



City of Half Moon Bay
COMMUNITY DEVELOPMENT DIRECTOR HEARING
STAFF REPORT
December 7, 2016

RECOMMENDATION

Approve by Resolution, PDP-16-065, an application for a Coastal Development Permit and Architectural Review to allow the construction of a 190 square foot first story addition to an existing residence at 1511 Hawser Lane, APN 048-364-020, located in the R-1-B-2, Single-Family Residential Zoning District and the Residential – Medium Density – General Plan/Local Coastal Program Land Use Designation, 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.

PROJECT SUMMARY

Owner/Applicant: Kevin and Breanna Lafontaine / Alena Campagna

Project Planner: Scott Phillips, Associate Planner, (650) 726-8299

Requested Permits: Coastal Development Permit, and Architectural Review

LCP/Zoning: Residential-Medium Density; R-1-B-2, Single Family Residential

Environmental

Determination: Categorically Exempt pursuant to California Administrative Code Section 15301(e)(1), Existing Facilities

Water: The property currently has water services provided to the existing residence on the site.

Sewer: The property is located within the Sewer Authority Mid-Coast (SAM) service area and currently has sewer services provided to the existing residence on the site.

Right of Appeal: Any aggrieved person may appeal the decision of the Community Development Director to the Planning Commission within ten (10) working days of the date of the decision. This project is not located in the California Coastal Commission appeals jurisdiction. Therefore, City action the permit is final.

BACKGROUND

Description of project

The applicant proposes to construct a 190 square foot first story addition to the existing residence within the Seahaven Subdivision. The new addition in particular would include an expanded master bedroom and a new master bathroom. The design of the new addition would extend the gabled roof design on this portion of the existing residence. The materials of the new additions would match the existing stucco siding and composition shingles of the existing residence.



Figure 1. Site Location (in green) and location of proposed addition (in blue).

Site & Surroundings Properties

The 6,000 square-foot site is located in an existing residential neighborhood (Seahaven Subdivision) in the R-1-B-2, Single-Family Residential Zoning District, and is surrounded by developed properties. The surrounding neighborhood contains a mixture of single and two-story residences.

Permit History

In January of 1971, the Final Subdivision Map for Seahaven was recorded at the San Mateo County Recorder's Office. Later on that year, the existing residence on the site was constructed.

ANALYSIS

The key issues for this project are conformance with the Zoning Code, and General Plan/Local Coastal Program, design compatibility and compatibility with adjacent uses.

Conformance with the Zoning Code and Local Coastal Plan

The subject parcel is 6,000 square feet in area and 60 feet wide, which is less than the minimum required lot size (7,500 square feet) and width (75 feet) for the R-1-B-2 Zoning District. The property is a legal lot and meets the definition of Exceptional Lot, as identified in Section 18.02.040 of the Half Moon Bay Municipal Code. Therefore, the proposal is subject to the R-1 development standards. As indicated in Table 1, the proposed addition and residence conforms to the R-1 development standards.

As indicated in Table 1, the proposed additions conform to all of the regulations of the R-1, Single-Family Residential Zoning District. The proposed development consists of first story addition to an existing single-family residence in an existing neighborhood where public services and infrastructure are available, and will not affect coastal access, impact environmentally sensitive habitat, or block protected views. Therefore, the proposed development is consistent with the Local Coastal Program.



Figure 2. Project Site

Design Compatibility

This project involves the construction of a first story addition to the existing residence. The addition has been designed to seamlessly integrate into the existing residence and will be unnoticeable from the street frontage along Hawser Lane. The exterior materials would be an extension of the existing stucco siding, wood trim and composition shingles of the existing residence. In conclusion, the architecture of the additions incorporates colors, materials, roof elements, and detailing that is compatible with the existing house on the site, in compliance with the Single Family Residential Design Guidelines.

Table 1. Project Conformance with Exceptional Lot R-I Zoning Requirements

Development Standards	R-1 Zoning Requirements for Exceptional Lots	Proposed
Min. Site Area	5,000 sq. ft.	6,000 sq. ft. (existing)
Min. Average Site Width	50 ft.	60 ft. (existing)
Min. Front Setback	20 ft.	20 ft. (existing)
Min. Interior Side Setback	5 ft.	5 ft. (left side) 7 ft. (right side)
Min. Combined Side Setback	20% (12 ft.)	12 ft.
Min. Rear Setback	20 ft.	27 ft. (addition and existing residence)
Max. Multi-Story Height	20 ft.	15 ft.
Max. Single-Story Lot Coverage	50% (3,000 sq. ft.)	28% (1,682 sq. ft.)
Max. Floor Area Ratio	0.5 to 1 (3,000 sq. ft.)	0.28 to 1 (1,682 sq. ft.)
Min. Parking Garage Spaces	2-car enclosed garage	2-car enclosed garage (existing)
Maximum Building Envelope	Per Zoning Code	Conforms

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt pursuant to California Administrative Code Section 15301 (e)(1) “consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

(e) Addition to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.”

This project qualifies for this exemption because the project includes a 483 square foot addition.

CONCLUSION

Based on the above analysis, staff concludes that the proposed residence is consistent with the Zoning Ordinance and the General Plan/Local Coastal Program, is compatible with surrounding uses, and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the recommended findings and conditions of approval (Exhibits A and B).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-16-19
RESOLUTION FOR APPROVAL
PDP-16-065**

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A NEW 190 SQUARE-FOOT FIRST STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE ON A 6,000 SQUARE-FOOT LOT AT 1511 HAWSER LANE IN THE R-1-B-2, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL-MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 048-364-020)

WHEREAS, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of 190 square-foot first story addition to an existing single-family residence on a 6,000 square-foot lot at 1511 Hawser Lane in the R-1-B-2, Single Family Residential Zoning District and the Residential-Medium Density General Plan designation (APN 048-364-020); and

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

WHEREAS, the Community Development Director conducted a duly noticed public hearing on December 7, 2016, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit and Architectural Review for the construction of a new 190 square-foot single-story addition to an existing single-family residence is exempt from CEQA pursuant to California Administrative Code Section 15301(e)(1) which exempts additions to existing structures; and

WHEREAS, the Community Development 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 Community Development Director approves the application (PDP-16-065).

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held December 7, 2016.

APPROVED:

John Doughty, Community Development Director

EXHIBIT A
FINDINGS AND EVIDENCE
Community Development Director Resolution CDR-16-19
PDP-16-065

Coastal Development Permit – Findings for Approval

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** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The project consists of construction of a 190 square foot single-story addition to an existing single-family residence on an infill site in an existing neighborhood where public services and infrastructure are generally available. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City’s Land Use Plan (LUP).

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The subject site is not adjacent to a mapped environmentally sensitive habitat area.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The subject site is more than 200 yards of State Highway 1. This portion of Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay and several two-story houses exist between the subject house and Highway 1.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed addition to the existing residence has been subject to design review by the Community Development Director.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach,*

as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.

Compliance: The proposed project is not located along a primary access route from Highway 1 and is on the opposite side of the highway from the beach. Therefore, the project will not affect coastal access.

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 proposed addition to the existing single-family residence is not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: No additional dwelling units are included in the project; therefore the project is exempt from the requirements of the City's growth management system.

3. **Zoning Provisions** – *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.*

Evidence: The proposed residence conforms to the requirements of the R-1-B-2, Single Family Residential Zoning District, which allows residential uses. Since the subject property meets the definition of Exceptional Lot, the R-1 Single-Family Residential development standards apply to this property. The proposed setbacks, lot coverage, height, parking and open space meet the requirements of the R-1, Single Family Residential Zoning District and other relevant provisions of the Zoning Code.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The site is located in an existing developed neighborhood where utilities and services are generally available. The house currently has water and sewer services installed for the existing residence on the site. Both Public Works and the Coastside County Water District have confirmed that the existing utility services are sufficient to serve the proposed addition and the existing residence on the site.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The site is not located between the sea and the first public road parallel to the sea and the site is not identified as within the California Coastal Commission Appeals Jurisdiction. The proposed project consists of a single-story addition to an existing residence on the site and would not block access to public recreational opportunities at the end of Roosevelt Blvd.

Architectural Site and Design Review – Finding

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040.

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;*

Evidence: Zoning Code Section 18.06.010 states that the intent of the residential chapter is to establish residential districts and guide the orderly development within each district. It further states that the residential district regulations are intended to ensure provision of 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 and to achieve a high standard of site and building design and design compatibility with surrounding neighborhoods. Since the subject property meets the definition of Exceptional Lot, the proposed project has been designed in conformance with the requirements of the R-1, Single-Family Residential Zoning District for standard lots (Zoning Code Section 18.06.050, Table B). The project is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include ensuring compatible design within existing neighborhood contexts.

In making the above finding, the Director has considered the character and quality of design, aesthetic compatibility with neighboring properties; site development characteristics; other on-site improvements including but not limited to parking, paved areas, and landscaping; building materials and colors; pedestrian, equestrian, bicycle, and vehicular circulation; disturbance of existing topography, trees, shrubs, and other natural features; and building exterior features as authorized in Municipal Code Section 14.37.030, has reviewed and considered all of the following criteria as identified in Municipal Code Section 14.37.035:

- 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.

Evidence: The project includes a first addition to an existing single-family residence. No accessory structures would be constructed as part of this project.

- 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.

Evidence: The project does not include signs.

- 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 non-reflective.

Evidence: Proposed exterior materials of the additions would match the stucco siding of the existing home. The exterior materials would be an extension of the existing stucco siding, wood trim and composition shingles of the existing residence

- d. The design shall be appropriate to the function of the project and express the project's identity. 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.

Evidence: The expanded house design is appropriate to its residential function. The addition in particular would be unnoticeable from Hawser Lane. The siting of the house, parking, and open space on the lot is in conformance with setbacks and other provisions of in the Zoning Code. Its small scale and architectural treatment, create an internal sense of order and a desirable environment for occupants, visitors and the general community.

- e. 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.

Evidence: Roofing material consists of composition shingles matching the existing composition shingles on the house. No mechanical equipment is proposed on the roof of the residence.

- f. The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.

Evidence: The massing and scale of the expanded residence is compatible with nearby residences. The proposed design is consistent with the single story design houses that dominate this portion of the Seahaven subdivision.

- h. The proposed design shall be consistent with the applicable elements of the general plan.

Evidence: The project site has a General Plan/LCP Land Use Plan designation of Residential-Medium Density. The project involves the development of an existing legal non-conforming lot that does not involve subdivision. The proposed expansion and remodel of the existing single-family residence on the site is in conformance with Zoning Code regulations. The project is consistent with goals and policies of the Housing Element, which promote infill housing in existing neighborhoods and encourage provision of high quality housing for a wide range of households.

The proposed development is consistent with the Local Coastal Program. It consists of a new single-family residence on an infill site in an existing neighborhood where public services and infrastructure are available. The proposed residence will not affect coastal access or block protected views.

The Conditions of Approval include requirements for sound attenuation in conformance with the Noise Element provisions regarding residential uses subject to transportation noise.

- 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.

Evidence: This neighborhood can be characterized as having a variety of residential designs and no unified architectural character exists within this neighborhood. The expanded residence would maintain the vernacular design.

- j. The design shall promote harmonious transition in scale and character in areas located between different designated land uses.

Evidence: There are no different designated land uses in the immediate area surrounding the site.

- k. The design shall be compatible with known and approved improvements and/or future construction, both on and off the site.

Evidence: There are no approved, but not yet constructed projects in the area of the project site.

- l. Sufficient ancillary functions provided to support the main functions of the project shall be compatible with the project's design concept.

Evidence: A garage, driveway and open space are provided to support the residential use consistent with Zoning Code requirements. The existing garage and driveway are sufficient to provide ancillary function to the expanded residence.

- m. Access to the property and circulation systems shall be safe and convenient for equestrians, pedestrians, cyclists and vehicles.

Evidence: The project includes the expansion of an existing residence on a site which contains a driveway that provides convenient and safe access from the public street for pedestrians, cyclists, and vehicles. The site is too small to accommodate equestrians.

- n. The amount and arrangement of open space and landscaping shall be appropriate to the design and the function of the structures.

Evidence: Private open space is located in the front and the rear of the house, and landscaping is provided at the front and rear of the house in appropriate locations. The project conforms to the maximum lot coverage and minimum setbacks required by the Code.

- o. Where feasible, natural features shall be appropriately preserved and integrated with the project.

Evidence: The project will not remove heritage trees or other existing natural features.

- 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. 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. 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.

Evidence: The project includes expanding and remodeling an existing residence on site that contains mature landscaping. Any landscaping that is damaged during construction will be replanted to its original condition.

- q. 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.

Evidence: The project will conform to the energy and lighting requirements of the Uniform Building Code.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

Evidence: Zoning Code Section 18.06.010 states that the intent of the residential chapter is to establish residential districts and guide the orderly development within each district. It further states that the residential district regulations are intended to ensure provision of 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 and to achieve a high standard of site and building design and design compatibility with surrounding neighborhoods. Since the subject property meets the definition of Exceptional Lot, the proposed project has been designed in conformance with the requirements of the R-1, Single-Family Residential Zoning District. The project is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include maintaining strong property values, compatible neighborhoods, and a healthy environment.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: This project involves the construction of a first story addition to the existing residence. The addition has been designed to seamlessly integrate into the existing residence and will be unnoticeable from the street frontage along Hawser Lane. The exterior materials would be an extension of the existing stucco siding, wood trim and composition shingles of the existing residence. In conclusion, the architecture of the additions incorporates colors, materials, roof elements, and detailing that is compatible with the existing house on the site, in compliance with the Single Family Residential Design Guidelines.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorically Exempt pursuant to California Code of Regulations Section 15301 (e)(1) “consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond

that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

- (e) Addition to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less."

This project qualifies for this exemption because the project includes a 483 square foot addition.

EXHIBIT B
CONDITIONS OF APPROVAL
Community Development Director Resolution CDR-16-19
PDP-16-065

A. The following Conditions shall apply to the subject site:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled An Addition to the Residence at 1511 Hawser Lane with a City date stamp of October 20, 2016, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The permittee shall construct and operate this Project in full conformance with these Conditions of Approval. Any revision of the Conditions of Approval shall require submittal of a major modification subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. SIDEWALK MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Sidewalk maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)
6. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

B. The following Conditions shall be fulfilled prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. CONSTRUCTION PLANS. File Number PDP-16-065 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. 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 City's Building and Engineering Divisions 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. (Planning)
3. WATER CONSERVATION IN LANDSCAPING. If the project includes 1,000 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)
4. SURVEY REQUIRED. Submit a detailed topographic/site boundary survey certified by a licensed surveyor 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, and street curbs. 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)
5. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)
6. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)

7. CONSTRUCTION PLANS. Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards. (Engineering)
8. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. 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:
 1. All masonry, wood, and steel construction materials;
 2. All construction-related equipment and storage containers; and
 3. All construction-related vehicles, including temporary trailers. (Engineering)
9. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design details and supporting calculations for storm water detention on-site for the additional runoff from a ten year frequency storm of two hour duration. Plans 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 swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)
10. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
 - a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
 - b. Direct roof runoff into vegetated areas;
 - c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
 - d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or

- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal.

11. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
12. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)
13. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. (Engineering)
14. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) ft. apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. (Engineering)
15. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
16. FIRE SPRINKLERS AND FIRE DISTRICT REQUIREMENTS. Pursuant to Fire District ordinance, the permittee shall 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 to the satisfaction of the Building Official prior to issuance of building permits. Upon submission of plans, the City will forward a complete set to the Coastside County Fire Protection District for review. Fees for automatic fire sprinkler systems shall be paid to the City prior to plan review. (Fire)
17. HARD-WIRED SMOKE DETECTORS/ALARMS. Pursuant to the 2013 California Building and Residential Code, State Fire Marshal regulations and Coastside Fire District Ordinance 2013-03, the permittee shall install smoke detectors which are hard-wired, interconnected and have battery backup in each new or reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of

one detector per floor is required. For alterations: If there is an attic, basement, crawl space or removal of a wall or ceiling that provides access, then all smoke alarms shall be hardwired and interconnected. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)

18. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

C. The following conditions shall be implemented prior to and during construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)
2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
3. 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 issuance of a certificate of occupancy. (Planning)

4. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
- All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
 - Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
 - Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
 - Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
 - Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
5. 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)
6. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2013 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code,

Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)

7. 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 to (or less than) 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)
8. 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)
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. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
11. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
12. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without prior approval from the City Engineer. (Engineering)
13. ENCROACHMENT PERMIT. The permittee shall obtain an encroachment permit prior to starting any construction activity within the City right-of-way or affecting City improvements. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. (Engineering)

D. The following conditions shall be implemented prior to issuance of an occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved plans date-stamped 10/20/16 to the satisfaction of the Director of Community Development. (Planning)

2. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of an occupancy permit, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)
3. TREE PROTECTION REQUIREMENTS. The following tree protection measures shall be implemented during construction:
 - a) Prior to commencement of construction, construction fencing shall be placed around the drip line of all trees proposed for preservation.
 - b) No grading or other construction shall occur within the drip line of any tree proposed for preservation except in conformance with a Tree Protection Plan approved by the Community Development Director.
 - c) No vehicle, equipment or materials shall be parked or stored within the drip line of any tree proposed for preservation. (Planning/Building)

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. This site is located within the Coastal Commission Appeals Jurisdiction. This permit shall take effect after expiration of the Coastal Commission appeal period, or if the permit is appealed to the Coastal Commission during the appeal period, it shall take effect after final Coastal Commission action. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee 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. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if development plans for a Building Permit have not been submitted. Once a Building Permit is issued, the CDP and Architectural Review shall be deemed in effect. If plans for a Building Permit are submitted within the 1-year expiration period, and a Building Permit is not issued, the expiration of the CDP and Architectural Review shall coincide and run concurrently with the Building Permit plan submittal/application as long as due diligence is pursued in the opinion of the Building Official in obtaining the Building Permit.
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Any other extension

shall require approval of a Permit Amendment prior to expiration of the permit. Any Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)

5. PERMIT RUNS WITH THE LAND. The approval 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 or revoked. (Planning)

6. HOLD HARMLESS. The permittee 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 permittee, 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 permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

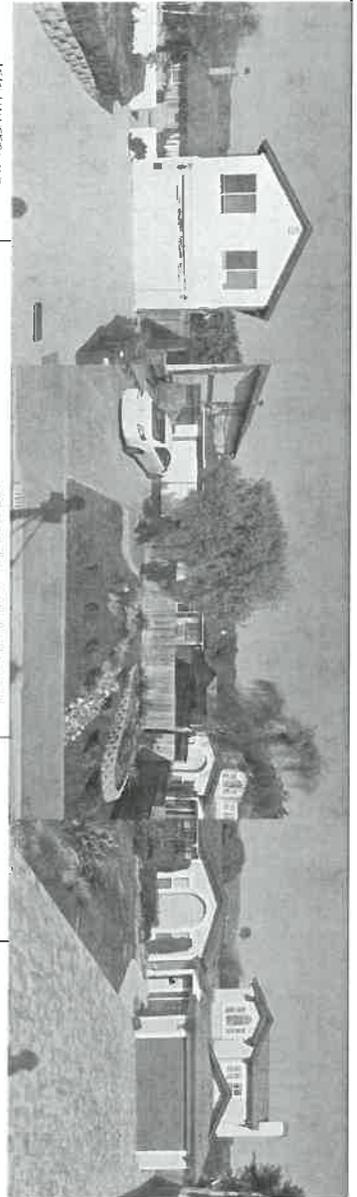
OWNER'S/PERMITTEE'S CERTIFICATION:

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

APPLICANT:

(Signature)

(Date)



1516 HAWSER LANE

PROJECT SITE - 1511 HAWSER LANE
(GENERAL APPROXIMATE)

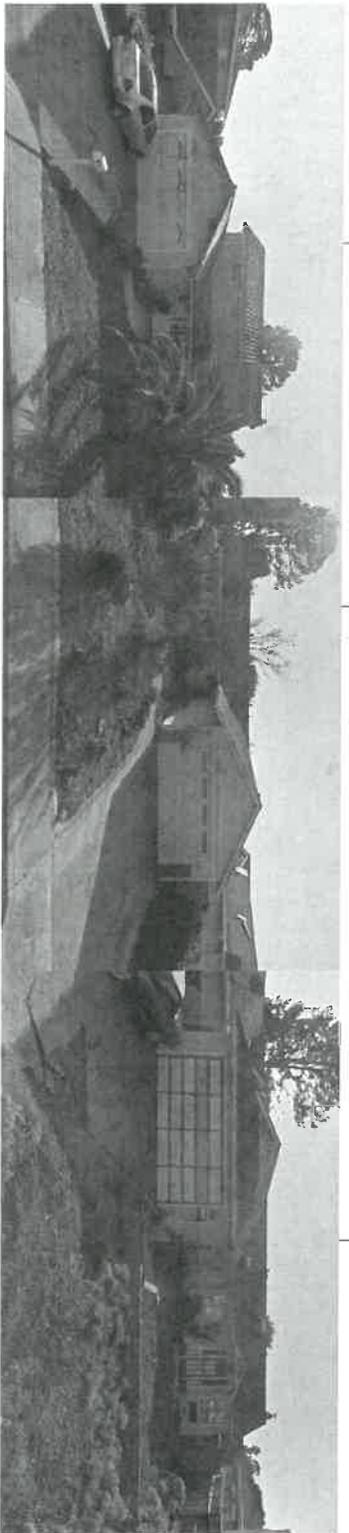
1509 HAWSER LANE



PLANNING DEPT

SEP 23 2016

RECEIVED



1508 HAWSER LANE

ACROSS FROM PROJECT SITE
1512 HAWSER LANE

1516 HAWSER LANE

PHOTOGRAPHS OF SITE & SURROUNDING AREA

NO.	DATE	REVISIONS

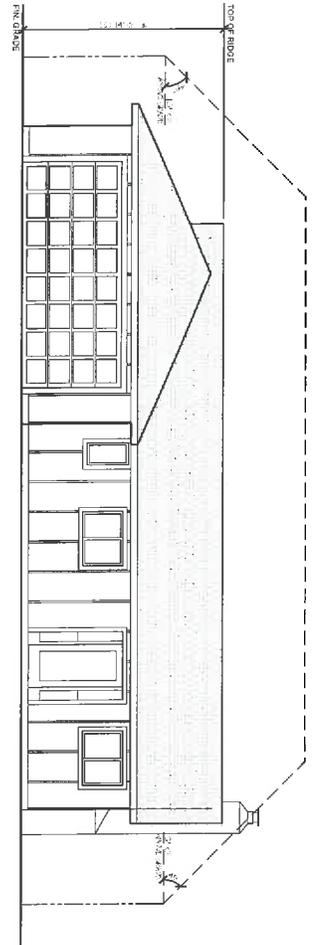
These views are supplied and are subject to the project and are not intended to be used for any other purpose. The views are provided for informational purposes only and do not constitute a warranty or any other form of assurance. The views are provided as a service to the client and are not intended to be used for any other purpose. The views are provided as a service to the client and are not intended to be used for any other purpose. The views are provided as a service to the client and are not intended to be used for any other purpose.

AN ADDITION TO THE RESIDENCE AT
1511 Hawser Lane,
Half Moon Bay, CA 94019

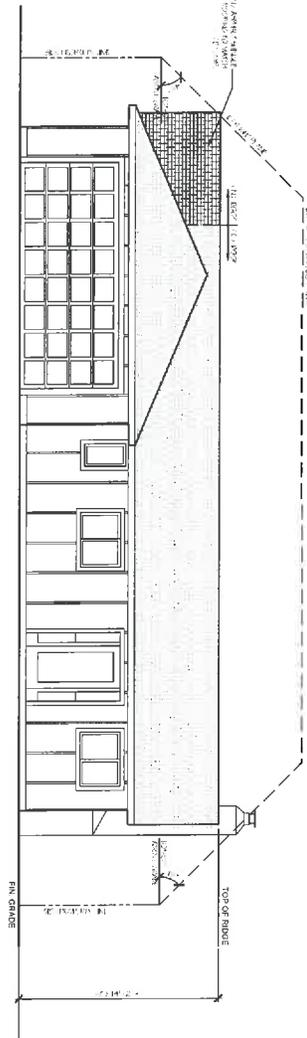
STOECKER AND NORTHWAY ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

DATE: N.Y.S.
DRAWN BY: J.C.K.
CHECKED BY: B.R.C.
SCALE: AS SHOWN
PROJECT NO.: 1511
DATE: 09/29/2016
SHEET NO. **A1**

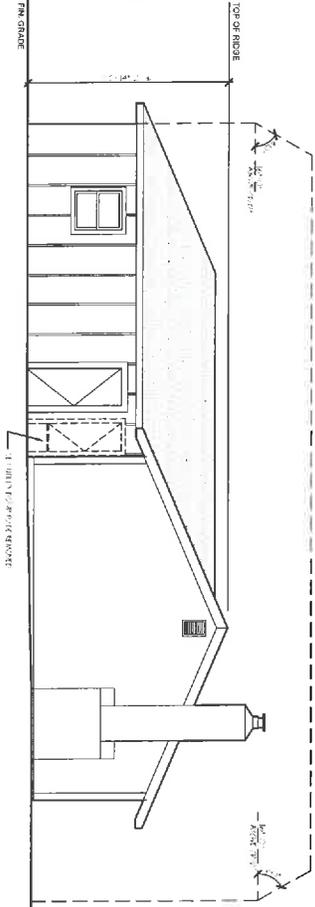
(E) SOUTH ELEVATION



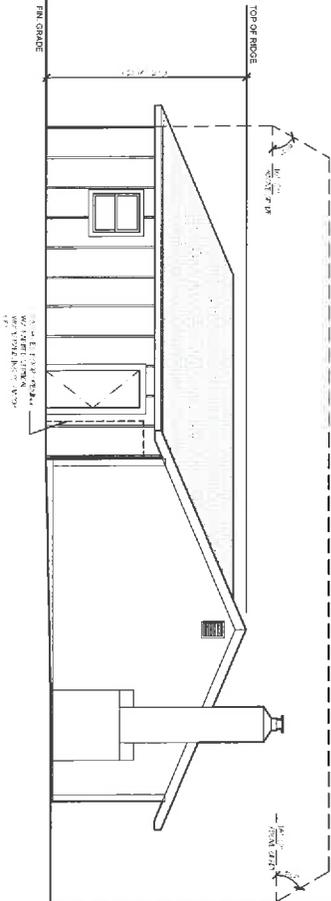
(D) SOUTH ELEVATION



(C) EAST ELEVATION



(N) EAST ELEVATION



RECEIVED
 SEP 23 2016
 PLANNING DEPT

STOECKER AND NORTHWAY ARCHITECTS INCORPORATED
 2000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-985-3500

AN ADDITION TO THE RESIDENCE AT
 1511 Howser Lane,
 Half Moon Bay, CA 94019

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NO.	DATE	DESCRIPTION

PROJECT: 1511 HOWSER LANE, HALF MOON BAY, CA
 DATE: 08/20/15
 SCALE: 1/4" = 1'-0"
 SHEET: A4
 DRAWN BY: J. S. B. / J. S. B.
 CHECKED BY: J. S. B. / J. S. B.

