



PLN2023-00311

Summary of Case Activity

APN: 037063380

ADDRESS: 501 Stetson ST, CA

Coastside Design Review (DR), Use Permit (UP), Grading Permit, and Coastal Development Permit (CDP) for the demolition of the existing single story fire station and re-build of a new two-story, 10,498 SF, fire station at 501 Stetson St, Moss Beach, CA 9403 (APN: 037-063-380). Appealable to the CA Coastal Commission.

PLN2023-00311-501 Stetson-

Session ID: 672-604-108

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/672-604-108>

Activity	Date Assigned	Done By	Status	Status Date
Building Department	01/30/2024	Glen Jia	No Comments	01/30/2024
Midcoast Community Council See docs	01/29/2024	Glen Jia	Notes	01/29/2024
Planning Department Planning 1. As the project proposes a new irrigated landscaping area of over 500 sq. ft., please complete the Water Efficient Landscape Worksheet, available at: https://www.smcgov.org/planning/water-efficient-landscape-ordinance-welo 2. The project does not conform to the S-17 zoning standards: building height (max 28 ft.), floor area (max 6,200 sq. ft.), and front setback (min 20 ft.). Please consider reducing the roof height to stay under 28 feet without losing functionality. Additionally, please provide justifications (in bullet points) for any variance requests. 3. Parking compliance needs verification. Please submit a new business form (attached) 4. Ensure each parking space is at least 9"x19". The county allows 25% as compact spaces (8'x16'). Identify backup clearance (min 24 ft.) on the plan. 5. According to the Community Design Manual, please change the exterior red color to an earth-tone color for better integration with the surroundings while maintaining identification as a fire station. 6. A stamped boundary survey by a land surveyor is required. 7. Integrate the station number "44" with the architectural design by reducing its size as per the Community Design Manual. 8. Address the boxiness of the left wing. For example, the applicant may consider changing the roof form to address this issue. 9. Provide color and material samples, including manufacturer information and color codes. 10. Confirm whether the refuse area is covered. 11. Use warm lighting colors, minimize the number/height of light poles, and minimize spillover light near property boundaries. 12. Here is a link to the Community Design Manual: https://www.smcgov.org/media/73801/download?inline= 13. The following agencies has not yet commented on the project: Public Works, Geotechnical Section, Drainage Section, Midcoast Community Council.	01/18/2024	Glen Jia	Notes	01/18/2024
California Coastal Commission	01/09/2024	Glen Jia	Notes	01/09/2024

Activity	Date Assigned	Done By	Status	Status Date
CCC COMMENTS AND PLANNING STAFF RESPONSE				
<ul style="list-style-type: none"> Structure does not meet the minimum 20 foot front setback requirements and exceeds max floor area (6,200 sf)—I didn't see anything in the zoning requirements for R-1/S-17 which allows for this kind of deviation (e.g. with Design Review Committee approval?), could you please explain? A possible Variance is being discussed. Staff has taken these zoning factors into consideration. Structure exceeds the maximum height (28 ft)—I understand that the Design Review Committee may increase the max height to 33 ft for the center 40% of the house or the downslope wall. Can you clarify which of these conditions is being met in this case? The overheight issue is also being discussed and may be included in the Variance request Impervious surfaces: Coverage by impervious structures less than 18 inches (non-porous driveways, decks, patios, walkways, swimming pools, etc.) is limited to 10% of the parcel. Exceptions for non-residential development are allowed if off-site project drainage will not exceed that amount equivalent to 10% (parcel size)—this can be achieved by directing run-off to on-site porous areas or through the use of detention basins, etc. The applicant shall submit site plans which demonstrate this finding—I do see sheet C3.0 provides a grading/drainage plan but it's difficult for me to determine impervious surface coverage + runoff volume. It looks like there is a significant amount of landscaping being added, as compared to the existing fire station, which is great! It does look like there is still a significant amount of paved surfaces, though, so I want to be sure that this requirement is being met. The project is current being reviewed by the Drainage reviewer and will comment in accordance with the County Drainage Manual. Additionally, per the Zoning Regs, an exception to the 10% limit may be granted based on drainage considerations. I will keep you updated. 				
Sewer Districts - Multiple	12/15/2023	Glen Jia	Approved with Conditions	12/15/2023
<p>Recommended Conditions of Approval for PLN2023-00311, APN 037063380, Point Montara Fire, 501 Stetson Street, Moss Beach, CA:</p> <p>Submit Existing Service Application and pay for the initial application fees based on the remodeling type determined by MWSD. Applicant shall follow the procedures specified in the Existing Service Application Packet.</p> <p>Video CCTV lower lateral and submit to MWSD (sanitary district) for review. Any defects or pipe that is not to current District code shall be replaced. Current code construction details and additional backflow protection requirements shall apply. Upgrade to 6" lateral is recommended.</p> <p>15 ft easement width for all MWSD mains is required. The condition of the existing water meter(s), BFP and water lateral connection shall be inspected by MWSD to determine if they are in good working condition; MWSD may require repair or replacement of the existing water meter(s), BFP and water lateral connection. Water meter upgrade may be required.</p> <p>If connection to the District's fire protection system is required: Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.</p> <p>Applicants must first apply directly to District for permits and not their contractor.</p>				
Water Districts - Multiple	12/15/2023	Glen Jia	Approved with Conditions	12/15/2023
<p>Recommended Conditions of Approval for PLN2023-00311, APN 037063380, Point Montara Fire, 501 Stetson Street, Moss Beach, CA:</p> <p>Submit Existing Service Application and pay for the initial application fees based on the remodeling type determined by MWSD. Applicant shall follow the procedures specified in the Existing Service Application Packet.</p> <p>Video CCTV lower lateral and submit to MWSD (sanitary district) for review. Any defects or pipe that is not to current District code shall be replaced. Current code construction details and additional backflow protection requirements shall apply. Upgrade to 6" lateral is recommended.</p> <p>15 ft easement width for all MWSD mains is required. The condition of the existing water meter(s), BFP and water lateral connection shall be inspected by MWSD to determine if they are in good working condition; MWSD may require repair or replacement of the existing water meter(s), BFP and water lateral connection. Water meter upgrade may be required.</p> <p>If connection to the District's fire protection system is required: Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.</p> <p>Applicants must first apply directly to District for permits and not their contractor.</p>				
Planning Department	11/20/2023	Glen Jia	Notes	11/20/2023
Historic Evaluation Report required for demolition.				
Fire Department	11/17/2023	Clinton Dyer	Approved with Conditions	11/17/2023
CJD				
Agency Referrals	11/14/2023	Glen Jia	Route	11/14/2023
Application Submitted	11/14/2023	Glen Jia	Completeness Review	11/14/2023

Activity	Date Assigned	Done By	Status	Status Date
Routed				
Application Submitted	11/06/2023	Glen Jia	Notes	11/06/2023
GJ discussed with CL: Lets go with an exemption and see whether there will be opposition and whether the issues are environmental in nature that would warrant closer study via CEQA or cause the project not to be exempt anymore . FYI, I checked the State Geo Hazard Zone and County Geo Hazard maps, and its not in a hazard zone. 11/6/2023				
Application Submitted	10/23/2023	Summer Burlison	Notes	10/23/2023
10/23/23 SSB - Per Director, preapp workshop is not necessary Zoning Regs Section 6415.2(f) is interpreted as net new space, in which case the 10,000 sq. ft. threshold is not met; the project sponsor recently hosted a community meeting in Aug. as well.				