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PLANNING COMMISSION

Mary Lou Johnson, *Chair*
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Perry Petersen

**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1.A.
February 12, 2015**

PROJECT LOCATION

1. Address: 1100 Glenview Drive, 1110 Glenview Drive, 1115 Fairmont Drive, 1655 Claremont Drive, 1641 Claremont Drive, 2735 Concord Way, 1721 Earl Avenue, 991 Glenview Drive, 981 Glenview Drive, 951 Glenview Drive
2. Assessor's Parcel Numbers: 019-014-170, 019-014-180, 019-014-150, 019-023-280, 019-023-250, 019-023-080, 019-041-030, 019-043-010, 019-043-020, 019-043-460
3. Zoning District: R-1-G: Single-Family Residential, Glenview Rebuild Overlay District
4. General Plan Classification: Low Density Residential

ATTACHMENTS

- A:** Location Map
B: Site Photographs
C: Site Plan, Floor Plan, Elevations

REQUEST

Request for an Architectural Review Permit for the construction of ten individual replacement single-family dwellings on ten pre-existing lots within the Crestmoor neighborhood. City of San Bruno & PG&E (Property Owners), Castle Companies, Inc. (Applicant).

RECOMMENDATION

Staff recommends the Architectural Review Committee forward the plans to the Planning Commission with staff recommendations.

REVIEWING AGENCIES

Community Development Department
Public Services
Fire Department

ENVIRONMENTAL ASSESSMENT

The project is Categorically Exempt from the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* ("CEQA") pursuant to CEQA Guidelines Sections 15195 (residential infill exemption), 15302 (replacement or reconstruction of existing structures and facilities) and 15303(a) (construction and location of single-family residence on a legal parcel in a residential zone).

SURROUNDING LAND USES

North: Plymouth Avenue – R-1 (Single Family Residential)

South: Estates Drive – R-1 (Single Family Residential)

East: Crestmoor Canyon – O (Open Space)

West: Skyline Boulevard – R-1 & C-N (Single Family Residential & Neighborhood Commercial)

PROJECT HISTORY & EXISTING CONDITIONS

The Crestmoor Neighborhood is the site of the September 2010 Pacific Gas and Electric Company (PG&E) gas line explosion and subsequent fire that resulted in the loss of eight lives, injured more than 50 other individuals, destroyed 38 homes and severely damaged 17 homes. Since the gas pipeline incident, reconstruction of the neighborhood has been ongoing, with 21 destroyed homes having been rebuilt or under construction. The City is currently in the process of completing reconstruction of utilities and other infrastructure to serve the Crestmoor Neighborhood and anticipates that all phases of such reconstruction will be finished by the end of 2016.

On August 21, 2013, the City issued Request for Proposals (RFP), seeking qualified homebuilder/developers to construct up to ten single-family replacement homes on three parcels currently owned by the City located at 981 Glenview Drive, 1110 Glenview Drive and 1641 Claremont Drive, and seven parcels currently owned by PG&E located at 951 Glenview Drive, 991 Glenview Drive, 1721 Earl Drive, 1655 Claremont Drive, 1115 Fairmont Drive, 2735 Concord Way and 1100 Glenview Drive.

Through the RFP process, the City selected Castle Companies, Inc. to develop the ten single family replacement homes on the ten existing vacant lots. Since that time, the City has entered into a Development Agreement with Castle Companies, Inc. The Development Agreement was formally adopted by the City Council at the January 27, 2015 City Council meeting. The Development Agreement includes specific milestones for the entitlement phase, building plan check phase, and construction phase. Additionally, the Development Agreement specifies that all ten replacement homes shall abide by all development standards specified within the San Bruno Municipal Code.

PROJECT DESCRIPTION & ANALYSIS

The applicant proposes to construct ten replacement single-family dwellings on ten pre-existing lots within the Crestmoor Neighborhood. Individual lot sizes vary from 5,000 s.f. to 7,495 s.f., with an average lot size of 6,057 square feet. A total of four home designs are proposed, which would range from 2,656 square feet to 3,160 square feet, including garages. The four home designs are mixed throughout the neighborhood. The exact location of each site and corresponding plan type can be found on the attached site plan, included within Exhibit C.

Site Layout

All homes are proposed to be detached with side yards ranging from 5'-0" to 18'-0", and rear yards ranging from 13'-0" to 61'-4". The front yards range in size from 9'-0" – 15'-0" (measured to the front porch). Within the front yard, all plan types incorporate front porches, ranging from 7'-0" deep to 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage. Additionally, all but one of the ten lots will incorporate a California Room in the rear yard area. A California Room is a covered porch that provides additional useable outdoor space. Each California Room would incorporate an outdoor fireplace.

Landscaping

All ten lots will be fully landscaped throughout the front and rear yard area. A variety of landscaping materials, inclusive of drought tolerant and native vegetation, are proposed ranging from flowering trees, small evergreen trees, a variety of different shrubs, grass like plants, vines, and ground cover. Staff is recommending that each lot utilize different landscaping treatment measures to ensure aesthetic variety among the various lots.

Retaining Wall & Fencing

All ten lots will incorporate retaining walls throughout each site due to existing topography. Some lots would contain retaining walls that are within the front yard area, or side yard area, which would be visible from the public right-of-way. Staff recommends that a decorative stone veneer treatment be utilized for all retaining walls that are visible from the public right-of-way. Staff also recommends that stairs be incorporated into the retaining wall system for Lot #7 (1721 Earl Avenue) to provide access to the rear yard. Additionally, staff recommends that the proposed left side yard retaining wall be located at least 2'-0" from the left side property line for Lot #7 (1721 Earl Avenue) and Lot #8 (991 Glenview Drive). This will ensure adequate space to incorporate landscaping treatments between the top of retaining wall and the proposed perimeter fencing. A 6'-0" fence is proposed along all side and rear lot lines for all ten lots.

Staff is requesting that a clarifying note be incorporated within the fencing plans to identify the specific location of the side yard gates and associated fencing.

Plan Types

A total of four different plan types are proposed, with some containing two façade variations for each plan type. One feature prevalent amongst all plan types is that a first floor bedroom and bathroom are proposed for all designs. All ten homes would also provide a two car garage.

Plan 1 includes two architectural variations and two floor plan types (1A and 1B). Plan type 1A includes 2,259 square feet of livable space with a 432 square foot two-car garage, resulting in a total floor area of 2,691 square feet. The first floor is proposed at 1,646 square feet and would include the two-car side loading garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 1,045 square feet and would include three bedrooms, two bathrooms, and a laundry room. The proposed exterior materials include a stucco finish, horizontal cement board siding, and a stone veneer base. Plan type 1B includes 2,224 square feet of livable space with a 432 square foot garage, resulting in a total floor area of 2,656 square feet. The first floor is proposed at 1,667 square feet and would include a two car garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 989 square feet and would include three bedrooms and two bathrooms. The proposed exterior materials include a stucco finish, and cement board and batten siding. The following lots utilize Plan type 1:

- Lot #2 – 1100 Glenview Drive (Plan Type 1A)
- Lot #1 – 1110 Glenview Drive (Plan Type 1B)
- Lot #3 – 1115 Fairmont Drive (Plan Type 1B)
- Lot #6 – 2735 Concord Way (Plan Type 1B)

Plan 2 is utilized for Lot 10 (951 Glenview Drive). Lot #10 is steeply sloped, which an average slope of 32.6%. A series of retaining walls are proposed along the front, side, and rear yard area. Plan type 2A includes 2,350 square feet of livable space with a 458 square foot two-car garage, resulting in a total floor

area of 2,808 square feet. The first floor contains a split level design proposed at 2,133 square which includes a two car garage, one bedroom, one and a half bathrooms, laundry room, kitchen, and a great room. The second floor is proposed at 672 square feet and would include three bedrooms, and one bathroom.

As proposed, the floor area exceeds the .55 FAR threshold. As such, the plans would have to be modified by reducing the overall square footage by 50 square feet. Staff is also recommending that a hipped roof design be incorporated along the front elevation. Staff finds that the hipped roof element would further reduce the overall mass of the building.

Plan 3 contains two architectural variations and two floor plan types (3A and 3B). Plan type 3A and 3B both include 2,472 square feet of livable space with a 435 square foot two-car garage, resulting in a total floor area of 2,907 square feet. The first floor is proposed at 1,669 square feet and includes a two-car garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 1,238 square feet and includes four bedrooms, two bathrooms, and a laundry room. Plan type 3A includes a side loading garage. The proposed exterior materials for Plan type 3A include a stucco finish, horizontal cement board siding, and a stone veneer base. The proposed exterior material for Plan type 3B include a stucco finish, and cement board and batten siding. The following lots utilize Plan type 3:

- Lot #8 – 991 Glenview Drive (Plan Type 3A)
- Lot #5 – 1641 Claremont Drive (Plan Type 3B)
- Lot #9 – 981 Glenview Drive (Plan Type 3B)

Plan 4 contains one architectural variation and one floor plan type (4A). Plan type 4A includes 2,725 square feet of living area with a 435 square foot two-car garage, resulting in a total floor area of 3,160 square feet. The first floor is proposed at 2,345 square feet and includes a two-car garage, two bedrooms, two bathrooms, laundry room, kitchen, and a great room. The second floor is proposed at 815 square feet and includes three bedrooms and one bathroom. The proposed exterior materials for Plan type 4A include a stucco finish, horizontal cement board siding, and a stone veneer base.

As proposed the floor area exceeds the .55 FAR threshold for Lot #7. As such, the plans would have to be modified by reducing the overall square footage by 24 square feet. The following lots utilize Plan Type 4A:

- Lot #4 – 1655 Claremont Drive
- Lot #7 – 1721 Earl Avenue

A summary of the lot size, plan number, and floor areas are presented in the following table:

Lot number	Address	Lot Size (s.f.)	Adj. Lot size (s.f.)	Home plan	Living area (s.f.)	Garage (s.f.)	Total floor area (s.f.)
1	1110 Glenview	5,150	5,150	Plan 1B	2,224	432	2,656
2	1100 Glenview	6,014	5,653	Plan 1A	2,259	432	2,691
3	1155 Fairmont	5,000	5,000	Plan 1B-R	2,224	432	2,656
4	1655 Claremont	7,495	6,370	Plan 4A	2,725	435	3,160
5	1641 Claremont	5,893	5,539	Plan 3B	2,472	435	2,907
6	2735 Concord	5,293	5,133	Plan 1B-R	2,224	432	2,656
7	1721 Earl	7,129	6,273	Plan 4A	2,725	435	3,160
8	991 Glenview	6,005	5,644	Plan 3A	2,472	435	2,907
9	981 Glenview	5,490	5,325	Plan 3B	2,472	435	2,907
10	951 Glenview	7,108	6,255	Plan 2A	2,350	458	2,808

* Lot 7 & Lot 10 currently exceed the maximum permitted floor area.

Compliance with Residential Design Guidelines:

- **Neighborhood Compatibility** – The homes in the immediate neighborhood are a mix of one and two story with stucco and wood siding exterior finishes. The applicant has proposed homes with similar scale, and is proposing to include exterior materials ranging from stucco, horizontal cement board siding, and cement board and batten siding. All homes would incorporate asphalt shingle roofing, which is commonly found throughout the neighborhood.
- **Architectural Style** – The proposed home design represent traditional architectural style commonly found in San Bruno and is compatible with the neighborhood in terms of overall massing.
- **Second Story Treatment** – The applicant has incorporated second story setbacks from the first story below for all ten lots. This is a common façade articulation technique, which is outlined within the Residential Design Guidelines. Staff finds the second story setbacks help to reduce overall massing.
- **Entries** – All ten replacement homes contain front porches ranging from 7'-0" deep to 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage.
- **Colors** – A wide variety of color are proposed for all ten lots. A total of six different color schemes are proposed. No color scheme would be used more than two times.
- **Door & Windows** – Consistent door and window types are proposed for all ten lots. Staff is recommending that all door and window trim be consistent on all exterior elevations. Staff recommends incorporating wood window trim, or a material similar to wood, such as a cement board for all windows and doors.
- **Open Space and Landscaping** – There is considerable open space throughout all ten lots. All ten lots would be fully landscaped within the front and rear yard areas. A variety of landscaping materials are proposed throughout all ten lots.

Neighborhood Meeting

A community meeting was held on January 21, 2014 at the John Muir Elementary School to discuss the reconstruction of the ten existing lots. All property owners within the greater Crestmoor neighborhood were provided notice of the community meeting. Approximately 40 people were

present at the community meeting. The initial neighborhood reaction to the reconstruction of the ten vacant lots was positive overall. There were a number of questions regarding a variety of topics, such as: overall construction schedule, hours of construction, dust control, site cleanliness, target price range, proposed landscaping, and number of proposed bedrooms and bathrooms. Some neighbors expressed concern with overall safety in the neighborhood and requested that all construction workers be informed to abide by all vehicle and traffic regulations.

Staff also sent a public meeting notice to all property owners within the greater Crestmoor neighborhood on February 2, 2015. The public meeting notice included information about the February 12, 2015 Architectural Review Committee meeting. Staff has not received any direct questions from the public regarding the reconstruction of the ten existing lots, as of the date of writing this report.

Recommendation

Staff recommends the Architectural Review Committee forward the plans to the Planning Commission with the following staff recommendations:

The plans shall be modified as further described below to ensure compliance with all development standards:

- The landings and stairwells for the following properties shall be modified to ensure they do not encroach further than six feet into the required front setback:
 - Lot #1 – 1100 Glenview Drive
 - Lot #2 – 1100 Glenview Drive
 - Lot #3 – 1115 Fairmont Drive (Landing Only)
 - Lot #4 – 1655 Claremont Drive
 - Lot #5 – 1641 Claremont Drive (Landing Only)
 - Lot #6 – 2735 Concord Way
 - Lot #7 – 1721 Earl Avenue
 - Lot #9 – 981 Glenview Drive (Landing Only)
- The overall square footage shall be reduced for the following lots to ensure compliance with the FAR thresholds:
 - Lot #7 – 1721 Earl Avenue (24 square foot reduction required)
 - Lot #10 – 951 Glenview Drive (50 square foot reduction required)
- Clear story obscured windows, shall be incorporated on the second story left side elevation of Lot #10 – 951 Glenview Drive.

The following information shall be incorporated within the plan submittal:

- The plans shall identify the existing side yard setback for the following addresses:
 - 1101 Fairmont Drive and 1121 Fairmont Drive
 - 1661 Claremont Drive and 1645 Claremont Drive
 - 2741 Concord way and 2731 Concord Way
 - 971 Glenview Drive and 941 Glenview Drive
- Ensure the location of the retaining walls are accurately represented throughout the entire plan submittal.
- Include the proposed exterior material for the proposed columns located at the front porch.
- The garage shall contain a 20' x 20' clear zone. The water heater shall be relocated for all 10 homes to ensure the 20' x 20' free and clear zone.

- Ensure the landscaping plans print legibly.
- The landscaping plans shall identify proposed treatments (landscaping, walkways, etc.) within the side yard area for all ten lots.
- The fencing plan shall clearly indicate that fencing will not be installed along the front property line.
- Provide details on the retaining wall design (finish materials, pilasters, caps, etc.)
- The fencing plan for Lot #8 (991 Glenview Drive) shall be updated to accurately reflect the location of the proposed driveway.
- Ensure the parcel dimensions for Lot #8 (991 Glenview Drive) accurately reflect the parcel dimensions reflected within the lot surveys.

Staff has the following architectural and site planning recommendations:

- Incorporate consistent window and door trim for all exterior elevations. Staff recommends incorporating wood window trim, or material similar to wood, such as a cement board.
- Incorporate a hipped roof design for Lot #10 (951 Glenview Drive) for the front elevation.
- Retaining walls visible from the public right-of-way shall incorporate a decorative finish, such as stone veneer.
- Incorporate stairs within the proposed retaining wall system to provide access to the rear yard for Lot #7 (1721 Earl Avenue).
- Modify the location of the proposed left side yard retaining wall so that it is located at least 2'-0" from the left side property line for Lot #7 (1721 Earl Avenue) and Lot #8 (991 Glenview Drive).
- For homes utilizing a stone veneer base, consider incorporating natural stone veneer, rather than manufactured stone veneer.
- Continue the stone veneer base for Lot #8 (991 Glenview Drive) along the right side elevation. Staff recommends the stone veneer base continue just beyond the window located within the great room, closest to the garage.
- All landscaped areas shall contain a ground cover, such as mulch.
- Each lot shall utilize different landscaping treatment measures to ensure aesthetic variety among the various lots.

Full findings for approval and conditions of approval will be presented to the Planning Commission

Date of Preparation: February 9, 2015
Prepared by: Matt Neuebaumer, Associate Planner



Location Map – 10 Lots

Exhibit A: Site Location



Lot #1 and Lot #2 – 1110 and 1100 Glenview Drive



Lot #3 – 1115 Fairmont Drive

Exhibit B - Photographs



Lot #4 – 1655 Claremont Drive



Lot #5 – 1641 Claremont Drive

Exhibit B - Photographs



Lot #6 – 2735 Concord Way



Lot #7 – 1721 Earl Avenue

Exhibit B - Photographs

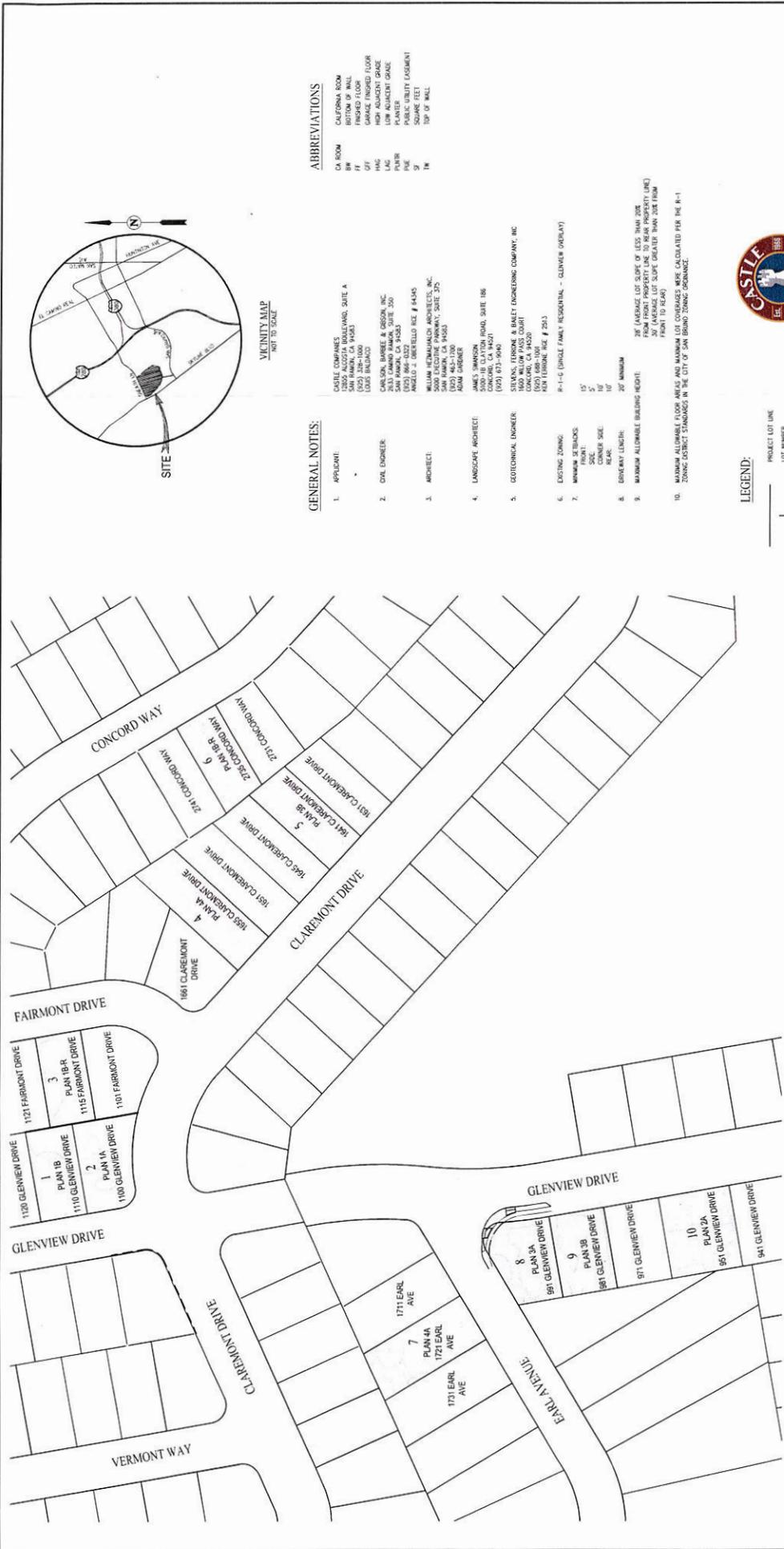


Lot #8 and Lot #9 – 981 and 991 Glenview Drive



Lot #10 – 951 Glenview Drive

Exhibit B - Photographs



ABBREVIATIONS

CA ROOM CALIFORNIA ROOM
 BM BENCHMARK
 BTM BOTTOM OF WALL
 CH CHIMNEY
 GFI GARAGE FINISHED FLOOR
 GFI GARAGE FINISHED FLOOR
 HAG HIGH ADJACENT GRADE
 LAG LOW ADJACENT GRADE
 LDRS LANDSCAPE DECK
 PAV PAVEMENT
 PFC PUBLIC UTILITY CEMENT
 SF SQUARE FEET
 TW TOP OF WALL

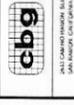
GENERAL NOTES:

1. APPLICANT: CASTLE COMPANIES, CRESTMOOR, SUITE A, SAN BRUNO, CA 94065
2. CIVIL ENGINEER: CARLOS, BARBE & GIBSON, INC., 2945 LAMAR AVENUE, SUITE 200, SAN BRUNO, CA 94065
3. ARCHITECT: WILLIAM HERMANN ARCHITECTS, INC., 1000 MARIN AVENUE, SUITE 205, SAN BRUNO, CA 94065
4. LANDSCAPE ARCHITECT: JAMES B. HARRISON, 1000 MARIN AVENUE, SUITE 205, SAN BRUNO, CA 94065
5. GEOTECHNICAL ENGINEER: TERRY W. HARRISON, 1000 MARIN AVENUE, SUITE 205, SAN BRUNO, CA 94065
6. EXISTING ZONING: R-1-G (SINGLE FAMILY RESIDENTIAL - GLENVIEW OVERLAY)
7. MAXIMUM LOT DEPTH: 15'
8. MAXIMUM LOT WIDTH: 5'
9. MAXIMUM LOT AREA: 10'
10. MAXIMUM LOT LENGTH: 20' MINIMUM
11. MAXIMUM ALLOWABLE BUILDING HEIGHT: 30'
12. MAXIMUM ALLOWABLE FLOOR AREA AND MAXIMUM LOT COVERAGE ARE CALCULATED FOR THE R-1 ZONING DISTRICT STANDARDS IN THE CITY OF SAN BRUNO ZONING ORDINANCE.



SITE PLAN
CRESTMOOR

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA



Carlson, Barbe & Gibson, Inc.
 CIVIL ENGINEER - LICENSE NO. 44867
 2450 CANTON AVENUE, SUITE 100
 SAN BRUNO, CALIFORNIA 94065



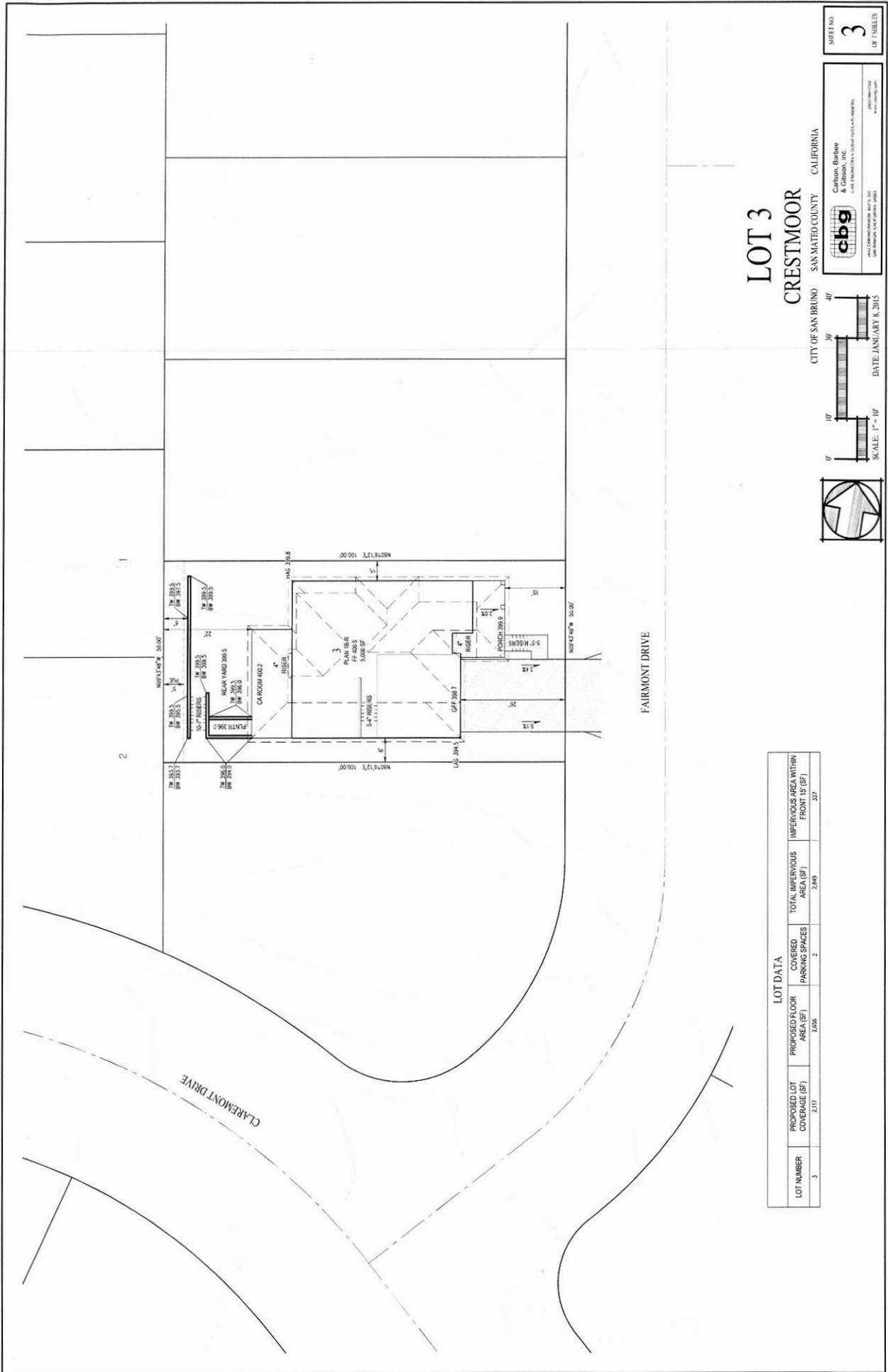
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 DATE: FEBRUARY 4, 2015

LEGEND:



LOT SUMMARY

LOT NUMBER	ADDRESS	PLAN	ELEVATION	LOT SIZE (SF)	ADJUSTED LOT SIZE (SF)	PLAN AVERAGE SLOPE (%)	FAR FACTOR BASED ON AVERAGE SLOPE	MAXIMUM ALLOWABLE FLOOR AREA (SF)	PROPOSED FLOOR AREA (SF)	MAXIMUM ALLOWABLE LOT COVERAGE (SF)	PROPOSED LOT COVERAGE (SF)	TOTAL IMPERVIOUS AREA (SF)	ELEVATION AT TOP OF RIDGE (FT)	ALLOWABLE BUILDING HEIGHT (FT)	PROPOSED BUILDING HEIGHT (FT)	
1	1110 GLENVIEW DRIVE	1	A	5,150	5,150	13.8	0.333	2,744	2,656	2,195	2,117	2,853	427.80	28	27.99	
2	1100 GLENVIEW DRIVE	1	A	6,024	5,653	14.8	0.539	2,990	2,691	2,302	2,194	2,798	420.46	28	27.84	
3	1115 FAIRMONT DRIVE	1	B	5,000	5,000	12.7	0.537	2,885	2,656	2,148	2,117	2,849	420.00	28	27.84	
4	1055 CLAREMONT DRIVE	4	A	7,005	6,370	11.4	0.541	3,146	3,138	2,756	2,752	3,174	423.66	28	25.20	
5	1011 CLAREMONT DRIVE	3	B	5,293	5,133	11.7	0.541	2,776	2,656	2,320	2,117	2,835	420.00	28	27.83	
6	1122 EARL AVENUE	4	A	7,239	6,273	20.4	0.500	3,136	3,136	2,508	2,506	3,182	421.30	28	25.12	
7	1171 EARL AVENUE	3	A	6,055	5,444	9.8	0.500	3,094	2,897	2,443	2,197	2,927	398.26	28	26.82	
8	961 GLENVIEW DRIVE	3	B	5,890	5,325	8.0	0.550	2,898	2,897	2,442	2,070	2,845	339	422.40	28	27.88
9	941 GLENVIEW DRIVE	2	A	7,108	6,255	33.6	0.441	2,738	2,738	2,206	1,950	2,857	422.75	30	25.82	



LOT 3 CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

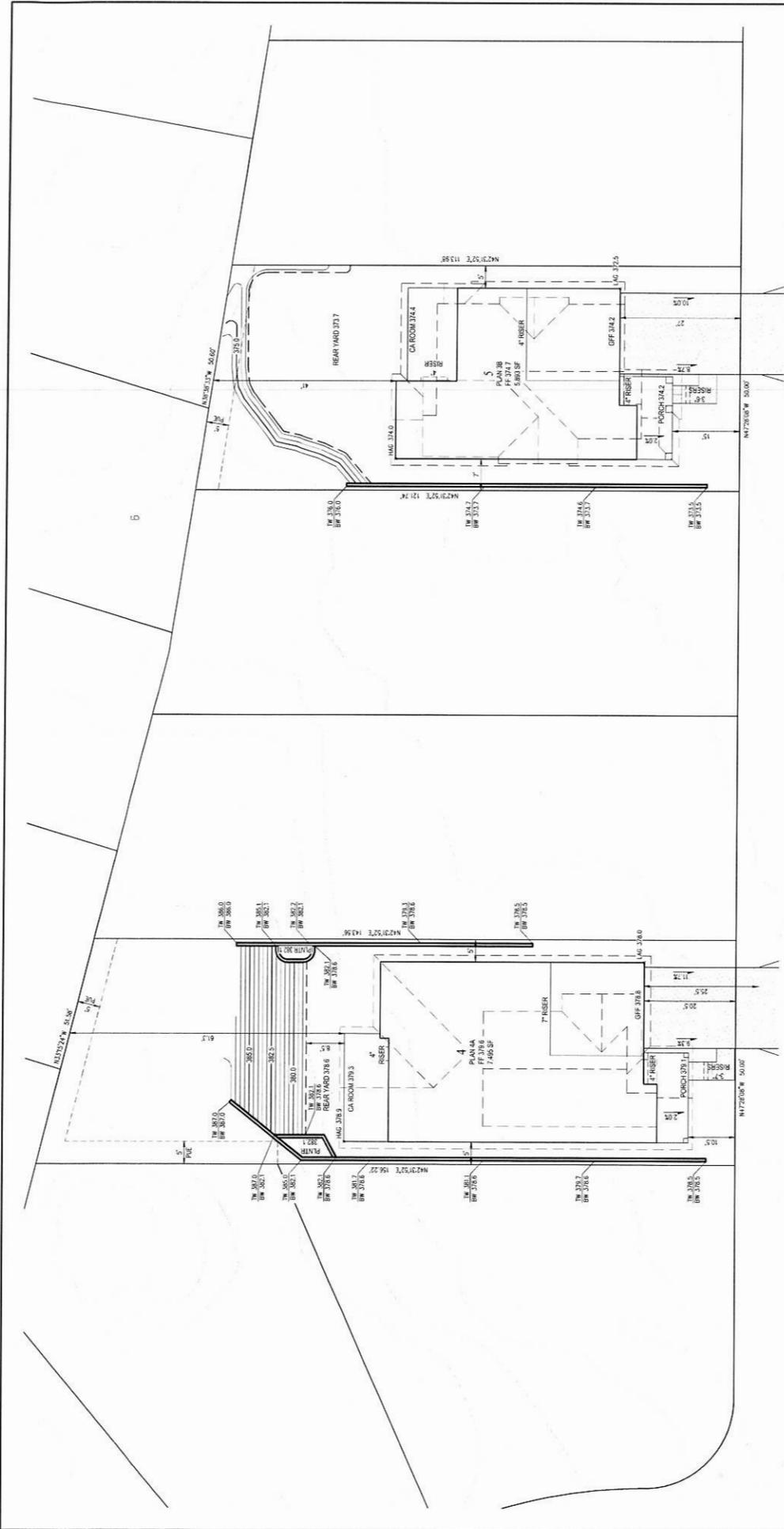
SHEET NO
3
OF TABLES

cbg
Carlson, Barber & Gibson, Inc.
1111 CALIFORNIA AVENUE, SUITE 300
SAN FRANCISCO, CALIFORNIA 94108
www.cbg.com



LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
3	2,117	2	2,849	337



CLAREMONT DRIVE

LOT 4 & LOT 5 CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

cbg
Carlson, Barbato & Gibson, Inc.
2015 CARLSON BARBATO GIBSON, INC.
1000 MARIN BLVD
SAN BRUNO, CALIFORNIA 94061

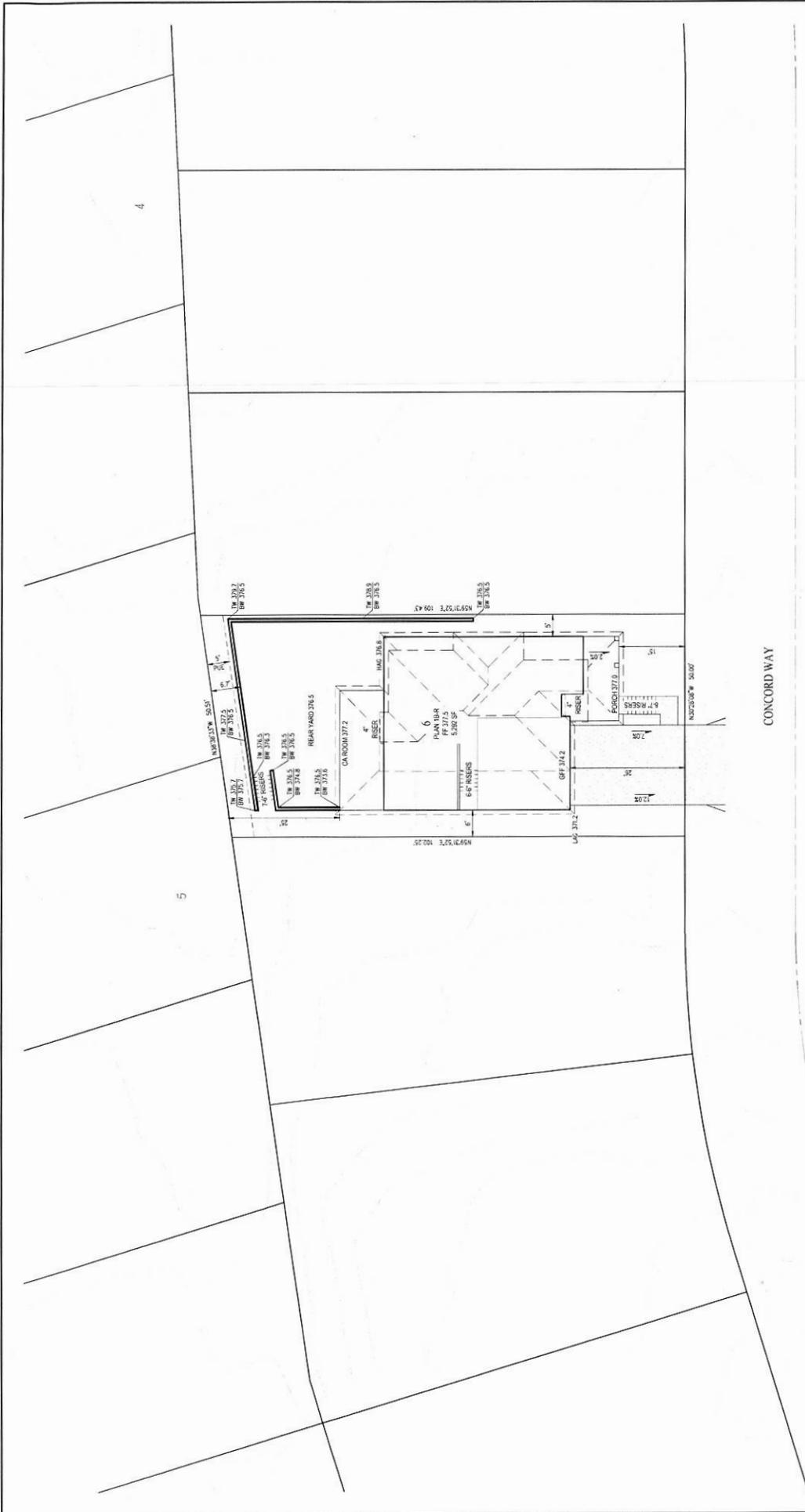
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4
OF 7 SHEETS

DATE: JANUARY 8, 2015
SCALE: 1" = 10'

LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR COVERED AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 10' (SF)
4	2,752	3,144	2	3,174	443
5	2,070	2,932	2	2,847	347

DATE: JANUARY 8, 2015



LOT 6 CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA



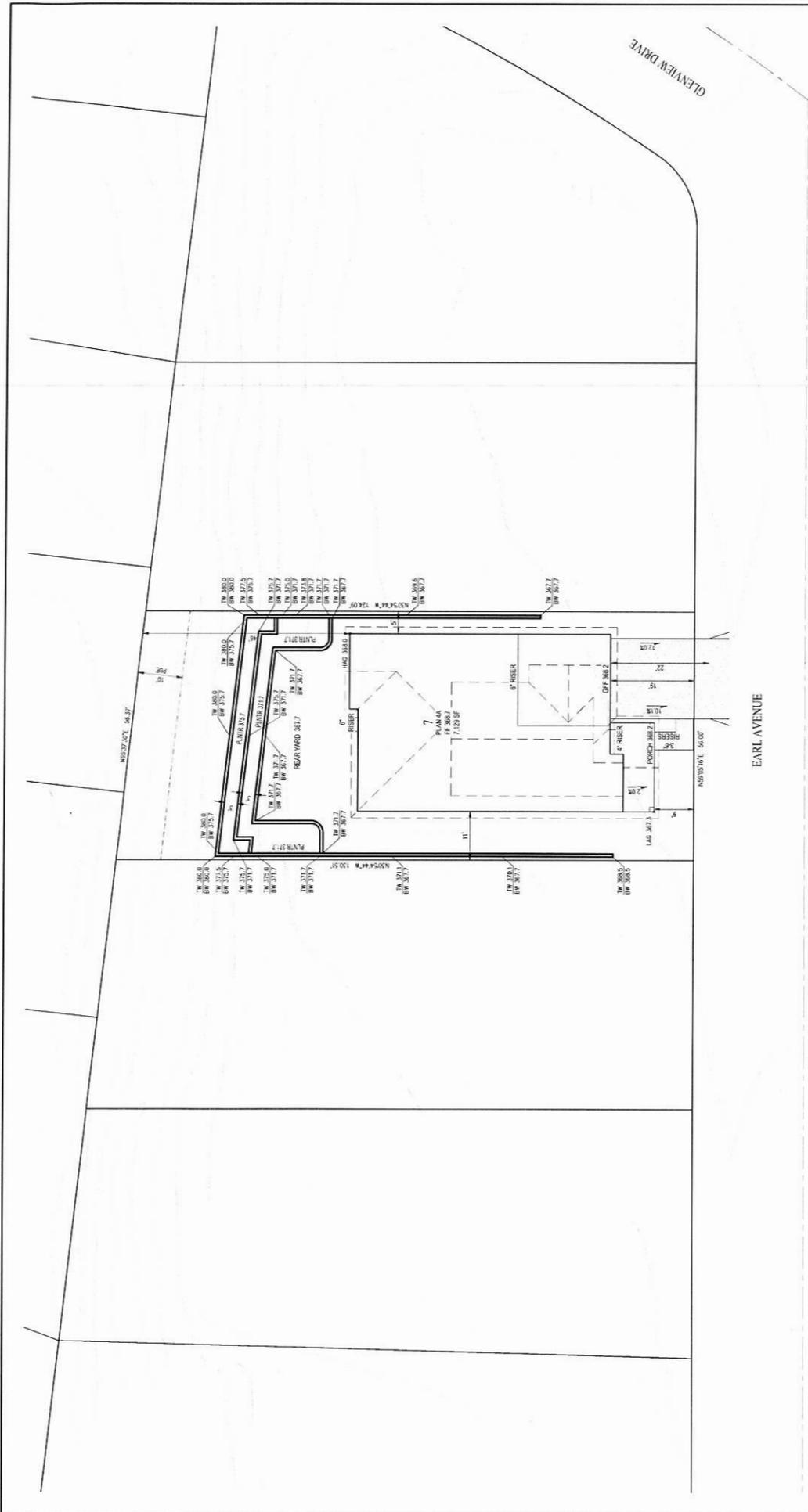
Carlson, Barbone & Gibson, Inc.
1001 CALIFORNIA AVENUE, SUITE 200
SAN BRUNO, CALIFORNIA 94068
www.cbg.com

SHEET NO. **5**
OF 7 SHEETS



LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 10' (SF)
6	2,117	2,286	2	2,255	251



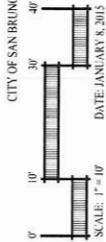
LOT 7 CRESTMoor

SAN MATEO COUNTY CALIFORNIA

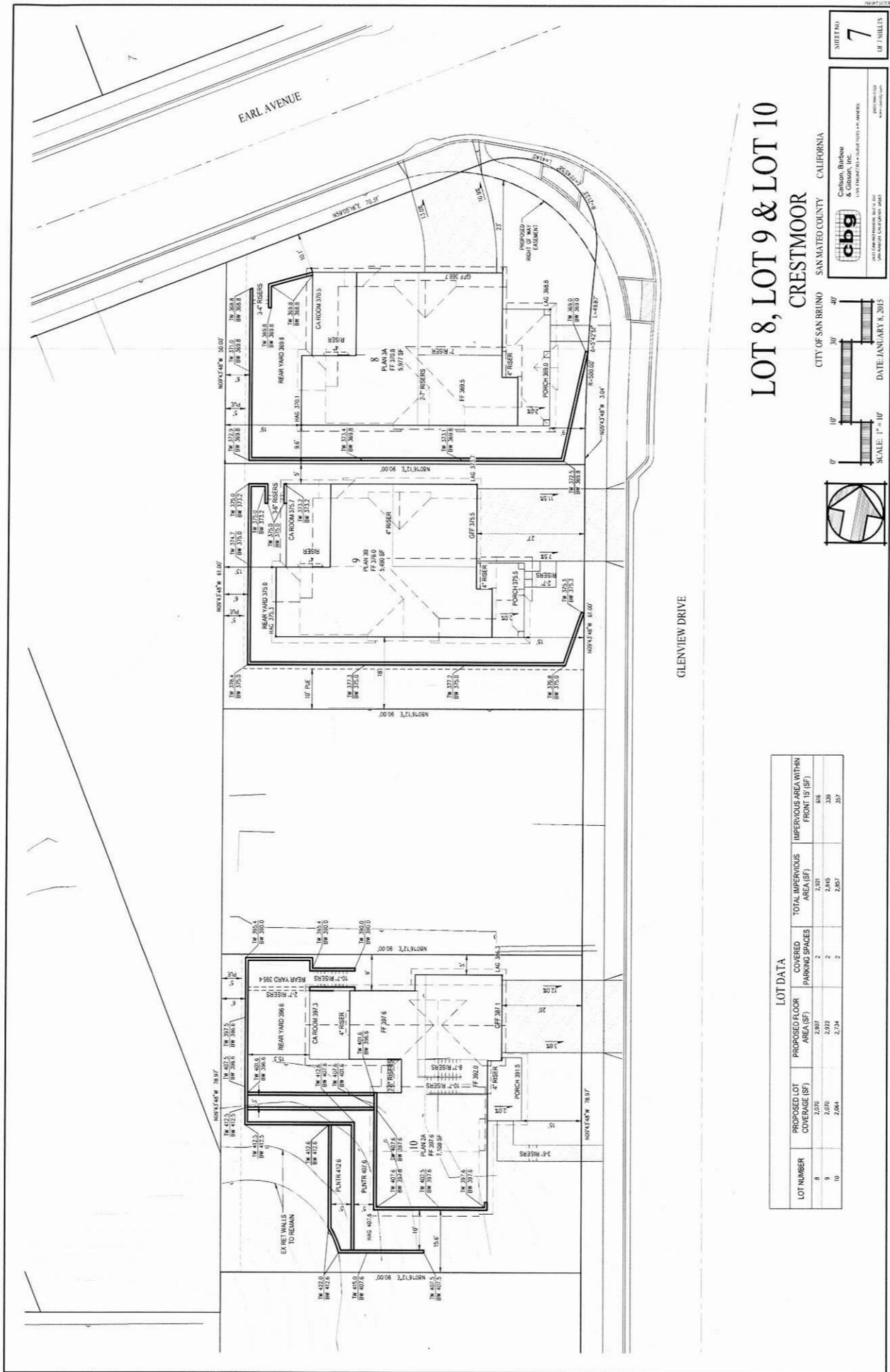


Carlson, Barboe & Gibson, Inc.
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94108

SHEET NO. **6**
OF 7 SHEETS



LOT DATA			
LOT NUMBER	PROPOSED LOT COVERAGE (SF)	COVERED PARKING SPACES	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
7	2,206	2	471
			1,162
			3,144



LOT 8, LOT 9 & LOT 10

CRESTMORE

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

cbg
 Carlson, Barbara & Gibson, Inc.
 LICENSED PROFESSIONAL ARCHITECTS
 1000 MARKET STREET, SUITE 200
 SAN FRANCISCO, CALIFORNIA 94102

DATE: JANUARY 8, 2015
 SCALE: 1" = 10'

SHEET NO. **7**
 OF 7 SHEETS

LOT DATA

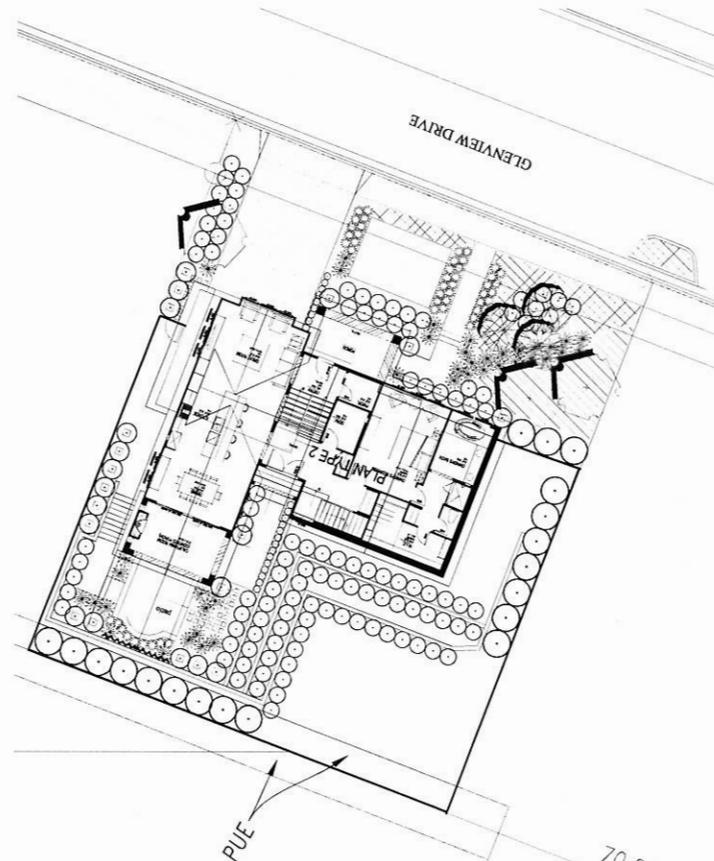
LOT NUMBER	PROPOSED LOT COVERED (SF)	PROPOSED FLOOR AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
8	2,070	2,807	2	2,805	618
9	2,070	2,922	2	2,845	330
10	2,084	2,734	2	2,857	357

GLENVIEW DRIVE

EARL AVENUE

PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	SMALL FLOWERING TREE SUCH AS: FORSYTHIA, CAMANONIS, TIGERET, PANIN, ACER, PALMISTIN, GORTER, GORDING, C. ROYAL BLUE	FLORIDA BURNING JAPANESE MAPLE SMOKE TREE	MODERATE MODERATE MODERATE	24" HO" 24" HO" 24" HO"
	FLOWERING TREE SUCH AS: LAGERSTRÖMIA, BLODI, LAGERSTRÖMIA, NATIFAGE, LAGERSTRÖMIA, MISKOCOEI	SHRIMP MILK TREE MILK TREE	LOW LOW LOW	24" HO" 24" HO" 24" HO"
	SMALL EVERGREEN TREE SUCH AS: ARBOVITIS, MARRONAN, LAURUS, NERBUS	STRAWBERRY TREE GREYAN LAUREL	LOW LOW	24" HO" 24" HO"
	LARGE SIZE SHRUBS SUCH AS: KALIDAMA, CONDOSTOM, MORNING GLORY, "MORNING" PRINUS, LUSITANICA, "ARBEZATA"	SHIM, KALIDAMA MORNING GLORY VINE BOTANICAL LABEL	LOW LOW LOW	5 GALLON 5 GALLON 5 GALLON
	UPRIGHT SHRUBS SUCH AS: MORNING GLORY, CEA, POMMARINUS, BLUE SPIRES, LIGULSTRUM, JAPONICUM	WINDMILL BURNING UPRIGHT ROSEMARY MAALEAF PRIVET	LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLAT-TOPPED SHRUBS SUCH AS: PHORADENDRON, YELLOW WAVE, MORNING GLORY, CEA, PHORADENDRON, BERRY, DEUTERIM, BERRY	NEW ZEALAND FLAX MORNING GLORY MORNING GLORY PORTUGAL D-NILY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	GRASSES, LOW PLANTS SUCH AS: HELIOTROPICUM, SUPREPARENS, MORNING GLORY, FERTICIA, G. TULLIAN BLUE	BLUE OAT GRASSES DEER GRASS BLUE GRASS FESSUE	MODERATE LOW MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLOWERING SHRUBS SUCH AS: PHARADENDRON, "SODAN BROTHERS" ARCTOSTAPHYLOS, "HARMONY" LAFARDULA, DENTATA LANTANA, "SPREADING DART" CORYLUS, "BERRY" LANTANA, "WHITE WINDMILLS"	WHITE BRIGHT HARTHORN LANTANA HARMONY PERFECT LA FERTER CROUSE LANTANA PINK "BERRY" PURPLE LANTANA	LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	WINE, SUCH AS: BOUGHVILLE, "SAY DEED RED" BOUGHVILLE, "SAY DEED RED" CALYPTOGMA, CALYPTOGMA	RED BOUGHVILLE STEP JASMINE "WINE"	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	ACUTE, SUCH AS: MORNING GLORY, "SAY DEED RED" MORNING GLORY, "SAY DEED RED"	DWARF HEAVENLY BAMBOO MORNING GLORY MORNING GLORY	MODERATE MODERATE LOW	1 GALLON 1 GALLON 1 GALLON
	GROUNDCOVERS SUCH AS: ARCTOSTAPHYLOS, "CAMEL BIRD" FRIGIDUS, KARNSPANGAUS	PROSTRATE MAITLANDIA SANTA BARBARA LILY	LOW MODERATE	1 GALLON 1 GALLON
	TALL FESCUE 3:00			



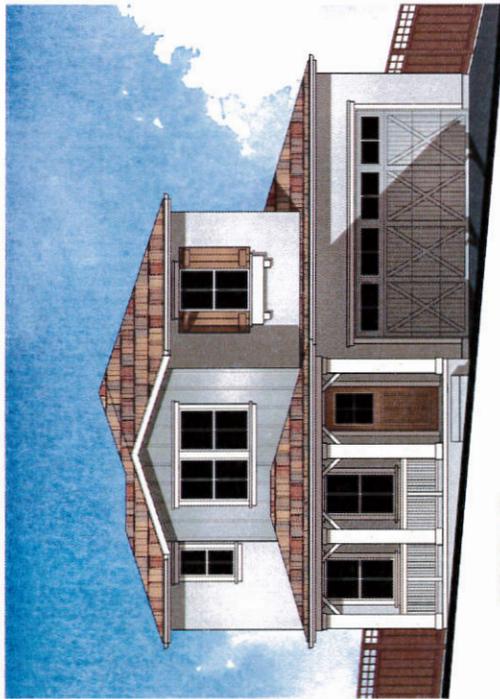
LOT 10

**PRELIMINARY LANDSCAPE PLANS
CRESTMOR**
CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
DATE: JANUARY 2015
SCALE: 1" = 10'

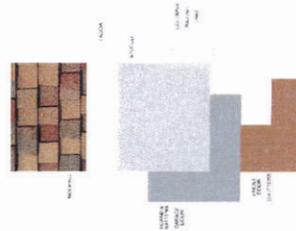


JAMES SWANSON - LANDSCAPE ARCHITECT
3100 18th CLAYTON ROAD #100 SAN BRUNO, CALIFORNIA 94061
PH: 650.733.1000 FAX: 650.733.1001

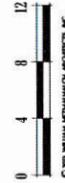
L-4



Elevation B
Lot 1, 3R, 6R



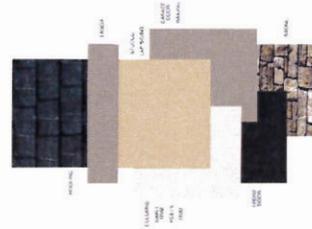
CRESTMOR
SAN BRUNO, CALIFORNIA
CASTLE COLONNIES



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Elevation A
Lot 2



CRESTMOR
SAN BRUNO, CALIFORNIA
CASTLE COLONNIES

PLAN 1
Front Elevations

Crestmoor
San Bruno, CA
Castle Co.

WILLIAM HEDRICH
ARCHITECTS
500 ELECTRA PARKWAY, SUITE 204, SAN BRUNO, CA 94068
415 452 1700 | FAX 415 452 1529
WWW.WHEDRICH.COM | SAN BRUNO, CA 94068

January 9, 2015
1.0
2014-01



Second Floor
1,045 SF

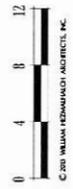


First Floor
1,214 SF

PLAN 1A

(Lot 2)
2,259 SF- Habitable
2,691 SF- With Garage (2.9% SF max @ Lot 2)
4 Bdrm / 3 Bath / 2 Car Garage

Crestmoor.
San Bruno, CA
Castle Co.



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3000 CALIFORNIA AVENUE, SUITE 200 SAN BRUNO, CA 94068
415.339.2500
www.hezmalhalch.com 415.339.2500

January 9, 2015
1.1
2014101



Second Floor
989 SF

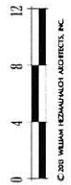


First Floor
1,235 SF

PLAN 1B

(Lots 1, 3R, 6R)
2,224 SF-Habitable
2,656 SF-With Garage (2,690 SF max @ Lot 3)
4 Bdrms / 3 Bath / 2 Car Garage

Crestmoor
San Bruno, CA
Castle Co.



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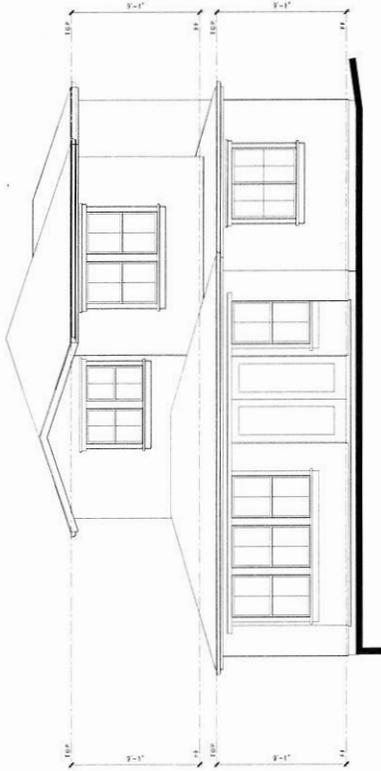


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TEL: 650.339.8800 FAX: 650.339.8801
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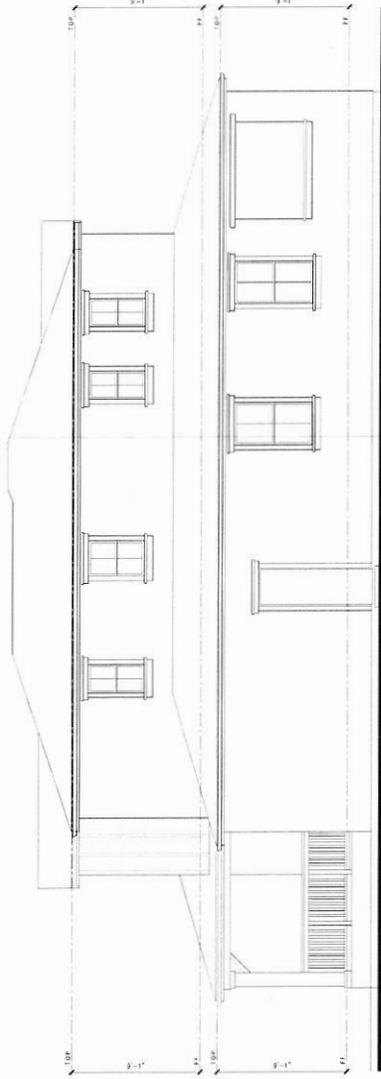
January 9, 2015

1.3

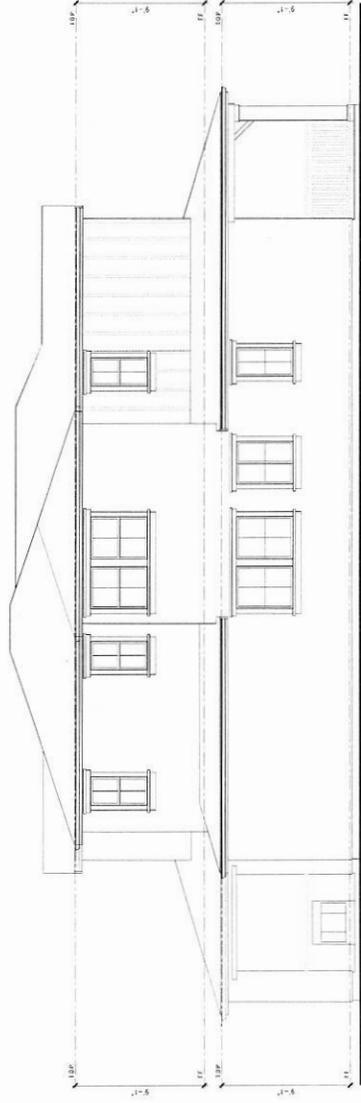
2014101



Rear Elevation



Right Elevation



Left Elevation



Front Elevation

PLAN 1B
Elevation B
Lots 1, 3, 6

EXTERIOR MATERIALS

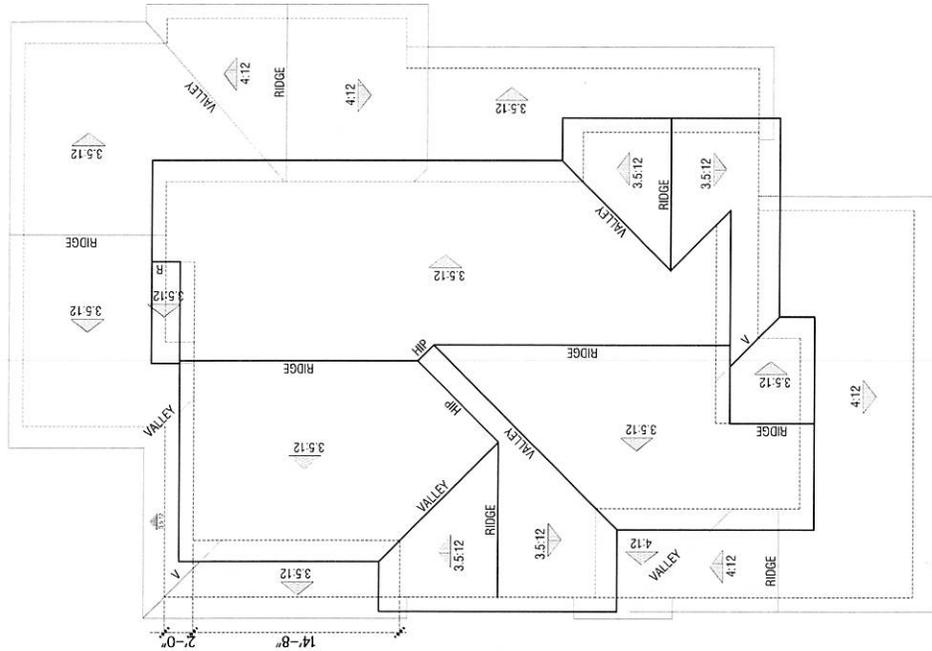
① ASPHALT/FLYASH ROOF	⑥ FIBRECEMENT SIDING	⑩ BRICK
② FIBRECEMENT SIDING	⑦ SECTIONAL METAL SLATED ROOF	⑪ SECTIONAL METAL SLATED ROOF
③ FIBRECEMENT SIDING	⑧ ROOFING	⑫ ROOFING
④ CONCRETE/STUCCO	⑨ CONCRETE/STUCCO	⑬ CONCRETE/STUCCO
⑤ CONCRETE/STUCCO	⑪ ROOFING	⑭ ROOFING
⑥ FIBRECEMENT SIDING	⑫ ROOFING	⑮ ROOFING
⑦ SECTIONAL METAL SLATED ROOF	⑬ CONCRETE/STUCCO	⑯ CONCRETE/STUCCO
⑧ ROOFING	⑭ ROOFING	⑰ ROOFING
⑨ CONCRETE/STUCCO	⑮ ROOFING	⑱ ROOFING
⑩ BRICK	⑯ CONCRETE/STUCCO	⑲ CONCRETE/STUCCO
⑪ SECTIONAL METAL SLATED ROOF	⑰ ROOFING	⑳ ROOFING
⑫ ROOFING	⑱ ROOFING	㉑ ROOFING



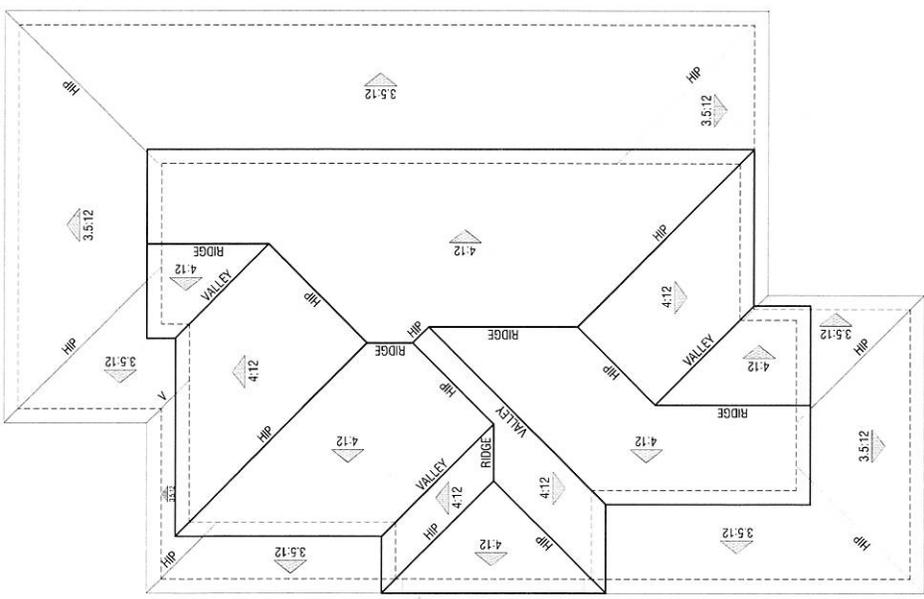
Crestmoor
San Bruno, CA
Castle Co.

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949-226-6827

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1.4
2014101



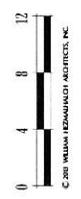
Elevation A



Elevation B

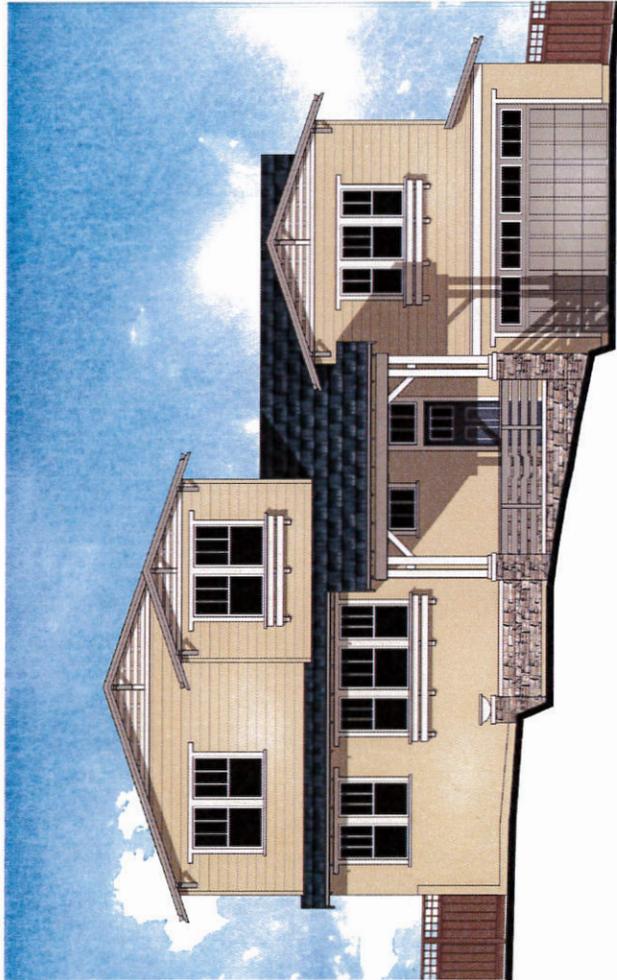
PLAN 1
Roof Plans

Crestmoor
San Bruno, CA
Castle Co.



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SAN BRUNO, CALIFORNIA 94068
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WWW.HEZMALHALCH.COM

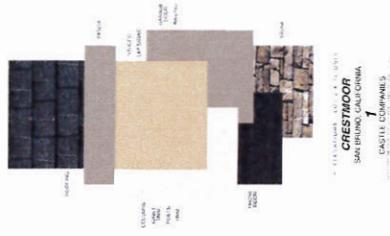
January 9, 2015
1.5
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Elevation A
Lot 10

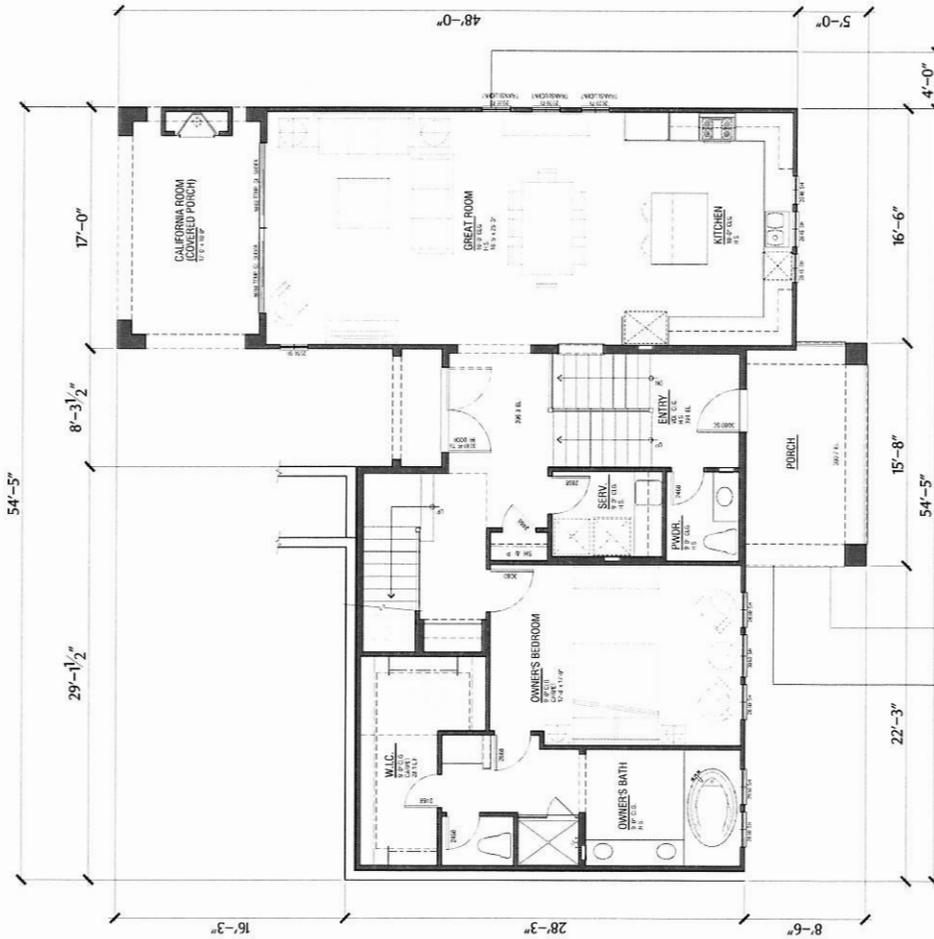
PLAN 2
Front Elevation

Crestmoor
San Bruno, CA
Castle Co.

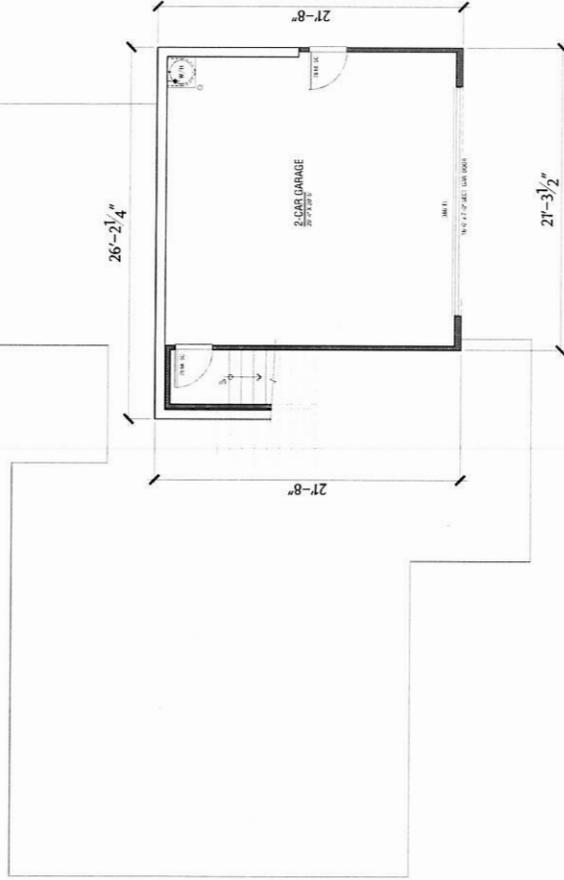


January 9, 2015
2.0
2014-01

WILLIAM HEZMALHALCH
ARCHITECTS
300 EXETER PARKWAY, SUITE 100
SAN BRUNO, CA 94066
TEL: 650.255.1234
WWW.WHARCHITECTS.COM



First Floor
1,620 SF



Garage/Lower Floor
55 SF

PLAN 2

(Lot 10)

2,259 SF- Habitable

2,717 SF- With Garage (2,739 SF max @ Lot 10)

4 Bdrm / 2.5 Bath / 2 Car Garage

Crestmoor

San Bruno, CA

Castle Co.

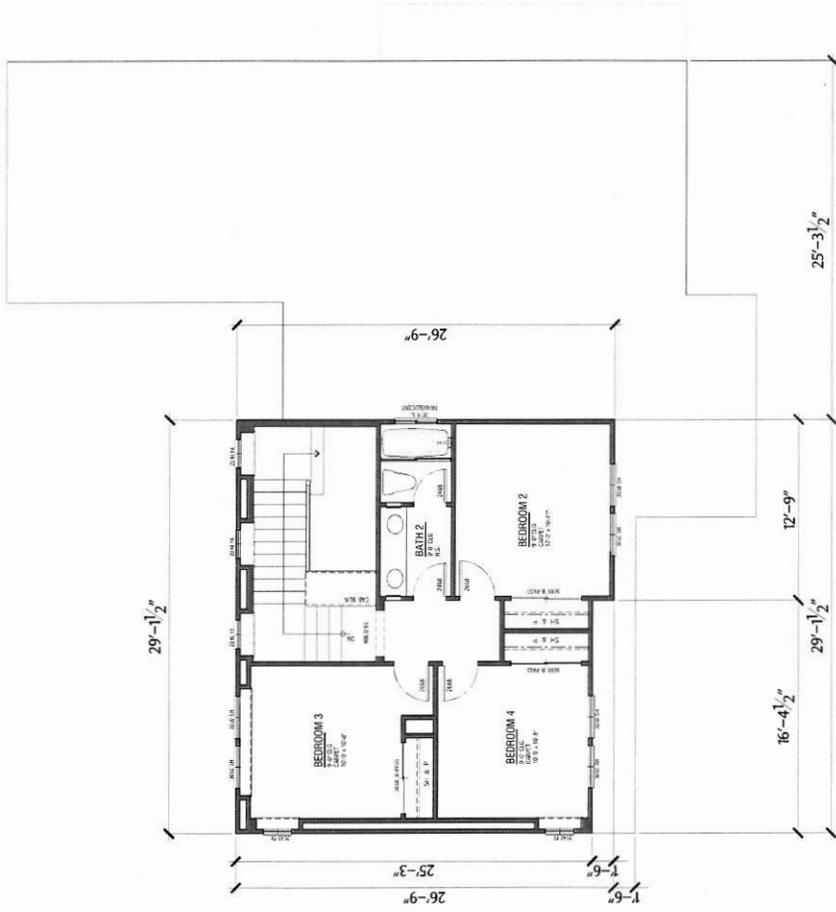


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1000 UNIVERSITY AVENUE, SUITE 1000
SAN BRUNO, CALIFORNIA 94061
TEL: 650.329.2529
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January 9, 2015

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Second Floor
584 SF
PLAN 2
(Lot 10)

Crestmoor
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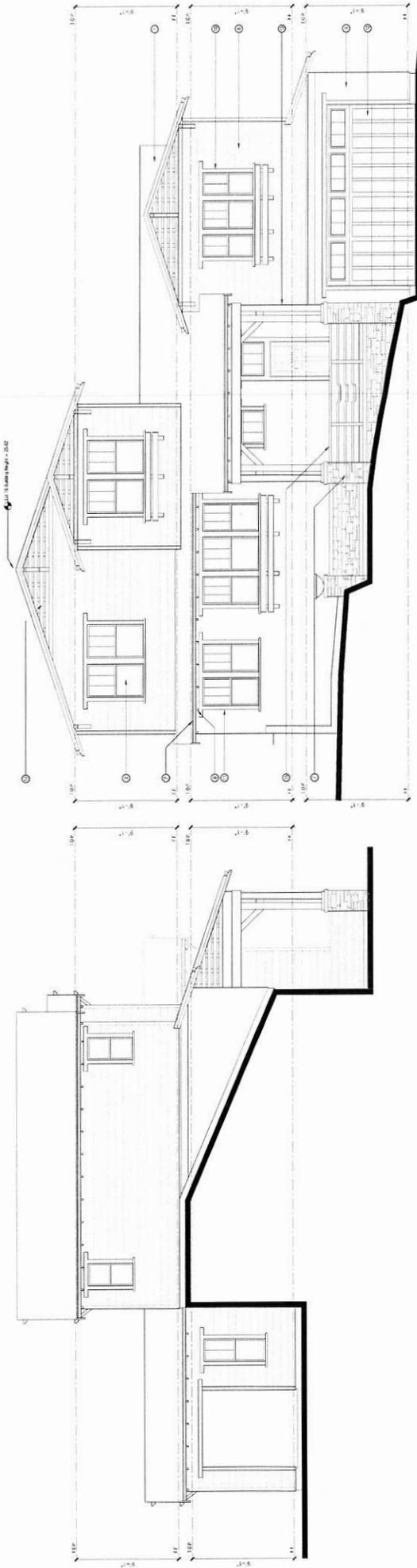


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ARCHITECT, P.C.
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SAN BRUNO, CA 94068
TEL: 650.329.1200
FAX: 650.329.1201
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2.2

2014101



Left Elevation

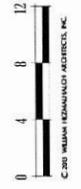
Front Elevation

PLAN 2
Elevation A
Lot 10

Crestmoor
San Bruno, CA
Castle Co.

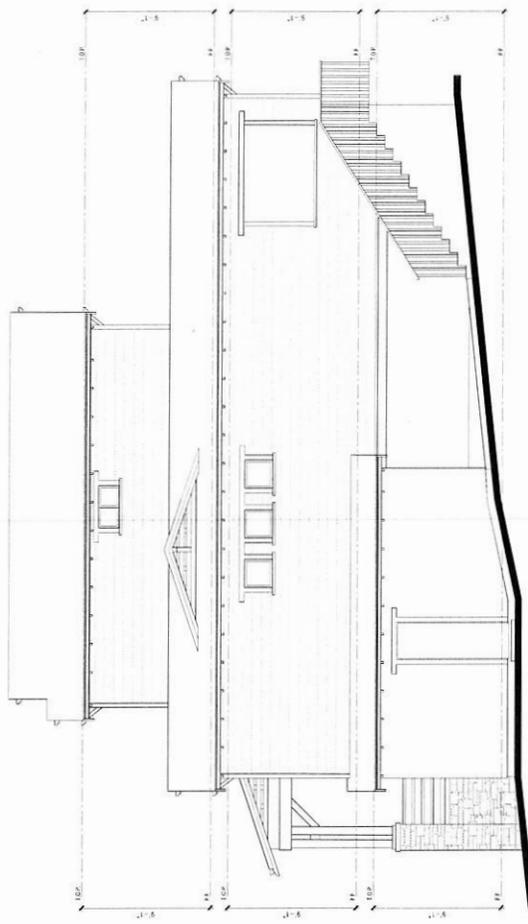
EXTERIOR MATERIALS

APPLY: TERRAZZO	① HANDBRUSHED PINE TRIM	⑩ BRASS
FRAMED METAL SLITTERS	② SECTIONAL METAL GRATE FLOOR	⑪ WOODWORK
ADJUSTABLE DOWN LIGHTS	③ WOODWORK	⑫ WOODWORK
CEILING	④ WOODWORK	⑬ WOODWORK
CEILING	⑤ WOODWORK	⑭ WOODWORK
CEILING	⑥ WOODWORK	⑮ WOODWORK
CEILING	⑦ WOODWORK	⑯ WOODWORK
CEILING	⑧ WOODWORK	⑰ WOODWORK
CEILING	⑨ WOODWORK	⑱ WOODWORK

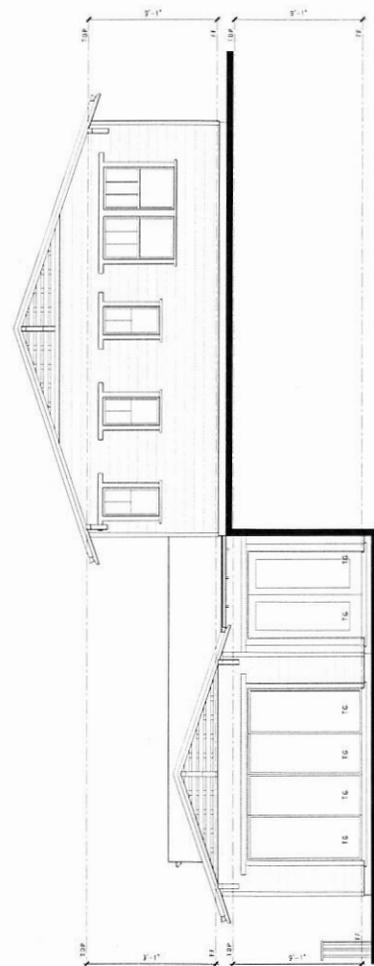


January 9, 2015
2.3
2014101

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3000 RIVINGTON PARKWAY, SUITE 205, SAN BRUNO, CA 94065
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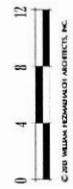
Right Elevation



Rear Elevation

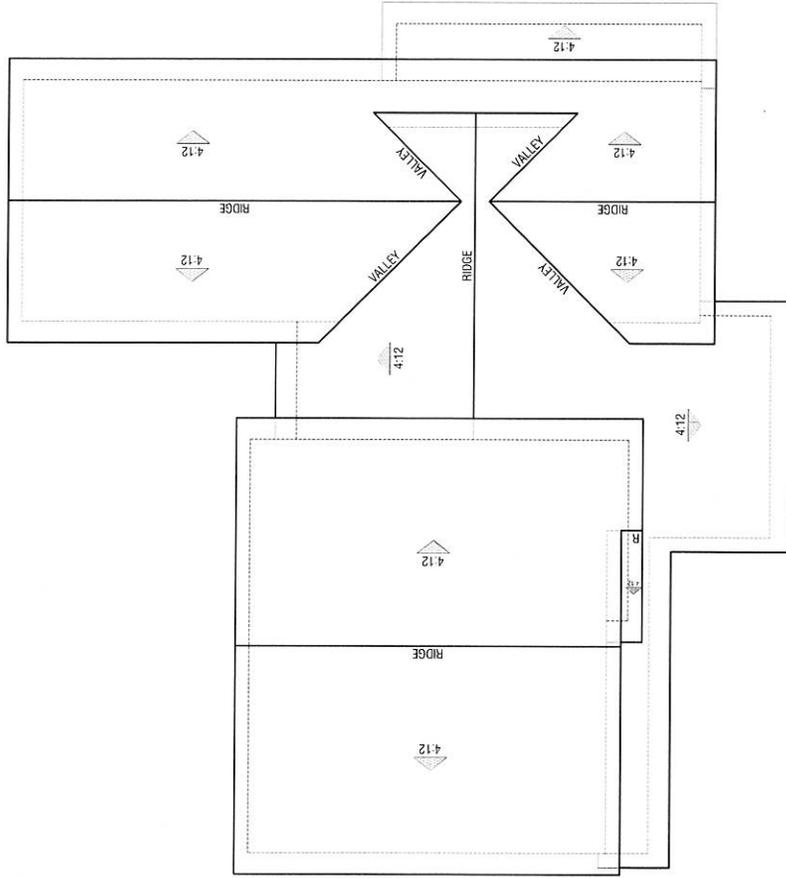
PLAN 2
Elevation A
Lot 10

Crestmoor
San Bruno, CA
Castle Co.



WILLIAM HEZOVICH
ARCHITECTS
A D C COMPANY
3000 CALIFORNIA AVENUE, SUITE 300
SAN BRUNO, CA 94068
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WWW.HEZOVICH.COM

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2.3
2014-001



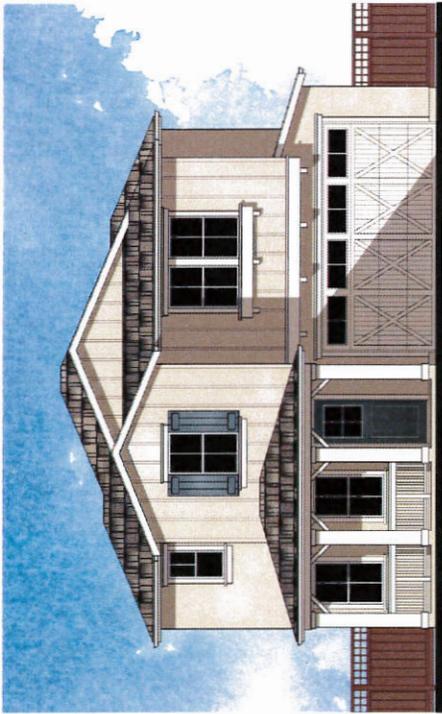
PLAN 2
Roof Plans
Elevation A

Crestmoor
San Bruno, CA
Castle Co.

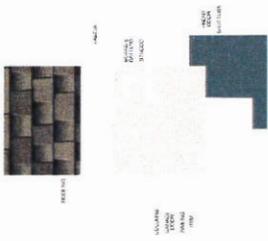


W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 S. FERRIS AVENUE, SUITE 100, SAN BRUNO, CA 94065
TEL: 650.292.2828
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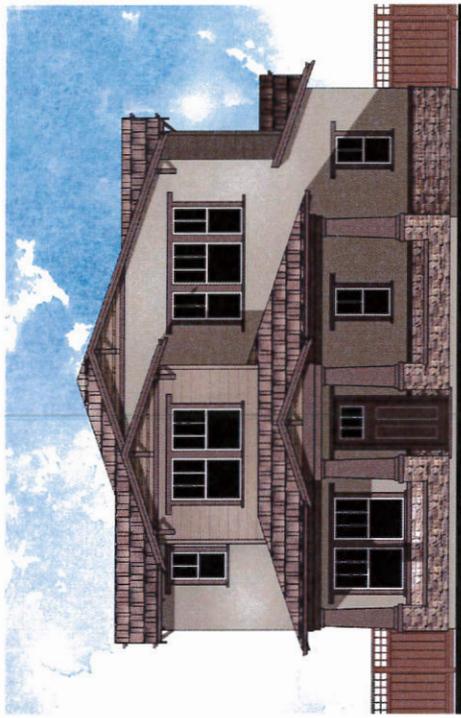
January 9, 2015	2.5
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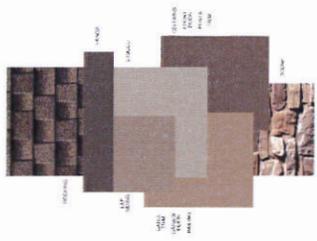
Elevation B
Lot 5, 9



CRESTMORE
SAN BRUNO, CALIFORNIA
CASTLE COMPANIES



Elevation A
Lot 8



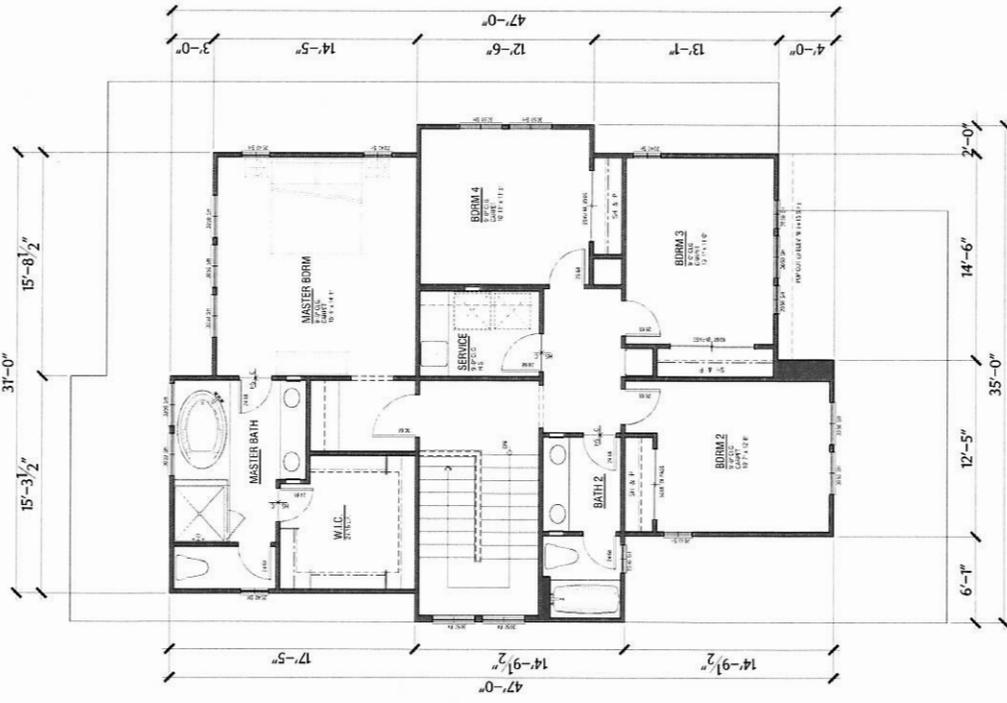
CRESTMORE
SAN BRUNO, CALIFORNIA
CASTLE COMPANIES

PLAN 3
Front Elevations

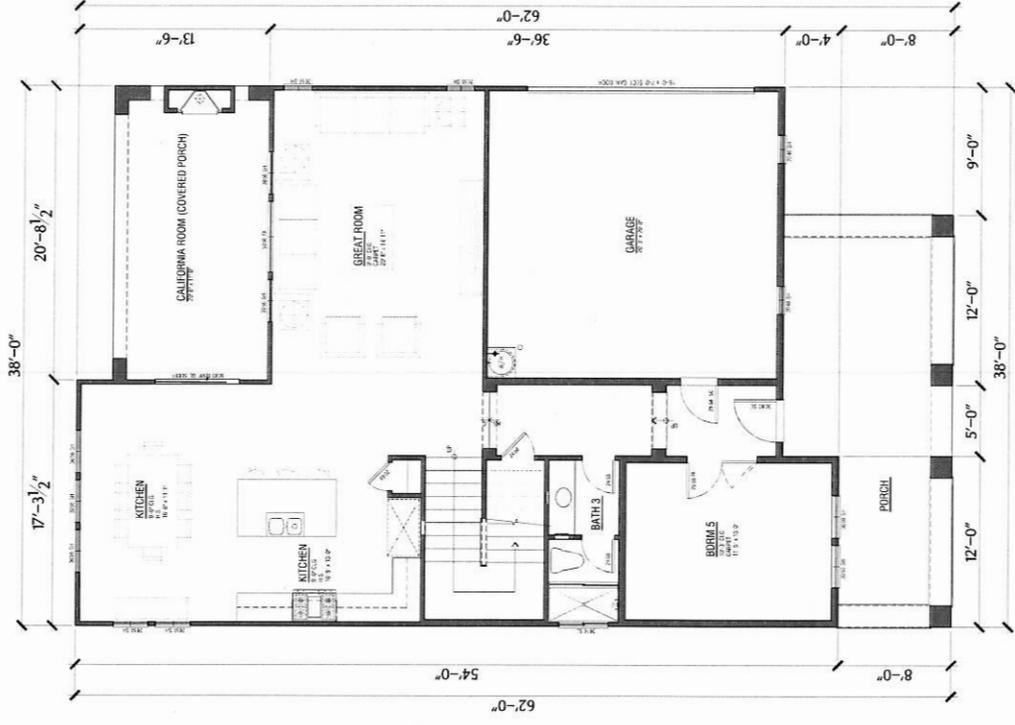
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300 ELECTRA PARKWAY SUITE 200 SAN BRUNO, CALIFORNIA 94065
TEL: 650.726.2887 FAX: 650.726.2825
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Second Floor
1,238 SF



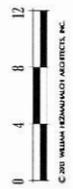
First Floor
1,234 SF

PLAN 3A

(Lot 8)

2,472 SF- Habitable
2,907 SF- With Garage (2,928 max @ Lot 9)
5 Bdrm / 3 Bath / 2 Car Garage

Crestmoor
San Bruno, CA
Castle Co.

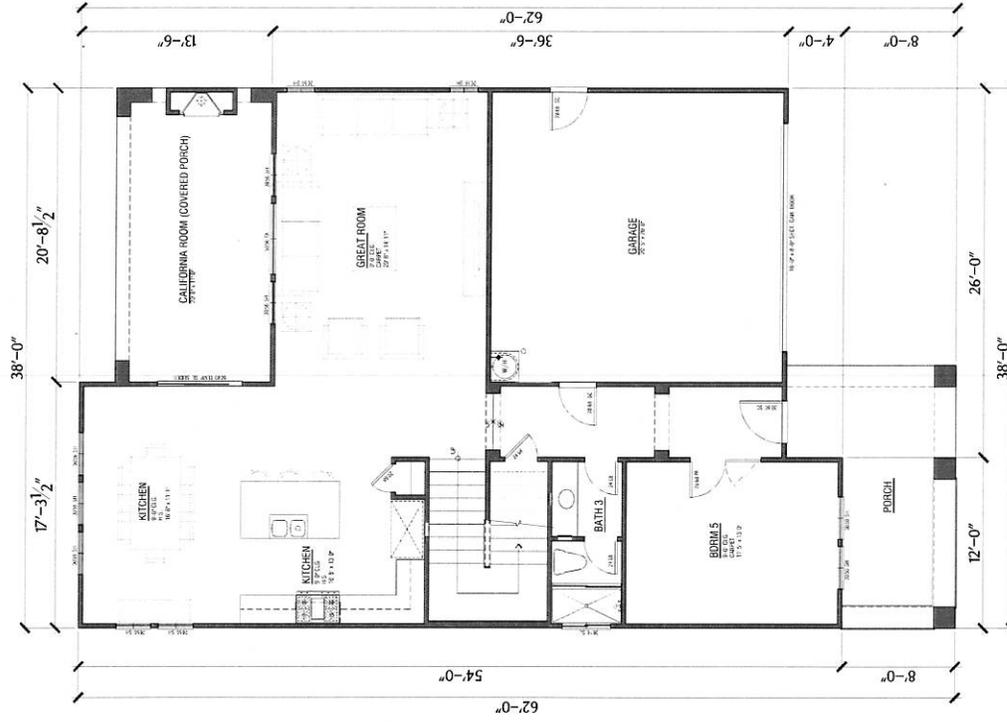


WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2000 CALIFORNIA PARKWAY, SUITE 205 SAN BRUNO, CALIFORNIA 94065
925-350-1300 FAX: 925-350-1301 TEL: 925-350-1329
925-350-1307 WWW.HEZMALHALCH.COM TEL: 925-350-1329

January 2, 2015
3.1
2014401



Second Floor
1,238 SF



First Floor
1,234 SF

PLAN 3B

(Lots 5, 9)
2,472 SF- Habitable
2,907 SF- With Garage (2,928 max @ Lot 9)
5 Bdrm / 3 Bath / 2 Car Garage

Crestmoor
San Bruno, CA
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WWW.HEZMALHALCHARCHITECTS.COM P.O. BOX 201 94062

January 9, 2015
3.3
2014101

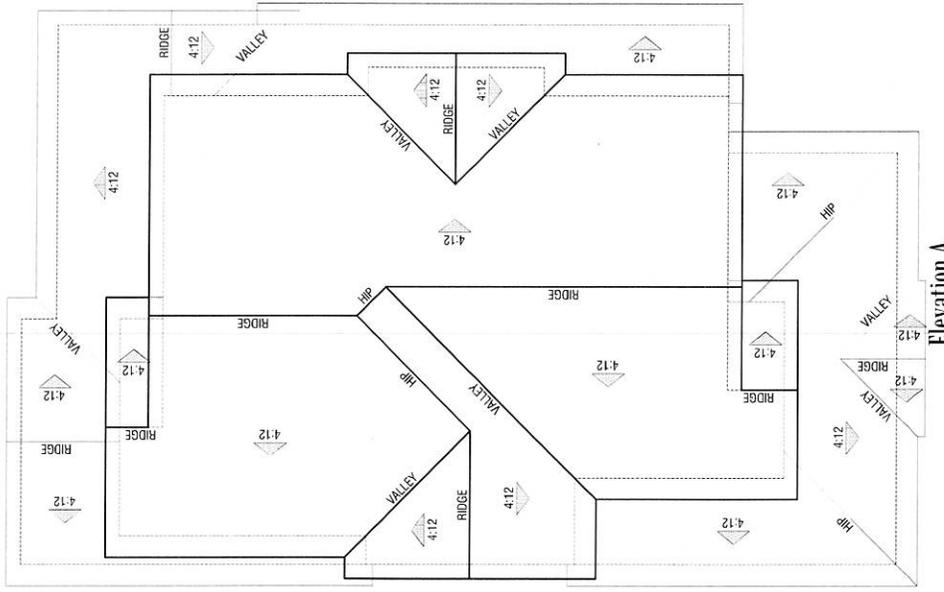
January 9, 2015

3.5

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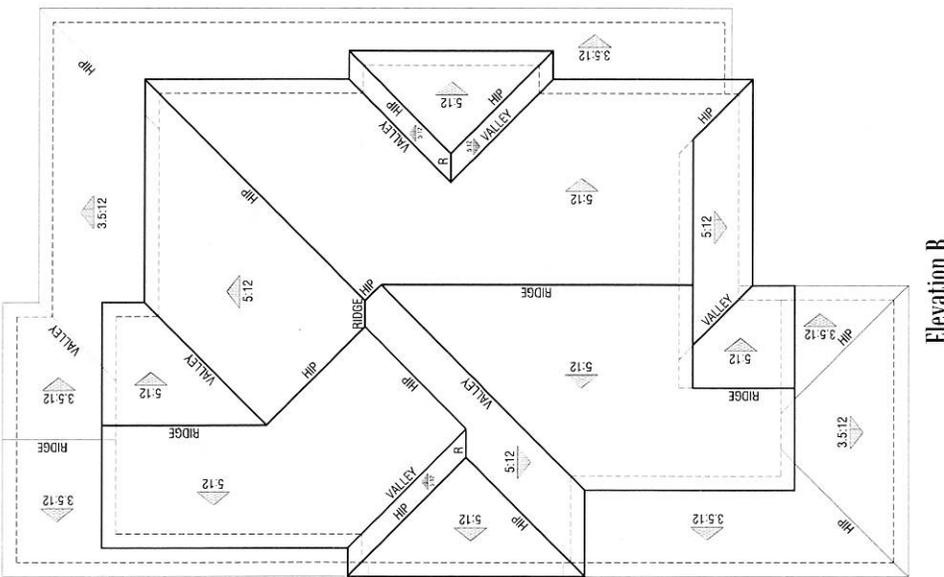
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
300 BROADWAY, SUITE 1500
SAN FRANCISCO, CA 94102
415.774.8888
www.williamhezmalhalch.com



Elevation A

PLAN 3

Roof Plans

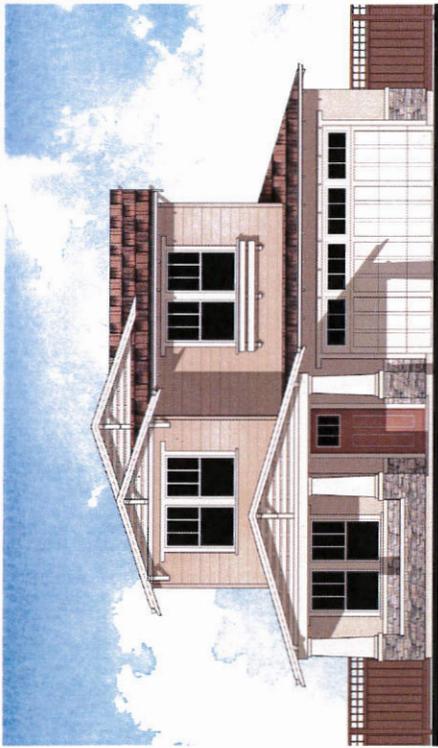


Elevation B

Crestmoor
San Bruno, CA
Castle Co.



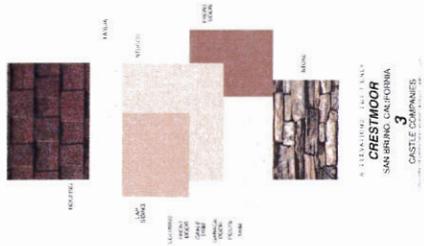
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Elevation A
Lot 4, 7

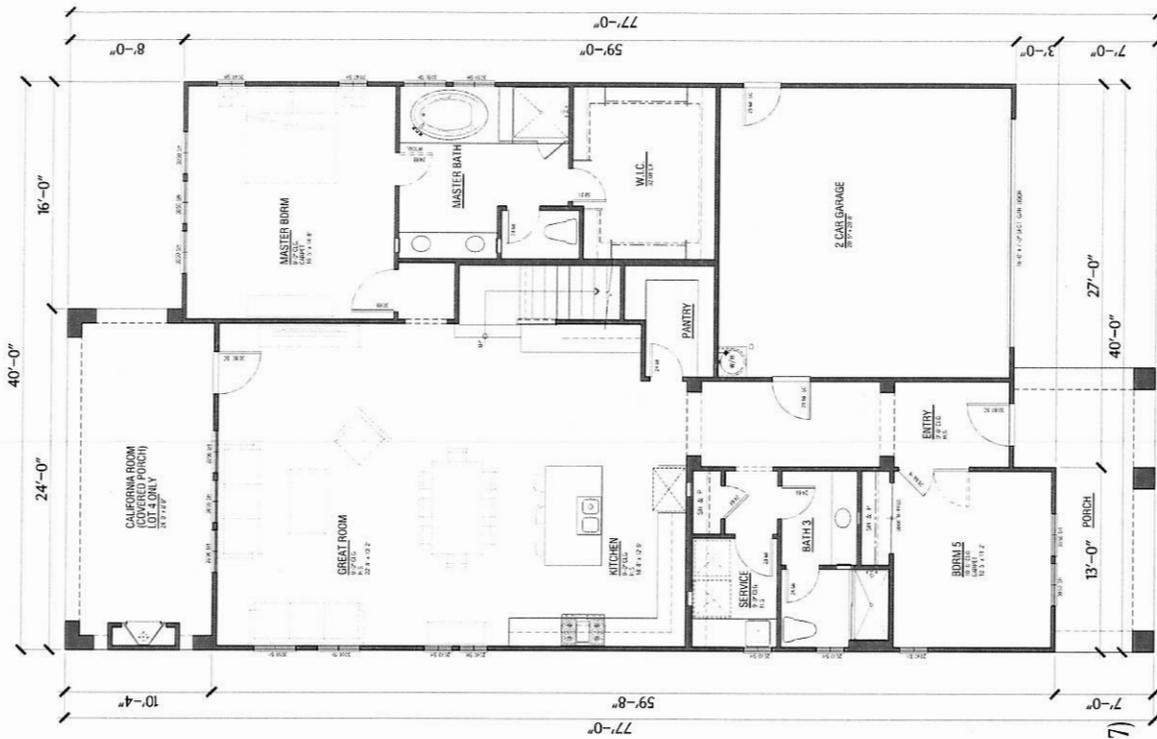
PLAN 4
Front Elevation

Crestmoor
San Bruno, CA
Castle Co.



January 9, 2015
4.0
2014-01

WILLIAM HEZMALHALCH
ARCHITECTS
300 ESCOBAR PARKWAY SUITE 105 SAN BRUNO, CA 94065
925.485.1700
www.williamhezm.com
www.crestmoor.com



January 9, 2015
4.1
 2014101

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 200 MARSHALL DRIVE SUITE 200
 SAN BRUNO, CA 94065
 TEL: 650.325.1222 FAX: 650.325.1223
 WWW.WHARCHITECTS.COM

First Floor
 1,910 SF

PLAN 4

(Lots 4, 7)
 2,709 SF- Habitable
 3,144 SF- With Garage (3,144 max @ Lot 7)
 5 Bdrm / 3 Bath / 2 Car Garage

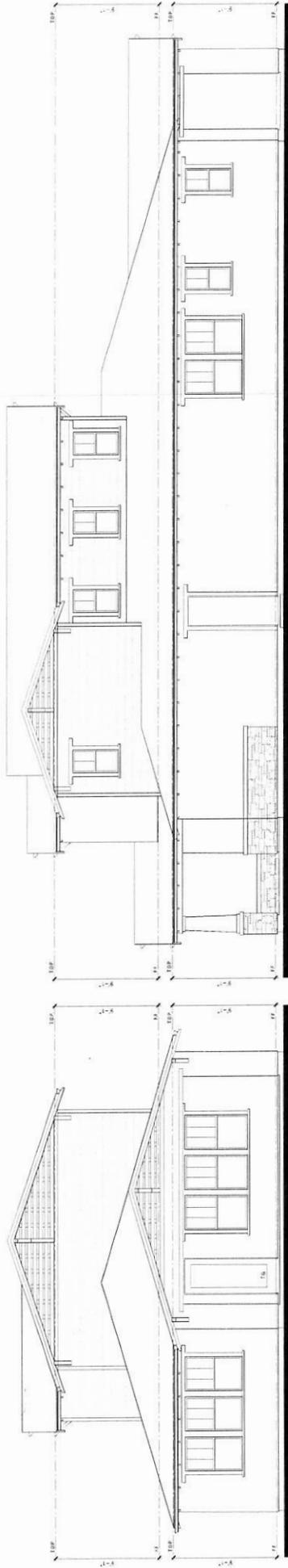
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 San Bruno, CA
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Second Floor
 799 SF

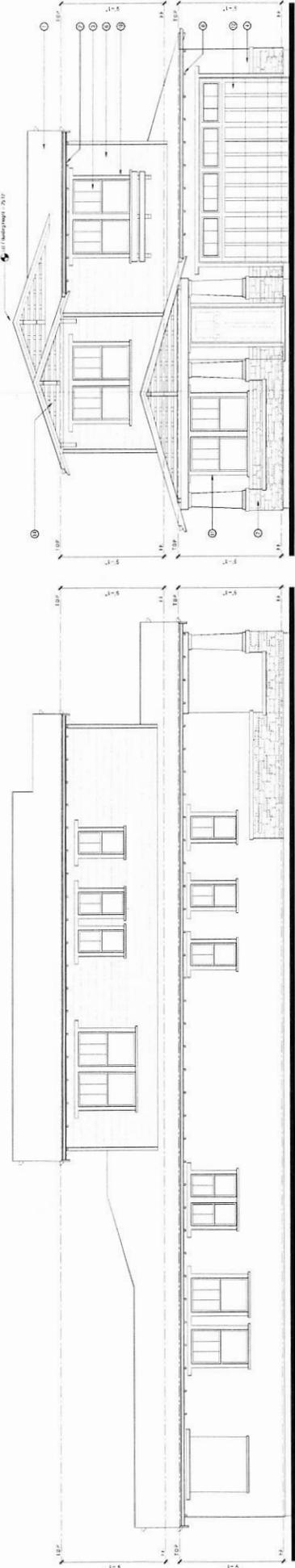


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Rear Elevation

Right Elevation



Left Elevation

Front Elevation

PLAN 4
Elevation A
Lot 4, 7

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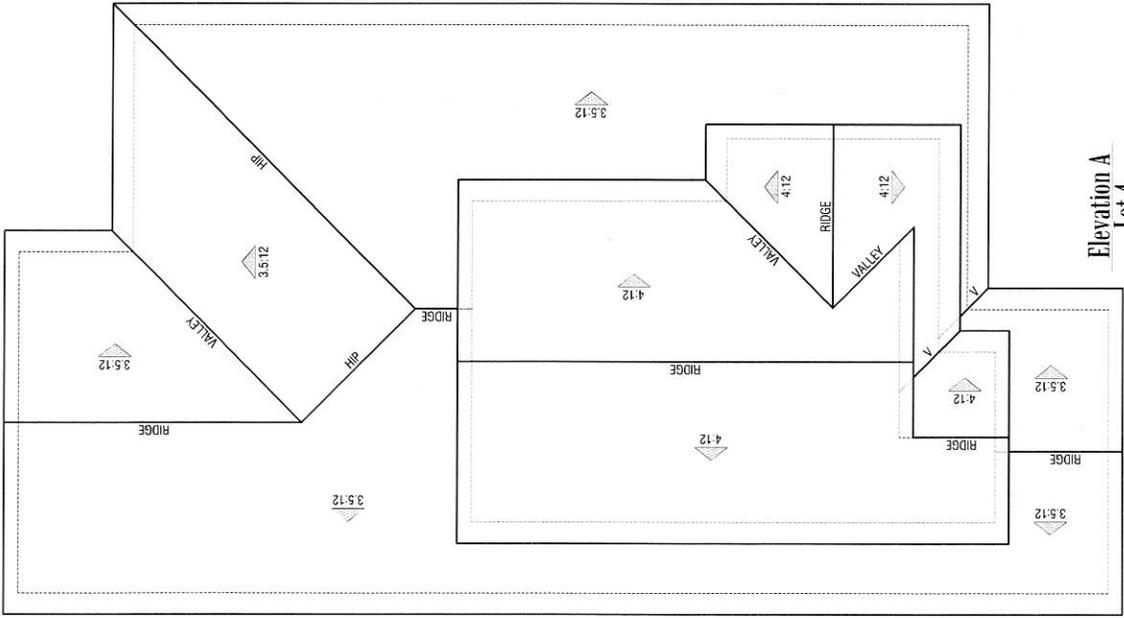
EXTERIOR MATERIALS

- ① ASPHALT/SHINGLE ROOF
- ② PAINTED METAL UTILITY COVERS
- ③ PAINTED METAL UTILITY COVERS
- ④ PAINTED METAL UTILITY COVERS
- ⑤ PAINTED METAL UTILITY COVERS
- ⑥ PAINTED METAL UTILITY COVERS
- ⑦ PAINTED METAL UTILITY COVERS
- ⑧ PAINTED METAL UTILITY COVERS
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- ⑰ PAINTED METAL UTILITY COVERS
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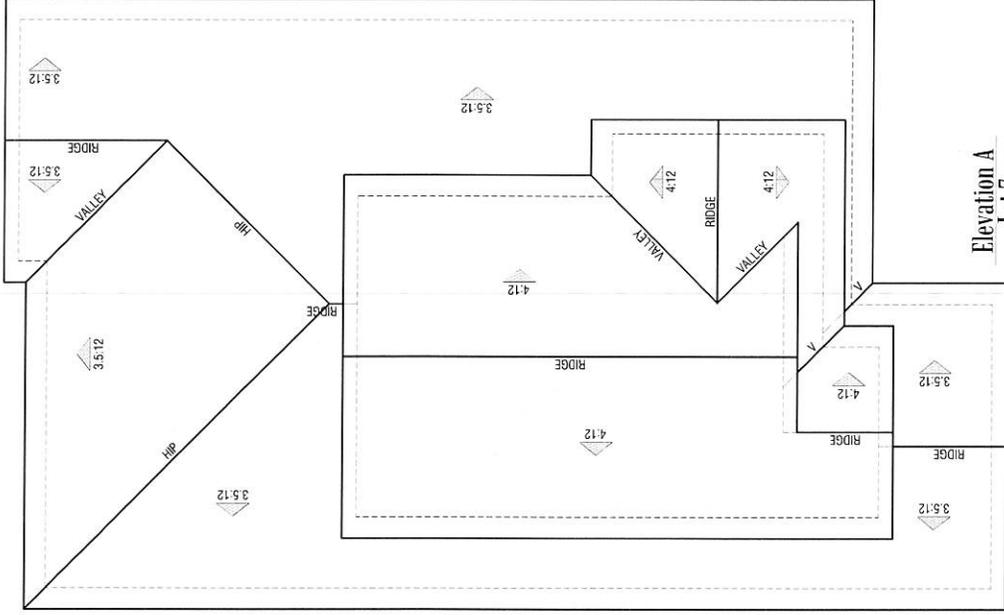


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Elevation A
Lot 4



Elevation A
Lot 7

PLAN 4
Roof Plans
Crestmoor
San Bruno, CA
Castle Co.



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