

January 20, 2017

Steve Peterson  
P.O. Box 1808  
Pacifica, CA 94044

Dear Mr. Peterson:

SUBJECT: Coastside Design Review  
Miramar Drive and Terrace Avenue, Miramar  
APN 036-282-050; County File No. PLN 2016-00337

At its meeting of January 12, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application of a design review recommendation to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. 2nd Unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444), as part of an "After-the-Fact" staff level Coastal Development Permit (CDP) for removal of seventeen (17) trees, in order to resolve VIO2016-00141. The 2<sup>nd</sup> Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal. The project is not appealable to the California Coastal Commission.

The CDRC was unable to make the findings for design review approval based on certain design deficiencies and a lack of compliance with the County's story pole policies, specifically relating to the installation of story poles only one (1) day before the meeting. In order to resolve these design deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required, specifically on Section 6565.20(D) and Section 6565.20(F). As such, recommendations and requirements from the CDRC for further project redesign are as follows:

- a. Section 6565.20(F). 4c. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area, i.e. one light per exterior door. Indicate location of exterior light fixtures on the floor plans.
- b. Section 6565.20(D). 4a3. Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance. Provide samples of cedar stain and color chips.

Another requirement discussed include:

- a. Install story poles no later than 10 days prior to the next CDRC meeting.



Other recommendations discussed include:

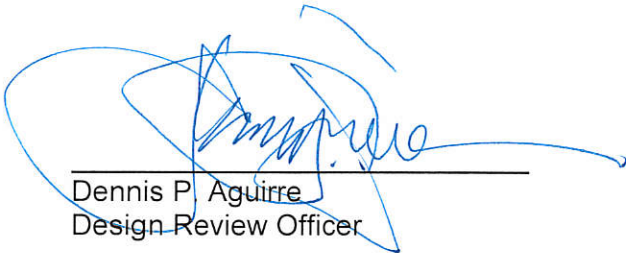
- a. Coordinate with neighbors to further clarify/discuss the proposed extent of retaining walls on Terrace Avenue relative to potential design enhancements to the project.
- b. Coordinate construction vehicles on Miramar Drive so as to not disrupt and create a hazard on Miramar Drive.
- c. Minimize Pine Tree removal onsite and/or create a succession plan for the preservation of local wildlife.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

Sincerely,

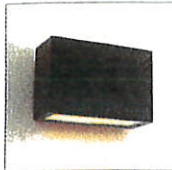


Dennis P. Aguirre  
Design Review Officer

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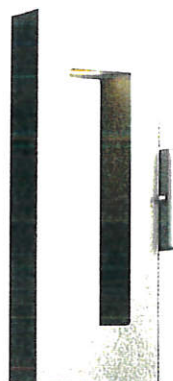
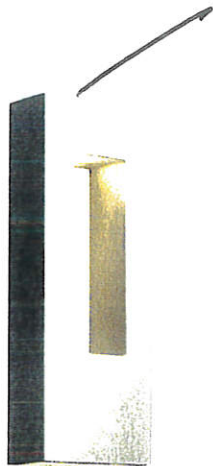
cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Cathy Campbell  
Trip Chowdry  
Steve Wilson  
Ed Frymoyer  
Anne Martin

# 17 TUBE



1646 (left) will cast light down

1645 (right) will cast light up and down



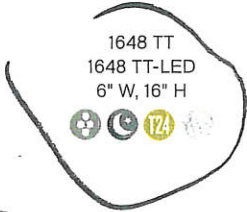
1650 TT  
1650 TT-GU24  
1650 TT-LED  
6¾" W, 10½" H



POCKET DOWN LIGHT  
1646 TT  
1646 TT-GU24  
1646 TT-LED  
9" W, 6" H



POCKET UP/DOWN LIGHT  
1645 TT  
1645 TT-GU24  
1645 TT-LED  
9" W, 6" H



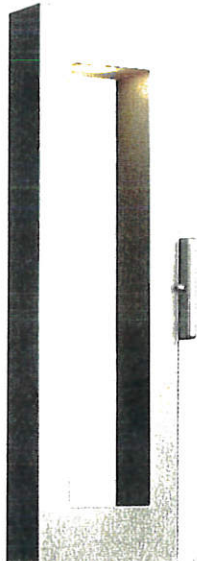
1648 TT  
1648 TT-LED  
6" W, 16" H



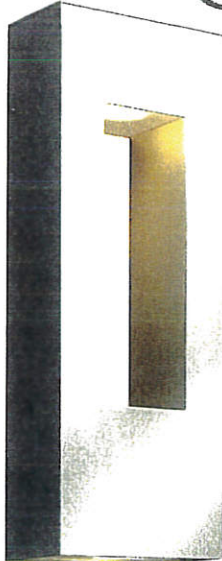
1640 TT  
1640 TT-LED  
2¾" W, 16" H



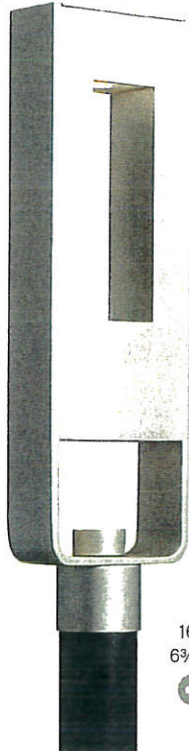
1655 TT  
1655 TT-GU24  
1655 TT-LED  
9" W, 15¼" H



1644 TT  
1644 TT-LED  
3" W, 24" H



1649 TT  
1649 TT-LED  
9" W, 24" H

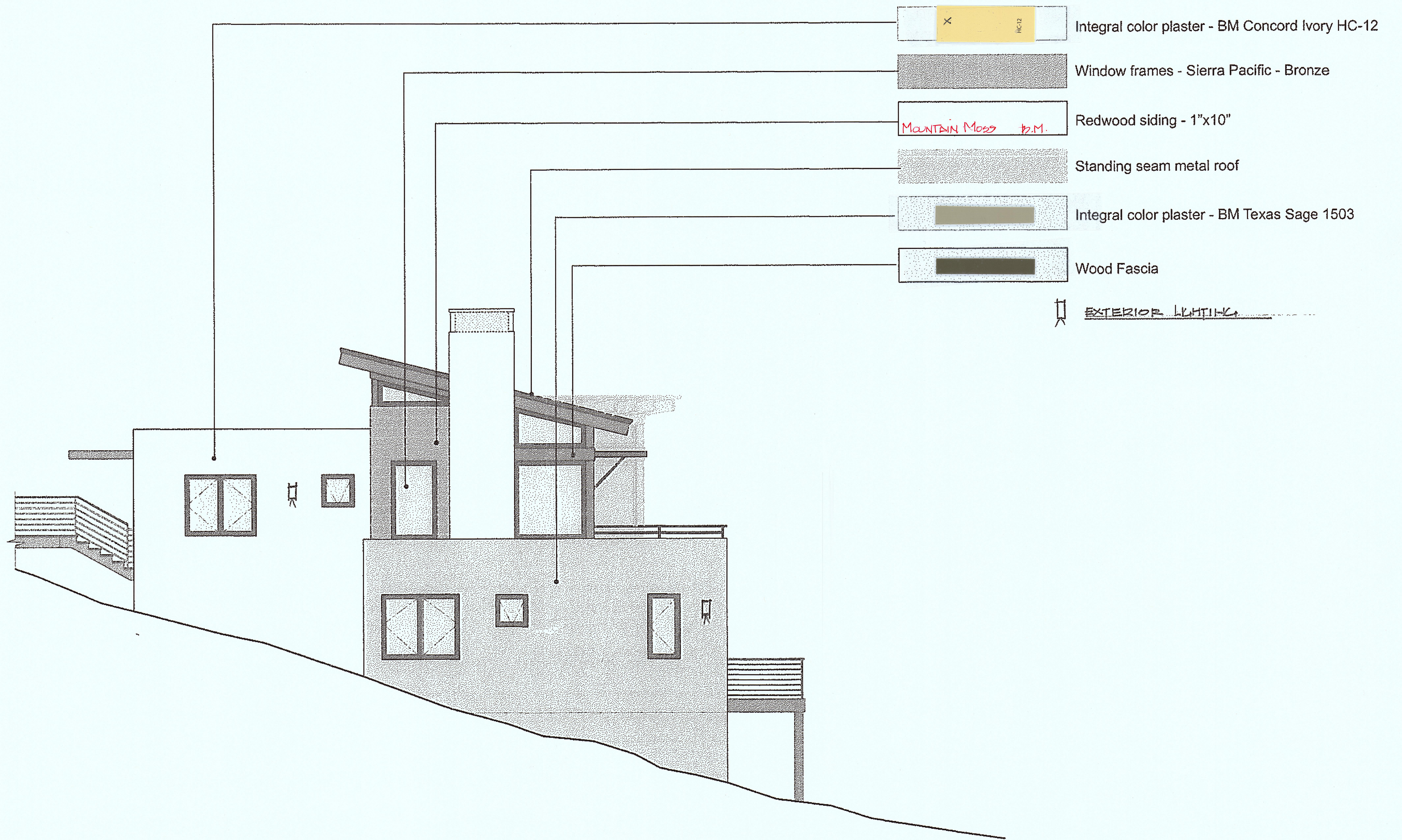


1641 TT  
1641 TT-LED  
6¾" W, 23½" H



ITEM	BULBS	GU24 ITEM	GU24 BULBS	LED ITEM	INTEGRATED LED LIGHT SOURCE	EXT. DEPTH	TOP TO OUTLET	BACK PLATE	ADDITIONAL FINISHES
1639 TT	3-50w GU-10*			1639 TT-LED	3-9w COL-50	4"	31"	4½" W, 6½" H	BZ, SK
1640 TT	2-20w MR-16**			1640 TT-LED	2-5.5w COL-35	6¾"	8"	4½" Square	BZ, SK
1641 TT	2-20w MR-16**			1641 TT-LED	2-5.5w COL-35		2¾"	3" Dia. Post Fitter	BZ, SK
1644 TT	2-20w MR-16**			1644 TT-LED	2-5.5w COL-35	7"	12"	4½" Square	BZ, SK
1645 TT	1-75w Med.	1645 TT-GU24	1-18w GU24	1645 TT-LED	2-5.5w COL-35	4¼"	2¾"	4½" Square	BZ, SK
1646 TT	1-75w Med.	1646 TT-GU24	1-18w GU24	1646 TT-LED	1-5.5w COL-35	4¼"	2¾"	4½" Square	BZ, SK
1648 TT	2-20w MR-16**			1648 TT-LED	2-5.5w COL-35	3½"	13¾"	4½" Square	BZ, SK
1649 TT	2-20w MR-16**			1649 TT-LED	2-5.5w COL-35	4"	20¾"	4½" W, 6½" H	BZ, SK
1650 TT	1-60w Med.	1650 TT-GU24	1-13w GU24	1650 TT-LED	1-15w LESM-100	4"	5½"	5½" Square	BZ, SK
1655 TT	1-100w Med.	1655 TT-GU24	1-18w GU24	1655 TT-LED	1-15w LESM-100	5¾"	7¾"	5½" W, 8" H	BZ, SK

\*GU-10 bulb included. \*\*MR-16 bulbs included. For posts and pier mounts, see pages 748-749.



HALFMOON BAY RESIDENCE, Miramar Drive, CA

NORTH ELEVATION



HALFMOON BAY RESIDENCE, Miramar Drive, CA

EAST ELEVATION



HALFMOON BAY RESIDENCE, Miramar Drive, CA

WEST ELEVATION

DATE	12/01/05
DESCRIPTION	Permitting Submittal
DESIGNED BY	12/01/05 Design Review
CHECKED BY	07/28/06 Design Review Review
PERMITTED BY	02/03/07 Permit Set

LMDesigns & Associates  
**LM**  
 Licensed Mechanical Engineer  
 License No. 100000000  
 P. 100000000  
 F. 100000000

**AWA**  
 ANA WILLIAMSON ARCHITECT  
 405 SANTA ANA DRIVE, SUITE 200, SANTA ANA, CA 92705  
 TEL: 714.241.1111 FAX: 714.241.1111

**HALF MOON BAY RESIDENCE**  
 Miramar Drive  
 Half Moon Bay, CA  
 Steve Peterson  
 OWNER

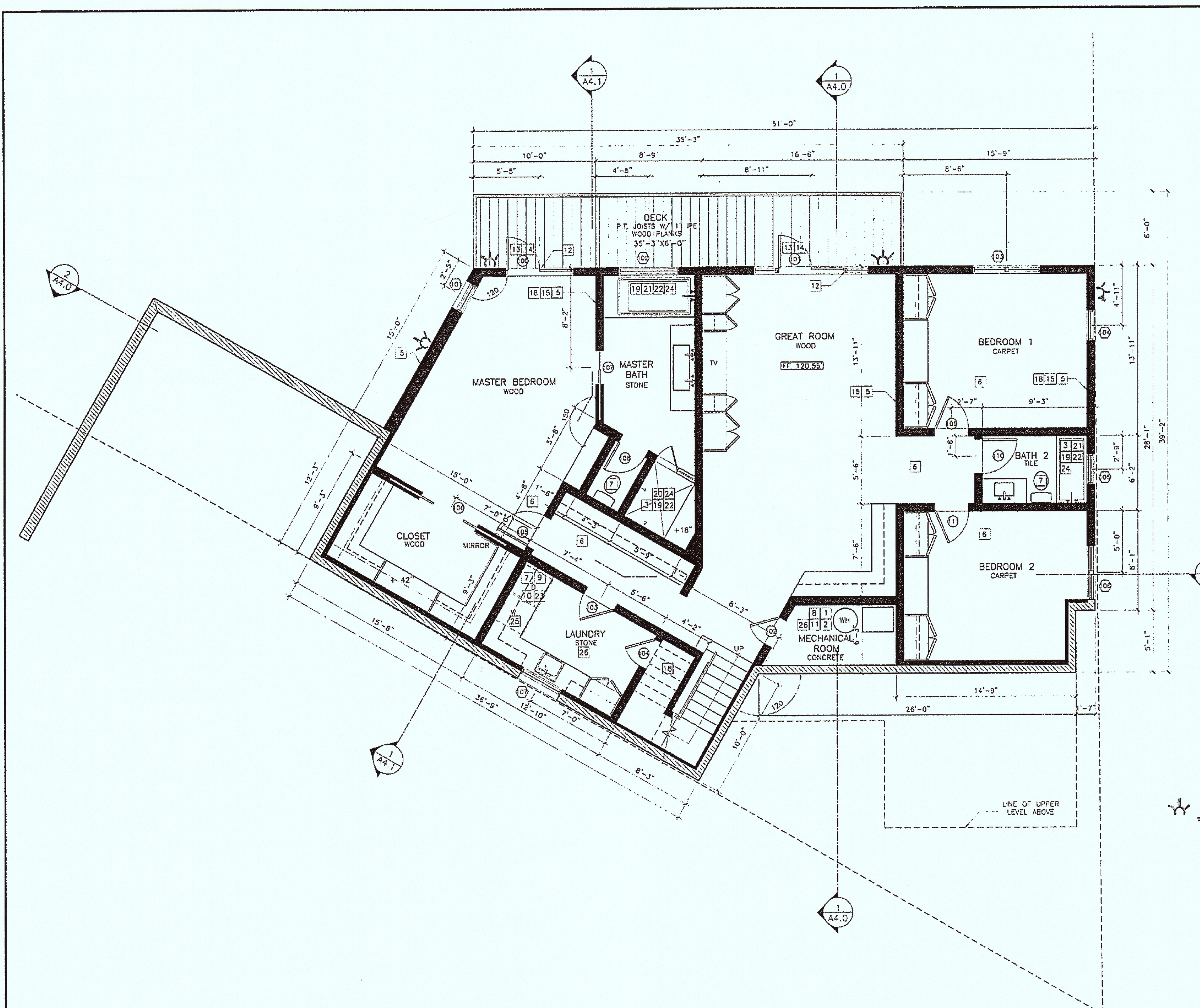
LOWER LEVEL FLOOR PLAN

**A-1.0**

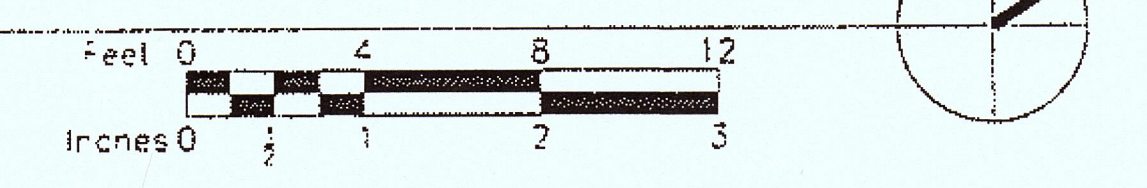
**FLOOR PLAN NOTES**

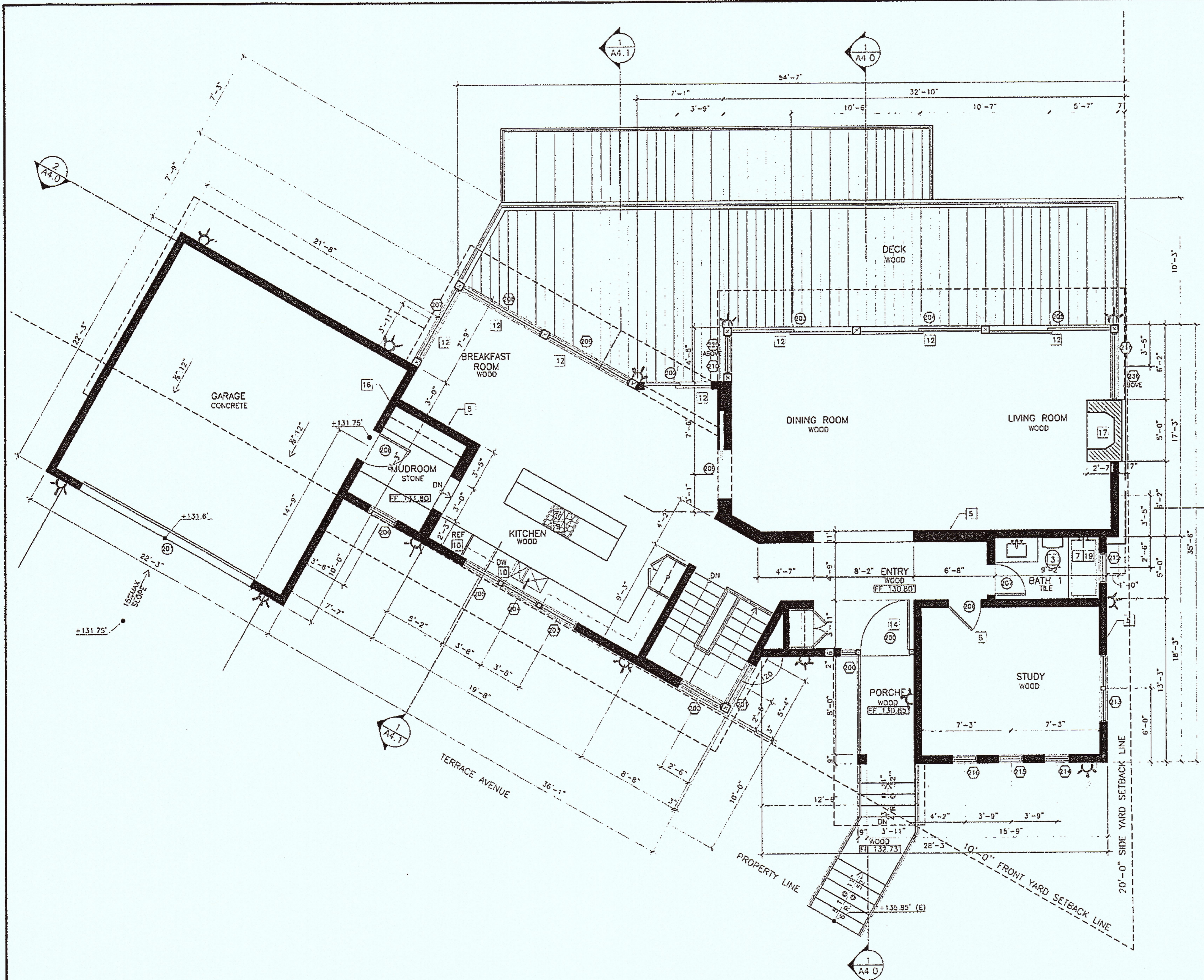
- GENERAL INFORMATION**
- ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINT AT LEAST TWO PERIODS WITHIN 24 HOURS PER SECTION 150(1) OF CBC
  - PROVIDE NEW 40 GAL DIRECT VENT WATER HEATER WITH CIRCULATING PUMP COVER WITH R-5 INSULATION BLANKET SECURE TO WALL WITH TWO SEISMIC STRAPS VENT TO OUTSIDE. P.T. RELIEF VALVE SHALL TERMINATE OUTSIDE. PROVIDE 18" HIGH PLATFORM
  - PLUMBING FIXTURES AND HARDWARE: LOW FLOW TOILETS (1.6 GPF FLUSH), SHOWER-HEAD (2.5 GPM) AND FAUCETS (2.2 GPM) PER CODE SEC 17921.3(b). WAMPO APPROVAL REQUIRED FOR ONE PIECE LAVATORY
  - ALL HOSE BIBBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE
  - INSULATION IN ALL OPENED WALLS PROVIDE:  
 EXTERIOR WALLS - R-19  
 INTERIOR WALLS - R-13  
 ROOF - R-30 2X6 R.R. / R-19 2X8 R.R.  
 CEILING JOISTS R-20 NO INSULATION IN TUB & SHOWER ENCLOSURES
  - PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS). ALARMS SHALL BE INTERCONNECTED HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK-UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS
  - EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR. VENT EXHAUST FANS TO OUTSIDE AIR
  - NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS (P.C. 510.5)
  - PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES
  - PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED
  - DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
- DOORS & WINDOWS**
- GLAZING IN ALL DOORS & ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR & HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR. AND ALL GLAZING IN GUARD RAILS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING IN ALL LOCATIONS.
  - DOORS THAT SWING OVER LANDING OR PORCH REQUIRE A LANDING 36" MINIMUM IN LENGTH AND NOT MORE THAN 1/2" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER A TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 8" BELOW FLOOR LEVEL
  - ALL DOORS, WINDOWS, AND LOCKS TO COMPLY WITH SECURITY PER CITY ORDINANCE
- WALLS**
- 5/8" GYPSUM BOARD WITH SKIM COAT INTERIOR FINISH FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS
  - WALLS AND CEILING BETWEEN HOUSE (LIVING AREA) AND GARAGE (R-1 TO U-1) AND AT ENCLOSED SPACES UNDER STAIRS SHALL HAVE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD SECTION 1003.3.3.9 FIRE BLOCKING & DRAFTSTOP
  - THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. UBC 708.2.1(4)
  - PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY PER UBC 708.2.1.1
- BATH & LAUNDRY**
- PROVIDE SHOWER ENCLOSURES AT ALL TUB AND SHOWER STALLS NOT SPECIFIED ELSEWHERE U.N.O. ENCLOSURES SHALL BE TO THE HEIGHT OF 6'-0" MEASURED FROM FINISH FLOOR U.N.O. GLAZING TO BE LABELED "TEMPERED" PERMANENTLY
  - HOT MOPPED SHOWER PAN WITH A BUILT-UP DAM. CONTRACTOR TO TEST PRIOR TO INSTALLING FINISHES. PROVIDE FINISHES PER INTERIOR ELEVATIONS
  - TUB WITH FINISH AT WALLS TO CEILING TILE DETAILING PER CERAMIC TILE INSTITUTE STANDARDS
  - WALL FINISH TO BE CERAMIC TILE OR APPROVED EQUAL 70" HIGH ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWER MATERIAL OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT
  - VENT DRYER TO OUTSIDE AIR. PROVIDE WEATHER HOOD WITH DAMPER AT FINISH OF EXTERIOR WALL. 4" DIAMETER SMOOTH GALV METAL EXHAUST DUCT. LENGTH IS LIMITED TO 14'-0" WITH TWO 90 DEGREE ELBOWS (MAX.)
  - CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS SHALL BE "PRESSURE" BALANCE OR THERMOSTATIC MIXING VALVE TYPE
  - PROVIDE RECESSED HOT AND COLD WATER AND DRAIN STANDPIPE AT WASHER. PROVIDE J.R. SMITH FLOOR DRAIN UNDER WASHER.
  - DRIP PANS OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS AND DISHWASHERS MUST BE PROVIDED.

**EXTERIOR LIGHTING LOCATIONS**

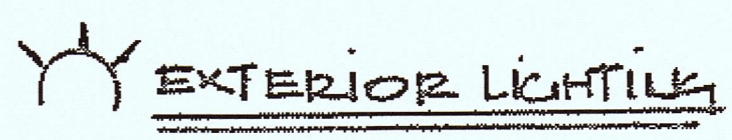


LOWER LEVEL FLOOR PLAN

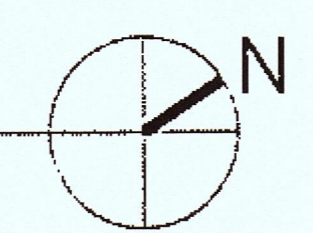
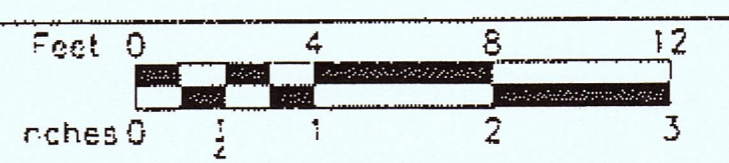






- FLOOR PLAN NOTES**  
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  - 9 PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES
  - 10 PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED
  - 11 DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
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- WALLS**
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  - 16 WALLS AND CEILING BETWEEN HOUSE (LIVING AREA) AND GARAGE (R-1 TO U-1) AND AT ENCLOSED SPACES UNDER STAIRS SHALL HAVE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD, SECTION 1003.3.3.9 FIRE BLOCKING & DRAFTSTOP
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  - 18 PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY PER UBC 708.2.1.1
- BATH & LAUNDRY**
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  - 20 HOT MOPPED SHOWER PAN WITH A BUILT-UP DAM. CONTRACTOR TO TEST PRIOR TO INSTALLING FINISHES. PROVIDE FINISHES PER INTERIOR ELEVATIONS
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UPPER LEVEL FLOOR PLAN



REVISIONS
12/01/05 Planning Submittal
12/15/05 Design Review
07/28/06 Design Review Revised
07/09/07 Permit Set

  
 LMD Design & Associates  
  
 ANA WILLIAMSON ARCHITECT  
 885 SANTA CLAY AVENUE D, BERKELEY, CA 94702  
 760.300.5257 FAX: 760.300.5271

**HALFMOON BAY RESIDENCE**  
 Miramar Drive  
 Half Moon Bay, CA  
 Steve Peterson  
 DWG. # 2

SCALE

DRAWING TITLE  
 UPPER LEVEL FLOOR PLAN

DRAWN	LM
DESIGNED	
CHECKED	
DATE	12/15/05
SCALE	AS SHOWN
DATE	12/15/05
PROJECT	

A-1.1