

Application for a Coastal Development Permit

455 County Center , 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name: _____
Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?
 Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?
 Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Roof	_____	_____	<input type="checkbox"/>
d. Chimneys	_____	_____	<input type="checkbox"/>
e. Accessory Buildings	_____	_____	<input type="checkbox"/>
f. Decks/Stairs	_____	_____	<input type="checkbox"/>
g. Retaining Walls	_____	_____	<input type="checkbox"/>
h. Fences	_____	_____	<input type="checkbox"/>
i. Storage Tanks	_____	_____	<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|--------------------------|--------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | |
|--|--------------------------|--------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Doug Gawoski, Architect
 Address: 17 Circle Road
 San Rafael, CA Zip: 94901
 Phone,W: 4153425351 H:
 Email: dgawoski@yahoo.com

Owner (if different from Applicant):

Name: John Dahman & Linda Hwang
 Address: 17 Circle Road
 San Rafael, CA Zip: 94903
 Phone,W: 4157172484 H:
 Email: startingater@gmail.com

Architect or Designer (if different from Applicant):

Name: same
 Address: Zip: 94903
 Phone,W: H: Email:

2. Project Site Information

Project location:

APN: 37155010
 Address: 601 Vue De Mer Ave
 Moss Beach Zip: 94,038
 Zoning: R-1/S-17
 Parcel/lot size: 7,540 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):
 Existing single family home with attached J.A.D.U. garage conversion (permit BLD 2022-01741)

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft
- Addition to Residence: **571** sq. ft
- Other: **New 331 sf deck and 41 sf entry porch**

Describe Project:

A single story addition is planned in front of and to the North of the existing home. The addition expands the living/dining rooms and contains a new bedroom and bath. A new deck is included.

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Application for a Zoning Nonconformity Use Permit

455 County Center, 2nd Floor, Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Applicant's Name : Douglas Gawoski, architect

Primary Permit #: PLN2023 - 00051

Companion Page

1. Instructions

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

2. Project Information

This application is for:

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

Zoning: R-1 / S-17

Existing nonconformity: 3.79' rear yard
(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: 7540

Proposed nonconformity: 3.79' rear yard

3. Required Findings

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

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

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

- | | |
|---|--|
| <ol style="list-style-type: none"> 2. The proposed development is proportioned to the size of the parcel on which it is being built. 3. All opportunities to acquire additional contiguous land have been investigated. | <ol style="list-style-type: none"> 4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. 5. Use permit approval does not constitute a granting of special privileges. |
|---|--|

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

The legal residential building structure predates current zoning. The proposed addition is in front and side yards conforming with current zoning regulations. The non-conforming portion of the structure is not being enlarged.

The proposed 1-story addition is in character with the existing home, much smaller than parcel size allows and neighboring homes.



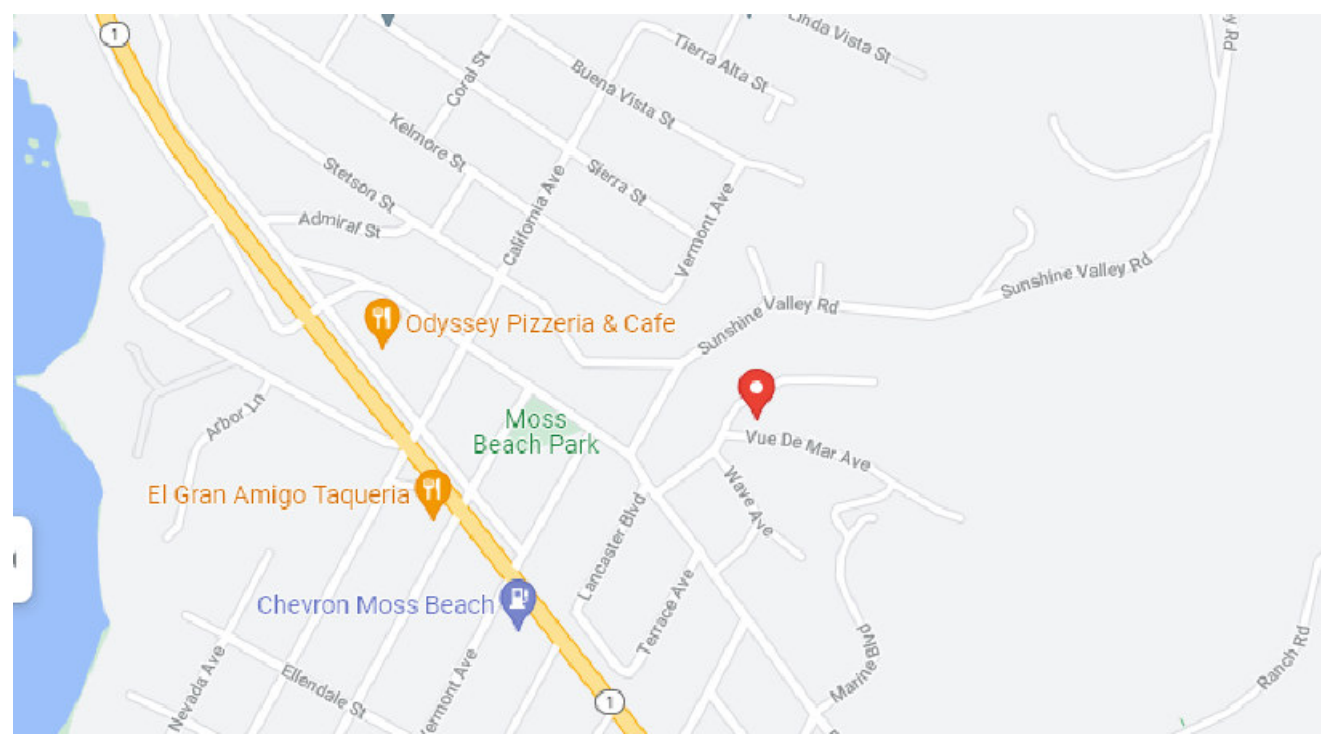
EXISTING FRONT VIEW

Dahmen - Hwang Residence

Addition & Remodel

601 Vue de Mer, Moss Beach California

LOCATION MAP



BUILDING CODES

Construction to comply with 2021 editions of:
 the California Residential Code;
 the California Green Building Code;
 the California Electric Code;
 the California Plumbing Code;
 the California Mechanical Code;
 the California Fire Code;
 the California Code of Regulations Title 24 part 6;
 County of San Mateo ordinances and amendments to State Buildings Codes

PROJECT DATA

Address:
 601 Vue de Mer
 Moss Beach, CA 94038
 APN 037155010
 Zoning R-1/S-17
 General Plan Medium Density Residential
 Coastal Development Permit Category 1 Exempt - Single Family Dwelling
 R-3 Occupancy - Single Family Residential with attached JADU
 Construction type V-B non-rated one story with 1 hr rated separation wall

CONTACT INFORMATION

OWNER
 John Dalmen and Linda Hwang
 17 Circle Rd
 San Rafael, CA 94903
 e-mail: @gmail.com
 ph: 415-717-2484
 ARCHITECT
 Douglas Gawoski
 Gawoski Architects
 10 Nevada St
 San Rafael, CA 94901
 email: dgawoski@yahoo.com
 ph: 415-342-5351
 AGENCY
 San Mateo County
 Planning and Building
 455 County Center
 Redwood City, CA 94063
 ph: 650-599-7311

ABBREVIATIONS

AD Area Drain	FAU Forced Air Furnace Unit	QTR Quarter
ADJ Adjacent	FBO Furnished by Owner	R Risers or Radios
AFF Above Fin Fir	FD Floor Drain	R/A Return Air Grille
AL Aluminum	FDN Foundation	RBAR Steel Reinf. Bar
ALT Alternate	FE Fire Extinguisher	RD Roof Drain
& And	FF Finished Face or Floor	RDWD Redwood
∠ Angle	FFE Finished Floor Elev.	REF Refrigerator
APPROX Approximate	FG Fiberglass	REINF Reinforced
ASPH Asphalt	FG Flat Head Wood Screw	RESIL Resilient
⊙ At	FIN Finish	REQ'D Required
AWN Awning Window	FP Fire Place	RM Room
B Bath	GB Grab Bar	RO Rough Opening
BD Board	GC Contractor	RS Rough Sawn
BDRM Bedroom	GA Gauge	RWL Rainwater Leader
BM Beam	GALV Hot Dip Galvanized	S Sink
BI Bi Fold Door	GPM Gallons per Minute	S3S Surfaced Three Sides
BITUM Bituminous	GSM Galvanized Sheet Metal	S4S Surfaced Four Sides
BL Block	GYP Gypsum	SA Supply Air
BLKG Blocking	HB Hose Bib	S/A Self adhering WP Memb
BLDG Building	HC Handicapped	SAM Splash Block
BOT Bottom	HD Head	SB Solid Core
C Carpet	HDG Hot Dip Galv. Steel	SCHED Schedule
CH Channel	HDR Header	SECT Section
CAB Cabinet	HFL Head Flashing	SF Square Foot
CSMT Casement Window	HORIZ Horizontal	SFL Saddle Flashing
CB Catch Basin	HS Horiz. Slider Window	SGD Sliding Temp. Glass Dr
CBU Cement Board Unit	HTR Heater	SH Shelf
CEM Cement	HW Hot Water	SHT or Single Hung Window
CT Ceramic Tile	INCL Including	SHR Sheet
CFM Cubic Ft. Per Min.	ID Inside Dim. or Dia.	SHWR Shower
CL Center Line	INSUL Insulation	SIM Similar
CLG Ceiling	JB Junction Box	SKY Skylight
CL Closet	JT Joint	SL Slope
CMU Conc. Masonry Unit	L' Angle	SLDR Slider
CO Clean Out	LAM Laminated	SMD Sliding Mirror Door
COMB Combination	LAV Lavatory, or Linen Closet	SPEC Specification
CONC Concrete	LVR Louver Door	SSD's See Struct. Dwg's
CONT Continuous	MB Machine Bolt	SSTL Stainless Steel
CNTR Counter	MBATH Master Bath	ST Stone Tile Flooring
CT Ceramic Tile	MC Medicine Cabinet	STL Steel
CVG Clear Vertical Grain	MEMB Membrane	STRUCT Structural
CW Cold Water	MFG Manufacturer	SQ Square
∅ Diameter or Round	MIL Millimeter	SV Sheet Vinyl Flooring
D Diameter	MIN Minimum	*T Tempered
D Dryer	MIRR Mirror, Temp. Glass	TB Towel Bar
DFIR Douglas Fir	MO Masonry Opening	THRESH Threshold
DH Double Hung	MTL Metal	TC Trash Compactor
DIM Dimension	(N) New	TOC Top Of Curb
DISP Dispenser or Disposer	NIC Not In Contract	TEL Telephone
DN Down	NOM Nominal	TEMP Tempered Glass
DR Door	NTS Not To Scale	T&B Top & Bottom
DS Downspout	O/ Over	T&G Tongue & Groove
DSI Downspout Inlet	OBG Obscure Glass	TP Toilet Paper Holder
DTL Detail	OC On Center	TRD Tread
DWSHR Dishwasher	OD Outside Diameter	TOF Top of Floor
DWG Drawing	OH Over Head	TOP Top of Paving
(E) Existing	P Powder Room	TOW Top of Wall
(ER) Existing Relocated	PAR Parallel	TYP Typical
EA Each	PERP Perpendicular	UNO Unless Noted Otherwise
EL Elevation	PFL Perimeter Flashing	VF Verify in Field
ELEV Elevator	PG&E Pacific Gas & Electric	VCT Vinyl Composition Tile
EP Electrical Panel	PL Property Line	W/ With
EQ Equal Distance	PLAM Plastic Laminate	WC Clothes Washer
EXP JT Expansion Joint	PLAS Plaster	WC Water Closet
EXIST Existing	PLYWD Plywood	WD Wood
FL Flashing	PR Pair	WH Hot Water Heater
FLR Floor	PSI Pounds Per Sq. In.	W/O Without
FOC Face of Concrete	PT Pressure Treated	WP Waterproof
FOS Face of Stud	# Pound or Number	WWF Welded Wire Fabric
FP Fireplace	PVC Poly Vinyl Chloride	
FR Fire Rated		
FRDR French Dr., 'T' Glass		
FRM Family Room		
FRO Furnished by Owner		
FX Fixed Window or Panel		

PROJECT DESCRIPTION

This single story cottage is on a sloping lot in the Marine View Terrace subdivision of Moss Beach. The existing home has two dwellings with the garage previously converted into a Junior Accessory Dwelling. Each dwelling has 1 bedroom and 1 bath.
 An addition to the main home is proposed, partially located at an existing deck. The addition includes a new bedroom and bath, extending the living room and laundry, new entry porch, and new raised wood deck.

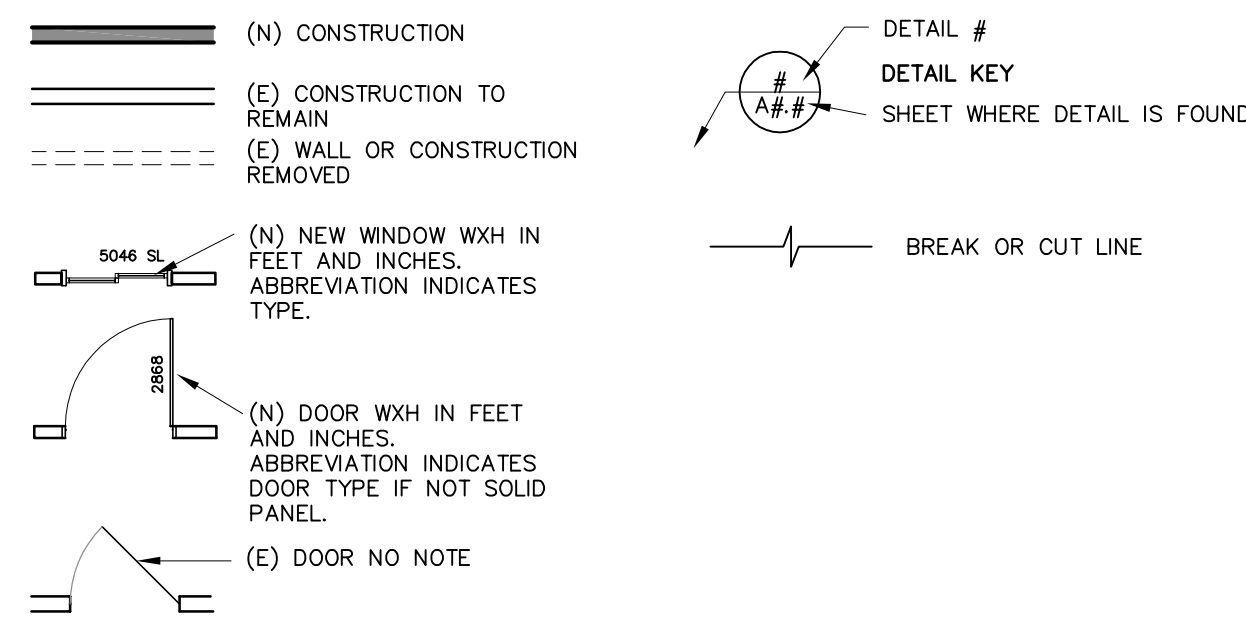
BUILDING & LOT CALCULATIONS

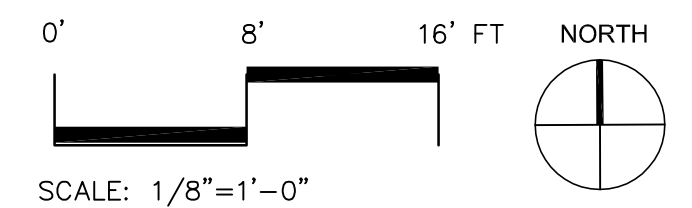
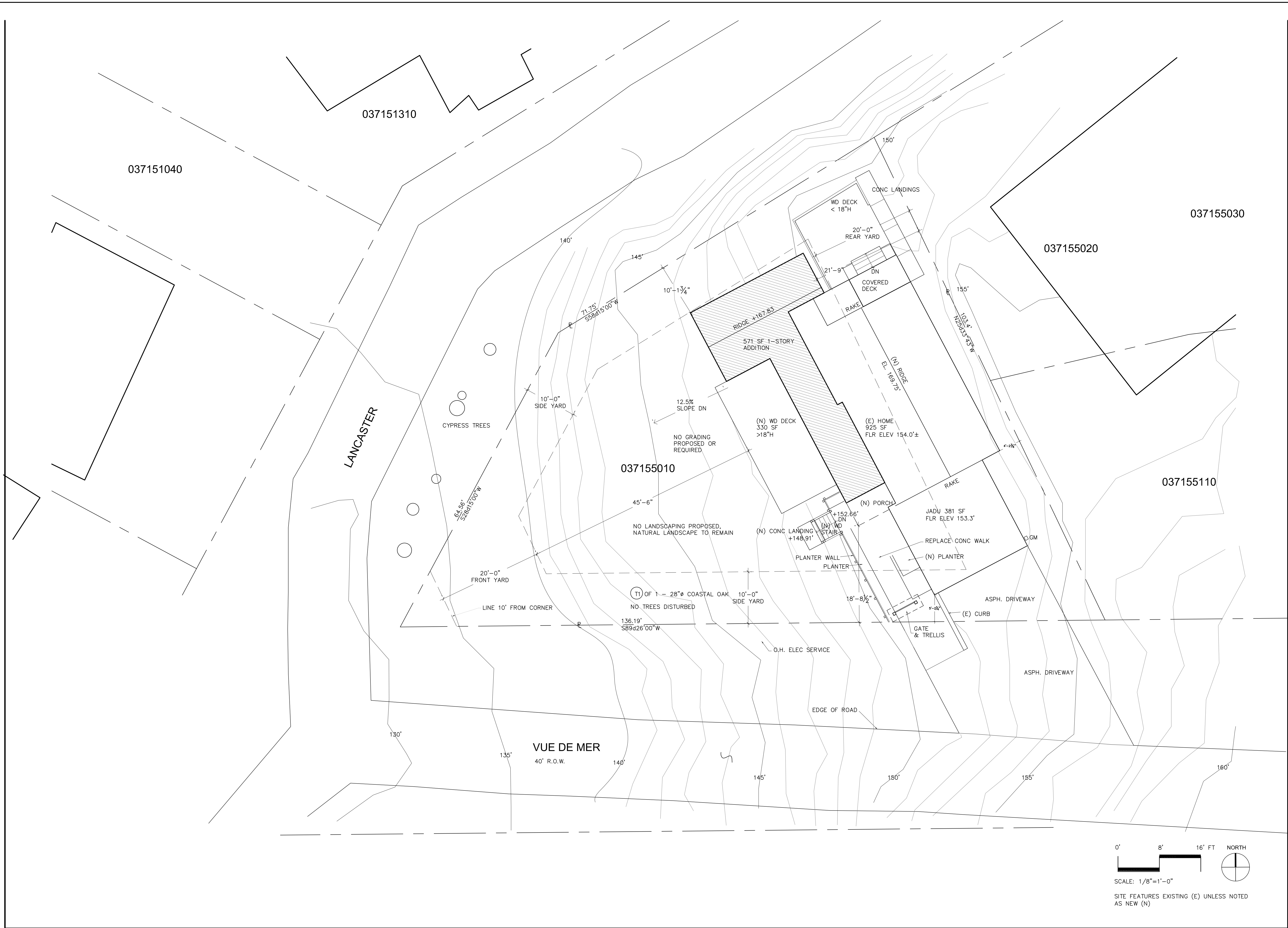
LOT COVERAGE:
 7,540 SF LOT
 (E) 1,307 SF BUILDING INCL. J.A.D.U. & SUN PORCH
 61 SF COVERED DECK > 18" ABOVE GRADE
 (E) 1,368 SF LOT COVERAGE
 (N) 571 SF 1 STORY ADDITION
 (N) 331 SF DECK > 18" ABOVE GRADE
 (N) 41 SF ENTRY PORCH
 (N) 943 SF LOT COVERAGE
 (E) 1,368 + (N) 943 = 2,311 SF LOT COVERAGE PROPOSED
 2,311 / 7,540 = 30.6% < 50% ALLOWED
 FLOOR AREA RATIO:
 7,540 SF LOT
 PROPOSED FLOOR AREA SF INCLUDING COVERED PORCH AND DECK:
 1,307 SF EXISTING HOME
 + 61 SF EXISTING COVERED DECK
 + 571 SF ADDITION
 + 41 SF ENTRY PORCH
 +110 BASEMENT
 = 2,090 SF / 7,540 OR 27.7%
 MAX BLDG FLOOR AREA 53% OF PARCEL OR 3,996 SF
 IMPERVIOUS SURFACE:
 (E) 600 SF IMPERVIOUS SURFACE SITE PAVING OR 7.9%
 (N) & REPLACEMENT 529 SF IMPERVIOUS SURFACE OR 7.0% WITH REDUCTION IN WALKWAY <10% ALLOWED
 (N) 1,100 SF IMPERVIOUS SURFACE INCL. 571 SF ADDITION < 2,500 SF FOR REQUIRING SITE DRAINAGE DESIGN.
 BUILDING HEIGHT:
 22'-0" MAX HGT ABOVE GRADE PROPOSED < 28' HEIGHT LIMIT

ARCHITECTURAL DRAWINGS

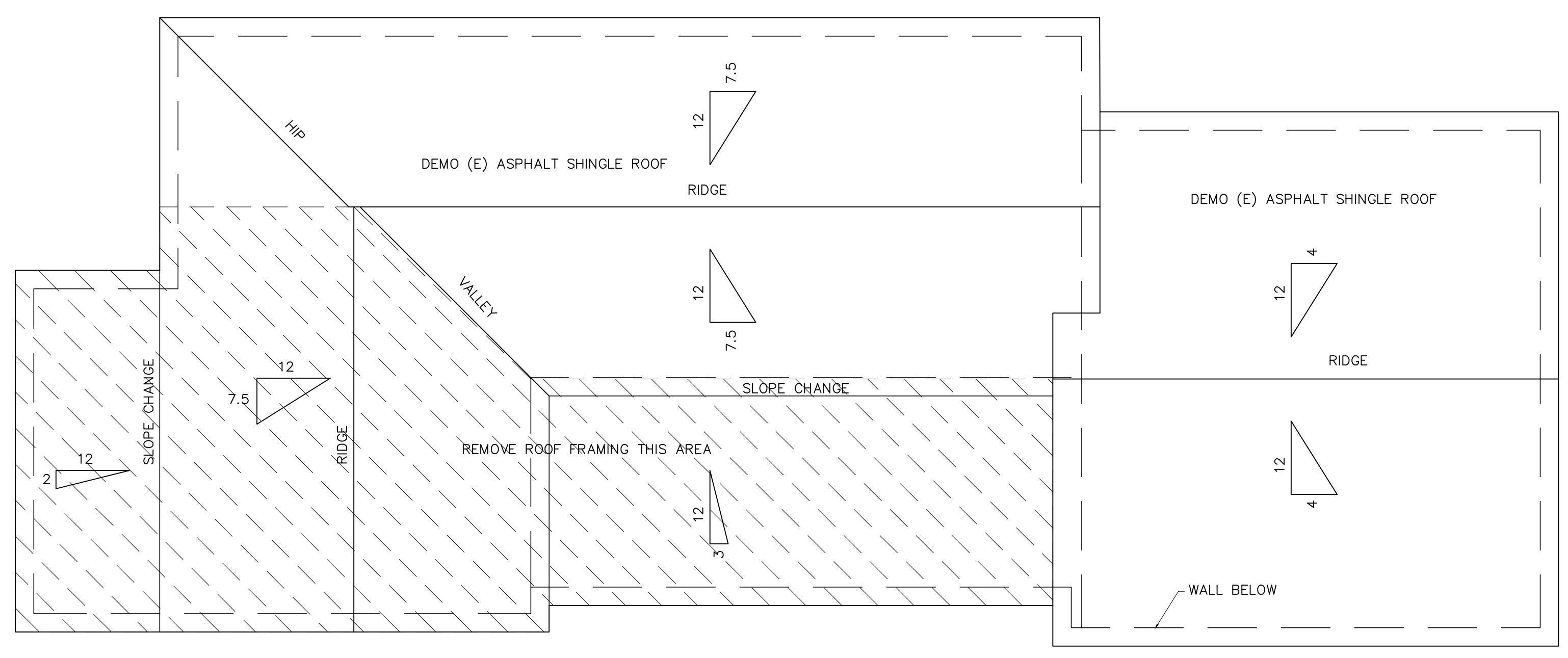
- A0.0 COVER SHEET
- A1.0 SITE PLAN
- A2.0 EXISTING/ DEMO PLAN
- A2.1 NEW FLOOR PLAN
- A2.2 ROOF PLAN
- A3.0 SECTIONS
- A4.0 EXTERIOR ELEVATIONS

DRAWING SYMBOLS

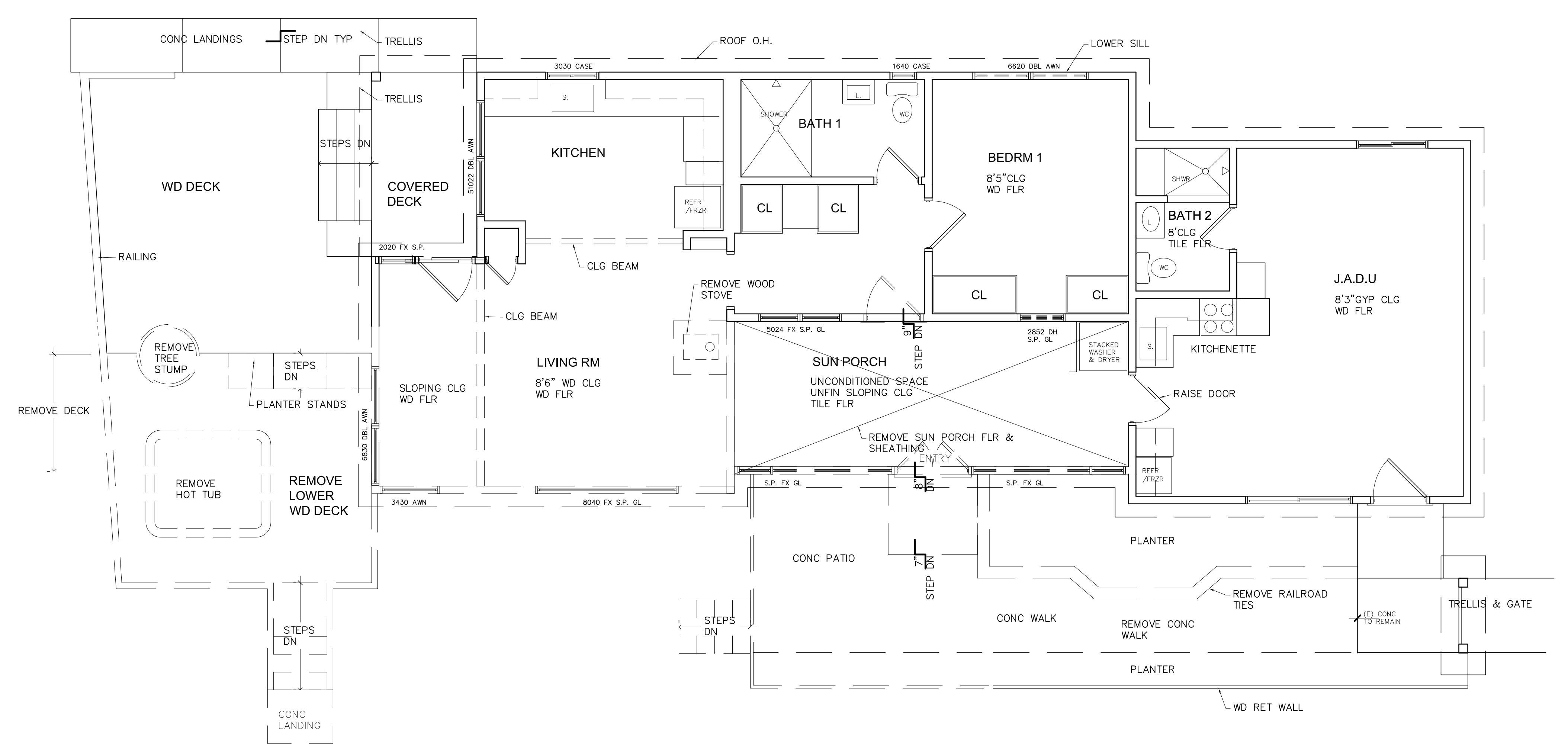




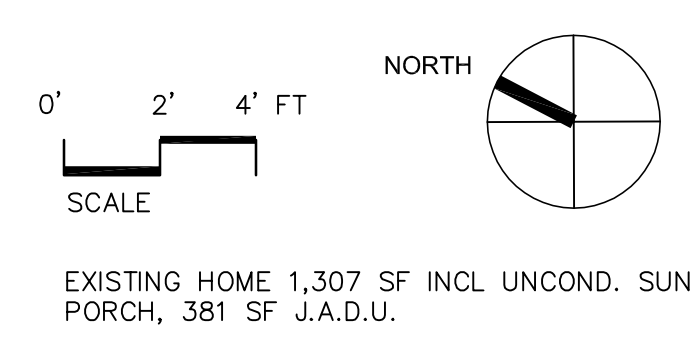
SCALE: 1/8"=1'-0"
 SITE FEATURES EXISTING (E) UNLESS NOTED AS NEW (N)

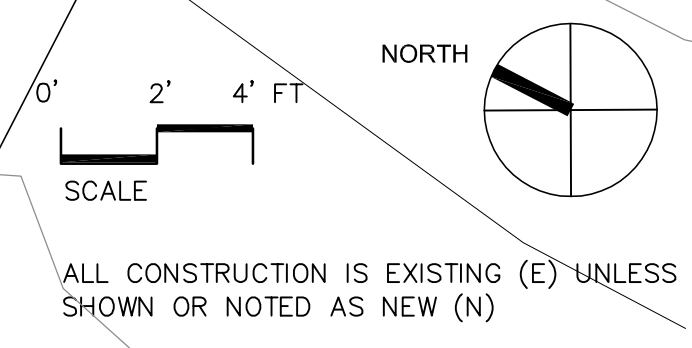
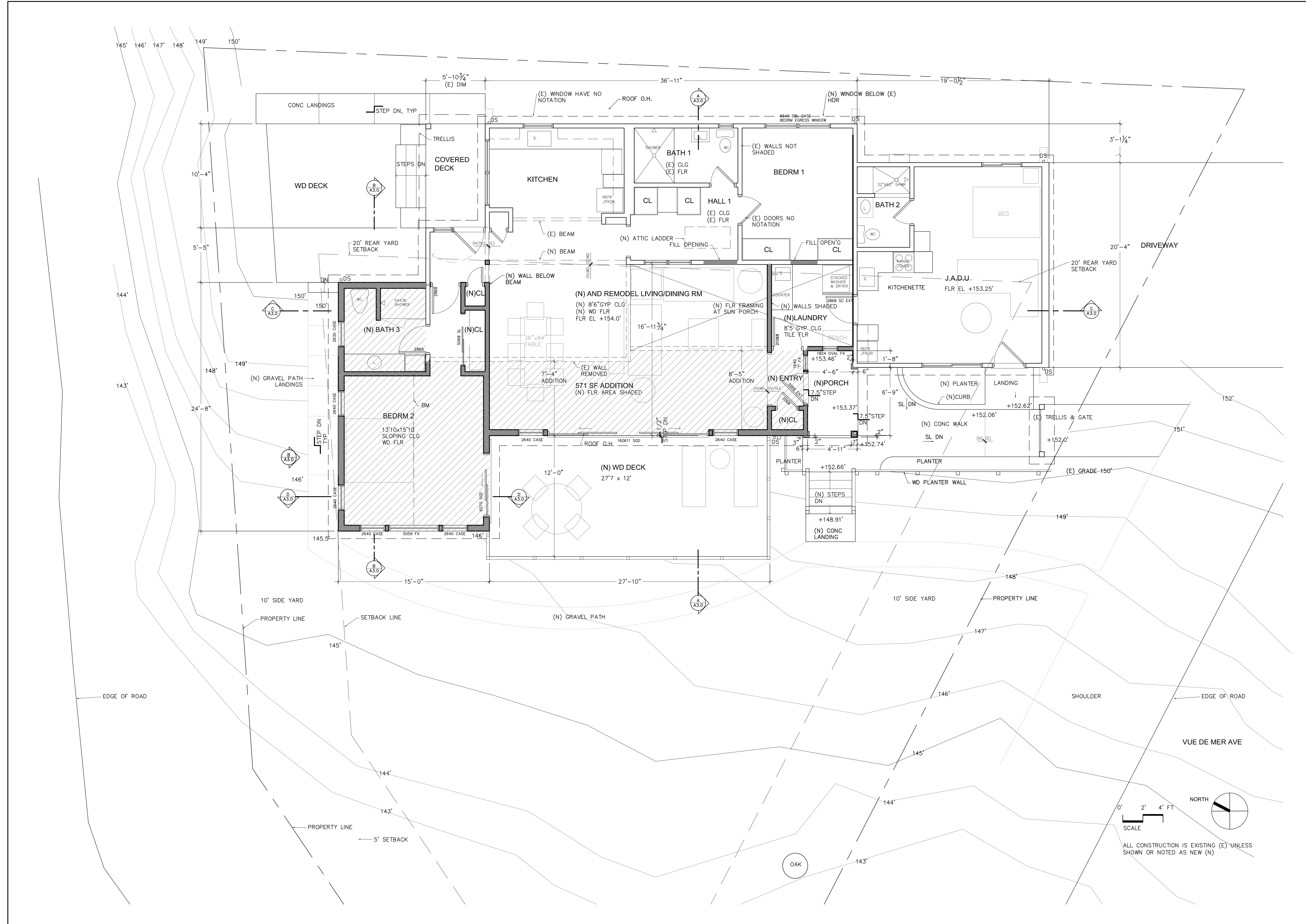


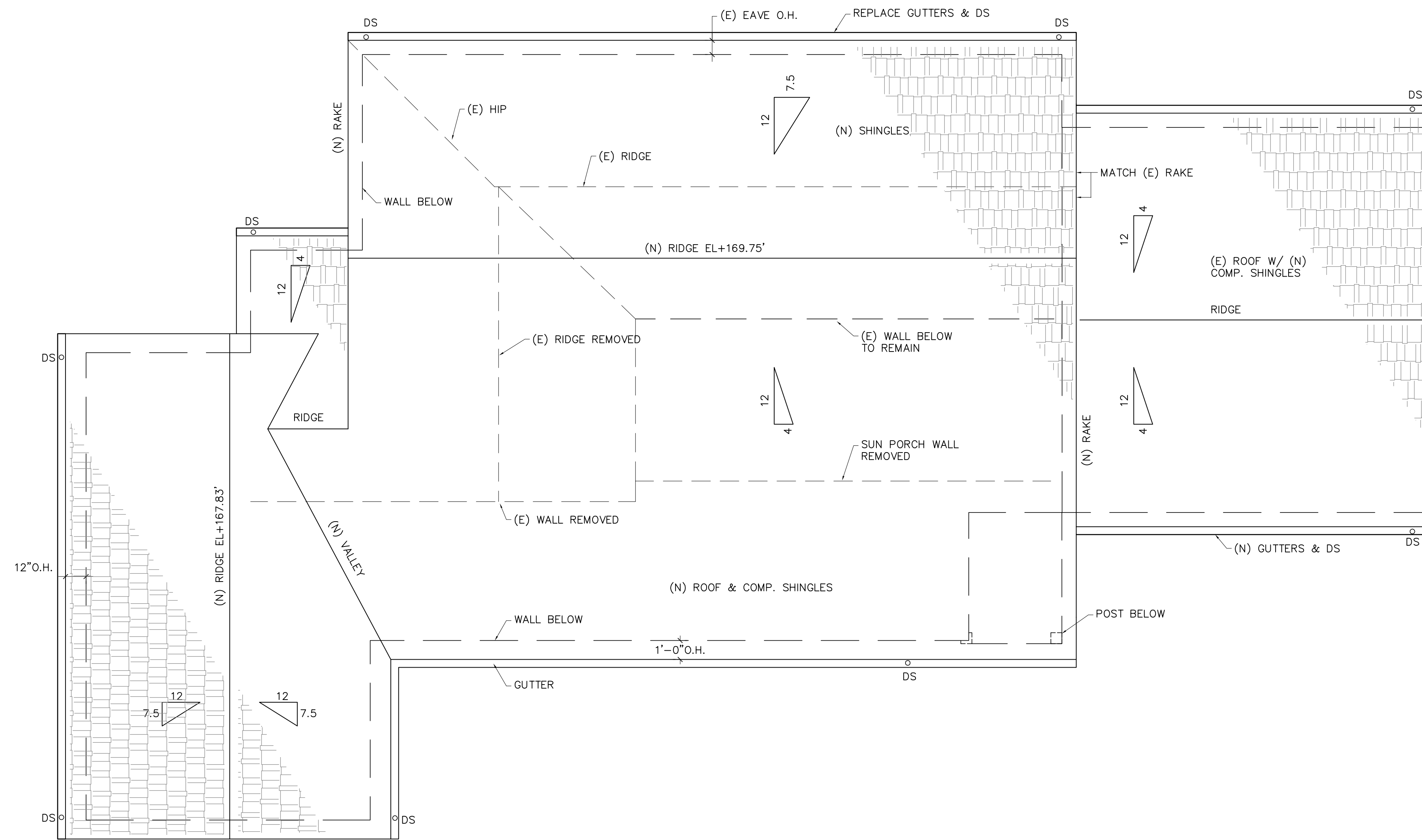
EXISTING ROOF PLAN



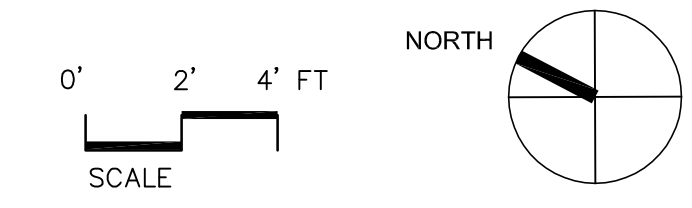
EXISTING FLOOR PLAN







NEW ROOF PLAN



Revision

GAWOSKI ARCHITECTS
 Douglas Gawoski
 10 Nevada Street
 San Rafael, CA 94901
 415 · 342 · 5351

Dahmen-Hwang Residence
 Addition & Remodel
 601 Vue de Mer, Moss Beach, CA
 APN 037155010

NEW ROOF PLAN

Date: 7-19-23

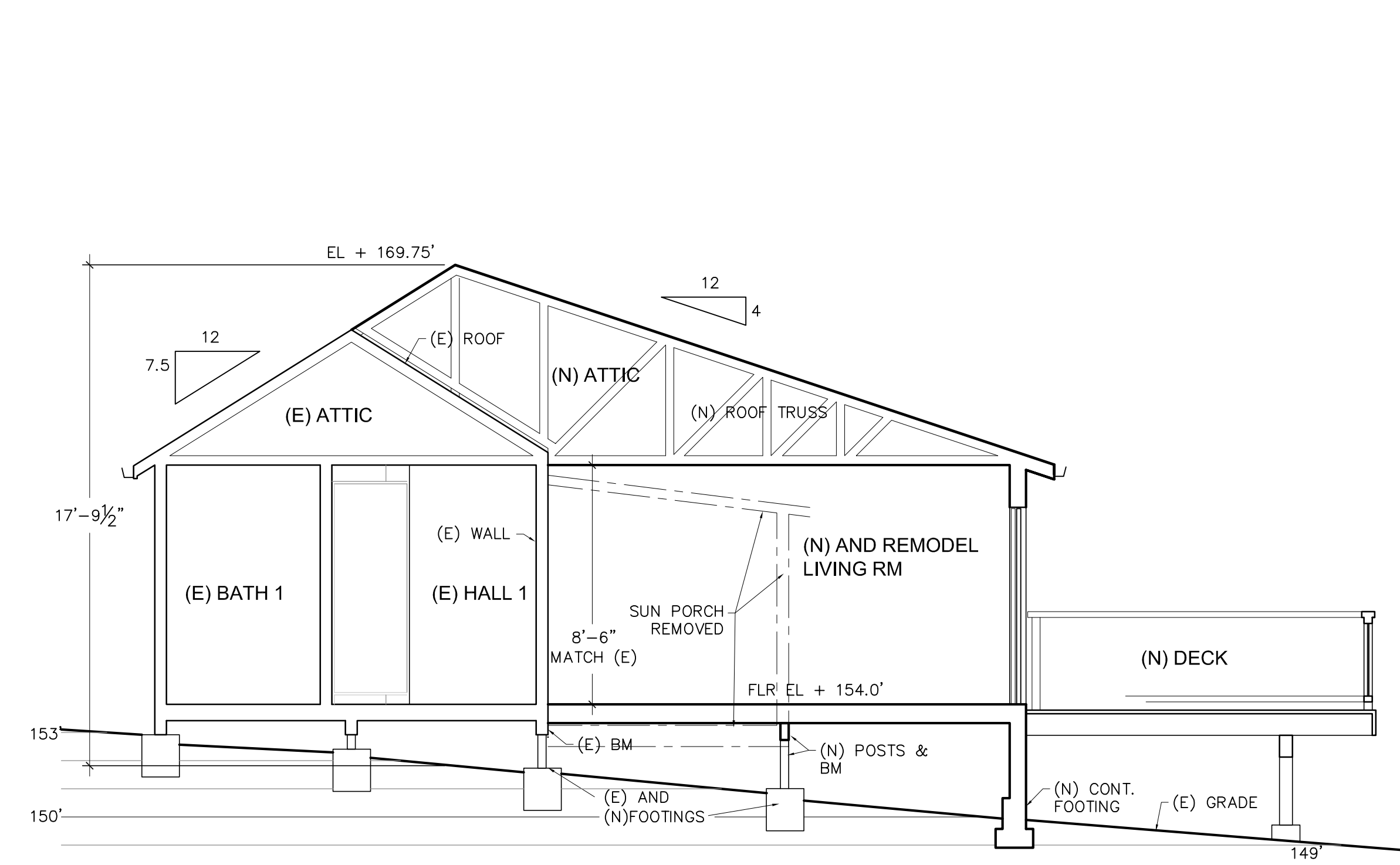
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Drawn by: DSG

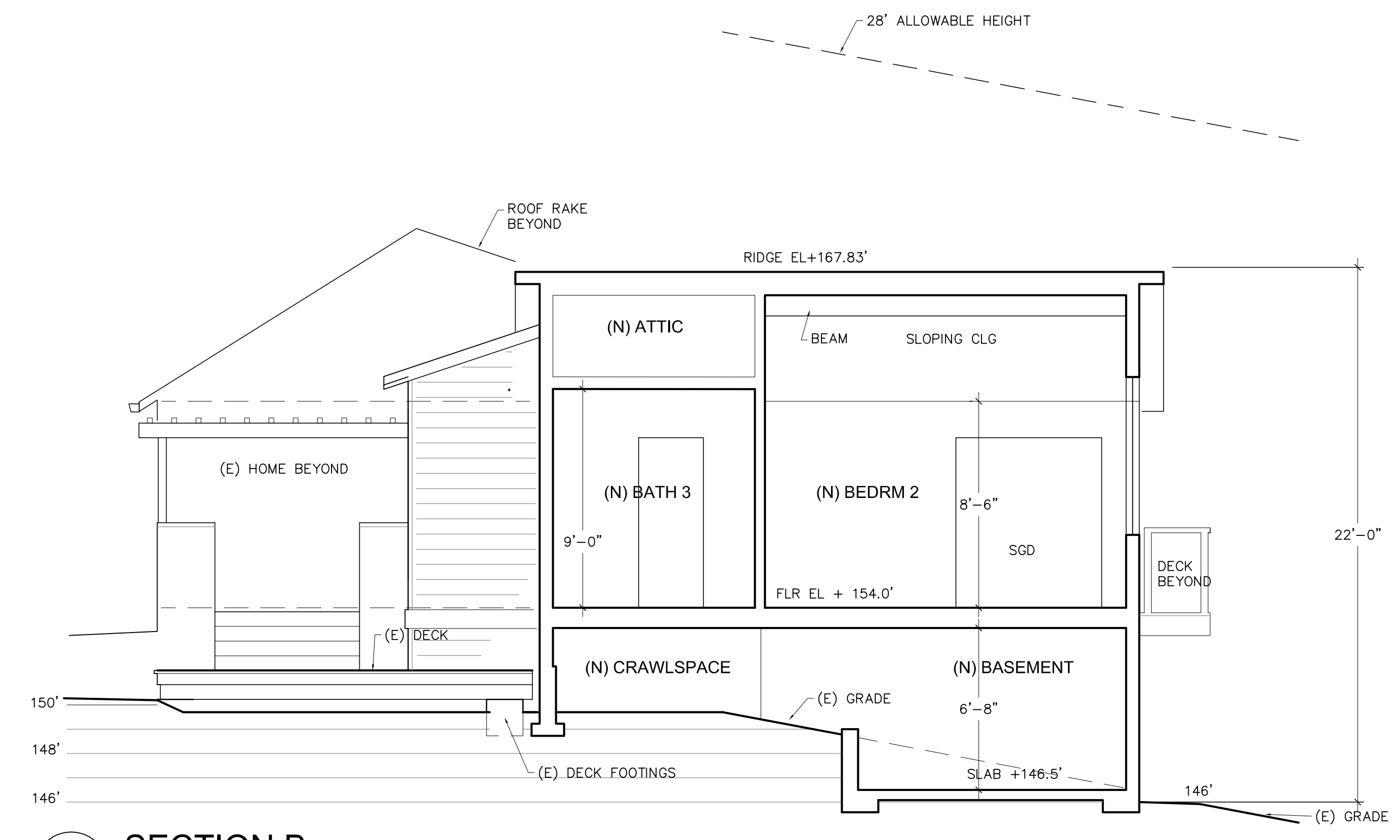
Job: 2121

Sheet:

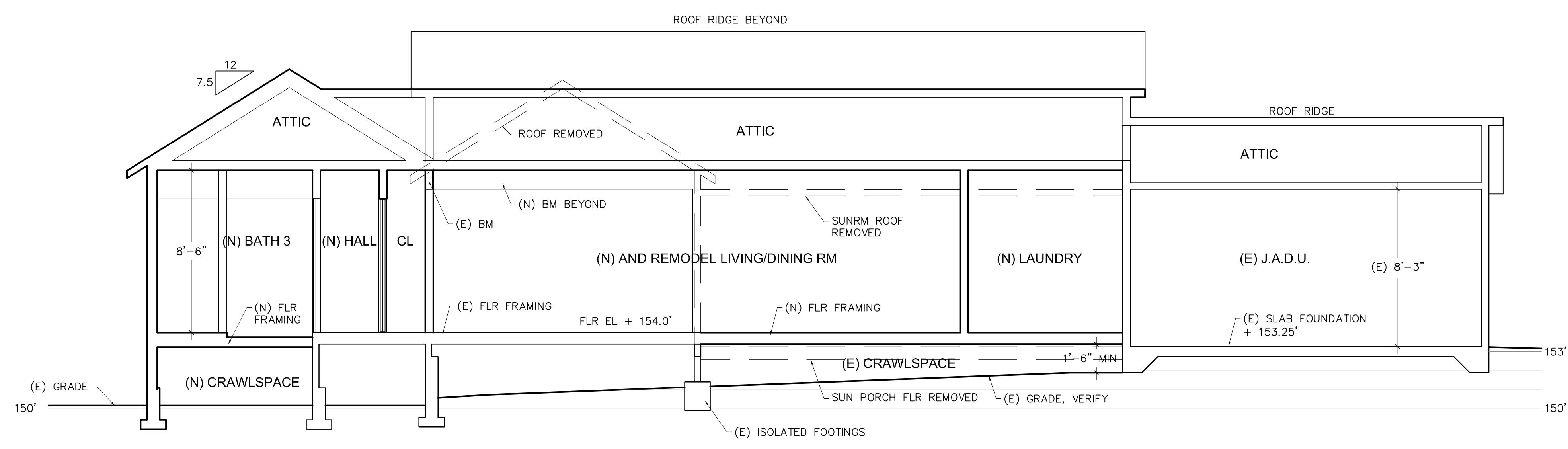
A2.2



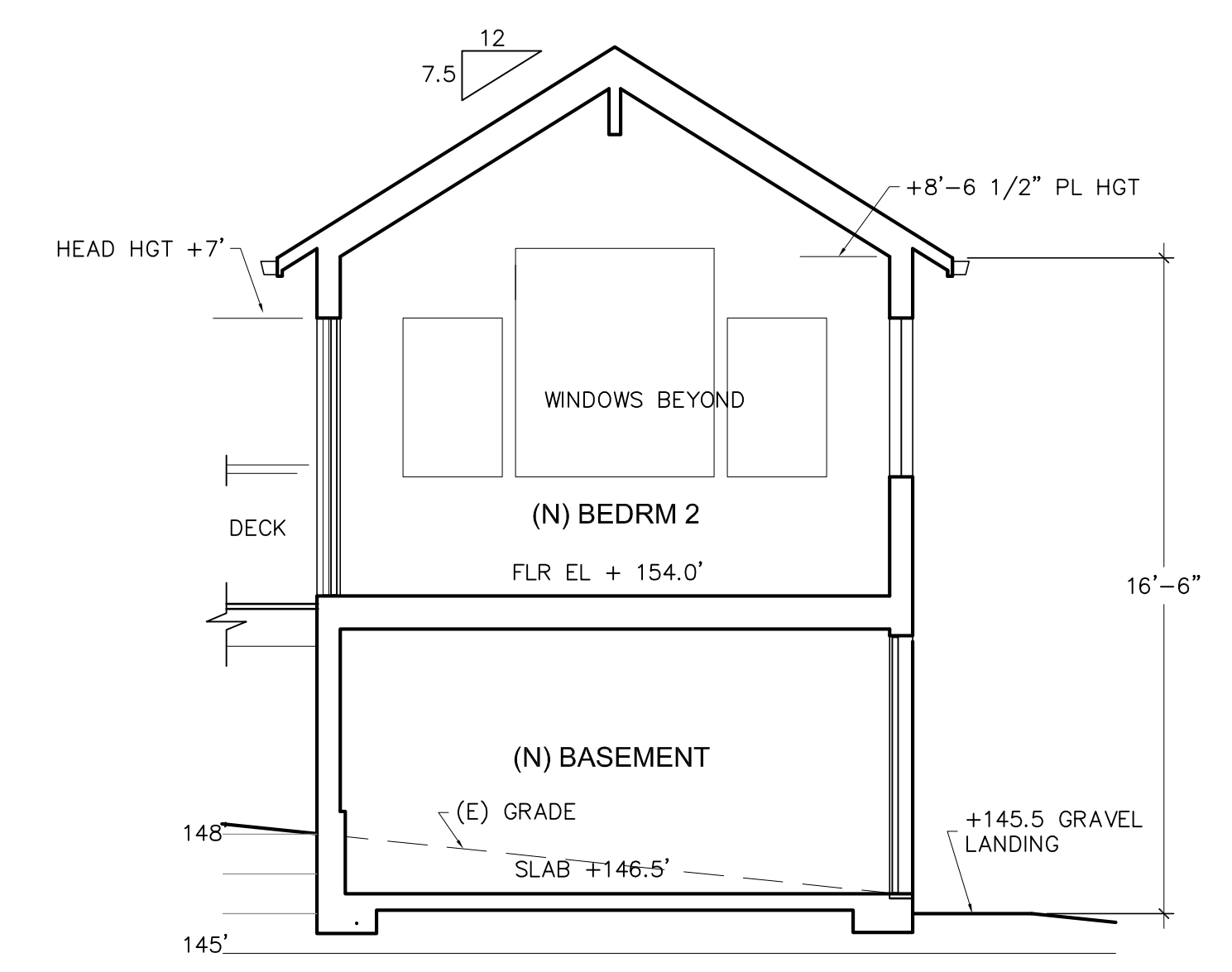
A SECTION A



B SECTION B

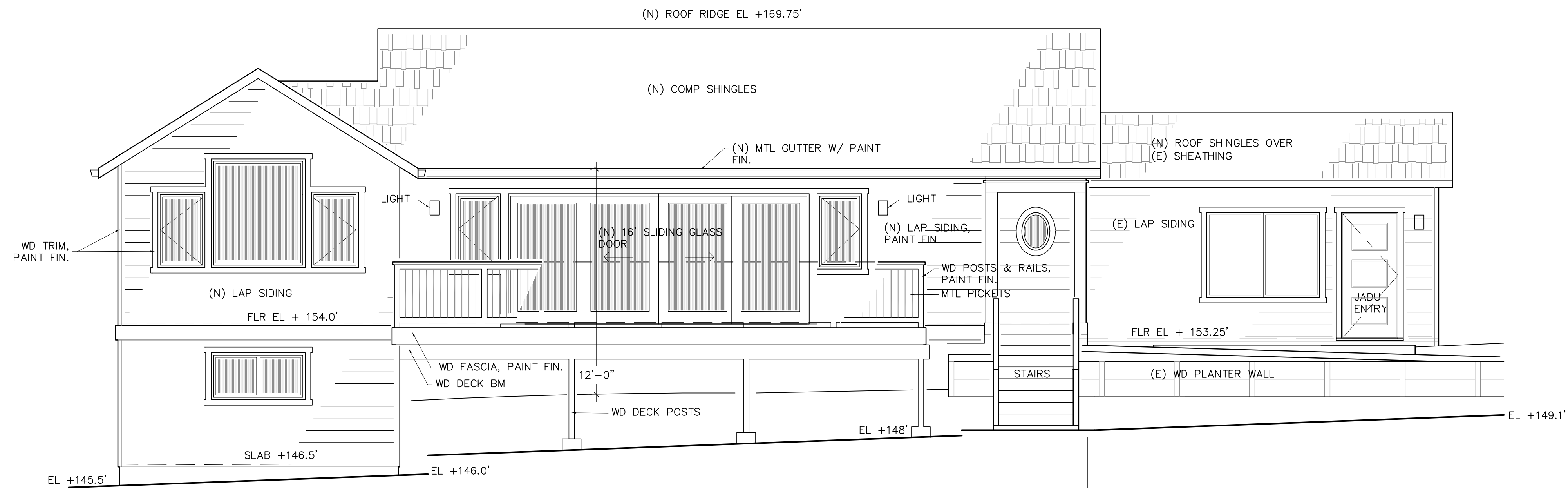


C SECTION C

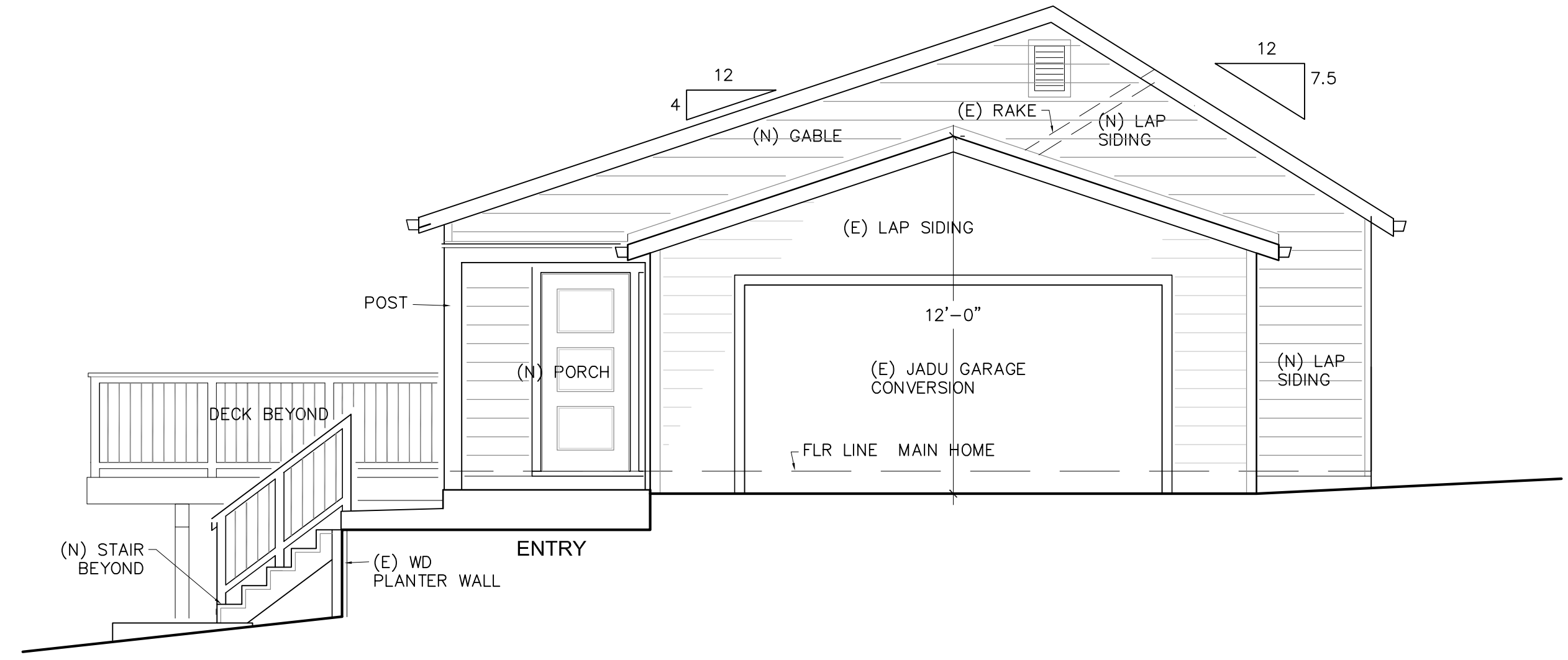


D SECTION D

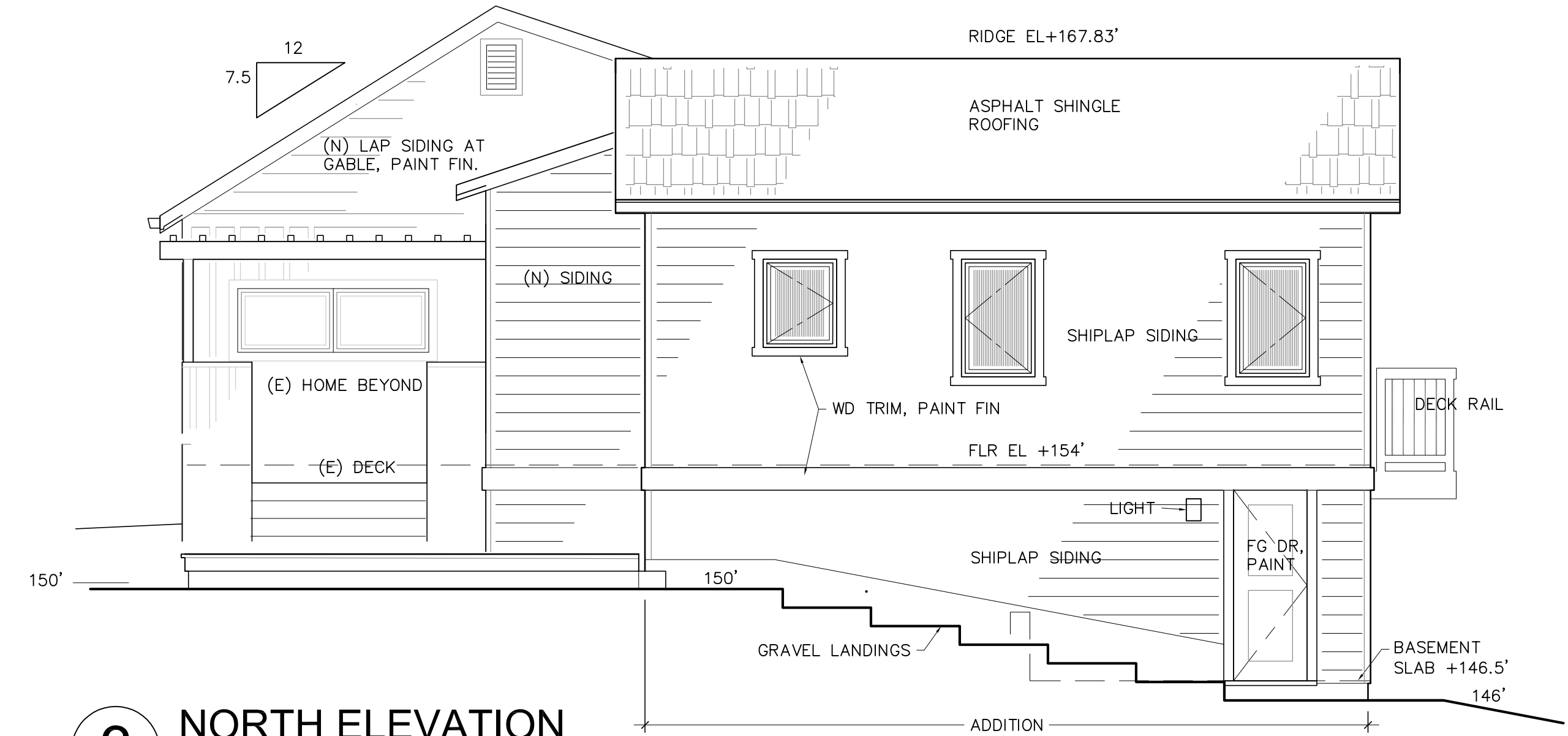
28' ALLOWABLE HEIGHT



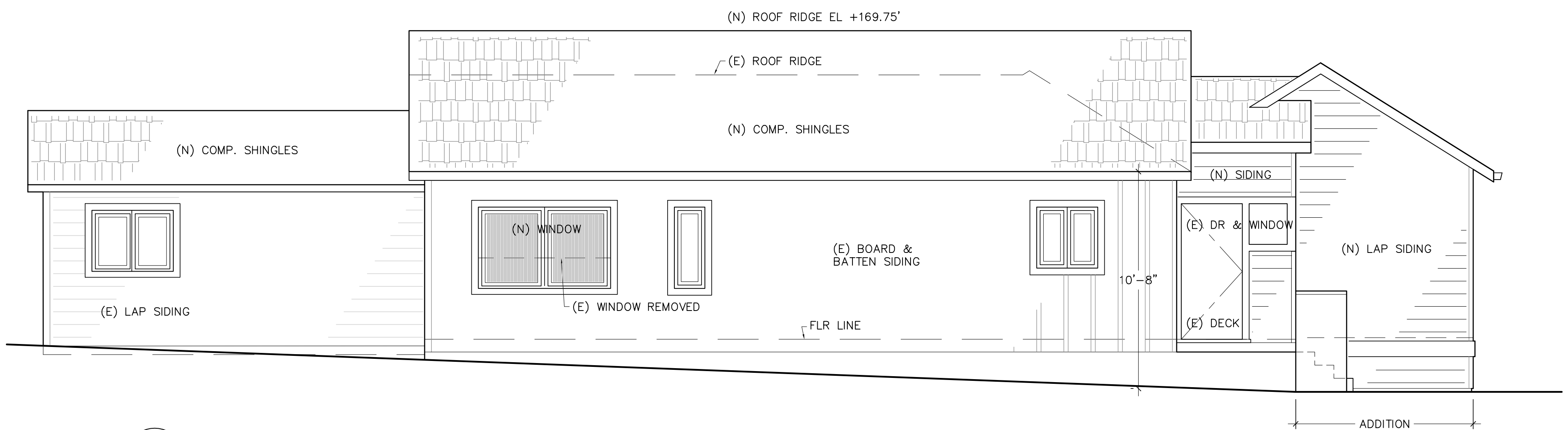
1 WEST (FRONT) ELEVATION



2 SOUTH ELEVATION



3 NORTH ELEVATION



4 EAST (REAR) ELEVATION

Revision

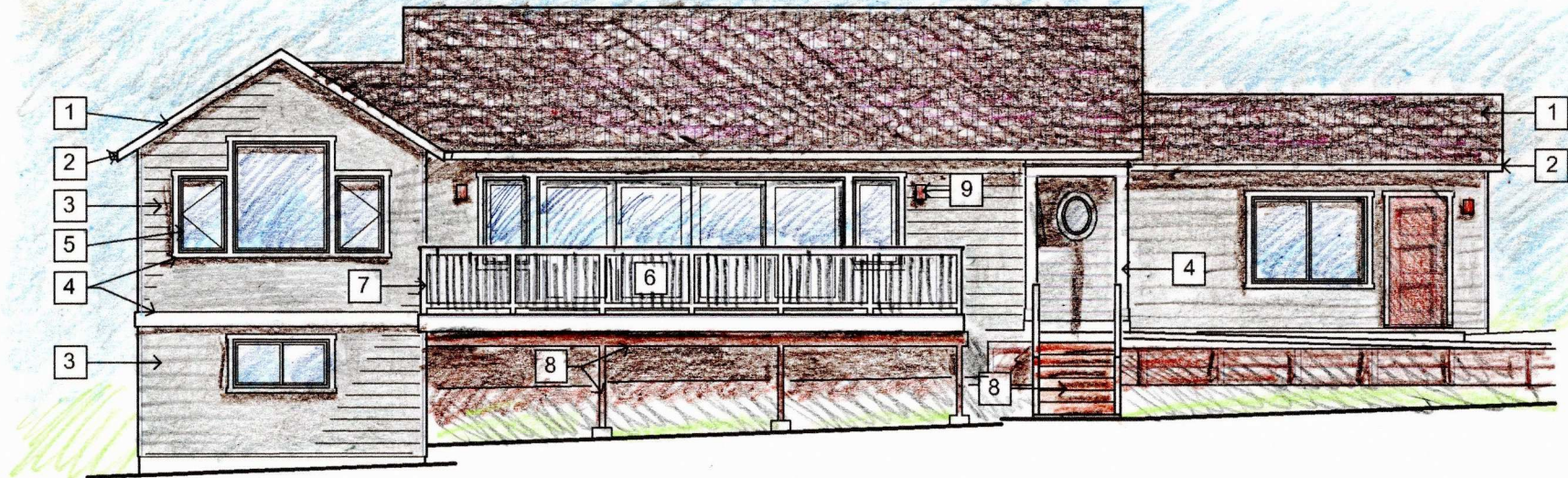
GAWOSKI ARCHITECTS
 10 Nevada Street
 San Rafael, CA 94901
 Douglas Gawoski
 415 - 342 - 5351

Dahmen-Hwang Residence
 Addition & Remodel
 601 Vue de Mer, Moss Beach, CA
 APN 037155010

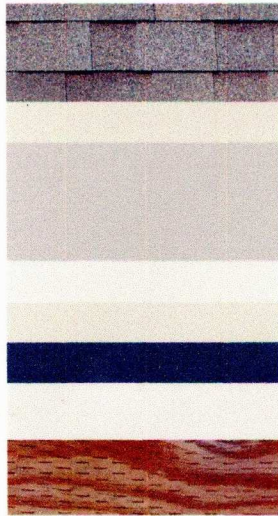
ELEVATIONS

Date: 7-19-23
 Scale: 1/4"=1'-0"
 Drawn by: DSG
 Job: 2121
 Sheet:

A4.0



KEY



- 1 Composition shingle roofing - O-C driftwood color
- 2 Aluminum gutters - prefinished
- 3 Lap siding - paint finish BM-465 thunder
- 4 Wood trim - paint finish BM PM-19 white dove
- 5 Fiberglass window frames - prefinished white
- 6 Metal rail pickets - prefinished
- 7 Wood deck posts & rails - paint finish BM PM-19 white dove
- 8 Deck posts and beam, stairs - natural wood



KICHLER 9025 MORRIS

- 9 Exterior light



COLOR AND MATERIALS

Dahman -Hwang Residence
601 Vue de Mer, Moss Beach

July 28, 2023



LANCASTER

BLVD.

VUE DE MER

AVE

LOT 1

LOT 2

LOT 3

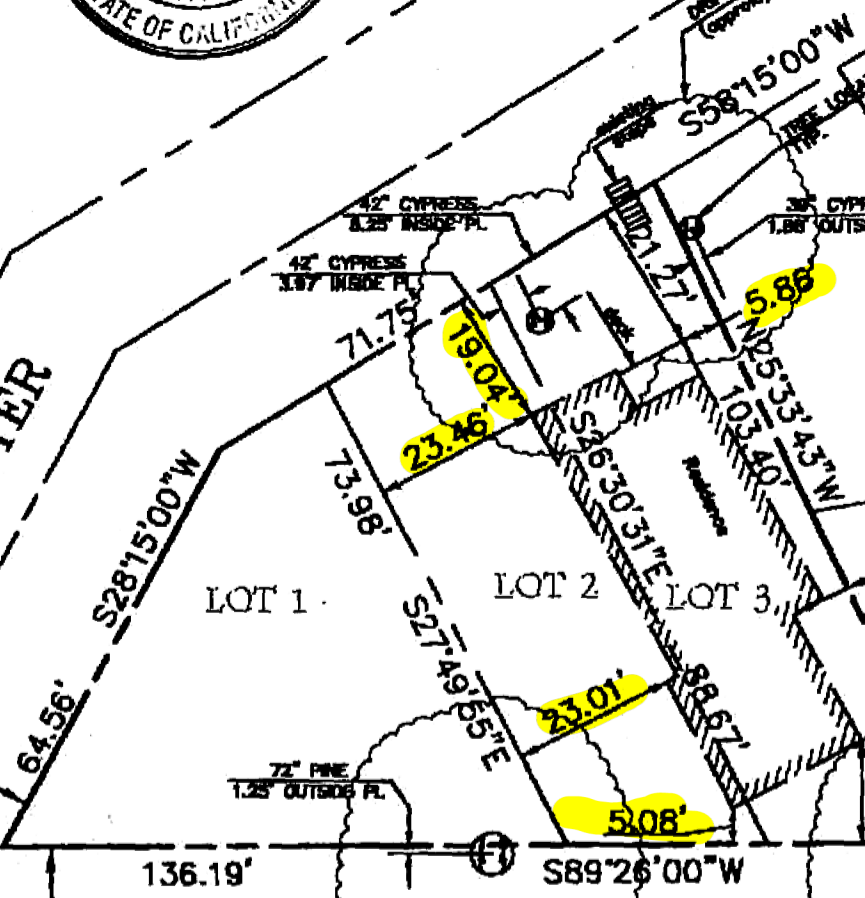
LOT 27

42" CYPRESS
8.25" INSIDE FL.
42" CYPRESS
3.97" INSIDE FL.

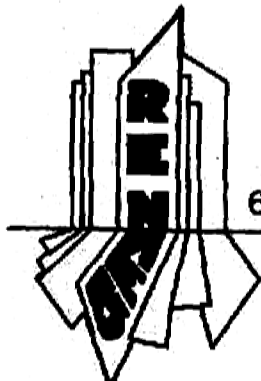
36" CYPRESS
1.88" OUTSIDE FL.

72" PINE
1.25" OUTSIDE FL.

36" PINE
0.75" OUTSIDE FL.



SCALE: 1"=30'



SURVEY PLAT

BUILDING SETBACKS

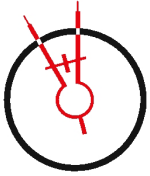
LANDS OF J. ASHBROOK & L. CLARK
601 VUE DE MER AVE., MOSS BEACH, CA

RENNER GROUP

226 LORTON AVE.
BURLINGAME, CA. 94010

PH: (650)685-8131 FAX: (650)685-8313

CLIENT: ASHBROOK/CLARK JOB NO: 1244-01 SURVEY: RS DATE: 11/11/02



Gawoski Architects
dgawoski@yahoo.com
415-342-5351

www.gawoski.com
10 Nevada Street
San Rafael, CA 94901

November 15, 2023

Coastside Design Review Committee
c/o San Mateo County Planning and Building Department
455 County Center, Redwood City, CA 94063
Sent by email to: sbecker@smcgov.org

**Re: Project Compliance with Zoning & Design Review Standard PRE 2022-15
601 Vue De Mer , Moss Beach APN 37-155-10**

This letter details design decisions made and how this addition design meets County Zoning Regulations and Design Review Standards. The initial design review application was made February 14, 2023.

This one story cottage predates zoning and building codes and is 'existing non-conforming'. The existing home is partially located within a 20 ft rear yard setback. The proposed addition is outside of current required yard setbacks and meets all zoning requirements except for parking. The garage, sun porch and dining room appear to be additions to the original cottage, and have different roof slopes and siding types.

The neighborhood is a mix of 1, 1 1/2 and 2 story homes of various styles. The predominant feature is raised outdoor decks and windows facing a coastal or valley view. The proposed addition is compatible with the existing structure and neighborhood homes in size and appearance.. Horizontal lap siding painted a warm grey color is planned. A new front yard deck faces neighborhood public space and connects interior space to the outdoors. The addition in front of the existing home strengthens part of the existing home with a new perimeter foundation as the original cottage is supported by isolated footings.

The attached two car garage was converted to a J.A.D.U. around 2007 without permits by previous owners and covered on-site parking was eliminated. The J.A.D.U. permit was obtained and this conversion was legalized before making this design review application for the addition. Currently there is parking in the driveway for two cars. State Gov. Code Section 65863.2 provides relief from local zoning parking requirements when a project is within 1/2 mile of public transit, which applies to this site.

Several cypress trees in the Lancaster Street right of way screen the site from down slope neighbors. No grading or new landscaping is planned, and one significant oak tree on site is not impacted by the planned addition.

Sincerely,

Doug Gawoski