

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

DATE: February 6, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Section 8.392.110 of the San Mateo County Zoning Regulations, to legalize the conversion of a 467-sq. ft. existing first-floor detached garage into habitable space and allow it as an addition to the existing attached second-story 910 sq. ft. legal Accessory Dwelling Unit (ADU) located above the garage, for a total ADU size of 1,377 sq. ft., where 800 sq. ft. is the maximum allowed size permitted on a legal 7,761 sq. ft. parcel, located at 345 Devonshire Boulevard in the unincorporated Devonshire area of San Mateo County. The Use Permit will also allow one off-site uncovered parking space for the ADU and a substandard front yard setback of 5 feet 6 inches where 20 feet is required for an Accessory Dwelling Unit.

County File Number: PLN2024-00195 (Ye)

PROPOSAL

The applicant is seeking a Use Permit to legalize the conversion of 467 sq. ft. of an existing first-floor detached garage to habitable space, propose it as an addition to an existing legal 910 sq. ft. attached second story ADU located above the garage, and exceed the maximum size allowed for an accessory dwelling unit. The Use Permit will also allow a substandard front yard setback of 5 feet 6 inches where 20 feet is required for an ADU and allow one uncovered off-site parking space for the ADU where one uncovered onsite parking space is required.

Due to the parcel's topography, the uncovered parking space cannot be located on the parcel thus it is proposed within the Devonshire Boulevard right-of-way. The parcel is a "through lot" which means it is bordered by two rights-of-way, Devonshire Boulevard and Chesham Avenue, and therefore the parcel has two front yards and no rear yard. No grading and no tree removal is required. The project scope has no impact to the main residence, thus the main residence maintains compliance for onsite covered parking.

The County's ADU regulations limit the maximum size of a detached ADU to 35% of the livable floor area of the existing primary residence or up to 800 sq. ft., whichever is

greater, upon compliance with all development standards. For this project, a detached ADU would be limited in size to 800 square feet.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit, County File Number PLN 2024-00195, by making the required findings and adopting the conditions of approval listed in Attachment A of this staff report.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant: Michelle Ye

Owners: Michelle Ye and Chengcheng Liu

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the Zoning Hearing Officer hearing was posted in a newspaper (San Mateo County Times) of general public circulation on January 25, 2025.

Location: 345 Devonshire Boulevard, Devonshire

APN: 049-020-360

Size: 7,761 sq. ft.

Existing Zoning: R-1/S-71/DR (Single-family Residential/S-71 Combining District/Design Review Combining District)

General Plan Designation: Medium Low Density Residential

Sphere-of-Influence: City of San Carlos

Existing Land Use: Single-family residence and a detached three car garage with upper-level accessory dwelling unit.

Water Supply: California Water Service Company – San Carlos

Sewage Disposal: Devonshire County Sanitation District

Flood Zone: Flood Zone X (area of minimal flood hazard); FEMA Panel Number 06081C0285E, effective October 16, 2012.

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15303, Class 3 related to the conversion of an existing small structure, where only minor modifications are made in the exterior of the structure.

Setting: The subject parcel has very steep topography with approximately 30% slope between the existing detached garage/ADU and the main house. The existing detached garage and second story ADU is accessed from Devonshire Boulevard, with the back portion of the structure built into the hill. The existing main single-family residence is accessed from Chesham Avenue, situated uphill from the detached garage/Accessory Dwelling Unit. There is no structural connection between the buildings. The surrounding area consists of existing one-story and two-story single-family residences.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Policy 4.36 (*Urban Area Design Concept*) and Policy 8.15 (*Land Use Compatibility*) seek to maintain and improve upon the appearance and visual character of development in urban areas, ensure that proposed development contributes to the orderly and harmonious nature of the locality, and protect and enhance the character of existing single-family areas.

The project involves legalizing the conversion of an existing first-floor detached garage to habitable space and proposing the converted space to be an addition to an existing legal second story ADU located above the garage. The structure is located in the front yard, approximately 5 feet 6 inches from the front property line, fronting on Devonshire Boulevard. The detached structure is approximately 35 feet from the main house, which fronts 344 Chesham Drive. There are minimal exterior changes proposed, limited to new windows and doors; however, there will be no change to the existing 22-foot, 4-inch building height. An existing external staircase will continue to provide access between the upper level and lower level and no internal stairs are proposed or required. Planning staff received confirmation from Building Department staff that internal stairs are not required to provide access between the two levels. No changes to existing vegetation and no grading is proposed. The project does not propose substantial visual changes to the current site conditions as the structure already exists and only minimal exterior building changes are proposed.

2. Conformance with the Zoning Regulations

a. Zoning Standards

The project parcel is located in the R-1/S-71/DR (Single-family Residential/S-71 Combining District/DR Combining District) Zoning District. The proposed project complies with the development standards of the S-71 District that are applicable to ADUs and Accessory Dwelling Unit standards contained in Chapter 22.5 of the Zoning Regulations, as outlined below, with exceptions being sought under the subject Use Permit to the required 20-foot front yard setback, maximum permitted size, and off-street parking requirements.

S-71 Development Standards (applicable to ADUs)		
Standard	Allowed	Proposed
Maximum Lot Coverage	50%	14%(Existing, no change proposed)
Maximum Floor Area	2,579.81 sq.ft.	1,885 sq.ft. (existing, no change proposed)
Accessory Dwelling Unit Standards		
Standard	Required	Proposed
Minimum Front Setback	20 ft.	5 ft., 6 in.*
Minimum Side Setbacks	4 ft.	5 ft. (right) 7 ft., 7 in. (left)
Minimum Rear Setback	4 ft.	N/A (through lot, no rear yard)
Maximum Height	26 ft.	22 ft., 4 in.
Minimum Distance to Primary Residence	5 ft.	36 ft.
Maximum Size	800 sq. ft.	1,377 sq. ft*
Parking	One uncovered on-site parking space *	One uncovered offsite parking space, located in the right-of-way. **

*Use Permit required

**One uncovered parking space for the ADU required.

The applicant is seeking a Use Permit to legalize the conversion of 467 sq. ft. of an existing first-floor detached garage to habitable space, propose it as an addition to an existing legal 910 sq. ft. attached second story ADU located above the garage (for a total of 1,377 sq. ft.), and exceed the maximum size allowed for an accessory dwelling unit. The Use Permit will also allow a substandard front yard setback of 5 feet 6 inches where 20 feet is required for an ADU and allow one uncovered offsite parking space for the ADU where one onsite uncovered space is required.

Due to the parcel's topography, the uncovered parking space cannot be located on the parcel thus it is proposed within the Devonshire Boulevard right-of-way.

3. Conformance with Use Permit Findings

Pursuant to Section 8.392.110 of the Zoning Regulations, a Use Permit is required when an ADU does not meet all of the applicable ADU standards, as cited in the above table. In order to grant approval of a Use Permit as required by Section 8.392.110, and in reference, Section 8.280.030, the following finding must be made:

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

The project site is located in a non-coastal area and is surrounded by existing one- and two-story single-family residences. The proposed project will continue to utilize the property for single-family residential purpose while maintaining the overall affordable housing supply in the County with the proposed expansion of the existing legal Accessory Dwelling Unit. The proposed ADU expansion will be located within the existing lower-level detached garage which is located in the 20-foot front yard setback of the property fronting Devonshire Boulevard; no physical building footprint expansion is required.

Although the ADU is proposed to exceed the maximum size limitation allowed for the property based on the size of the existing primary residence,

when combined with existing development the project would not cause total development on the site to exceed the maximum allowed lot coverage or floor area standards of the S-71 Zoning District. Therefore, staff believes the project will not be detrimental to the public welfare or injurious to property or improvements in the area.

Due to the location of the existing buildings, the steep topography between the existing structures, and existing vegetation, trees and creek in the front yard setback of 344 Chesham Avenue, there is not adequate space to provide one uncovered onsite parking space on the parcel. Legalizing the conversion of the existing first-floor detached garage to habitable space, requires a Use Permit to allow a substandard front yard setback of 5 feet 6 inches where 20 feet is required. The topography between the detached ADU and the main house consists of a steep vertical slope, and cannot support a new uncovered on site parking space. Additional onsite parking is not possible on Chesham Avenue due to an existing creek that runs through the front yard, parallel to Chesham Avenue. There is no driveway to the main house from Chesham Avenue right-of-way; instead, the house is accessed by a pedestrian bridge over the creek. A Use Permit is also requested to allow one off-site uncovered parking space in the Devonshire Boulevard right-of-way, where one uncovered onsite parking space is required for the Accessory Dwelling Unit. There is ample paved space within the right-of-way, between the improved through roadway and the onsite ADU, to accommodate the required parking without impacting roadway safety. Furthermore, the project has been reviewed by the Department of Public Works and received conditional approval.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15303, Class 3 related to the conversion of an existing small structure, where only minor modifications are made in the exterior of the structure.

C. REVIEWING AGENCIES

Building Inspections Section
Devonshire County Sanitation District
California Water Service - San Carlos
San Mateo County Fire Department
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map

- C. Plans
- D. Photos



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00195 Hearing Date: February 6, 2025

Prepared By: Olivia Boo, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15303, Class 3 related to the conversion of an existing small structure, where only minor modifications are made in the exterior of the structure.

For the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The project site is not located in the coastal zone and is designed and located to minimize impacts to neighboring properties and the public as no physical changes are proposed. Additionally, there is ample paved space within the right-of-way, between the improved through roadway and the onsite ADU, to accommodate the required parking without impacting roadway safety.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on February 6, 2025. The Director of Planning and Building may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.

2. This Use Permit is valid for one year from the date of final approval in which time a valid building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable fees 60 days prior to expiration.
3. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section. Additionally, construction shall not commence/continue until a valid building permit is issued.
4. To reduce the impact of any construction-related activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along nearby rights-of-way. All construction vehicles shall be parked on-site outside public right-of-ways or in public locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:
 - a. Protecting areas not to be disturbed using a vegetative buffer strip or fence/barrier.
 - b. Covering construction materials stored on-site with a tarp or other waterproof material when not in use.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
7. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to, or greater than, 6 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
8. Impact Fees. Accessory dwelling units of greater than 750 sq. ft. in size shall be charged impact fees in an amount equal to the standard impact fee for such a unit, multiplied by the proportion of the accessory dwelling unit to the primary dwelling unit.
9. The approved ground floor converted habitable space is considered an expansion of floor space to the existing legal upper floor Accessory Dwelling Unit. The approved ground floor habitable space shall not be rented separately and is prohibited from having its own cooking facility that would consider it a separate ADU from the upper floor. The ADU, in its entirety, shall not be rented as a Short Term Rental.

San Mateo County Fire Department

10. OSFM IB 21-005 - New junior accessory dwelling units and accessory dwelling units shall have setbacks of a minimum of four feet. No setback is required for existing buildings that are converted into accessory dwelling units when they are located within the same dimensions.
11. OSFM IB 21-005 - Senate Bill 1069 adds the following exception for automatic residential fire sprinkler systems if all the following conditions exist:
 - a. The unit meets the definition of an accessory dwelling unit in the Government Code (section 65852.2).
 - b. The existing primary residence is not required to have an automatic residential sprinkler system.
 - c. The detached accessory dwelling unit does not exceed 1,200 square feet in size.
 - d. The unit is on the same lot as the primary residence.

12. CFC 2022 Section 505.1 [Amended] - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.
13. CFC 2022 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Smoke Detectors shall be hardwired and interconnected.

14. CFC 2022 Section 1031.3.1 - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).
15. CFC 2022 Section 1031.3.2 - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
16. CFC 2022 Section 1031.3.3 - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

17. CFC 2022 Section 304.1.2 - Weeds, grass, vines or other growth that is capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.
18. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
19. CFC 2022 Section 4907.2 - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management.
20. 1-hour separation from the dwelling to the garage is required.
21. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements. For additional information or to schedule an inspection you may contact the San Mateo County Fire Department Fire Marshal's Office at SMCFDfiremarshal@fire.ca.gov.

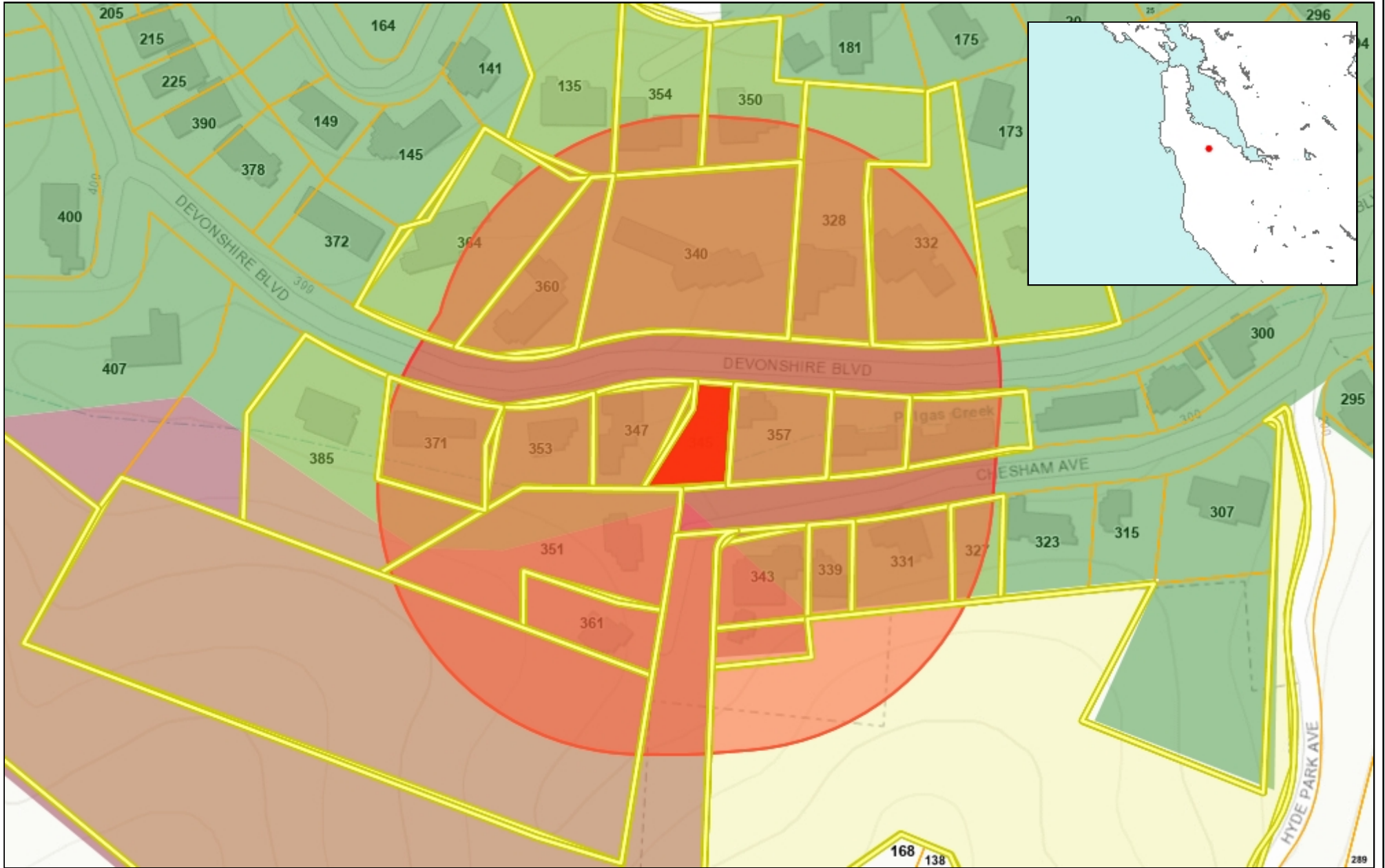
Devonshire County Sanitation District

22. The applicant shall comply with applicable regulations and pay applicable fees.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

TOPOGRAPHICAL LAND SURVEY

PARCEL ONE, RECORD OF SURVEY
VOLUME 12 MAPS, PAGE 10
345 DEVONSHIRE BLVD., SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
APN: 049-020-360 FEBRUARY 2018
CONSISTING OF ONE SHEET



This needs a Non-Conforming Use Permit because converted Cottage is in 20' rear setback,

REFERENCES:
R1 RECORD OF SURVEY, VOLUME 12 MAPS, PAGE 10

SITE BENCHMARK REFERENCE:
TOP OF SDMH RIM ON DEVONSHIRE BLVD.
ELEVATION=907.16 (ASSUMED)

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHICAL SURVEY MADE BY ME OR BY RESPONSIBLE CHARGES UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING AT THE REQUEST OF SC DESIGN IN OCTOBER 2017.

ABBREVIATIONS
ETBL - Existing to be legalized



NOTES:

1. SITE: 345 DEVONSHIRE BLVD., SAN CARLOS, CA 94070
2. TOTAL ACREAGE: 7,761 SQ. FT., 0.178 AC.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS MAP, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. ALL DECKS ARE WOOD, ALL WALLS ARE WOOD AND ALL STEPS ARE CONCRETE UNLESS OTHERWISE NOTED. NEIGHBORING HOUSES ARE MULTI LEVEL WOOD STRUCTURES.
5. ALL TREE DIMENSIONS ARE THE DIAMETER AT 45' ABOVE GRADE. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
6. A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY AMERICAN BASELINE COMPANY. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
7. BSSL TO BE DETERMINED/VERIFIED BY CITY OF TIBURON.

LEGEND

	PROPERTY LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	STORM RAIN LINE
	WOOD FENCE

AD	AREA DRAIN
APH	ASSESSOR'S PARCEL NUMBER
AC	ASPHALT
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FP	FINISHED FLOOR
FR	FIRE HYDRANT
GND	GROUND
GA	GEN ANCHOR
GM	GAS METER
GV	GAS VALVE
IRV	IRRIGATION VALVE
JP	JOINT POLE
MB	MAIL BOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAROUT
SSMH	SANITARY SEWER MANHOLE
SL	STREET LIGHT
T	TREE
WM	WATER METER
WV	WATER VALVE
WP	WOOD POST

345 DEVONSHIRE BLVD
GROUND FLOOR GARAGE & ETBL COTTAGE
UPPER FLOOR ADU

344 CHESHAM AVE
MAIN HOUSE



DATE: FEBRUARY 10, 2018
SHEET 1 OF 1

NOT TO SCALE

REMODEL OF GARAGE TO NEW COTTAGE & NEW OUTDOOR STORAGE ROOMS

PROJECT ADDRESS

345 DEVONSHIRE BLVD.
SAN CARLOS, CA 94070

OWNER

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PREPARED BY

CHRISTEL LEUNG (DESIGNER)
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323.610.9245

REVISIONS

DATE

BUILDING SUBMITTAL

06/14/24

DRAWING NAME

PLOT PLAN

SHEET#: 3

REMODEL OF
GARAGE TO
NEW COTTAGE
& NEW OUTDOOR
STORAGE ROOMS

PROJECT ADDRESS

344 CHESHAM AVE
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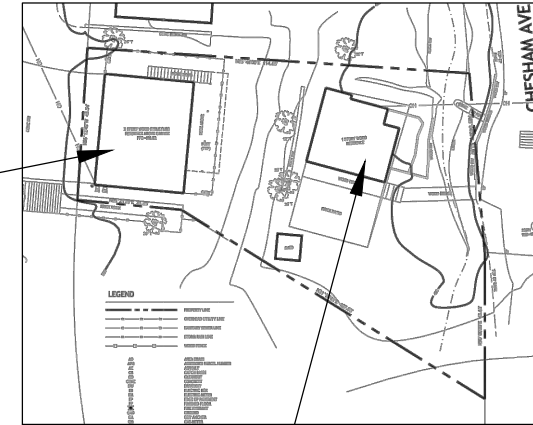
REVISIONS DATE

BUILDING SUBMITTAL 06/14/24

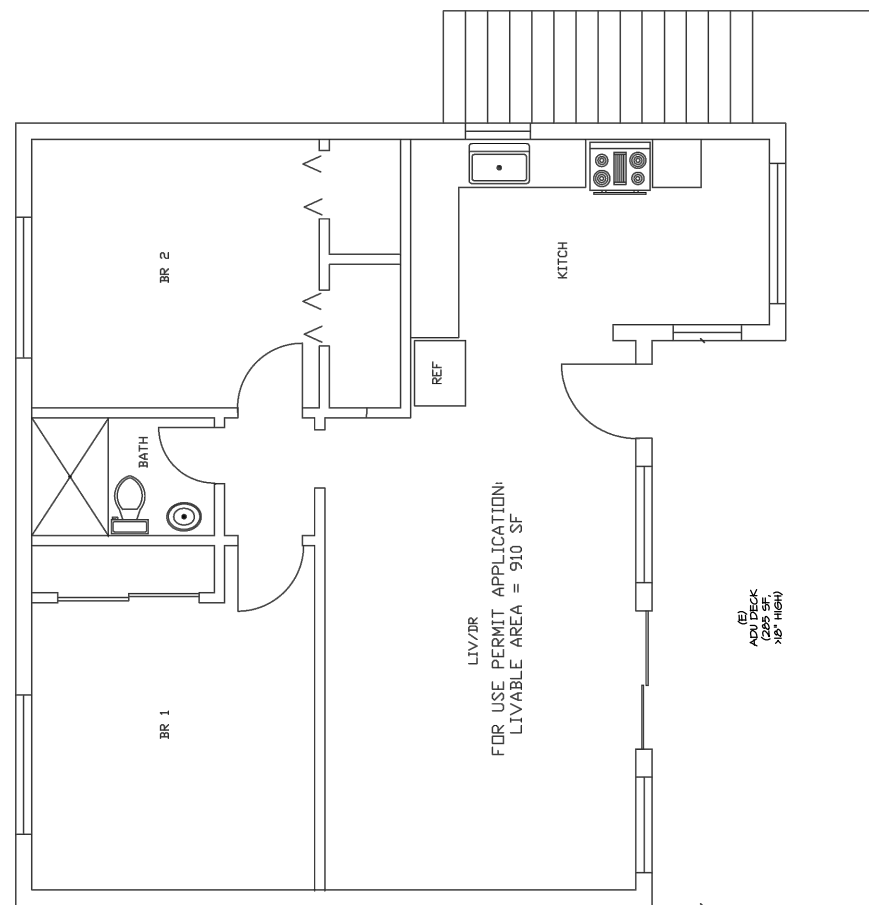
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EXISTING ADU
& MAIN HOUSE
FLOOR PLANS
(NO CHANGE)

SHEET#: 4

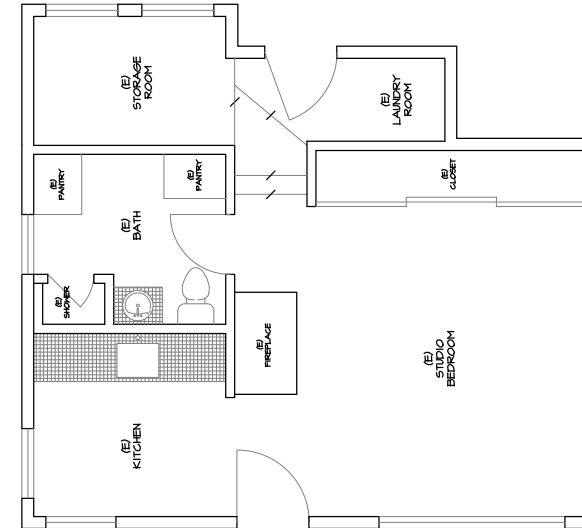


EXISTING ADU FLOOR PLAN
(ABOVE GARAGE)
NO CHANGE



1/8" = 1'-0"

EXISTING MAIN HOUSE FLOOR PLAN
NO CHANGE



1/8" = 1'-0"

KEY NOTES:

- 1 The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
- 2 Keeping at least 9' wide x 19' long garage space for 1 BR House
- 3 New door/solid u=0.5 per Title 24 Requirements.
- 4 Fenestration u/shgc=0.40/0.67 per Title 24 Requirements.






NOTES:

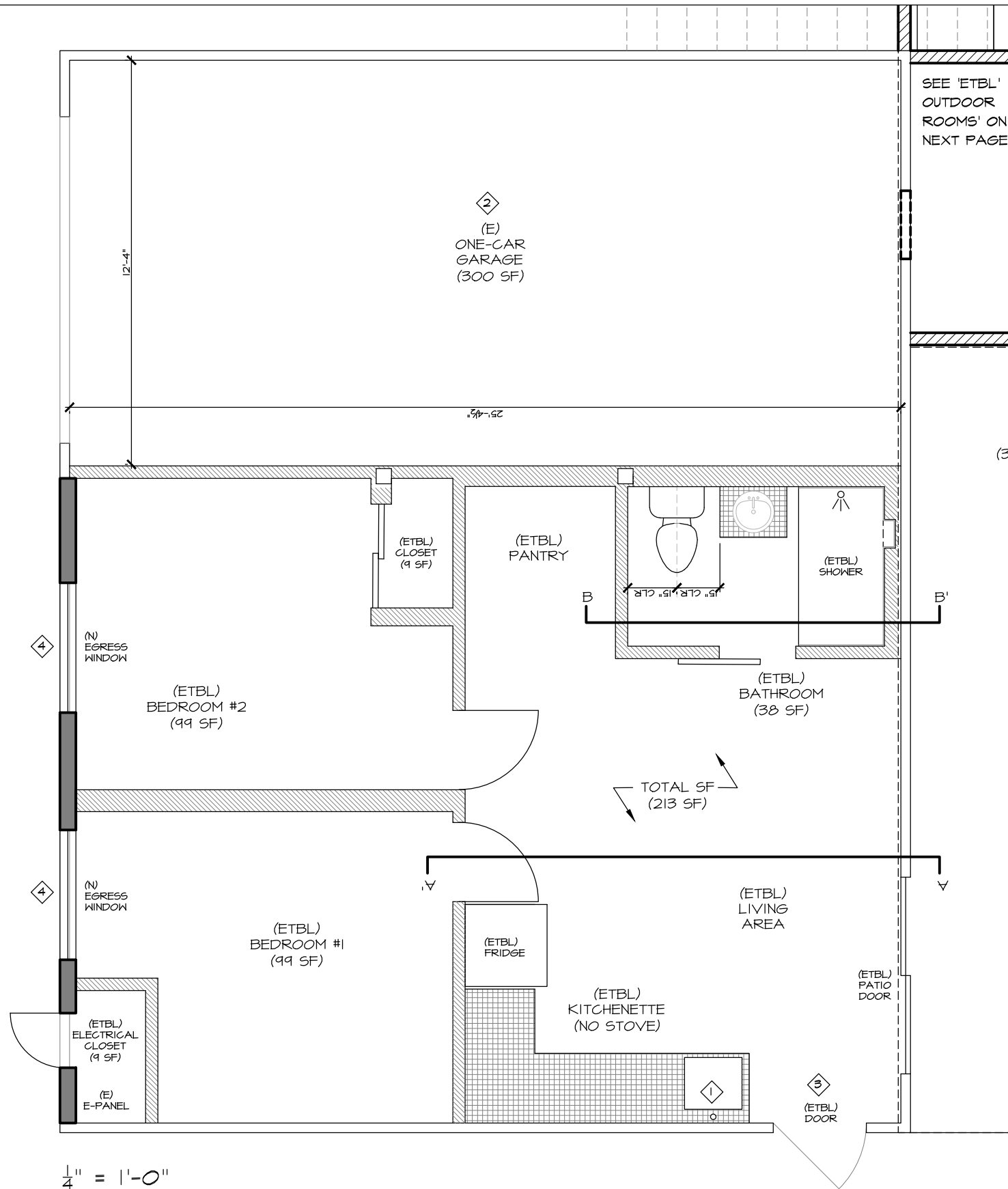
- 1) Blueskin® VPI00 Self-Adhered Water Resistive Air Barrier Membrane (or equivalent) and Henry Brand liquid (or equivalent) applied and window flashing applied in accordance with manufacturer's recommendations.
- 2) Provide fire-blocking at the following locations:
 - a) Vertically at the ceiling and floor levels
 - b) Horizontally at intervals not exceeding 10 feet.
 - c) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - d) Fire-blocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
- 3) 1 hour fire rated wall. Provide steel electrical boxes and do not exceed 2 boxes per stud bay. Separate boxes on opposite sides of the wall by 24" or protect with rated putty pads. Note: Membrane (gypsum board) penetrations are permitted of not more than 2-hour fire-resistance-rated walls and partitions that do not exceed 16 square inches (0.0103 m²) in area provided that the aggregate area of the openings through the membrane does not exceed 100 square inches (0.0645 m²) in any 100 square feet (9.29 m²) of wall area. The annular space between the wall membrane and the box shall not exceed 1/8 inch (3.1 mm). Per Table R302.1 (1), limit opening in walls 4' from property line to 25% of the gross area of the wall.

ABBREVIATIONS:

- ETBL Existing to be legalized
- (E) Existing
- (N) New, to be added for legalization

LEGEND:

-  NEW WOOD FRAMED EXTERIOR WALL
2x4 @ 16" O.C., R-13, see Title24
-  NEW WOOD FRAMED INTERIOR WALL
2x4 @ 16" O.C., R-0, see Title24
(Increase to 2x6 for plumbing wall)
-  NON-INSULATED EXTERIOR WALL
-  EXISTING WALL
-  NEW GRANITE OR TILE SURFACE



REMODEL OF
GARAGE TO
NEW COTTAGE
& NEW OUTDOOR
STORAGE ROOMS

PROJECT ADDRESS

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REVISIONS DATE

BUILDING SUBMITTAL 06/14/24

DRAWING NAME

'ETBL'
COTTAGE
FLOOR PLAN

SHEET#: 5

REMODEL OF GARAGE TO NEW COTTAGE & NEW OUTDOOR STORAGE ROOMS

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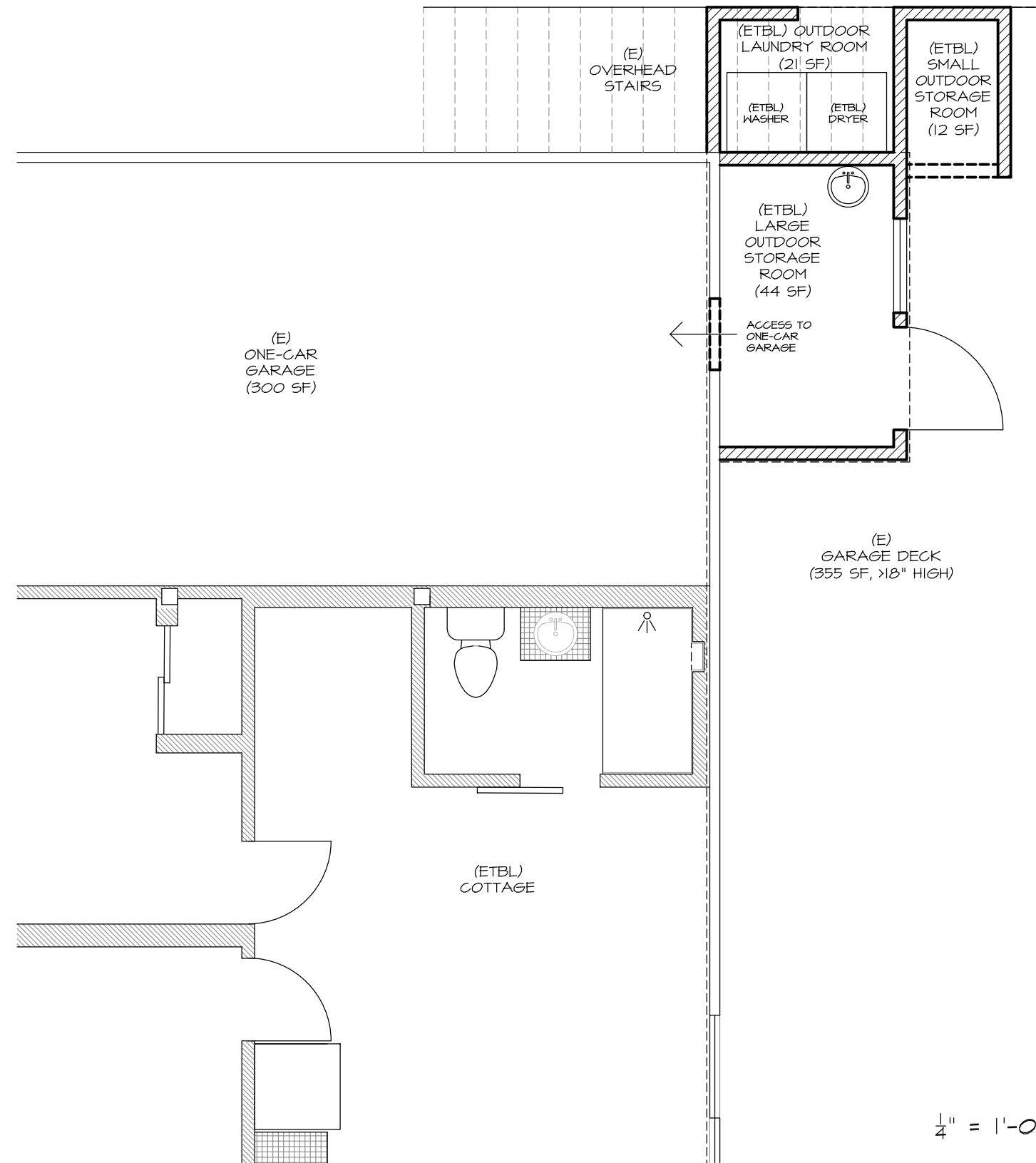
REVISIONS DATE

BUILDING SUBMITTAL 06/14/24

DRAWING NAME

'ETBL'
OUTDOOR
ROOMS

SHEET#: 6



ABBREVIATIONS:

- ETBL Existing to be legalized
- (E) Existing
- (N) New, to be added for legalization

NOTES:

1. ETBL Outdoor Rooms do not add to lot coverage, as they are built on top of existing deck (>18" high). They do add to FAR, but does not exceed max (see calculations on Cover Sheet)
2. All Outdoor Rooms are non-conditioned.

LEGEND:

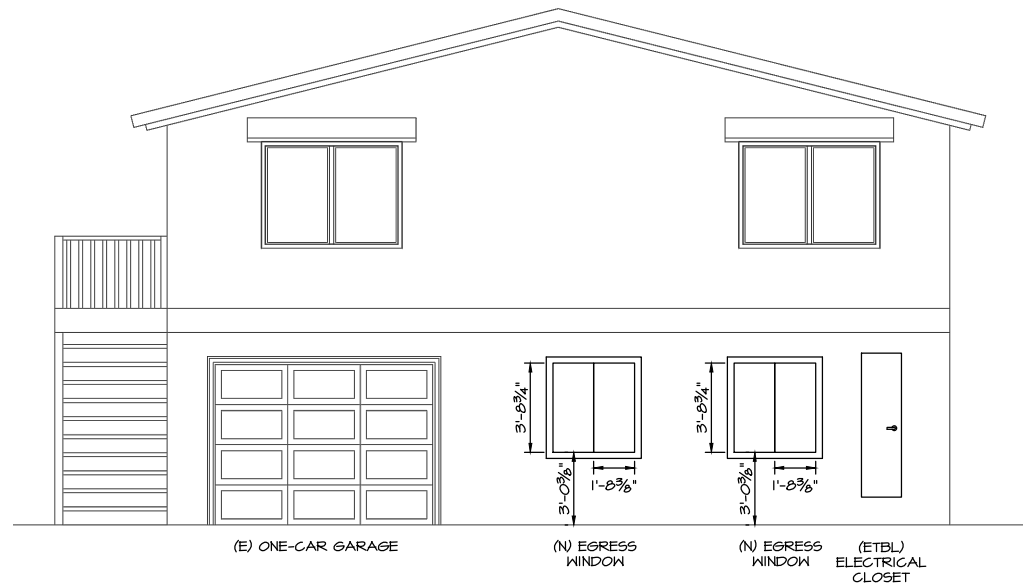
- NEW WOOD FRAMED EXTERIOR WALL
2X4 @ 16" O.C., R-13, see Title24
- NEW WOOD FRAMED INTERIOR WALL
2X4 @ 16" O.C., R-0, see Title24
(Increase to 2x6 for plumbing wall)
- NON-INSULATED EXTERIOR WALL
- EXISTING WALL
- NEW GRANITE OR TILE SURFACE

NOTES:

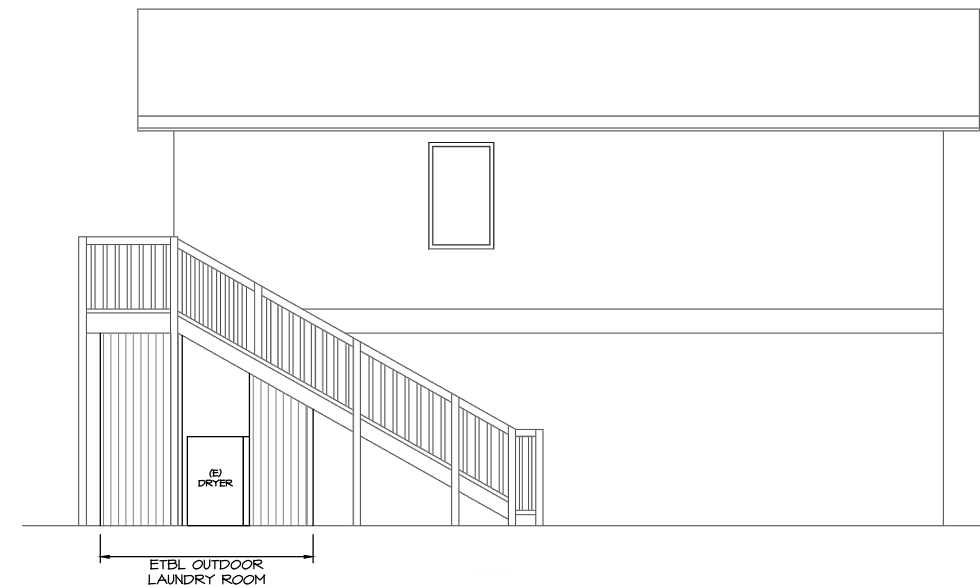
1. Egress Window: confirm before ordering window egress specifications:
 - 1.1. The escape opening has a minimum net clear opening of 5.7 square feet (grade-floor openings shall be minimum 5 square feet);
 - 1.2 minimum net clear opening height of 24 inches; and minimum net clear opening width of 20 inches.
 - 1.3 The bottom of the clear opening is not more than 44 inches above the floor and opens directly to street, public alley, yard, or court that opens to a public way. CRC R310.1.1

ABBREVIATIONS:

- ETBL Existing to be legalized
 (E) Existing
 (N) New, to be added for legalization



ETBL NORTH ELEVATION



ETBL EAST ELEVATION



ETBL SOUTH ELEVATION



ETBL WEST ELEVATION

REMODEL OF GARAGE TO NEW COTTAGE & NEW OUTDOOR STORAGE ROOMS

PROJECT ADDRESS

345 DEVONSHIRE BLVD.
 SAN CARLOS, CA 94070

OWNER

MICHELLE YE
 345 Devonshire Blvd.
 San Carlos, CA 94070
 michelleye168@yahoo.com
 650-863-6678

PREPARED BY

CHRISTEL LEUNG (DESIGNER)
 919 ENSENADA AVE
 BERKELEY CA 94707
 C3LEUNG@YAHOO.COM
 323.610.9245

REVISIONS DATE

BUILDING SUBMITTAL 06/14/24

DRAWING NAME

'ETBL' ELEVATIONS

1/8" = 1'-0"

SHEET#: 7



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



KITCHENETTE



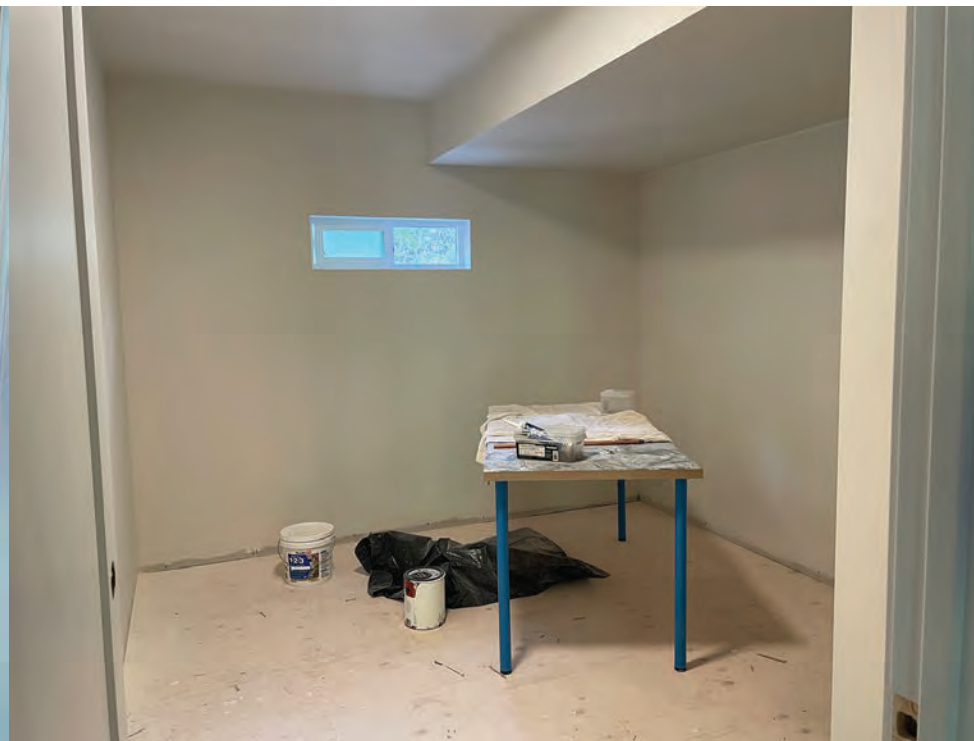
BATHROOM



PATIO DOOR



BEDROOM 1



BEDROOM 2

REMODEL OF
GARAGE TO
NEW COTTAGE
& NEW OUTDOOR
STORAGE ROOMS

PROJECT ADDRESS

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OWNER

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BERKELEY CA 94707
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323.610.9245

REVISIONS DATE

BUILDING SUBMITTAL 06/14/24

DRAWING NAME

ETBL
COTTAGE
PHOTOS

SHEET#:



OUTDOOR LAUNDRY ROOM



ELECTRICAL CLOSET

REMODEL OF
GARAGE TO
NEW COTTAGE
& NEW OUTDOOR
STORAGE ROOMS

PROJECT ADDRESS

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REVISIONS DATE

BUILDING SUBMITTAL 06/14/24

DRAWING NAME

ETBL
OUTDOOR
ROOMS

SHEET#:



LARGE & SMALL OUTDOOR STORAGE ROOMS



LARGE OUTDOOR STORAGE ROOM W/ SINK & ACCESS TO GARAGE