



## **AGENDA**

### **CITY OF HALF MOON BAY PLANNING COMMISSION**

**TUESDAY, FEBRUARY 11, 2020**

**7:00 PM**

**Half Moon Bay EOC  
537 Kelly Ave.  
Half Moon Bay, CA 94019**

**James Benjamin, Chair  
Steve Ruddock, Vice Chair  
Sara Polgar, Planning Commissioner  
Rick Hernandez, Planning Commissioner  
Brian Holt, Planning Commissioner**

**This agenda contains a brief description of each item to be considered. Those wishing to address the Planning Commission on any matter not listed on the Agenda, but within the jurisdiction of the Planning Commission to resolve, may come forward to the podium during the Public Forum portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on an agenda item are asked to fill out a speaker card. Speaker(s) will be called forward at the appropriate time during the agenda item in consideration.**

**Please Note: Please Provide a Copy of Prepared Presentations to the Clerk**

**Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall and the Half Moon Bay Library where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.**

**In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).**

**<http://hmbcity.com/>**

**MEETING WILL CONCLUDE BY 10:30 PM UNLESS OTHERWISE EXTENDED BY SIMPLE MAJORITY VOTE OF THE PLANNING COMMISSION.**

## **PLEDGE OF ALLEGIANCE AND ROLL CALL**

## **APPROVAL OF MINUTES**

**Minutes January 28, 2020**  
[Draft PC - Minutes 01.28.2020](#)

## **PUBLIC COMMENT**

### **1. PUBLIC HEARING ITEMS**

- 1.A PROJECT DESCRIPTION:** An application for a Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception. The approvals would allow the construction of a 171 square-foot clinic addition, a 119 square-foot garage addition, and a new 874 square-foot, two-story detached structure with ground-floor office space and an upper-floor residential unit at the existing Coastside Veterinary Clinic  
**LOCATION:** 614 Purissima Street  
**APN:** 056-172-020  
**CITY FILE #:** PDP-18-037  
**APPLICANT/OWNER:** Edward Love/Janet Lawson  
**PROJECT PLANNER:** Brittney Cozzolino

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Project Plans](#)

[ATTACHMENT 3 - SIS Compliance Analysis](#)

[ATTACHMENT 4 - Parking Exception Narrative](#)

## **DIRECTOR'S REPORT**

## **PLANNING COMMISSION COMMUNICATIONS**

## **ADJOURNMENT**

## **CORRESPONDENCE**

**Correspondence**  
[Memo to Planning Commission 01.10.2020](#)



**MINUTES**  
**CITY OF HALF MOON BAY PLANNING COMMISSION**  
**TUESDAY, JANUARY 28, 2020**  
**EMERGENCY OPERATIONS CENTER (EOC) / 537 KELLY AVENUE**

Chair Benjamin called the meeting to order at 7:07 PM

**PRESENT:** Chair Benjamin, Commissioners Ruddock, Polgar & Holt

**ABSENT:** Commissioner Hernandez

**PLEDGE OF ALLEGIANCE AND ROLL CALL**

Chair Benjamin led the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**Minutes:** January 14, 2020

**Motion** made to approve the minutes with the following clarifications:

Under vote of the Election of Chair and Vice Chair change excepted to “accepted” and

Item 1 – Zoning Amendment update: With respect to the motion about duplex and triplex parking, the Commission clarified that their intention is to require guest parking.

**M/S:** Holt/Polgar

**Approved:** 4-0

**PUBLIC COMMENT**

None

**1.A – STUDY SESSION – SHORT TERM VACATION RENTALS LAND USE REGULATIONS**

Receive a presentation featuring recent survey results on short-term vacation rentals, provide for public comment, and hold a discussion regarding options for regulating short-term vacation rentals.

**Jill Ekas, Community Development Director, Joe Butcher, Community Preservation Specialist and Scott Phillips, Associate Planner** presented to the Planning Commission.

### Planning Commission Clarifying Questions

**Q:** ADU's with zero night of short-term rental (STR) stay; does that come from our ADU ordinance?

**A:** In 2018 a new certified ADU ordinance went into effect, at that time the STRs that were operating within ADUs in compliance with the City transient occupancy tax (TOT) and business license tax requirements were grandfathered under the code. Staff believes that it was under 10 units.

**Q:** Does the process for getting a business license today specify STRs?

**A:** No, it is a general business license, but TOT is specific.

**Q:** Would getting a business license help to track these better?

**A:** Possibly; however, a business license is not a land use permit, it is a tax.

**Q:** With respect to the Coastal Act definition of development, is operating a STR a change in intensity of use, which could require a CDP for each short-term rental?

**A:** Staff will review the Coastal Commission guidance; however, their guidance is about updating LCPs for STR regulations and does not imply that CDPs are required for STRs.

**Q:** Is visitor parking in neighborhoods going to be taken by STR parking?

**A:** Staff is suggesting requiring parking for STRs because the City cannot impose many parking requirements on ADUs intending to ensure that coastal access is maintained. That said, STR parking on site may simply displace where the property owner parks.

### PUBLIC COMMENT

- 1) **Tim Pond, resident**, rarely a parking issue in his neighborhood, Alsace Lorraine; has hosted Airbnb for 3 years; helps housing affordability; it is a distributed hotel without sprawl; has discussed with guests that they want softer places to stay and dog friendly is a plus; hosted STRs do not need to be regulated and are not a problem; excess of airbnbs in our City has not happened.
- 2) **Matt des Tombe, resident**, renting small cottage in Arleta Park; screen every guest; neighbors are his first priority; not a problem.
- 3) **Dave Olsen**, El Granada resident, Mid-Coast Community Council; worked on San Mateo County STR ordinance; look at Guardian article January 25, 2020; place a limit of nights on un-hosted; no short-term rental on multi-family because of impacts on neighborhood; 1 short term rental per parcel limit; income help – switch to long term rentals; need full circle compliance, smoke detectors, building and fire codes; Coastal Commission requires LCP amendments.
- 4) **Maria Portello Swagel**, resident and teacher; hosted downstairs part of home; likes the flexibility of being able to do when needed.
- 5) **Chris Voisard**, resident, agrees with Tim Pond; instead of hosted and un-hosted, focus on primary/sole residency; limits 30 or 60 days what does that really mean? How to identify a hosted/unhosted and how to enforce?
- 6) **Margarita Vazquez, student & resident**, regulate and limit STRs – too many may increase rents and decrease housing stock for people that live and work in the area.



- 7) **Susan Sawyer, Miramar resident**, lives across the street from an Airbnb and has seen trash, etc.; supports hosted STRs but found unhosted STRs to be disruptive; researched 8-10 other cities and findings were 1) protect the quality of life in the residential neighborhoods, 2) limited to prevent loss of housing stock, 3) supports need for extra income, 4) not liking outside investors with same restrictions, 5) recommends limits on unhosted rentals.
- 8) **Scott Frazer, 42 year resident**, helped with STR ordinance in Tulloch Lake, has main street offices, homes on the Coastside; Half Moon Bay does not seem to need an ordinance; sees more trash from visitors to the beach than anything; business of STRs provides flexibility, not a major source of income; stay away from on-site parking; tenant rights are not applicable to STRs; city does not need this right now.
- 9) **Brian Wilson, resident**, lives in Alsace Lorraine, no issue with Airbnb or STRs in general, concerned about the unhosted, absentee, described an investment owner STRs with a 14 bed rental; the issue is not about parking, it is trash and no response from property owners about neighbors' concerns; supports allowing hosted STRs but not unhosted.
- 10) **David Jerome, resident**, owner of an un-hosted Airbnb home in Alsace Lorraine, purchased for a retirement home but for now renting it out as an unhosted STR; also a cottage that is full time on the property, objects to restricting the number of days per year.
- 11) **Jim Sutro, downtown resident**, idea of responsibility; must have someone be able to take care of the property at all times.
- 12) **Matthew Berieshi, resident**, likes the responsibility and flexibility; would like to be able to have the choice to rent out home for income; regarding regulation – what if fines were higher for violating STR regulations?

### **Planning Commission Comments**

#### *Zoning Districts to allow Short-Term Rentals*

- Supportive of single family residential zones
- May not be appropriate for multi-family

#### *Types of Residential Units where Short-Term Rentals could be allowed*

- Many situations and variations of housing types currently occurring
- Supportive of STRs on single family properties; not supportive for ADUs or mobile homes; generally not supportive for multi-family, but hosted may be a consideration for those cases.

#### *Hosted nights per year / Un-hosted nights per year*

- Defining hosted and un-hosted may be difficult and instead focus on primary residence for a STR, but if owner is nearby - needs more clarification
- Hosted: Support hosted STRs – low cost lodging and help supplement income
- Unhosted:
  - Complaints / problem seems to be with unhosted STRs
  - Need to think more about un-hosted and how to manage

- For unhosted, much more comfortable with an owner nearby
- Support occupancy limits

*Other Regulations –*

- Housing issue – empty houses, concern is absentee homeowners
- Likes the idea of having flexibility of renting STRs
- With STRs happening, how to deal with ADUs in the mix?
- Target the problem outliers; don't overreact to the bad actors
- We don't have a housing crisis, but a sharing crisis
- Regulation for volume of STRs may become important – no number to think of at this time.

*Performance Standards / Implementation and Enforcement*

- Support on-site parking
- Neighbor notification is important
- Interested to see how STRs affect rental units
- Interested in public safety (e.g. 2019 Orinda STR incident)
- Research what the outcome has been with other cities
- Annual review – increase data over time which will allow the City to refine over time

**DIRECTOR REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

M/S: Holt/Ruddock

Meeting adjourned by 9:29 pm by Chair Benjamin

Respectfully Submitted:

Approved:

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Bridget Jett, Planning Analyst

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James Benjamin, Chair

**BUSINESS OF THE PLANNING COMMISSION  
OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: **February 11, 2020**

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**TO:** Honorable Chair and Planning Commissioners

**FROM:** Jill Ekas, Community Development Director  
Brittney Cozzolino, Associate Planner

**TITLE:** 614 Purissima Street - Coastal Development Permit, Use Permit, Architectural Review and Parking Exception File No. PDP-18-037

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**RECOMMENDATION**

Adopt a resolution approving PDP-18-037, an application for a Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception. The approvals would allow the construction of a 171 square-foot clinic addition, a 119 square-foot garage addition, and a new 874 square-foot, two-story detached structure with ground-floor office space and an upper-floor residential unit at the existing Coastside Veterinary Clinic at 614 Purissima Street, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

**PROJECT BACKGROUND**

Summary of Project	
File Number	PDP-18-037
Requested Permits/Approvals	Coastal Development Permit, Use Permit, Architectural Review and Parking Exception
Site Location	614 Purissima Street / APN 056-172-020
Applicant/Property Owner	Edward C. Love / Janet Lawson
Project Planner	Brittney Cozzolino; (650) 750-2014; <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a>
Zoning District	C-D, Commercial Downtown
LCP Land Use Plan Designation	Commercial General
Water Service	Existing 5/8-inch pre-Crystal Springs Project water connection
Sewer Service (Sewer Authority Mid-Coast)	Existing sanitary sewer connection
Street Improvements	No sidewalk, curb or gutter
Environmental Determination	Categorically Exempt pursuant to California Environmental Quality Act Guidelines Section 15301(e), 15303(a), 15303(e)

<b>Heritage Trees</b>	Existing 24" pepper tree to remain		
	Tree protection plan required		
<b>Story Poles</b>	<b>Required</b>	<b>Yes</b>	Located in a Visual Resource Area?
		<b>Yes</b>	Variance or Exception required?
		<b>No</b>	Located in a largely undeveloped area?
<b>Right of Appeal</b>	Any aggrieved person may appeal the Planning Commission's decision to the City Council within ten (10) working days of the decision.		
	The project is not located within the Coastal Commission Appeals Jurisdiction; therefore the City's action is final.		



**Figure 1. Site Location**



**Figure 2. Site photo**

### Site and Surrounding Properties

The project site is located on the west side of Purissima Street between Miramontes and Correas Streets. The site is currently developed with a one-story structure in use as a veterinary clinic with an existing garage and several storage structures. The site is zoned C-D, Commercial Downtown. Land use and zoning for properties surrounding the subject site are as follows:

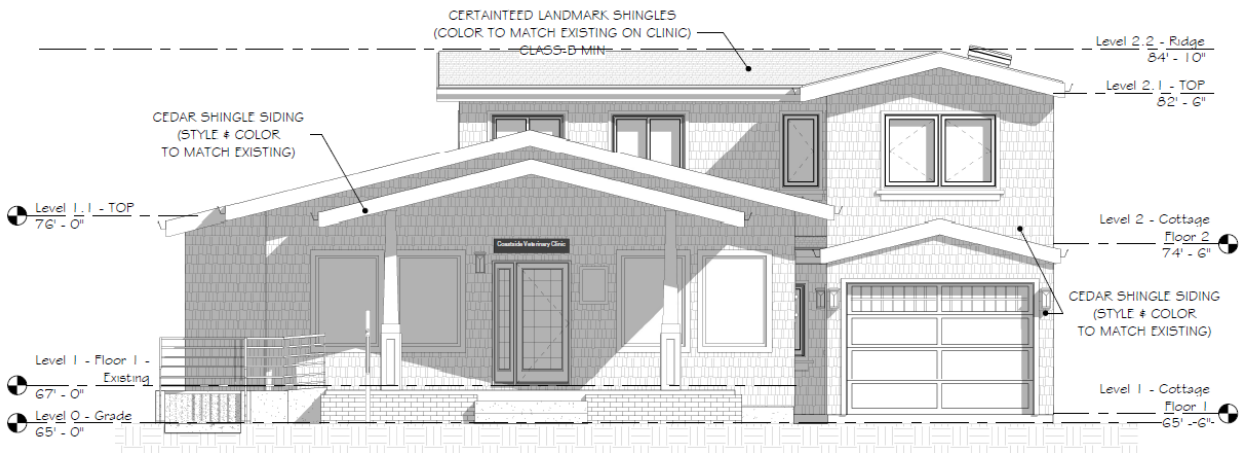
Direction	Site Condition	Land Use Designation / Zoning
North	Single Family Residence	Commercial General / C-D Commercial Downtown
South	Single Family Residence	Commercial General / C-D Commercial Downtown
East	La Piazza commercial building	Commercial General / C-D Commercial Downtown
West	Single Family Residence	Commercial General / C-D Commercial Downtown

### Project Description

The project consists of an addition to the existing vet clinic for a new treatment room, ADA upgrades including a new access ramp, expansion of the existing garage to accommodate two tandem vehicles, and construction of a new two-story structure attached to the garage with a first-floor office space and a second-floor residential unit. The project will result in a mixed-use site with commercial and residential land uses, as permitted in the C-D zoning district.



The site is listed as a contributor on the City's Historic Resources and Contributors Inventory, noted for its bungalow architectural style. The proposed additions have been designed to be compatible with the style and exterior colors and materials of the existing structure to maintain its historic integrity.



**Figure 3. Front Elevation**

## ANALYSIS

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, the Downtown Specific Plan, and the Zoning Code/LCP Implementation Plan;<sup>1</sup> and design compatibility with surrounding development.

### Conformance with the General Plan/Local Coastal Program Land Use Plan

The proposed commercial and residential addition on the 5,000 square-foot site is consistent with the Commercial-General General Plan/Local Coastal Land Use Plan designation. The project is also consistent with the 2015-2023 Certified Housing Element, which promotes infill housing in existing neighborhoods and encourages provision of high-quality housing for a wide range of households. The subject site was not anticipated in the Housing Element's inventory of sites suitable for residential development, although it is an appropriate site for mixed-use. This unit can be counted to offset if a unit is lost on a site in the Housing Element inventory.

The site is within a visual resource area (Old Downtown). The project has been designed to conform to Policy 7-8 of the Land Use Plan, which requires new construction to follow the scale, style and building lines of existing historical buildings along Main Street. Although the project is not located on Main Street, it meets the intent of the policy through compatibility with surrounding development and historic buildings on Purissima Street.

<sup>1</sup> The Zoning Code is part of the LCP Implementation Plan.

### **Conformance with the Downtown Specific Plan**

The project site is located within the Downtown Specific Plan area. The project conforms to applicable policies within the Downtown Specific Plan, including the following:

- 4.213 Where technically and financially feasible, preserve historical buildings and architectural features within the planning area.
- 4.214 Encourage mixed-use projects, featuring retail and restaurant uses on the first floor, office or residential uses on the second floor and residential uses on the third floor at appropriate locations in the Specific Plan area.
- 4.412 Require the applicants for new downtown development projects plant and maintain new street trees and maintain existing trees and other landscaping.

The project maintains the historic integrity of the existing building by preserving its bungalow style and harmonizing the design of the new addition and structure with the existing architectural style. The project will complement Downtown Half Moon Bay by establishing a residential unit above commercial space in an area of downtown that is identified as an appropriate location for mixed use development.

The project proposes to maintain the existing mature pepper tree in the rear yard. As such, tree protection measures will be necessary to avoid impacts to the tree and its root system during site disturbance activities. Draft conditions of approval require submittal of a tree protection plan prepared by a certified arborist that is tailored to the protection needs of the pepper tree species. Typical tree protection measures include protective fencing around the critical root zone, on-site supervision of a certified arborist during excavation, informing construction crews of tree protection measures through training and/or signage, and follow-up monitoring to ensure tree health.

### **Conformance with the Zoning Code**

The existing veterinary clinic is a permitted use in the C-D Commercial Downtown Zoning District, while the proposed residential unit is a permitted use with an approved use permit. The Zoning Code allows for relaxed standards in relation to mixed use residential and commercial development in the C-D Commercial Downtown Zoning District. As indicated in Table 1 below, the proposed project conforms to all applicable requirements of this zoning district with the exception of parking. A parking exception is requested as part of this project.

**Table 1. Project Conformance with the C-D Commercial Downtown Zoning Requirements**

<b>Development Standards</b>	<b>Zoning Requirements</b>	<b>Existing and Proposed</b>
Min. Site Area	5,000 sq. ft.	5,000 sq. ft.
Min. Site Width	50 ft.	50 ft.

Min. Setbacks	Per 18.07.040 (B), not applicable to mixed-use projects	
Max. Site Coverage and Floor Area	Per 18.07.030 (C), not applicable to mixed-use projects	
Max. Building Height	36 ft.	19 ft. 4 in.
Parking	2 garage spaces per residential unit; 1 space per 250 square feet of office	2 garage spaces (tandem); 3 uncovered parking spaces (tandem). Parking exception requested.

### **Use Compatibility**

The project includes construction of a new second-story residential unit within the Downtown area. A Use Permit is currently required for Mixed Commercial and Residential uses within the C-D (Commercial-Downtown) zoning district, as set forth in Table E, Section 18.07.020. Staff notes that the proposed zoning amendments addressing mixed-use zoning districts relieves the requirement for mixed-use commercial and residential projects in the C-D zoning district to obtain a Use Permit. There are also numerous examples of similar mixed-use developments within the surrounding Downtown area. In approving a Use Permit, the Planning Commission must find the following:

“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 said neighborhood.”

The proposed mixed-use project is consistent with the C-D (Commercial Downtown) Zoning for the site and with the uses and pattern of development in the surrounding neighborhood, which consists of a mixture of residential and commercial buildings. As proposed, the site and surrounding area includes adequate parking and other facilities to accommodate the project activities without detrimental impacts to the public welfare, property or improvements in the surrounding neighborhood.

### **Parking Exception**

Section 18.36.040 requires 2 garage spaces per residential unit and 1 covered or uncovered space per 250 square feet of office space. The project proposes to extend the existing garage to accommodate two cars in tandem to serve the residence, and to remove the existing storage unit in the driveway to accommodate three uncovered tandem parking spaces. At 1,268 total square feet (existing + proposed) of office space, the site would be two spaces short of the required five parking spaces for the office use. Table 2 below provides a summary of existing and proposed parking compared to required parking.



**Table 2. Parking Analysis**

Use	Required Parking	Provided Parking	Parking Deficit
<i>Existing Use:</i> Veterinary clinic	3 covered or uncovered spaces	1 garage space and 2 uncovered spaces (tandem)	No deficit; parking provided in tandem
<i>Proposed Uses:</i> • Veterinary clinic • Detached office	5 covered or uncovered spaces	3 uncovered spaces (tandem)	2 space deficit; parking provided in tandem
• 1 Residential unit	2 garage spaces	2 garage spaces (tandem)	No deficit; parking provided in tandem

In addition to the two-space deficit, the tandem parking arrangement prevents functional use of the uncovered spaces for clinic customers. As such, the applicant has indicated that the two garage spaces will be dedicated to the on-site residents and the first two uncovered tandem spaces will be used for the clinic's employees. The applicant has also indicated that the last tandem space (closest to the street) is currently used as a pick-up/drop-off space for customers to use for loading and unloading their animals when the on-street spaces are full. Draft conditions of approval require installation of signage and/or markings to formalize this space for short-term loading/unloading.

The applicant has provided a narrative regarding the requested parking exception pursuant to Zoning Code Section 18.36.080 (Attachment 3). In this narrative, the applicant contends that the clinic addition will not expand customer capacity, but rather is necessary for internal productivity, and notes the general availability of on-street parking. There are three on-street parking spaces immediately fronting the subject site, and 27 total striped on-street parking spaces on this block between Miramontes Street and Correias Street. City staff recently conducted a downtown parking occupancy survey, which did not find this block to go beyond 84% occupancy during the week or weekend.

With the on-street parking and the off-street loading space, staff finds the request for a parking exception to be reasonable. Staff also notes that Zoning Code amendments are currently underway that provide more appropriate parking ratios for mixed-use development in the downtown area in consideration of its walkability and access to alternative modes of transportation. As proposed, this project would comply with the parking requirements of the draft zoning amendment with the exception of the tandem configuration with the residential parking reduction to one space for a one bedroom and the increase from 250 to 300 square feet of floor area to calculate the required spaces for professional office in the C-D district.

### **Zoning Code/LCP Implementation Plan Issues**

Table 3 identifies key Zoning Code/LCP Implementation Plan issues and their applicability to the subject site. As indicated in the table, the site is located in a visual resource area and is a designated contributor on the City's historic resource inventory.

**Table 3. Key Zoning Code/LCP Implementation Plan Issues**

<b>Issue</b>	<b>Applicability/Explanation</b>	
Environmentally Sensitive Habitat Area	No	No environmentally sensitive habitat present.
Visual Resource Area	Yes	Site is located in the Old Downtown visual resource area.
Public Access Area	No	Site is not located on a public access route.
Archaeologically Resource Area	No	No known archaeological resources on site.
Historic Resources	Yes	Site is listed as a "contributor" on the City's Historic Resources and Contributors Inventory.

### **Visual Resources**

The subject site is located in the Old Downtown visual resource area as defined in Zoning Code Chapter 18.37. Design approval for new development and alterations to existing development within the Old Downtown must follow the following criteria:

1. Scale and style shall be similar to that of the predominant older structures within the immediate vicinity.
2. Continuity in building lines shall be maintained along Main Street.
3. Existing older buildings which contribute significantly to the character of the area, as described in the historic resources ordinance and inventory, shall not be demolished or altered in a manner which eliminates key architectural features, unless it is shown on a case by case basis that it is financially unfeasible to maintain such buildings due to requirements for seismic retrofitting of unreinforced masonry or for Americans with Disabilities Act requirements.

This block of Purissima has a predominately residential aesthetic, including the existing building on site which was originally constructed for residential use prior to converting to the vet clinic. The proposed addition and new structure have been designed to match the scale and style of the existing structure and are compatible with the scale and style of surrounding buildings. The second criterion does not apply as the site is not located on Main Street. The project does not involve demolition or alteration of any key architectural features, as discussed further in the Historic Resources section below.

### **Historic Resources**

Downtown Half Moon Bay is not part of a designated historic district but does contain a number of buildings that possess character, interest, and value as part of the City's heritage. The subject site is located within the Downtown Specific Plan area and is listed as a "contributor" in the City's Historic Resources and Contributors Inventory for its Bungalow architectural style. The existing structure was constructed in 1920 as a single-family residence and thus is well over 50 years old. The building is considered a historic resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

Municipal Code Section 14.39.080 relies on the Secretary of the Interior's rehabilitation standards to review any application for alteration of or additions to any historic resource. Rehabilitation involves repair, alterations, or additions of compatible uses to a historic resource while preserving portions or features that convey historical, cultural, or architectural value. Section 14.39.080 states:

In reviewing applications for additions to, or exterior alteration of any historic resource, the Planning Commission shall be guided by the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and any design criteria adopted by ordinance or resolution of the city. An historic preservation permit for alteration of a designated historic resource shall be approved only upon the following findings of fact:

- A. The proposed work is consistent with an adopted historic resource plan; or
- B. The proposed work is necessary for the maintenance of the historic building, structure, site or object in its historic form, or for restoration to its historic form; or
- C. The proposed work is a minor change which does not affect the historic fabric of the building, structure, site or object; or
- D. The proposed alteration retains the essential architectural elements which make the resource historically valuable; or
- E. The proposed alteration maintains continuity and scale with the materials and design context of the historic resource to the maximum extent feasible; or
- F. The proposed alteration, as conditioned, does not significantly and adversely affect the historic, archaeological, architectural, or engineering integrity of the resource; or
- G. The planning commission has reviewed the project and any necessary and appropriate conditions of approval have been incorporated into the final project plans.

The applicant therefore submitted a historic resource evaluation titled "Secretary of the Interior's Standards Compliance Analysis," prepared by TreanorHL in January 2019 (Attachment 3). The analysis provides a standard-by-standard analysis of the ten Rehabilitation requirements.

The Compliance Analysis reviewed the applicant's original design, which included the clinic addition being located at the front of the existing building with a front porch remodel such that the building façade was substantially changed (see original plans in the Appendix to the Compliance Analysis, Attachment 3). The analysis concluded that the proposed changes to the front elevation would significantly impact the existing porch and symmetrical façade organization of the original Bungalow style building. The applicant subsequently revised the project plans such that the new clinic addition is located at the rear of the existing structure in order to preserve the front porch and the symmetrical façade characteristic to the Bungalow architecture, consistent with the recommendations of the Compliance Analysis and in compliance with the required findings of Municipal Code Section 14.39.080.

The siting and design of the new office/residential unit structure in the rear of the property has remained unchanged since the original plan submittal. The Compliance Analysis finds that these new uses are compatible with the existing historic building and that "the rear addition will not alter any character-defining features." The analysis concludes that the addition to the existing garage and the addition of the office/residential unit will not impact the historic or architectural integrity of the existing Bungalow-style structure.

With the revisions to the siting and design of the clinic addition, the proposed project can be found consistent with the Secretary of the Interior's Standards for Rehabilitation and in compliance with the required findings for approval.

#### **Architectural Design Compatibility**

Although the proposed additions are sited at the rear of the existing structure and at the rear of the property, they will be visible from Purissima Street as shown in the project plan elevations (Attachment 2). The exterior colors and materials of the new additions are proposed to match the cedar shingle siding and roof shingles of the existing building, and the massing and scale of the proposed additions are compatible with that of the existing building.

The submitted Secretary of the Interior's Standards Compliance Analysis described in detail in the previous section provides an effective architectural review of the proposed project. The analysis finds that the proposed office/residential unit addition is clearly differentiated from the existing structure in a manner that is compatible with the architectural integrity of the Bungalow style building. Based on the conclusions of the analysis regarding the integrity of the front façade with the gabled roof, symmetrical features, and Bungalow architectural style, the re-designed clinic addition maintains and is compatible with this important architectural integrity. The proposed project is also consistent with the residential and mixed-use style and coastal setting of the surrounding area. In conclusion, the proposed improvements are architecturally compatible with that of the existing building and surrounding neighborhood.

#### **Environmental Review**

The project is Categorically Exempt pursuant to California Code of Regulations Section 15301(e), which exempts minor additions to existing structures, and Section 15303(a) and (e), which exempt the construction of a residential unit and accessory structures.

As the existing structure is more than 50 years old and is listed as a “contributor” on the City’s Historic Resources and Contributors Inventory, the building is considered a historic resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. As described in the Historic Resources analysis section above, the proposed project will not result in a substantial adverse change or cause any indirect impacts to the historic resource, and therefore the exception in Section 15300.2(f) of the CEQA Guidelines does not apply.

### **Conclusion**

Based on the above analysis, staff concludes that the proposed project is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Half Moon Bay Downtown Specific Plan; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

### **ATTACHMENTS**

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans
3. Secretary of the Interior’s Standards Compliance Analysis
4. Parking Exception Narrative from Applicant

**PLANNING COMMISSION RESOLUTION P-20-\_\_**  
**RESOLUTION FOR APPROVAL**  
**PDP-18-037**

**Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception to allow the construction of a 171 square-foot clinic addition, a 119 square-foot garage addition, and a new 874 square-foot, two-story detached structure with ground-floor office space and an upper-floor residential unit at the existing Coastsides Veterinary Clinic at 614 Purissima Street on a 5,000 square-foot lot in the C-D Commercial Downtown Zoning District and the Commercial General Land Use Plan/General Plan designation (APN 056-172-020)**

**WHEREAS**, an application was submitted requesting approval of a Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception to allow the construction of a clinic addition, a garage addition, and a new two-story detached structure with ground-floor office space and an upper-floor residential unit at the existing Coastsides Veterinary Clinic at 614 Purissima Street on a 5,000 square-foot lot in the C-D Downtown Commercial Zoning District and the Commercial General Commercial Land Use Plan/General Plan designation (APN 056-172-020); and

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

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on February 11, 2020, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered all written and oral testimony presented for consideration; and

**WHEREAS**, the Planning Commission has determined that the requested Coastal Development Permit is exempt from CEQA pursuant to California Code of Regulations Section 15301(e), which exempts minor additions to existing structures, and Section 15303(a) and (e), which exempt the construction of a residential unit and accessory structures, and that no exceptions to these categorical exemptions apply; and

**WHEREAS**, the Planning Commission has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

**NOW, THEREFORE, BE IT RESOLVED** that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Planning Commission approves the application (PDP-18-037).

**PASSED AND ADOPTED** by the City of Half Moon Bay Planning Commission at a duly noticed public hearing held February 11, 2020.

AYES,  
 NOES,  
 ABSENT,  
 ABSTAIN,

APPROVED:

Brian Holt, Chair

Jill Ekas, Community Development Director

**EXHIBIT A**  
**FINDINGS AND EVIDENCE**  
**Planning Commission Resolution P-20-\_\_**  
**PDP-18-037**

**Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception to allow the construction of a 171 square-foot clinic addition, a 119 square-foot garage addition, and a new 874 square-foot, two-story detached structure with ground-floor office space and an upper-floor residential unit at the existing Coastside Veterinary Clinic at 614 Purissima Street on a 5,000 square-foot lot in the C-D Commercial Downtown Zoning District and the Commercial General Land Use Plan/General Plan designation (APN 056-172-020)**

**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 an addition to an existing building and garage with a new detached structure on a developed site in the Town Center 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 does not contain and 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 not located within 200 yards of State Highway 1.

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

**Compliance:** The proposed development has been subject to design review by the Planning Commission. As discussed further below in the Architectural Site and Design Review findings, the project is in compliance with the applicable Design Review standards.

**Policy 7-8:** *New development, alterations to existing structures, and proposed demolitions in the downtown area, as designated on the Visual Resource Overlay Map, shall be subject to design approval in accordance with the following criteria: (a) Scale and style similar to that of the predominant older structures. (b) Continuity in building lines maintained along Main Street. (c) Existing older buildings which contribute significantly to the character of the area not demolished or altered in a manner which eliminates key architectural features.*

**Compliance:** The proposed development is located in the Old Downtown visual resource area. As supported by the submitted “Secretary of the Interior’s Standards Compliance Analysis” prepared by TreanorHL in January 2019, the proposed additions and alterations are compatible with the scale and style of the existing building and surrounding neighborhood. The second criterion does not apply as the site is not located on Main Street, and the project does not involve demolition or alteration of any character-defining architectural features.

**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 development is not located along a primary access route from Highway 1 and 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 development 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:** The proposed site has been granted a valid Measure D Certificate for construction of one residential dwelling unit. Therefore, the project conforms to 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 development conforms to the requirements of the C-D Commercial Downtown Zoning District, which allows mixed uses. The proposed setbacks, lot coverage, height, and landscaping meet the requirements of the C-D Zoning District and other relevant provisions of the Zoning Code. With approval of the requested Parking Exception, the proposed development is consistent with the land use limitation and property development standards of the C-D Zoning District. Findings for the Parking Exception are discussed below.

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 property is currently developed and has an existing sewer and water connection.

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 proposed development is not located between the sea and the first public road parallel to the sea, and will have no impact on public access and recreation.

### **Parking Exception – Findings**

The applicant is requesting a Parking Exception to reduce the required residential garage parking spaces from four to three spaces, and to reduce the required commercial use uncovered parking spaces from five to four spaces. In order to approve a Parking Exception for reduction of parking requirements, the Planning Commission must make specific findings for a Parking Exception pursuant to Municipal Code Section 18.36.080.

1. *That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application which circumstances or conditions do not apply generally to the land, buildings and/or uses in the same district;*

**Evidence:** The subject lot, unlike other lots in the C-D district, is located within the Town Center of Half Moon Bay where street parking and alternative modes of transportation are generally available. The project includes removal of a storage shed that is currently blocking the existing garage and expansion of the garage to accommodate two vehicles in tandem, allowing space for three uncovered off-street tandem parking spaces. The applicant has indicated that the two garage spaces will be dedicated to the on-site residents and the first two uncovered tandem spaces will be used for the clinic's employees. The applicant has also indicated that the last tandem space (closest to the street) is currently used as a pick-up/drop-off space for customers to use for loading and unloading their animals when the on-street spaces are full. Conditions of approval require installation of signage and/or markings to formalize this space for short-term loading/unloading.

2. *That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;*

**Evidence:** The granting of the requested Parking Exception to reduce the parking requirements is necessary because of the existing site configuration and land use, which prevent the addition of more on-site parking without significant impacts to the existing historic building. The applicant has provided a narrative regarding the requested parking exception pursuant to Zoning Code Section 18.36.080. In this narrative, the applicant presents that the clinic addition will not expand customer capacity, but rather is necessary for internal productivity, and notes the general availability of on-street parking. There are three on-street parking spaces immediately fronting the subject site, and 27 total striped on-street parking spaces on this block between Miramontes Street and Correas Street. City staff recently conducted a downtown parking occupancy survey, which did not find this block to go beyond 84% occupancy during the week or weekend.

3. *That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

**Evidence:** On-street parking is generally available in the project vicinity. There are three on-street parking spaces immediately fronting the subject site, and 27 total striped on-street parking spaces on this block between Miramontes Street and Correas Street. City staff recently conducted a downtown parking occupancy survey, which did not find this block to go beyond 84% occupancy during the week or weekend. The applicant is also required to pay an in-lieu fee for future frontage improvements including sidewalk, curb, and gutter. Consequently, the Parking Exception will not materially or adversely affect the health and safety of people in the vicinity of the project or be detrimental to the public welfare or injurious to property or improvements.

4. *That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in conformance with the requirements of the Half Moon Bay Zoning Code as are reasonably possible.*

**Evidence:** The proposed commercial use parking is two spaces short of the underlying requirements of the Zoning Code. In addition, the proposed tandem parking configuration requires an exception to the Zoning Code requirement. As such, the applicant has indicated that the two garage spaces will be dedicated to the on-site residents and the first two uncovered tandem spaces will be used for the clinic's employees. The applicant has also indicated that the last tandem space (closest to the street) is currently used as a pick-up/drop-off space for customers to use for loading and unloading their animals when the on-street spaces are full. Conditions of approval require installation of signage and/or markings to formalize this space for short-term loading/unloading. Furthermore, there are three on-

street parking spaces immediately fronting the subject site, and 27 total striped on-street parking spaces on this block between Miramontes Street and Correias Street.

As the subject site is located in the C-D Commercial Downtown Zoning District, the Planning Commission must also make specific findings for a Parking Exception pursuant to Municipal Code Section 18.07.045(E) as follows.

1. *The applicant has made every reasonable effort to provide the required number of parking spaces;*
2. *The applicant has submitted evidence to the planning commission that approval of a parking exception is necessary to ensure the economic viability of the project; or*
3. *The planning commission finds that approval of the parking exception will ensure that an historic resource is retained or otherwise preserved or protected; and*
4. *The planning commission has found that the proposed number, size, configuration, and/or location of the parking spaces is as nearly in conformance with the standards contained in Title 15 as is reasonably possible, and the granting of the parking exception is not contrary to the policies of the downtown specific plan.*

**Evidence:** The applicant provided narrative on the reason for requesting the Parking Exception consistent with the findings made above. In this narrative, the applicant contends that the clinic addition will not expand customer capacity and is that granting of the parking exception is necessary for the economic viability of the project by enhancing the business's internal productivity. The applicant also notes the general availability of on-street parking. As described above, the proposed commercial use parking is two spaces short of the underlying requirements of the Zoning Code. In addition to the two-space deficit, the tandem parking arrangement prevents functional use of the uncovered spaces for clinic customers. As such, the applicant has indicated that the two garage spaces will be dedicated to the on-site residents and the first two uncovered tandem spaces will be used for the clinic's employees. The applicant has also indicated that the last tandem space (closest to the street) is currently used as a pick-up/drop-off space for customers to use for loading and unloading their animals when the on-street spaces are full. Conditions of approval require installation of signage and/or markings to formalize this space for short-term loading/unloading. Given this parking management program, the proposed addition to the existing garage to meet the residential parking requirements, and the constraints of the existing site configuration and historic resource contributor, the applicant has made every reasonable effort to provide the required number of parking spaces. Granting of the Parking Exception is not contrary to the Downtown Specific Plan for these reasons. Furthermore, absent significant site redevelopment that would impact the historic integrity of the existing building, parking cannot be provided in a manner that fully conforms with the Zoning Code. The parking exception would ensure that the historic contributor building is protected. The proposed parking is as nearly in conformance as reasonably possible in order to protect the historic resource onsite.

### **Architectural Site and Design Review – Findings**

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. In making these findings, the Planning Commission has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

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:** Although the proposed additions are sited at the rear of the existing structure and at the rear of the property, they will be visible from Purissima Street. The architectural style, exterior colors and materials of the new additions are proposed to match the cedar shingle siding and landmark roof shingles of the existing building, and the massing and scale of the proposed additions are compatible with that of the existing building. The applicant has designed the project to be architecturally compatible with surrounding mixed-use and residential development.

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:** The project will not impair the living or working conditions of the surrounding area. The project will contribute to creating a more vibrant downtown as it provides an additional housing unit and the potential for a live-work situation. The applicant is also required to pay an in-lieu fee for future frontage improvements including sidewalk, curb, and gutter.

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

**Evidence:** The Single Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The current project proposes a one-bedroom residential apartment over a first-floor office space at the rear of the property, but utilizes applicable elements of the Single-Family Residential Design Guidelines such as privacy-conscious windows and building articulation. The applicant has designed the project with a residential aesthetic to be architecturally compatible with surrounding mixed-use and residential development as well as the coastal setting.

### **Use Permit – Finding for Mixed Commercial and Residential Use**

The required Use Permit for this project may be approved or conditionally approved only after the approving authority has made the following finding per Municipal Code Section 18.22.190(B):

1. *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 said neighborhood.*

**Evidence:** The proposed mixed-use project is consistent with the C-D (Commercial Downtown) Zoning for the site and with the uses and pattern of development in the surrounding neighborhood, which consists of a mixture of residential and commercial buildings. With approval of this permit and the requested Parking Exception, the mixed commercial and residential use of the subject property conforms to the requirements of the Zoning Code. Although the C-D zoning district allows a three-story building and does not have setback requirements, the proposed structure has been designed with a 20-foot height maximum, a 1-foot 4-inch setback from the western property line and 10-inch setback from the northern property line, and privacy-conscious windows in consideration of the surrounding residences. The proposed office use is a low-intensity, low-noise generating use in an appropriate location off of Main Street, while the proposed residential use achieves City Council priorities of higher density downtown dwelling units. As proposed, the site includes adequate parking and other facilities to accommodate the project activities without detriment to the public welfare, property or improvements in the surrounding neighborhood.

### **Downtown Specific Plan - Finding**

1. *The project is consistent with the goals and policies associated with the Downtown Specific Plan.*

**Evidence:** The proposed project is in compliance with the Downtown Specific Plan. The new mixed-use development is proposed in an area surrounded by a mix of residential and commercial uses. The project maintains the historic integrity of the existing building by preserving its bungalow style and matching the design of the new addition and structure to the existing architectural style. The project will complement Downtown Half Moon Bay by establishing a residential unit above commercial space in an area of downtown that is identified as an appropriate location for mixed use development. The project proposes to maintain the existing mature pepper tree in the rear yard with tree protection measures.

### **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), which exempts minor additions to existing structures, and Section 15303(a) and (e), which exempt the construction of a residential unit and accessory structures.

As the existing structure is more than 50 years old and is listed as a “contributor” on the City’s Historic Resources and Contributors Inventory, the building is considered a historic resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. The applicant therefore submitted a historic resource evaluation titled “Secretary of the Interior’s Standards Compliance Analysis,” prepared by TreanorHL in January 2019

(Attachment 3). The analysis provides a standard-by-standard analysis of the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

The Compliance Analysis reviewed the applicant's original design, which included the clinic addition being located at the front of the existing building with a front porch remodel such that the building façade was substantially changed (see original plans in the Appendix to the Compliance Analysis, Attachment 3). The analysis concluded that the proposed changes to the front elevation would significantly impact the existing porch and symmetrical façade organization of the original Bungalow style building. The applicant subsequently revised the project plans such that the new clinic addition is located at the rear of the existing structure in order to preserve the front porch and the symmetrical façade characteristic to the Bungalow architecture, consistent with the recommendations of the Compliance Analysis and in compliance with the required findings of Municipal Code Section 14.39.080.

The siting and design of the new office/residential unit structure in the rear of the property has remained unchanged since the original plan submittal. The Compliance Analysis finds that these new uses are compatible with the existing historic building and that "the rear addition will not alter any character-defining features." The analysis concludes that the addition to the existing garage and the addition of the office/residential unit will not impact the historic or architectural integrity of the existing Bungalow-style structure.

With the revisions to the siting and design of the clinic addition, the proposed project can be found consistent with the Secretary of the Interior's Standards for Rehabilitation and in compliance with the required findings for approval. Therefore, the proposed project will not result in a substantial adverse change or cause any indirect impacts to the historic resource and the exemption in Section 15300.2(f) of the CEQA Guidelines does not apply.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Planning Commission Resolution P-20-\_\_**  
**PDP-18-037**

**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 "Office Addition & New Cottage" with a City date stamp of February 6, 2020, except for any revisions required herein. 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 approval of a major modification per Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require approval of a major modification per 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. LOADING/UNLOADING PARKING SPACE. The last uncovered tandem parking space closest to the street shall be marked and/or signed to indicate it's intended use as a short-term loading/unloading parking space. (Planning)
6. FUTURE TREE REMOVAL. In the event that the pepper tree proposed for protection declines in health or becomes a safety concern for the surrounding development in the future, an arborist report, tree removal permit, and a minimum of two replacement trees of 24-inch box size shall be required. The applicant shall coordinate with the Community Development Director on tree replacement species and location and shall ensure that the replacement trees become established and are in a healthy condition after five years indicating that they will reach maturity. (Planning)
7. FRONTAGE 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 frontage improvements in a safe and non-dangerous condition. 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)

8. 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. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
  - a. Add a note to the site plan that the last uncovered tandem parking space closest to the street shall be marked and/or signed to indicate it's intended use as a short-term loading/unloading parking space. (Planning)
3. TREE PROTECTION PLAN. Prior to the issuance of building permits, the applicant shall submit a proposed tree protection plan prepared by a certified arborist for review and approval by the Community Development Director. The plan shall be specific to the properties of the existing mature pepper tree and shall address issues related to protective fencing and other protective techniques to minimize impacts associated with grading, excavation, demolition, and construction. Tree protection measures shall be implemented prior to and during construction as applicable. (Planning)
4. VALID MEASURE D CERTIFICATE. No building permit shall be issued unless the Measure D Certificate issued for the property has not expired and remains valid to the satisfaction of the Community Development Director. (Planning)
5. DEVELOPMENT IMPACT FEES. The following impact fees shall be paid to the City prior to issuance of building permits in conformance with the City's adopted Master Fee Schedule:
  - a. Sewer Connection Fee
  - b. Storm Drainage Fee
  - c. Capital Outlay Facilities Fee
  - d. Traffic Mitigation Fee
  - e. Park Facilities Fee
6. SCHOOL IMPACT FEES. The permittee shall provide proof of payment of required school Impact fees to Cabrillo Unified School District prior to issuance of building permits.



7. CONSTRUCTION PLANS. File Number PDP-18-037 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. The plans must show the location of the sewer connection, and a property line sewer cleanout must be installed prior to Building Permit approval. (Planning)
8. WATER CONSERVATION IN LANDSCAPING. If the project includes 500 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)
9. 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)
10. 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)
11. 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)
12. 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)
13. 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)

14. STREET FRONTAGE IMPROVEMENTS. Prior to issuance of building permits, the permittee shall submit an estimate, for the City Engineer's review and approval, of the cost to design and construct improvements across the project frontage on Purissima Street in conformance with the City Design Standards. The frontage improvements shall include the construction of curb, gutter, sidewalk, and driveway apron. Permittee shall pay the total estimated amount of the frontage improvements prior to final inspection. (Engineering)
15. 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 parking lot 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)
16. 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.

17. 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)
18. EROSION AND SEDIMENT CONTROL. Prior to the issuance of building permits, 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)
19. 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. Show locations of all utility service connections on building permit plans, including sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)
20. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Two or more street cuts in the frontage road for utility connections will require a single 2-inch thick asphalt concrete overlay patch on existing pavement across the property frontage. (Engineering)
21. 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)
22. 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)

23. 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)
24. 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 TRAILER. One temporary construction trailer is 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 or implementing any pedestrian and vehicular traffic control 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. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones. (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 February 6, 2020 to the satisfaction of the Director of Community Development. (Planning)
2. DISPLAY OF RESIDENTIAL 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. COMPLETION OF DRAINAGE IMPROVEMENTS. All surface and subsurface storm drainage facilities necessary for the development of this parcel shall be constructed pursuant to the approved Lot Drainage Plan. (Building)
4. BUILDING PERMIT FINAL. Obtain Permit Final signatures from all departments and submit recycling receipts to the Building Division. (Building)

**E. Validity and Expiration of Permits**

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (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), Use Permit, Architectural Review, and Parking Exception 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 planning permits 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 planning permits 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:

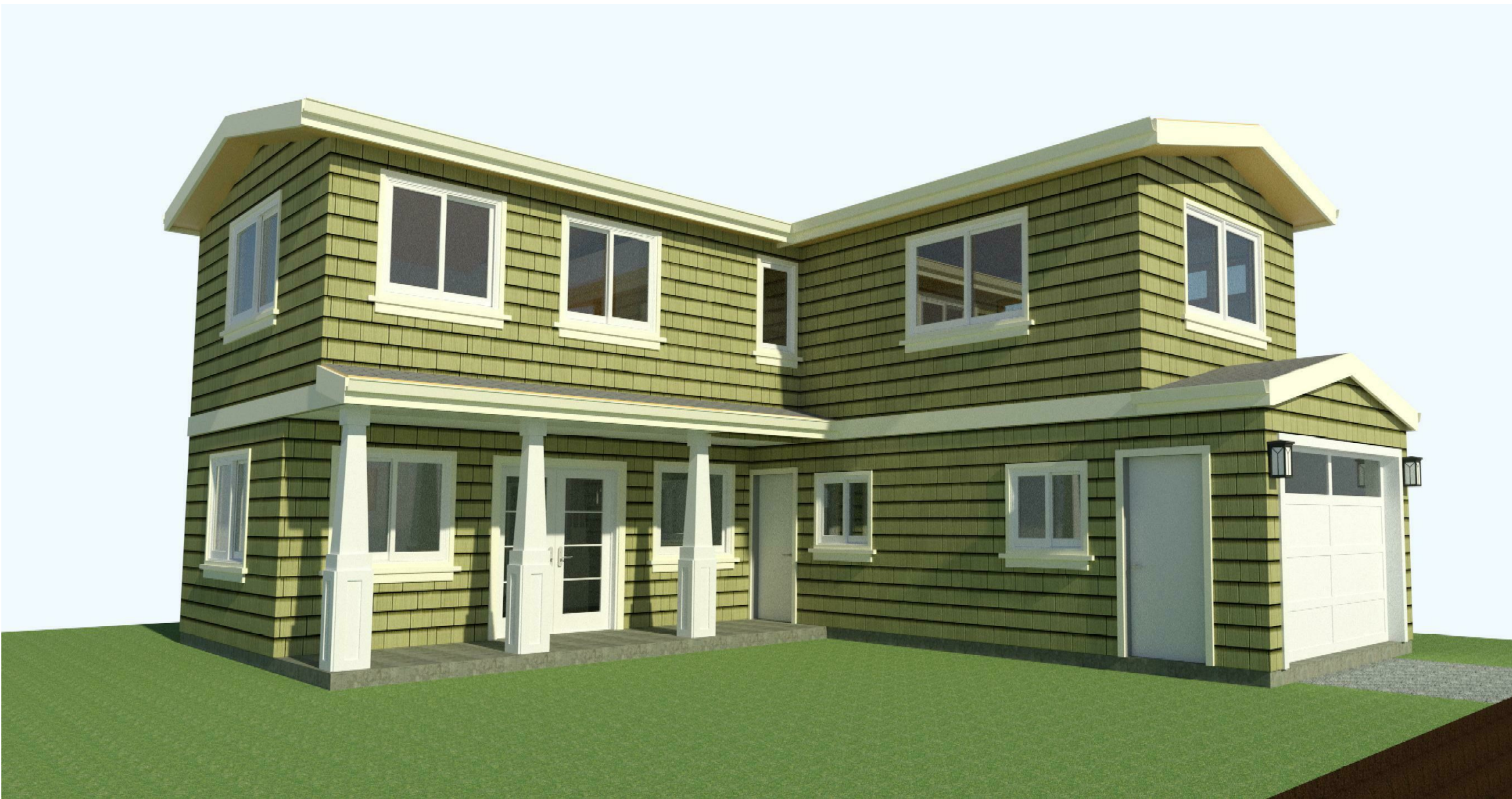
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(Signature)

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(Date)





SITE DATA:  
  
APN: 056-172-020  
ZONING: CD  
OCCUPANCY GROUP: BRU  
TYPE OF CONSTRUCTION: V-B

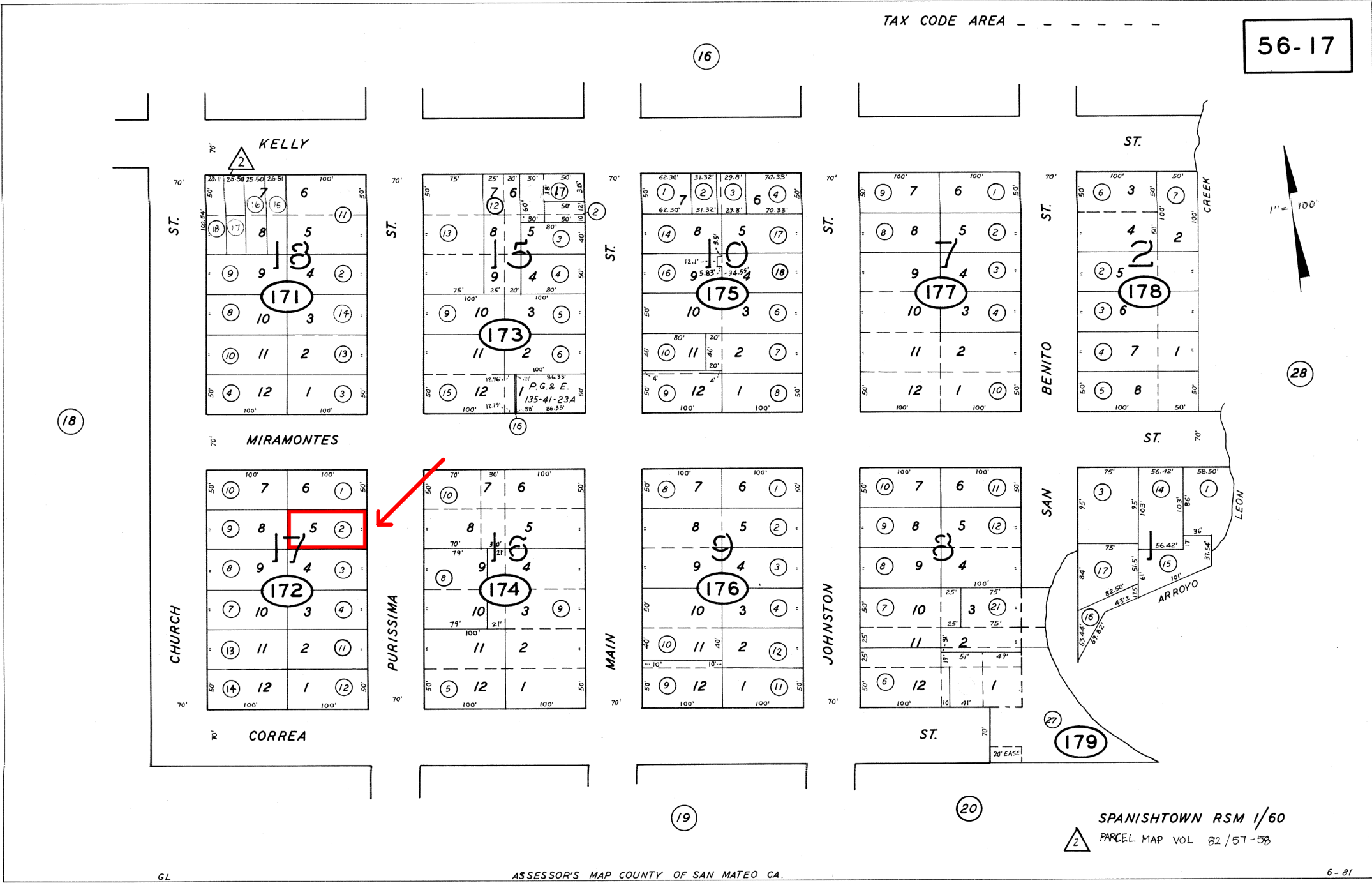
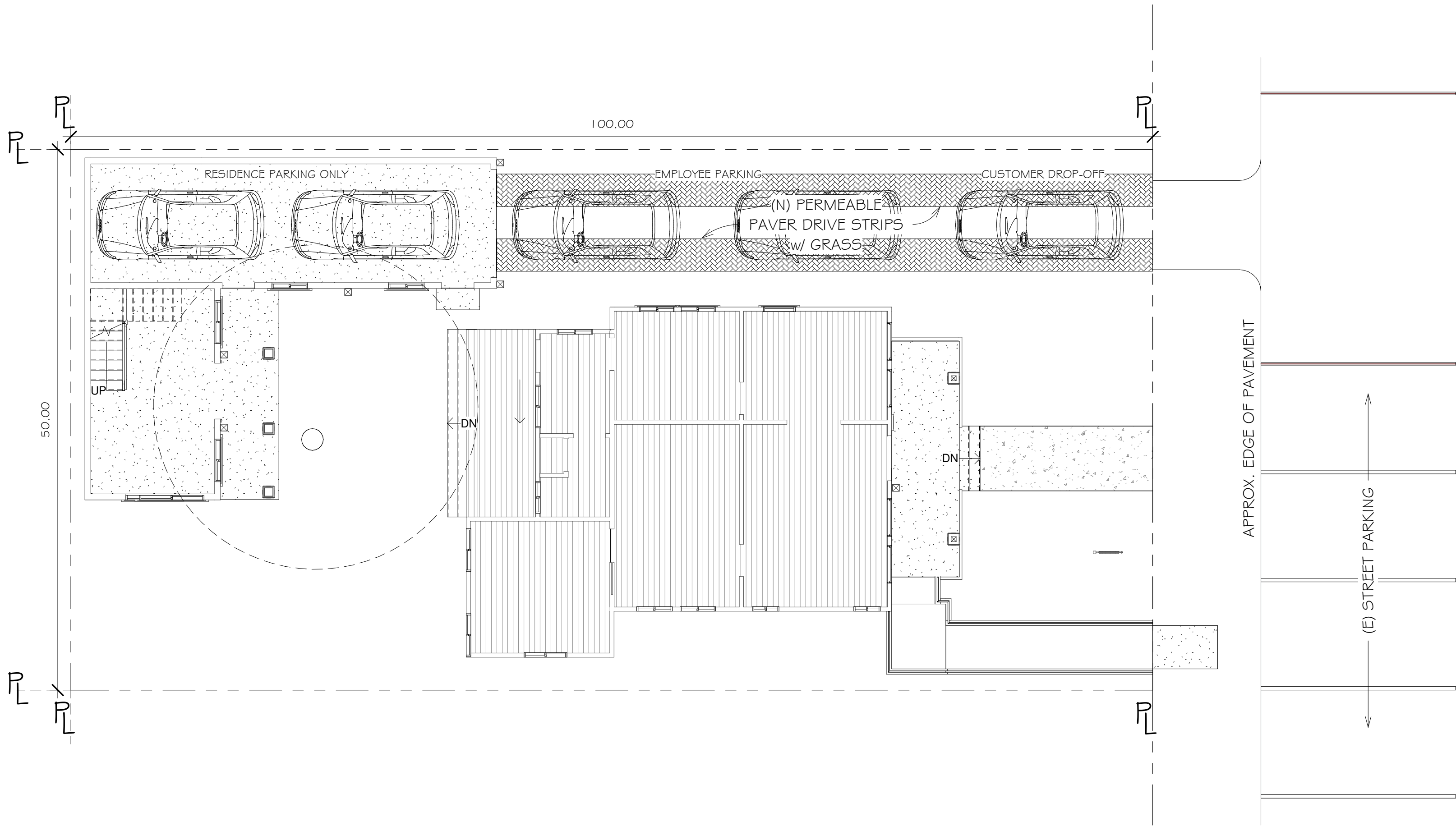
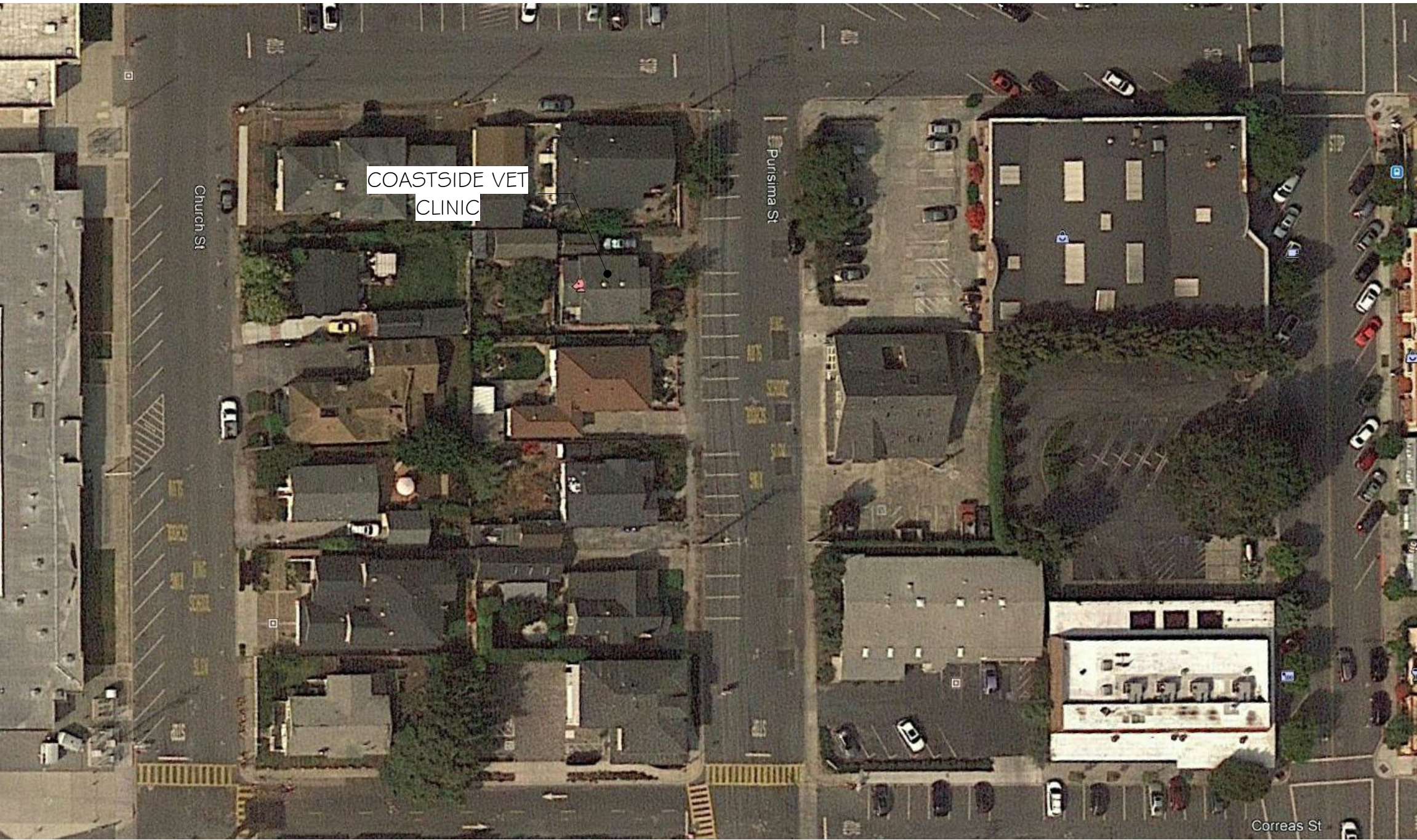
APPLICABLE CODES:  
HALF MOON BAY, CA  
  
CITY OF HALF MOON BAY ZONING & BUILDING ORDINANCES  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
ANY APPLICABLE CITY CODES, ORDINANCES, OR AMENDMENTS  
TO THE CALIFORNIA BUILDING CODE

Sheet List	
Sheet Number	Sheet Name
A001	Cover Sheet
SU	Survey
A003	Existing Site & Floor Plan
A004	Proposed Site Plan
C1	Drainage Plan
BMP	Best Management Practices
A101	First Floor Plan - Proposed
A102	Second Floor Plan - Proposed
A103	Project Roof Plan
A201	Existing & Proposed Elevations - Clinic, East & West
A202	Existing & Proposed Elevations - Clinic & Residence, North
A203	Existing & Proposed Elevations - Clinic & Residence, South
A204	Proposed Elevations - Residence

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5000							
LOT COVERAGE	1415	28.3	684	13.7	2099	42.0	5000	100.0
FLOOR AREA	Clinic First Floor	854	Clinic Addition	171	Clinic First Floor	1025		
	Temporary Office (TBR)	128	Office Addition	243	Office Addition	243		
	Garage	337	Garage Addition	119	Garage	456		
	Shed (TBR)	96	Second Floor Res.	631	Second Floor Res.	631		
Total		0	Total	1164	Total	2355	Total	0
1415 - 224		= 1191	0.0		23.3	47.1	0 0.0	

TBR : To Be Removed

GOOGLE EARTH IMAGERY, FRIDAY AFTERNOON, 1 SEPT 2017



1 Site Plan (Proposed)  
1/8" = 1'-0"

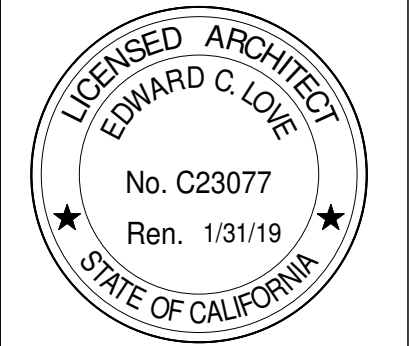
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Office Addition & New Cottage  
Coastside Veterinary Clinic  
Half Moon Bay, CA

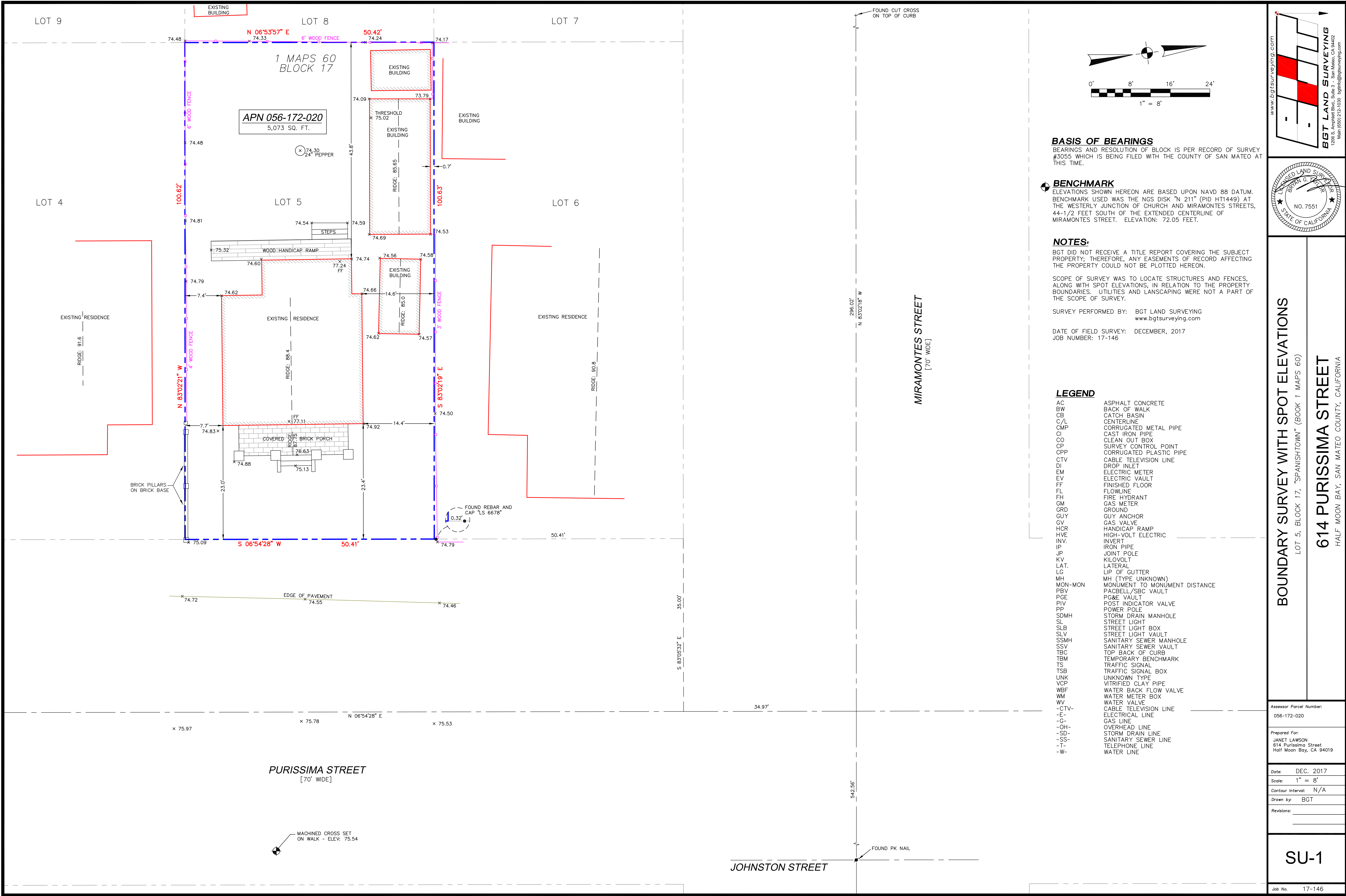
Cover Sheet



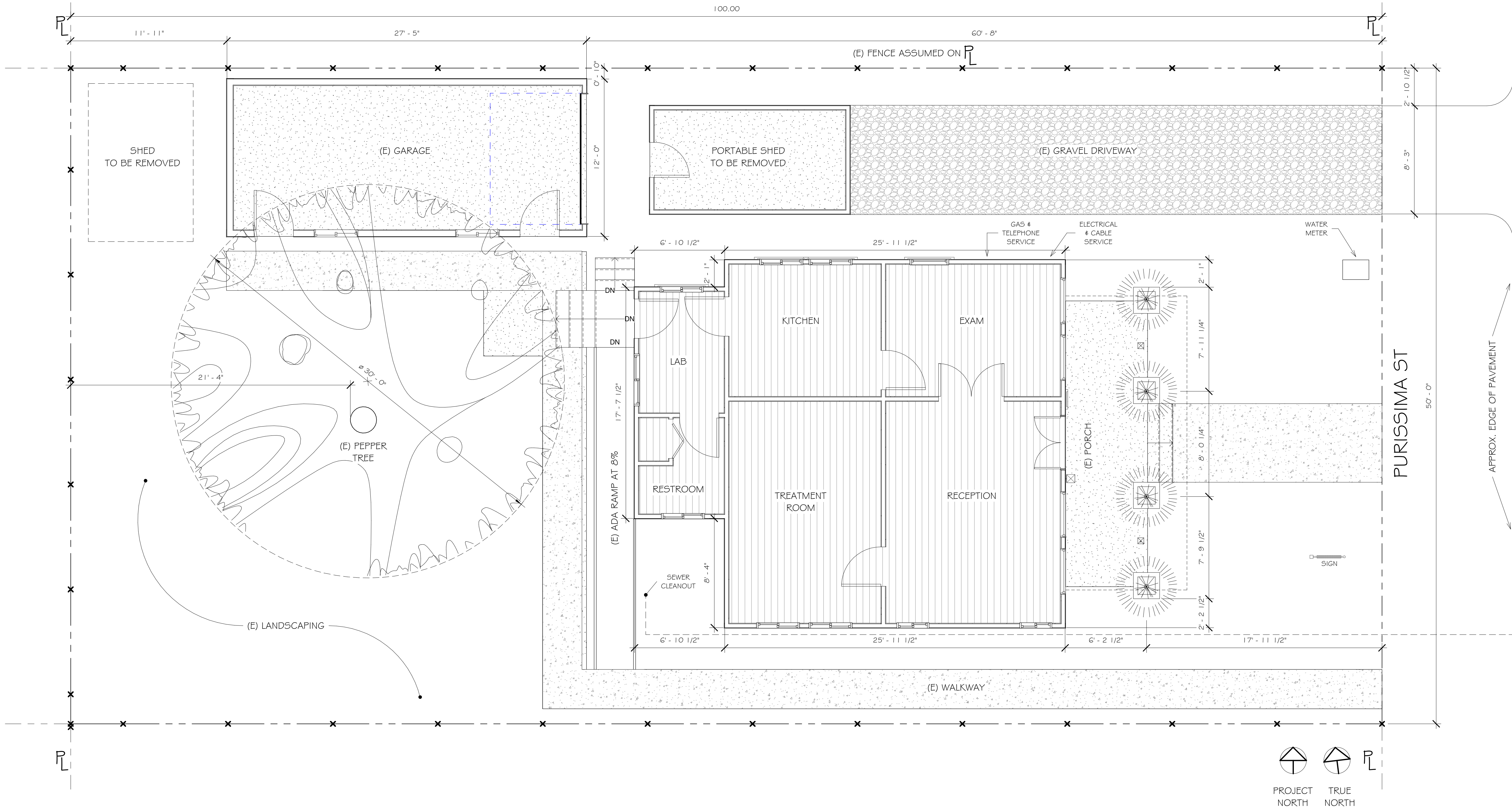
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SCALE: 1/8" = 1'-0"  
DRAWN: GMH  
JOB: CVC  
SHEET:

A001  
OF SHEETS


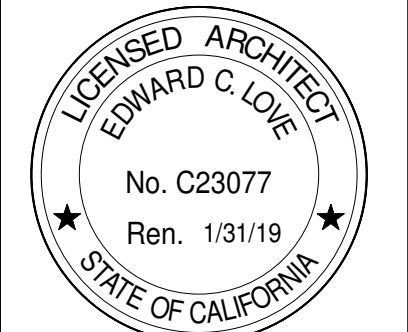




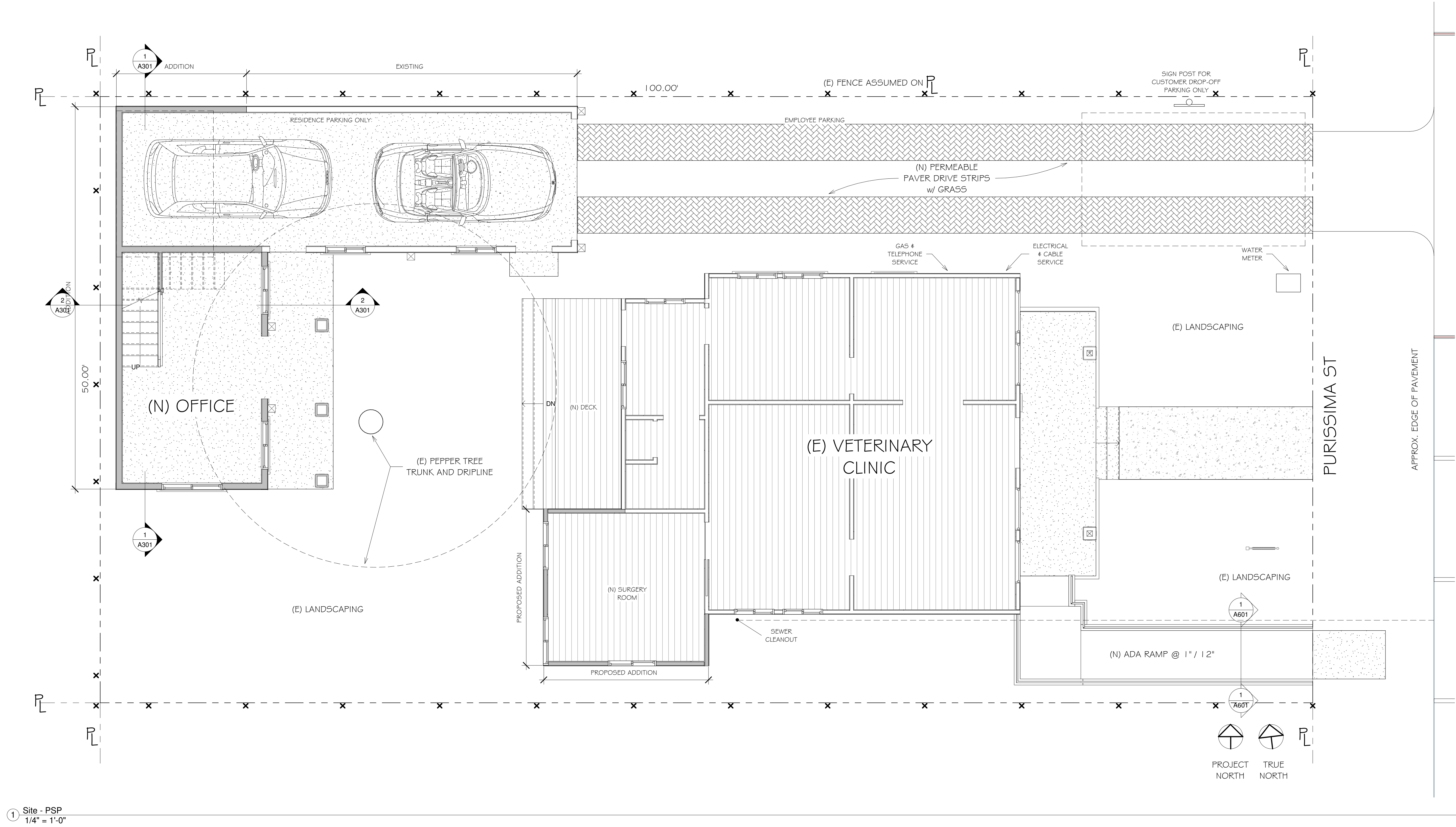
1 Level 1 - Floor 1 - Existing  
1/4" = 1'-0"


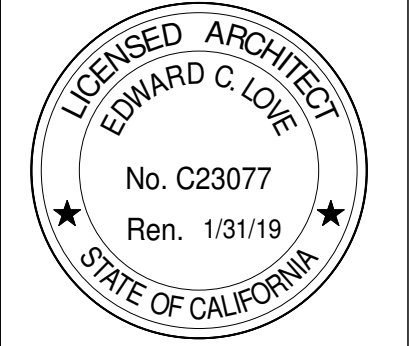


THIS SITE PLAN IS BASED ON THE ASSESSOR'S MAP AND  
ACTUAL DIMENSIONS TO EXISTING PROPERTY LINE FENCES

REVISIONS	
 EDWARD C. LOVE, ARCHITECT	
Edward C. Love Architect 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615 edwardclovearch@gmail.com	
Office Addition & New Cottage Coastside Veterinary Clinic Half Moon Bay, CA	
Existing Site & Floor Plan	
	
DATE:	11/12/19
SCALE:	1/4" = 1'-0"
DRAWN:	GMH
JOB:	CVC
SHEET:	A003
OF	SHEETS





REVISIONS	
<div><div><div>EDWARD C. LOVE, ARCHITECT</div></div><div>Edward C. Love Architect 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615 edwardclovearch@gmail.com</div></div>	
Office Addition & New Cottage Coastside Veterinary Clinic Half Moon Bay, CA	
Proposed Site Plan	
<div><div><div>LICENSED ARCHITECT EDWARD C. LOVE No. C23077 Ren. 1/31/19 STATE OF CALIFORNIA</div></div></div>	
DATE:	11/12/19
SCALE:	1/4" = 1'-0"
DRAWN:	GMH
JOB:	CVC
SHEET:	A004
OF	SHEETS



LEGEND

- 74.48 EXISTING SPOT ELEVATION
- DS DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE

GENERAL NOTES

- PLAN PREPARED FOR:  
JANET LAWSON, OWNER
- ELEVATION DATUM: NAVD88
- SITE SURVEYED BY BGT LAND SURVEYING, SURVEYED DECEMBER 2017.
- THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PREVENT AN INCREASE IN RUNOFF TO NEIGHBORING PROPERTIES.
- NET INCREASE IN IMPERVIOUS SURFACES = 430 SF.
- NEW DOWNSPOUTS SHALL LEAD TO POP-UP EMITTER, AS SHOWN. RUNOFF WILL THEN FLOW TO STREET, ALONG DRAINAGE PATH BETWEEN DRIVEWAY AND FENCE ON PROPERTY LINE.

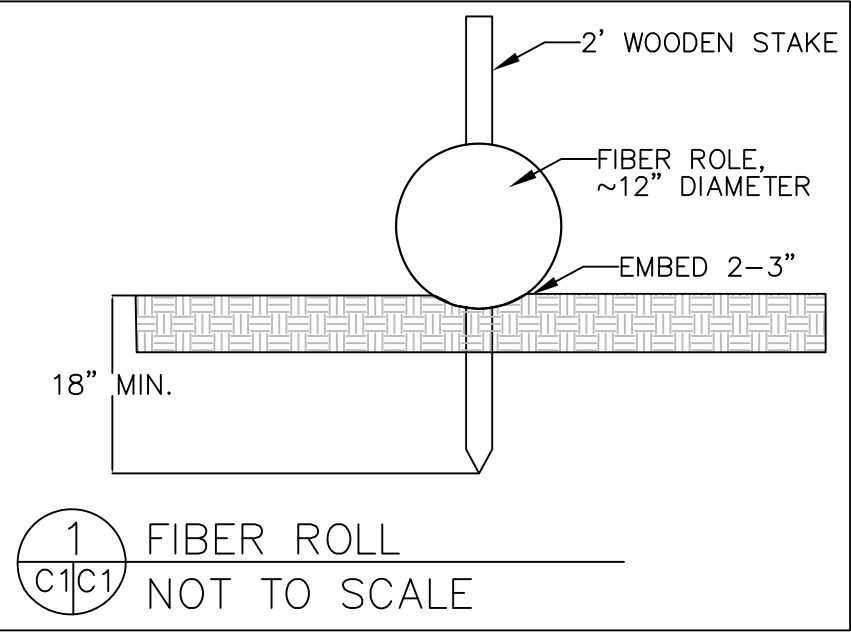
GRADING NOTES

CUT VOLUME : 10 CY (ESTIMATED, FOR FOUNDATIONS)  
FILL VOLUME: 0 CY

ABOVE VOLUMES ARE APPROXIMATE.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

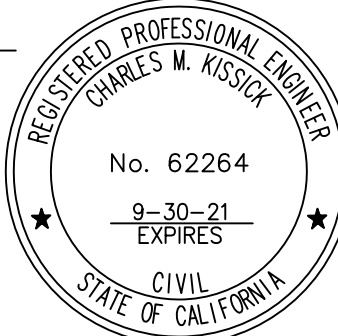
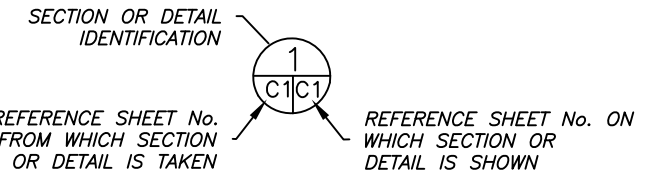


EROSION CONTROL NOTES

FIBER ROLL: INSTALL AT LOCATIONS SHOWN. AFTX AS SHOWN IN DETAIL 2.

- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
- ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- ROCKED CONSTRUCTION ENTRANCE SHALL CONFORM TO THE FOLLOWING:
  - THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
  - PAD SHALL BE NOT LESS THAN 8" THICK.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS AWAY FROM PAVED AREAS.

SECTION AND DETAIL CONVENTION



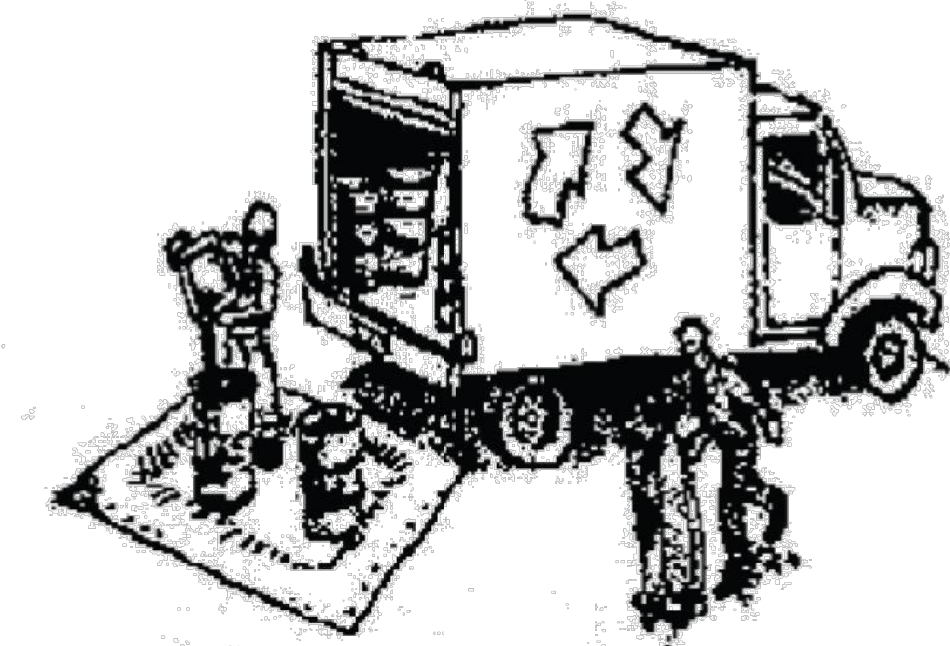
GRADING, DRAINAGE, EROSION CONTROL PLAN	DATE: 11-26-19	DRAWN BY: OMK	CHECKED BY: AZG	LAWSON PROPERTY 614 PURISSIMA STREET HALF MOON BAY APN 056-172-020
	REVISION: 1	REVISION: 1	REVISION: 1	
	REVISION: 2	REVISION: 2	REVISION: 2	
	REVISION: 3	REVISION: 3	REVISION: 3	
	REVISION: 4	REVISION: 4	REVISION: 4	
SHEET C-1				



# 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

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

### 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, gyp 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



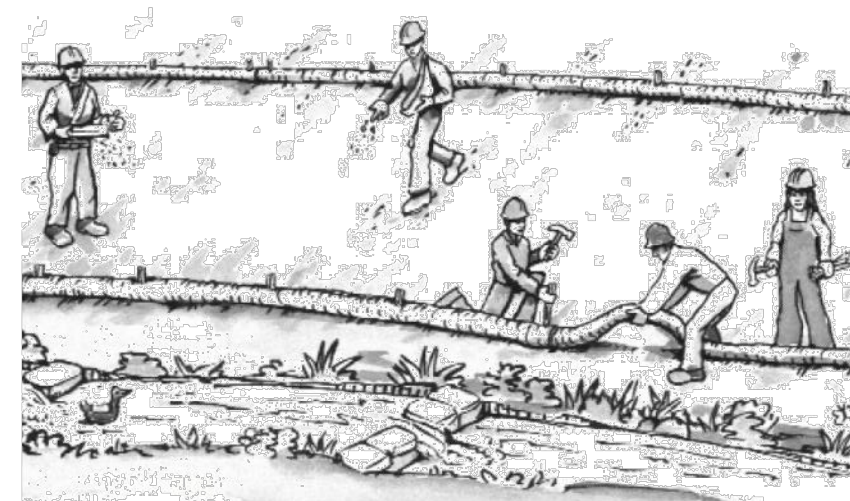
### Maintenance and Parking

- ☐ 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 drop cloths big 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 clean vehicle 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

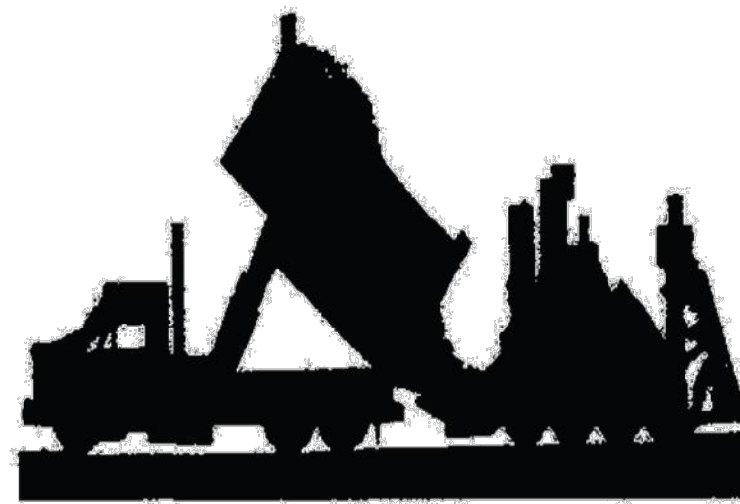


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed 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 fiber 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.

### Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work

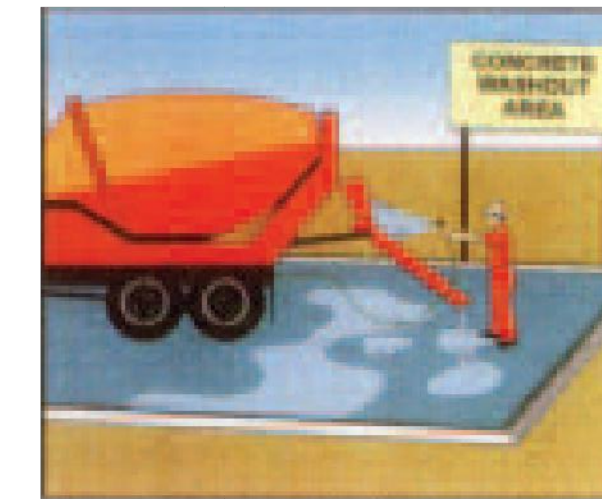


- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose 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 dispose of all waste as soon as you are finished in 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



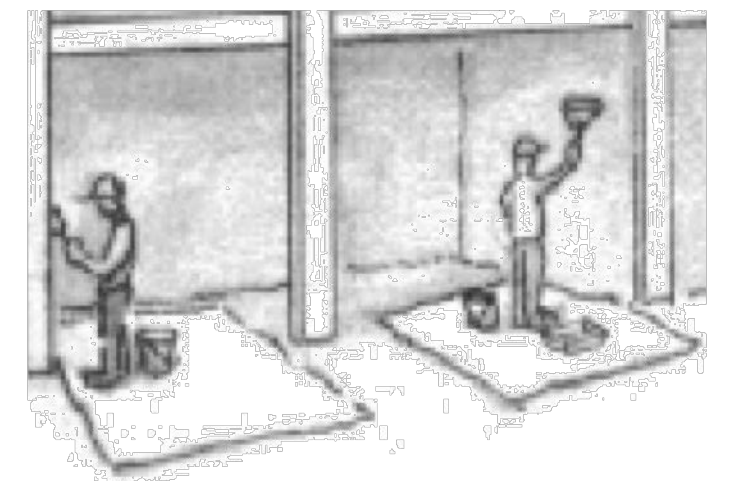
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

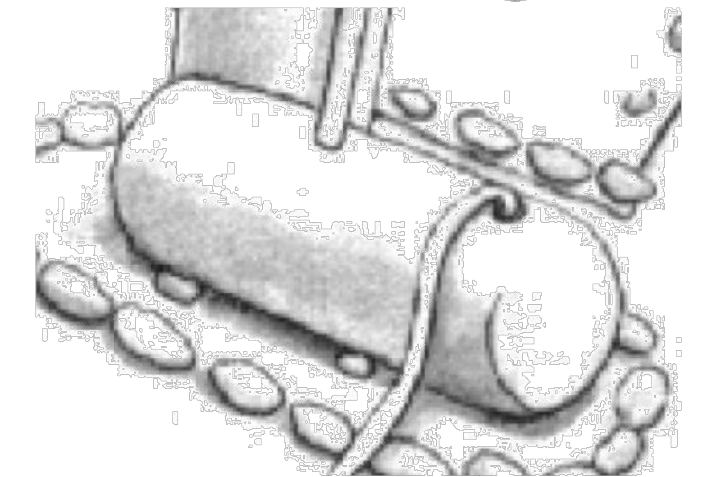
## Painting & Paint Removal



### 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 residue 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.

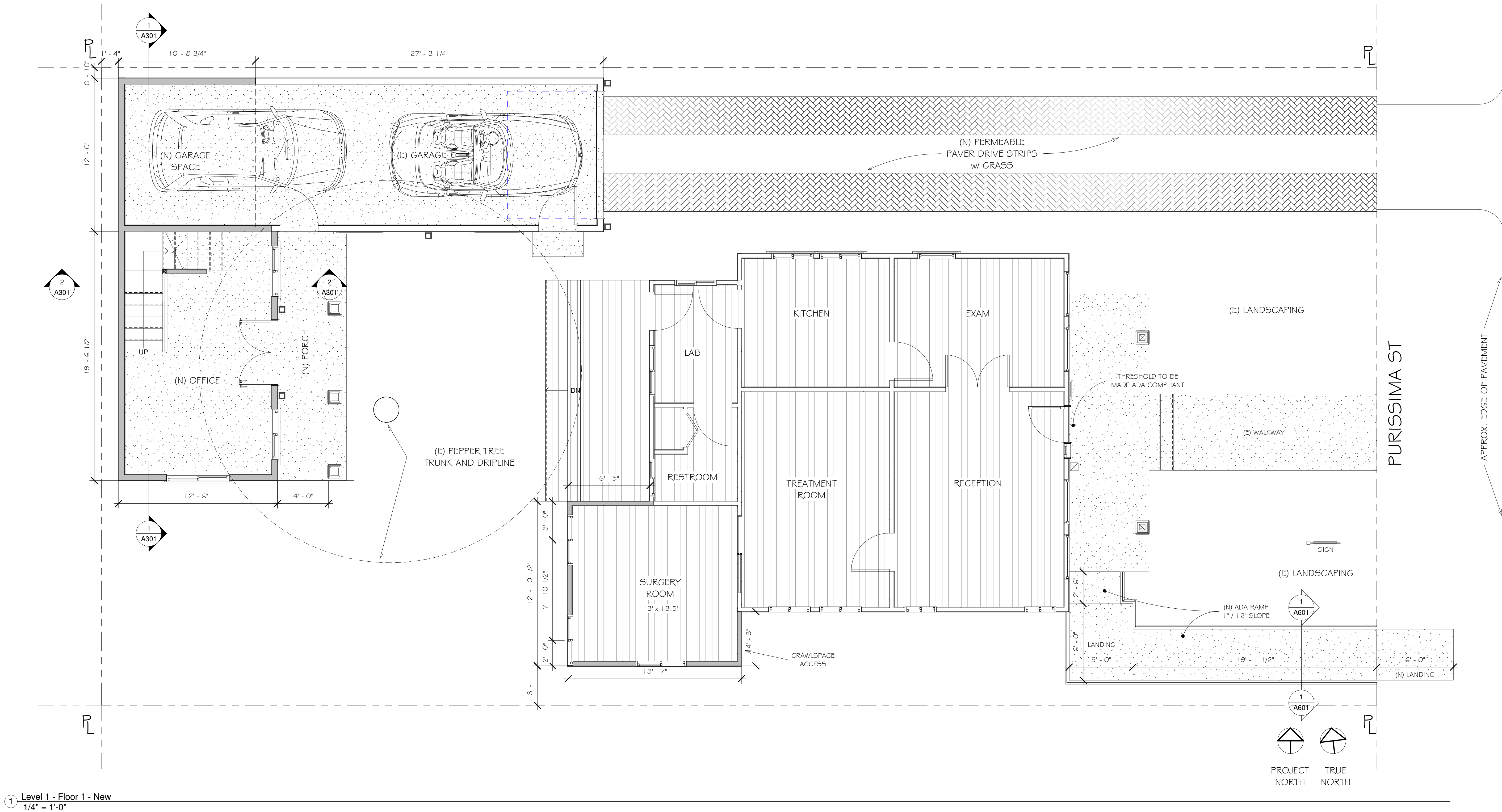
## Dewatering



- ☐ 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 away 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!**





1 Level 1 - Floor 1 - New  
1/4" = 1'-0"

LEGEND

- EXISTING WALLS
- NEW WALLS

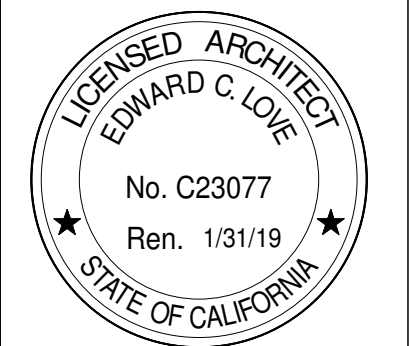
REVISIONS



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edwardclovearch@gmail.com

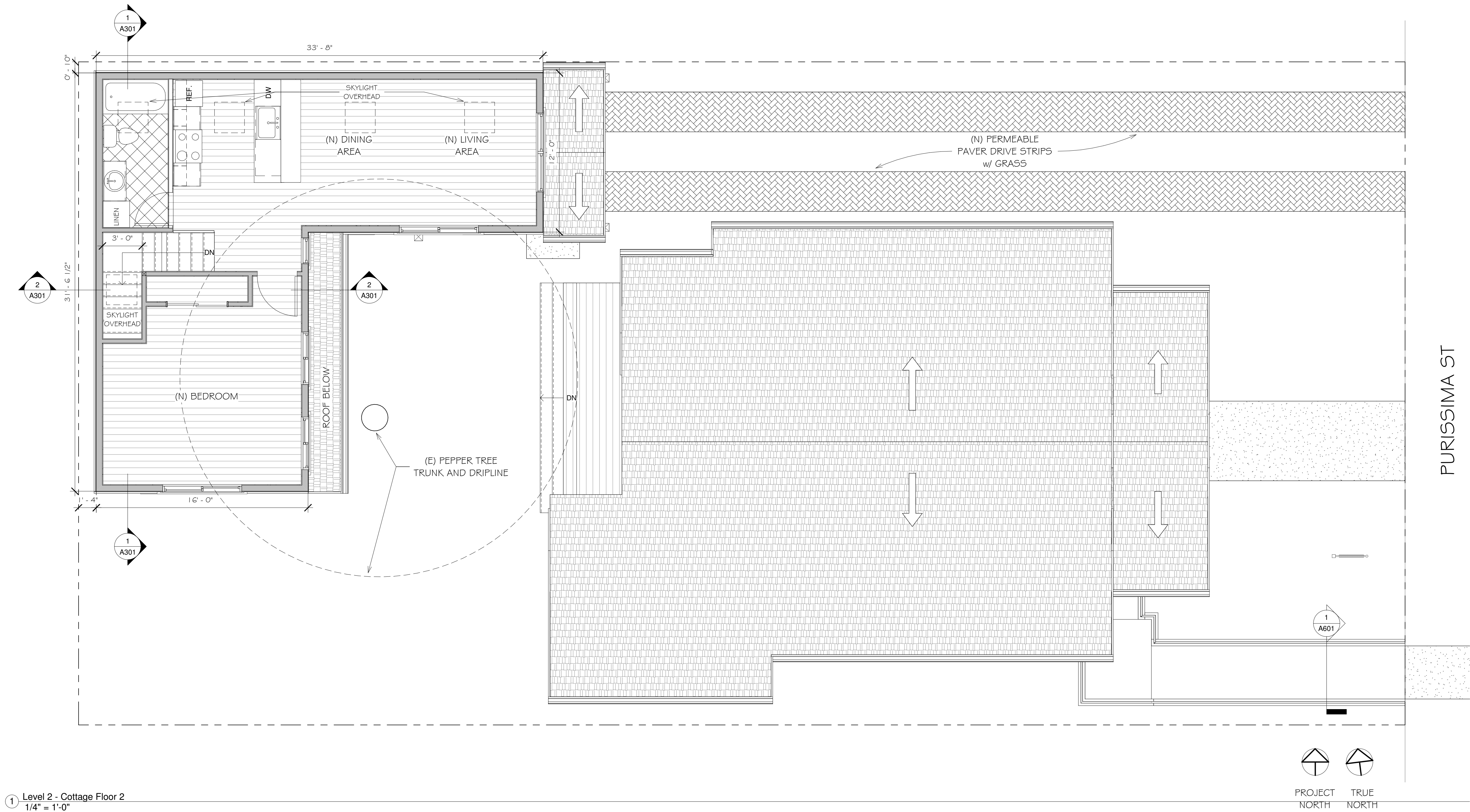
Office Addition & New Cottage  
Coastside Veterinary Clinic  
Half Moon Bay, CA

First Floor Plan -  
Proposed




DATE: 11/12/19  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: CVC  
SHEET:

A101  
OF SHEETS



REVISIONS	

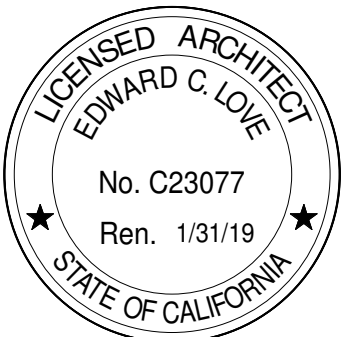


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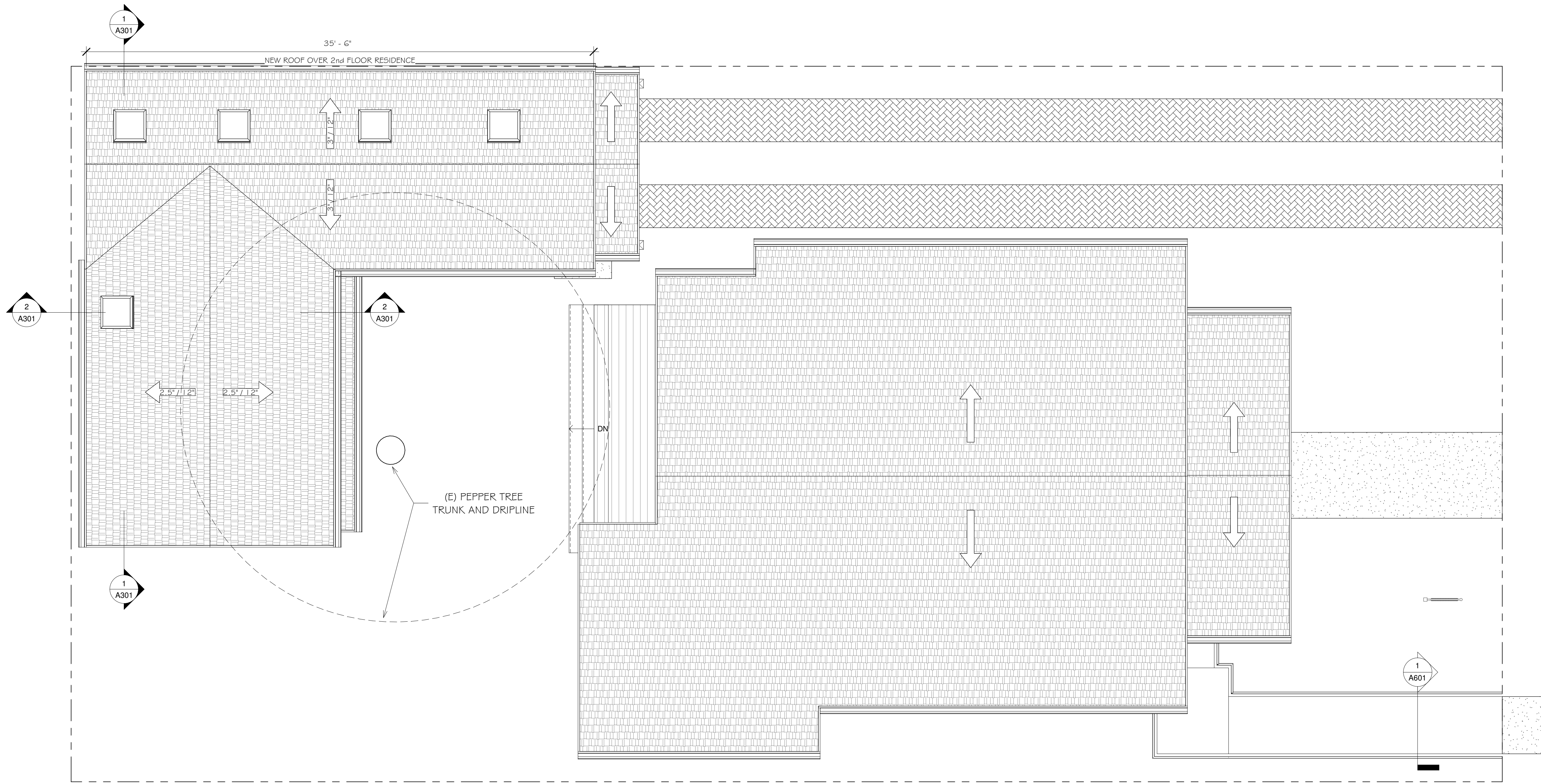
Office Addition & New Cottage  
Coastside Veterinary Clinic  
Half Moon Bay, CA

Second Floor Plan -  
Proposed


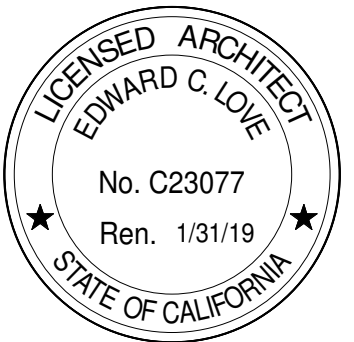


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SHEET: A102  
OF SHEETS

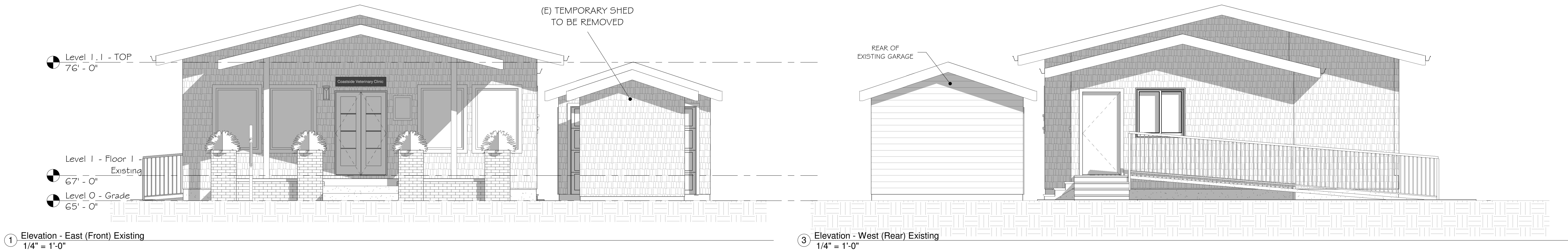




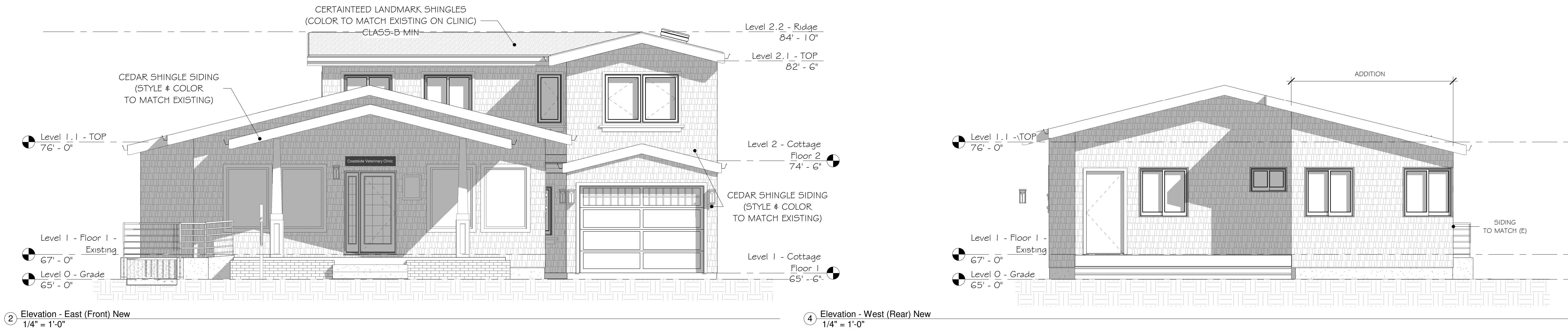
1 Cottage Roof Plan  
1/4" = 1'-0"

REVISIONS	
 EDWARD C. LOVE, ARCHITECT	
Edward C. Love Architect 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615 edwardclovearch@gmail.com	
Office Addition & New Cottage Coastside Veterinary Clinic Half Moon Bay, CA	
Project Roof Plan	
	
DATE:	11/12/19
SCALE:	1/4" = 1'-0"
DRAWN:	GMH
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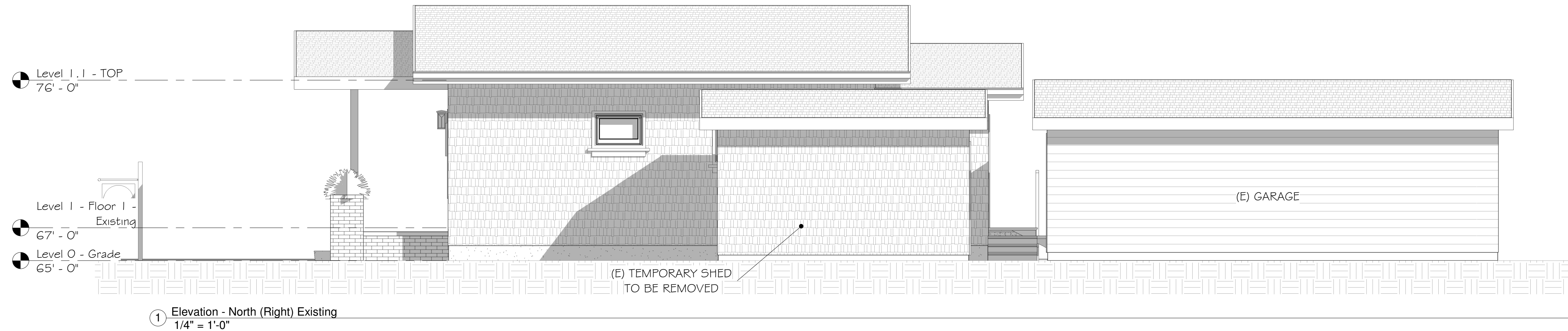


PROPOSED

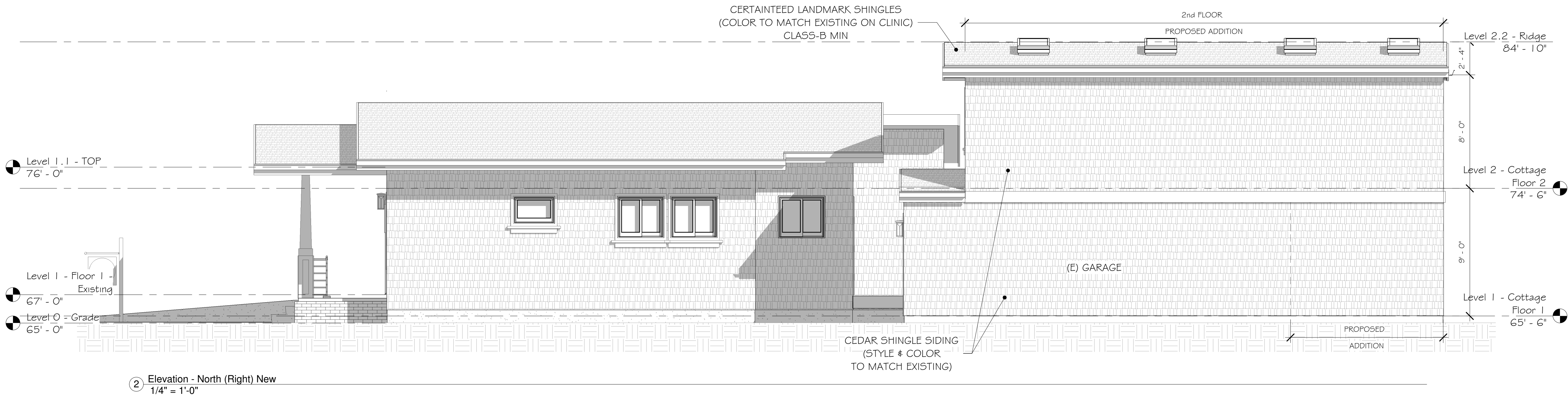
REVISIONS	
	
Edward C. Love Architect 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615 edwardclovearch@gmail.com	
Office Addition & New Cottage Coastside Veterinary Clinic Half Moon Bay, CA	
Existing & Proposed Elevations - Clinic, East & West	
	
DATE:	11/12/19
SCALE:	1/4" = 1'-0"
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OF	SHEETS



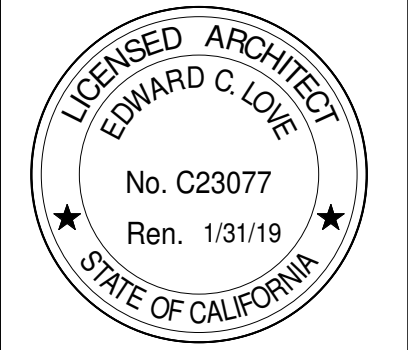
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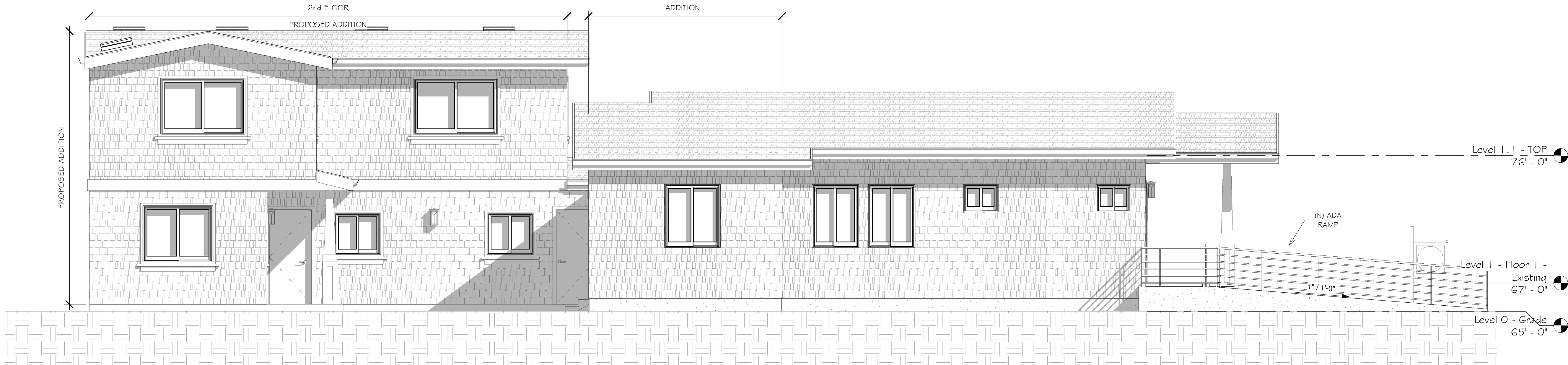
PROPOSED

REVISIONS	
	
Edward C. Love Architect 720 MILL STREET HALF MOON BAY, CA 94019 (650) 728-7615 edwardclovearch@gmail.com	
Office Addition & New Cottage Coastside Veterinary Clinic Half Moon Bay, CA	
Existing & Proposed Elevations - Clinic & Residence, North	
	
DATE:	11/12/19
SCALE:	1/4" = 1'-0"
DRAWN:	GMH
JOB:	CVC
SHEET:	A202
OF	SHEETS



① Elevation - South (Left) Existing  
1/4" = 1'-0"

EXISTING



② Elevation - South (Left) New  
1/4" = 1'-0"

PROPOSED

REVISIONS

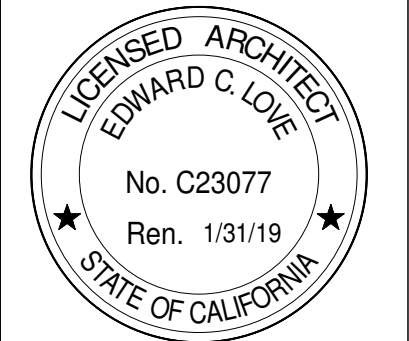


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Office Addition & New Cottage  
Coastside Veterinary Clinic  
Half Moon Bay, CA

Existing & Proposed  
Elevations - Clinic &  
Residence, South



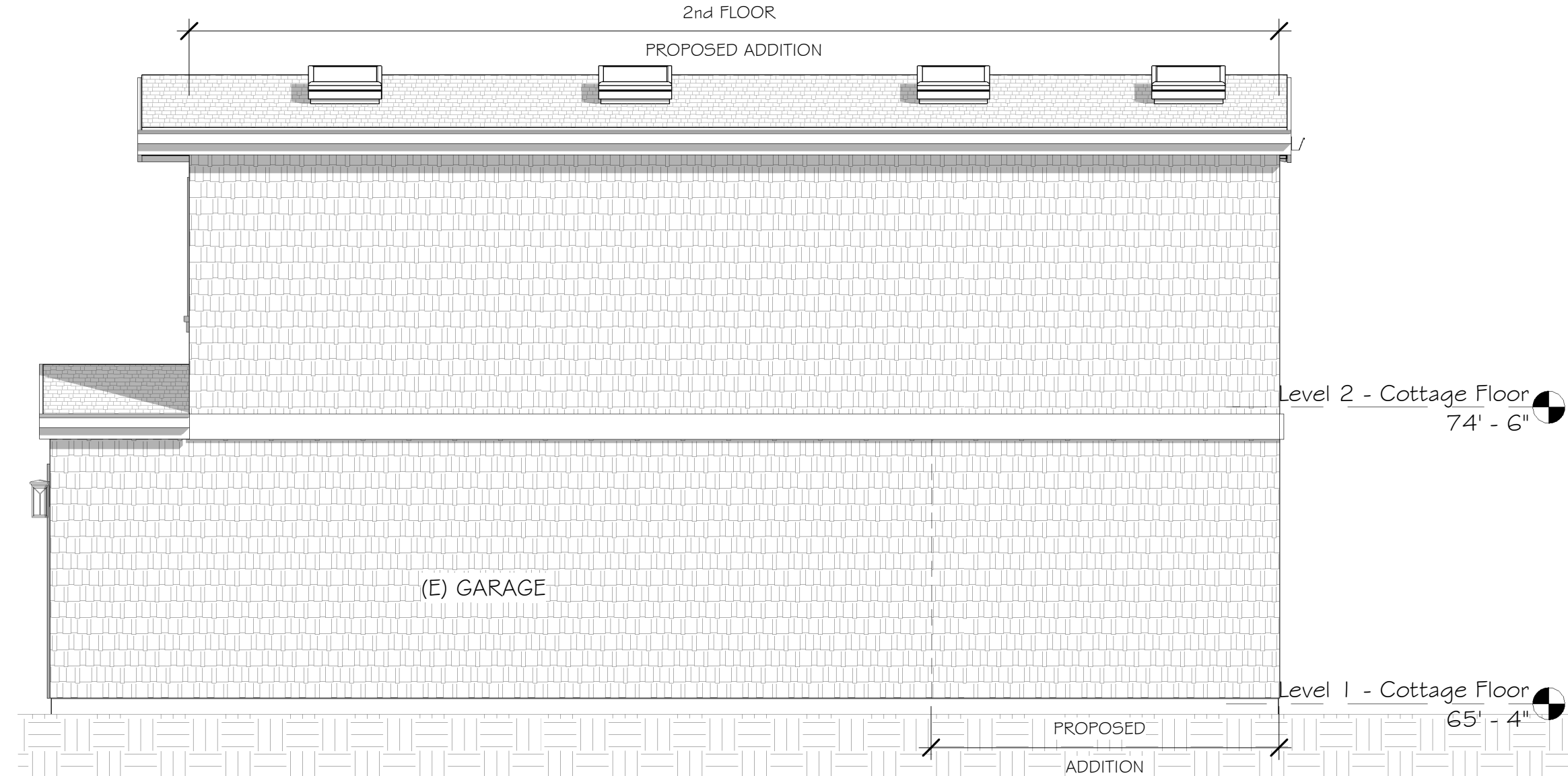
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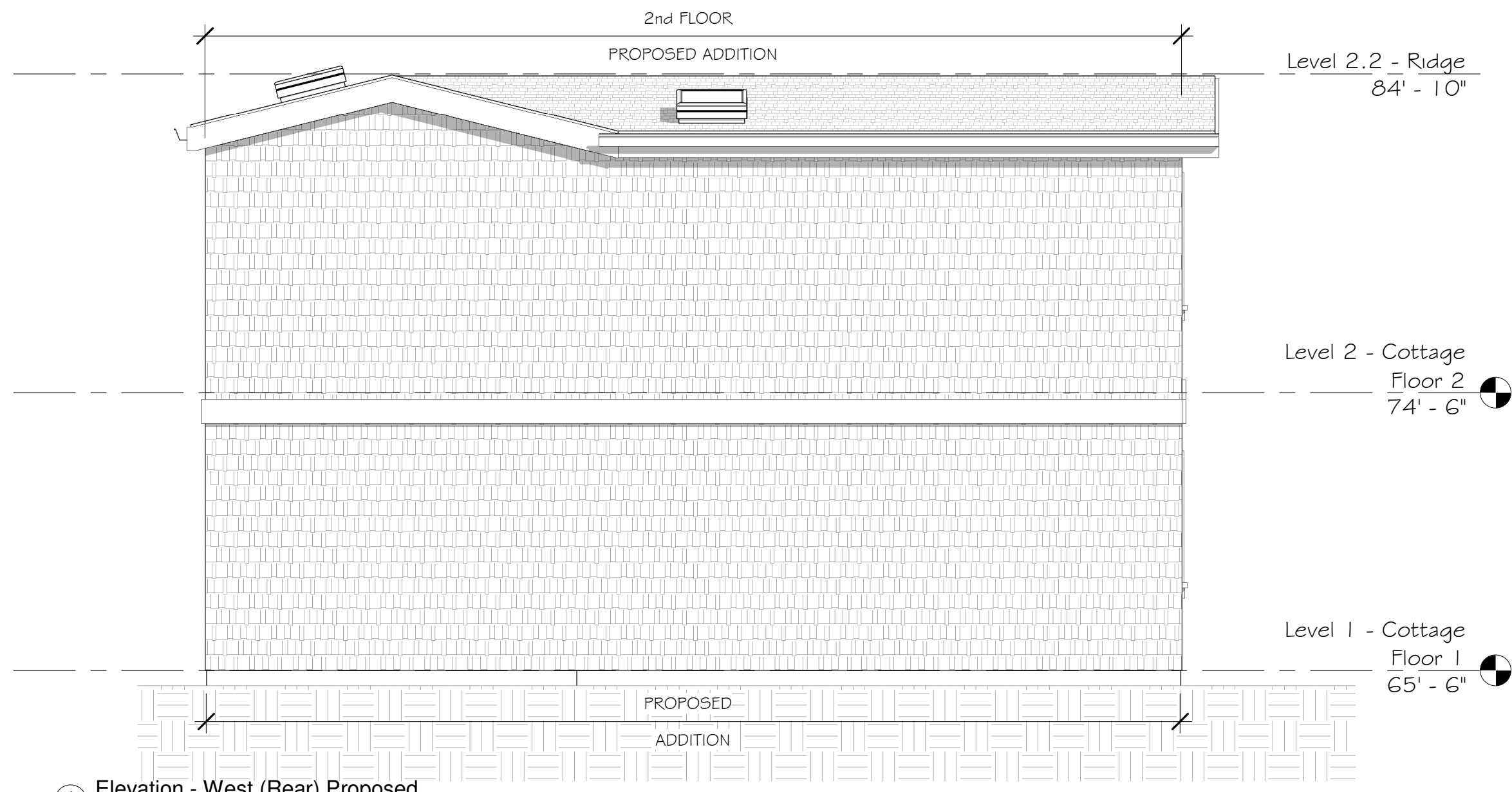




② Elevation - East (Front) Proposed  
1/4" = 1'-0"



③ Elevation - North (Right) Proposed  
1/4" = 1'-0"

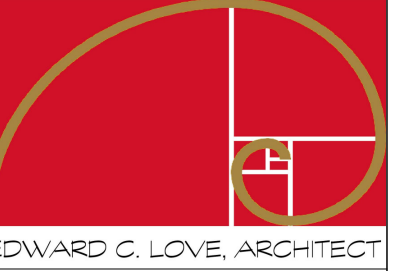


① Elevation - West (Rear) Proposed  
1/4" = 1'-0"



④ Elevation - South (Left) Proposed  
1/4" = 1'-0"

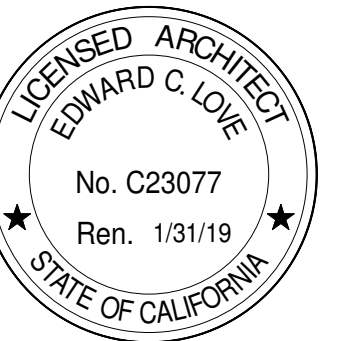
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edwardclovearch@gmail.com

Office Addition & New Cottage  
Coastside Veterinary Clinic  
Half Moon Bay, CA

Proposed Elevations -  
Residence



DATE: 11/12/19

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

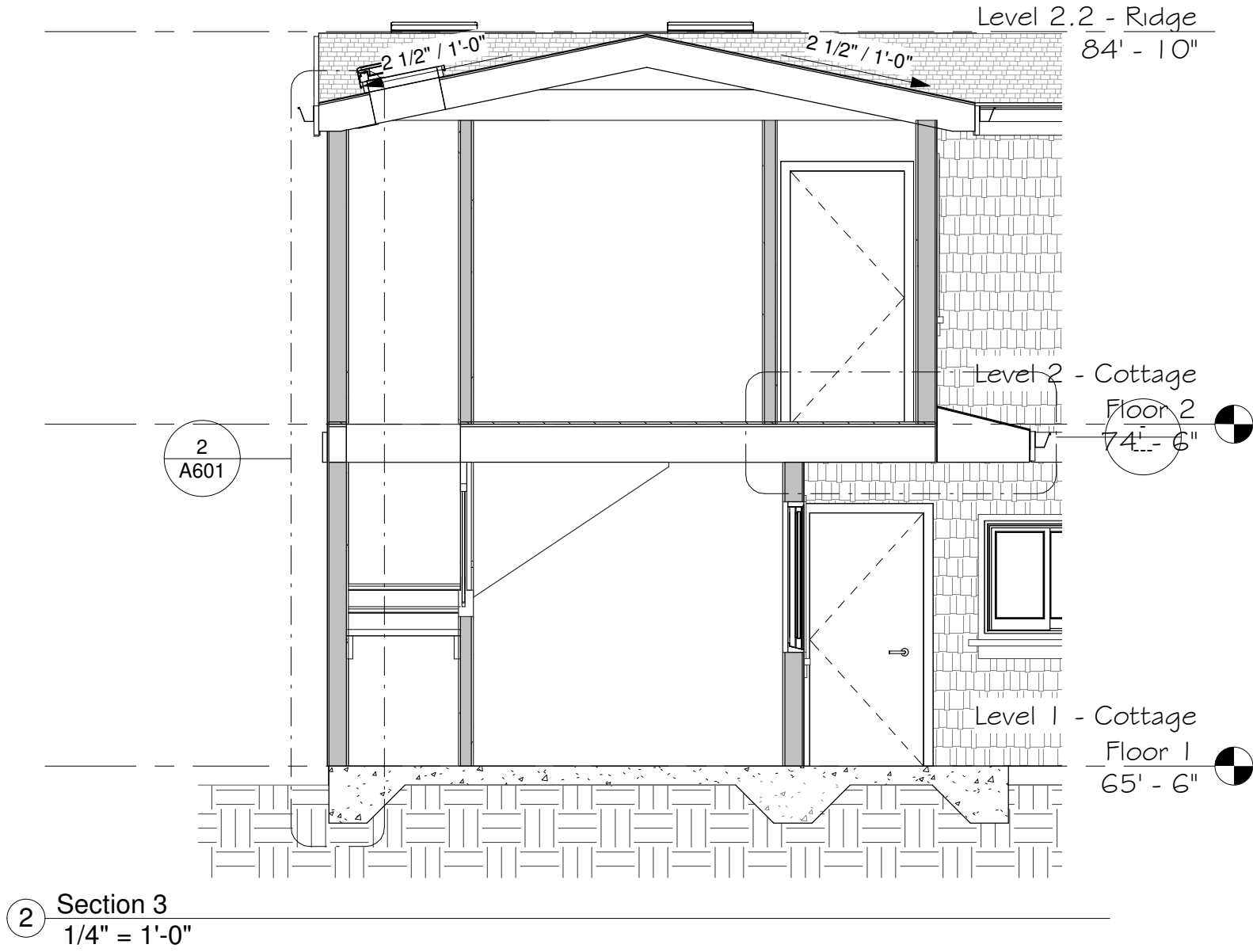
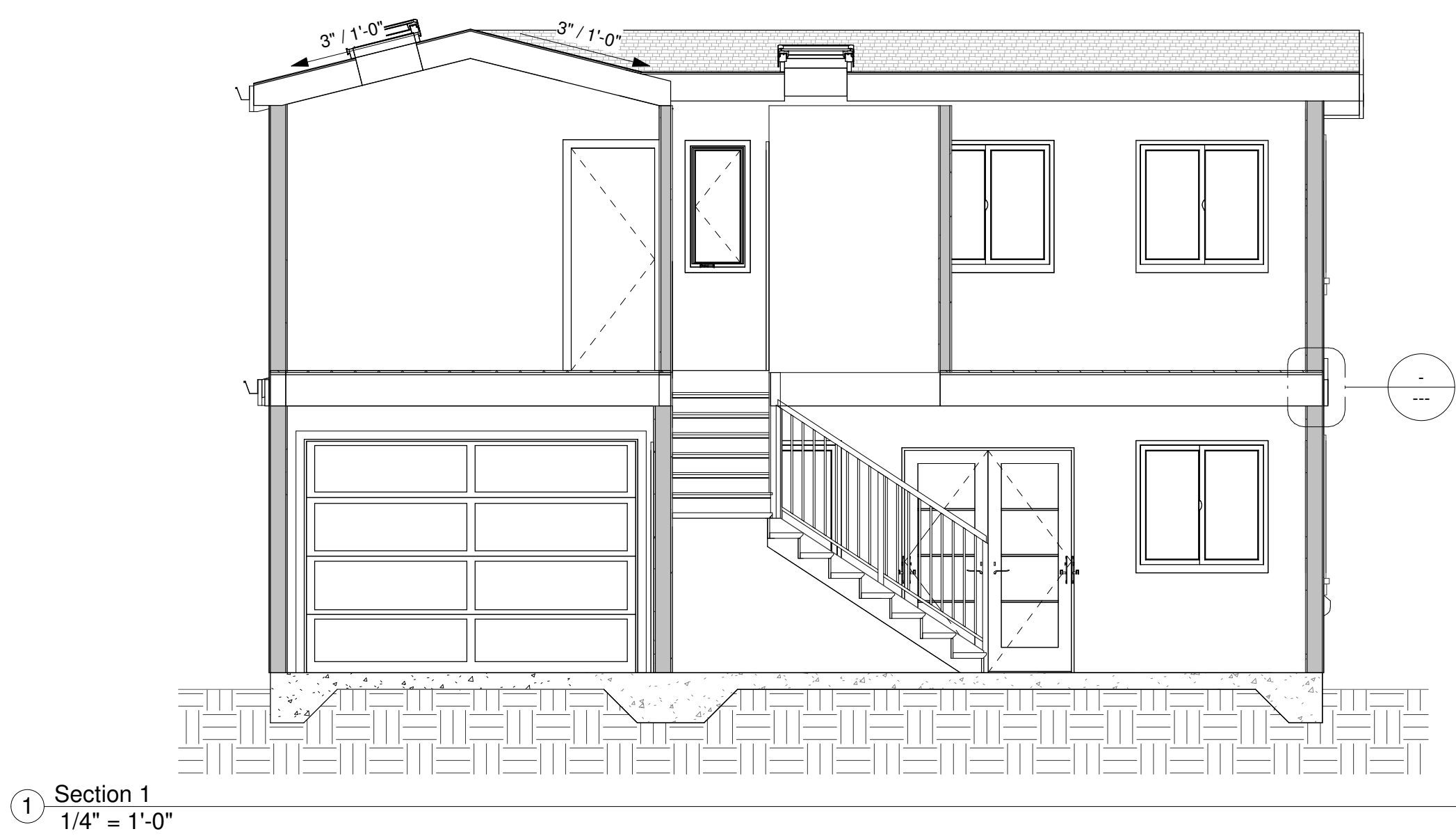
DRAWN: GMH


JOB: CVC

SHEET:

A204

OF SHEETS



REVISIONS	
<div><div><div>EDWARD C. LOVE, ARCHITECT</div></div><div><div>Edward C. Love</div><div>Architect</div><div>720 MILL STREET</div><div>HALF MOON BAY, CA 94019</div><div>(650) 728-7615</div><div>edwardclovearch@gmail.com</div></div></div>	
<div>Office Addition &amp; New Cottage</div> <div>Coastside Veterinary Clinic</div> <div>Half Moon Bay, CA</div>	
Section Views	
<div><div><div>LICENSED ARCHITECT</div><div>EDWARD C. LOVE</div><div>No. C23077</div><div>Ren. 1/31/19</div><div>STATE OF CALIFORNIA</div></div></div>	
DATE:	11/12/19
SCALE:	1/4" = 1'-0"
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OF	SHEETS

CITY OF HALF MOON BAY  
JUN 24 2016

JUN 24 2019

RECEIVED

Constructed in 1920 as a single-family home in the Bungalow style, the building at 614 Purissima Street is in downtown Half Moon Bay, located on the western side of Purissima Street, between Miramontes Street to the north and Correas Street to the south (Figure 1). It is listed as a contributor to “a potential locally significant downtown historic district.”<sup>11</sup> Therefore, the building is considered a historical resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

An aerial photograph of a residential neighborhood. A red arrow points to a house located at the intersection of Church St and W. 1st St. The house is a two-story building with a light-colored roof. Other streets visible include Church St, W. 1st St, W. 2nd St, W. 3rd St, W. 4th St, W. 5th St, W. 6th St, W. 7th St, W. 8th St, W. 9th St, W. 10th St, W. 11th St, W. 12th St, W. 13th St, W. 14th St, W. 15th St, W. 16th St, W. 17th St, W. 18th St, W. 19th St, W. 20th St, W. 21st St, W. 22nd St, W. 23rd St, W. 24th St, W. 25th St, W. 26th St, W. 27th St, W. 28th St, W. 29th St, W. 30th St, W. 31st St, W. 32nd St, W. 33rd St, W. 34th St, W. 35th St, W. 36th St, W. 37th St, W. 38th St, W. 39th St, W. 40th St, W. 41st St, W. 42nd St, W. 43rd St, W. 44th St, W. 45th St, W. 46th St, W. 47th St, W. 48th St, W. 49th St, W. 50th St. Other labels include 'Coke', 'W. 1st St', 'W. 2nd St', 'W. 3rd St', 'W. 4th St', 'W. 5th St', 'W. 6th St', 'W. 7th St', 'W. 8th St', 'W. 9th St', 'W. 10th St', 'W. 11th St', 'W. 12th St', 'W. 13th St', 'W. 14th St', 'W. 15th St', 'W. 16th St', 'W. 17th St', 'W. 18th St', 'W. 19th St', 'W. 20th St', 'W. 21st St', 'W. 22nd St', 'W. 23rd St', 'W. 24th St', 'W. 25th St', 'W. 26th St', 'W. 27th St', 'W. 28th St', 'W. 29th St', 'W. 30th St', 'W. 31st St', 'W. 32nd St', 'W. 33rd St', 'W. 34th St', 'W. 35th St', 'W. 36th St', 'W. 37th St', 'W. 38th St', 'W. 39th St', 'W. 40th St', 'W. 41st St', 'W. 42nd St', 'W. 43rd St', 'W. 44th St', 'W. 45th St', 'W. 46th St', 'W. 47th St', 'W. 48th St', 'W. 49th St', 'W. 50th St'.

Figure 1. Aerial view of 614 Purissima Street, the property marked by red arrow. (Google Earth, retrieved on December 10, 2018).

<sup>1</sup> "Historic Resources & Contributors Inventory," The City of Half Moon Bay, <https://www.half-moon-bay.ca.us/DocumentCenter/View/677/Historic-ResourcesContributors-Inventory1995> (accessed December 10, 2018).



## METHODOLOGY

TreanorHL conducted a site visit on November 30, 2018 to evaluate the existing physical conditions and significant architectural features of the building, and its surrounding context. The project design drawings, as prepared by the architect Edward C. Love (dated April 10, 2018), were also reviewed.

## PROJECT DESCRIPTION

The proposed project includes the reuse of the existing building at 614 Purissima Street with alterations and additions summarized below.

- A one-story exam room will be added to the southern half of the existing porch, reaching 12'-6" from the front face of the existing building. The addition will have cedar shingle siding (to match the existing), front-facing gable roof, and two casement windows on the front elevation.
- The existing partial-width, gabled porch with wood square posts and brick planters will be removed. Two new wider columns with wood bases will support the new shed porch roof.
- On the north elevation, an existing window will be converted to a new single door that will be reached by three concrete steps.
- The existing temporary shed to the north of the existing building will be removed.
- The existing shed at the northwest corner of the lot will be removed.
- The existing garage will be expanded towards west and south. The proposed two-story, L-shaped building will have a two-car garage and an office on the first floor, and a one-bedroom apartment on the second floor. Capped by a gable roof, the building will be shingle-clad to match the existing on the clinic.

## SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Of the four prescribed treatments for historic properties outlined in the *Standards*, Rehabilitation provides the most appropriate set of standards for the subject project. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The following is a standard-by-standard evaluation of the proposed work:

*Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Comment: 614 Purissima Street was constructed as a single-family home and later converted to an office in 2000, and to a veterinary clinic in 2008. The proposed project will maintain the subject property's current use as a veterinary clinic. The existing garage will receive additions and be converted to a two-story cottage with an office and garage on the first floor and an apartment on the second floor. A one-story exam room addition to the building will remove the existing porch and alter the symmetrical façade organization. The new uses are compatible with the historic building and the rear addition will not alter any character-defining features. However, the front addition will substantially change the existing building's significant façade features and spatial relationships. As designed, the proposed project with front addition would not comply fully with Rehabilitation Standard 1.

HOT FRONT

*Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*



Comment: The historic character of the subject property is defined by its Bungalow architectural style, one-story massing, gable roof, shingle-clad exterior walls, and symmetrical front elevation. The partial-width, gabled front porch is not original to the building but its overall form is compatible with the structure. The proposed project will remove the front porch and southern half of the front elevation. An existing window on the north elevation and two existing temporary sheds will also be removed but none are character-defining. The removals and alterations at the front porch and front (east) elevation will impact the historic character of 614 Purissima Street, therefore the proposed project would not be entirely in compliance with Rehabilitation Standard 2.

NOT  
FRONT

**Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Comment: The proposed project does not include architectural features that suggest a false sense of historical development, nor will it add conjectural historical features to the property. Although the proposed project involves a new front addition and a new porch, horizontal and vertical additions to the existing garage, and a new door and stairs on the north, the new work will not create a false sense of historical development and will be simple in design and contemporary in character. As proposed, the project would be in compliance with Rehabilitation Standard 3.

OK

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Comment: None of the numerous alterations to the building, including window replacements, ramp addition, shed additions, and interior remodels, have acquired significance over time and possess historical significance. Therefore, the proposed project would be in compliance with Rehabilitation Standard 4.

OK

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Comment: The proposed project maintains and preserves some of the subject building's distinctive finishes and character-defining features, including its shingle-clad exterior walls, low-pitched gable roof with wide-eave overhang and exposed rafters, and wood trim around windows. The project calls for replacing an existing window, not ancillary to the overall significance of the building, with a single wood door on the north elevation. The non-historic porch will be removed and replaced by a incompatible design, which together with the proposed addition will impact the ability of the building to convey its significance. Therefore, the proposed project would not be in compliance with Rehabilitation Standard 5.

NOT  
FRONT

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Comment: The proposed project does not call for the repair or replacement of any deteriorated historic features. Therefore, it would be in compliance with Rehabilitation Standard 6.

OK

*Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Comment: The proposed project does not involve chemical or physical treatments which will impact or damage historic materials or features. Therefore, it would be in compliance with Rehabilitation Standard 7.

OK

*Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

Comment: The proposed project requires excavation and foundation work. During the project, appropriate mitigation and protection measures will be undertaken if any archaeological resource is uncovered. Therefore, the proposed project would provisionally be in compliance with Rehabilitation Standard 8.

OK

*Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Comment: The proposed project calls for expanding the existing garage which is substantially set back from street. The proposed two-story apartment/garage structure is clearly differentiated from the historic mass of the original residence while its overall massing and features, including the gable roof, shingle-clad exterior walls, openings, and porch, are compatible with the historic character of 614 Purissima Street.

On the north elevation, an existing window on the north elevation will be converted to a single door. The design of the new door, stairs and railings will be compatible with the building.

The proposed project includes one-story front addition to the original residence. Although the scale and materials appear compatible, this addition will destroy historic features and spatial relationships that characterize the property. The work occurs on the front façade, highly visible from street, and will remove the front porch and will drastically alter the symmetrical façade organization.

Overall, the proposed project would not be in compliance with Rehabilitation Standard 9 with the proposed front addition and porch alterations.

NOT  
FRONT

*Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Comment: The vertical and horizontal additions to the existing garage will not affect the essential form and integrity of the historic house, and does not impact any character-defining features. The

proposed structure will be set back from the street and be detached from the building. If removed in the future, the form and integrity of the historic building will be unimpaired.

The proposed one-story horizontal addition on the front elevation will destroy the existing porch and the symmetrical facade organization of the Bungalow style building. If removed in the future, this proposed addition would harm the essential form and integrity of the historic resource.

Overall, the proposed project would not be in compliance with Rehabilitation Standard 10 with the proposed front addition.

**NOT  
FRONT**

As currently proposed, the project at 614 Purissima Street will adversely affect the character-defining features of the property and is not in compliance with the *Standards*.

## CONCLUSION

Based on the above analysis, the proposed project does not appear to be consistent with the *Standards* with the proposed front addition. Therefore, the project would result in a substantial adverse change in the significance of or cause an indirect impact to a historical resource as defined by CEQA Guidelines Section 15064.5(b).

## APPENDIX



## REVIEWS

PAGE 10 CONCLUSIONS

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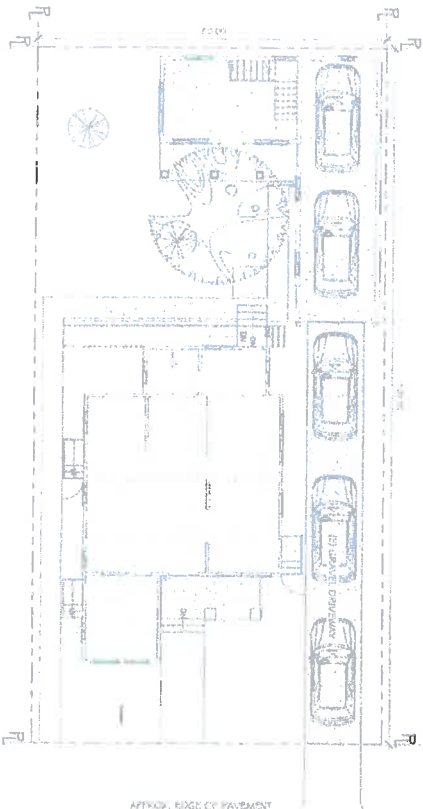
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APPENDIX: EDGE CURVE PAVEMENT

(P. 50) *Georgi PAFKJID*

PUNJEEBA, N. (170 RCM)



GOOGLE LASSY: INVENTED BY FRIDAY AT 11:25 AM

Cover Sheet

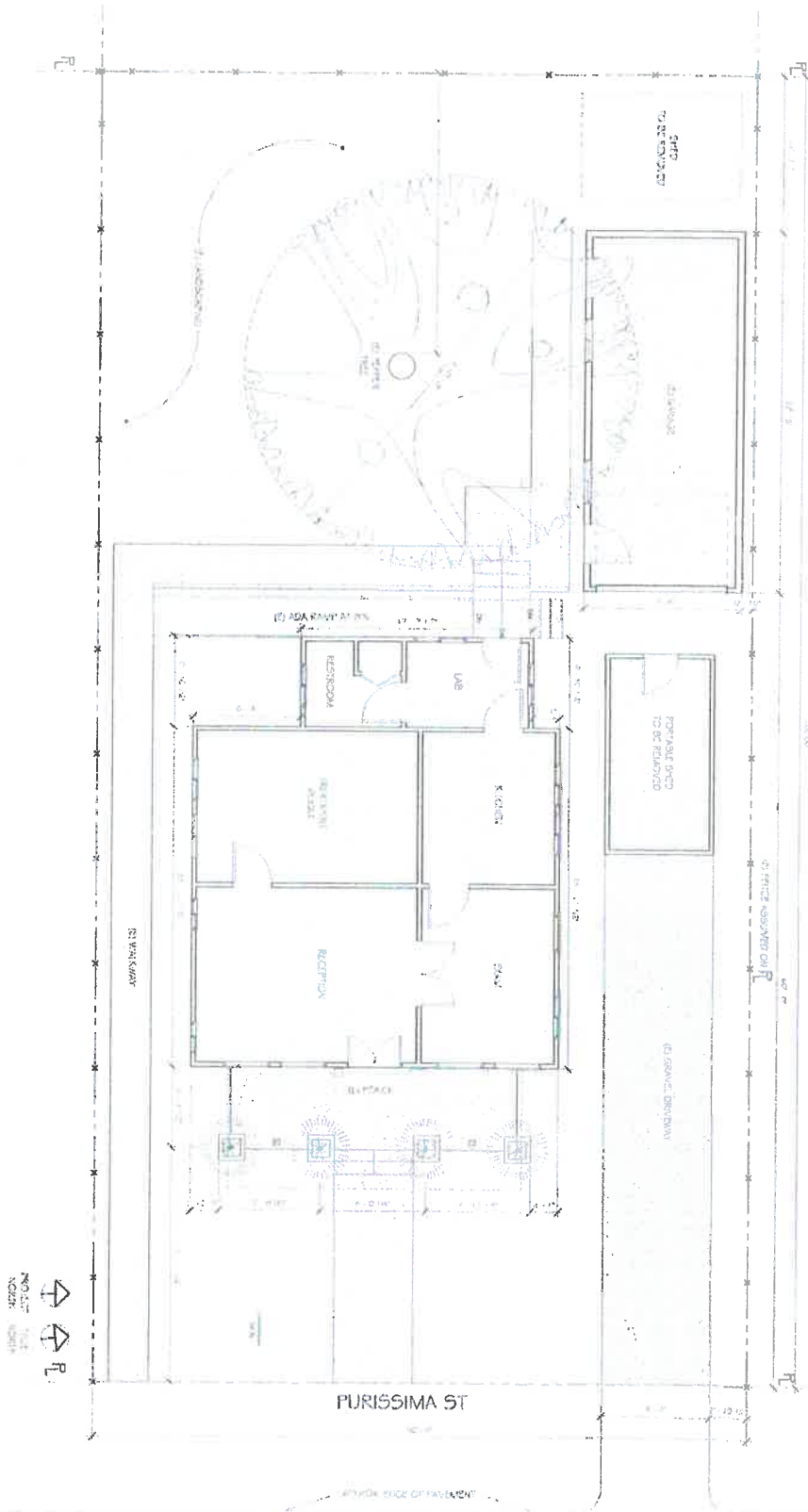
Office Addition & New Cottage  
Coastside Veterinary Clinic  
614 Purissima St  
Half Moon Bay, CA

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(415) 725-7615  
FAX: (415) 725-7615





Level 1 - Floor 1 - Existing



THIS SITE PLAN IS BASED ON THE ASSUMPTIONS AND ACTUAL DIMENSIONS OF THE EXISTING STRUCTURES.

**ESP**

NO. 000077  
FIRM 10017

DATE: 04/10/16  
SCALE: 1/8" = 1'-0"  
SHEET: 5/16  
JOB: CVC

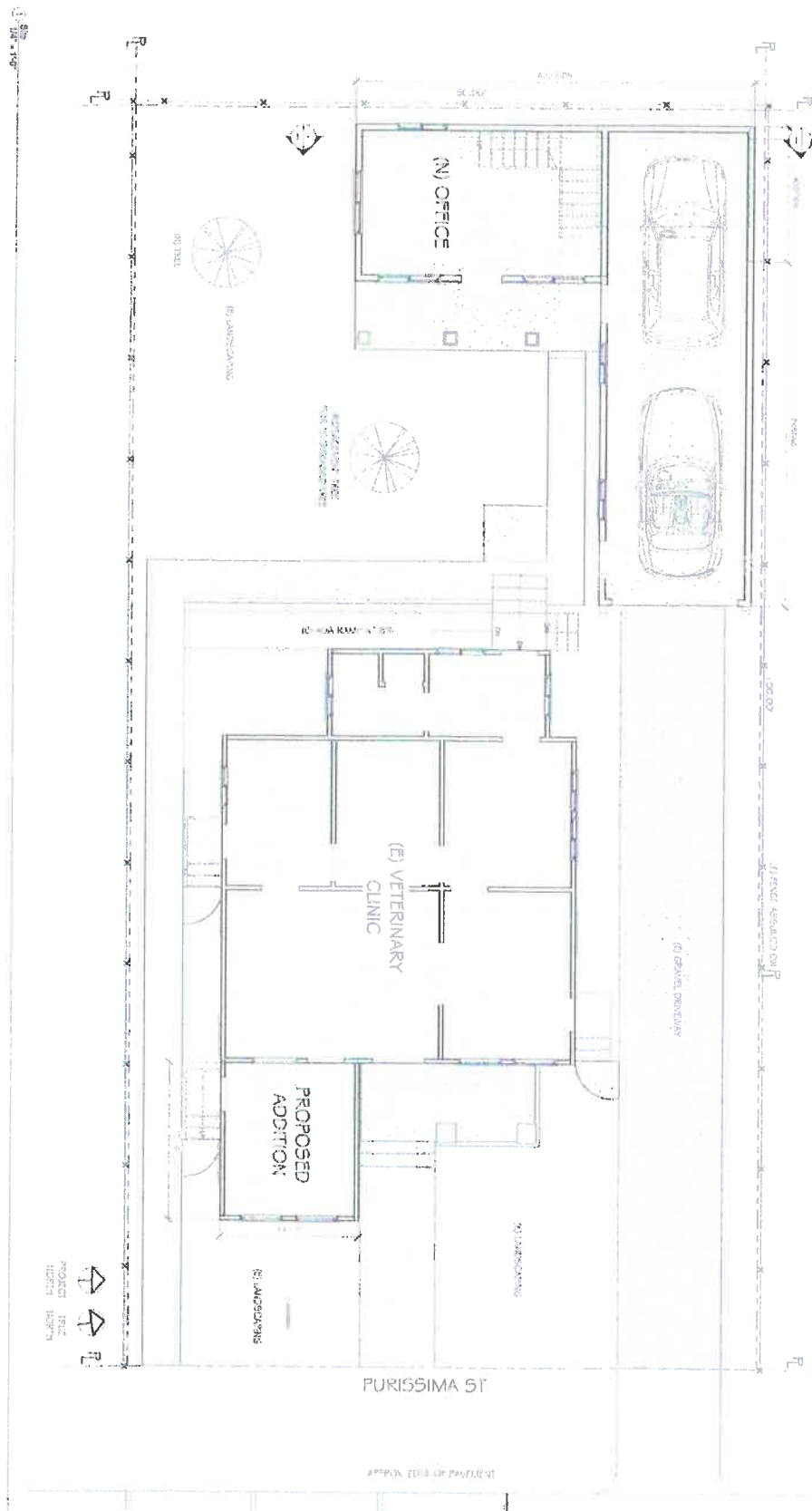
Existing Site & Floor Plan

Office Addition & New Cottage  
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HAULMOUTH, CA 94028  
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EMAIL: edward@eclove.com



REVISIONS



**PSP**

Proposed Site Plan

Office Addition & New Cottage  
Coastside Veterinary Clinic  
614 Purissima St  
Half Moon Bay, CA

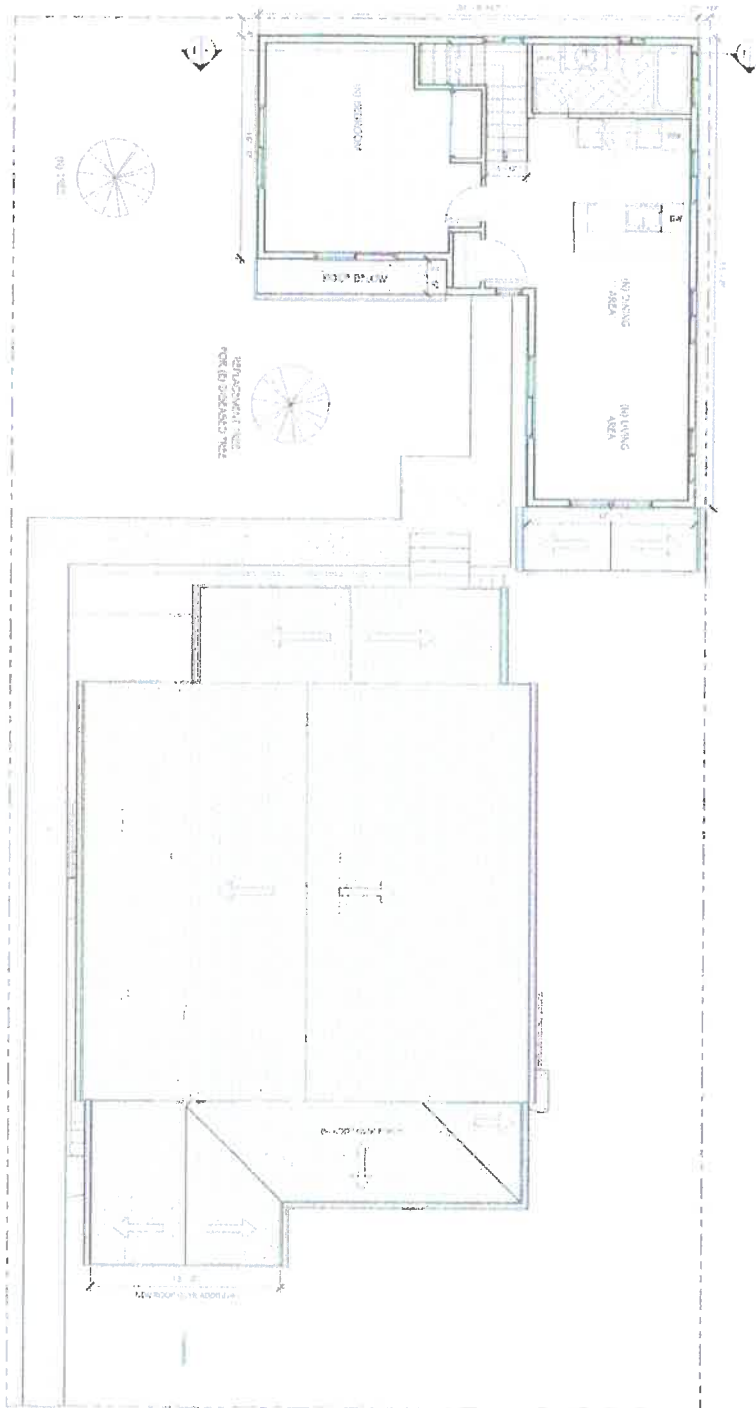
Edward C. Love  
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(650) 728-7615  
edlove10@aol.com







1.1 Level 2 - Cottage Floor 2



PURISSIMA ST

1.1 Level 2 - Cottage Floor 2

A102



2nd Floor Plan - Proposed

Office Addition & New Cottage  
Coastside Veterinary Clinic  
614 Purissima St  
Half Moon Bay, CA

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REVISIONS

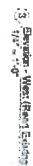
This architectural floor plan depicts a building layout with several interconnected spaces. At the top, there is a large room with a triangular section on its right side, containing two vertical arrows pointing in opposite directions. To the left of this room is a circular feature, possibly a well or a decorative element. Below the top room is a long, narrow corridor or hallway. To the right of this corridor is a large, rectangular room divided into two main sections, each with a horizontal arrow pointing towards the center. To the left of this large room is another corridor with two horizontal arrows pointing in opposite directions. At the bottom of the plan is a kitchen area with a triangular section on its left side, containing two horizontal arrows pointing in opposite directions. The entire plan is enclosed within a dashed rectangular border, and there are small circular features at the top corners, possibly representing doors or windows.

DATE 04/10/20  
 SOLT 144 m 10  
 GRADE 5/11  
 AKA C/C

LICENSED PROFESSIONAL  
 EDWARD C. LONG  
 REAL ESTATE  
 STATE OF CALIFORNIA



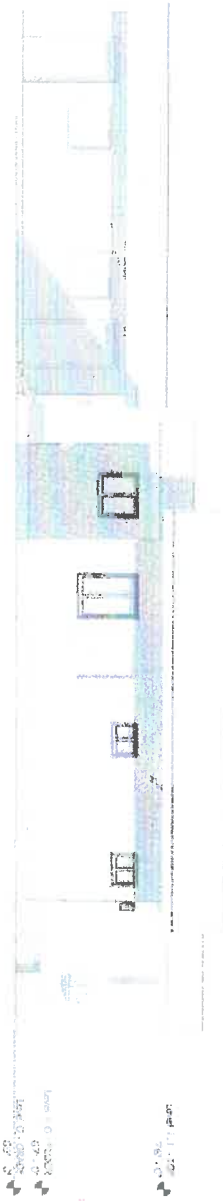
REVISIONS



PROPOSED



63



EXISTING



PROPOSED

A203



Existing & Proposed Elevations - Clinic & Residence, South

Office Addition & New Cottage  
Coastside Veterinary Clinic  
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REVISIONS



EXISTING



PROPOSED

**A202**

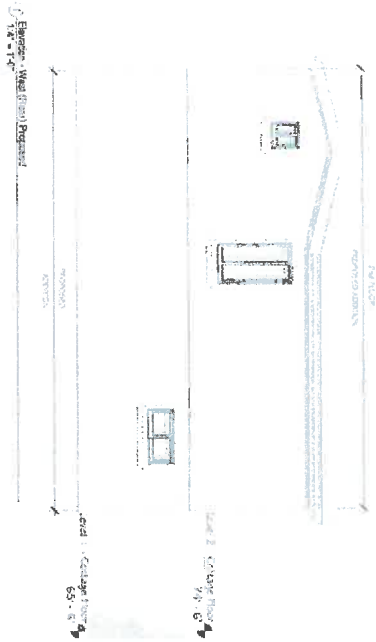
Existing & Proposed  
Elevations - Clinic &  
Residence, North

Office Addition & New Cottage  
Coastside Veterinary Clinic  
614 Purissima St  
Half Moon Bay, CA

Edward C. Love  
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HALF MOON BAY, CA 94020  
650.726.76.11  
ecl@eclove.com



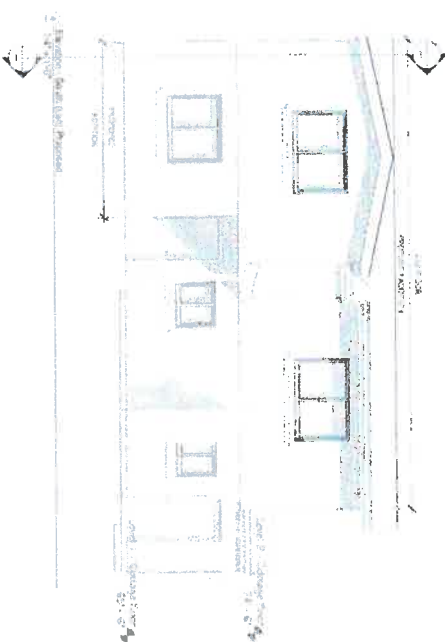
2) Elevation: Ridge (Front Proposed)  
1/8" = 1'-0"



3) Elevation: West (Front Proposed)  
1/8" = 1'-0"



3) Elevation: North (Front Proposed)  
1/8" = 1'-0"



3) Elevation: East (Front Proposed)  
1/8" = 1'-0"

A204

Scale: 1/8" = 1'-0"  
Date: 08/10/12  
Sheet: 25 of 25  
Circ: C/C



Proposed Elevations  
Residence

Office Addition & New Cottage  
Coastside Veterinary Clinic  
614 Punissima St  
Half Moon Bay, CA

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REVISIONS

Date: 6.19.18

Project Site: 614 Purissima St

### Parking Exception

Please find the following explanations below for parking exception:

- Accessory dwelling unit will not require additional parking as resident will be employee or existing building occupant.
- There is an abundance of street parking available even during peak business hours. See Google map.
- Expansion will not increase customer traffic, only internal productivity.
- Expansion will not increase parking spaces needed at site. There are 2 covered spaces and 3 tandem spaces available on site now.
- There are also 8 street parking spaces available in front of the building.

**CITY OF HALF MOON BAY**  
COMMUNITY DEVELOPMENT DEPT.

**JUN 22 2018**

**RECEIVED**

**Date:** February 10, 2020

**To:** Honorable Chair and Planning Commissioners

**From:** Jill Ekas, Community Development Director

Brittney Cozzolino, Associate Planner

**Subject:** 614 Purissima Street - Coastal Development Permit, Use Permit, Architectural Review and Parking Exception File No. PDP-18-037

This memo is being distributed to address questions and comments received for an item included on the February 11, 2020 meeting agenda after the packet was distributed on February 6, 2020. Staff responses are contained below.

Questions/concerns from Commissioner Ruddock, dated February 10, 2020:

*Q1: My concern is that every once in a while, even if rarely, someone is going to need to back a car out of that garage with other cars parked between it and the street. And this driveway is unusually narrow: bushes line the north edge, and there are a couple of barrier poles on the south edge in front of the gas meter. I suppose if the residents and employees and customers are willing to live with this, it is up to them. One likely outcome may be that the ADU residents choose to park on the street rather than be hemmed in the garage. If so, I'm OK with that, given the plentiful street parking.*

A1: It is correct that the parking will likely work this way, and this tandem configuration is part of the Parking Exception being asked to consider. The applicant has indicated that there will be an internal agreement between the residents and the clinic employees about this tandem parking configuration and the potential need to shuffle cars. Staff is recommending that the tandem parking space closest to the street is a short-term loading/unloading space for customer use to reduce on-street parking needs and improve the functionality of the tandem parking configuration. It may help that they have different peak hours (e.g., the resident may be able to leave for and come back for work outside of the vet clinic hours), and the street parking availability will be of help as well. The bushes along the sides may be trimmed if needed, but the driveway is currently used by employees for parking.

One point of clarification: although the applicant refers to the proposed residential unit as an ADU in their parking exception narrative, the unit is not secondary to a primary residential unit and therefore does not meet our definition of an ADU.



*A2: The plans show the ADU (height of about 20 feet) overlapping the canopy of the pepper tree quite a bit. Do we know how much of the pepper tree growth will have to be removed?*

Q2: We do not know exactly. Originally, the applicant proposed to remove this tree as it is in declining condition and to plant two replacement trees. The applicant revised their plans to keep the pepper tree only recently and staff did not have time to receive a formal arborist report that would provide this detail as well as recommended tree protection measures prior to the Planning Commission hearing. That said, this situation occurs frequently with backyard additions in single-family neighborhoods. Tree protection measures are well developed to address such situations effectively. Typical tree protection measures include protective fencing around the critical root zone, on-site supervision of a certified arborist during excavation, informing construction crews of tree protection measures through training and/or signage, and follow-up monitoring to ensure tree health.

Staff is recommending two conditions of approval to make sure this concern is covered. Condition B3 requires the applicant to submit a proposed tree protection plan prepared by a certified arborist prior to issuance of building permits that is tailored to the pepper tree species. Conditions A6 requires that the pepper tree be replaced with two 24-inch box trees in the event that it further declines in health or becomes a safety hazard.

*A3: Are street trees required for this project (Downtown Specific Plan 4.412)? If not, when are they required?*

Q3: Street trees are not required for this project pursuant to the Downtown Specific Plan because the majority of the western side of this block of Purissima Street does not have frontage improvements or street trees. City staff recommends planning these street improvements comprehensively. Condition B14, which requires the applicant to pay an in-lieu fee for the cost of frontage improvements, could include the cost of street trees. The City will be able to implement street improvements utilizing this in lieu fee at a future time.