

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

DATE: August 26, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit and a Non-Conforming Use Permit to allow construction of a new 2,725 sq. ft., two-story, single-family residence with an attached garage on a non-conforming 7,786 sq. ft. parcel, at 670 Oak Park Way in the unincorporated Emerald Lake Hills area of San Mateo County. The existing residence and detached garage will be demolished.

County File Number: PLN 2019-00323

PROPOSAL

The applicant proposes to construct a new 2,725 sq. ft., two-story, single-family residence with an attached garage on a non-conforming 7,786 sq. ft. parcel in the Residential Hillside (RH) Zoning District, where 12,000 sq. ft. is the minimum lot size.

The new residence will require relief from the lot coverage, floor area, and height regulations of the RH Zoning District with a Non-Conforming Use Permit. The project proposes a total lot coverage of 28.8 percent where 25 percent is the maximum, a total floor area of 2,725 sq. ft. where 2,400 sq. ft. is the maximum, and a portion of the proposed new roof will exceed the 28-foot height limit by one foot. The applicant requests additional lot coverage to accommodate a driveway bridge for the downward sloping lot, 389 sq. ft. of additional floor area, and a roof design which extends a foot beyond the 28-foot height limit to accommodate a sloped roof pitch.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2019-00323, based on and subject to the required findings and conditions of approval listed in Attachment A of the staff report.

SUMMARY

As described in the staff report, the project is in compliance with the required findings for a Non-Conforming Use Permit. The proposed development is proportioned to the size of the parcel, as the footprint of the proposed residence is compliant with the 25 percent lot coverage maximum, but the total development includes a driveway bridge to

provide access which accounts for 7.5 percent of the project's total lot coverage, 224 sq. ft., and is the reason the project is over the lot coverage maximum. The additional lot coverage would not cause the residence to appear to be out of scale with the property, specifically as viewed from Oak Park Way.

The applicant has indicated that there are no neighboring properties which present an opportunity to achieve conformity. Adjacent properties are developed with residences and are also substandard in size.

The project is nearly in conformance with the Zoning Regulations currently in effect. The existing development on the property currently exceeds the allowed floor area allowed for the site. The footprint of the house is being changed to include an attached garage. The applicant requests an additional 325 sq. ft. over that allowed by the RH Zoning District with this proposal. The addition would allow a reasonably sized 2,725 sq. ft. residence, including an attached garage.

The proposal was reviewed by the Emerald Lake Hills Design Review Officer (DRO) on February 7, 2020. At the hearing the DRO stated that the roof design should be changed from the non-compliant flat roof to one which incorporates a pitch. The height exception is for 12 inches, allows for compliance with the design review standards, and is limited to a small area of the house. These exceptions to the development standards are minor and the proposed development is proportioned in size to the subject parcel.

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

DATE: August 26, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 2,725 sq. ft., two-story, single-family residence with an attached garage on a non-conforming 7,786 sq. ft. parcel, where a minimum of 12,000 sq. ft. is required, at 670 Oak Park Way in the unincorporated Emerald Lake Hills area of San Mateo County. A Non-Conforming Use Permit is required to allow total lot coverage of 28.8 percent where 25 percent is the maximum, total floor area of 2,725 sq. ft. where 2,400 sq. ft. is the maximum, and a height of 29 feet where the limit is 28 feet. One significant tree is proposed to be removed. The existing residence and detached garage will be demolished.

County File Number: PLN 2019-00323 (Salon)

PROPOSAL

The applicant proposes to construct a new 2,725 sq. ft., two-story, single-family residence which includes an attached garage on a 7,786 sq. ft. parcel, in the Residential Hillside (RH) Zoning District of the Emerald Lake Hills neighborhood. The parcel is non-conforming in size and does not comply with the 12,000 sq. ft. minimum lot size required by the zoning. The project proposes a total lot coverage of 28.8 percent where 25 percent is the maximum and a total floor area of 2,725 sq. ft. where 2,400 sq. ft. is the maximum. A portion of the proposed new roof will exceed the 28-foot height limit by one foot. In addition to the required Non-Conforming Use Permit, the project also requires a Design Review Permit and was reviewed by and recommended for approval by the Emerald Lake Hills Design Review Officer on February 7, 2020.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2019-00323, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant: Deniz Salon

Owner: Seren Liu

Location: 670 Oak Park Way, Emerald Lake Hills

APN: 068-081-320

Size: 7,786 sq. ft.

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

General Plan Designation: Low Density Residential

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: Zone X, Panel Number 06081C0285E, Effective Date: October 16, 2012

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, relating to construction of small structures including single-family residences in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and the property is located in an established residential community.

Setting: The property is located in the unincorporated community of Emerald Lake Hills. It is developed with a single-family residence and a detached garage, constructed in 1940. The parcel size is 7,786 sq. ft., and is non-conforming in size, as it does not meet the 12,000 sq. ft. minimum parcel size. Surrounding parcels are also of non-conforming sizes and are also developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
August 22, 2019	Design Review Permit application submitted.
October 28, 2019	Application for a Non-Conforming Use Permit was added to the application, due to the non-conforming aspects of the project.
January 1, 2020	- Application deemed complete.
February 7, 2020	- Project was heard by the Emerald Lake Hill Design Review Officer and recommended for approval with modifications to roof pitch and materials.
March 6, 2020	Revised plans were submitted to address the Design Review Officer's recommendations.
August 26, 2020	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

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

2. Conformance with the Residential Hillside (RH) Zoning Regulations

A summary of project conformance with the current requirements of the Residential Hillside (RH) Zoning District is provided in the table below. The Non-Conforming Use Permit is required to address the proposed non-conforming lot coverage, floor area and height, for a new home on a non-conforming parcel. Non-conforming aspects of the property and proposal are indicated by an asterisk (*).

Development Standards	Zoning Requirements	Existing	Proposed
Minimum Building Site Area	12,000 sq. ft. for slope of 0-17%	7,786 sq. ft.* 16.3 % slope	<i>No change</i>
Minimum Building Site Width	50 ft.	90 ft.	<i>No change</i>
Minimum Setbacks			<i>Complies -</i>
• Front	20 ft. for the house	23.75 ft.	20 ft.
• Rear	20 ft.	20 ft.	31 ft.
• Sides	Combination of 20 ft. with a minimum 7.5 ft.	Left side 5.5 ft.* Right side 23.4 ft. for house	New construction 7.5 ft. Right side -15 ft.
Detached Garage	0 ft. front setback for garage for slope exceeding 14% Side setback: Minimum 7.5 ft.	4.75 feet front 3.16 feet right*	<i>Complies -</i> To be demolished
Maximum Lot Coverage	25% or 1,946 sq. ft.	23.1% or 1,804 sq. ft.	28.8% or 2,241 sq. ft.**
Maximum Building Floor Area	30% or 2,400 sq. ft.	33% 2,546.5 sq. ft.*	35% 2,725 sq. ft.**
Maximum Building Height	28 ft.	25 ft.	29 ft.**
Minimum Parking	2 covered spaces and 2 guest spaces (uncovered)	2 covered spaces and 2 uncovered spaces	<i>Complies -</i> 2 covered spaces and 2 uncovered spaces
* Existing Non-conformity			
** Non-conformity will be addressed by the Use Permit Application.			

As shown in the table above, the parcel size is 7,786 sq. ft. and does not conform to the Residential Hillside (RH) Zone District minimum parcel size

of 12,000 sq. ft. The residence built in 1940, prior to the implementation of the RH Zoning District, does not conform to the zoning with respect to the non-conforming setbacks for the house and garage and it exceeds allowed floor area. The proposed new residence will have a conforming combined 20-foot side setback with a minimum of 7.5 feet on the left side setback. The proposed total floor area is 2,725 sq. ft. (35 percent), where 2,400 sq. ft. is the maximum. Project conformance with Use Permit findings for the lot coverage, floor area, and height non-compliance is discussed in further detail in Section A.4 of this report.

3. Conformance with the Design Review Regulations

The project was heard on February 7, 2020, at the Emerald Lake Hills Design Review meeting. No members of the public submitted written correspondence or attended the meeting. At the hearing, the Design Review Officer (DRO) recommended approval of the project, with recommended changes to the application of siding materials and modifications to roof pitch to increase compliance with the design standard, finding that, as designed and conditioned, the addition would be consistent with applicable Design Review Standards, Section 6515.15 of the Zoning Regulations.

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

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

- (1) *Minimize tree removal.*

A 22-inch diameter at breast height (dbh) tree is proposed to be removed as part of this project. The oak tree is in the footprint of the new residence. Other trees will be protected during construction and retained.

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

The site is currently developed with a single-family residence and a detached garage. The project involves demolition of the existing house and garage and construction of a new, two-story residence. The proposed work is largely within the existing footprint of the existing residential improvements. There is no alteration to the existing topography proposed.

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

While the project involves new windows on the upper level of proposed the residence, the residence would meet the setbacks of the zoning district and existing mature trees on the site would provide screening. Therefore, privacy impacts between the proposed residence and neighboring houses have been minimized.

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

The DRO indicated at the hearing that modifications to roof style and material application would improve the façade proportionality.

- c. Roofs: Requires pitched roofs.

The roof plan of the house, submitted on March 6, 2020, includes pitched roofs and complies with this design standard.

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

The proposed siding would be a mix of stucco and wood panel siding. Stone accents were eliminated from the original proposal, to simplify the design and to improve cohesion. The colors would consist of a mix of browns and beige, which blend with the natural setting and immediate area. The proposed mix of materials and colors is consistent with the design standards.

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

All new utilities will be placed underground.

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

A short driveway is proposed in front of the new garage. The amount of proposed paved areas complies with this standard as the amount of pavement is limited to that necessary for appropriate vehicle access and parking.

4. Conformance with the Use Permit Regulations

The applicant is seeking to construct a new, two-story residence which will require relief from the lot coverage, floor area and height regulations of the existing RH Zoning District with a Non-Conforming Use Permit. The new development includes a footprint with a driveway bridge which will increase

lot coverage, 325 sq. ft. of additional floor area, and a roof design which extends a foot beyond to allowed 28-foot height limit. As the subject parcel is substandard in size, a Non-Conforming Use Permit is required for the proposed development.

A Non-Conforming Use Permit, per Zoning Regulations Section 6133.3, allows the proposed non-conforming elements if the following findings can be made by the Planning Commission. The findings are discussed below:

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

The subject parcel is approximately 65 percent of the size of a conforming parcel in the Residential Hillside Zoning District. Development limits of the RH Zoning District are proportional to the size of the parcel. A conforming parcel of 12,000 sq. ft. could be developed with a residency of up to 3,600 sq. ft., which includes the required two-car covered parking spaces, minimum size of 342 sq. ft. The required parking accounts for less than 10 percent of a house on a conforming parcel, but accounts for nearly 15 percent of the allowed floor area on the subject parcel. The proposed residence is 2,725 sq. ft. and has compliant parking. The additional floor area allows the living space to be proportional to the parcel. The footprint of the proposed residence is compliant with the 25 percent lot coverage maximum, but the total development includes a driveway bridge to provide access, which accounts for 7.5 percent of the project's total lot coverage, 224 sq. ft., and is the reason the project is over the zoning maximum. The height exception is for 12 inches and is limited to a small area of the house. These exceptions to the development standards are minor and the proposed development is proportioned in size to the subject parcel.

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

The applicant has indicated that there are no neighboring properties which present an opportunity to achieve conformity. Adjacent properties are developed with residences and substandard in size. Exacerbating their level of non-conformity would not be allowed by the RH Zoning District Regulations.

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

The proposed development will consist of construction of a new, two-story residence with an attached garage.

The proposed lot coverage is nearly in conformance with the Zoning Regulations currently in effect. The footprint of the house is being changed to include an attached garage. Due to the topography of the parcel, a bridge from the street to the garage is required because it is greater than 18 inches above grade. The bridge, which is 584 sq. ft., accounts for 7.5 percent of the total allowed lot coverage. The footprint of the residence, including the attached garage, is compliant with the 25 percent lot coverage allowance.

The existing development on the property currently exceeds the floor area allowed for the site. The applicant requests an additional 325 sq. ft. over that allowed by the RH Zoning District with this proposal. The addition would allow a reasonably sized 2,725 sq. ft. residence, including an attached garage, and would not cause the residence to appear to be out of scale with the property, specifically as viewed from Oak Park Way.

The plans reviewed at the February 7, 2020 Emerald Lake Hills Design Review Officer meeting included a flat roof. During the meeting, the DRO suggested that the roof design be modified to comply with the design standard for pitched roofs. The revised plan included sloped roofs, however one portion of the proposed roof now exceeds the 28-foot height limit. The DRO indicated that the new plan complied with the design standard and recommended the minor height exception to be added to the Use Permit request. The tallest roof peak is on a downslope portion of the house and would not be easily recognized as a deviation from the height limit.

All three exceptions are as nearly in conformance with the Zoning Regulations currently in effect as is reasonably possible.

- d. The establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

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

The proposed construction was reviewed by the Emerald Lake Hills DRO and was found to comply with the design standards. These standards include an assessment of the project's compatibility with the surrounding residences and privacy of adjacent properties.

As a result, the project would not be detrimental to public welfare or injurious to property or improvements in the neighborhood.

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

The proposed Non-Conforming Use Permit will result in residential development. Minor exceptions to the development standards are often granted on parcels which are non-conforming in size. The permit would allow a reasonably sized 2,725 sq. ft. residence and would not cause the residence to appear to be out of scale with the property, specifically as viewed from Oak Park Way, and would not constitute the granting of special privileges.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, relating to construction of small structures including single-family residences in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and is located in a residential community that is not environmentally sensitive area.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Woodside Fire Protection District
City of Redwood City Municipal Water Department
Emerald Lakes Sewer District

ATTACHMENTS

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

H. Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00323

Hearing Date: August 26, 2020

Prepared By: Erica Adams
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, relating to construction of small structures including single-family residences. in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project site has been previously disturbed and is located in an established residential community.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on February 7, 2020.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) facades are well-articulated and proportional, (c) the project is compatible since it will use materials and colors that blend with the natural setting and the immediate area, (d) the roof design is sloped.

For the Use Permit, Find:

4. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6133.3 in that:

The project was reviewed by the Emerald Lake Hills Design Review Officer who found that the project complies with the design review standards and the recommended approval of the design. The proposed development complies with the RH Zoning District with the exception of the request for additional lot coverage, floor area and building height. a) The proposed development is proportioned to the size of the parcel on which it is being built, as all the exceptions are modest in nature and the proposal is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. b) There are no feasible opportunities to acquire land to make the subject parcel conforming, as adjacent parcels are substandard in size and currently developed. c) The establishment, maintenance, and/or conducting of the proposed use will not be detrimental to property or the neighborhood. d) Use permit approval does not constitute a granting of special privileges as the exceptions would allow a reasonably sized 2,725 sq. ft. residence and would not cause the residence to appear to be out of scale with the property, specifically as viewed from Oak Park Way, and e) the project is similar to the development allowed on other parcels in the neighborhood.

Conditions of Approval

Current Planning Section

1. The project shall be constructed in compliance with the plans as approved by the Planning Commission on August 26, 2020. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer or Planning Commission public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. The Design Review Permit and Use Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued. The Design Review Permit and Non-Conforming Use Permit may be extended by one 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. One significant tree is approved for removal. A 15-gallon replacement tree shall be planted prior to the final by the Planning Section. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.

4. Prior to any construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
 - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
 - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
 - e. Any root cutting shall be monitored by an arborist or forester and documented.
 - f. Roots to be cut should be severed cleanly with a saw or topers.
 - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
5. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
6. The required 15 gallon replacement tree shall be planted prior to final building permit sign-off by the Current Planning Section.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage

slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

8. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

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

9. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Woodside Fire Protection District.
10. No site disturbance shall occur, including any grading or tree/vegetation removal, and a building permit has been issued.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Oak Park Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Oak Park Way. There shall be no storage of construction vehicles in the public right-of-way.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

13. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines” including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Building Inspection Section

- 15. The project requires a building permit.
- 16. The project is located in a Very High Fire Hazard Severity Zone and shall be designed and constructed accordingly.
- 17. A soils report shall be submitted for review and acceptance at the time of building permit application.

Drainage Section

- 18. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.
- 19. Please note that the following will be required at the time of the building permit submittal:
 - a. Drainage Report prepared and stamped by a Registered Civil Engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.

- b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer. Include a driveway profile.
- c. An updated C3/C6 Checklist (if changes have been made during the design phase; please provide electronically).

Woodside Fire Protection District (WFPD)

- 20. At the start of construction, a 2 feet by 3 feet address sign shall be posted in front of the project.
- 21. At the time of final, the permanent address will be mounted and clearly visible from the street with, at minimum, 4-inch numbers on a contrasting background.
- 22. A buffer of 100 feet of defensive space from structure is required prior to the start of construction.
- 23. Upon final inspection, 30 feet perimeter property line defensive space will be required per WFPD ordinance section 304.1.2.A.
- 24. An approved spark arrestor shall be required on all installed chimneys including outside fireplaces.
- 25. Install smoke and CO detectors per 2016 CBC.
- 26. NFPA 13D Fire Sprinkler System shall be installed. Sprinkler plans/calculations to be submitted separately to Woodside Fire Protection District.
- 27. The Owner/Contractor shall be responsible for getting the correct water flow data and note that Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device.
- 28. The driveway as proposed meets WFPD standards. If the driveway dimensions are revised during construction, it must maintain compliance with WFPD standards.
- 29. A new fire hydrant may be required and must be installed prior to rough framing. The minimum fire flow shall be 1,000 GPM. Water supply for fire protection shall mean a fire hydrant within 500 feet from the building, capable of the required flow.
- 30. Distance from the hydrant to the structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to the front door of the structure. When a private fire hydrant is being installed it shall be submitted separately to Woodside Fire Protection District.
- 31. Show fire hydrant distance on building permit submittal.

Department of Public Works

32. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
33. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
34. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Redwood City Municipal Water

35. Redwood City Water is currently serving the house to be demolished. If the Fire Marshal determines that the current fire flows and service size are not sufficient to the proposed project, improvements to the water system may be needed. Such improvements shall be done and paid by the property owner, including all applicable fees.

Emerald Lake Heights Sewer Maintenance District (Sewer District)

36. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted to County of San Mateo Building Department. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services>. All appropriate information and notes shall be included on the plans.

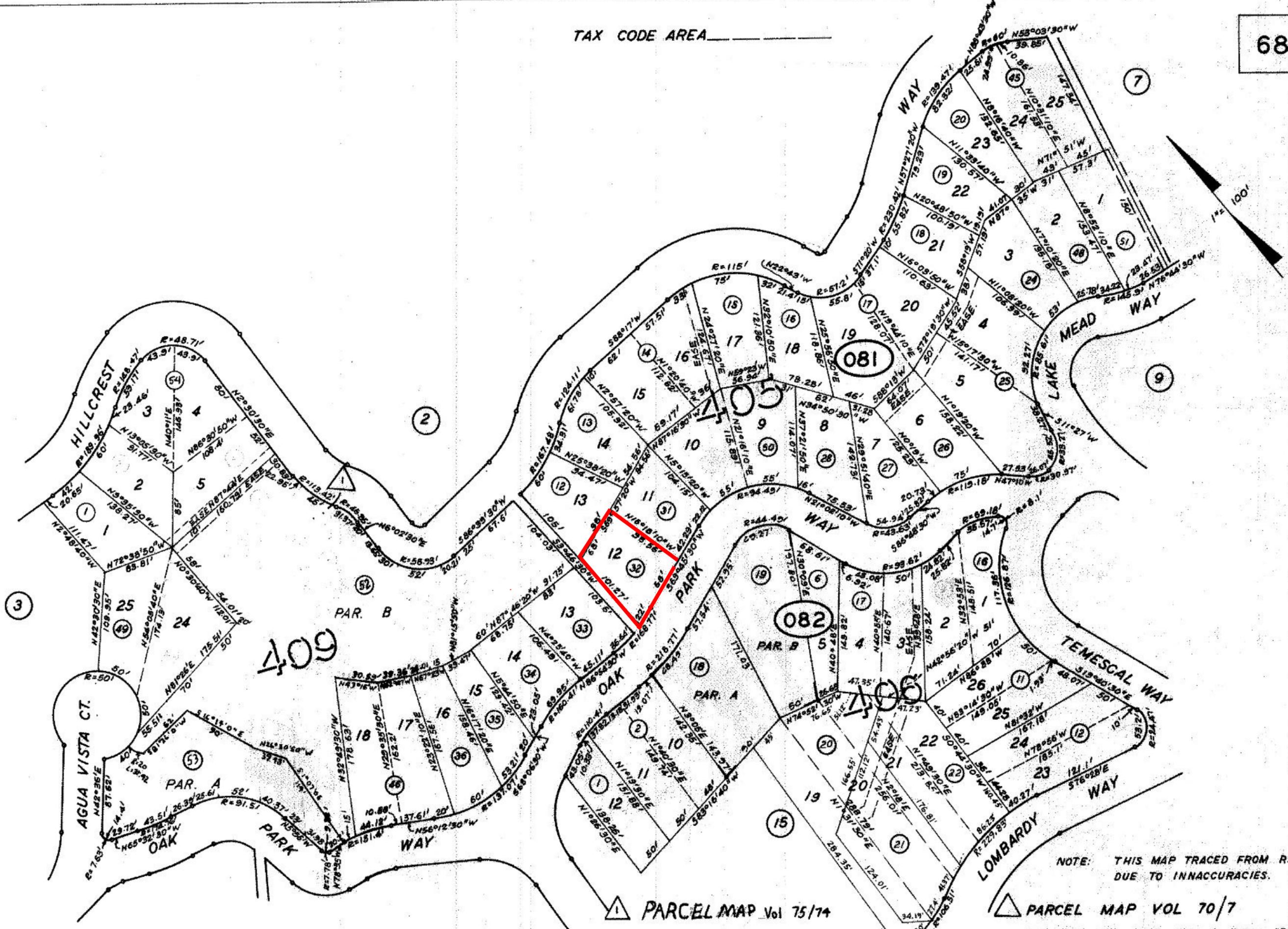
37. The Sewer District would approve the re-use of an existing sewer lateral if the applicant provides the Sewer District with evidence (i.e. closed circuit video camera inspection), prior to final plan approval, that the existing lateral between the property line cleanout and sewer main meets Sewer District standards and is in acceptable condition and the lateral connection to the main is also acceptable. The existing lateral shall be removed and replaced at the property owner's expense if the Sewer District determines that the line is in poor condition or if the lateral does not meet Sewer District standards.
37. If the existing lateral is to be replaced, the plans must show sufficient information of the proposed sewer lateral and easement line cleanout for the Sewer District's review and approval. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services>. All appropriate information and notes shall be included on the plans.
38. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. SIP may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
39. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo. If you have any questions regarding this review or any of its contents, please contact staff at (650) 363-4100.

EDA:cmc - EDAEE0310_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

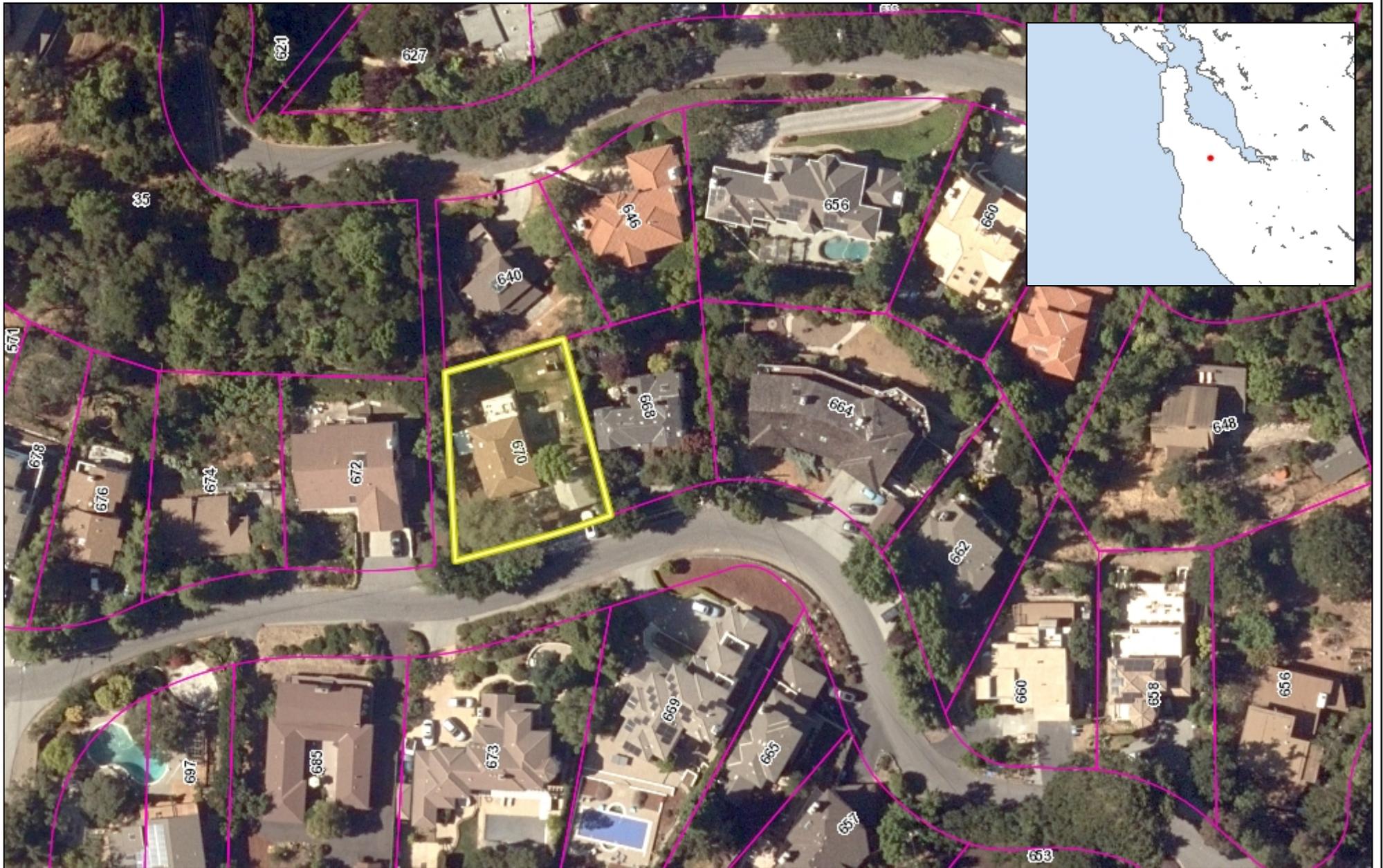


NOTE: THIS MAP TRACED FROM RSM DUE TO INNACCURACIES.

PARCEL MAP Vol 75/74

PARCEL MAP VOL 70/7

HIGHLANDS OF EMERALD LAKE SUB. NO. 4 RSM 15/13



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:1,128 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

GENERAL NOTES: (SEE ALSO STRUCTURAL GENERAL NOTES)

- ALL WORK SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING, 2016 CALIFORNIA RESIDENTIAL, 2016 CALIFORNIA ELECTRICAL, 2016 CALIFORNIA MECHANICAL, 2016 CALIFORNIA PLUMBING, 2016 CALIFORNIA GREEN BUILDING AND 2016 CALIFORNIA ENERGY CONSERVATION CODES AND 2016 COUNTY OF SAN MATEO MUNICIPAL CODE AND ANY OTHER REGULATORY LOCAL AND STATE AGENCIES WHICH HAVE ANY AUTHORITY OVER ANY PORTION OF THE WORK INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLANS AND AT THE BUILDING SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL INSURE THAT ALL WORK IS CARRIED OUT IN A SAFE ENVIRONMENT. IT SHALL BE HIS RESPONSIBILITY TO SEE THAT ALL CONSTRUCTION SAFETY REGULATIONS APPLICABLE ARE OBSERVED.
- THE INSTALLATION OF ALL SPECIFIED MATERIALS INCLUDING THE PREPARATION OF SURFACES, SHALL CONFORM TO THE MATERIAL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN THE APPLICATION MATERIALS SPECIFIED.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING WHERE REQUIRED.
- METHODS OF DEMOLITION SHALL BE DEVISED BY THE CONTRACTOR BUT WITHIN THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- DETAILS SHOWN ARE BASED ON DATA TAKEN FROM EXISTING FIELD OBSERVATIONS AND MAY NOT AGREE WITH EXISTING CONSTRUCTION. WHERE A DIFFERENCE OCCURS WORK SHALL BE STOPPED ON THAT AREA IMMEDIATELY AND THE ARCHITECT SHALL BE NOTIFIED.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT EXISTING OR NEW STRUCTURES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- CONTRACTOR SHALL VERIFY WITH THE OWNER LOCATIONS OF EXISTING UNDERGROUND CABLES, CONDUITS, UTILITY PIPES, ETC. AND SHALL NOT DAMAGE SAME DURING EXCAVATIONS. CONCRETE AND ASPHALT TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A CLEAN STRAIGHT EDGE.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTING, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE, UNTIL THE STRUCTURE ITSELF (INCLUDING THE ROOF AND FLOOR DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF.
- ALL CONCRETE OR MASONRY RETAINING WALLS SEPARATING EXTERIOR AND INTERIOR SPACES SHALL BE EQUIPPED WITH VAPOR BARRIERS AND PERFORATED DRAINS SURROUNDED BY GRAVEL.

CONSTRUCTION HOURS:

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL. WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER, OR THE TWENTY-FIFTH DAY OF THE DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY.

MONDAY THROUGH FRIDAY: 8 AM TO 6 PM
SATURDAYS: 9 AM TO 12 PM
NO CONSTRUCTION ON SUNDAYS AND FEDERAL HOLIDAYS

ANY/ALL PUBLIC IMPROVEMENTS THAT WILL BE DAMAGED AS RESULTING FROM THE CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED BY THE OWNER'S CONTRACTOR AT HIS/HER OWN COST. RESTORATION WORK SHOULD BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS & UTILITY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

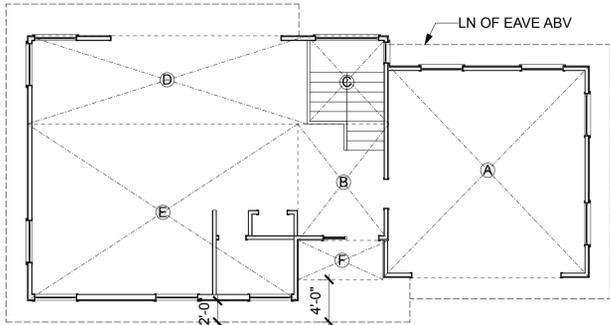
ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

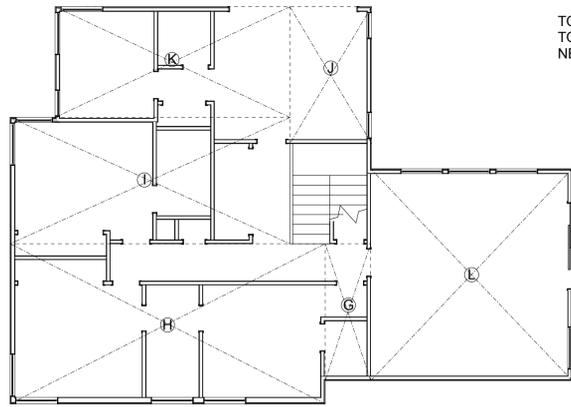
WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.



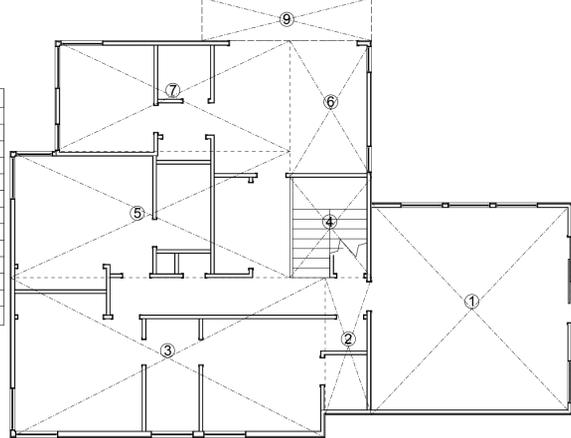
TOTAL VOLUME OF EXCAVATION: 1,669.8 CU. FT. = 61.8 CU. YD.
TOTAL VOLUME OF FILL: 61.8 CU. YD.
NET SOIL IN/OUT OF SITE: 0 CU. YD.



2ND FL PLAN
SCALE: 1/8" = 1'-0"



1ST FL PLAN
SCALE: 1/8" = 1'-0"



LOT COVERAGE PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATIONS			
	WIDTH/FT	LENGTH/FT	AREA/SQ. FT.
A	18'11"	19'11"	376.757
B	8'7"	10'11"	93.701
C	7'8"	8'3"	63.25
D	26'5"	8'3"	217.938
E	25'6"	16'7"	422.875
F	8'0"	3'8"	29.333
TOTAL 2ND FL AREA			1203.85
TOTAL 2ND FL HABITABLE			797.76
G	4'4"	12'10"	55.611
H	29'9"	15'0"	446.25
I	26'5"	11'10"	312.597
J	7'8"	12'10"	98.389
K	22'2"	10'5"	230.903
L	18'11"	19'11"	376.757
TOTAL 1ST FL AREA			1520.51
TOTAL 1ST FL HABITABLE			1520.51
TOTAL FL AREA			2724.36
TOTAL HABITABLE			2318.27

AREA CALCULATIONS
SCALE: 1/8" = 1'-0"

LOT COVERAGE CALCULATIONS			
	WIDTH/FT	LENGTH/FT	AREA/SQ. FT.
TOTAL LOT AREA 7785.8			
SQ. FT.			
1	18'11"	19'11"	376.757
2	4'4"	12'10"	55.611
3	29'9"	15'0"	446.250
4	7'8"	9'5"	72.194
5	26'5"	11'10"	312.597
6	7'8"	12'10"	98.389
7	22'2"	10'5"	230.903
TOTAL BUILDING COVERAGE: 1592.70			
8	ELEVATED DRIVEWAY		583.853
9	CANTILEVER BALCONY		64.000
TOTAL LOT COVERAGE 2240.55			
0.288			

SHEET INDEX

SHEET NO.	DESCRIPTION
A1.0	SITE INFO AND GENERAL NOTES
A1.1	EXISTING AND NEW SITE PLANS
A1.2	GRADING, SURFACE DRAINAGE AND EROSION CONTROL PLANS
A2.0	EXISTING ROOF AND FLOOR PLANS
A2.1	NEW FLOOR PLANS
A2.2	NEW ROOF PLAN, DOOR AND WINDOW SCHEDULES AND DRIVEWAY PROFILES
A3.0	EXISTING ELEVATIONS
A3.1	NEW ELEVATIONS
A4.0	BUILDING SECTIONS

SCOPE OF WORK:

- DEMOLISH ONE-STORY OVER BASEMENT SINGLE FAMILY RESIDENCE & DETACHED GARAGE;
- CONSTRUCT TWO-STORY SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE.

PROJECT DATA

ZONING: RH/DR
LOT AREA: 7,785.80 SQ. FT.

EXISTING HOUSE

YEAR OF CONSTRUCTION: 1940
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: ONE
AUTOMATIC FIRE SPRINKLER SYSTEM: NO

AREA CALCULATIONS

FIRST FLOOR LIVING AREA	1,235.0	SQ. FT.
BASEMENT W/ 5-FT MIN. CEILING HEIGHT	945.5	SQ. FT.
TOTAL MAIN BUILDING LOT COVERAGE	1,438.3	SQ. FT.
DETACHED GARAGE	366.0	SQ. FT.
TOTAL FLOOR AREA	2,546.5	SQ. FT.
F.A.R.	0.3271	
LOT COVERAGE	0.2317	

PROPOSED NEW HOUSE

TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: TWO
AUTOMATIC FIRE SPRINKLER SYSTEM: YES

AREA CALCULATIONS

FIRST LIVING AREA	1,520.51	SQ. FT.
SECOND FLOOR LIVING AREA	797.76	SQ. FT.
COVERED ENTRY	29.33	SQ. FT.
GARAGE	376.76	SQ. FT.
TOTAL FLOOR AREA	2,724.36	SQ. FT.
TOTAL HABITABLE AREA	2,318.27	SQ. FT.
F.A.R.	0.3499	
TOTAL BUILDING COVERAGE	1,592.70	SQ. FT.
ELEVATED DRIVEWAY	583.85	SQ. FT.
CANTILEVER BALCONY	64.00	SQ. FT.
TOTAL LOT COVERAGE	2,240.55	SQ. FT.
LOT COVERAGE	0.2878	

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	01-14-2020



ANTHONY CHAU & PARTNERS
ARCHITECTURAL & ENGINEERING SERVICES

2101 27TH AVE.
SAN FRANCISCO, CA 94116
(415)-307-7538
anthonychaudesigns@gmail.com

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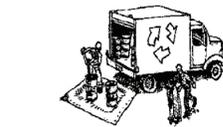
GENERAL SITE INFORMATION & SITE PLAN

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

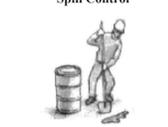


Materials & Waste Management



- Non-Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
 - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or dry cloth bag enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not hose down vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dust of all waste as soon as you are finished on one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks/offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas.
- Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

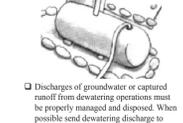
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Painting & Paint Removal



- Painting Cleanup and Removal**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
 - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint stripping residues and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite area from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

DATE	10-1-2017	SHEET N°	
JOB N°	1715		A1.0

PLAN OF ADDITION & REMODEL
LLU RESIDENCE
670 OAK PARK WAY
EMERALD HILLS, CA 94062
A.P.N.: 068-081-320

LOT AREA: 7,785.8 SQ. FT.
 AVERAGE SITE SLOPE 18.3%
 PROPOSED IMPERVIOUS SURFACE AREA:
 TOTAL ROOF AREA: 1877.5 SQ. FT.
 TOTAL AREA OF (E) HARDSCAPE: 1102.9 SQ. FT.
 TOTAL AREA OF (E) HARDSCAPE TO BE REMOVED: 373 SQ. FT.
 AREA OF (N) ELEVATED DRIVEWAY: 514.4 SQ. FT.
 TOTAL IMPERVIOUS SURFACE: 1877.5+1102.9-373+514.4=3121.8 SQ. FT.
 TOTAL: 3,121.8 SQ. FT. = 40.1%

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	01-14-2020

LEGEND:
 (xx.xx') EXISTING SPOT ELEVATION
 xx.xx' NEW SPOT ELEVATION



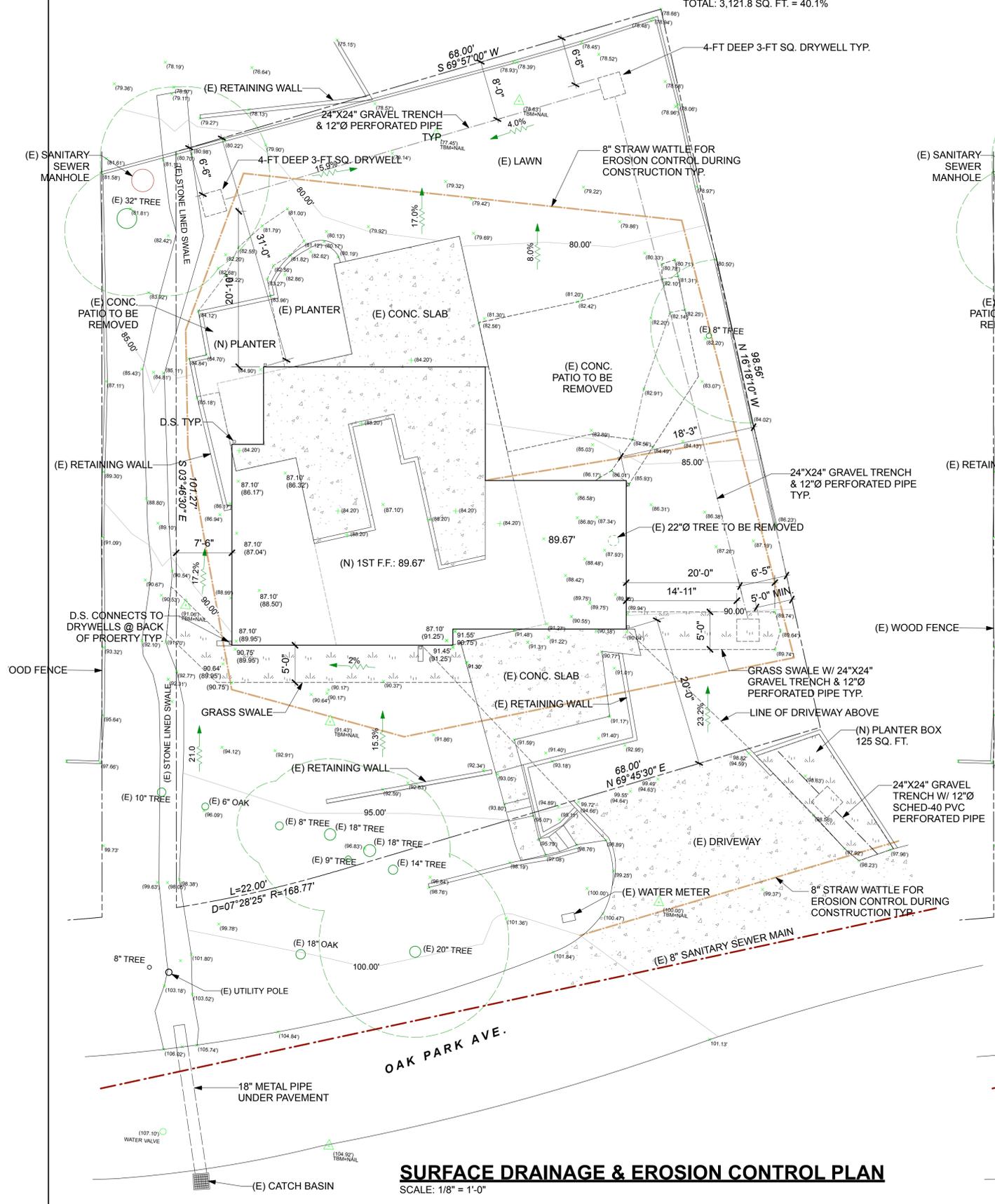
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GRADING, SURFACE DRAINAGE & EROSION CONTROL PLANS

PLAN OF ADDITION & REMODEL
LIU RESIDENCE
 670 OAK PARK WAY
 EMERALD HILLS, CA 94062
 A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	A1.2
JOB N°	1715		



SURFACE DRAINAGE & EROSION CONTROL PLAN
 SCALE: 1/8" = 1'-0"



GRADING PLAN
 SCALE: 1/8" = 1'-0"





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

LEGEND:

- (E) WALLS
- - - - (E) WALLS TO BE DEMOLISHED
- (N) WALLS

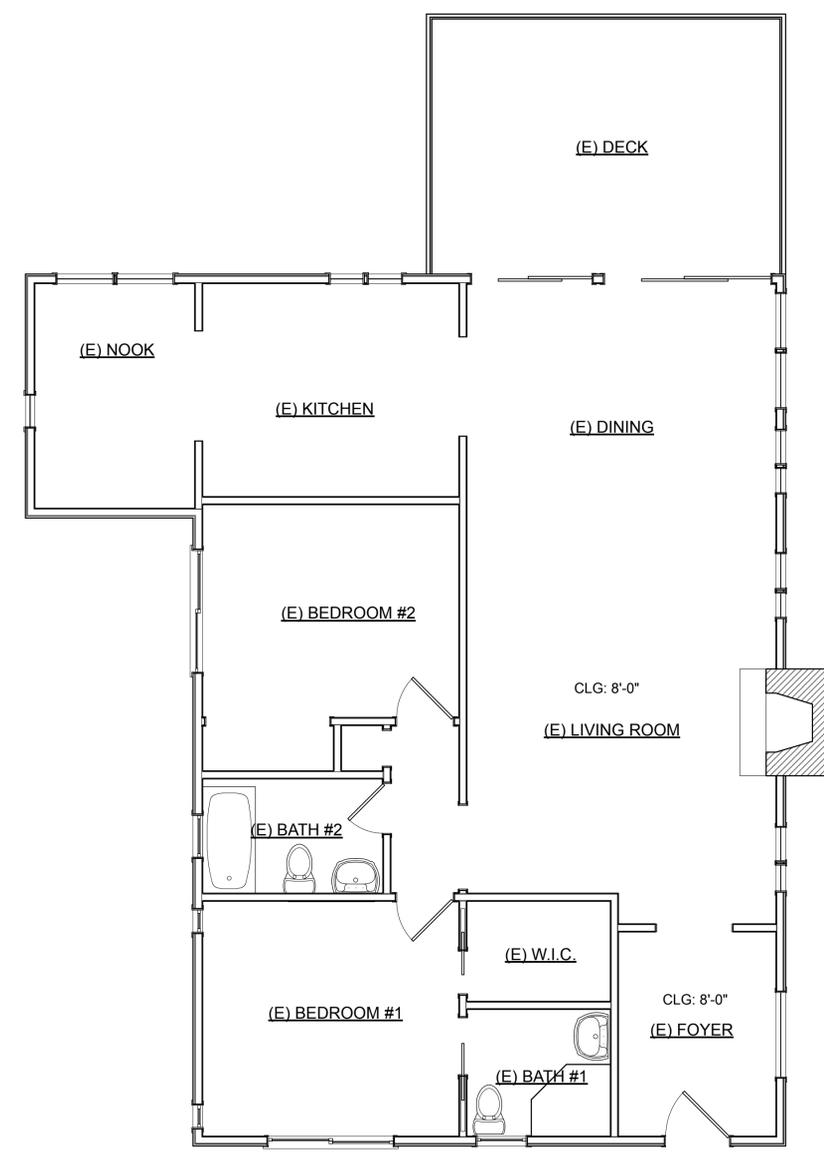
REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	01-14-2020



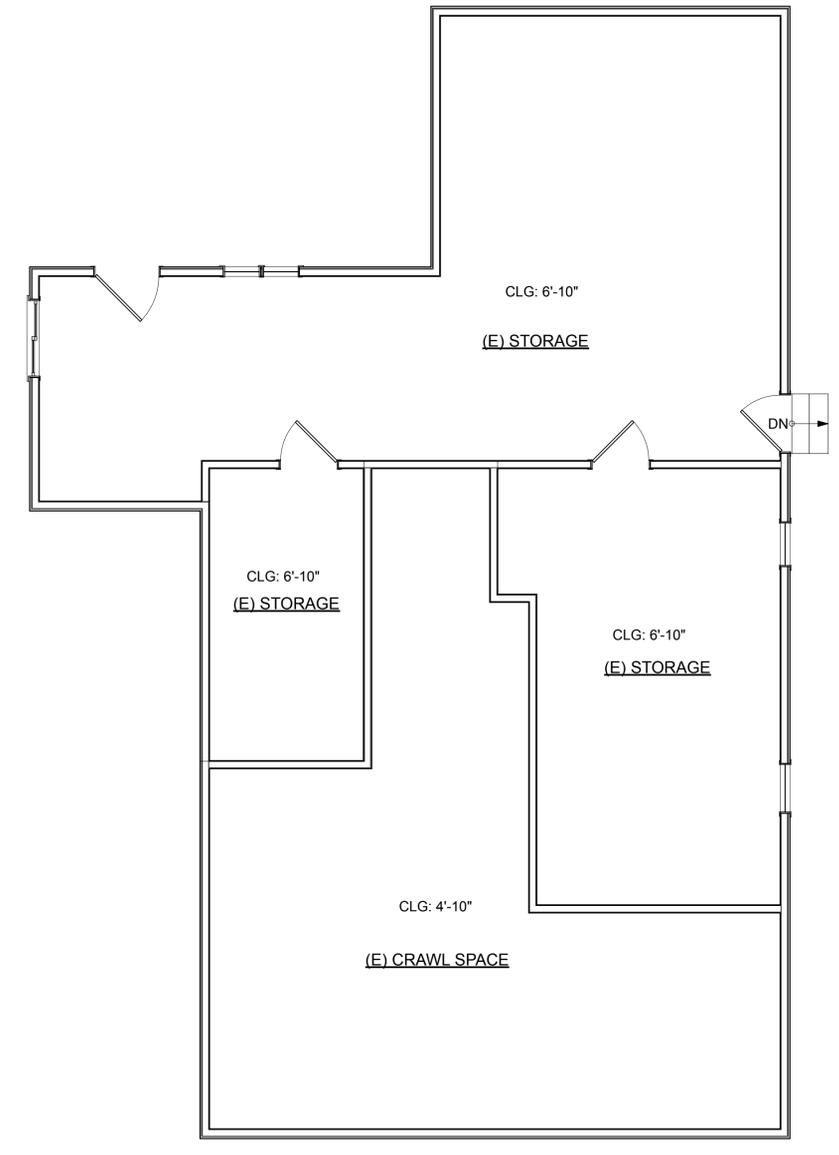
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(E) MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"



(E) LOWER FLOOR PLAN
 SCALE: 1/4"=1'-0"



(E) FLOOR PLANS

PLAN OF ADDITION & REMODEL
LIU RESIDENCE
 670 OAK PARK WAY
 EMERALD HILLS, CA 94062
 A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	A2.0
JOB N°	1715		

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	01-14-2020



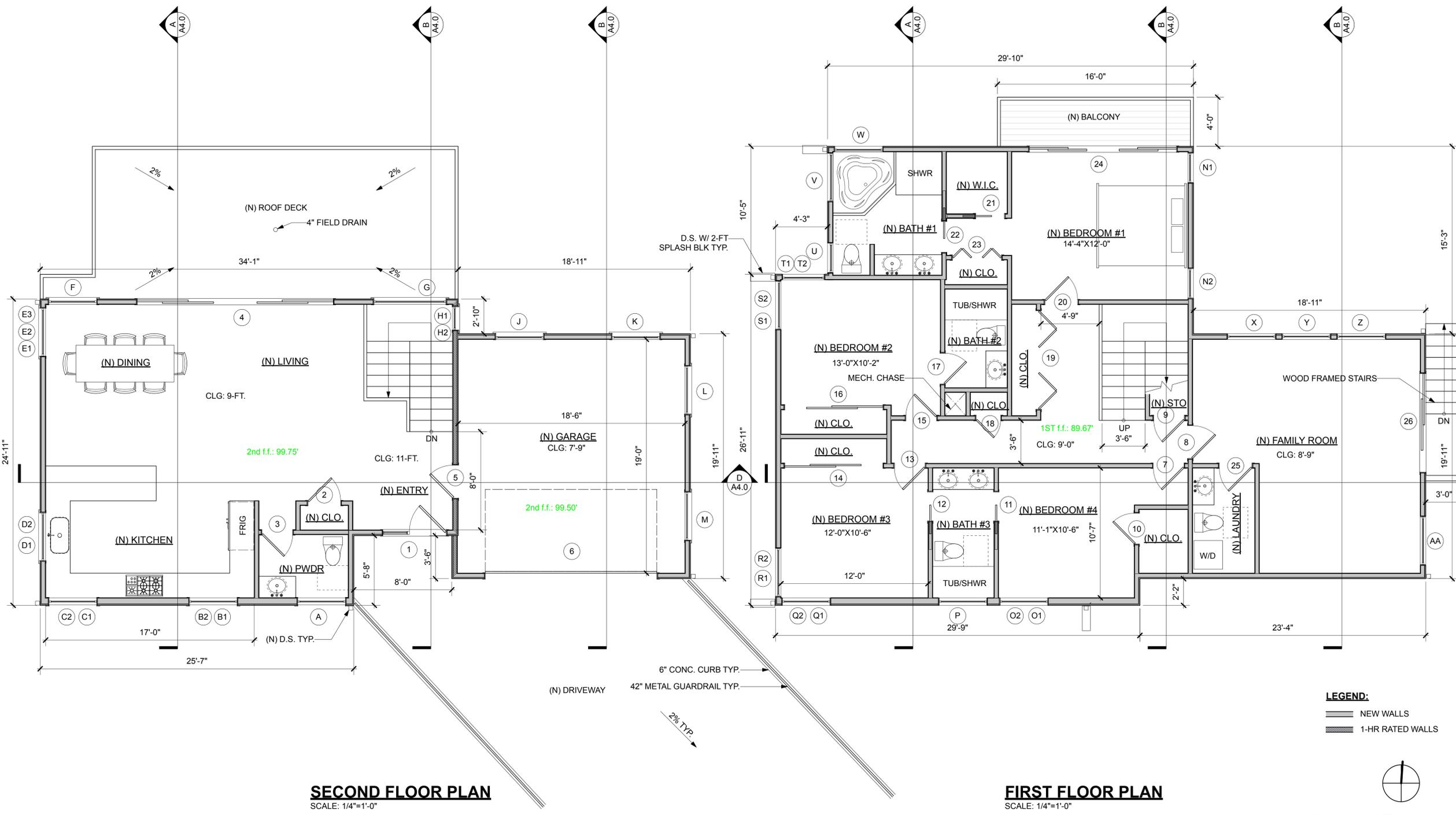
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(N) FLOOR PLANS

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LIU RESIDENCE
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 EMERALD HILLS, CA 94062
 A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	A2.1
JOB N°	1715		

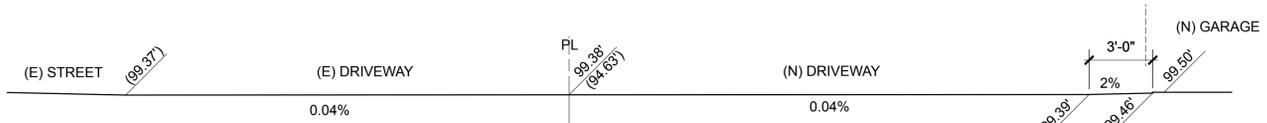


WINDOW SCHEDULE (CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING WINDOWS)						
NO.	SIZE	TYPE	GLASS	SPEC	SILL HEIGHT	REMARKS
A	4'-0" X 3'-2"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	5'-10" AFF	
B1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
B2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
C1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
C2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
D1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
D2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
E1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
E2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
E3	4'-0" X 2'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	1'-0" AFF	
F	4'-0" X 8'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	1'-0" AFF	
G	6'-0" X 8'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	1'-0" AFF	
H1	2'-0" X 6'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	7'-6" AFF	
H2	2'-0" X 2'-6"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	4'-0" AFF	
J	4'-0" X 2'-6"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	4'-6" AFF	
K	4'-0" X 2'-6"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	4'-6" AFF	
L	4'-0" X 2'-6"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	4'-6" AFF	
M	4'-0" X 2'-6"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	4'-6" AFF	
N1	2'-6" X 6'-0"	CASEMENT	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
N2	2'-6" X 6'-0"	CASEMENT	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
O1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
O2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
P	4'-0" X 3'-2"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	5'-10" AFF	
Q1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
Q2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
R1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
R2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
S1	4'-0" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
S2	4'-0" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
T1	3'-6" X 2'-0"	AWNING	DUAL PANE	VINYL FRAME LOW-E	6'-0" AFF	
T2	3'-6" X 4'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
U	2'-6" X 6'-0"	CASEMENT	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
V	4'-0" X 6'-0"	AWNING	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
W	4'-0" X 6'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	3'-0" AFF	
X	4'-0" X 6'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	2'-0" AFF	
Y	4'-0" X 6'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	2'-0" AFF	
Z	4'-0" X 6'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	2'-0" AFF	
AA	4'-0" X 6'-0"	FIXED	DUAL PANE - TEMPERED	VINYL FRAME LOW-E	2'-0" AFF	

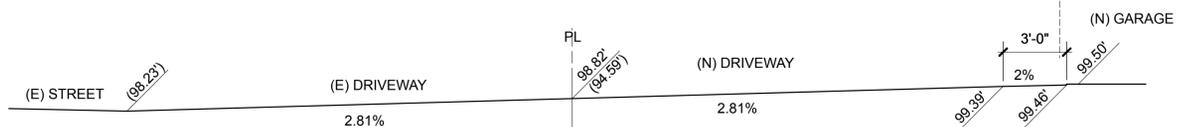
DOOR SCHEDULE							
NO.	SIZE	THK	TYPE	GLASS	FINISH	HARDWARE	REMARKS
1	3'-0" X 7'-0"	1 3/4	ENTRY DOOR W/ SIDELITE	DUAL PANE - TEMPERED	PRIME & PAINT	ENTRY SET	WEATHER STRIPPING
2	2'-8" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PASSAGE SET	
3	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
4	16'-0" X 8'-0"	1 3/4	PREFAB. PATIO DOOR	DUAL PANE - TEMPERED		SECURITY SET	WEATHER STRIPPING
5	2'-8" X 7'-0"	1 3/4	SOLID CORE WOOD PANEL		PRIME & PAINT	SECURITY SET	WEATHER STRIPPING
6	14'-0" X 7'-0"	1 3/4	GARAGE SECTIONAL		PRIME & PAINT	AUTOMATIC OPENER	
7	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
8	2'-8" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PASSAGE SET	
9	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PASSAGE SET	
10	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
11	2'-6" X 7'-0"	1 3/8	POCKET DOOR WOOD PANEL		PRIME & PAINT	PRIVACY SET	
12	2'-6" X 7'-0"	1 3/8	POCKET DOOR WOOD PANEL		PRIME & PAINT	PRIVACY SET	
13	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
14	8'-0" X 7'-0"	1 3/8	PRFAB. CLOSET SLIDER				
15	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
16	8'-0" X 7'-0"	1 3/8	PRFAB. CLOSET SLIDER				
17	2'-6" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
18	2'-0" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PASSAGE SET	
19	8'-0" X 7'-0"	1 3/8	WOOD LOUVER BIFOLD		PRIME & PAINT	PASSAGE SET	
20	2'-8" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
21	2'-6" X 7'-0"	1 3/8	POCKET DOOR WOOD PANEL		PRIME & PAINT		
22	2'-6" X 7'-0"	1 3/8	POCKET DOOR WOOD PANEL		PRIME & PAINT	PRIVACY SET	
23	4'-0" X 7'-0"	1 3/8	WOOD PANEL BIFOLD		PRIME & PAINT		
24	12'-0" X 8'-0"	1 3/4	PREFAB. PATIO DOOR	DUAL PANE - TEMPERED		SECURITY SET	WEATHER STRIPPING
25	2'-8" X 7'-0"	1 3/8	WOOD PANEL		PRIME & PAINT	PRIVACY SET	
26	8'-0" X 8'-0"	1 3/4	PREFAB. PATIO DOOR	DUAL PANE - TEMPERED		SECURITY SET	WEATHER STRIPPING



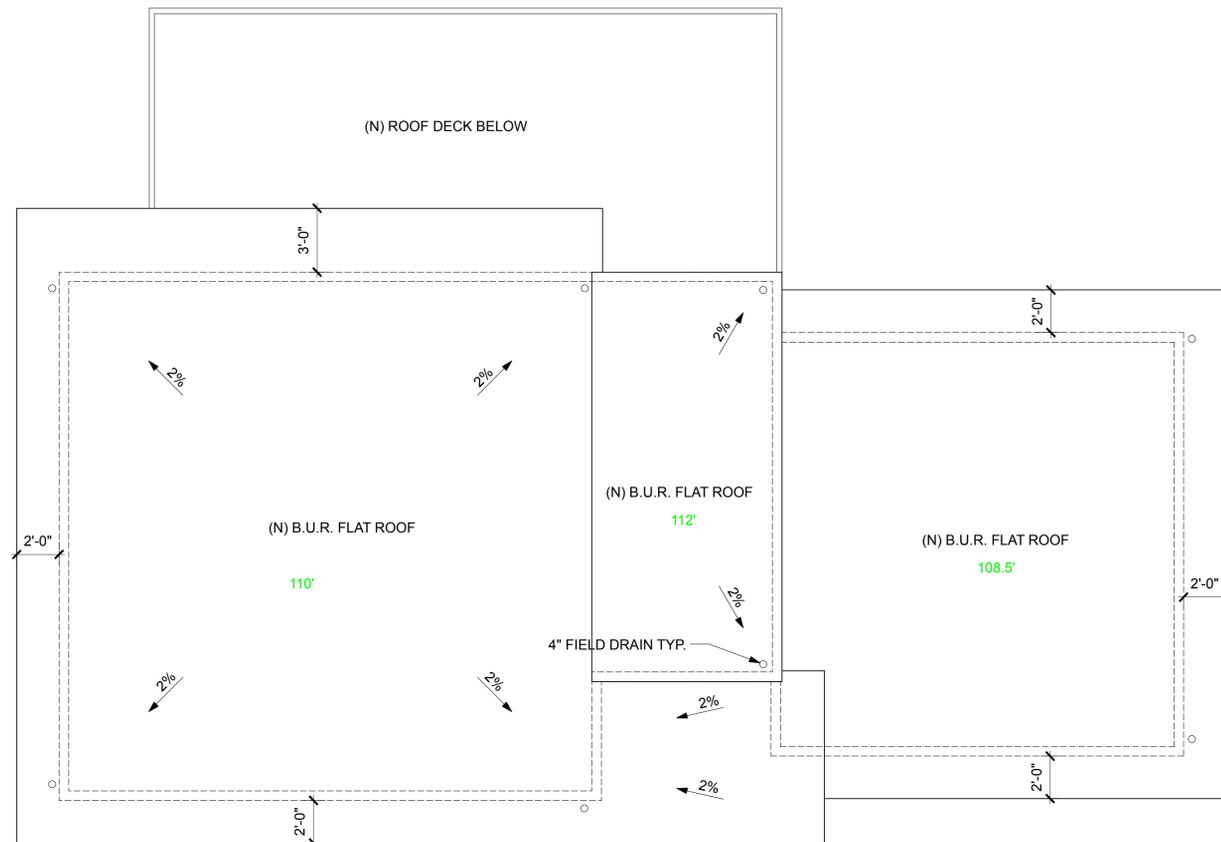
C DRIVEWAY PROFILE ALONG WEST EDGE
SCALE: 1/4"=1'-0"



B DRIVEWAY PROFILE ALONG CENTER
SCALE: 1/4"=1'-0"



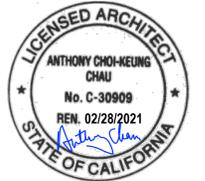
A DRIVEWAY PROFILE ALONG EAST EDGE
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	01-14-2020



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(N) ROOF PLANS & DOOR & WINDOW SCHEULES & DRIVEWAY PROFILES

PLAN OF ADDITION & REMODEL
LIU RESIDENCE
670 OAK PARK WAY
EMERALD HILLS, CA 94062
A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	A2.2
JOB N°	1715		



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	11-4-2019
PLANNING PERMIT SET	3-02-2020



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 ARCHITECTURAL &
 ENGINEERING SERVICES

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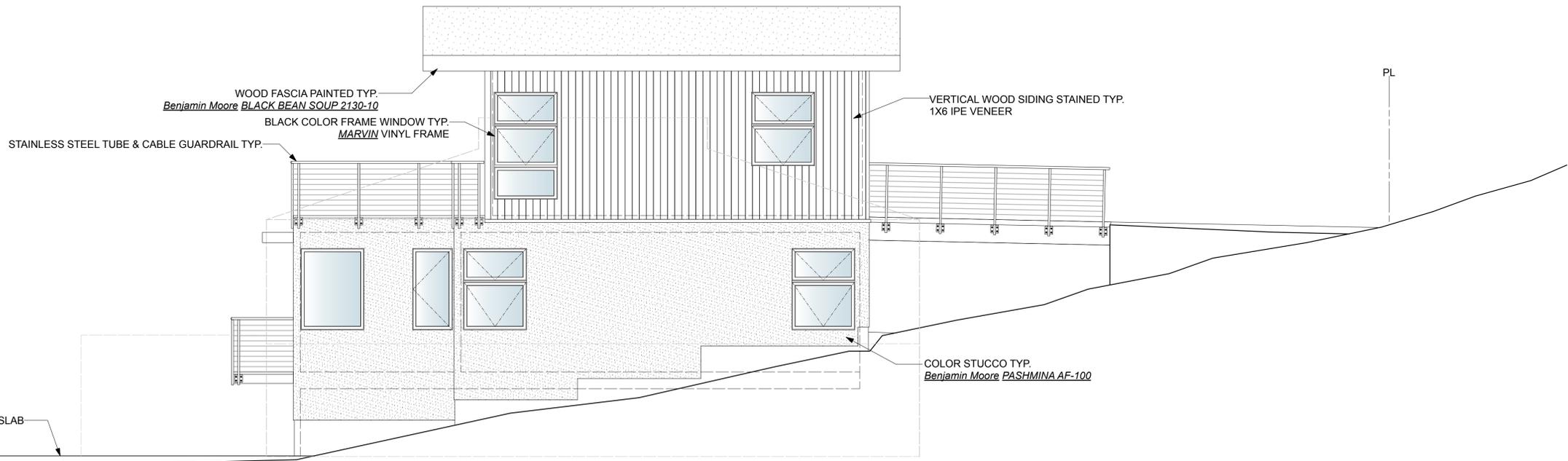
SOUTH & WEST ELEVATIONS

PLAN OF ADDITION & REMODEL

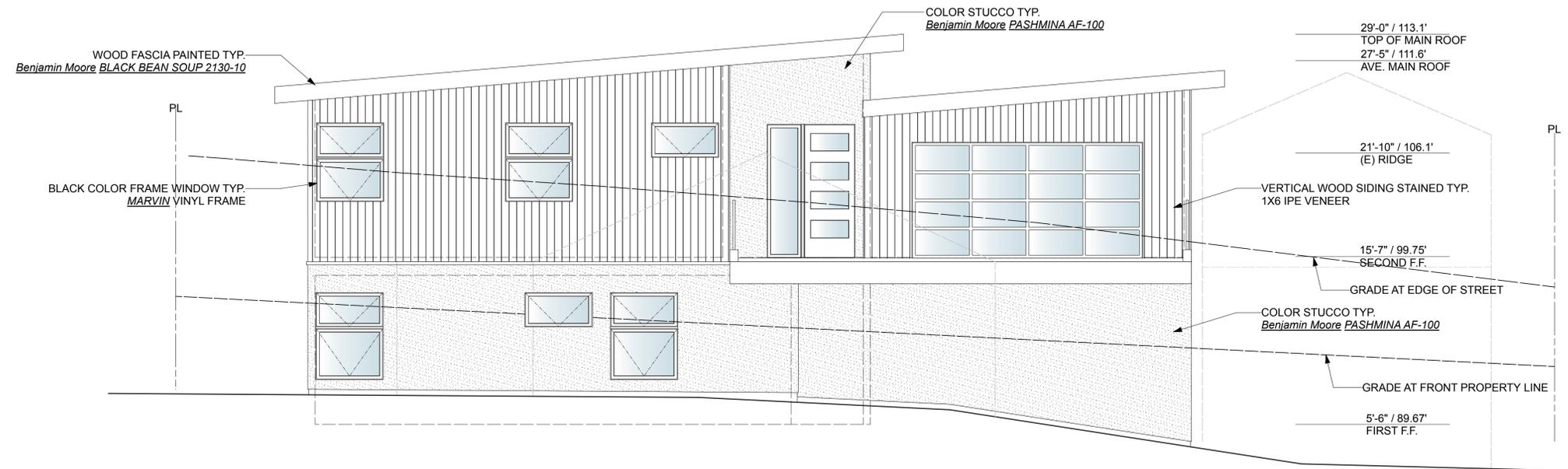
LIU RESIDENCE
 670 OAK PARK WAY
 EMERALD HILLS, CA 94062
 A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	A3.0
JOB N°	1715		

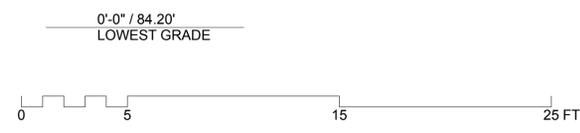
- 29'-0" / 113.1'
TOP OF MAIN ROOF
- 27'-5" / 111.6'
AVE. MAIN ROOF
- 21'-10" / 106.1'
(E) RIDGE
- 15'-7" / 99.75'
SECOND F.F.
- 5'-6" / 89.67'
FIRST F.F.
- 0'-0" / 84.20'
LOWEST GRADE

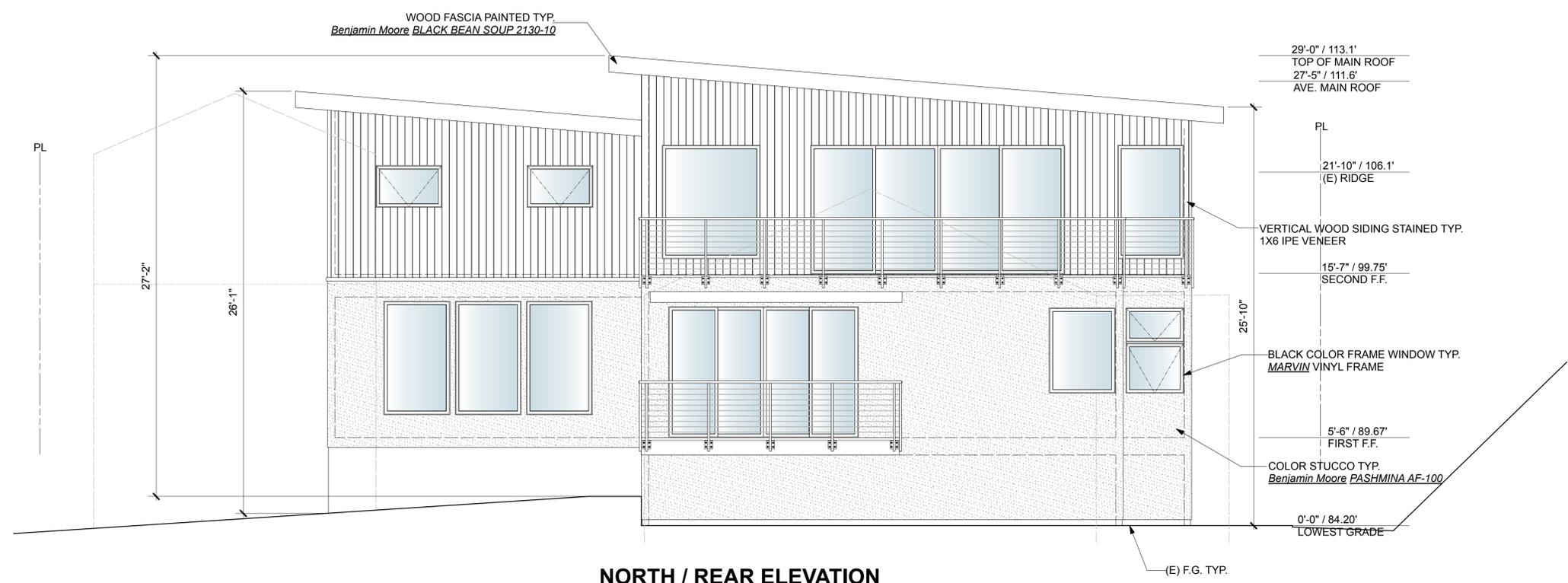


WEST ELEVATION
 SCALE: 1/4"=1'-0"

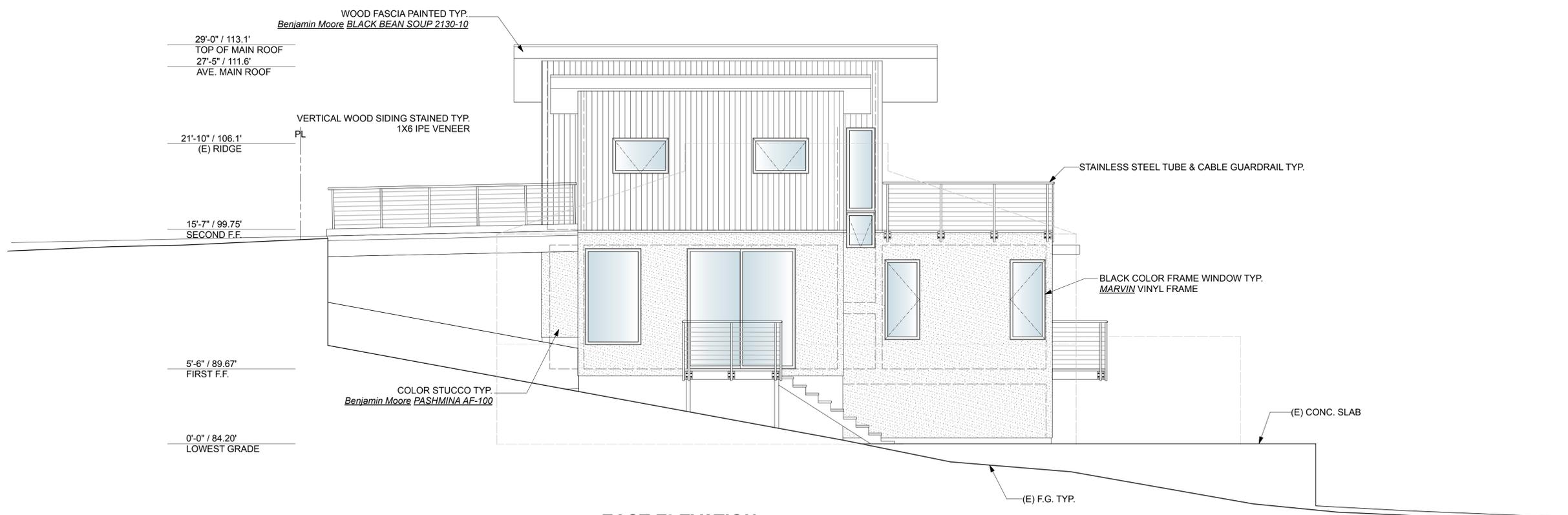


SOUTH / FRONT ELEVATION
 SCALE: 1/4"=1'-0"





NORTH / REAR ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	11-4-2019
PLANNING PERMIT SET	3-02-2020



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NORTH & EAST ELEVATIONS

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EMERALD HILLS, CA 94062
A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	
JOB N°	1715	A3.1	

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	11-4-2019
PLANNING PERMIT SET	3-02-2020



ANTHONY CHAU & PARTNERS
ARCHITECTURAL & ENGINEERING SERVICES

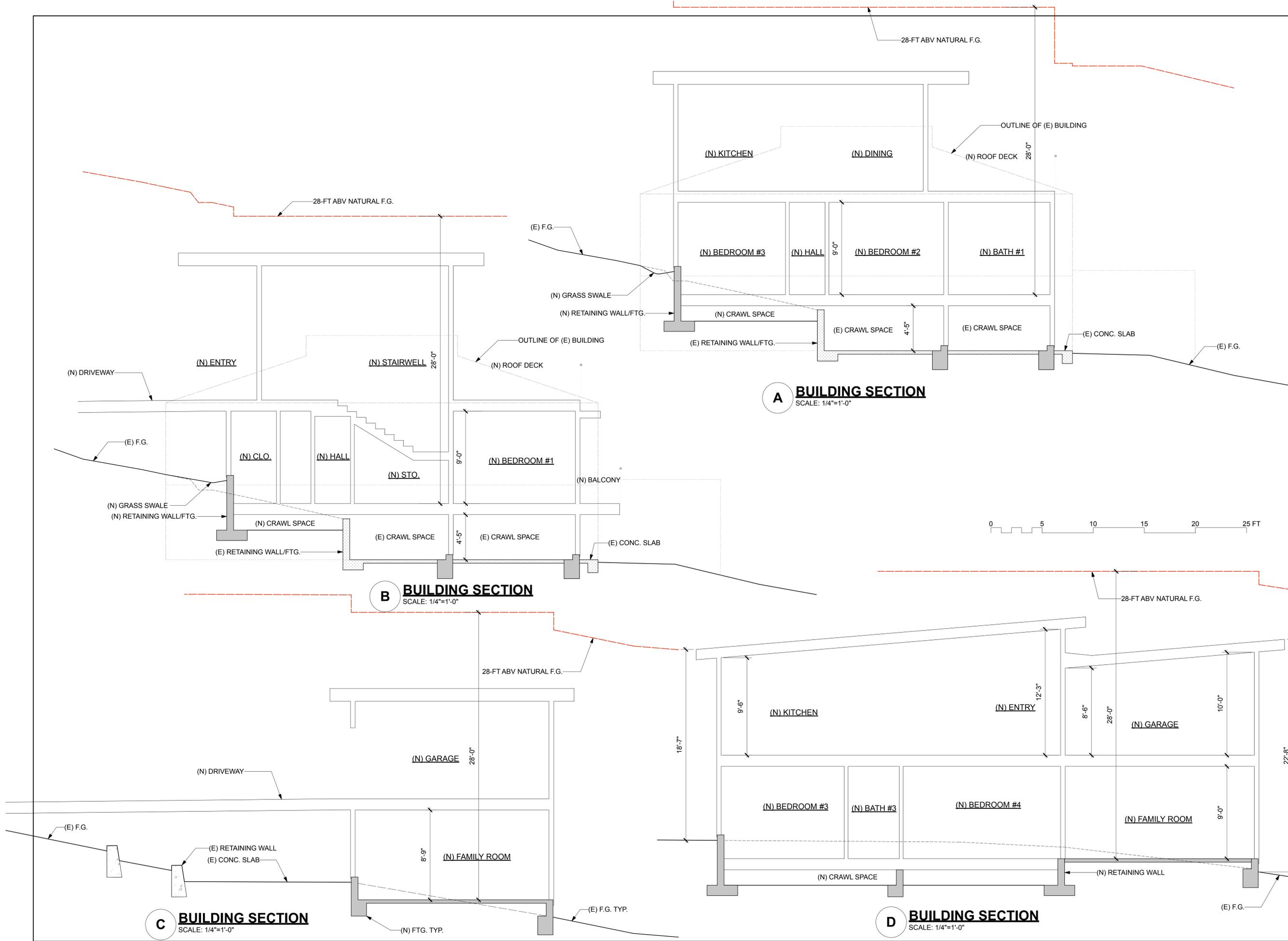
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BUILDING SECTIONS

PLAN OF ADDITION & REMODEL
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670 OAK PARK WAY
EMERALD HILLS, CA 94062
A.P.N.: 068-081-320

DATE	10-1-2017	SHEET N°	A4.0
JOB N°	1715		



A BUILDING SECTION
SCALE: 1/4"=1'-0"

B BUILDING SECTION
SCALE: 1/4"=1'-0"

C BUILDING SECTION
SCALE: 1/4"=1'-0"

D BUILDING SECTION
SCALE: 1/4"=1'-0"



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

AF-100

REVISIONS	DATE
PRELIMINARY SET	02-06-2018
PLANNING PERMIT SET	10-15-2019

Black Bean Soup



Anthony Chau & Partners
 ARCHITECTURAL & ENGINEERING SERVICES

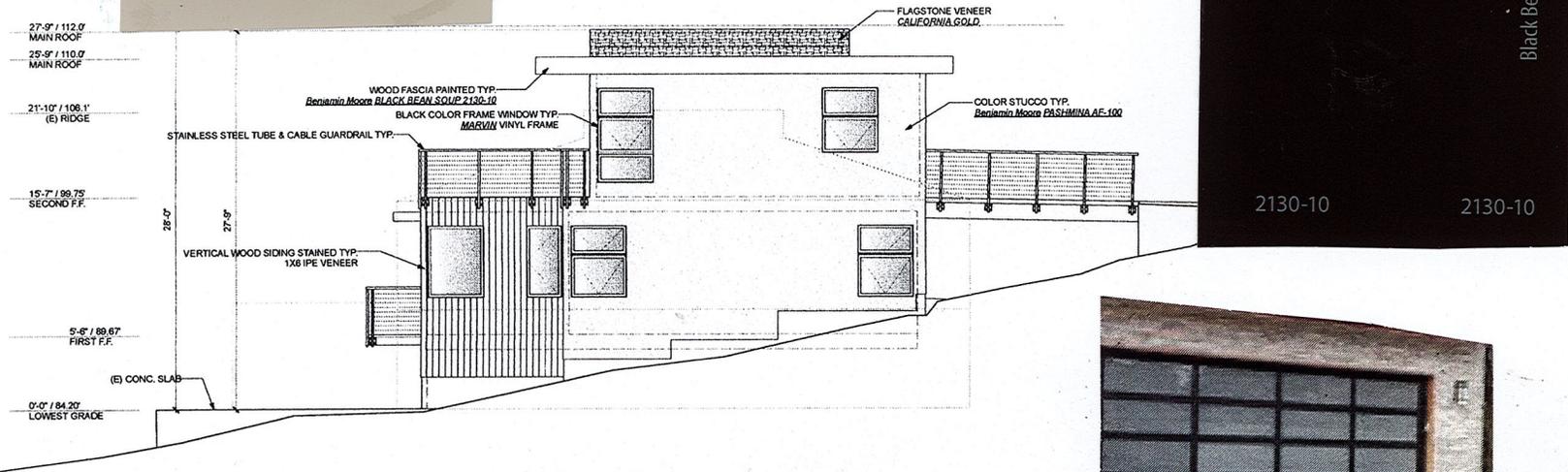
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SOUTH & WEST ELEVATIONS

PLAN OF ADDITION & REMODEL
LIU RESIDENCE
 670 OAK PARK WAY
 EMERALD HILLS, CA 94062
 A.P.N.: 068-081-320

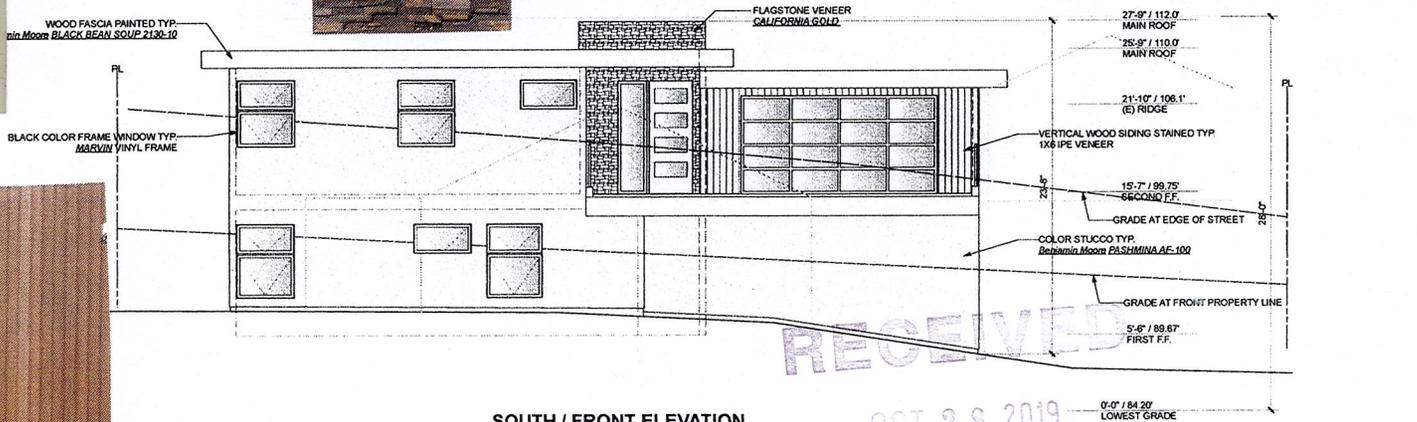
DATE	SHEET N°
10-1-2017	A3.0
JOB N°	1715



WEST ELEVATION
SCALE: 1/4"=1'-0"



AF-100



SOUTH/ FRONT ELEVATION
SCALE: 1/4"=1'-0"



RECEIVED

OCT 28 2019
 San Mateo County
 Planning Division

PLW 2019-00323



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

**Application for a
Zoning Nonconformity
Use Permit**Applicant's Name : Seren LiuPrimary Permit #: PLN 2019-00323**Companion Page****1. Instructions**

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

2. Project Information

This application is for:

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

Zoning: RH/DRExisting nonconformity: _____
(Examples: 3 ft. side setback, 40% lot coverage)Parcel size: 7786Proposed nonconformity: 28.1% lot coverage

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OCT 28 2019
San Mateo County
Planning Division

3. Required Findings

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

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

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

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

3. All opportunities to acquire additional contiguous land have been investigated.

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

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

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

The increased lot coverage of 584 sq. ft., 7.5% is due to construction of elevated driveway. The elevation drop from street to the 20-ft front setback line is 8.5-ft, making slab on grade driveway infeasible. Existing detached garage is proposed to be demolished that was constructed 4.5-ft from front property line at the street level.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H



Collapse side panel

Google

Street View



Google