



**County of San Mateo
Department of Public Works
Utilities-Flood Control-Watershed Protection**

**Plan Review
1311 Woodside Road, Redwood City**

To: Ruemel Panglao, Planning and Building Department
From: *AV* Julie Young, Senior Civil Engineer, Utilities-Flood Control-Watershed Protection Section
Date: December 13, 2018
Subject: Sewer Review, 1311 Woodside Road, Redwood City

Reason for Review: New Townhouses – PRE2018-00054

Plan Identification: Site Plan; 1311 Woodside Road, Redwood City; APN 069-311-250 & 340; Kier & Wright; Plans Submitted 11/29/2018

Reviewer: Benjamin Vazquez

The Fair Oaks Sewer Maintenance District (Sewer District) has reviewed the submitted plans and is providing its comments in this memo.

1. The site plan indicates that the two properties will be combined into one parcel. The Sewer District records indicate that the property has two existing sewer connections. The Sewer District will allow the proposed additional four (4) connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
2. Detailed plans showing the proposed sewer connections shall be submitted to Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.
3. The proposed parcel must connect to the Sewer District main with an individual 6" sewer lateral.
4. If multiple parcels will be merged into one parcel, please note that the Sewer District only allows one sewer lateral connection at its sewer main, and that other existing lateral connections must be removed, and the sewer mains repaired to the satisfaction of the Sewer District.
5. It is our understanding that a merger of the existing properties has not yet been approved. The merger must be approved by the County Planning Department, the approved parcel merger must be recorded, and the building permits must be obtained prior to Sewer Review signoff of the building permits.

1311 Woodside Road, Redwood City, Final Submittal

6. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer laterals prior to demolition of the existing buildings. SIP may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
7. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

If you have any questions regarding this review or any of its contents, please contact staff at (650) 363-4100.

Attachment: Sewer District Map



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: November 20, 2018

Page 1 of 2

MWSD Projects Only:

Urban / Rural

(E) Well: Y / N Year: _____

2nd Unit Project: Y / N

TO:

- ☒ Building Department
- ☒ CalTrans
- ☒ Fire Department MENLO PARK FIRE PROTECTION DISTRICT
- ☒ Geotechnical Department
- ☒ Home Owners Association
- ☒ Sewer Districts - Multiple FAIR OAKS SEWER DIST [DPW]
- ☒ Water Districts - Multiple

FROM: Ruemel Panglao, Project Planner
rpanglao@smcgov.org
650 363-4582

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 12/04/2018 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Planning Case Number

PRE2018-00054

Property Owner

KARDOSH MOUNIR

Project Applicant

MOSHE DINAR
5107592133

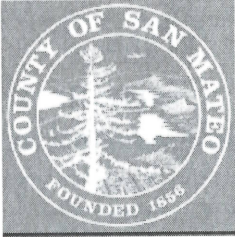
Assessor's Parcel Number

069311250

PROJECT LOCATION: 1311 WOODSIDE RD, REDWOOD CITY, CA

PROJECT DESCRIPTION:

Major Development Pre-App to consider a Rezoning & GPA to allow for development of a 3-story, 6 unit townhouse building, each with an attached 2-car covered parking (total of 12 parking spaces) on two developed parcels (069-311-250 & -340) at 1301-1311 Woodside Rd., RWC. Current Zoning: R-1/S-74.



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PLANNING PERMIT APPLICATION REFERRAL

Page 2 of 2

Date: November 20, 2018

DECISION MAKER:

☐ Staff ☐ Zoning Hearing Officer ☐ Planning Commission
☐ Board of Supervisors ☐ Design Review Committee/Officer

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

☐ No Comments ☐ Refer to Permit Plan for Comments
☐ Other Comments: _____

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

☐ No Recommended Conditions ☐ Refer to Permit Plan for Comments
☐ Refer to Attached Material for Conditions
☐ Other Conditions: _____

Name of Person Completing this Form (Print): _____ Date: _____

Phone: _____ Email: _____

RETURN THIS FORM TO:

Ruemel Panglao
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

1301-1311 WOODSIDE ROAD, REDWOOD CITY, CA
PROPOSED RESIDENTIAL DEVELOPEMENT

1301-1311
WOODSIDE RD
REDWOOD CITY, CA

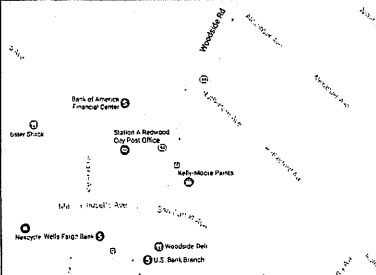


DINAR
& ASSOCIATES

architecture - planning - interiors

P.O. BOX 70801
OAKLAND
CALIFORNIA 94612
TEL. 510.893.8300
FAX. 510.893.8305

EXTERIOR VIEW FROM WOODSIDE ROAD

PROJECT INFORMATION	PROJECT DATA	SCOPE OF WORK	DRAWING INDEX
<p>BUILDING OCCUPANCY GROUPS: R-2</p> <p>TYPE OF CONSTRUCTION: VA WOOD 1 HR RATED FOR FLOORS 2,3.</p> <p>APPLICABLE CODES:</p> <ul style="list-style-type: none">* 2016 CALIFORNIA BUILDING CODE, BASED ON 2009 IBC* 2016 CALIFORNIA RESIDENTIAL CODE, BASED ON 2009 IBC* 2016 CALIFORNIA MECHANICAL CODE, BASED ON 2009 UMC* 2016 CALIFORNIA PLUMBING CODE, BASED ON 2009 UPC* 2016 ELECTRICAL CODE BASED ON 2008 NEC* 2016 CALIFORNIA ENERGY CODE BASED ON 2008 CEC* 2016 CALIGREEN CODE	<p>LOT AREA 13,225 SF</p>	<p>THE PROPOSED DEVELOPEMENT CONSISSITS OF <u>THREE</u> STORY, <u>SIX</u> UNITS RESIDENTIAL TOWN HOMES.</p>	<p>G0 PRELIMINARY VIEW - COLOR G0.1 PROJECT INFORMATION, LOCATION MAP, DRAWING INDEX T-1 TENTATIVE MAP A1.1 PROPOSED SITE/FIRST FLOOR PLAN A1.2 PROPOSED SECOND FLOOR PLAN A1.3 PROPOSED THIRD FLOOR PLAN A2.0 PROPOSED ELEVATIONS A2.1 PROPOSED ELEVATIONS</p> <p>VICINITY MAP</p> 

NOT FOR CONSTRUCTION

RECEIVED

SEP 28 2018
San Mateo County
Planning and Building Department

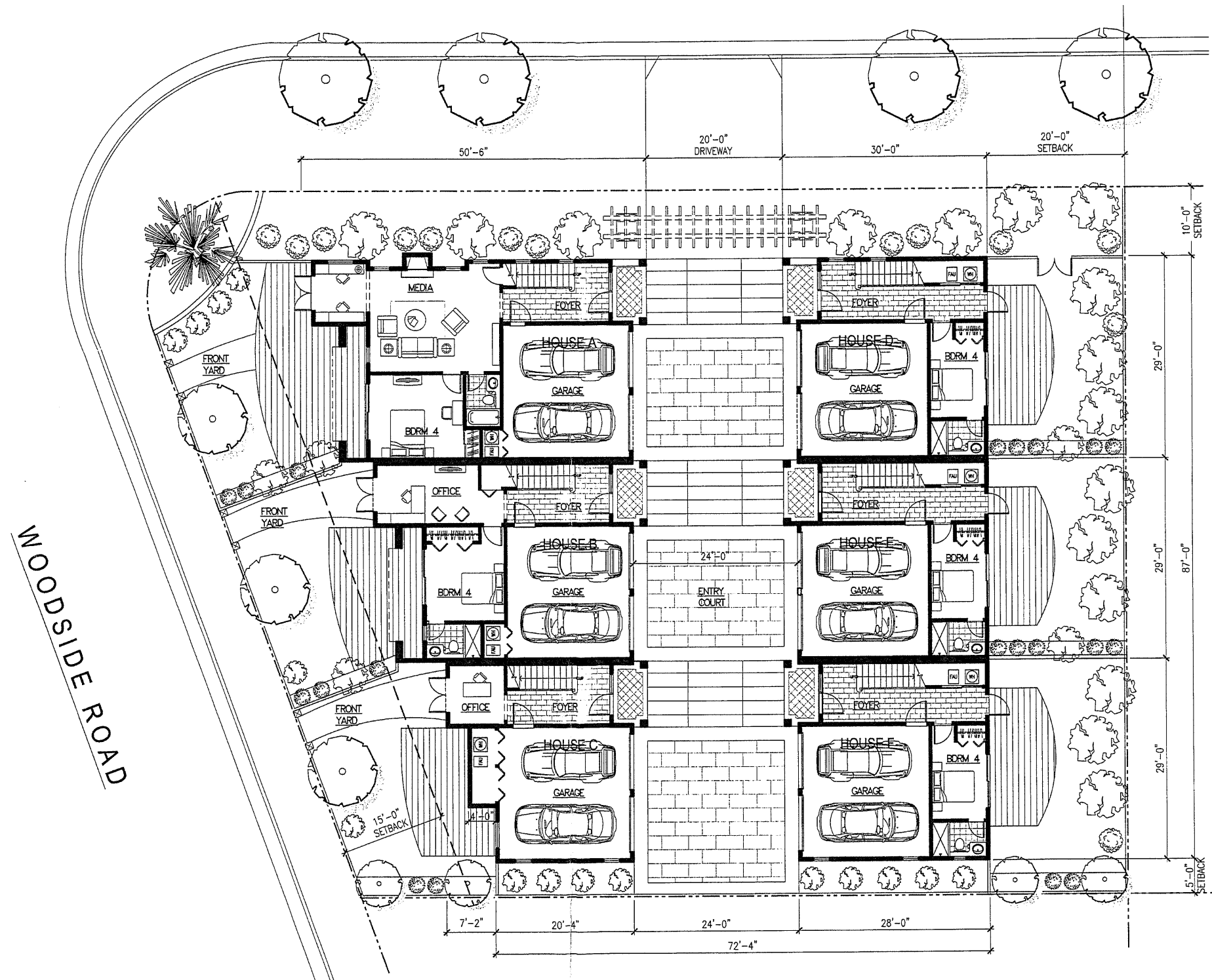
SCHEMATIC DESIGN
Sept 20, 2018

G0.1
PRE2018-00054

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PROJECT NORTH



SITE PLAN / GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN
Sept 20, 2018

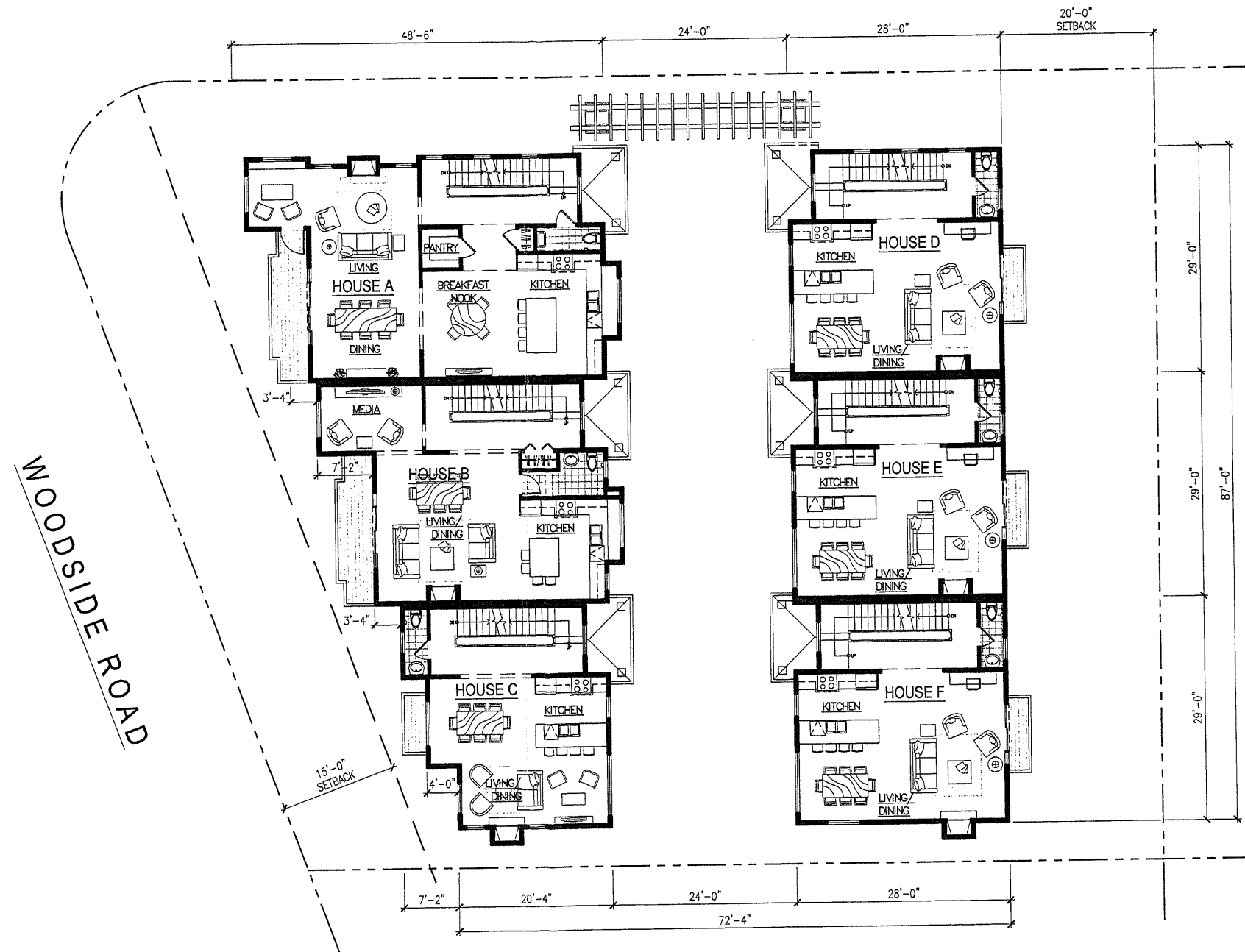
A1.1

RUTHERFORD AVENUE

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FAX. 510.893.8305



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PROJECT NORTH



SECOND LEVEL PLAN

SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN
Sept 20, 2018

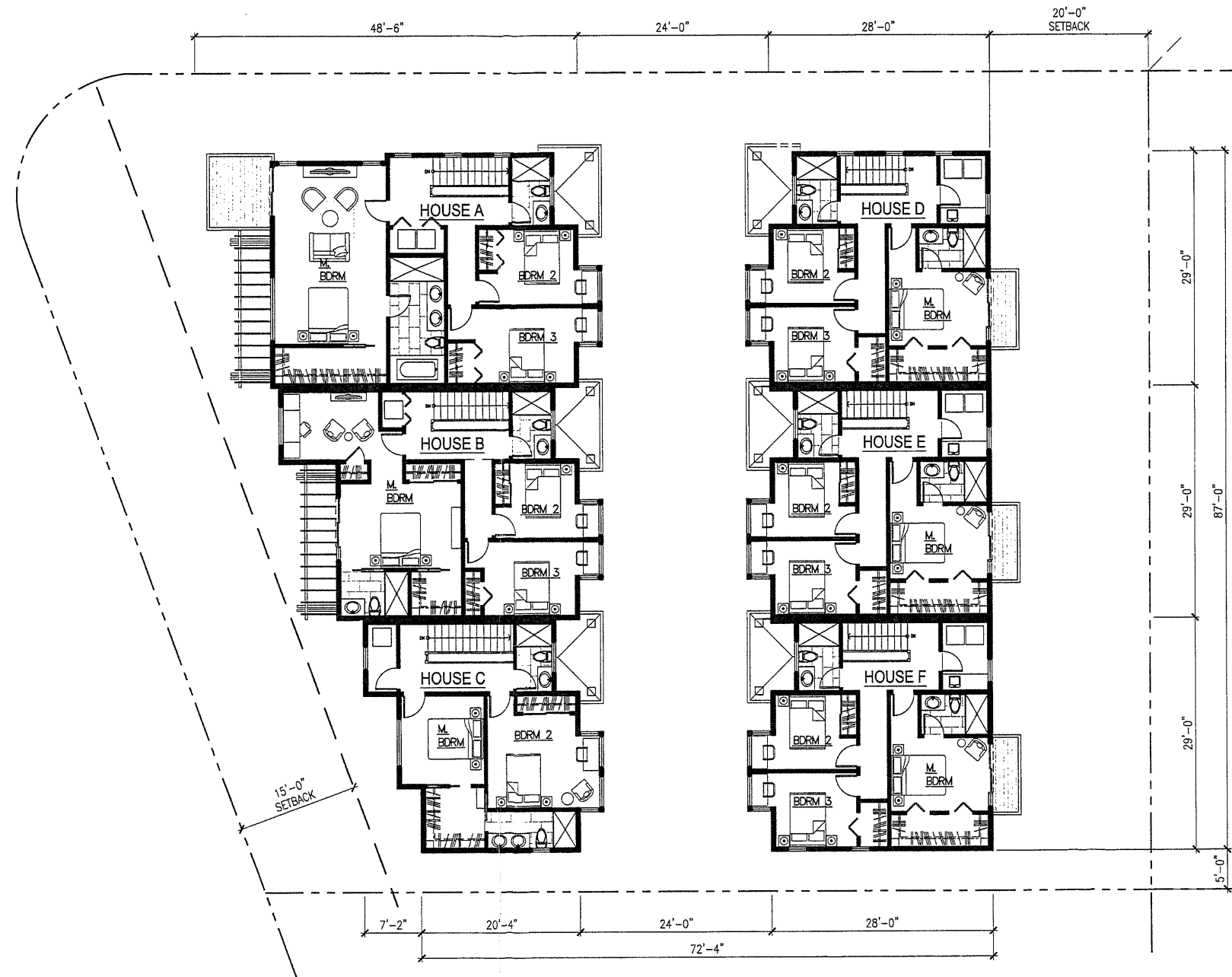
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1301-1311
WOODSIDE RD
REDWOOD CITY, CA

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NOT FOR CONSTRUCTION

PROJECT NORTH



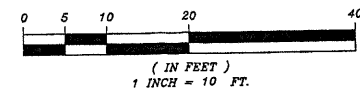
THIRD LEVEL PLAN

SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN
Sept 20, 2018

A1.3

Fd BRASS DISC
11 IN MON WELL



LANDSCAPE ISLAND

RUTHERFORD AVENUE

PLANTER

BUILDING

GARAGE

BUILDING

BUILDING

LOT 40
BLOCK 1
7-M-44

SAN CARLOS AVENUE

WOODSIDE ROAD

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE(HORIZONTAL)
B.L.D.G.	BUILDING
B.O.W/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.O.T.	CONTINUOUS
D.I.	DRAINAGE INLET
D.W.	DRIVEWAY
E.C.	END OF CURVE(HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
F.O.C.	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INVT.	INVERT
J.P.	JOINT POLE
L.F.	LINEAL FEET
L.P.	LOW POINT
L&T	LEAD & TACK
M.A.X.	MAXIMUM
M.H.	MANHOLE
M.N.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.E.	PEDESTRIAN PUSH BUTTON
P.P.&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S.W.	SIDEWALK
T.C.	TOP OF CURB
T.F.O.C.	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

LEGAL DESCRIPTION

LOT 1, BLOCK 1, AS SHOWN ON THE MAP ENTITLED "MAP OF THE SEQUOIA TRACT, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JUNE 26, 1911, IN BOOK 7 OF MAPS AT PAGE 44.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDER NOVEMBER 17, 1967 IN BOOK 5394 AT PAGE 48 OFFICIAL RECORDS, (97804-60).

LOTS 2, 3 AND 4 IN BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE SEQUOIA TRACT, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON JUNE 26, 1911 IN BOOK 7 OF MAPS AT PAGE(S) 44.

BASIS OF ELEVATION

CITY OF REDWOOD CITY BENCHMARK # 40 - ELEVATION 68.15 (NAVD 88)

MASSACHUSETTS AVE. AT PLAZA ALLEY - TOP OF DISC CURB, 95' NE OF INTERSECTION MASSACHUSETTS AVENUE AND KENTUCKY STREET ON MASSACHUSETTS, NW SIDE OF STREET, AT BC OF CURB RETURN.

BASIS OF BEARINGS

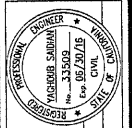
THE BEARING N48°13'00"W OF THE CENTERLINE OF NIMITZ AVENUE (A 50.00' WIDE RIGHT-OF-WAY FORMERLY CALLED ARLINGTON AVENUE ON 7 MAPS 16) AS DETERMINED FROM THAT CERTAIN MAP OF OAKLEIGH PARK TRACT FILED APRIL 6, 1910 IN BOOK 7 OF MAPS AT PAGE 16 IN THE RECORDERS OFFICE OF SAN MATEO COUNTY, STATE OF CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

N41°47'00"E 262.94' (263.00 PER 7-M-44)

MONTEREY AVENUE (FORMERLY JEFFERSON ST.)

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SUDAN - CIVIL ENGINEER

TOPOGRAPHICAL & RECORD BOUNDARY
SURVEY FOR APN: 069-311-340 & 069-311-250
1301 & 1311 WOODSIDE ROAD
SAN MATEO COUNTY CALIFORNIA



APPROVED BY: JACOB SUDAN
Checked: JS
Drawn: JS
Designed: JS
Surveyed: JS
State: CA
Date: 6-30-16

Sheet No.
1
Job No. 318