since a primary structure is needed before a secondary use could be considered. The submittal before the ARC now includes one additional entryway and eliminates the proposed cooking facilities. Second units require a Use Permit, but do not require a public hearing and thereby handled ministerially without discretion. Issues regarding unit size, infrastructure, parking, and ownership is reviewed and approved by staff in accordance to Chapter 18.33 of the Half Moon Bay Municipal Code.

Design Review - Findings

According to Section 18.21.040, the data submitted by the applicant shall be reviewed to determine whether the proposed project will be in conformance with the provisions of Chapter 18 of the Municipal Code, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. In approving any project, the following findings shall be made:

1. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city; and

2. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements; and
3. That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not impair the desirability of living or working conditions in the same or adjacent areas and/or otherwise adversely affect the general prosperity and welfare.

SECTION V. CONCLUSION:

The project meets all of the applicable development standards and does not pose a threat to any of the coastal resources. Staff recommends approval of the project and has prepared recommended findings and conditions for approval of the project (Exhibits A and B of the proposed Resolution for Approval). The Architectural Review Committee will need to determine if it concurs with the analyses set forth in the findings and whether the conditions are appropriate and adequate for approval.

ATTACHMENTS:

- | | |
|--------------|--|
| Attachment 1 | Draft Resolution of Approval with attached Exhibit 'A', Findings and Evidence, and Exhibit 'B', Conditions of Approval |
| Attachment 2 | Design Review Criteria |
| Attachment 3 | Project Plan Set including Site Plan, Floor Plan, and Elevations (Full Size Set, Committee Only) |

ATTACHMENT 1

**ARCHITECTURAL REVIEW COMMITTEE RESOLUTION ARC- R-____-09
RESOLUTION FOR APPROVAL
PDP-056-07**

Design Review of a two story, single-family residence with road extension and associated improvements located on a standard lot at 306 Ralston Avenue in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)

WHEREAS, an application was submitted requesting Design Review approval to construct a two story, single-family residence, road extension and associated improvements located at 306 Ralston Avenue (APN 056-055-130), on a standard sized lot, parcel zoned R-1-B-2 (Single-Family Residential) Zoning District, and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Architectural Review Committee of the City of Half Moon Bay conducted a duly noticed public meeting for the project on October 21, 2009 and November 18, 2009 at which time all those desiring to be heard on the matter were given the opportunity to be heard; and

WHEREAS, the Architectural Review Committee considered all written and oral testimony presented for their consideration; and

WHEREAS, the Architectural Review Committee has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Architectural Review Committee approves application (PDP-056-07).

PASSED AND ADOPTED by the City of Half Moon Bay Architectural Committee at a duly noticed public hearing held on November 18, 2009, by the following vote:

AYES,

NOES,

ABSENT,

ABSTAIN,

ATTEST:

APPROVED:

Steve Flint, Planning Director

Steve Kikuchi, Chair

**EXHIBIT A
FINDINGS AND EVIDENCE
PDP-056-07**

**Design Review of a two story, single-family residence with road extension
and associated improvements located on a standard lot at 306 Ralston Avenue
in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)**

Design Review– Findings

According to Section 18.21.040, the planning director, architectural review committee and planning commission shall determine from the data submitted whether the proposed project will be in conformance with the provisions of this chapter and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. Therefore, in accordance with Half Moon Bay Municipal Code Section 18.21.040, one specific finding must be made by the approving authority in order to approve or conditionally approve the required design review:

Finding: Architectural Review - The project will not hinder the orderly and harmonious development of the City, nor will it impair the desirability or opportunity to attain the optimum use and value of the land and the improvements, nor will it impair the desirability of living and working conditions in the same or adjacent areas, nor will it otherwise adversely affect the general prosperity and welfare.

Evidence: All development standards such as structure height, setbacks, lot-coverage, floor to area ratio and maximum building envelope are consistent with the minimum required standards of the R-1-B-2 (Single-Family Residential) zoning district. The hardi-plank siding and composition roof with multi-gable design and ledgerstone-style base is compatible with new two-story residences within the neighborhood. Colors selected are nonreflective, a collection of natural, tan and brown shades. The corner lot will provide a 20 foot yard setback on Grand Boulevard with street extension and full improvements on Ralston Avenue. Frontage on Chesterfield Avenue will include an 8 foot wide walkway to provide pedestrian circulation until a future time when ultimate improvements may be required. The project was initially reviewed by the ARC on October 21, 2009 when recommendations were made to the applicant to mitigate design concerns. The applicant returned with revised plans incorporating changes which reflected these concerns on November 18, 2009 when the ARC reviewed and conditionally approved the item and made the necessary findings.

**CONDITIONS OF APPROVAL
PDP-056-07**

**Design Review of a two story, single-family residence with road extension
and associated improvements located on a standard lot at 306 Ralston Avenue
in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)**

Authorization: Design review approval authorizes development to construct a new two story, single-family residence with road extension and associated improvements on a standard parcel on APN 056-055-130 as shown on plans, City date stamped of November 9, 2009, except as modified by the conditions of approval set forth herein.

A. The following Condition must be fulfilled prior to the issuance of a building permit:

1. CONFORMANCE WITH APPROVED PLANS. Development shall be in substantial conformance with the approved plans, City date stamped of November 9, 2009 except for any changes that may be required by these conditions of approval. The Planning Director shall review and approve any deviation from the approved plans. In the event that the Planning Director determines that any proposed changes warrant further Architectural Review Committee review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Architectural Review Committee. _____ (Planning)
2. CONSTRUCTION PLANS. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the Building Department for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet stamped and signed by an engineer or architect licensed by the State of California. A geotechnical report shall be prepared, wet stamped, and signed by an engineer licensed by the State of California. _____ (Building)
3. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2007 California Building Code Regulations for building and structure earthquake safety as required by Title 24 of the California Administrative Code. _____ (Building)
4. BUILDING STANDARDS. All buildings, structures, and improvements shall be designed and constructed in accordance with Chapter 14.04 of the Municipal Code (Building Code, Administrative Code, Mechanical Code, Building Code Standards, Code for the Abatement of Dangerous Buildings, Plumbing Code, Electrical Code) and with Half Moon Bay Public Works Standard Details. The minimum basic wind speed for determining design wind pressure shall be 90 miles per hour. The exposure assigned for the subject site, for which a building or structure is to be designed in accordance with Chapter 16 of the California Code of Regulations 2007 Edition and shall be Exposure C. _____ (Building)

B. The following must be fulfilled prior to Occupancy:

1. INSTALLATION OF STREET TREES. One street tree shall be installed on the property's street frontage(s) and between the curb and sidewalks or on the private property **immediately adjacent to the street right-of-way**, whichever is preferred by the Public Works Department. The tree shall be of a species allowed by the HMB Master Tree List. Container size, quantity and planting specifications shall be subject to the review and approval of the City's Public Works Department. The trees shall not be planted within the Sight Distance Area, as defined by the Zoning Code, unless the trees meet the minimum required clearance. ____ (Planning/Public Works)
2. LANDSCAPE IMPROVEMENTS. Any landscape improvements shall apply xeriscape principles for drought resistance and to reduce water consumption, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. ____ (Building/Planning)
3. BUILDING ENVELOPE. The building envelope shall be measured from the property lines and setback lines as they existed PRIOR to disturbance in preparation for development of the site. ____ (Building)
4. EXTERIOR BUILDING COLORS AND MATERIALS. Exterior colors and materials shall be in substantial compliance with those shown on the color and materials board with a City date stamp of November 9, 2009 and as approved by the Architectural Review Committee (ARC) on November 19, 2009. ____ (Planning)

C. The project is subject to the following permanent Conditions:

1. DISPLAY OF STREET ADDRESS. The residential dwellings shall display a lighted street address number in a prominent location on the street side of the residence that is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be a contrasting color to the background.
2. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences shall be continuously maintained, and all plant material shall be continuously maintained free of refuse and weeds and in a healthy growing condition.
3. ENCROACHMENTS NOT AUTHORIZED. The property owner shall ensure that landscaping or fencing does not encroach into the right-of-way or any public easements, except for any street trees authorized by this permit.

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. Design Review approval shall take effect after final local action or 10 working days after receipt of the Notice of Final Action by the Coastal Commission for projects that are located in the Coastal Appeal Areas. The applicant/owner's shall submit a signed copy of these conditions of approval to the Planning Department before they can obtain a building permit. ____

2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. _____

3. EXPIRATION. Design Review approval shall expire on the latest expiration date applicable to any other discretionary or ministerial permit or approval required for the development, including any extension granted for other permits or approvals. Should the development not require City permits or approvals other than Design Review, it shall expire one year from its date of approval if the development has not begun during that time. _____

4. HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. _____

5. PERMIT RUNS WITH THE LAND. The Coastal Development Permit (when approved by the Planning Director) runs with the land and the rights and obligations there under, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

OWNER(S) / APPLICANT(S):

(Signature)

(Date)



MINUTES

Of the City of Half Moon Bay Architectural Review Committee
November 18, 2009 4:30 PM
The Sun Room at the Community Center - 535 Kelly Avenue Half Moon Bay
www.hmbcity.com

Committee: Steve Kikuchi, Chair; Edward Love and Robin Jeffs

Staff: Beth Thompson, Sign Permit Amendment Consultant
Tonya Ward, Associate Planner
Sigrid White, Recording Secretary

1. **ROLL CALL:** **4:30PM**

2. **ORAL COMMUNICATION:**

Chair Kikuchi opened Oral Communication.

There were no speakers.

Chair Kikuchi closed Oral Communication.

Motion by Kikuchi/Love to move Discussion Item #4 to be heard prior to the public hearing items. **Motion carried** by unanimous, affirmative voice vote.

3. **PUBLIC HEARINGS:**

Continued Item:

1. City File#: PDP-56-07
Location: 306 Ralston Avenue
APN: 056-055-130
Applicant: Marcos and Esther Hernandez
Description: Design review for a new two-story, single-family residence with road extension and fire turnaround located within a R-1-B-2 (Single-Family Residential) Zoning District

Associate Planner Ward presented the item and distributed a color key for the house.

Questions from the Committee to staff were asked and answered.

Chair Kikuchi opened the public hearing

**Esther and Marcos Hernandez
Applicants**

They answered questions from the Committee.

Commissioner Love said some of his questions were just problems with the plans. He had questions for Mr. Ward, but would pose them to the Applicants:

On the "front" side, there seems to be three posts and then a gate or some railings in front it and they show up on A5 in Elevation and in Plan on A1. He doesn't know what that is for or what it is doing. He said it doesn't appear to be serving any function. He asked what it was and the applicants weren't sure.

Second question – fire place in the living room doesn't appear to be vented in anyway on the front elevation. He knows fire places can be vented through an opening in the wall, but it would look nice to continue the stone chimney up through the pairs of windows, but that is just a suggestion.

There appears to be a bracket at a forty-five degree angle supporting the roof over the entryway and he doesn't know what the bracket is really there for.

Left elevation on Sheet A4 that used to be over the sink, but it is not over the sink anymore because the sink is gone because there's no kitchen there, why doesn't the sill of that window line up with the sill of the other two windows to the left of it.

Commissioner Love said these were technical questions that he didn't expect the Applicants to be able to answer.

He asked where is Section #2. Seems to be a sheet A3 missing. Section 1 is shown twice. His sheets go 1, 2, 4, 5 and 6.

Doors in the dining room should swing out, not in.

On A-2, the little room at the stairway that says desks and shelves, but there's no way to get into it. On the original plans, there was an opening there.

Chair Kikuchi – at the front entryway, there is a graphic of stone that is on the front but seems to just stop at the pillars; the wainscoting doesn't go to the door.

Commissioner Love -landscaping seems skimpy for a corner lot

Chair Kikuchi said he thought it was acceptable.

Commissioner Love – the secondary entryway facing Chesterfield. What was the reason for that? Answer from staff: It looks nice. It appears to be a façade that was added to create an entrance feel.

Motion by Kikuchi/Love to approve PDP-056-07 and that the Applicant address some of the technical drafting discrepancies as mentioned during the building permit stage.

Motion carried by unanimous, affirmative voice vote.

New Item:

1. City File#: PDP-045-09
Location: 70 North Cabrillo Highway
APN: 056-300-150
Applicant: Brian Connolly
Description: Design review for Amended Sign Program at Strawflower Shopping Center (Safeway Store) located within a C-G (Commercial General) Zoning District

Associate Planner Ward presented the item.

Questions from the Committee to staff were asked and answered.

Brian Connolly

Applicant

He said he wanted to put up standard Safeway signage, but have it scaled back a bit. It will go under the maximum. The signage needs to be architecturally harmonious.

Kikuchi asked about the signage material.

Brian: it is 4 to 5 inches deep.

Chair Kikuchi closed the public hearing.

Love: looks fine. Thanks for making it understated

Jeffer: look fine. Brings up the point of being flexible.

Kikuchi: thinks the logo on the Gable end for Safeway is too large. It looks a little overpowering. If it was 10% smaller.

Brian: They are not made custom. They wanted a balance.

Motion by Kikuchi/Love

To approve pdp 045-09 as submitted.

All approved.

4. **DISCUSSION ITEM:**

PDP-009-09 - Presentation by Beth Thompson of De Novo Planning Group of the proposed amendment to the Sign Ordinance, Title 15 of the Municipal Code.

Beth Thompson of De Novo Planner Group presented the item.

Jeffer – key areas to discuss; major areas of concern.

Keep things general and flexible; major areas could be updated in the future

1. Temporary signs – ARC not necessary for this approval. Planning staff okay to approve these.
2. Feels there is duplication and repetition which could be reduced.
3. Sizes of signs and approval process there of.
 - 50 square feet per sign is far too much
 - Suggested a “quasi” sign program for Main and Kelly
 - Total area signage for anything under 20 square feet goes to Planning Director
 - Minimum signage at one square foot is too small. Minimum of two square feet per linear feet is okay.

Restrict the total but be flexible for larger buildings.

Sidewalk signs that hang over the pavement: 16 square feet downtown maximum is good; 20 in other areas.

10 square feet of storage frontage

When there is a conflict, the PD decides if it goes to ARC

Don't call out UR, or OSR, call it "rural" or "agricultural"

Setbacks

80 square feet for a normal business sign is okay

Planter signs: need to be of the right size to fit in

80 for monument; 60 for individual businesses; maybe up to 50% more if asked

Love: Will go over in more detail and will email comments to Beth. Thinks Jeff's comments were good.

Kikuchi: would like to see a photo simulation of what the planter signs will look like. Not sure how this will decrease visual clutter.

Chapter 15.05 downtown standards

Beth: will take ARC comments and incorporate them into the presentation to City Council. When they differ from business community or Planning Commission, she will point that out.

Motion by Kikuchi/Love

To continue the item to a date certain for a special meeting on Tuesday re pdp -9-09 on Tuesday, 11/24 at 4:30 PM. All approved.

5. MINUTES:

1. ARC Minutes of October 21, 2009

Motion by Kikuchi/Love

To approve the ARC Minutes of October 21, 2009. **Motion carried** by unanimous, affirmative voice vote.

6. ADJOURNMENT:

Motion by

To adjourn the ARC Meeting of November 18, 2009, to the special meeting on November 24th at 4:20 PM.at

Motion carried by unanimous, affirmative voice vote.

Jeffs – not in the December meeting will be in Spain.

**ARCHITECTURAL REVIEW COMMITTEE RESOLUTION ARC-R-034-09
RESOLUTION FOR APPROVAL
PDP-056-07**

Design Review of a two story, single-family residence with road extension and associated improvements located on a standard lot at 306 Ralston Avenue in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)

WHEREAS, an application was submitted requesting Design Review approval to construct a two story, single-family residence, road extension and associated improvements located at 306 Ralston Avenue (APN 056-055-130), on a standard sized lot, parcel zoned R-1-B-2 (Single-Family Residential) Zoning District, and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Architectural Review Committee of the City of Half Moon Bay conducted a duly noticed public meeting for the project on October 21, 2009 and November 18, 2009 at which time all those desiring to be heard on the matter were given the opportunity to be heard; and

WHEREAS, the Architectural Review Committee considered all written and oral testimony presented for their consideration; and

WHEREAS, the Architectural Review Committee has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Architectural Review Committee approves application (PDP-056-07).

PASSED AND ADOPTED by the City of Half Moon Bay Architectural Committee at a duly noticed public hearing held on November 18, 2009, by the following vote:

AYES, Jeffs, Love, Chair Kikuchi

NOES,

ABSENT,

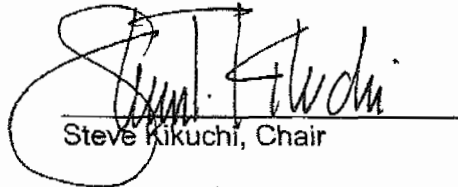
ABSTAIN,

ATTEST:

APPROVED:



Steve Flint, Planning Director



Steve Kikuchi, Chair

**EXHIBIT A
FINDINGS AND EVIDENCE
PDP-056-07**

**Design Review of a two story, single-family residence with road extension
and associated improvements located on a standard lot at 306 Ralston Avenue
in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)**

Design Review- Findings

According to Section 18.21.040, the planning director, architectural review committee and planning commission shall determine from the data submitted whether the proposed project will be in conformance with the provisions of this chapter and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. Therefore, in accordance with Half Moon Bay Municipal Code Section 18.21.040, one specific finding must be made by the approving authority in order to approve or conditionally approve the required design review:

Finding: Architectural Review - The project will not hinder the orderly and harmonious development of the City, nor will it impair the desirability or opportunity to attain the optimum use and value of the land and the improvements, nor will it impair the desirability of living and working conditions in the same or adjacent areas, nor will it otherwise adversely affect the general prosperity and welfare.

Evidence: All development standards such as structure height, setbacks, lot-coverage, floor to area ratio and maximum building envelope are consistent with the minimum required standards of the R-1-B-2 (Single-Family Residential) zoning district. The hardi-plank siding and composition roof with multi-gable design and ledgestone-style base is compatible with new two-story residences within the neighborhood. Colors selected are nonreflective, a collection of natural, tan and brown shades. The corner lot will provide a 20 foot yard setback on Grand Boulevard with street extension and full improvements on Ralston Avenue. Frontage on Chesterfield Avenue will include an 8 foot wide walkway to provide pedestrian circulation until a future time when ultimate improvements may be required. The project was initially reviewed by the ARC on October 21, 2009 when recommendations were made to the applicant to mitigate design concerns. The applicant returned with revised plans incorporating changes which reflected these concerns on November 18, 2009 when the ARC reviewed and conditionally approved the item and made the necessary findings.

CONDITIONS OF APPROVAL
PDP-056-07

**Design Review of a two story, single-family residence with road extension
and associated improvements located on a standard lot at 306 Ralston Avenue
in an R-1-B-2 (Single-Family Residential) Zoning District (APN 056-055-130)**

Authorization: Design review approval authorizes development to construct a new two story, single-family residence with road extension and associated improvements on a standard parcel on APN 056-055-130 as shown on plans, City date stamped of November 9, 2009, except as modified by the conditions of approval set forth herein.

A. The following Condition must be fulfilled prior to the issuance of a building permit:

1. CONFORMANCE WITH APPROVED PLANS. Development shall be in substantial conformance with the approved plans, City date stamped of November 9, 2009 except for any changes that may be required by these conditions of approval. The Planning Director shall review and approve any deviation from the approved plans. In the event that the Planning Director determines that any proposed changes warrant further Architectural Review Committee review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Architectural Review Committee. _____ (Planning)
2. CONSTRUCTION PLANS. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the Building Department for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet stamped and signed by an engineer or architect licensed by the State of California. A geotechnical report shall be prepared, wet stamped, and signed by an engineer licensed by the State of California. _____ (Building)
3. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2007 California Building Code Regulations for building and structure earthquake safety as required by Title 24 of the California Administrative Code. _____ (Building)
4. BUILDING STANDARDS. All buildings, structures, and improvements shall be designed and constructed in accordance with Chapter 14.04 of the Municipal Code (Building Code, Administrative Code, Mechanical Code, Building Code Standards, Code for the Abatement of Dangerous Buildings, Plumbing Code, Electrical Code) and with Half Moon Bay Public Works Standard Details. The minimum basic wind speed for determining design wind pressure shall be 90 miles per hour. The exposure assigned for the subject site, for which a building or structure is to be designed in accordance with Chapter 16 of the California Code of Regulations 2007 Edition and shall be Exposure C. _____ (Building)

A. The following must be fulfilled prior to Occupancy:

1. INSTALLATION OF STREET TREES. One street tree shall be installed on the property's street frontage(s) and between the curb and sidewalks or on the private property **immediately adjacent to the street right-of-way**, whichever is preferred by the Public Works Department. The tree shall be of a species allowed by the HMB Master Tree List. Container size, quantity and planting specifications shall be subject to the review and approval of the City's Public Works Department. The trees shall not be planted within the Sight Distance Area, as defined by the Zoning Code, unless the trees meet the minimum required clearance. _____(Planning/Public Works)
2. LANDSCAPE IMPROVEMENTS. Any landscape improvements shall apply xeriscape principles for drought resistance and to reduce water consumption, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. _____ (Building/Planning)
3. BUILDING ENVELOPE. The building envelope shall be measured from the property lines and setback lines as they existed PRIOR to disturbance in preparation for development of the site. _____ (Building)
4. EXTERIOR BUILDING COLORS AND MATERIALS. Exterior colors and materials shall be in substantial compliance with those shown on the color and materials board with a City date stamp of November 9, 2009 and as approved by the Architectural Review Committee (ARC) on November 19, 2009. _____ (Planning)

C. The project is subject to the following permanent Conditions:

1. DISPLAY OF STREET ADDRESS. The residential dwellings shall display a lighted street address number in a prominent location on the street side of the residence that is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be a contrasting color to the background.
2. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences shall be continuously maintained, and all plant material shall be continuously maintained free of refuse and weeds and in a healthy growing condition.
3. ENCROACHMENTS NOT AUTHORIZED. The property owner shall ensure that landscaping or fencing does not encroach into the right-of-way or any public easements, except for any street trees authorized by this permit.

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. Design Review approval shall take effect after final local action or 10 working days after receipt of the Notice of Final Action by the Coastal Commission for projects that are located in the Coastal Appeal Areas. The applicant/owner's shall submit a signed copy of these conditions of approval to the Planning Department before they can obtain a building permit. _____

2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. _____

3. EXPIRATION. Design Review approval shall expire on the latest expiration date applicable to any other discretionary or ministerial permit or approval required for the development, including any extension granted for other permits or approvals. Should the development not require City permits or approvals other than Design Review, it shall expire one year from its date of approval if the development has not begun during that time. _____

4. HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. _____

5. PERMIT RUNS WITH THE LAND. The Coastal Development Permit (when approved by the Planning Director) runs with the land and the rights and obligations there under, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

OWNER(S) / APPLICANT(S):

(Signature)

(Date)

**BUSINESS OF THE PLANNING DIRECTOR
OF THE CITY OF HALF MOON BAY**

AGENDA REPORT

For the meeting of: December 7, 2009

TO: Planning Director

FROM: Tonya Ward, Associate Planner

TITLE: **PDP-056-07 - Coastal Development Permit for the Construction of a Two-story, Single-Family Residence with Road Extension and Associated Infrastructure Located on a standard sized lot at 306 Ralston Avenue in a R-1-B-2 Zoning District (APN 056-055-130) (Ward for Hernandez)**

SECTION I. RECOMMENDATION:

Approve PDP-056-07, an application for a Coastal Development Permit for the construction of a new two-story single-family residence with road extension and associated infrastructure located at 306 Ralston Avenue, APN 056-055-130, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval contained in Exhibit B.

SECTION II. SUMMARY:

On July 13, 2007, Greg Ward filed an application on behalf of Marcos and Esther Hernandez for a Coastal Development Permit to construct a two-story single-family residence, road extension, and associated infrastructure located at 306 Ralston Avenue (APN 056-055-130). The application was deemed complete for processing on March 5, 2008 and was subsequently reviewed and approved by the Architectural Review Committee on March 19, 2008. Prior to review by the Planning Director, financial lending practices changed and the applicants found themselves in a position to reconsider the overall scale of the project. On January 23, 2009, the applicants requested the Planning Department place the project on a hold status until a new plan could be developed.

On July 27, 2009, new plans were submitted for a two-story, single-family residence, road extension, and associated infrastructure at the same location. The most significant changes to the project include the reduction of the site area from 12,500 square feet to 7,500 square feet and approximately 700 square feet reduction in floor area. The application was reviewed by staff and deemed complete for processing on October 12, 2009. The Planning Director's decision is subject to appeal to the Planning Commission before the tenth working day following this action. The project is located within the California Coastal Appeal Zone; therefore, final action is appealable to the California Coastal Commission.

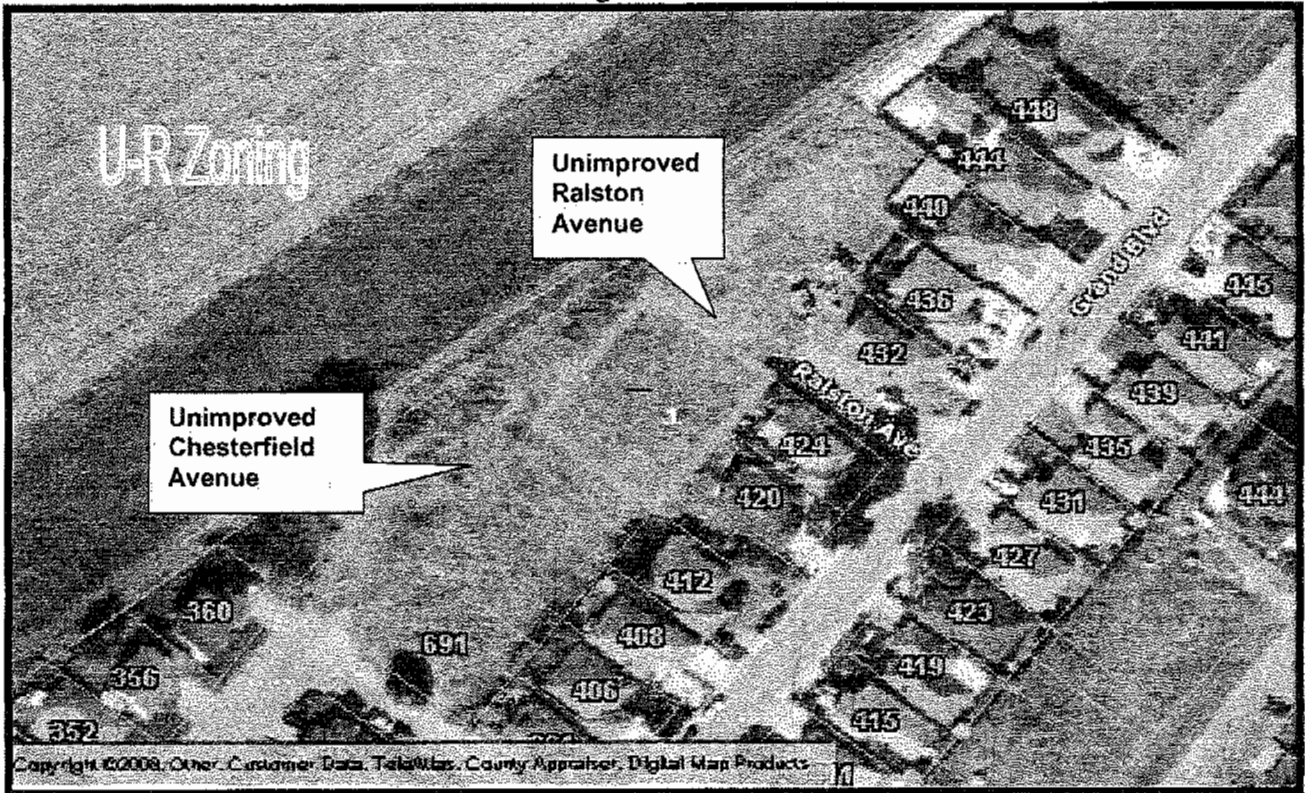
A. Project Data:

Owner/Applicant:	Marcos and Esther Hernandez 420 Grand Boulevard Half Moon Bay, CA 94019	Greg Ward One Stop Design 3566 Beard Road Fremont, CA 94555
Requested Permit:	Coastal Development Permit	
LCP Designation:	Residential Medium Density	
Existing Zoning:	R-1-B-2 (Single-Family Residential)	
CEQA Status:	Categorical Exemption California Administrative Code 15303(a) new construction of single-family residences and 15303 (d) new construction of single-family residences and the limited extension of utilities and road improvements to serve the construction of a single-family residence.	
Water:	Coastside County Water District confirms one (1) 5/8" (20 gpm) non-priority water service connection is allocated to this site.	
Sewer:	The property is currently assessed for one benefit unit. The applicant will be required to purchase one additional unit which will be enough capacity to serve a single-family residence.	

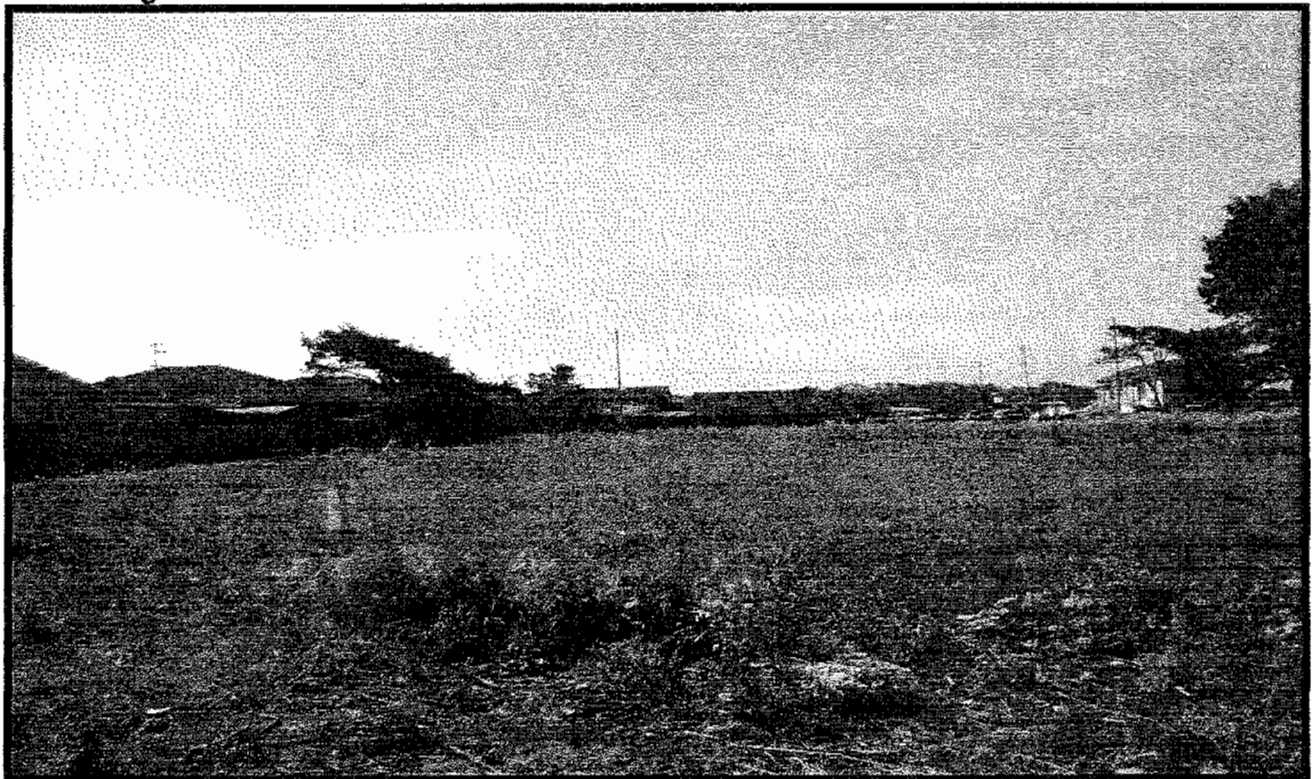
B. Site Information:

R-1-B-2 Development Standards:		
Min. Site Area	7,500 sq. ft.	7,500 sq. ft. (existing)
Min. Average Site Width	75 ft.	75 ft. (existing)
Min. Front Setback	25 ft.	25 ft.
Min. Interior Side Setback	6 ft.	6 ft.
Min. Street Facing Side Setback	20 ft.	20 ft.
Combined Minimum Side Setback	20%=15 ft.	34%= 26 ft.
Min. Rear	20 ft.	20 ft.
Max. Height	28 ft. max. (Two-Story)	28 ft.
Lot Coverage (Two-story)	35%	2,128 sq. ft. (17%)
Floor Area Ratio	50%	3,497 sq. ft. (46%)
Parking Garage Spaces	2 car enclosed garage	2 car enclosed garage

C. Aerial Photo of the Site and Surrounding Area:



D. Existing Site Conditions:



(View of Site from Unimproved Ralston Avenue looking West)

E. Existing Site Conditions and Surrounding Land Use:

The Topographical Survey submitted with the application and staff's field inspection verifies that the lot is relatively flat. Existing site conditions shown in the photograph above illustrates that the parcel is absent of trees and bordered with low-lying shrubs. Adjacent to the proposed two-story residence are vacant parcels to the east, west and north with single-story residences to the south. A Coastal Development Permit has been approved for the construction of a two-story single-family residence at 411 Chesterfield Avenue and the planning department is currently reviewing an application for a similar application at the vacant lot at the corner of Chesterfield and St. James Avenue.

Surrounding Land Use:

North	Vacant Land zoned U-R Urban Reserve Zoning District
South	One-story single-family residence zoned R-1-B-2 Single-Family Zoning District
East	Vacant Parcel zoned R-1-B-2 Single-Family Zoning District
West	Vacant Parcel zoned R-1-B-2 Single-Family Zoning District

SECTION III. PROJECT INFORMATION:

A. Local Coastal Program Consistency:

The project is within the "Ocean Shore Tract" subdivision with existing infrastructure as required by Section 30250 of Coastal Act and Policy 9-4 of the Local Coastal Program (LCP). The proposed project will not interfere with the City's valuable scenic corridors and visual resources per Chapter 7 of the LCP, specifically policies 7-4, 7-5, and 7-9.

The project is not located in close proximity to any designated or potential environmentally sensitive habitat areas and is in compliance with the coastal resource protection policies listed in Chapter 3 of the LCP. The project is not in a flood plain, close to a coastal bluff, near a landslide area, or an identified earthquake fault line and is not at high risk for any of the potential hazards listed in Chapter 4 of the LCP.

The proposed residence will not prevent the public's access to the coastal areas, and the recommended conditions of approval insure that all policies of the LCP are complied with, such as the policy that requires all utilities to be installed underground. The proposed project does not interfere with any public views of the City's valuable coastal resources. The subject site is an infill-lot that complies with all applicable policies of the City's Local Coastal Program.

The Planning Director is required to make all of the findings necessary for a Coastal Development Permit per Section 18.20.070 of the Zoning Code and all of the applicable policies of the Local Coastal Plan.

B. Growth Management System (Measure A):

On May 18, 2007, the owner received a 2007 Measure A residential growth control certificate (4 of 32). On July 13, 2007 the applicant submitted a Coastal Development Permit application leaving 310 days left on the Measure A allocation. The Measure A certificate for this parcel was issued without the requirement for owner occupancy.

C. Compliance with Zoning Provisions:

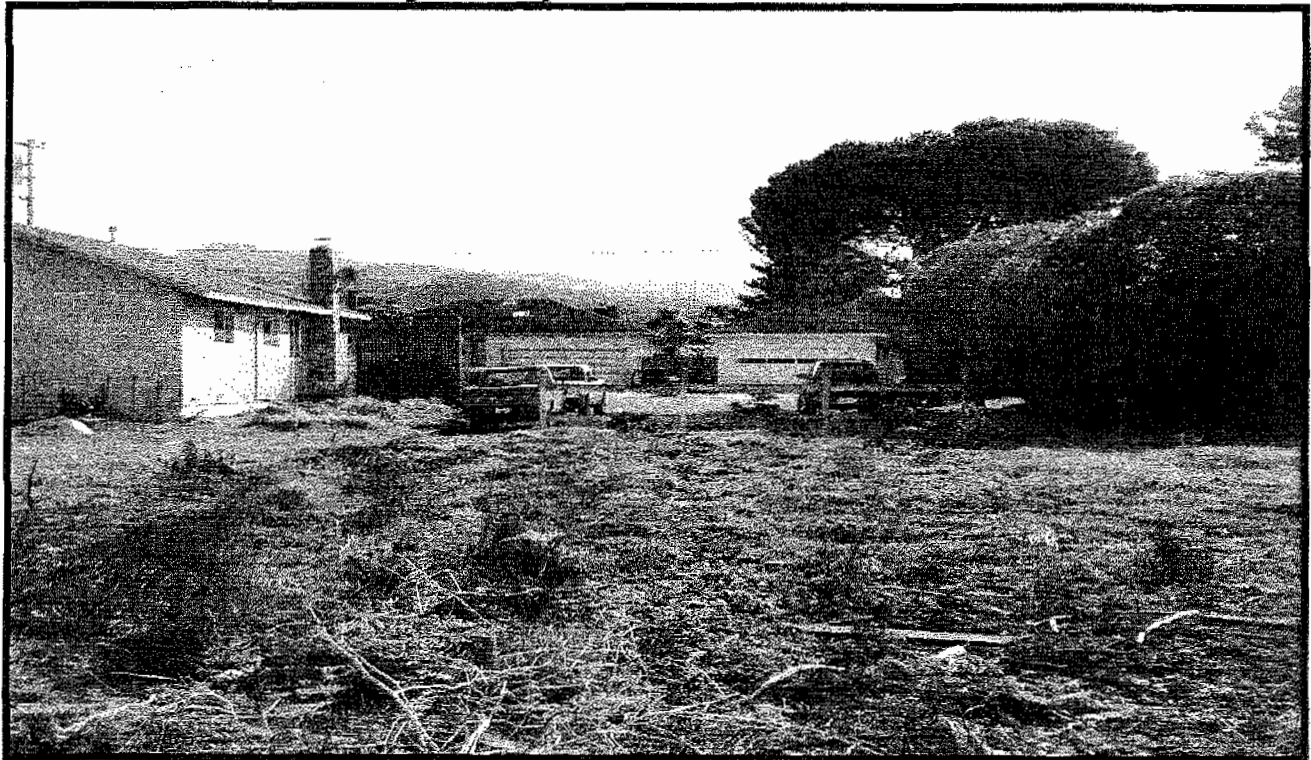
The proposed project complies with all of the requirements of Chapter 18.06 (Residential Land Use) of the Zoning Code, including but not limited to, setbacks, lot coverage, FAR, Maximum Building Envelope, and height. As required by condition A-14, the applicant will need to submit a lot merger application for the lots identified as "Lots 24, 25, 26" which shall be recorded by the County of San Mateo prior to issuance of occupancy.

D. Services and Infrastructure:

The project is located within an existing subdivision with existing water and sewer facilities. The site currently has a 5/8" (20gpm) non-priority water connection and assessed with one sewer benefit unit. The purchase of one additional unit will be required prior to the issuance of a building permit. Two sewer benefit units together with the existing water allocation are adequate to serve a single-family residence.

Street, curb, and sidewalk do not currently exist at the corner of Chesterfield and Ralston Avenue. Consequently, the Public Works Department and Coastside Fire Protection District have conditioned the project to include construction of right-of-way improvements with a fire turn around on Ralston Avenue and a 8-foot wide walkway to connect from this turn around and extend along the south side of the unimproved Chesterfield Avenue frontage (Lots 24-26). The applicant will be required to enter into a street deferral agreement to agree to construct public improvements such as curb, gutter, sidewalk, and street paving on Chesterfield Avenue when the City determines it is necessary.

E. Photos of Unimproved Right-of-Ways



(View of Unimproved Ralston Avenue in front of site looking south)



(View of Unimproved Chesterfield Avenue in front of site looking west)

F. Project Design:

On October 21, 2009, the Architectural Review Committee (ARC) reviewed the project and raised several design concerns which included providing a more aesthetic garage door, addressing the stone wainscoting and pillars at entry way and correcting window elevations. The applicant was provided general direction to mitigate design concerns and asked to return with changes to the meeting of November 18, 2009.

At this second meeting, the applicant presented a street elevation that no longer illustrated one garage door for the 2 car spaces, but instead two separate "carriage style" doors with a trellis atop. The Chesterfield Avenue elevation (Front/North-West) included clad with matching stone wainscoting, columns, and a fixed door with sidelites similar in style to the entry door on Ralston Avenue. The ARC was pleased with the applicant's responses to the design concerns and unanimously approved the item with the required findings.

G. California Environmental Quality Act (CEQA):

The proposed project is consistent with CEQA guidelines and is categorically exempt under California Administrative Code Section 15303(a) and 15303(d), the construction of a new single-family residence and the limited extension of utilities and road improvements to serve the construction of a single-family residence.

SECTION IV. CONCLUSION:

The project meets all of the applicable development standards within Chapter 18.06 of the Half Moon Bay Municipal Code and does not pose a threat to coastal resources. Staff recommends approval of the project and has prepared recommended findings and conditions for approval of the project (Exhibits A and B of the proposed Resolution for Approval). The Planning Director will need to determine whether the analyses set forth in the findings and the conditions are appropriate and adequate for approval.

ATTACHMENTS:

- 1 Draft Resolution of Approval with attached Exhibit 'A', Findings and Evidence, and Exhibit 'B', Conditions of Approval
- 2 Excerpt from ARC Minutes dated October 21, 2009 and November 18, 2009
- 3 Project Plan Set including Site Plan, Floor Plan, and Elevations (Full Size Set, Planning Director Only)

PLANNING DIRECTOR RESOLUTION PDR- ____-09
RESOLUTION FOR APPROVAL
PDP-056-07

Coastal Development Permit for a Two-Story, Single-Family Residence, Road Extension and Associated Infrastructure Located at 306 Ralston Avenue (APN 056-055-130)

WHEREAS, an application was submitted requesting approval a Coastal Development Permit for of the construction of a two-story, single-family residence on a vacant standard size parcel, road extension and associated infrastructure located at 306 Ralston Avenue (APN 056-055-130), on a parcel zoned R-1-B-2, Single-Family Residential; and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Architectural Review Committee of the City of Half Moon Bay conducted noticed public meetings for the project on March 19, 2008, October 21, 2009 and November 18, 2009 at which time all those desiring to be heard on the matter were given the opportunity to be heard; and

WHEREAS, the Planning Director conducted a duly noticed public hearing on December 7, 2009, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Planning Director considered all written and oral testimony presented for their consideration; and

WHEREAS, the Planning Director has determined that the construction of the proposed single-family residence is categorically exempt from CEQA under Section 15303(a) and 15303(d); and

WHEREAS, the Planning Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Planning Director approves the application (PDP-056-07).

PASSED AND ADOPTED by the City of Half Moon Bay Planning Director at a duly noticed public hearing held on December 7, 2009.

APPROVED:

Steve Flint, Planning Director

**EXHIBIT A
FINDINGS AND EVIDENCE
PDP-056-07**

**Coastal Development Permit for a Two-Story, Single-Family Residence, Road Extension
and Associated Infrastructure Located at 306 Ralston Avenue (APN 056-055-130)**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

- 1. Local Coastal Program Finding**– The development as proposed or as modified by conditions, conforms to the Local Coastal Program (LCP).

Evidence: The proposed project is an infill house that does not interfere with the public's access to the coastal trail, beach or sea. It has been reviewed for conformance with all policies of the LCP and has been determined to be consistent. The following specific Coastal Act and local policies are especially noted:

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The project is not located at or near identified archaeological or paleontological resources and therefore will not adversely impact said resources. Nonetheless, Staff is recommending a condition to require that the project cease operations and a study be performed on any artifacts that are found during construction.

Coastal Act 30250: *New residential, commercial or industrial development except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

Compliance: The proposed project is located within an existing developed area that is able to accommodate it given that its location is within an existing neighborhood that contains adequate sewer and water infrastructure to meet the existing needs of the immediate neighborhood. Significant adverse effects, either individually or cumulatively, on coastal resources are not anticipated from this development as the proposed project will be designed in a manner than is compatible with and, where feasible, complementary to the existing development and character of the immediate area.

Policy 7-4: *Utilities shall continue to be placed underground in all new developments.*

Compliance: As part of the conditions of approval, the applicant is required to install all utilities and communications underground.

2. **Growth Management System Finding**– The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.

Evidence: Pursuant to Half Moon Bay Municipal Code Section 17.06 (Residential Dwelling Unit Building Permit Allocation System), the proposed project is consistent with the established growth control ordinance. The applicant received a valid Measure A Certificate (4 of 32) on May 18, 2007.

3. **Zoning Provisions Finding**– The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance (Title 18).

Evidence: As currently proposed, the project complies with all applicable development regulations of the R-1-B-2 Zoning Designation for single-family dwelling units on a site including, but not limited to, required setbacks, lot coverage, floor area ratio (FAR), and maximum building envelope. In addition, the project has been reviewed for compliance with the design review criteria as set forth in HMB Municipal Code Section 18.21.

4. **Adequate Services Finding**– The proposed development will be provided with adequate services and infrastructure at the time of occupancy in a manner that is consistent with the Local Coastal Program.

Evidence: The project is located within an existing subdivision with existing water and sewer facilities. The site currently has a 5/8" (20gpm) non-priority water connection and assessed with one sewer benefit unit. The purchase of one additional unit will be required prior to the issuance of a building permit. Two sewer benefit units together with the existing water allocation are adequate to serve a single-family residence.

Street, curb, and sidewalk do not currently exist at the corner of Chesterfield and Ralston Avenue. Consequently, the Public Works Department and Coastside Fire Protection District have conditioned the project to include construction of right-of-way improvements with a fire turn around on Ralston Avenue and a 8-foot wide walkway to connect from this turn around and extend along the south side of the unimproved Chesterfield Avenue frontage (Lots 24-26). The applicant will be required to enter into a street deferral agreement to agree to construct public improvements such as curb, gutter, sidewalk, and street paving on Chesterfield Avenue when the City determines it is necessary.

5. **California Coastal Act Finding**– Any development to be located between the sea and the first public road parallel to the sea conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Evidence: The project will not restrict or otherwise adversely affect public coastal access or public coastal recreational opportunities because it involves residential construction and utility extension on a privately owned lot zoned for residential uses. The applicant is required to construct a road extension on Ralston Avenue that will connect to the road network to serve the subject site. The Director finds that there is sufficient infrastructure to serve the proposed project with the improvements that are conditions of approval.

Site and Design Review – The required Coastal Development Permit for the construction of a residence may only be approved only after the approving authority has made the following finding per Municipal Code Section 18.21.040:

6. **Architectural Review Finding-** The project will not hinder the orderly and harmonious development of the City, nor will it impair the desirability or opportunity to attain the optimum use and value of the land and the improvements, nor will it impair the desirability of living and working conditions in the same or adjacent areas, nor will it otherwise adversely affect the general prosperity and welfare.

Evidence: On October 21, 2009, the Architectural Review Committee (ARC) reviewed the project and raised several design concerns which included providing a more aesthetic garage door, addressing the stone wainscoting and pillars at entry way and correcting window elevations. The applicant was provided general direction to mitigate design concerns and asked to return with changes to the meeting of November 18, 2009.

At this second meeting, the applicant presented a street elevation that no longer illustrates one garage door for the 2 car spaces, but instead two separate "carriage style" doors with a trellis atop. The Chesterfield Avenue elevation (Front/North-West) includes clad with matching stone wainscoting, columns, and a fixed door with sidelites similar in style to the entry door on Raiston Avenue. The ARC made the necessary finding by Section 18.21.040 of the Half Moon Bay Zoning Code.

Environmental Review –

7. **CEQA Finding-** Pursuant to California Administrative Code Section 15300 (Categorical Exemptions), the approving authority is required to determine whether the proposed project will have a significant effect on the environment and if not, to declare that the project be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA).

Evidence: The proposed project is consistent with CEQA guidelines and is categorically exempt under California Administrative Code Section 15303(a) and 15303(d), the construction of a new single-family residence and the limited extension of utilities and road improvements to serve the construction of a single-family residence.

EXHIBIT B
CONDITIONS OF APPROVAL
PDP-056-07

Coastal Development Permit for a Two-Story, Single-Family Residence, Road Extension and Associated Infrastructure Located at 306 Ralston Avenue (APN 056-055-130)

Authorization: Approval of this permit authorizes development of a two-story, single-family dwelling of approximately 3,497 square feet of floor area on APN 056-055-130 and the construction of a road extension and utility connection as shown on plans with City date stamp of November 16, 2009, except as modified by the conditions of approval set forth herein.

A. The following Conditions must be fulfilled prior to the issuance of a building permit:

1. CONFORMANCE WITH APPROVED PLANS. Development shall be in substantial conformance with the approved plans that have a City date stamp of November 16, 2009 except for any changes that may be required by these conditions of approval. The Planning Director shall review and approve any deviation from the approved plans. In the event that the Planning Director determines that any proposed changes warrant further Planning Director review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Planning Director. _____ (Planning)
2. CONSTRUCTION PLANS. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the Building Department for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet stamped and signed by an engineer or architect licensed by the State of California. A geotechnical report shall be prepared, wet stamped, and signed by an engineer licensed by the State of California. _____ (Building)
3. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2007 California Building Code Regulations for building and structure earthquake safety as required by Title 24 of the California Administrative Code. _____ (Building)
4. BUILDING STANDARDS. All buildings, structures, and improvements shall be designed and constructed in accordance with Chapter 14.04 of the Municipal Code (Building Code, Administrative Code, Mechanical Code, Building Code Standards, Code for the Abatement of Dangerous Buildings, Plumbing Code, Electrical Code) and with Half Moon Bay Public Works Standard Details. The minimum basic wind speed for determining design wind pressure shall be 90 miles per hour. The exposure assigned for the subject site, for which a building or structure is to be designed in accordance with Chapter 16 of the California Code of Regulations 2007 Edition and shall be Exposure C. _____ (Building)
5. EVIDENCE OF WATER CONNECTION CAPACITY. The applicant shall submit a letter from CCWD certifying that the subject site has an adequately sized water connection for this approved project. No building permit shall be issued without such a letter. _____ (Building)
6. EVIDENCE OF SEWER CONNECTION CAPACITY. The applicant shall demonstrate issuance of a sewer permit from the City of Half Moon Bay or Granada Sanitary District. _____ (Building)

7. VALID MEASURE A CERTIFICATE. The Planning Department shall verify two Measure A Certificates issued for the property have not expired, remain valid, and, if applicable, the recordation of any required owner occupancy deed restriction has taken place. _____ (Planning)
8. LOT DRAINAGE PLAN. A Lot Drainage Plan and a Project Applicant Checklist shall be submitted for City Engineer review and approval showing how the surface runoff is retained on-site and the remainder is drained to the public right-of-way in accordance with National Pollutant Discharge Elimination System (NPDES) standards and Best Management Practices (BMP). The Plan shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swale, area drain, existing grade at adjacent property, etc. The Plan must show the location of the sewer connection, and a property line sewer cleanout must be installed for Building Permit approval. _____ (Public Works/Building)
9. FIRE SPRINKLERS. As per Fire District ordinance, the applicant is required to install an automatic fire sprinkler system **throughout** the proposed or improved dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division. A building permit **will not** be issued until plans are received, reviewed, and approved. Upon submission of plans, the City will forward a complete set to the Half Moon Bay Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 13. Fees shall be paid prior to plan review. _____ (Fire/Building)
10. SURVEY REQUIRED. A detailed topographic/site boundary survey shall be prepared and **certified by a licensed surveyor** and submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, street curbs, etc. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. _____ (Building)
11. LANDSCAPE/HARDSCAPE PLANS. The applicant shall submit proposed landscape (including required street tree(s)) and hardscape plans to the Public Works Department prior to issuance of a building permit. These plans shall include the proposed land/hardscape in the public rights-of-way. The applicant is advised that line of sight triangles regarding roadway intersections (for corner properties) and driveways shall be adhered to in accordance with Section 18.06.040(B) (4). In addition, allowable heights for fencing, walls, posts mailbox holders, etc., shall follow the same height and structure guidelines for facilities that are located in building setback areas. _____ (Building/Planning)
12. FINISHED FLOOR ABOVE CURB OR CROWN. The plans submitted for a building permit shall show the finished floor a minimum of twelve (12) inches above the height of curb, or in cases where there is no curb, from the height of other crown of the existing street or road. _____ (Building)

13. OFF-SITE IMPROVEMENT PLANS. The applicant shall construct curb, gutter, sidewalk, road extension with fire-turn around on Ralston Avenue in accordance with City standards. The plans shall also illustrate an 8-foot wide walkway comprised of 3 inch asphalt over an 8 inch compacted (95%) Type 2 road base or similar extending from the northwest corner of Ralston Avenue where the fire turn around ends along the southerly side of Chesterfield Avenue of Lots 24 through 26. All improvements required by the Half Moon Bay Fire Protection District and Department of Public Works and Building shall be designed subject to ADA standards and the review and approval of the City Engineer and Fire Marshal. The applicant shall submit plans to the Public Works Department for City Engineer approval prior to issuance of a building permit. _____(Public Works/Building)

14. DEFERRED PUBLIC IMPROVEMENTS FOR CHESTERFIELD AVENUE RIGHTS-OF-WAY. Applicant(s) shall execute a recorded street agreement for future construction of public improvements adjacent to the project site frontage (Chesterfield Avenue) including City standard curb, gutter, sidewalk, and roadway improvements as approved by the Public Works Director/City Engineer. This plan shall be reviewed and approved by the Public Works Director/City Engineer prior to the issuance of a building permit or at another date stipulated in the improvement agreement. All improvements when required by the Half Moon Bay Fire Protection District and Department of Public Works and Building shall be designed subject to ADA standards and the review and approval of the City Engineer and Fire Marshal. The applicant shall complete all street improvements required by the Fire District and Public Works Department. _____ (Public Works/Building)

B. The following apply during any grading/construction phase of the project:

1. STORMWATER MANAGEMENT / EROSION CONTROL. During Construction the applicant shall minimize the transport and discharge of storm water from the project site by incorporation of the following measures into the construction site practices:

- a. Identify all storm drains, drainage swails and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them. Use silt fence barrier, straw bale barrier, sand bags, brush or rock filter or other appropriate measures, as necessary to minimize the quantity of sediment laden runoff from the site. _____
- b. Stabilize any areas that have been stripped of vegetation, and maintain erosion control measures between October 15 and April 15. _____
- c. Ensure that erosion control by re-vegetation is performed just prior to the rainy season unless on site irrigation is provided. Select seed to minimize fertilizer and water use. Limit watering to the amount and frequency, which can be absorbed on site. _____
- d. Avoid stockpiling of soils or materials, when rain is forecast. Cover with a waterproof tarp during periods of rainy weather to control runoff. Monitor the site for minimization of erosion and sediment runoff every 24 hours during and after every storm event. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. _____

- e. Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek. Recycle, return to supplier or donate unwanted water-based (latex) paint. Dried latex paint may be disposed of in the garbage. Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste. _____
 - f. Avoid cleaning, fueling, or maintaining vehicles on site, except in an area designated to contain and treat runoff. Clean up leaks, drips, and other spills immediately so they do not contact stormwater. Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. _____
 - g. Avoid mixing excess amounts of fresh concrete or cement mortar. Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash. _____
 - h. Practice source reduction. Reduce waste by only ordering the amount you need to finish the job. Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, and batteries are recyclable. _____
 - i. Inspect portable toilets for leaks. Do not place on or near storm drain outlets. Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed. _____ (Building)
2. DRAINAGE PLAN IMPLEMENTATION. All drainage from the lot shall drain towards the public right-of-way roadway utilizing the appropriate National Pollutant Discharge Elimination System (NPDES) Best Management Practice (BMP). There shall be no direct connections of pipes to the roadway or other drainage facility. The drainage plans shall show how the rear and side yards will properly drain to an approved BMP. If required, approved drainage BMP's shall be permitted by Public Works Department for drainage within the right-of-way(s) fronting the project for drainage to move unobstructed along the right-of-way(s). _____ (Building/Public Works)
3. DISCOVERY OF ARCHAEOLOGICAL RESOURCES. If historic or archaeological resources are uncovered during grading activities, all work shall stop and the applicant shall retain a qualified archaeologist. At the applicant's expense the qualified archaeologist will perform an archaeological reconnaissance and develop mitigation measures to protect archaeological resources. _____ (Building)
4. HOURS OF CONSTRUCTION. The hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday, and 10:00 a.m. to 6:00 p.m. Sundays and Holidays. _____ (Building)
5. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
- a. The construction trailer shall be used as a temporary construction office only.
 - b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
 - c. No overnight inhabitation of the construction trailer is permitted.
 - d. No construction trailers are permitted on site prior to building permit issuance.

- e. The construction trailer shall be removed prior to final inspection. Use Permit approval is required for construction trailers beyond final inspection. _____ (Building/Planning)
6. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading or preparation nor storage or placement of construction materials, equipment or vehicles shall take place prior to submittal and approval of building plans by the Public Works Department. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review and approval by the Public Works Department. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
- a. All masonry, wood, and steel construction materials
 - b. All construction-related equipment and storage containers.
 - c. All construction-related vehicles including temporary trailers _____ (Building)
7. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. _____ (Building/County Health)
8. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first floor height as constructed is equal (or less) to the elevation specified for the first floor height in the approved plans. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. _____ (Building)
9. STRUCTURAL ROOF HEIGHT VERIFICATION. Prior to roof sheathing inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land surveyor certifying that the highest top elevation of the roof, peak, or ridge first floor height as constructed is equal (or less) to the elevation specified in the approved plans. _____ (Building)

C. The following must be fulfilled prior to Occupancy:

1. DEDICATION FOR EMERGENCY TURN AROUND ACCESS. Applicant shall enter into an agreement with City, subject to approval by City Engineer and/or City Attorney, for the dedication of a 10-foot wide public access easement or street right-of-way along the northwesterly 50 feet of property frontage on Ralston Avenue prior to occupancy. _____ (Public Works/Building)
2. LOT MERGER. The applicant shall submit the required information to the City to merge the recorded lots that the building will be constructed on into a single legal parcel of record and record the action with the San Mateo County Recorder's Office. This must be completed and evidence must be provided to the City prior to the issuance of occupancy. _____ (Planning/Public Works)
3. INSTALLATION OF STREET TREES. One street tree shall be installed on the property's street frontage(s) and between the curb and sidewalks or on the private property **immediately adjacent to the street right-of-way**, whichever is preferred by the Public Works Department. The tree shall be of a species allowed by the HMB Master Tree List. Container size, quantity and planting specifications shall be subject to the review and approval of the City's Public

Works Department. The trees shall not be planted within the Sight Distance Area, as defined by the Zoning Code, unless the trees meet the minimum required clearance. _____(Planning/Public Works)

4. LANDSCAPE IMPROVEMENTS. Any landscape improvements shall apply xeriscape principles for drought resistance and to reduce water consumption, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. _____ (Building/Planning)
5. COMPLETION OF FIRE DISTRICT REQUIREMENTS. All requirements of the Half Moon Bay Fire Protection District shall be met _____(Building/Fire)
6. COMPLETION OF DRAINAGE IMPROVEMENTS. All surface and subsurface storm drainage facilities necessary for the development of this parcel shall be constructed pursuant to the approved Lot Drainage Plan. Run-off from and to adjacent properties must be considered in the proposed plans. All roof drainage shall be collected and conveyed directly to an approved Best Management Practice (BMP) facility. An erosion and sediment control plan shall be submitted to the City Engineer and the City Planning Department for review and approval prior to issuance of a grading permit. Sediment and hydrocarbon separation devices that have been reviewed and approved by the City Engineer shall be installed in on-site storm drains prior to discharging any on-site storm water into the off-site City storm drainage system. _____ (Engineering/Building)
7. ENCROACHMENT PERMIT. An Encroachment Permit shall be required prior to any installation of utilities and any other required work within the public right-of-ways. _____ (Public Works)
8. COMPLETION OF WATER AND SEWER FACILITIES. The applicant shall construct domestic water line facilities and appurtenances for service from the water utility. Water service from any interim well shall not be permitted. Low flow plumbing fixtures shall be used throughout the proposed project. The sanitary sewer line and lateral facilities for complete and adequate service for this parcel shall be connected to the public sewer lines. _____ (Building)
9. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. _____ (Building)
10. UNDERGROUND UTILITIES. All utilities for energy and communications shall be installed underground. _____ (Building)
11. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. _____ (Building)
12. BUILDING ENVELOPE. The building envelope shall be measured from the property lines and setback lines as they existed PRIOR to disturbance in preparation for development of the site. _____ (Building)

13. EXTERIOR BUILDING COLORS AND MATERIALS. Exterior colors and materials shall be in substantial compliance with those shown on the color and materials board, with the City date stamp of November 16, 2009, as approved by the Architectural Review Committee (ARC) meeting of November 18, 2009. _____ (Planning)
14. COMPLETION OF OFF-SITE IMPROVEMENTS. The applicant shall construct curb, gutter, sidewalk, road extension with fire turn-around on Ralston Avenue in accordance with City standards. Applicant shall have constructed an 8-foot wide walkway comprised of 3 inch asphalt over an 8 inch compacted (95%) Type 2 road base or similar extending from the northwest corner of Ralston Avenue where the fire turn-around ends, along the southerly side of Chesterfield Avenue of Lots 24 through 26. All improvements shall be subject to ADA standards and reviewed and approved by the Coastside County Fire Protection District and Department of Public Works and Building. The applicant shall complete these improvements to the satisfaction of the Public Works Department and Fire Marshall prior to issuance of occupancy. _____(Public Works/Building/Fire Marshall)

D. The project is subject to the following permanent Conditions:

1. DISPLAY OF STREET ADDRESS. The residential dwelling shall display a lighted street address number in a prominent location on the street side of the residence that is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be a contrasting color to the background.
2. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences shall be continuously maintained, and all plant material shall be continuously maintained free of refuse and weeds and in a healthy growing condition.
3. ENCROACHMENTS NOT AUTHORIZED. The property owner shall ensure that landscaping or fencing does not encroach into the right-of-way or any public easements, except for any street trees authorized by this permit.

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The Coastal Development Permit approval shall take effect after final local action or 10 working days after receipt of the Notice of Final Action by the Coastal Commission for projects that are located in the Coastal Appeal Areas. The applicant/owner's shall submit a signed copy of these conditions of approval to the Planning Department before they can obtain a building permit. _____
2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. _____
3. EXPIRATION. The Coastal Development Permit approval shall expire on the latest expiration date applicable to any other discretionary or ministerial permit or approval required for the development, including any extension granted for other permits or approvals. Should the development not require City permits or approvals other than a Coastal Development Permit, the Coastal Development Permit shall expire one year from its date of approval if the development has not begun during that time.

4. HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. _____
5. PERMIT RUNS WITH THE LAND. The Coastal Development Permit runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

OWNER(S) / APPLICANT(S):

(Signature)

(Date)

Associate Planner Gallegos presented the item.

Questions from the Commission to staff were asked and answered regarding:
Whether under the proposed sign ordinance if flags would be allowed.
Whether the graphics for Coastal Rep were in proportion.

Chair Kikuchi opened oral communication.

**Michelle Parry
Heather Shepherd
Members of the Board of Directors of Coastal Rep**

They said Coastal Rep is trying to be noticed more as a theatre and responded to questions from the Committee.

Discussion ensued.

Motion by Kikuchi/Love:

To approve PDP-051-09 at 1167 Main Street with the additional condition that the applicant installs lighting for the signage that it is down lighting that has the ability to have variable wattage for illumination.

Motion carried by unanimous, affirmative voice vote.

2 City File#: PDP-56-07
 Location: 306 Ralston Avenue
 APN: 056-055-130
 Applicant: Marcos and Esther Hernandez
 Description: Design review for a new two-story, single-family residence with road extension and fire turnaround located within a R-1-B-2 (Single-Family Residential) Zoning District

Associate Planner Gallegos presented the item.

Questions from the Commission to staff were asked and answered.

**Greg Ward
One Stop Design
Applicant**

He explained the project and answered questions from the Committee.

Chair Kikuchi closed the public hearing.

Discussion continued with each Commissioner offering comments.

Motion by Kikuch/Jeffs:

To continue PDP-056-07 to a date certain, that date being the November 18, 2009, ARC meeting with the condition that the applicant address design concerns mitigating:

- The appearance of the garage doors in the center of the building
- Minimizing the visual appearance and placement of the second dwelling unit
- Addressing stone wainscoting and pillars at the entry way
- Correcting any daylight plane encroachments
- Clarifying or correcting parking and curb cut locations to the garage
- Separating parking for the second dwelling unit from the driveway to the main dwelling unit
- Providing a more aesthetic garage door
- Correcting window elevations
- Correcting labels when plans are changed
- Providing colors

Motion carried by unanimous, affirmative voice vote.

3. ~~City File #: PDP-049-09
Location: 401 Main Street
APN: 056-166-100
Applicant: Steve Barber
Description: Review of a request for the sign copy "Half Moon Bay Inn" for a new Window sign. The project is located in a C-D (Commercial Downtown) Zoning District~~

Associate Planner Gallegos presented the item.

Questions from the Committee to staff were asked and answered.

Chair Kikuchi opened the public hearing.

Jane Barber
Owner of HMB Inn

She was present to answer questions.

Chair Kikuchi closed the public hearing.

Motion by Kikuchi/Love to approve PDP-049-09 as submitted.

Motion carried by unanimous, affirmative voice vote.

4. MINUTES:

1. ARC Minutes of October 7, 2009

Motion by Kikuchi/Love to approve the ARC Minutes of October 7, 2009, as submitted.

Motion carried by unanimous, affirmative voice vote.



MINUTES

Of the City of Half Moon Bay Architectural Review Committee
November 18, 2009 4:30 PM
The Sun Room at the Community Center - 535 Kelly Avenue Half Moon Bay
www.hmbcity.com

Committee: Steve Kikuchi, Chair; Edward Love and Robin Jeffs

Staff: Beth Thompson, Sign Permit Amendment Consultant
Tonya Ward, Associate Planner
Sigrid White, Recording Secretary

1. **ROLL CALL:** 4:30PM

2. **ORAL COMMUNICATION:**

Chair Kikuchi opened Oral Communication.

There were no speakers.

Chair Kikuchi closed Oral Communication.

Motion by Kikuchi/Love to move Discussion Item #4 to be heard prior to the public hearing items. **Motion carried** by unanimous, affirmative voice vote.

3. **PUBLIC HEARINGS:**

Continued Item:

1. City File#: PDP-56-07
Location: 306 Ralston Avenue
APN: 056-055-130
Applicant: Marcos and Esther Hernandez
Description: Design review for a new two-story, single-family residence with road extension and fire turnaround located within a R-1-B-2 (Single-Family Residential) Zoning District

Associate Planner Ward presented the item and distributed a color key for the house.

Questions from the Committee to staff were asked and answered.

Chair Kikuchi opened the public hearing

**Esther and Marcos Hernandez
Applicants**

They answered questions from the Committee.

Commissioner Love said some of his questions were just problems with the plans. He had questions for Mr. Ward, but would pose them to the Applicants:

On the "front" side, there seems to be three posts and then a gate or some railings in front it and they show up on A5 in Elevation and in Plan on A1. He doesn't know what that is for or what it is doing. He said it doesn't appear to be serving any function. He asked what it was and the applicants weren't sure.

Second question – fire place in the living room doesn't appear to be vented in anyway on the front elevation. He knows fire places can be vented through an opening in the wall, but it would look nice to continue the stone chimney up through the pairs of windows, but that is just a suggestion.

There appears to be a bracket at a forty-five degree angle supporting the roof over the entryway and he doesn't know what the bracket is really there for.

Left elevation on Sheet A4 that used to be over the sink, but it is not over the sink anymore because the sink is gone because there's no kitchen there, why doesn't the sill of that window line up with the sill of the other two windows to the left of it.

Commissioner Love said these were technical questions that he didn't expect the Applicants to be able to answer.

He asked where is Section #2. Seems to be a sheet A3 missing. Section 1 is shown twice. His sheets go 1, 2, 4, 5 and 6.

Doors in the dining room should swing out, not in.

On A-2, the little room at the stairway that says desks and shelves, but there's no way to get into it. On the original plans, there was an opening there.

Chair Kikuchi – at the front entryway, there is a graphic of stone that is on the front but seems to just stop at the pillars; the wainscoting doesn't go to the door.

Commissioner Love -landscaping seems skimpy for a corner lot

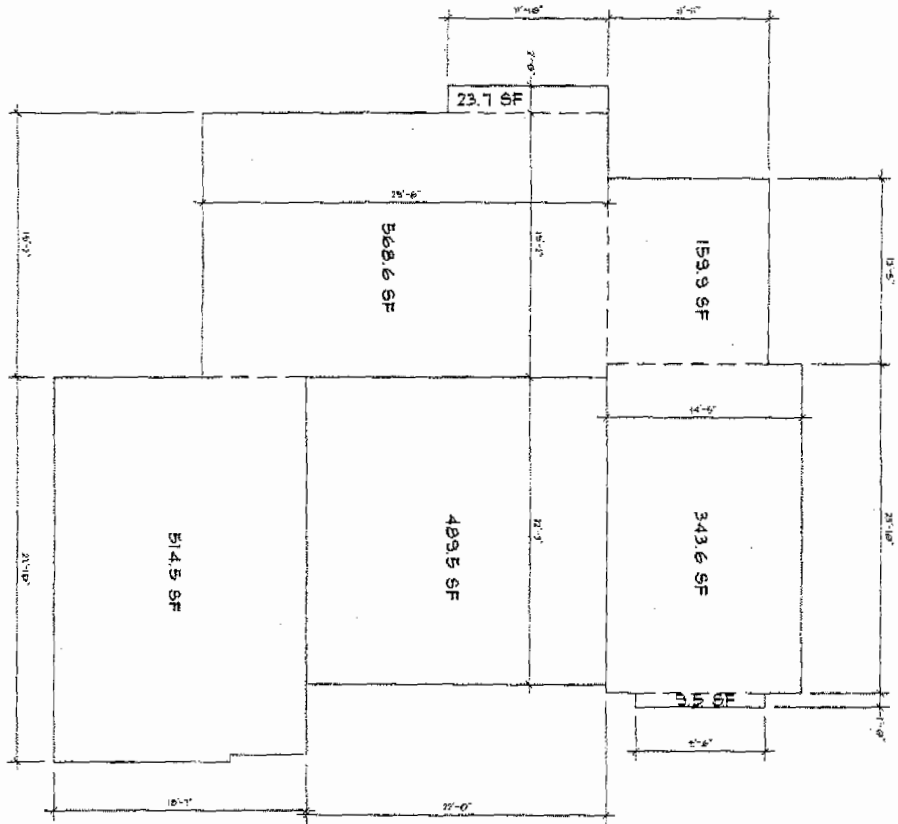
Chair Kikuchi said he thought it was acceptable.

Commissioner Love – the secondary entryway facing Chesterfield. What was the reason for that? Answer from staff: It looks nice. It appears to be a façade that was added to create an entrance feel.

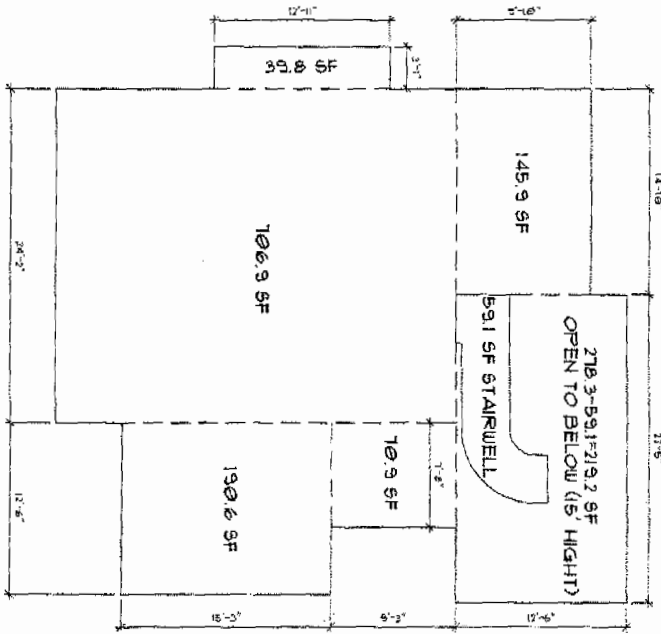
Motion by Kikuchi/Love to approve PDP-056-07 and that the Applicant address some of the technical drafting discrepancies as mentioned during the building permit stage.

Motion carried by unanimous, affirmative voice vote.

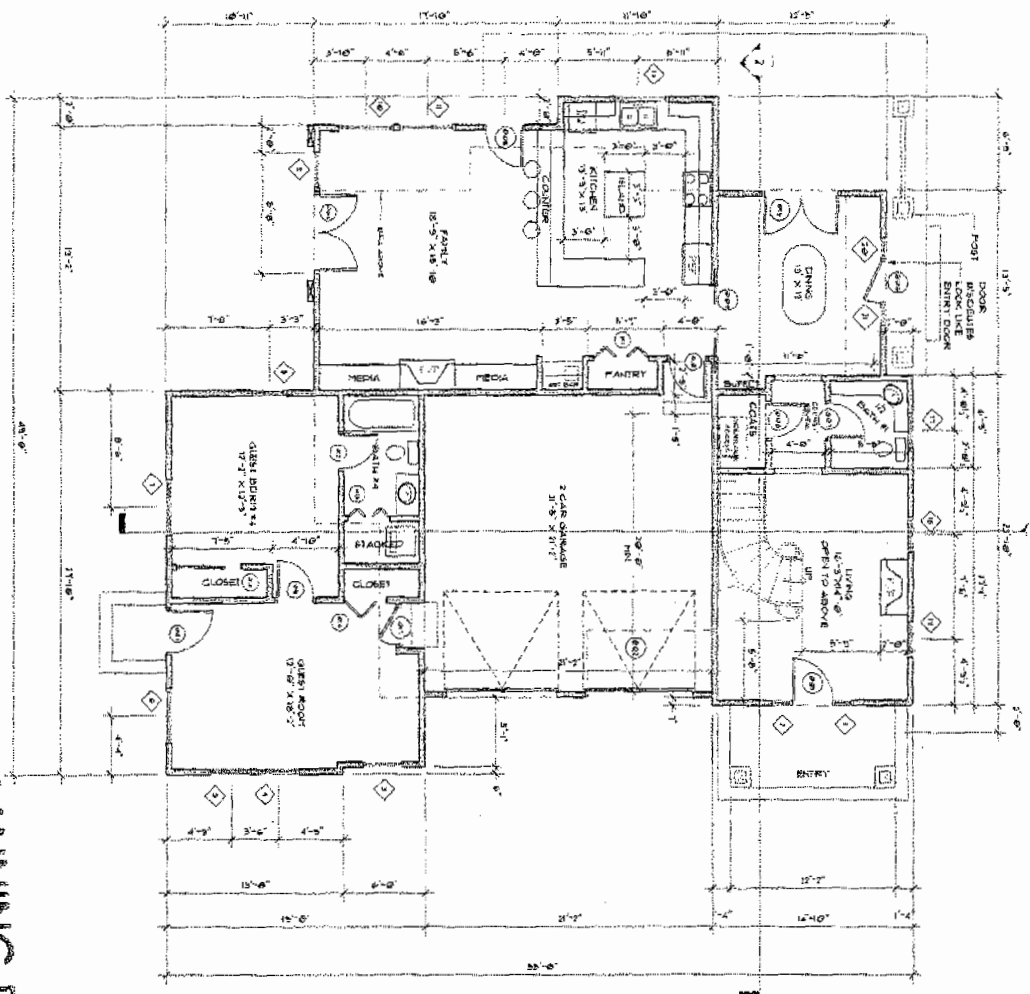
FIRST FLOOR



SECOND FLOOR



ABBREVIATIONS	
AL	ADDRESS
AR	AREA
BR	BREAK ROOM
CL	CLERK WORKSTATION
CM	CONFERENCE ROOM
CO	OFFICE
CP	CONTROL PANEL
CR	CORRIDOR
CS	CONFERENCE ROOM
CT	CONFERENCE ROOM
CU	COPY ROOM
CV	CONTROL ROOM
DA	DATA ROOM
DB	DATA ROOM
DC	DATA ROOM
DD	DATA ROOM
DE	DATA ROOM
DF	DATA ROOM
DG	DATA ROOM
DH	DATA ROOM
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EA	ENTRY AREA
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LC	LAVATORY
LD	LAVATORY
LE	LAVATORY
LF	LAVATORY
LG	LAVATORY
LH	LAVATORY
LI	LAVATORY
LJ	LAVATORY
LK	LAVATORY
LL	LAVATORY
LM	LAVATORY
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LO	LAVATORY
LP	LAVATORY
LQ	LAVATORY
LR	LAVATORY
LS	LAVATORY
LT	LAVATORY
LU	LAVATORY
LV	LAVATORY
LW	LAVATORY
LX	LAVATORY
LY	LAVATORY
LZ	LAVATORY
MA	MATERIAL AREA
MB	MATERIAL AREA
MC	MATERIAL AREA
MD	MATERIAL AREA
ME	MATERIAL AREA
MF	MATERIAL AREA
MG	MATERIAL AREA
MH	MATERIAL AREA
MI	MATERIAL AREA
MJ	MATERIAL AREA
MK	MATERIAL AREA
ML	MATERIAL AREA
MM	MATERIAL AREA
MN	MATERIAL AREA
MO	MATERIAL AREA
MP	MATERIAL AREA
MQ	MATERIAL AREA
MR	MATERIAL AREA
MS	MATERIAL AREA
MT	MATERIAL AREA
MU	MATERIAL AREA
MV	MATERIAL AREA
MW	MATERIAL AREA
MX	MATERIAL AREA
MY	MATERIAL AREA
MZ	MATERIAL AREA
NA	NOT APPLICABLE
NB	NOT APPLICABLE
NC	NOT APPLICABLE
ND	NOT APPLICABLE
NE	NOT APPLICABLE
NF	NOT APPLICABLE
NG	NOT APPLICABLE
NH	NOT APPLICABLE
NI	NOT APPLICABLE
NJ	NOT APPLICABLE
NK	NOT APPLICABLE
NL	NOT APPLICABLE
NM	NOT APPLICABLE
NO	NOT APPLICABLE
NP	NOT APPLICABLE
NQ	NOT APPLICABLE
NR	NOT APPLICABLE
NS	NOT APPLICABLE
NT	NOT APPLICABLE
NU	NOT APPLICABLE
NV	NOT APPLICABLE
NW	NOT APPLICABLE
NX	NOT APPLICABLE
NY	NOT APPLICABLE
NZ	NOT APPLICABLE
OA	OFFICE AREA
OB	OFFICE AREA
OC	OFFICE AREA
OD	OFFICE AREA
OE	OFFICE AREA
OF	OFFICE AREA
OG	OFFICE AREA
OH	OFFICE AREA
OI	OFFICE AREA
OJ	OFFICE AREA
OK	OFFICE AREA
OL	OFFICE AREA
OM	OFFICE AREA
ON	OFFICE AREA
OO	OFFICE AREA
OP	OFFICE AREA
OQ	OFFICE AREA
OR	OFFICE AREA
OS	OFFICE AREA
OT	OFFICE AREA
OU	OFFICE AREA
OV	OFFICE AREA
OW	OFFICE AREA
OX	OFFICE AREA
OY	OFFICE AREA
OZ	OFFICE AREA
PA	PARTICLE AREA
PB	PARTICLE AREA
PC	PARTICLE AREA
PD	PARTICLE AREA
PE	PARTICLE AREA
PF	PARTICLE AREA
PG	PARTICLE AREA
PH	PARTICLE AREA
PI	PARTICLE AREA
PJ	PARTICLE AREA
PK	PARTICLE AREA
PL	PARTICLE AREA
PM	PARTICLE AREA
PN	PARTICLE AREA
PO	PARTICLE AREA
PP	PARTICLE AREA
PQ	PARTICLE AREA
PR	PARTICLE AREA
PS	PARTICLE AREA
PT	PARTICLE AREA
PU	PARTICLE AREA
PV	PARTICLE AREA
PW	PARTICLE AREA
PX	PARTICLE AREA
PY	PARTICLE AREA
PZ	PARTICLE AREA
QA	QUALITY AREA
QB	QUALITY AREA
QC	QUALITY AREA
QD	QUALITY AREA
QE	QUALITY AREA
QF	QUALITY AREA
QG	QUALITY AREA
QH	QUALITY AREA
QI	QUALITY AREA
QJ	QUALITY AREA
QK	QUALITY AREA
QL	QUALITY AREA
QM	QUALITY AREA
QN	QUALITY AREA
QO	QUALITY AREA
QP	QUALITY AREA
QQ	QUALITY AREA
QR	QUALITY AREA
QS	QUALITY AREA
QT	QUALITY AREA
QU	QUALITY AREA
QV	QUALITY AREA
QW	QUALITY AREA
QX	QUALITY AREA
QY	QUALITY AREA
QZ	QUALITY AREA
RA	RECEPTION AREA
RB	RECEPTION AREA
RC	RECEPTION AREA
RD	RECEPTION AREA
RE	RECEPTION AREA
RF	RECEPTION AREA
RG	RECEPTION AREA
RH	RECEPTION AREA
RI	RECEPTION AREA
RJ	RECEPTION AREA
RK	RECEPTION AREA
RL	RECEPTION AREA
RM	RECEPTION AREA
RN	RECEPTION AREA
RO	RECEPTION AREA
RP	RECEPTION AREA
RQ	RECEPTION AREA
RR	RECEPTION AREA
RS	RECEPTION AREA
RT	RECEPTION AREA
RU	RECEPTION AREA
RV	RECEPTION AREA
RW	RECEPTION AREA
RX	RECEPTION AREA
RY	RECEPTION AREA
RZ	RECEPTION AREA
SA	STAIR AREA
SB	STAIR AREA
SC	STAIR AREA
SD	STAIR AREA
SE	STAIR AREA
SF	STAIR AREA
SG	STAIR AREA
SH	STAIR AREA
SI	STAIR AREA
SJ	STAIR AREA
SK	STAIR AREA
SL	STAIR AREA
SM	STAIR AREA
SN	STAIR AREA
SO	STAIR AREA
SP	STAIR AREA
SQ	STAIR AREA
SR	STAIR AREA
SS	STAIR AREA
ST	STAIR AREA
SU	STAIR AREA
SV	STAIR AREA
SW	STAIR AREA
SX	STAIR AREA
SY	STAIR AREA
SZ	STAIR AREA
TA	TERRACE AREA
TB	TERRACE AREA
TC	TERRACE AREA
TD	TERRACE AREA
TE	TERRACE AREA
TF	TERRACE AREA
TG	TERRACE AREA
TH	TERRACE AREA
TI	TERRACE AREA
TJ	TERRACE AREA
TK	TERRACE AREA
TL	TERRACE AREA
TM	TERRACE AREA
TN	TERRACE AREA
TO	TERRACE AREA
TP	TERRACE AREA
TQ	TERRACE AREA
TR	TERRACE AREA
TS	TERRACE AREA
TT	TERRACE AREA
TU	TERRACE AREA
TV	TERRACE AREA
TW	TERRACE AREA
TX	TERRACE AREA
TY	TERRACE AREA
TZ	TERRACE AREA
UA	UTILITY AREA
UB	UTILITY AREA
UC	UTILITY AREA
UD	UTILITY AREA
UE	UTILITY AREA
UF	UTILITY AREA
UG	UTILITY AREA
UH	UTILITY AREA
UI	UTILITY AREA
UJ	UTILITY AREA
UK	UTILITY AREA
UL	UTILITY AREA
UM	UTILITY AREA
UN	UTILITY AREA
UO	UTILITY AREA
UP	UTILITY AREA
UQ	UTILITY AREA
UR	UTILITY AREA
US	UTILITY AREA
UT	UTILITY AREA
UU	UTILITY AREA
UV	UTILITY AREA
UW	UTILITY AREA
UX	UTILITY AREA
UY	UTILITY AREA
UZ	UTILITY AREA
VA	VARIABLE AREA
VB	VARIABLE AREA
VC	VARIABLE AREA
VD	VARIABLE AREA
VE	VARIABLE AREA
VF	VARIABLE AREA
VG	VARIABLE AREA
VH	VARIABLE AREA
VI	VARIABLE AREA
VJ	VARIABLE AREA
VK	VARIABLE AREA
VL	VARIABLE AREA
VM	VARIABLE AREA
VN	VARIABLE AREA
VO	VARIABLE AREA
VP	VARIABLE AREA
VQ	VARIABLE AREA
VR	VARIABLE AREA
VS	VARIABLE AREA
VT	VARIABLE AREA
VU	VARIABLE AREA
VV	VARIABLE AREA
VW	VARIABLE AREA
VX	VARIABLE AREA
VY	VARIABLE AREA
VZ	VARIABLE AREA
WA	WORK AREA
WB	WORK AREA
WC	WORK AREA
WD	WORK AREA
WE	WORK AREA
WF	WORK AREA
WG	WORK AREA
WH	WORK AREA
WI	WORK AREA
WJ	WORK AREA
WK	WORK AREA
WL	WORK AREA
WM	WORK AREA
WN	WORK AREA
WO	WORK AREA
WP	WORK AREA
WQ	WORK AREA
WR	WORK AREA
WS	WORK AREA
WT	WORK AREA
WU	WORK AREA
WV	



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1-ST FLOOR WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE
1	1'-6"	6'-0"	PICTURE (TEMPERED)
2	1'-6"	6'-0"	PICTURE (TEMPERED)
3	5'-0"	6'-0"	ABRASS
4	3'-0"	5'-0"	SINGLE HUNG
5	3'-0"	5'-0"	SINGLE HUNG
6	4'-0"	6'-0"	SINGLE HUNG
7	4'-0"	6'-0"	SINGLE HUNG
8	7'-0"	6'-0"	SINGLE HUNG
9	7'-0"	6'-0"	PICTURE (TEMPERED)
10	4'-0"	6'-0"	PICTURE (TEMPERED)
11	4'-0"	6'-0"	PICTURE (TEMPERED)
12	4'-0"	6'-0"	PICTURE (TEMPERED)
13	4'-0"	6'-0"	PICTURE (TEMPERED)
14	4'-0"	6'-0"	PICTURE (TEMPERED)
15	4'-0"	6'-0"	PICTURE (TEMPERED)
16	4'-0"	6'-0"	PICTURE (TEMPERED)
17	4'-0"	6'-0"	PICTURE (TEMPERED)
18	4'-0"	6'-0"	PICTURE (TEMPERED)
19	4'-0"	6'-0"	PICTURE (TEMPERED)
20	4'-0"	6'-0"	PICTURE (TEMPERED)

1-ST FLOOR DOOR SCHEDULE

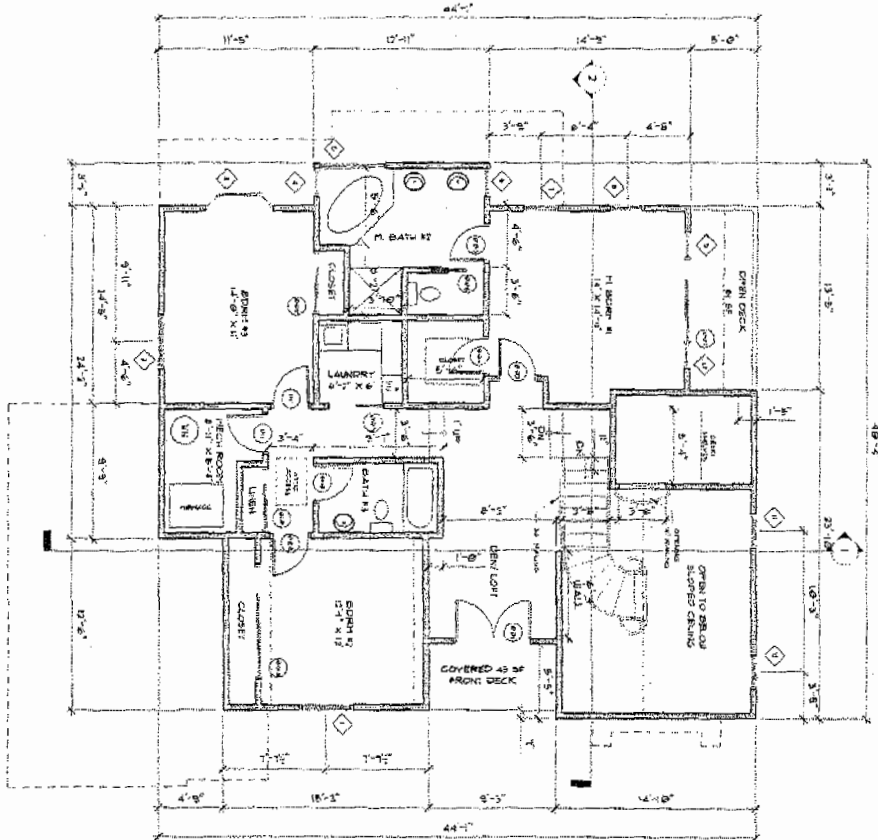
MARK	WIDTH	HEIGHT	STYLE
101	3'-0"	6'-8"	BI-FOLD WITH INSULATION
102	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
103	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
104	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
105	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
106	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
107	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
108	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
109	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
110	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
111	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
112	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
113	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
114	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
115	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
116	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
117	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
118	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
119	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT
120	3'-0"	6'-8"	OVERHEAD - SECTIONAL - RT

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.
5. ALL ROOF ARE 6" THICK UNLESS OTHERWISE NOTED.
6. ALL STAIRS ARE 6" THICK UNLESS OTHERWISE NOTED.
7. ALL WINDOWS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
8. ALL DOORS ARE 1 1/2" THICK UNLESS OTHERWISE NOTED.
9. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
10. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
11. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
12. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
13. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
14. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
15. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
16. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
17. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
18. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
19. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.
20. ALL HANDICAPPED ACCESSIBLE ROUTES ARE 48" WIDE UNLESS OTHERWISE NOTED.

ONE STOP DESIGN
PHONE: 510-794-2600
FAX: 510-794-4775
3566 BARD ROAD
FREMONT, CA 94555
www.onestopdesign.com

FIRST FLOOR PLAN
For Marcos and Esther Hernandez
8800 Ave. Pine Moon Bldg, Ca 94019
APR 06-05-13

DATE: 11/21/11
SHEET: A.1



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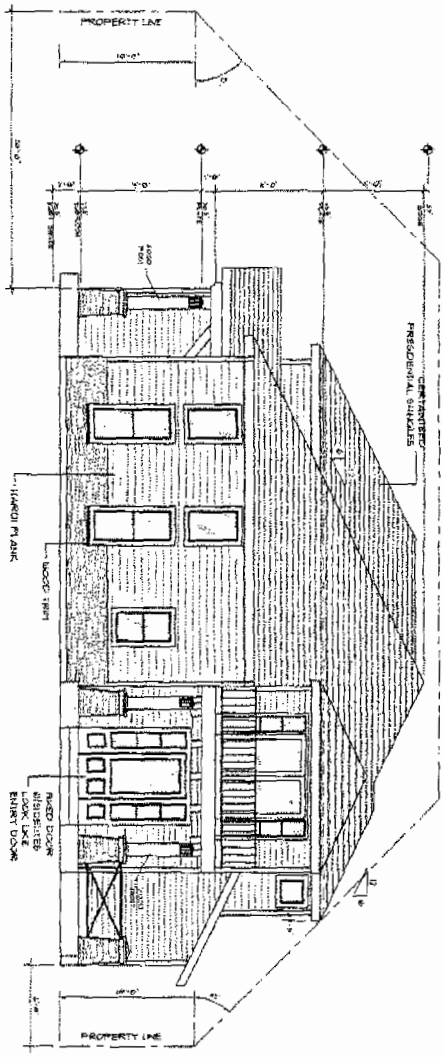
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001	100-1-3	6'-7"	MINI-3
002	100-1-3	6'-7"	MINI-3
003	100-1-3	6'-7"	MINI-3
004	100-1-3	6'-7"	MINI-3
005	100-1-3	6'-7"	MINI-3
006	100-1-3	6'-7"	MINI-3
007	100-1-3	6'-7"	MINI-3
008	100-1-3	6'-7"	MINI-3
009	100-1-3	6'-7"	MINI-3
010	100-1-3	6'-7"	MINI-3
011	100-1-3	6'-7"	MINI-3
012	100-1-3	6'-7"	MINI-3
013	100-1-3	6'-7"	MINI-3
014	100-1-3	6'-7"	MINI-3
015	100-1-3	6'-7"	MINI-3
016	100-1-3	6'-7"	MINI-3
017	100-1-3	6'-7"	MINI-3
018	100-1-3	6'-7"	MINI-3
019	100-1-3	6'-7"	MINI-3
020	100-1-3	6'-7"	MINI-3
021	100-1-3	6'-7"	MINI-3
022	100-1-3	6'-7"	MINI-3
023	100-1-3	6'-7"	MINI-3
024	100-1-3	6'-7"	MINI-3
025	100-1-3	6'-7"	MINI-3
026	100-1-3	6'-7"	MINI-3
027	100-1-3	6'-7"	MINI-3
028	100-1-3	6'-7"	MINI-3
029	100-1-3	6'-7"	MINI-3
030	100-1-3	6'-7"	MINI-3
031	100-1-3	6'-7"	MINI-3
032	100-1-3	6'-7"	MINI-3
033	100-1-3	6'-7"	MINI-3
034	100-1-3	6'-7"	MINI-3
035	100-1-3	6'-7"	MINI-3
036	100-1-3	6'-7"	MINI-3
037	100-1-3	6'-7"	MINI-3
038	100-1-3	6'-7"	MINI-3
039	100-1-3	6'-7"	MINI-3
040	100-1-3	6'-7"	MINI-3
041	100-1-3	6'-7"	MINI-3
042	100-1-3	6'-7"	MINI-3
043	100-1-3	6'-7"	MINI-3
044	100-1-3	6'-7"	MINI-3
045	100-1-3	6'-7"	MINI-3
046	100-1-3	6'-7"	MINI-3
047	100-1-3	6'-7"	MINI-3
048	100-1-3	6'-7"	MINI-3
049	100-1-3	6'-7"	MINI-3
050	100-1-3	6'-7"	MINI-3
051	100-1-3	6'-7"	MINI-3
052	100-1-3	6'-7"	MINI-3
053	100-1-3	6'-7"	MINI-3
054	100-1-3	6'-7"	MINI-3
055	100-1-3	6'-7"	MINI-3
056	100-1-3	6'-7"	MINI-3
057	100-1-3	6'-7"	MINI-3
058	100-1-3	6'-7"	MINI-3
059	100-1-3	6'-7"	MINI-3
060	100-1-3	6'-7"	MINI-3
061	100-1-3	6'-7"	MINI-3
062	100-1-3	6'-7"	MINI-3
063	100-1-3	6'-7"	MINI-3
064	100-1-3	6'-7"	MINI-3
065	100-1-3	6'-7"	MINI-3
066	100-1-3	6'-7"	MINI-3
067	100-1-3	6'-7"	MINI-3
068	100-1-3	6'-7"	MINI-3
069	100-1-3	6'-7"	MINI-3
070	100-1-3	6'-7"	MINI-3
071	100-1-3	6'-7"	MINI-3
072	100-1-3	6'-7"	MINI-3
073	100-1-3	6'-7"	MINI-3
074	100-1-3	6'-7"	MINI-3
075	100-1-3	6'-7"	MINI-3
076	100-1-3	6'-7"	MINI-3
077	100-1-3	6'-7"	MINI-3
078	100-1-3	6'-7"	MINI-3
079	100-1-3	6'-7"	MINI-3
080	100-1-3	6'-7"	MINI-3
081	100-1-3	6'-7"	MINI-3
082	100-1-3	6'-7"	MINI-3
083	100-1-3	6'-7"	MINI-3
084	100-1-3	6'-7"	MINI-3
085	100-1-3	6'-7"	MINI-3
086	100-1-3	6'-7"	MINI-3
087	100-1-3	6'-7"	MINI-3
088	100-1-3	6'-7"	MINI-3
089	100-1-3	6'-7"	MINI-3
090	100-1-3	6'-7"	MINI-3
091	100-1-3	6'-7"	MINI-3
092	100-1-3	6'-7"	MINI-3
093	100-1-3	6'-7"	MINI-3
094	100-1-3	6'-7"	MINI-3
095	100-1-3	6'-7"	MINI-3
096	100-1-3	6'-7"	MINI-3
097	100-1-3	6'-7"	MINI-3
098	100-1-3	6'-7"	MINI-3
099	100-1-3	6'-7"	MINI-3
100	100-1-3	6'-7"	MINI-3

MARK	WIDTH	HEIGHT	STYLE
1	4'-0"	5'-0"	MINI-3
2	4'-0"	5'-0"	MINI-3
3	4'-0"	5'-0"	MINI-3
4	4'-0"	5'-0"	MINI-3
5	4'-0"	5'-0"	MINI-3
6	4'-0"	5'-0"	MINI-3
7	4'-0"	5'-0"	MINI-3
8	4'-0"	5'-0"	MINI-3
9	4'-0"	5'-0"	MINI-3
10	4'-0"	5'-0"	MINI-3
11	4'-0"	5'-0"	MINI-3
12	4'-0"	5'-0"	MINI-3
13	4'-0"	5'-0"	MINI-3
14	4'-0"	5'-0"	MINI-3
15	4'-0"	5'-0"	MINI-3
16	4'-0"	5'-0"	MINI-3
17	4'-0"	5'-0"	MINI-3
18	4'-0"	5'-0"	MINI-3
19	4'-0"	5'-0"	MINI-3
20	4'-0"	5'-0"	MINI-3
21	4'-0"	5'-0"	MINI-3
22	4'-0"	5'-0"	MINI-3
23	4'-0"	5'-0"	MINI-3
24	4'-0"	5'-0"	MINI-3
25	4'-0"	5'-0"	MINI-3
26	4'-0"	5'-0"	MINI-3
27	4'-0"	5'-0"	MINI-3
28	4'-0"	5'-0"	MINI-3
29	4'-0"	5'-0"	MINI-3
30	4'-0"	5'-0"	MINI-3
31	4'-0"	5'-0"	MINI-3
32	4'-0"	5'-0"	MINI-3
33	4'-0"	5'-0"	MINI-3
34	4'-0"	5'-0"	MINI-3
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54	4'-0"	5'-0"	MINI-3
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57	4'-0"	5'-0"	MINI-3
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73	4'-0"	5'-0"	MINI-3
74	4'-0"	5'-0"	MINI-3
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82	4'-0"	5'-0"	MINI-3
83	4'-0"	5'-0"	MINI-3
84	4'-0"	5'-0"	MINI-3
85	4'-0"	5'-0"	MINI-3
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96	4'-0"	5'-0"	MINI-3
97	4'-0"	5'-0"	MINI-3
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99	4'-0"	5'-0"	MINI-3
100	4'-0"	5'-0"	MINI-3

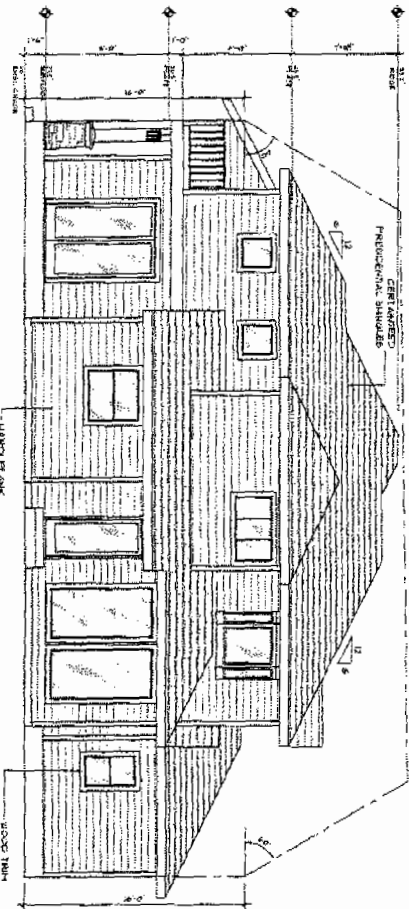
- NOTES
1. WHERE MECHANICAL VENTILATION SYSTEM IS BATHROOMS IS USED, PROVIDED FIVE AIR CHANGES PER HOUR DIRECTLY TO THE OUTSIDE PER DEC. 11.9.
 2. WALL COVERING OF BATHROOMS ON TUBS, SHOWER STALLS SHALL BE OF CERAMIC TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE FINISH FLOOR.
 3. THE WATERCLOSET PART OF THE UNIT SHALL BE LIFT TO 2" IN CROSS SECTIONAL DIMENSION ON THE SHAPE SHALL PROVIDE AN EQUIVALENT OPENING SERVICE. HANDICAPPED SHALL BE PROVIDED OR HAVE ROUGHED IN PREPARATION FOR ABOVE DIMENSION.
 4. GLAZING SHALL BE A MINIMUM 3" IN THICKNESS AND SHALL HAVE INTERMEDIATE PANE SUCH THAT A PERSON IN DISTRESS CANNOT PASS THROUGH SECTION 102.13.



SHEET A.2		SECOND FLOOR PLAN You Matter and Matter HomeBucks Kaitlin Ave, 1517 Moon Bay, Ca 94015 415.026.065-136	
DATE: _____ REVISION: _____ BY: _____	PHONE: 510-794-7965 FAX: 510-794-1172 1500 14th Street Fremont, CA 94555 www.onestopdesign.com		



FRONT ELEVATION (NORTH-WEST)



RIGHT ELEVATION (SOUTH-WEST)

PLANNING DEPT.

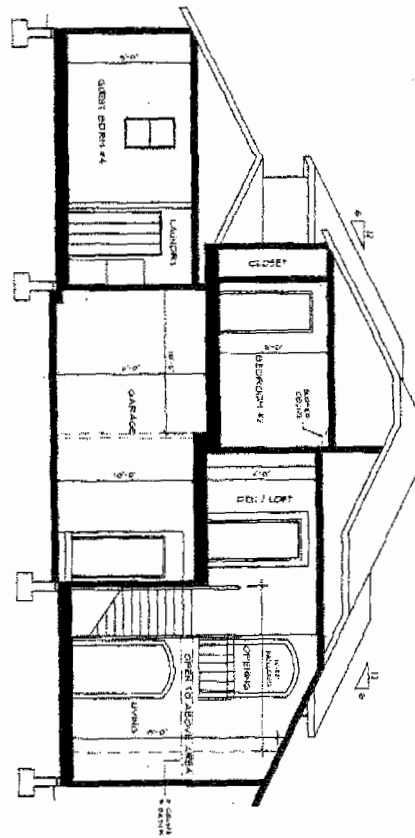
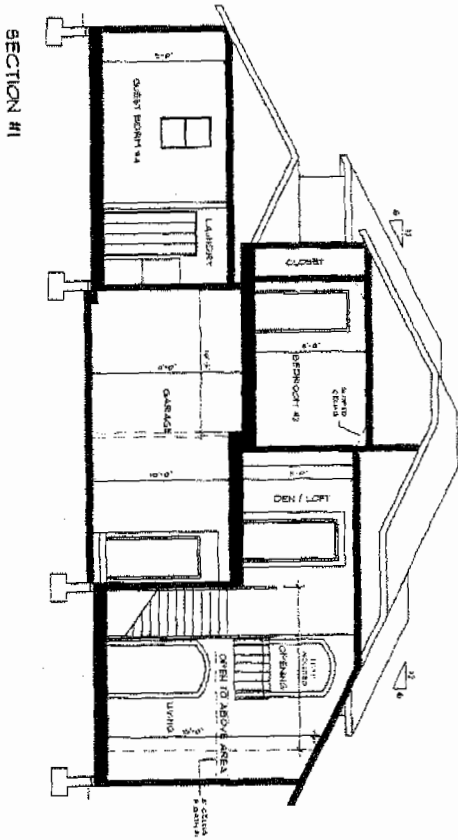
NOV 16 2009

RECEIVED

DATE	SCALE	SHEET
	1/4" = 1'	A.5


ONE STOP DESIGN
 PHONE: 510-794-7173
 FAX: 510-794-4178
 3558 BEARD ROAD
 FARMERS, CA 94560
 www.OnestopDesign.com

ELEVATIONS
 For MASON AND SHINE? HERMANZEE
 14301 Ave. Half Moon Bay, CA 94015
 APN# 051-025-130



PLANNING DEPT.
 NOV 16 2009
 RECEIVED

NO.	DATE	REVISION

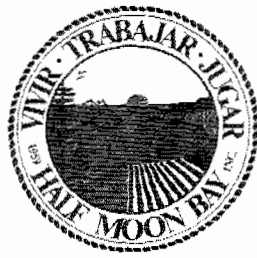


PHONE: 510-264-7993
 FAX: 510-784-4123
 2500 Reed Road
 Fremont, CA 94505
 www.OnestopDesign.co

SECTIONS

For Notices and EIR/NEIR Information:
 Harbor Ave. 4025th Bay, CA 94015
 ARN: D56-055-130

A.6



**MINUTES
OF THE PUBLIC MEETING
OF THE PLANNING DIRECTOR
OF THE CITY OF HALF MOON BAY**

**Monday
December 7, 2009
4:30 PM**

**Ted Adcock Senior/Community Center
535 Kelly Avenue
WWW.HMBCITY.COM**

I. ROLL CALL: 4:30 PM

II. ORAL COMMUNICATION:

Planning Director Flint opened Oral Communication.

There were no speakers.

Planning Director Flint closed Oral Communication.

III. PUBLIC HEARING ITEM:

1. City File #: PDP-056-07
Location: 306 Ralston Avenue
APN: 056-055-130
Applicants: Greg Ward for Marcos and Esther Hernandez
Description: Coastal Development Permit for the Construction of a Two-Story, Single-Family Residence with Road Extension and Associated Infrastructure Located on a Standard Sized Lot in an R-1/B-2 Zoning District.

Associate Planner Ward presented the item.

Planning Director Flint opened Oral Communication.

**Greg Ward
Applicant**

He asked about the requirement to sign a road referral agreement and wondered if the road had to be done right away or if they could wait until the City told them to do the road.

Planning Director Flint responded that there would be requirements from the Fire Department and that he would have to talk with the City Engineer about the City's requirements.

Associate Planner Ward added that the plans as proposed are what the Fire Department and City Engineer want to see.

Associate Planner Ward added that initially the conditions of approval required full improvements on both Chesterfield and Ralston. Through agreements, the Fire Department said that as long as full improvements were made on Ralston and they were complete and the Applicant also agreed to deed access on to the portion of private property for the required eight-inch thick sidewalk to allow emergency circulation to meet the required dimensions, that the only thing required on Chesterfield at the time of construction would be to build that 8-foot wide pedestrian walkway on Chesterfield, not to build a new road. On Ralston we still need to see the paving, curb and the side walk, but not on Chesterfield.

Planning Director Flint approved PDP-056-07, an application for a Coastal Development Permit for the construction of a new two-story single-family residence with road extension and associated infrastructure located at 306 Ralston Avenue, APN 056-055-130, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval contained in Exhibit B.

Planning Director Flint advised the applicant of the 10-day appeal periods for the City and the California Coastal Commission.

IV. ADJOURNMENT:

The Planning Director meeting of December 7, 2009, was adjourned at 5:30 PM.

APPROVED:

ATTEST:

Steve Flint, Planning Director

Sigrid White, Minutes Transcriber

**PLANNING DIRECTOR RESOLUTION PDR-09-09
RESOLUTION FOR APPROVAL
PDP-056-07**

**Coastal Development Permit for a Two-Story, Single-Family Residence, Road Extension and
Associated Infrastructure Located at 306 Ralston Avenue (APN 056-055-130)**

WHEREAS, an application was submitted requesting approval a Coastal Development Permit for of the construction of a two-story, single-family residence on a vacant standard size parcel, road extension and associated infrastructure located at 306 Ralston Avenue (APN 056-055-130), on a parcel zoned R-1-B-2, Single-Family Residential; and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Architectural Review Committee of the City of Half Moon Bay conducted noticed public meetings for the project on March 19, 2008, October 21, 2009 and November 18, 2009 at which time all those desiring to be heard on the matter were given the opportunity to be heard; and

WHEREAS, the Planning Director conducted a duly noticed public hearing on December 7, 2009, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Planning Director considered all written and oral testimony presented for their consideration; and

WHEREAS, the Planning Director has determined that the construction of the proposed single-family residence is categorically exempt from CEQA under Section 15303(a) and 15303(d); and

WHEREAS, the Planning Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Planning Director approves the application (PDP-056-07).

PASSED AND ADOPTED by the City of Half Moon Bay Planning Director at a duly noticed public hearing held on December 7, 2009.

APPROVED:



Steve Flint, Planning Director

**EXHIBIT A
FINDINGS AND EVIDENCE
PDP-056-07**

**Coastal Development Permit for a Two-Story, Single-Family Residence, Road Extension
and Associated Infrastructure Located at 306 Ralston Avenue (APN 056-055-130)**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

- 1. Local Coastal Program Finding**– The development as proposed or as modified by conditions, conforms to the Local Coastal Program (LCP).

Evidence: The proposed project is an infill house that does not interfere with the public's access to the coastal trail, beach or sea. It has been reviewed for conformance with all policies of the LCP and has been determined to be consistent. The following specific Coastal Act and local policies are especially noted:

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The project is not located at or near identified archaeological or paleontological resources and therefore will not adversely impact said resources. Nonetheless, Staff is recommending a condition to require that the project cease operations and a study be performed on any artifacts that are found during construction.

Coastal Act 30250: *New residential, commercial or industrial development except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

Compliance: The proposed project is located within an existing developed area that is able to accommodate it given that its location is within an existing neighborhood that contains adequate sewer and water infrastructure to meet the existing needs of the immediate neighborhood. Significant adverse effects, either individually or cumulatively, on coastal resources are not anticipated from this development as the proposed project will be designed in a manner than is compatible with and, where feasible, complementary to the existing development and character of the immediate area.

Policy 7-4: *Utilities shall continue to be placed underground in all new developments.*

Compliance: As part of the conditions of approval, the applicant is required to install all utilities and communications underground.

- 2. Growth Management System Finding**– The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.

Evidence: Pursuant to Half Moon Bay Municipal Code Section 17.06 (Residential Dwelling Unit Building Permit Allocation System), the proposed project is consistent with the established growth control ordinance. The applicant received a valid Measure A Certificate (4 of 32) on May 18, 2007.

3. **Zoning Provisions Finding**– The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance (Title 18).

Evidence: As currently proposed, the project complies with all applicable development regulations of the R-1-B-2 Zoning Designation for single-family dwelling units on a site including, but not limited to, required setbacks, lot coverage, floor area ratio (FAR), and maximum building envelope. In addition, the project has been reviewed for compliance with the design review criteria as set forth in HMB Municipal Code Section 18.21.

4. **Adequate Services Finding**– The proposed development will be provided with adequate services and infrastructure at the time of occupancy in a manner that is consistent with the Local Coastal Program.

Evidence: The project is located within an existing subdivision with existing water and sewer facilities. The site currently has a 5/8" (20gpm) non-priority water connection and assessed with one sewer benefit unit. The purchase of one additional unit will be required prior to the issuance of a building permit. Two sewer benefit units together with the existing water allocation are adequate to serve a single-family residence.

Street, curb, and sidewalk do not currently exist at the corner of Chesterfield and Ralston Avenue. Consequently, the Public Works Department and Coastside Fire Protection District have conditioned the project to include construction of right-of-way improvements with a fire turn around on Ralston Avenue and a 8-foot wide walkway to connect from this turn around and extend along the south side of the unimproved Chesterfield Avenue frontage (Lots 24-26). The applicant will be required to enter into a street deferral agreement to agree to construct public improvements such as curb, gutter, sidewalk, and street paving on Chesterfield Avenue when the City determines it is necessary.

5. **California Coastal Act Finding**– Any development to be located between the sea and the first public road parallel to the sea conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Evidence: The project will not restrict or otherwise adversely affect public coastal access or public coastal recreational opportunities because it involves residential construction and utility extension on a privately owned lot zoned for residential uses. The applicant is required to construct a road extension on Ralston Avenue that will connect to the road network to serve the subject site. The Director finds that there is sufficient infrastructure to serve the proposed project with the improvements that are conditions of approval.

Site and Design Review – The required Coastal Development Permit for the construction of a residence may only be approved only after the approving authority has made the following finding per Municipal Code Section 18.21.040:

6. **Architectural Review Finding-** The project will not hinder the orderly and harmonious development of the City, nor will it impair the desirability or opportunity to attain the optimum use and value of the land and the improvements, nor will it impair the desirability of living and working conditions in the same or adjacent areas, nor will it otherwise adversely affect the general prosperity and welfare.

Evidence: On October 21, 2009, the Architectural Review Committee (ARC) reviewed the project and raised several design concerns which included providing a more aesthetic garage door, addressing the stone wainscoting and pillars at entry way and correcting window elevations. The applicant was provided general direction to mitigate design concerns and asked to return with changes to the meeting of November 18, 2009.

At this second meeting, the applicant presented a street elevation that no longer illustrates one garage door for the 2 car spaces, but instead two separate "carriage style" doors with a trellis atop. The Chesterfield Avenue elevation (Front/North-West) includes clad with matching stone wainscoting, columns, and a fixed door with sidelites similar in style to the entry door on Ralston Avenue. The ARC made the necessary finding by Section 18.21.040 of the Half Moon Bay Zoning Code.

Environmental Review –

7. **CEQA Finding-** Pursuant to California Administrative Code Section 15300 (Categorical Exemptions), the approving authority is required to determine whether the proposed project will have a significant effect on the environment and if not, to declare that the project be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA).

Evidence: The proposed project is consistent with CEQA guidelines and is categorically exempt under California Administrative Code Section 15303(a) and 15303(d), the construction of a new single-family residence and the limited extension of utilities and road improvements to serve the construction of a single-family residence.

EXHIBIT B
CONDITIONS OF APPROVAL
PDP-056-07

**Coastal Development Permit for a Two-Story, Single-Family Residence, Road Extension and
Associated Infrastructure Located at 306 Ralston Avenue (APN 056-055-130)**

Authorization: Approval of this permit authorizes development of a two-story, single-family dwelling of approximately 3,497 square feet of floor area on APN 056-055-130 and the construction of a road extension and utility connection as shown on plans with City date stamp of November 16, 2009, except as modified by the conditions of approval set forth herein.

A. The following Conditions must be fulfilled prior to the issuance of a building permit:

1. **CONFORMANCE WITH APPROVED PLANS.** Development shall be in substantial conformance with the approved plans that have a City date stamp of November 16, 2009 except for any changes that may be required by these conditions of approval. The Planning Director shall review and approve any deviation from the approved plans. In the event that the Planning Director determines that any proposed changes warrant further Planning Director review and approval, the applicant shall submit the revised plans for consideration at a public hearing before the Planning Director. _____ (Planning)
2. **CONSTRUCTION PLANS.** All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the Building Department for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet stamped and signed by an engineer or architect licensed by the State of California. A geotechnical report shall be prepared, wet stamped, and signed by an engineer licensed by the State of California. _____ (Building)
3. **COMPLIANCE WITH CBC.** All structures shall be constructed in compliance with the standards of the 2007 California Building Code Regulations for building and structure earthquake safety as required by Title 24 of the California Administrative Code. _____ (Building)
4. **BUILDING STANDARDS.** All buildings, structures, and improvements shall be designed and constructed in accordance with Chapter 14.04 of the Municipal Code (Building Code, Administrative Code, Mechanical Code, Building Code Standards, Code for the Abatement of Dangerous Buildings, Plumbing Code, Electrical Code) and with Half Moon Bay Public Works Standard Details. The minimum basic wind speed for determining design wind pressure shall be 90 miles per hour. The exposure assigned for the subject site, for which a building or structure is to be designed in accordance with Chapter 16 of the California Code of Regulations 2007 Edition and shall be Exposure C. _____ (Building)
5. **EVIDENCE OF WATER CONNECTION CAPACITY.** The applicant shall submit a letter from CCWD certifying that the subject site has an adequately sized water connection for this approved project. No building permit shall be issued without such a letter. _____ (Building)
6. **EVIDENCE OF SEWER CONNECTION CAPACITY.** The applicant shall demonstrate issuance of a sewer permit from the City of Half Moon Bay or Granada Sanitary District. _____ (Building)

7. VALID MEASURE A CERTIFICATE. The Planning Department shall verify two Measure A Certificates issued for the property have not expired, remain valid, and, if applicable, the recordation of any required owner occupancy deed restriction has taken place. _____ (Planning)
8. LOT DRAINAGE PLAN. A Lot Drainage Plan and a Project Applicant Checklist shall be submitted for City Engineer review and approval showing how the surface runoff is retained on-site and the remainder is drained to the public right-of-way in accordance with National Pollutant Discharge Elimination System (NPDES) standards and Best Management Practices (BMP). The Plan shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swale, area drain, existing grade at adjacent property, etc. The Plan must show the location of the sewer connection, and a property line sewer cleanout must be installed for Building Permit approval. _____ (Public Works/Building)
9. FIRE SPRINKLERS. As per Fire District ordinance, the applicant is required to install an automatic fire sprinkler system **throughout** the proposed or improved dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division. A building permit **will not** be issued until plans are received, reviewed, and approved. Upon submission of plans, the City will forward a complete set to the Half Moon Bay Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 13. Fees shall be paid prior to plan review. _____ (Fire/Building)
10. SURVEY REQUIRED. A detailed topographic/site boundary survey shall be prepared and **certified by a licensed surveyor** and submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, street curbs, etc. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. _____ (Building)
11. LANDSCAPE/HARDSCAPE PLANS. The applicant shall submit proposed landscape (including required street tree(s)) and hardscape plans to the Public Works Department prior to issuance of a building permit. These plans shall include the proposed land/hardscape in the public rights-of-way. The applicant is advised that line of sight triangles regarding roadway intersections (for corner properties) and driveways shall be adhered to in accordance with Section 18.06.040(B) (4). In addition, allowable heights for fencing, walls, posts mailbox holders, etc., shall follow the same height and structure guidelines for facilities that are located in building setback areas. _____ (Building/Planning)
12. FINISHED FLOOR ABOVE CURB OR CROWN. The plans submitted for a building permit shall show the finished floor a minimum of twelve (12) inches above the height of curb, or in cases where there is no curb, from the height of other crown of the existing street or road. _____ (Building)

13. OFF-SITE IMPROVEMENT PLANS. The applicant shall construct curb, gutter, sidewalk, road extension with fire-turn around on Ralston Avenue in accordance with City standards. The plans shall also illustrate an 8-foot wide walkway comprised of 3 inch asphalt over an 8 inch compacted (95%) Type 2 road base or similar extending from the northwest corner of Ralston Avenue where the fire turn around ends along the southerly side of Chesterfield Avenue of Lots 24 through 26. All improvements required by the Half Moon Bay Fire Protection District and Department of Public Works and Building shall be designed subject to ADA standards and the review and approval of the City Engineer and Fire Marshal. The applicant shall submit plans to the Public Works Department for City Engineer approval prior to issuance of a building permit. _____ (Public Works/Building)

14. DEFERRED PUBLIC IMPROVEMENTS FOR CHESTERFIELD AVENUE RIGHTS-OF-WAY. Applicant(s) shall execute a recorded street agreement for future construction of public improvements adjacent to the project site frontage (Chesterfield Avenue) including City standard curb, gutter, sidewalk, and roadway improvements as approved by the Public Works Director/City Engineer. This plan shall be reviewed and approved by the Public Works Director/City Engineer prior to the issuance of a building permit or at another date stipulated in the improvement agreement. All improvements when required by the Half Moon Bay Fire Protection District and Department of Public Works and Building shall be designed subject to ADA standards and the review and approval of the City Engineer and Fire Marshal. The applicant shall complete all street improvements required by the Fire District and Public Works Department. _____ (Public Works/Building)

B. The following apply during any grading/construction phase of the project:

1. STORMWATER MANAGEMENT / EROSION CONTROL. During Construction the applicant shall minimize the transport and discharge of storm water from the project site by incorporation of the following measures into the construction site practices:

- a. Identify all storm drains, drainage swails and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them. Use silt fence barrier, straw bale barrier, sand bags, brush or rock filter or other appropriate measures, as necessary to minimize the quantity of sediment laden runoff from the site. _____
- b. Stabilize any areas that have been stripped of vegetation, and maintain erosion control measures between October 15 and April 15. _____
- c. Ensure that erosion control by re-vegetation is performed just prior to the rainy season unless on site irrigation is provided. Select seed to minimize fertilizer and water use. Limit watering to the amount and frequency, which can be absorbed on site. _____
- d. Avoid stockpiling of soils or materials, when rain is forecast. Cover with a waterproof tarp during periods of rainy weather to control runoff. Monitor the site for minimization of erosion and sediment runoff every 24 hours during and after every storm event. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. _____

- e. Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek. Recycle, return to supplier or donate unwanted water-based (latex) paint. Dried latex paint may be disposed of in the garbage. Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste. _____
- f. Avoid cleaning, fueling, or maintaining vehicles on site, except in an area designated to contain and treat runoff. Clean up leaks, drips, and other spills immediately so they do not contact stormwater. Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. _____
- g. Avoid mixing excess amounts of fresh concrete or cement mortar. Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash. _____
- h. Practice source reduction. Reduce waste by only ordering the amount you need to finish the job. Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, and batteries are recyclable. _____
- i. Inspect portable toilets for leaks. Do not place on or near storm drain outlets. Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed. _____ (Building)

2. DRAINAGE PLAN IMPLEMENTATION. All drainage from the lot shall drain towards the public right-of-way roadway utilizing the appropriate National Pollutant Discharge Elimination System (NPDES) Best Management Practice (BMP). There shall be no direct connections of pipes to the roadway or other drainage facility. The drainage plans shall show how the rear and side yards will properly drain to an approved BMP. If required, approved drainage BMP's shall be permitted by Public Works Department for drainage within the right-of-way(s) fronting the project for drainage to move unobstructed along the right-of-way(s). _____ (Building/Public Works)

3. DISCOVERY OF ARCHAEOLOGICAL RESOURCES. If historic or archaeological resources are uncovered during grading activities, all work shall stop and the applicant shall retain a qualified archaeologist. At the applicant's expense the qualified archaeologist will perform an archaeological reconnaissance and develop mitigation measures to protect archaeological resources. _____ (Building)

4. HOURS OF CONSTRUCTION. The hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday, and 10:00 a.m. to 6:00 p.m. Sundays and Holidays. _____ (Building)

5. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:

- a. The construction trailer shall be used as a temporary construction office only.
- b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
- c. No overnight inhabitation of the construction trailer is permitted.
- d. No construction trailers are permitted on site prior to building permit issuance.

- e. The construction trailer shall be removed prior to final inspection. Use Permit approval is required for construction trailers beyond final inspection. _____ (Building/Planning)
6. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading or preparation nor storage or placement of construction materials, equipment or vehicles shall take place prior to submittal and approval of building plans by the Public Works Department. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review and approval by the Public Works Department. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
- a. All masonry, wood, and steel construction materials
 - b. All construction-related equipment and storage containers.
 - c. All construction-related vehicles including temporary trailers _____ (Building)
7. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. _____ (Building/County Health)
8. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first floor height as constructed is equal (or less) to the elevation specified for the first floor height in the approved plans. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. _____ (Building)
9. STRUCTURAL ROOF HEIGHT VERIFICATION. Prior to roof sheathing inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land surveyor certifying that the highest top elevation of the roof, peak, or ridge first floor height as constructed is equal (or less) to the elevation specified in the approved plans. _____ (Building)

C. The following must be fulfilled prior to Occupancy:

1. DEDICATION FOR EMERGENCY TURN AROUND ACCESS. Applicant shall enter into an agreement with City, subject to approval by City Engineer and/or City Attorney, for the dedication of a 10-foot wide public access easement or street right-of-way along the northwesterly 50 feet of property frontage on Ralston Avenue prior to occupancy. _____ (Public Works/Building)
2. LOT MERGER. The applicant shall submit the required information to the City to merge the recorded lots that the building will be constructed on into a single legal parcel of record and record the action with the San Mateo County Recorder's Office. This must be completed and evidence must be provided to the City prior to the issuance of occupancy. _____ (Planning/Public Works)
3. INSTALLATION OF STREET TREES. One street tree shall be installed on the property's street frontage(s) and between the curb and sidewalks or on the private property **immediately adjacent to the street right-of-way**, whichever is preferred by the Public Works Department. The tree shall be of a species allowed by the HMB Master Tree List. Container size, quantity and planting specifications shall be subject to the review and approval of the City's Public

Works Department. The trees shall not be planted within the Sight Distance Area, as defined by the Zoning Code, unless the trees meet the minimum required clearance. _____ (Planning/Public Works)

4. LANDSCAPE IMPROVEMENTS. Any landscape improvements shall apply xeriscape principles for drought resistance and to reduce water consumption, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. _____ (Building/Planning)
5. COMPLETION OF FIRE DISTRICT REQUIREMENTS. All requirements of the Half Moon Bay Fire Protection District shall be met _____ (Building/Fire)
6. COMPLETION OF DRAINAGE IMPROVEMENTS. All surface and subsurface storm drainage facilities necessary for the development of this parcel shall be constructed pursuant to the approved Lot Drainage Plan. Run-off from and to adjacent properties must be considered in the proposed plans. All roof drainage shall be collected and conveyed directly to an approved Best Management Practice (BMP) facility. An erosion and sediment control plan shall be submitted to the City Engineer and the City Planning Department for review and approval prior to issuance of a grading permit. Sediment and hydrocarbon separation devices that have been reviewed and approved by the City Engineer shall be installed in on-site storm drains prior to discharging any on-site storm water into the off-site City storm drainage system. _____ (Engineering/Building)
7. ENCROACHMENT PERMIT. An Encroachment Permit shall be required prior to any installation of utilities and any other required work within the public right-of-ways. _____ (Public Works)
8. COMPLETION OF WATER AND SEWER FACILITIES. The applicant shall construct domestic water line facilities and appurtenances for service from the water utility. Water service from any interim well shall not be permitted. Low flow plumbing fixtures shall be used throughout the proposed project. The sanitary sewer line and lateral facilities for complete and adequate service for this parcel shall be connected to the public sewer lines. _____ (Building)
9. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. _____ (Building)
10. UNDERGROUND UTILITIES. All utilities for energy and communications shall be installed underground. _____ (Building)
11. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. _____ (Building)
12. BUILDING ENVELOPE. The building envelope shall be measured from the property lines and setback lines as they existed PRIOR to disturbance in preparation for development of the site. _____ (Building)

13. EXTERIOR BUILDING COLORS AND MATERIALS. Exterior colors and materials shall be in substantial compliance with those shown on the color and materials board, with the City date stamp of November 16, 2009, as approved by the Architectural Review Committee (ARC) meeting of November 18, 2009. ____ (Planning)

14. COMPLETION OF OFF-SITE IMPROVEMENTS. The applicant shall construct curb, gutter, sidewalk, road extension with fire turn-around on Ralston Avenue in accordance with City standards. Applicant shall have constructed an 8-foot wide walkway comprised of 3 inch asphalt over an 8 inch compacted (95%) Type 2 road base or similar extending from the northwest corner of Ralston Avenue where the fire turn-around ends, along the southerly side of Chesterfield Avenue of Lots 24 through 26. All improvements shall be subject to ADA standards and reviewed and approved by the Coastside County Fire Protection District and Department of Public Works and Building. The applicant shall complete these improvements to the satisfaction of the Public Works Department and Fire Marshall prior to issuance of occupancy. _____ (Public Works/Building/Fire Marshall)

D. The project is subject to the following permanent Conditions:

1. DISPLAY OF STREET ADDRESS. The residential dwelling shall display a lighted street address number in a prominent location on the street side of the residence that is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be a contrasting color to the background.
2. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences shall be continuously maintained, and all plant material shall be continuously maintained free of refuse and weeds and in a healthy growing condition.
3. ENCROACHMENTS NOT AUTHORIZED. The property owner shall ensure that landscaping or fencing does not encroach into the right-of-way or any public easements, except for any street trees authorized by this permit.

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The Coastal Development Permit approval shall take effect after final local action or 10 working days after receipt of the Notice of Final Action by the Coastal Commission for projects that are located in the Coastal Appeal Areas. The applicant/owner's shall submit a signed copy of these conditions of approval to the Planning Department before they can obtain a building permit. _____
2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. _____
3. EXPIRATION. The Coastal Development Permit approval shall expire on the latest expiration date applicable to any other discretionary or ministerial permit or approval required for the development, including any extension granted for other permits or approvals. Should the development not require City permits or approvals other than a Coastal Development Permit, the Coastal Development Permit shall expire one year from its date of approval if the development has not begun during that time.

4. HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. _____
5. PERMIT RUNS WITH THE LAND. The Coastal Development Permit runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

OWNER(S) / APPLICANT(S):

(Signature)

(Date)

Chapter 18.21ARCHITECTURAL REVIEW AND
SITE AND DESIGN APPROVALSections:

18.21.010	Purpose.
18.21.015	Architectural review committee.
18.21.020	Authority.
18.21.025	Application.
18.21.030	Project design review.
18.21.035	Design approval criteria.
18.21.040	Findings.
18.21.045	Appeals.
18.21.050	Enforcement.
18.21.055	Expiration of design approval.
18.21.060	Fees.
18.21.065	Public notice.
18.21.070	Applicability.

18.21.010 Purpose. The purpose of establishing the design review process set forth in this chapter is:

- A. To determine whether proposed projects are in compliance with the regulations in this chapter;
- B. To promote the orderly and harmonious development of the city's existing and new residential neighborhoods;
- C. To ensure that new development, alterations to existing structures and proposed demolition in the downtown historic area will be subjected to design review; and
- D. To require commercial, industrial or institutional projects to comply with consistent design standards. (Ord. 8-97 §3(part), 1997).

18.21.015 Architectural review committee. An architectural review committee is created, consisting of one architect, one design professional (i.e., architect, landscape architect, urban design professional, historic building specialist, registered civil engineer, or "design professional" as broadly interpreted), and one layperson who shall reside within city limits. The architectural review committee (A.R.C.) members shall be appointed by the city council and shall serve at the pleasure of the city council for a term of two years.

A joint meeting of the city council, planning commission and architectural review committee shall be held annually to discuss design review policies. Each member shall serve until his or her successor is qualified and appointed. The A.R.C. may adopt such rules as needed for the conduct of its deliberations including the selection of a member who shall serve as chairman. The staff secretary of

the planning commission shall serve as secretary to the committee. The planning director shall serve as member ex-officio, but shall have no vote except when a quorum of the architectural review committee does not exist, the planning director may act as a voting member. The committee shall carry out the duties specified in this chapter. (Ord. 8-97 §3(part), 1997).

18.21.020 Authority. Prior to the issuance of any building permits for new construction, alterations, or additions to any residential, commercial, industrial, or institutional building, the planning director shall review the plans submitted for each proposed project to establish the appropriate level of review as set forth herein:

~~18.21.020~~ Residential Projects:

~~18.21.020~~ Approval by the architectural review committee is required:

a. For the construction of any new residence or accessory structure on a property within the downtown historic area, and for any alterations or additions to an existing residence within the downtown historic area;

b. For any new residential structure(s) and landscaping within a planned unit development project unless specific design criteria or development standards are adopted in conjunction with a planned unit development plan, or a homeowners association architectural review committee has been established for the project area;

c. For any new residential structure or modifications to an existing structure requiring a discretionary permit such as a parking exception, variance, or use permit;

d. For the construction of a new single family residence or remodels and additions to an existing residence, accessory structures, or site improvements which may otherwise be exempt from the provisions of this chapter that the planning director has determined may not be consistent with the standards for review set forth in this chapter. All exterior modifications shall be subjected to preliminary staff design review during the building permit plan check process;

e. For the construction of any new duplex or significant exterior alterations or site improvements to an existing duplex.

~~18.21.020~~ Architectural review committee and planning commission approval of a site and design permit are required for the construction of any multiple family residential structure with more than two units on a single building site, and for additions, significant exterior alterations or improvements to any multi-family structure and/or site.

~~B. Commercial/Industrial/Institutional Projects~~

~~1. Architectural review committee approval is required:~~

- a. Prior to consideration by the planning commission of discretionary permits such as a variance and/or use permit where new construction, exterior building modifications or site improvements are proposed;
- b. For sign designs submitted with a sign permit application to be approved by the planning director;
- c. For additions of less than ten percent of the floor area of existing buildings;
- d. Remodels to existing buildings, new accessory structures or site improvements which may otherwise be exempt from the provisions of this chapter that the planning director has determined to be significant and/or inconsistent with the standards for review set forth in this chapter. All exterior modifications shall be subjected to staff design review during the building permit plan check process.

~~2. Architectural review committee and site and design approvals are required:~~

- a. For the construction of any new commercial, industrial, or institutional building and associated site improvements including landscaping and parking lot plans;
- b. For the construction of any addition of ten percent or more of the existing floor area in any one year period or for any increase in building height of an existing building;
- c. For the change of an existing residential building to any commercial, industrial, or institutional use;
- d. For any change in the intensity of use of an existing building resulting in significant exterior modifications or site improvements, additional floor area and/or need for additional parking spaces.

~~C. Staff Design Review of Exempted Projects~~

~~1. For any proposed project specifically exempted from the requirements for consideration by the architectural review committee and/or approval of a site and design permit by the planning commission, the planning director shall review the plans submitted to determine conformance with the findings and standards for review set forth in this chapter.~~

~~2. In the event the planning director determines that the proposed new construction or alterations are not consistent with the findings and standards for review set forth in this chapter, the planning director shall:~~

- a. Within five working days of making that determination inform the applicant in writing; and
- b. Provide the applicant with specific recommendations to bring the proposed project into conformance

with the findings and standards for review set forth in this chapter;

c. In the event the applicant and planning director cannot satisfactorily resolve the design issues and bring the project into conformance with the findings and standards for review, the planning director shall forward the applicant's plans to the architectural review committee for their consideration on a no fee basis. All recommendations of the architectural review committee shall be incorporated into the final project plans unless appealed to the planning commission by the applicant. An applicant's appeal of the architectural review committee recommendations shall be accompanied by a fee as established by the city council.

~~§~~ The planning director shall provide an annual report to the planning commission and city council on all exempted projects which received staff design review and were not reviewed by the architectural review committee. (Ord. 8-97 §3(part), 1997).

18.21.025 Application. A. Application shall be made on a form prescribed for this purpose by the city in accordance with the following:

1. For consideration by the architectural review committee, a completed application package shall be submitted at least two weeks prior to a regularly scheduled meeting in order to be heard at such meeting.

2. For consideration by the planning commission of a site and design permit, a completed application package shall be submitted at thirty days prior to a regularly scheduled meeting in order to be heard at such meeting. Planning commission consideration shall be subsequent to final action by the architectural review committee.

B. The application shall be accompanied by such maps, samples of proposed colors and exterior materials, location and types of all signs to be placed on the building, site plans, all elevations and other drawings as are necessary to enable the planning director, architectural review committee, and planning commission to make determinations as set forth in this chapter.

C. There shall be no separate application for staff design review, which will take place in conjunction with the application for building permit(s). (Ord. 8-97 §3(part), 1997).

18.21.030 Project design review. A. The architectural review committee (A.R.C.) is empowered to evaluate each of the items listed below to determine that the proposed project is not in conflict with the provisions of this chapter or the general plan. The A.R.C. may review:

1. The character and quality of design;
2. The design and aesthetic compatibility with neighboring properties and uses including visibility and effect upon view at all site lines;
3. Site development characteristics including but not limited to the building(s) coverage, setbacks, height, location on the site, scale, and use of open space;
4. Other on-site improvements including, but not limited to parking and other paved areas, landscaping, lighting, signs and graphics, artwork, sculpture, fountains and other artistic features;
5. The building materials and colors;
6. The pedestrian, equestrian, bicycle, and vehicular circulation;
7. The disturbance of existing topography, trees, shrubs, and other natural features;
8. The accessory structures, including garages, sheds, utility facilities, and trash and recycling enclosures;
9. Building exterior features including but not limited to the lighting, stairs, ramps, elevators, downspouts, flues, chimneys, exhaust fans, air-conditioning equipment, elevator equipment, fans, cooling towers, antennas, and similar structures placed upon the roof or the exterior of the building which are visible from the street or any building in the immediate vicinity, the sunshades, awnings, louvers, and any visible device for deflecting, filtering, or shielding the structure or interior from the elements, the balconies, penthouses, loading docks, and similar special purpose appendages and accessory structures;
10. Energy efficiency and renewable energy design elements including, but not limited to exterior energy design elements, internal lighting service and climatic control systems, and building siting and landscaped elements;
11. Such other features as affect the design and ultimate appearance of the work as determined by the architectural review committee.

B. The A.R.C. may recommend requirements which are more restrictive than the development standards set forth in the city's zoning code, when it concludes such requirements are necessary either to promote the internal integrity of the design of the project or to assure compatibility of the proposed project's design with its site and surroundings. (Ord. 8-97 §3(part), 1997).

18.21.035 Design approval criteria. In carrying out the purposes of this section, the planning director, architectural review committee and planning commission shall consider in each specific case any and all of the following criteria as may be appropriate:

A. Where more than one building or structure will be constructed, the architectural features and landscaping thereof shall be harmonious. Such features include height, elevations, roofs, material, color and appurtenances.

B. Where more than one sign will be erected or displayed on the site, the signs shall have a common or compatible design and locational positions and shall be harmonious in appearance.

C. The material, textures, colors and details of construction shall be an appropriate expression of its design concept and function, and shall be compatible with the adjacent and neighboring structures and functions. Colors of wall and roofing materials shall blend with the natural landscape and be nonreflective.

D. The design shall be appropriate to the function of the project and express the project's identity.

E. The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.

F. Roofing materials shall be wood shingles, wood shakes, tile or other materials such as composition as approved by the appropriate design review authority. No mechanical equipment shall be located upon a roof unless it is appropriately screened.

G. The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.

H. The proposed design shall be consistent with the applicable elements of the general plan.

I. If the project site is located in an area considered by the committee as having a unified design character or historical character, the design shall be compatible with such character.

J. The design shall promote harmonious transition in scale and character in areas located between different designated land uses.

K. The design shall be compatible with known and approved improvements and/or future construction, both on and off the site.

L. The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.

M. Sufficient ancillary functions provided to support the main functions of the project shall be compatible with the project's design concept.

N. Access to the property and circulation systems shall be safe and convenient for equestrians, pedestrians, cyclists and vehicles.

O. The amount and arrangement of open space and landscaping shall be appropriate to the design and the function of the structures.

P. Landscaping shall be in keeping with the character or design of the building, and preferably clustered in natural appearing groups, as opposed to being placed in rows or regularly spaced.

Q. Where feasible, natural features shall be appropriately preserved and integrated with the project.

R. The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, shall create a desirable and functional environment and the landscape concept shall depict an appropriate unity with the various buildings on the site.

S. Plant material shall be suitable and adaptable to the site, shall be capable of being properly maintained on the site, and shall be of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.

T. The design shall be energy efficient and incorporate renewable energy design elements including, but not limited to:

1. Exterior energy design elements;
2. Internal lighting service and climatic control systems; and
3. Building siting and landscape elements. (Ord. 8-97 §3(part), 1997).

18.21.040 Findings. The planning director, architectural review committee and planning commission shall determine from the data submitted whether the proposed project will be in conformance with the provisions of this chapter and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted, or may be approved subject to conditions, specified changes and additions. In approving any project, the planning director, architectural review committee or planning commission shall find that such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, impair the desirability of living or working conditions in the same or adjacent areas and/or otherwise adversely affect the general prosperity and welfare. (Ord. 8-97 §3(part), 1997).

182

18.21.045 Appeals. A. Appeals from determinations by the planning director and architectural review committee

shall be made to the planning commission. Notification of appeal of any A.R.C. decision shall be forwarded to A.R.C. members at least seven days in advance of the planning commission hearing of the appeal request, so that A.R.C. members may attend the planning commission hearing to offer clarification on recommendations and otherwise participate in any discussions on the matter.

B. Appeals from planning commission decisions on any site and design permit shall be made to the city council. Notification of appeal of any planning commission decision shall be forwarded to planning commissioners at least seven days in advance of the city council hearing of the appeal request, so that planning commissioners may attend the city council hearing to offer clarification on recommendations and otherwise participate in any discussions on the matter.

C. Appeals shall be made in writing and must be filed with the city clerk within seven working days after a decision by the planning director, architectural review committee, or planning commission.

D. Any council member may call up for council review a decision of the planning commission under this chapter, by filing a written request therefor with the city clerk within seven days of a planning commission decision. The call up shall be handled like an appeal. (Ord. 8-97 §3(part), 1997).

18.21.050 Enforcement. All findings and determinations of the planning director, architectural review committee, or planning commission shall be the responsibility and duty of the planning director to enforce. Any changes agreed upon by the applicant and the planning director and all conditions of approval imposed by the architectural review committee, planning commission, and city council shall be incorporated into the final project plans prior to the issuance of building permits.

A. All conditions of A.R.C. approval, where granted, shall be implemented in construction of projects with approved building permits. Unless otherwise modified by the planning commission, site and design permits shall include as a condition of approval, that all conditions of design review approval recommended by the architectural review committee shall be included in project plans submitted for building permit, and shall be implemented in the construction of the project according to approved plans.

B. The planning director shall be responsible for enforcement of this chapter. (Ord. 8-97 §3(part), 1997).

18.21.055 Expiration of design approval. The design approval shall be null and void and a new application shall be required if a building permit has not been issued and construction has not commenced within one year from:

A. The date of the architectural review committee, where no planning commission approval is required; or

B. The date of the planning commission approval. The expiration period of planning commission approvals of discretionary approvals shall supersede the expiration date of A.R.C. approvals;

C. The date of staff design approval, where staff has determined that planning commission and A.R.C. approvals are not required in accordance with the requirements of this chapter. (Ord. 8-97 §3(part), 1997).

18.21.060 Fees. Fees for processing applications under this chapter shall be established by resolution of the city council to compensate for actual costs of the processing. (Ord. 8-97 §3(part), 1997).

18.21.065 Public notice. Notice of projects to be reviewed by the architectural review committee (A.R.C.) shall be placed in a newspaper of general local circulation at least five days prior any A.R.C. meeting. Notice of review by the planning commission of site and design permit requests shall be placed in a newspaper of general local circulation at least seven days prior to the planning commission meeting. Notice of A.R.C. appeals hearings shall be similarly published at least five days prior to the planing commission meeting at which the appeal shall be considered. (Ord. 8-97 §3(part), 1997).

18.21.070 Applicability. The provisions of this chapter shall be applicable in all zoning districts, and in all planned unit developments. (Ord. 8-97 §3(part), 1997).

Chapter 18.22

USE PERMITS

Sections:

- 18.22.010 Issuance for certain uses.
- 18.22.020 Quarries--Permit--Bond.
- 18.22.030 Quarries--Permit--Application and investigation.
- 18.22.040 Quarries--Permit--Fee.
- 18.22.050 Quarries--Inspection fees.
- 18.22.060 Quarries--Excavation.
- 18.22.070 Quarries--Fencing.
- 18.22.080 Quarries--Drainage of premises.
- 18.22.090 Quarries--Erosion control and screen planting.
- 18.22.100 Quarries--Maintenance and operation.

CITY OF HALF MOON BAY MASTER FEE SCHEDULE



Effective
June 16, 2009
Resolution No. C-50-09
Amended
August 4, 2009
Resolution No. C-69-09

501 Main Street, Half Moon Bay, CA 94019
www.hmbcity.com

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

Description of Services	Fee	Unit
I. Administration		
1 Returned Check Fee		
1 Under \$250	\$45.00	Each
2 Over \$250	\$45.00 Plus 1% Check Value	Each
2 Duplication		
1 Photocopies	\$0.19	Per Page
2 Documents		
	\$2.00	Less than 10 pages
	\$3.10	10 pages to 19 pages
	\$5.70	20 pages to 49 pages
	\$12.40	50 pages to 99 pages
	\$12.40 Plus .19/each additional Page	100 pages or more
	\$105.00	Municipal Code Book*
3 Bound Reports	Actual Estimated At Time of Publication	Each
4 Budget*	\$30.00	Each
5 Annual Audit	\$30.00	Each
6 Business License List		
Hard Copy	\$30.00	Each
Disk	\$30.00	Each
7 From microfilm	\$1.20 Plus .60/page after 1st page	Per Page
8 Audio Tape/ CD Disc		
City Council / Planning Commission	\$15.00	Per Tape/ Disc
3 Agenda Indexes for Meetings*		
1 City Council*		
	\$1.00	Per Agenda
	\$35.00	Annual Subscription
2 Planning Commission agenda "index"		
	\$1.00	Per Agenda
	\$35.00	Annual Subscription
3 Other Commissions agenda "index"		
	\$1.00	Per Agenda
	\$35.00	Annual Subscription
4 Agenda Packets* (does not include bound reports)	See 2.2 Document Duplicate Fees	
4 City Clerk		
Certification of Documents	\$10.00 Plus duplication fee	Each
5 Staff Research: All Departments		
1 Professional		
Each qtr hour	\$32.50	
2 Clerical		
Each qtr hour	\$13.20	

* Available on-line WWW.HMBCITY.COM

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

Description of Services	Fee	Unit
II. Police		
1 Duplication		
1 Photocopies (less than 10 pages)	\$2.00	
2 Photocopies (10-19 pages)	\$3.10	
3 Photocopies (20-49 pages)	\$5.70	
4 Photocopies (50-99 pages)	\$12.40	
5 Photocopies 100 or more pages)	\$12.40 Plus .19/each additional Page	
6 Photo Reproduction	\$32.00	
7 Audio Tape/CD Reproduction	\$15.00	Per Tape/CD Disc
8 Audio Tape Reproduction	\$15.00	Per Tape/DVD Disc
2 Licensing		
1 Bicycle License		
New License	\$7.50	Each per year
Annual Renewal	\$4.00	Each per year
Transfer of Ownership	\$4.00	Each per year
Replacement	\$4.00	Each per year
2 Bingo Establishment Processing		
Bingo Establishment	\$55.00	Each per year
Renewal	\$30.00	Each per year
3 Fortune Telling		
New Business	\$270.00	Each per year
Renewal	\$65.00	Each per year
New Tech.	\$270.00	Each per year
Renewal Tech	\$65.00	Each per year
4 Massage Establishments		
New Business	\$270.00	Each per year
Renewal	\$65.00	Each per year
Transfer	\$270.00	Each per year
Reinstatement	\$270.00	Each per year
New Tech	\$270.00	Each per year
Renewal (Tech)	\$65.00	Each per year
Reinstatement (Tech)	\$270.00	Each per year
5 Secondhand Dealers		
New Dealers	\$87.00 Plus State Fee	Each per year
Renewal	\$87.00 Plus State Fee	Each per year
6 Solicitor / Peddler		
New Applicant	\$270.00	Each per year
Annual Renewal	\$65.00	Each per year
7 Taxi Cab		
New Establishment	\$270.00	Each per year
Annual Renewal	\$65.00	Each per year
Driver permit	\$55.00	Each per year
3 Special Events		
1 Carnivals / Circus		
Each Event	\$170.00	Each per year
Amusement Concession	\$65.00	Each per year
2 Street Closure (per day)		
Parade, Race, Etc.	\$170.00	Each per year
Rodeo	\$170.00	Each per year
Block Parties	\$50.00	Each per year

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

Description of Services	Fee	Unit
II. Police		
4 Miscellaneous Fees		
1 False Alarm Fees		
Alarm Permit	\$55.00	Each
False Alarm Response with Permit		
1st & 2nd Alarms	\$0.00	Each
3rd Alarm	\$50.00	Each
4th Alarm	\$100.00	Each
5th Alarm	\$150.00	Each
6th Alarm and responses thereafter	\$200.00	Each
False Alarm with out permit		
1st & 2nd Alarms	\$55.00	Each
3rd Alarm	\$100.00	Each
4th Alarm	\$125.00	Each
5th Alarm	\$175.00	Each
6th Alarm and responses thereafter	\$250.00	Each
2 Identification Card Photographs	\$15.00	Each
3 Misc. Registration Filings	\$30.00	Each
4 Fingerprinting (each card)		
Resident	\$18.50	Each
Non-Resident	\$25.00	Each
5 Private Patrols		
Employee License	\$15.00	Each
Employee Background Clearance Check	\$300.00	Each
6 Gun Registration (non-resident / per gun)	\$100.00	Each
7 Police Services Fees		
Public Dance	\$30.00	Each
Temp. Alcohol Use, License Renewal	\$30.00	Each
Community Service Officer		
Regular Hours	\$40.50	Per Hour
Over Time Hours	\$60.75	Per Hour
Police Reserve	\$20.00	Per Reserve Per Hour
Police Officer		
Regular Hours	\$106.00	Per Hour
Over Time Hours	\$159.00	Per Hour
Sergeant		
Regular Hours	\$119.00	Per Hour
Over Time Hours	\$178.50	Per Hour
8 D.U.I. Cost Recovery		
Arrest with Traffic Collision & Transportation	\$900.00 Plus Booking Fees	Per Response
9 Vehicle Release	\$55.00	Per Vehicle
Repossession Release	\$15.00	
10 Lost Citation	\$10.00	Per Citation
11 Private Property Abatement	\$55.00	Per Site Visit / enforcement
12 Clearance/Special Letters	\$35.00	Each
13 Fishing Permit	\$10.00	Each
14 Illegal Sign Confiscation	\$30.00	Per Incidence
15 Parking Permit		
HMB Resident	\$25.00 Includes up to 4 guest permits	Per Year
HMB Resident Outside Permitted Areas	\$25.00 Up to two vehicles.	
Visitors	\$25.00	Per Vehicle Per Year
Lost or Damaged Replacement Permit	\$15.00	Each
16 Illegal Fireworks Confiscation	\$100.00	Per Citation

City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services

Description of Services	Fee	Unit
III. BUILDING		
1. Building Permit Fee for Alterations, Additions, and New Construction (based on valuation of improvement)		
Valuation (\$)		
0 - 500	\$50.00	Valuation
501 - 2,000		Valuation
First 500	\$50.00	
Each Additional 100 or fraction thereof	\$3.50	
2,001 - 25,000		Valuation
For first 2,000	\$102.50	
Each Additional 1,000 or fraction thereof	\$15.00	
25,001 - 50,000		Valuation
First 25,000	\$447.50	
Each Additional 1,000 or fraction thereof	\$14.00	
50,001 - 100,000		Valuation
First 50,000	\$797.50	
Each Additional 1,000 or fraction thereof	\$8.00	
100,001 - 500,000		Valuation
First 100,000	\$1,197.50	
Each Additional 1,000 or fraction thereof	\$7.00	
500,001 - 1,000,000		Valuation
First 500,000	\$3,997.50	
Each Additional 1,000 or fraction thereof	\$6.00	
1,000,001 and above		Valuation
For first 1,000,000	\$6,497.50	
Each Additional 1,000 or fraction thereof	\$5.00	
2. Building Plan Check Fee	65% of Building Permit Fee	
Plan Revision	\$125.00	
Fee for 4th review onwards - charged on hourly basis	\$125.00	
3. Miscellaneous Permits		
1. Demolition	\$230.00	Per Hour-Minimum 2 hours
2. Solar	see footnote 1	
4. Electrical Permit	Attachment D	
5. Mechanical Permit	Attachment D	
6. Plumbing Permit	Attachment D	
7. Reinspection/Pre-site Inspection	\$115.00	Per Hour
8. Refund	Attachment A	
9. Special Structural Inspection Fee	Deposit to be determined by Public Works Director at time of application. Recover 100% of staff/contractors time and overhead	

1. Solar permit fees shall be established based on valuation with a 70% discount of the total of the building permit fee, plan check fee, and electrical permit fee.
2. Re-inspection - hourly rate at \$115 per hour
3. Electronic submittal fee: \$2/drawing sheet; \$5 flat fee for each supporting document
4. Consumer Price Index to be established at the beginning of every fiscal year
5. Overtime rate of 150% will apply for after hour inspection requests with 200% on Sundays and Holidays
6. Miscellaneous plan review or similar services will be charged at \$125 per hour

City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services

Description of Services	Fee	Unit
IV. Public Works		
1. Public Works Inspection Fee (including grading)* Valuation (\$) 0-100,000 100,001-500,000 500,001-1,000,000 Over 1,000,000	5.0% of City approved construction cost estimate. 4.0% of City approved construction cost estimate. 3.0% of City approved construction cost estimate. 2.0% of City approved construction cost estimate.	
2. Engineering Plan Check Fee (including grading) Valuation (\$) 0-100,000 100,001-500,000 500,001-1,000,000 Over 1,000,000	3.0% of City approved construction cost estimate. 2.5% of City approved construction cost estimate. 2.0% of City approved construction cost estimate. 1.5% of City approved construction cost estimate.	
2. Permit Issuance Encroachment & Grading	\$75.00**	
3. Tree Removal / Trimming	\$285.00	
5. Final Map Review 0 - 4 Lots 5 or more	\$3,000.00 \$3000.000 + \$200.00 per Lot	
6. Miscellaneous Fee	\$142.50	Per Hour

*Construction activities during October through April shall require Wet Weather Inspection surcharge of \$855.00.

**Inspection and plan review fee will apply as required.

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

Description of Services	Fee	Unit
V. Developer Impact Fees		
1 Single Family		
1 Sewer Permit	See attachment -C-	Per Connection
2 SMIP	According to State of CA Dept of Conservation Rates	
3 Storm Drain	\$0.0838	Per sq. ft of lot area
4 Capital Outlay		
For 1st bedroom	\$54.00	Per Bedroom
Each additional bedroom	\$17.00 Maximum amount \$115	Per Bedroom
5 Traffic Mitigation	\$1,913.00	Per Single Family Home
6 Park Facility Development Fee	\$1,038.00	Per Bedroom
2 Development Fees, Multi-Family / Commercial		
1 Sewer Permit	See attachment -C-	
2 SMIP	According to State of CA Dept of Conservation Rates	
3 Storm Drain		
Multi-Residents	\$0.1153	Per sq. ft of lot area
Commercial	\$0.1467	Per sq. ft of lot area
4 Capital Outlay		
For 1st bedroom	\$56.00	Per Bedroom
Each additional bedroom	\$16.00	Per Bedroom
Per Dwelling Unit	\$111.00	Per Dwelling Unit
5 Traffic Mitigation		
Condominium	\$859.00	Per Dwelling Unit
Low-rise Apartment	\$1,026.00	Per Dwelling Unit
Specially retail (less than 30 KSF)	\$5,227.00	Per 1,000 Square Feet
General Office	\$5,227.00	Per 1,000 Square Feet
Quality Restaurant	\$6,587.00	Per 1,000 Square Feet
Motel	\$1,325.00	Per Room
Hotel	\$1,469.00	Per Room
Golf Course	\$620.00	Per Acre
6 Park Facility Fee		
Condominium	\$1,038.00	Per Bedroom
Low-rise Apartment	\$1,038.00	Per Bedroom
3 Development Fees - Residential Subdivision Fees Only		
Park Dedication	Per Chapter 17.48 of Municipal Code	

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

VI. PLANNING	
PRE-ENTITLEMENT PROCESSING	REQUIRED FEE/DEPOSIT
<u>Pre-Application Meeting:</u>	Based on number of dept./agencies attending - hourly rates apply
<u>Measure 'D':</u>	
▪ Single Allocation (per allocation)	\$ 650 flat fee ¹
▪ Phasing Agreement	\$ 2,600 deposit ²
<u>Environmental Initial Study:</u>	
▪ Statutory/Categorical Exemption	\$ 130 flat fee ¹
▪ Negative Declaration/Mitigated Neg. Dec.	\$ 2,600 deposit ²
▪ Environmental Impact Report	Deposit half the amount of the proposal estimate, balance due prior to 1 st public hearing ²
¹ flat fee to increase annually	
² Total cost equal to 100% of staff/ consultant time and materials, plus 20% overhead cost	

ENTITLEMENT PROCESSING	REQUIRED FEE/DEPOSIT
<u>Coastal Development Permit:</u>	
▪ CDP Exemption	\$ 130 flat fee ¹
▪ Single Family Residential	
○ ≤ 2,400 square feet	\$ 1,300 deposit ²
○ >2,400 square feet	\$ 2,600 deposit ²
▪ Multiple Family Residential	
○ Less than four dwelling units (< 10,000 square feet)	\$ 2,600 deposit ²
○ More than four dwelling units (> 10,000 square feet)	\$ 5,200 deposit ²
▪ Commercial/Mixed Use	
○ ≤ 10,000 square feet	\$ 2,600 deposit ²
○ > 10,000 square feet	\$ 5,200 deposit ²
▪ Industrial/Institutional	
○ ≤ 20,000 square feet	\$ 5,200 deposit ²
○ > 20,000 square feet	\$ 6,500 deposit ²
<u>Architectural Review:</u>	
▪ Planning Director	\$ 650 flat fee ¹
▪ Architectural Review Committee	\$ 1,300 deposit ²
▪ ARC and Planning Commission	\$ 2,600 deposit ²
<u>Site and Design Review:</u>	
▪ Planning Director	\$ 1,300 deposit ²
▪ Architectural Review Committee	\$ 2,600 deposit ²

Master Fee Schedule Amendment
Planning Commission – Approved May 14, 2009
City Council Adopted – June 16, 2009

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

VI. PLANNING	
▪ ARC and Planning Commission	\$ 5,200 deposit ²
ENTITLEMENT PROCESSING	REQUIRED FEE/DEPOSIT
<u>Use Permit:</u>	
▪ Temporary Use	\$ 130 flat rate ¹
▪ Conditional Use	\$ 2,600 deposit ²
▪ Home Occupation	\$ 130 flat rate ¹
<u>Variance:</u>	\$ 2,600 deposit ²
<u>Exception:</u>	
▪ Building Height	\$ 650 deposit ²
▪ Development Standard	\$ 650 deposit ²
▪ Parking	\$ 1,300 deposit ²
<u>Amendments:</u>	
▪ Local Coastal Program (Includes LUP/Policies)	\$ 6,500 deposit ²
▪ IP/Zoning Code/Rezoning	\$ 6,500 deposit ²
<u>Annexation:</u>	\$ 2,600 deposit ² plus LAFCo fees
<u>Appeals:</u>	Half the original cost of the application
<u>Specific Plan/PUD Plan:</u>	
▪ Review and Processing	\$ 6,500 deposit ²
▪ Amendments	\$ 5,200 deposit ²
<u>Land Division and Merger:</u>	
▪ Certificate of Compliance	\$ 1,300 deposit ²
▪ Lot Line Adjustment/Lot Merger	\$ 2,600 deposit ²
▪ Parcel Map (four or fewer lots)	\$ 3,900 deposit ²
▪ Tentative Subdivision Map (5-30 lots)	\$ 6,500 deposit ²
▪ Tentative Subdivision Map (over 30 lots)	\$ 7,800 + \$ 360/lot over 30 lots deposit ²
▪ Vesting TSM	\$ 7,800 + \$ 360/lot over 30 lots deposit ²
▪ Final Map	\$ 3,900 + \$ 360/lot over 30 lots deposit ²
▪ Subdivision Agreement	\$ 2,600 deposit ²
<u>Sign Permit:</u>	
▪ Temporary Sign	OTC ³
▪ Permanent Sign	\$ 130 deposit ²
▪ Sign Program	\$ 260 deposit ²
▪ Exceptions	\$ 130 deposit ²
<u>Plan Check:</u>	
▪ Second Dwelling Unit	\$ 130 deposit ²
▪ Residential (SFR)	\$ 130 deposit ²
▪ Residential (MFR)	\$ 260 deposit ²
▪ Non-Residential (10k sq. ft. or less)	\$ 260 deposit ²
▪ Non-Residential (over 10k sq. ft.)	\$ 130 deposit ²
¹ flat fee to increase annually	

Master Fee Schedule Amendment
Planning Commission – Approved May 14, 2009
City Council Adopted – June 16, 2009

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

VI. PLANNING	
² Total cost equal to 100% of staff/ consultant time and materials, plus 20% overhead cost	
³ Over the Counter review requires no fee unless complications are encountered	
OVER THE COUNTER (OTC)	REQUIRED FEE/DEPOSIT
Temporary Sign/Banner	OTC ³
Zoning Compliance Letter	OTC ³
Public Convenience & Necessity Letter	OTC ³
Water Transfer Letter	OTC ³
³ Over the Counter review requires no fee unless complications are encountered	

FEES REQUIRED BY OTHER AGENCIES	REQUIRED FEE/DEPOSIT
California Department of Fish and Game	Fee required to review various environmental documents ⁴
San Mateo County Local Agency Formation Commission (LAFCo)	Annexation fees vary by acreage ⁴
San Mateo County Recorder	Fee required to record and/or post various documents ⁴
⁴ Fees charged by these agencies are available on-line and are in addition to fees charged by the City.	

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

Description of Services	Fee	Unit
VII. Parks and Recreation Fees		
1 Community Center - (100% Multi-Purpose Room)* With Kitchen - 4 hour min. Fri.-Sun. City of Half Moon Bay Public Agencies in San Mateo County Monday through Friday from 8AM to 5PM Evenings and Weekends Non-Profit Coastside Community Groups Half Moon Bay Private Groups Non-Residents Private Groups	\$0.00 \$15.00 \$25.00 \$55.00 \$80.00 \$100.00	Per Hour Per Hour Per Hour Per Hour Per Hour
2 Oak Room (60% Multi-Purpose Room)* With Kitchen - 4 hour min. Fri.-Sun. City of Half Moon Bay Public Agencies in San Mateo County Monday through Friday from 8AM to 5PM Evenings and Weekends Non-Profit Coastside Community Groups Half Moon Bay Private Groups Non-Residents Private Groups	\$0.00 \$10.30 \$20.50 \$31.00 \$46.50 \$55.75	Per Hour Per Hour Per Hour Per Hour Per Hour
3 Willow and Pine Rooms (40% Multi-Purpose)* City of Half Moon Bay Public Agencies in San Mateo County Monday through Friday from 8AM to 5PM Evenings and Weekends Non-Profit Coastside Community Groups Half Moon Bay Private Groups Non-Residents Private Groups	\$0.00 \$10.30 \$20.50 \$16.50 \$24.75 \$31.00	Per Hour Per Hour Per Hour Per Hour Per Hour
4 Willow or Pine Rooms / Day Room / Sun Room* City of Half Moon Bay Public Agencies in San Mateo County Non-Profit Coastside Community Groups Half Moon Bay Private Groups Non-Residents Private Groups	\$0.00 \$10.30 \$10.30 \$20.50 \$25.75	Per Hour Per Hour Per Hour Per Hour
* No Charge to Senior Coastsiders when rooms available		
5 Courtyard Rental City of Half Moon Bay Public Agencies in San Mateo County Non-Profit Coastside Community Groups Half Moon Bay Private Groups Non-Residents Private Groups	\$0.00 \$5.15 \$5.15 \$5.15 \$7.25	Per Hour Per Hour Per Hour Per Hour
6 Kitchen Use	\$50.00	Per Hour
7 Train Depot City of Half Moon Bay Public Agencies in San Mateo County Non-Profit Coastside Community Groups Half Moon Bay Private Groups Non-Residents Private Groups	\$0.00 \$15.00 \$15.00 \$25.00 \$40.00	Per Hour Per Hour Per Hour Per Hour
8 Facility Use Deposit with approved rental application 100% Full Multi-Purpose Room 60% Multi-Purpose Room Smith Field #3 and Kitchen Train Depot, Willow, Pine or Sun Day Rooms	\$500.00 \$400.00 \$200.00 \$100.00	
9 Staff Time Charges Recr. Employees - Weekday Nights (2 Hrs Min.) Recr. Employees - Weekends (3 Hrs Min.)	\$16.00 \$16.00	Per Hour Per Employee Per Hour Per Employee

**City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services**

Description of Services	Fee	Unit
VII. Parks and Recreation Fees		
10 Parks & Recreation Fees & Charges		
1 Special Interest Classes & Camps		
Resident	Market - minimum to cover 100% direct costs	Per Student
Non-Resident	Market plus \$10 - minimum to cover 100% direct costs	Per Student
2 Special Events		
Resident	Market - minimum to cover 100% direct costs	Per Event
Non-Resident	Market - minimum to cover 100% direct costs	Per Event
3 Adult Team Sports Leagues		
Resident	Market - minimum to cover 100% direct costs	Per Student
Non-Resident	Market plus \$10 - minimum to cover 100% direct costs	Per Student
4 Aquatics Program		
Resident	Market - minimum to cover 100% direct costs	Per Student
Non-Resident	Market plus \$10 - minimum to cover 100% direct costs	Per Student
Rec Swim - Season Family Pass	\$155.00	Per 4 members
5 Senior Discounts		
Special Events, Facility Rental, & Aquatics	10% discount on set rates	
6 City Parks Rentals		
All Parks Except Smith Field		
Resident	\$36.00	Per Day
Non-Resident	\$51.50	Per Day
Public Agencies in San Mateo County	\$25.00	Per Day
Non-Profit Coastside Community Groups	\$25.00	Per Day
Seniors	\$32.50	Per Day
Smith Field #3 (Day)		
Resident	\$20.00	Per Hour
Non-Resident	\$30.00	Per Hour
Public Agencies in San Mateo County	\$15.00	Per Hour
Non-Profit Coastside Community Groups	\$15.00	Per Hour
Seniors	\$15.00	Per Hour
Smith Field #3 (Night Lighting)		
Resident	\$35.00	Per Hour
Non-Resident	\$45.00	Per Hour
Public Agencies in San Mateo County	\$20.00	Per Hour
Non-Profit Coastside Community Groups	\$20.00	Per Hour
Seniors	\$20.00	Per Hour
11 Recreation Refunds		
1 City Cancelled Classes	\$0.00	
2 Customer Drops	\$10.00	Per Class
12 Film Permits		
1 Permit Application Fee	\$210.00	Per Day
2 City Employee Fee	Actual Costs	
3 Barricades & Street Cleaning		
Use of Barricades		
Small	\$2.00	Each / day
Large	\$6.00	Each / day
Street Cleaning (Empl. & Equip)	\$93.00	Per Hour
4 Use of Public Works Equipment	Based on CALTRANS Equip. rate schedule	
5 Use of City Vehicles	\$51.50	Per Hour
6 Security Deposit	\$1,000.00	or as Determined by City Mgr.
7 Street Use Fee	\$210.00 Plus direct costs and overhead	Per Day
13 Administrative Fees		
	\$10.00	Per Class
14 Special Event Fees		
1 Block Parties	\$50.00	Per Event
2 Fund Raisers	\$50.00	Per Event
3 Misc. Events	\$50.00	Per Event
15 Banner Pole Fees		
1 to 15 days	\$150.00	
1 to 30 days	\$300.00	

City of Half Moon Bay
Master Fee Schedule
Permits, Other Fees & Services

VIII. ADMINISTRATIVE CITATION PENALTIES	
Violations of Municipal Code other than building or safety provisions	
First violation	\$100.00
Second violation within one calendar year	\$200.00
Third or subsequent violation within one calendar year	\$500.00
Violations of building or safety provisions of Municipal Code	
First violation	\$100.00
Second violation within one calendar year	\$500.00
Third or subsequent violation within one calendar year	\$1,000.00

Master Fee Schedule Amendment
City Council Adopted – August 4, 2009
Effective – September 4, 2009
Resolution No. C-69-09

**Attachment A
City of Half Moon Bay
Master Fee Schedule**

REFUND POLICY

Any request for Fee refunds shall be submitted in writing to the appropriate Department's Director within 90 days from the date of submittal. The grounds for requesting a refund shall be detailed in the written request. However, once the City has commenced work on an applicable service for which a fee is charged, no refunds are allowed. The Department's Director shall determine if a fee is refundable based on this criterion. Any refund will be net a processing fee of \$25 and any other incidentals that may be incurred. The party requesting the refund shall be informed in writing of the decision of the Department's Director within ten (10) working days of receiving the written refund request. The requesting party may appeal the determination of the Department's Director to the City Manager, within ten (10) days of mailing notice to the requesting party. The City Manager's decision of the appeal review will be the final action taken by the City.

**Attachment D
City of Half Moon Bay
Master Fee Schedule**

MECHANICAL PERMIT AND RELATED FEES		
PERMIT ISSUANCE		
	For issuing each permit	\$ 30.00
	For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$ 10.00
UNIT FEE SCHEDULE		
<i>Furnaces</i>		
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts, and vents attached to such appliances, up to and including 100,000 Btu/h	\$ 19.83
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts, and vents attached to such appliances over 100,000 Btu/h	\$ 24.39
	For the installation or relocation of each floor furnace, including vent	\$ 19.83
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater	\$ 19.83
<i>Appliance Vents</i>		
	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 9.72
<i>Repairs or Additions</i>		
	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the Code	\$ 18.36
<i>Boilers, Compressors and Absorption Systems</i>		
	For the installation or relocation of each boiler or compressor up to and including three horsepower, or each absorption system up to and including 100,000 Btu/h	\$ 19.70
	For the installation or relocation of each boiler or compressor over three horsepower, up to and including 15 horsepower, or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h	\$ 36.38
	For the installation or relocation of each boiler or compressor over 15 horsepower, up to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	\$ 49.92
	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	\$ 74.30

Attachment D (Cont.)
City Half Moon Bay
Master Fee Schedule

MECHANICAL PERMIT AND RELATED FEES (Cont.)		
UNIT FEE SCHEDULE (Cont.)		
<i>Air Handlers</i>		
	For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	\$ 14.27
	For each air-handling unit over 10,000 cfm	\$ 24.25
<i>Evaporative Coolers</i>		
	For each evaporative cooler other than portable type	\$ 14.27
<i>Ventilation and Exhaust</i>		
	For each ventilation fan connected to a single duct	\$ 9.72
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$ 14.27
	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$ 14.27
<i>Incinerators</i>		
	For the installation or relocation of each domestic-type incinerator	\$ 24.39
	For the installation or relocation of each commercial or industrial-type incinerator	\$ 19.43
MISCELLANEOUS		
	For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$ 14.27
OTHER INSPECTION AND FEES		
	Inspections outside of normal business hours, per hour (minimum charge-one hour)	\$ 172.50
	Inspection on Sundays and Holidays, per hour (minimum charge-one hour)	\$ 230.00
	Reinspection fees, per hour	\$ 115.00
	Inspection for which no fee is specifically indicated, per hour (minimum charge -one hour)	\$ 115.00

Attachment D (Cont)
 City Hall Moon Bay
 Master Fee Schedule

ELECTRICAL PERMIT AND RELATED FEES		
PERMIT ISSUANCE		
	For issuing each permit	\$ 30.00
	For issuing each supplemental permit for which the original permit has not expired, been canceled or lapsed	\$ 30.00
SYSTEM FEE SCHEDULE		
<i>New Residential Buildings</i>		
	For new multifamily residential buildings (apartments and condominiums) having three or more living units, including the area of garages, carports, and other non-commercial automobile storage areas constructed at the same time, per square foot	\$ 0.06
	For new single and two-family residential buildings, including the area of garages, carports and other minor accessory buildings constructed at the same time, per square foot	\$ 0.07
	For other types of residential occupancies and alteration, and modifications to existing residential buildings, use the UNIT FEE SCHEDULE	
<i>Private Swimming Pools</i>		
	For new private, residential, in-ground swimming pools for single family/multi-family occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping, and other similar electrical equipment directly related to the operation of a swimming pool, each pool	\$ 59.30
<i>Carnivals and Circuses</i>		
	Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions:	
	For electrical generators and electrically driven rides, each	\$ 29.48
	For mechanically driven rides and walk-through attractions or displays having electric lighting, each	\$ 8.71
	For a system of area and booth lighting, each	\$ 8.71
	For permanently installed rides, booths, displays and attractions, use the UNIT FEE SCHEDULE	
<i>Temporary Power Service</i>		
	For a temporary service power pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each	\$ 29.48
	For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative light, Christmas tree sales lots, fireworks stands, etc., each	\$ 14.74

Attachment D (Cont.)
City Hall Moon Bay
Master Fee Schedule

ELECTRICAL PERMIT AND RELATED FEES (Cont.)		
UNIT FEE SCHEDULE		
<i>Receptacle, Switch, and Lighting Outlets</i>		
	For receptacle, switch, lighting, or other outlets at which current is used or controlled (except services, feeders, and meters):	
	First 20 fixtures, each	\$ 1.34
	Additional fixtures, each	\$ 0.87
For lighting fixtures, sockets, or other lamp-holding devices:		
	First 20 fixtures, each	\$ 1.34
	Additional fixtures, each	\$ 0.87
	For pole or platform-mounted lighting fixtures	\$ 1.34
	For theatrical-type lighting fixtures or assemblies	\$ 1.34
<i>Residential Appliances</i>		
	For fixed residential appliances or receptacle outlets for same, including wall-mounted electrical ovens; counter-mounted cooking tops; electric ranges; self-contained room, console, or through wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliance not exceeding one horsepower (HP) in rating	\$ 5.70
<i>Non-Residential Appliances</i>		
	For: residential appliances and self-contained factory-wired non-residential appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt ampere (KVA) in rating, including medical or dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment	\$ 5.70
BUSWAYS		
	For trolley and plug-in-type busways, each 100 feet or fraction thereof Note. An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.	\$ 8.71

Attachment D (Cont.)
City Half Moon Bay
Master Fee Schedule

ELECTRICAL PERMIT AND RELATED FEES (Cont.)	
POWER APPARATUS	
For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows (Rating in Horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA), or kilo-volt-amperes-reactive (KVAR):	
Up to and including 1	\$ 5.70
Over 1 and not over 10	\$ 14.74
Over 10 and not over 50	\$ 29.48
Over 50 and not over 100	\$ 59.30
Over 100	\$ 89.11
SIGNS, OUTLINE LIGHTING AND MARQUEES	
For signs, outline lighting systems or marquees supplied from one branch circuit	\$ 29.48
For additional branch circuits within the same sign, outline lighting system or marquee	\$ 5.70
SERVICES	
For services of 600 volts or less and no over 200 amperes in rating	\$ 36.52
For services of 600 volts or less and not over 200 amperes to 1,000 amperes in rating	\$ 74.37
For services over 600 volts or over 1,000 amperes in rating	\$ 148.74
MISCELLANEOUS APPARATUS, CONDUITS AND CONDUCTORS	
For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth	\$ 21.78
OTHER INSPECTION AND FEES	
Inspections outside of normal business hours, per hour (minimum charge-one hour)	\$ 172.50
Inspection on Sundays and Holidays, per hour (minimum charge-one hour)	\$ 230.00
Reinspection fees, per hour	\$ 115.00
Inspection for which no fee is specifically indicated, per hour (minimum charge -one hour)	\$ 115.00

Attachment D (Cont.)
City Half Moon Bay
Master Fee Schedule

PLUMBING PERMIT AND RELATED FEES		
PERMIT ISSUANCE		
	For issuing each permit	\$ 30.00
	For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$ 10.00
UNIT FEE SCHEDULE		
<i>Fixtures and vents</i>		
	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$ 9.38
	For each repair or alteration of drainage or vent piping, each fixture	\$ 9.38
<i>Sewers, Disposal Systems and Interceptors</i>		
	For each building sewer and each trailer park sewer	\$ 20.10
	Rainwater systems-per drain (inside building)	\$ 9.38
	For each cesspool (where permitted)	\$ 33.50
	For each private sewage disposal system	\$ 53.60
	For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$ 9.38
<i>Gas Piping Systems</i>		
	For each gas-piping system of one to five outlets	\$ 6.70
	For each additional gas piping system outlet, per outlet	\$ 1.34
<i>Water Piping and Water Heaters</i>		
	For installation, alteration, or repair of water piping or water-treating equipment, or both, each	\$ 9.38
	For each water heater and/or vent	\$ 9.38
<i>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</i>		
	For each lawn sprinkler system or any one meter, including backflow protection devices thereof	\$ 9.38
	For atmospheric-type vacuum breakers or backflow protection devices not included above:	
	1 to 5	\$ 6.70
	Over 5, each	\$ 1.34
	For each backflow protective device other than atmospheric type vacuum breakers:	
	2 inch diameter and smaller	\$ 9.38
	over 2 inch diameter	\$ 20.10
<i>Swimming Pools</i>		
	Public Pool	\$ 122.28
	Public Spa	\$ 81.41
	Private Pool	\$ 81.41
	Private Spa (pre-manufactured)	per valuation
	Private Spa (custom built)	\$ 40.54
MISCELLANEOUS		
	For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code	\$ 13.13
OTHER INSPECTION AND FEES		
	Inspections outside of normal business hours, per hour (minimum charge-one hour)	\$ 172.50
	Inspection on Sundays and Holidays, per hour (minimum charge-one hour)	\$ 230.00
	Reinspection fees, per hour	\$ 115.00
	Inspection for which no fee is specifically indicated, per hour (minimum charge -one hour)	\$ 115.00

W8

Ruby Pap

From: Dean LaTourrette [dean@savethewaves.org]
Sent: Monday, February 01, 2010 6:17 PM
To: Peter Douglas
Cc: Lesley Ewing; Ruby Pap; Charles Lester
Subject: FW: Thank You

Peter,

Per the CCC ex parte communication guidelines, I'm forwarding the below message I sent earlier today to Ross Mirkarimi as it pertains specifically to the CCC section. I apologize for not copying you all on the original, I'm still learning about some components of the CCC process.

It's important to point out that the below msg and reference to CCC permit conditions for the south Sloat erosion issue was meant to be procedural in nature, ie asking if it's POSSIBLE from a procedural standpoint for the CCC to add conditions on the permit such as limiting the scope, requiring analysis first on the feasibility of moving existing rubble, and requiring them to remove any new structures placed at a later date.

Thanks for your careful and thorough consideration of this matter – we hope that the emergency work can be limited to the least impactful to the environment as well as the recreational resource at the south Sloat beach.

Regards,

--

Dean LaTourrette
Executive Director
Save The Waves Coalition
831-426-6169 wk
415-596-7873 mbl
www.savethewaves.org

----- Forwarded Message

From: Dean LaTourrette <dean@savethewaves.org>
Date: Mon, 01 Feb 2010 12:06:17 -0800
To: Ross Mirkarimi <Ross.Mirkarimi@sfgov.org>, Ross Mirkarimi <rmirk@msn.com>
Cc: Lara Graham Truppelli <Lara@chaletmgmt.com>, Bob Battalio <B.Battalio@pwa-ltd.com>, darin rosas <darin.rosas@gmail.com>, Bill McLaughlin <Local415@gmail.com>, Joshua Berry <josh@savethewaves.org>
Conversation: Thank You
Subject: Thank You

Ross,

On behalf of Save The Waves, as well as SF Surfrider and a substantial portion of the Ocean Beach community, I wanted to thank you for pushing for the one week delay on the south Sloat emergency work, and helping bring everyone to the table on Friday. We thought it was hugely beneficial, and just getting everyone to agree to and attend that meeting and listen was in itself a big victory.

I think the verbal agreement from DPW to limit scope as much as possible was also very positive. On

2/8/2010

205

potential moving of existing rubble, I thought we were close to an agreement there, but unfortunately Ed/DPW backed off right at the end and indicated he would be unwilling to wait to start any work, even if only a week, to do the necessary analysis. This was particularly frustrating as it sounds like one of the best uses of existing rubble may be for the underlayer, and if they start work with new quarry boulders this part of the potential solution would be lost.

We're strategizing actions between now and tomorrow afternoon's hearing, here's what we're doing:

1) CCC – We've been in communication with CCC staff that are reviewing the emergency permit. We are asking them to consider the following conditions to the permit: 1) That DPW first conduct the necessary analysis to explore the moving of existing rubble as part of the solution, before introducing any new hard structures to the beach, assuming the analysis can be done in a reasonably short amount of time (within 2 weeks, preferably within 1 week); 2) That CCC require in the permit that DPW remove any new rock placed as part of this emergency work, at a future date. (Q: we might want to check if the same condition was part of the last emergency permit in '99, and therefore might further drive both of the above conditions)

Along these lines, we were hoping you could speak with Peter Douglas directly about these two conditions and if they are even possible for something like this, as we understand he will ultimately be approving this permit.

2) BOS Resolution – We're exploring drafting a potential BOS Resolution, that would require both of the above conditions. Do you think this is worthwhile, and/or have a chance of passing? One reason for a Resolution stipulating removal of rock at a future date, even if non-binding, might be that it sets a precedent for any long-term strategy, that removal & mitigation for past armoring be part of the long-term solution & requirements.

3) NPS/GGNRA – We're reaching out to NPS to see if they would consider the same 2 conditions on the permit they issue for this emergency work to be done on their land.

Thanks again for all your help & support on this issue. While it might not be the single largest challenge facing the CA coast, we feel it's a potential precedent setting issue, with lots of long-term ramifications, and has the potential to be a great case study, whether good or bad, on ongoing coastal mgmt in CA and the rest of the world.

Regards,

-Dean

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