



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 5th District

County Office Building
455 County Center
Redwood City, California 94063
650/363-1859

ACTION MINUTES

MEETING NO. 1646
Wednesday February 28, 2018

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Ramirez called the meeting to order at 9:01 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Ramirez.

Roll Call: Commissioners Present: Gupta, Hansson, Ramirez, Kersteen-Tucker, Santacruz
Staff Present: Monowitz, Fox, Shu

Legal Notice published in the San Mateo County Times on February 17, 2018 and the Half Moon Bay Review on February 21, 2018.

Oral Communications to allow the public to address the Commission on any matter not on the agenda.

None

Consideration of the Minutes of the Planning Commission meeting of February 14, 2018. Commissioner Hansson moved, and Commissioner Santacruz seconded, that the minutes be approved as submitted. **Motion carried 4-0-1-0 (Commissioner Gupta abstained)**

Commissioner Kersteen-Tucker moved for approval of the Consent Agenda, and Commissioner Hansson seconded the motion. **Motion carried 4-0-1-0 (Commissioner Gupta abstained)**, approving one item as follows:

CONSENT AGENDA 9:00 a.m.

- Owner:** Godfrey Watson
Applicant: David Hirzel
File No.: PLN2015-00400
Location: 171 2nd Street, Montara
Assessor's Parcel No.: 036-042-210, 036-042-130

Consideration of a Major Modification to a Coastal Development Permit (CDP) and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations,

approved by the Planning Commission on March 22, 2017 to allow construction of a 690 sq. ft. (formerly 819 sq. ft.) single-story (formerly two-story) addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. three-car garage, on two legal 5,000 sq. ft. parcels. One (1) Cypress tree is proposed for- removal and only minor grading is proposed. The associated CDP is appealable to the California Coastal Commission.

SPEAKERS:

None

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Santacruz seconded to close the public hearing. **Motion carried 4-0-1-0.**

Commissioner Kersteen-Tucker moved to approve the project. Commissioner Hansson seconded the motion. **Motion carried 4-0-1-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Major Modification of the Coastal Development Permit and Design Review Permit, County File Number PLN 2015-00400, based on and subject to the required findings and conditions of approval listed as follows:

FINDINGS

Regarding the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1(e), relating to additions to existing structures.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding visual resources and compliance with design review standards and findings.

Regarding the Design Review, Found:

3. That based on the findings made by the Coastsides Design Review Committee at its meeting of December 14, 2017, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; and uses downward-directed exterior lighting fixtures.

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 Planning Commission on February 28, 2018. Minor revisions or modifications to this project may be made subject to the review and approval of the Community Development Director.
2. The Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter including all conditions of approval on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of the proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the

commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
9. No site disturbance shall occur, including any tree and vegetation removal or grading, until a building permit has been issued.
10. To reduce the impact of construction 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 the right-of-way on Second Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Second Street. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. 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 Ordinance Code Section 4.88.360).
13. A minimum of one (1) 15-gallon native tree shall be planted on-site. The type and location of the tree shall be indicated on plan submitted at the building permit stage, and shall be subject to the review and approval of the Community Development Director.
14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contraindicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor, irrigation controller programming data will not be lost due to an interruption in the primary power source, and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
15. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5 feet tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2" x 4" boards in concentric layers to a height of 8 feet; and
 - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

16. A Pre-Site Inspection to verify tree protection and erosion control is required prior to issuance of building permits for demolition and for the addition.
17. Recordation of a Notice of Merger is required prior to issuance of a building permit for the addition.

Building Inspection Section

18. The applicant shall apply for a building permit.

Montara Water and Sanitary District

19. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

Coastside Fire Protection District

20. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
21. Any chimney(s) shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
22. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
23. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the CFPD at 650/726-5213.
24. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
25. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
26. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

Department of Public Works

- 27. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
- 28. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
- 29. The applicant shall provide a site survey, plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** Vincent Armando
 File No.: PLN2017-00064
 Location: San Ramon Avenue, Moss Beach
 Assessor's Parcel No.: 037-284-190

Consideration of a Coastal Development Permit (CDP) and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively to allow the construction of a new 2,543 sq. ft. two-story, single-family residence, plus a 456 sq. ft. attached garage, on a legal 10,035 sq. ft. parcel in the unincorporated Moss Beach area of San Mateo County. No trees are to be removed and only minor grading is required. The CDP is appealable to the California Coastal Commission.

SPEAKERS:

None

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved to approve and Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit and Design Review Permit, County File Number PLN 2017-00064, based on and subject to the required findings and conditions of approval listed as follows:

FINDINGS

Regarding the Environmental Review, Found:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone. Despite its location in the Geological Hazards (GH) zone, it has been determined that the project will not have a significant impact in the area of geologic stability.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, hazards, and compliance with design review standards.
3. That the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitations of LCP Policy 1.23.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.
5. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Specifically, vertical access currently exists at the end of Precita Avenue, and lateral access exists along Ocean Boulevard.

Regarding the Design Review Permit, Found:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meeting of November 9, 2017, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style and respects the scale of the homes in the neighborhood. The project is architecturally compatible with homes in the immediate area and uses colors, materials, and landscaping that complement its surroundings.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on February 28, 2018. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are

consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. The applicant shall include the permit approval letter on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Change garage door design to a "carriage" look for architectural consistency.

- b. Differentiate the office and main entries to accentuate the formality of the front door of the residence.
 - c. Landscaping should present a natural appearance rather than linear plantings. Consider more natural or random placement of Dark Star and Sedum plantings and select further types of plant material to reduce the linear landscape along the Precita Avenue side of the property.
 - d. Utilize an alternative to the bark mulch ground cover such as wild grass seed mixture.
 - e. Add plant groupings along the sides of the driveway that achieve a natural appearance. Consider lower growing shrubs and ground cover.
 - f. Add plantings between the house and the driveway to further visually soften the length of the driveway and the massing of the main structure.
 - g. All plantings shall be drought tolerant, California native, and non-invasive.
 - h. All pampas grass is to be removed from the property.
 - i. Paved areas should be permeable where possible.
 - j. Use medium or darker colored paving stones to reduce the long linear appearance of the driveway.
 - k. Use larger stone such as field stone as an alternative to the proposed house skirting to complement the mass and scale of the home. Carry the use of the stone to the fireplace/chimney exterior structures as well as extensions to the next inset on the left and right elevations.
 - l. The project shall have only one Dark Sky-compliant light fixture per opening with the exception of two fixtures at the garage and two canned lighting fixtures on the porch.
 - m. For craftsman style consistency, use wood or glass with fixed wood top/bottom for the upper deck.
6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
7. 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 into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

8. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
9. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
10. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
11. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
12. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, the Montara Water and Sanitary District, and the Coastside Fire Protection District.
13. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
14. To reduce the impact of construction 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 the right-of-way on San Ramon Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on San Ramon Avenue. There shall be no storage of construction vehicles in the public right-of-way.
15. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

16. 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 Ordinance Code Section 4.88.360).
17. Installation of the approved landscape plan is required prior to final inspection. Per LCP Policy 7.51 (Voluntary Cooperation), private landowners are encouraged to remove invasive plants from their lands such as blue gum seedlings, pampas grass, French, Scotch and other invasive brooms for the life of the project.
18. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
19. At the building permit application stage, the applicant shall submit a tree protection plan which protects off-site trees within the proximity of grading and/or construction activities, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

- d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight feet.
- g. Prior to issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

- 20. The applicant shall apply for a building permit.
- 21. The use of the term "Architectural Design" as well as the stamp similar to an architect's stamp shall be removed from all plans and references unless a California licensed architect is responsible for the design of the project.
- 22. Fireplace shall be non-wood burning, direct vent, sealed front.

Montara Water and Sanitary District (District)

- 23. The applicant is required to obtain a Sewer Permit prior to issuance of a building permit. Sewer Connection fees must be paid prior to issuance of a connection permit. A sewer grinder pump may be required.
- 24. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of a building permit. The connection fee for domestic water must be paid prior to issuance of a connection permit. Proof of well abandonment to the San Mateo County Environmental Health Division may be required. Mainline extension may be required.
- 25. 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.
- 26. The applicant must first apply directly to the District for permits and not their contractor.

Coastside Fire Protection District

- 27. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, asphalt, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of

the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%.

28. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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 of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
29. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213.
30. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site.
31. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
32. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
33. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
34. An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
35. All dead end roadways exceeding 150 feet shall be terminated by a turnaround bulb of not less than 96 feet in diameter or other approved turnarounds located in the CFC.

Department of Public Works

36. Prior to the issuance of the Building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state.

Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

- 37. Prior to the issuance of the Building Permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
- 38. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 39. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Geotechnical Section

- 40. Prior to the issuance of the building permit and pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, the applicant shall record a deed restriction with the San Mateo County Recorder's Office, stating the following: "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the County Geologist and the Planning Division, Department of Environmental Management, San Mateo County."
- 41. At the building permit application stage, the applicant shall demonstrate compliance with recommendations noted on Pages 6 through 9 of the soil investigation report by Lee Associates, Inc., dated January 5, 2017 (Attachment D).

3. **Owner:** Fengliang Xue, Bin Li, Xin Xu
Applicant: Chris Ridgway
File No.: PLN2017-00098
Location: San Carlos Avenue, El Granada
Assessor's Parcel No.: 047-111-270

Consideration of a Coastal Development Permit, Design Review, and Certificate of Compliance Type B, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations and Section 7134.2 of the County Subdivision Regulations, respectively, to allow construction of a new single-family residence and a detached garage on an undeveloped parcel, located on San Carlos Avenue in the unincorporated El Granada area of San Mateo County. The CDP is appealable to the California Coastal Commission.

SPEAKER:

- 1. Chris Ridgeway

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Gupta seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Kersteen-Tucker moved to approve the project. Commissioner Santacruz seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, Design Review, and Certificate of Compliance Type B, County File Number PLN 2017-00098, by making the required findings and conditions of approval as listed as follows:

FINDINGS:**Regarding the Environmental Review, Found:**

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act Guidelines related to construction of a single-family residence in a residential zone and associated development including legalization of the parcel.

Regarding the Certificate of Compliance, Found:

2. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (*Legalization of Parcels; Certificate of Compliance*), particularly Sections 7134.2(a), (b), and (c). The subject parcel comprises of Lot 11, Block 76, on that certain map entitled "Plat of Subdivision No. 7 of Granada, San Mateo County, California," recorded in the Office of the Recorder of the County of San Mateo, State of California, on June 7, 1909 in Book 6 of Maps at Page 64. The subject parcel was determined to be conveyed separately from adjacent parcels around it on October 7, 1976 thus requiring the CoC (Type B). The processing of the CoC (Type B) is in full conformance with Section 7134 of the County Subdivision Regulations and will be subject to conditions of approval to ensure that the development on the parcel complies with public health and safety standards. The sanitary, water distribution, and energy infrastructure necessary to support the proposed single-family residence currently exist within the road right-of-way in this developed and improved area of El Granada.
3. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et seq.

Regarding the Coastal Development Permit, Found:

4. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. The plans and materials have been reviewed against the application requirements of Section 6328.7 of the Zoning Regulations, and the project has been conditioned to minimize impacts to the location of new development and visual resources in accordance with the components of the Local Coastal Program. The project was also recommended for approval by the Coastside Design Review Committee (CDRC) on October 12, 2017 in which the CDRC determined that it is in compliance with all applicable Design Review Standards.

5. Where the project is located between the nearest public road and the sea, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between a public road and the sea, and will not interfere with the public's right-of-access to the sea.
6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Although the subject parcel is near the Montecito Avenue drainage and riparian corridor, a paved road (San Carlos Avenue) and surrounding residential development are located between the corridor and the subject parcel. Additionally, the subject parcel is located within an urban area zoned for single-family residential development, and does not contain sensitive habitat or trees. Therefore, the project will not have any substantial adverse impacts on coastal resources.
7. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. Staff anticipates that the building permits to be issued for the 2018 calendar year will not exceed this limit, based on estimates of current applications for building permits for this calendar year and those received in 2017.

Regarding the Design Review, Found:

8. The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. As proposed and conditioned, the proposed design of the house minimizes the amount and size of windows on the left and right elevations of the second floor to minimize and mitigate direct views into neighboring houses. The rooftop deck at the front elevation avoids direct views into neighboring houses, is accessed by interior means, and is integrated into the roof design. Condition No. 7.b. requires that the applicant ensure the size of the window trim for all windows match the proportions of the window trims in the rendering and not in the elevations.
 - b. The proposed design of the house respects the scale of the neighborhood through building dimensions, shape, form, and facade articulation, as well as architectural details such as the front porch and rooftop deck that are proportional and complementary to other homes in the neighborhood.
 - c. The proposed setbacks for the first and second stories and projecting and recessing architectural details such as the front and rear decks, the bay window, and bump out on the first floor serve to visually break up the appearance of building walls.
 - d. As proposed and conditioned, the proposed design of the house features the Coastal Craftsman style that complements the coastal, semi-rural character of the area. Condition No. 7.a. requires that the brick fascia continue around the front elevation to both the left and right elevations, extending back on the right elevation to the end of the porch and extending back on the left elevation to the first inside corner.

- e. The proposed design of the house includes a strong primary roof form with some secondary roof forms at the first story to reduce mass and scale. The shed roof form of the secondary roof forms are compatible in style and slope (7:12) with the primary roof form.
- f. The proposed roof design is compatible in style, shape, and materials with the house itself and with the surrounding neighborhood.
- g. The proposed design of the house uses a number of exterior materials and colors that reduce the appearance of bulk, add visual interest, and are consistent with the neighborhood and architectural style of the house.
- h. As proposed and conditioned, the proposed finished landscape plan is compatible with and enhances the design of the house, and complements other homes and vegetation in the surrounding neighborhood. The proposed landscaping is drought-tolerant and features native and non-invasive plant species. Condition Nos. 7.h. and 7.i. require the installation of a Redwood good-neighbor fence with a maximum 6-ft. height at the right and rear property lines and the use of a taller shrub for the planter adjacent to the right side of the house.
- i. Regarding the proposed garage, Condition No. 7.c. requires that the applicant submit a specification sheet for the garage door and details for the drywell and concrete swale for the garage. Condition Nos. 7.f. and 7.g. require the use of flagstone pavers for the entire front walkway and front patio area and the installation of a concrete border around the driveway from the property line to the garage with three interior concrete borders perpendicular to the long axis of the driveway, thereby, dividing the driveway into four spaces. Within these spaces, use permeable pavers. From the last perpendicular border to the garage, use asphalt. Additionally, the Coastside Design Review Committee recommends the use of flagstone pavers set on sand for the rear patio.
- j. As proposed and conditioned, the proposed design includes lighting that is architecturally integrated with the house's design, style, materials, and colors. The exterior lighting is designed and located to direct light and glare away from neighbors and stay confined to the site. The proposed "Dark Sky" lighting fixtures would minimize nighttime light pollution. Condition No. 7.e. requires the following for lighting: (1) at the front elevation at the front porch, replace the two exterior Dark Sky light fixtures with two recessed can lights; (2) at the right elevation at the rooftop deck, remove the exterior Dark Sky light fixture at the window; (3) at the rear elevation at the first floor, add an exterior Dark Sky light fixture at the door connected to the kitchen, and; (4) at the rear elevation at the second level, remove the exterior Dark Sky light fixture to the left of the sliding glass doors.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved and reviewed by the Coastside Design Review Committee on October 12, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this

approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Certificate of Compliance (Type B) required to establish the legality of the existing parcel, APN 047-111-270, which shall represent Lot 11, Block 76, as one single legal parcel, shall be recorded prior to the issuance of any other permits related to any development on this property.
3. The applicant is advised that prior to recordation of the Certificate of Compliance description, the owner/applicant shall provide the project planner with a check to cover the current fee charged by the Recorder's Office. The project planner who records the Certificate of Compliance will confirm the amount prior to recordation.
4. The Coastal Development and Design Review Permit final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
5. The applicant shall include the approval letter on the top pages of the building plans.
6. At the building permit stage, a boundary survey will be required.
7. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee.
 - a. Continue the brick fascia around the front elevation to both the left and right elevations, extending back on the right elevation to the end of the porch and extending back on the left elevation to the first inside corner.
 - b. Ensure that the size of the window trim for all windows matches the proportions of the window trims in the rendering and not in the elevations.
 - c. Provide a specification sheet for the garage door.
 - d. Include details for the drywell and concrete swale for the garage.
 - e. Lighting:
 - (1) At the front elevation at the front porch, replace the two exterior Dark Sky light fixtures with two recessed can lights.
 - (2) At the right elevation at the rooftop deck, remove the exterior Dark Sky light fixture at the window.
 - (3) At the rear elevation at the first floor, add an exterior Dark Sky light fixture at the door connected to the kitchen.
 - (4) At the rear elevation at the second level, remove the exterior Dark Sky light fixture to the left of the sliding glass doors.
 - f. Use flagstone pavers for the entire front walkway and front patio area.

- g. Install a concrete border around the driveway from the property line to the garage with three interior concrete borders perpendicular to the long axis of the driveway, thereby, dividing the driveway into four spaces. Within these spaces, use permeable pavers. From the last perpendicular border to the garage, use asphalt.
 - h. Install a Redwood good-neighbor fence with a maximum 6-ft. height at the right and rear property lines.
 - i. Use a taller shrub for the planter adjacent to the right side of the house.
 - j. The Coastside Design Review Committee recommends the use of flagstone pavers set on sand for the rear patio.
8. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to the County Planning Department approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
9. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall

field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.

10. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

11. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
12. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. A separate tree protection plan may also be required as part of the building permit. Species and size of trees shall be indicated on the plan (size shall be measured by diameter at breast height (dbh) method).
 13. Once approved, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any work and maintained throughout the term of the grading permit and building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 14. An Erosion Control and/or Tree Protection Inspection may be required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s). Once all review agencies have approved your Building Permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed for the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
 15. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 16. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.

17. No site disturbance shall occur, including any grading, until a building permit has been issued.
18. To reduce the impact of construction 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 the right-of-way on San Carlos Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on San Carlos Avenue. There shall be no storage of construction vehicles in the public right-of-way.
19. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
20. 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 Ordinance Code Section 4.88.360).
21. Installation of the approved landscape plan is required prior to final building inspection.
22. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- (1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
- (2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

- (3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
- (4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
- (5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Coastside County Water District

23. The project will be required to comply with Coastside County Water District's (District) Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. The District will perform inspections to verify compliance with all District regulations during and after construction.
24. No passive purge systems are to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection. There shall be no cross connections, and approved backflow protection is required.
25. Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capability availability is adequate for this development and complies with all District regulations.

Coastside Fire Protection District

26. As per the California Building Code (CBC), the State Fire Marshal Regulations, and the Coastside Fire Protection District (CFPD) Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final inspection.
27. Smoke alarms/detectors are to be hardwired, interconnected, or equipped with battery backup. Smoke alarms shall be installed per the manufacturer's instruction and National Fire Protection Association (NFPA) 72.
28. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. 5.0 sq. ft. is allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

29. Identify rescue windows in each bedroom and verify that they meet all requirements. Include in building plans.
30. Occupancy Separation: Per the 2016 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.
31. Address Numbers: Per the CFPDC 2016-01, building identification shall be conspicuously posted and visible from the street. Temporary address numbers shall be posted prior to combustibles being placed on-site. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See CFPDC for standard sign.
32. Roof Covering: Per the CFPDC 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
33. Vegetation Management: Per the CFPDC 2016-01, the 2016 California Fire Code (CFC), and the Public Resources Code (PRC) 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In the State Responsible Area (SRA), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The County Department of Public Works, the CFPD Ordinance 2016-01, and the CFC shall set road standards. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 ft. wide asphalt and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%.

- a. Per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.
 - b. Per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet.
 - c. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction.
 - d. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction.
 - e. If the road width does not allow parking on the street (20-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
35. Fire Hydrant: Per the 2016 CFC, Appendices B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. Per the 2016 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site.
36. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and CFPD Ordinance 2016-01, the applicant is required to install an approved automatic fire sprinkler system meeting the requirements of NFPA-13D throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of the plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review.
37. Exterior Bell and Interior Horn/Strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
38. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
39. 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.
40. Contact the Fire Marshal's Office at 650/726-5213 to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department.

- 41. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
- 42. Prior to the issuance of the building permit, the applicant shall submit a driveway “Plan and Profile,” to the Department of Public Works, showing the driveway access from the nearest publicly maintained roadway to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
- 43. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 44. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Granada Community Services District

- 45. The applicant must obtain a sewer connection permit to connect the project onto the District’s wastewater facilities.
- 46. The District currently has sufficient sewer capacity to serve conforming parcels with the LCP buildout limits, however, since the project is proposed on a non-conforming parcel, the applicant must first obtain a Sewer Permit Variance. All projects requiring a Variance must be considered by the District Board of Directors for approval before a sewer permit may be obtained. Please contact the Granada Community Services District office for additional information on applying for a Sewer Permit Variance if applicable.

4.	Owner:	Jack and Nancy DeHoff
	Applicant:	Christy Beltran/AT&T
	File No.:	PLN2002-00413
	Location:	46 5 th Avenue, North Fair Oaks
	Assessor’s Parcel No.:	060-281-610

Consideration of an appeal of the Zoning Hearing Officer’s approval of a Use Permit renewal and amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, for the relocation of an existing ground mounted wireless telecommunications facility from a parking lot light fixture to the rooftop of an existing grocery store building. The project is located at 46 5th Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

SPEAKERS:

1. Ragh Mather
2. Gerald, Appellant

COMMISSION ACTION:

Commissioner Gupta moved and Commissioner Hansson seconded to close the public hearing. Motion carried 5-0-0-0.

Commissioner Kersteen-Tucker moved to approve the project. Commissioner Hansson seconded the motion. Motion carried 4-1-0-0.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal and upheld the decision of the Zoning Hearing Officer's decision to approve the Use Permit, County File Number PLN 2002-00413, by making the required findings and adopting the conditions of approval listed as follows:

FINDINGS:**Regarding the Environmental Review, Found:**

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1: continued operation of an existing facility, and Section 15302, Class 2: replacement or reconstruction of an existing structure.

Regarding the Use Permit, Found:

2. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The radio frequency (RF) report concludes, that the cumulative operation of the existing and proposed wireless facilities will meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission. The project has been reviewed by Menlo Park Fire Protection District and the County's Building Inspection Section and granted conditional approval.
3. That the use is necessary for the public health, safety, convenience, or welfare. This facility contributes to an enhanced AT&T wireless network for increased clarity, range, and system capacity, and therefore, is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare in the area for residents, commuters, and emergency personnel.

CONDITIONS OF APPROVAL**Current Planning Section**

1. This Use Permit Renewal and Amendment shall be for the project described in this report and approved February 28, 2018. The applicant shall file for a renewal of this permit six months prior to expiration with the county Planning Department by submitting the applicable application forms and paying the applicable fees six (6) months prior to expiration, if continuation of this use is desired. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval. Any significant modifications or expansions to the existing use will require an application and issuance of a use permit amendment.
2. This Use Permit shall be valid for ten (10) years until February 28, 2018. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning Department by submitting the applicable application forms and paying the applicable fees six (6) months prior to expiration, if continuation of this use is desired.
3. The applicant shall apply for a Use Permit Amendment and building permit prior to any changes to the existing facility. Amendment to this Use Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. The rooftop screen shall be painted and shall remain the same color as the building rooftop parapet.
5. The equipment cabinet shall remain enclosed by a block wall of the same texture and color as the existing equipment enclosure and wall surrounding the service station. The height of the wall shall continue to block the view of the equipment cabinets from 5th Avenue and El Camino Real.
6. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
7. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.
8. Any necessary utilities leading to the facility shall be placed underground.
9. The applicant shall remove signs associated with the wireless facility from the light pole. Required signs shall be placed in accordance with FCC regulations and at the recommendation of the RF engineer.

Additional Planning Conditions of Approval

10. The applicant shall restripe any parking spaces affected by this project prior to the Building Department final inspection. The applicant shall submit "before and after" photo verification of any restriped parking spaces.
11. A building permit shall be issued prior to the start of any construction work associated with this approval.

12. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.
13. Maintenance for the roof antennas shall only be performed between 9:00 a.m. and 5:00 p.m.
14. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
15. The applicant shall maintain all necessary licenses and registrations from the FCC and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
16. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
17. 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 Ordinance Code Section 4.88.360).
18. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
19. The applicant shall coordinate and notify the commercial tenants on the adjacent parcels for potential construction impacts and the anticipated construction schedule.

Building Inspection Section

20. The applicant shall apply for and obtain a building permit prior to any construction activity related to this project approval.

Menlo Park Fire Protection District

21. The project is to comply with the 2013 CA Building / Fire Codes and local amendments. The following plan review comments are applicable to this submittal:
22. The applicant shall have a current Hazardous Material Inventory Sheet and all applicable HMBP and MSDS sheets on site and on file with the San Mateo County and Menlo Park Fire Department Hazardous Material Sections if applicable.
23. The applicant shall meet all applicable requirements of Section 608 of the 2013 CFC.

- 24. The applicant shows a data/matrix chart including the type and number of batteries, the amount of liquid, electrolyte in each battery and total volume of liquids. 2013 CFC 608.1.2013.
- 25. The applicant shall provide signage on the gates of the equipment areas and doors to equipment structures. The signs shall state the type of battery system, voltage of electrical circuits, and if batteries have electrolyte solution with corrosive liquids (NFPA 704 labeling). The signs shall also have the 24-hour a day emergency contact numbers and the name of the lessee company i.e., AT&T.
- 26. The applicant shall state if the building has more than or could have more than 1.0% of hydrogen concentration from charging system. If so, what kind of ventilation is being provided? 2013 CFC 608.6.1.
- 27. Fire Detection System (smoke detectors) is required for the telecommunication enclosed room located on top of the roof. Deferred submittal required for extension of the existing fire alarm system serving the building into the enclosed space, additional fees would be required. If the enclosure is without a roof and is open to the sky above, this condition will not apply. CFC, Section 903.3.1.1.1: item 5.
- 28. If the building or room is part of a structure, a smoke detector(s) shall be installed and supervised by a Central Station Monitoring Company. Local audible alarms are also required 2013 CFC, Section 608.9.
- 29. If non-recombinant (lead acid/free flowing liquid) batteries are used, the applicant shall provide spill control and neutralization spill kit. 2013 CF, Section 608.5.
- 30. Batteries shall be seismically braced in accordance with CBC.
- 31. Upon completion of work and prior to occupancy, contact Inspector **Ron Keefer** of the Menlo Park Fire Protection District at 650/688-8428 to schedule a final inspection. A 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

5. **Owner/Applicant:** **Michael Mitigang & Barbara Gottesman**
 File No.: PLN2017-00272
 Location: 626 Berkeley Avenue, Menlo Oaks
 Assessor's Parcel No.: 062-183-210

Consideration of an appeal of the Community Development Director's decision to approve Significant Tree Removal Permit to remove a 38-inch circumference, Valley Oak Tree located in the rear yard of the property located at 626 Berkeley Avenue. Appeal filed February 24, 2017.

SPEAKERS:

- 1. Ann Kortlander
- 2. John Danforth
- 3. Janet Weisman Goff
- 4. Judy Horst
- 5. Mark Fowl
- 6. Ramona Murray
- 7. Lennie Roberts
- 8. Michael Mitigang

- 9. Barbara Gottesman

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Santacruz seconded to close the public hearing. **Motion carried 4-0-0-1.**

Commissioner Hansson moved to approve the project. Commissioner Kersteen-Tucker seconded the motion. **Motion carried 3-2-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission upheld the appeal of the decision made by the Community Development Director and adopted the findings for denial as follows:

FINDINGS

Regarding the Tree Removal Permit, Found:

That the subject 38-inch Valley Oak tree does not meet the criteria for removal found in Section 12,000 of San Mateo County Ordinance Code, that removal of the tree permit does not meet the criteria for removal which includes: (1) to utilize the property in a manner which is of greater public value than any environmental degradation caused by the action; (2) to allow reasonable economic or other enjoyment of the property; and (3) the tree could cause substantial damage.

6.	Owner:	Darcck Pearl Investments LLC
	Applicant:	Ken Brogno
	File No.:	PLN2015-00512
	Location:	3295 El Camino Real, North Fair Oaks
	Assessor's Parcel No.:	060-281-210 (vacant portion) & 060-21-220 (developed portion)

Consideration of (1) a General Plan Map Amendment changing the land use designation of a portion of one parcel from Multi-Family Residential to Commercial Mixed-Use and (2) a Zoning Map Amendment to rezone same from R-2/S-50 to CMU-1 to allow construction of a 20-space parking lot.

SPEAKERS:

- 1. Jerri Carter
- 2. Robert Carter
- 3. Ken Brogno

COMMISSION ACTION:

Commissioner Ramirez moved and Commissioner Gupta seconded to close the public hearing. **Motion carried 4-0-0-1 (Commissioner Hansson, absent)**

Commissioner Ramirez moved to approve the project. Commissioner Gupta seconded the motion. **Motion carried 0-4-0-1 (Commissioner Hansson, absent).**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission:

1. Recommend to the Board of Supervisors that it approve the proposed General Plan Land Use Map Amendment and Zoning Map Amendment.
2. Recommend to the Board of Supervisors that it adopt a resolution to amend the San Mateo County General Plan Land Use Map to change the land use designation of a portion of one parcel from "Multi-Family Residential" to "Commercial Mixed Use," in the unincorporated North Fair Oaks area.
3. Recommend to the Board of Supervisors that it adopt an ordinance amending chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the Zoning Maps, Appendix A, to change the zoning of a portion of one parcel from "R-2/S-50" to "CMU-1," in the unincorporated North Fair Oaks area.
4. Recommend to the Board of Supervisors that it adopt the Mitigated Negative Declaration by adopting the required findings and conditions of approval.

7. **2018 Planning Commission Election for Chair and Vice Chair**

The Planning Commission voted to elect Commissioner Kersteen-Tucker as new Chair and Commissioner Gupta as vice-chair.

8. **Correspondence and Other Matters**

None

9. **Consideration of Study Session for Next Meeting**

No study session at this time. Meeting of March 14, 2018 has been cancelled. The next regular scheduled meeting is set for March 28, 2018.

10. **Director's Report**

In regards to Solar Panels, the Planning and Building is looking in supplementing the building regulations and will have the opportunity to add supplemental requirements. Looking into requiring mandatory solar for new construction with certain exceptions.

Next phase of the rezoning along North Fair Oaks. We will undertaking a community outreach effort and will bring back more at a future date.

11. **Adjournment**

The meeting adjourned at 1:27 p.m.