



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Lisa Ketcham, 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

Draft

MEETING NO. 1660
Wednesday, March 13, 2019

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

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

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Gupta

Roll Call: Commissioners Present: Hansson, Ketcham, Gupta, Santacruz, Ramirez
Staff Present: Monowitz, Fox

Legal Notice published in the San Mateo County Times on March 2, 2019 and the Half Moon Bay Review on March 6, 2019.

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 meetings of February 13, 2019 and February 27, 2019.

Commissioner Ramirez moved to approve both sets of meeting minutes as submitted and Commissioner Hansson seconded the motion. **Motion carried 5-0-0-0.**

REGULAR AGENDA

9:00 a.m.

- Owner:** Peninsula Open Space Trust
Applicant: Lisa Grote
File Numbers: PLN2018-00108 and PLN2018-00109
Location: 2310 Pescadero Creek Road, Pescadero
Assessor's Parcel No.: 086-080-040

Consideration of a Coastal Development Permit and Planned Agricultural Permit, and the adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to permit the construction of two Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000 gallon water storage tank and 110 sq. ft. water

treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109), on a 135-acre parcel. This project is appealable to the California Coastal Commission.

SPEAKERS:

None

COMMISSION ACTION:

Commissioner Ramirez moved and Commissioner Hansson seconded to close the public hearing.

Motion carried 5-0-0-0.

Commissioner Hansson moved approval of the item with two additional conditions of approval included and Commissioner Ketcham seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Mitigated Negative Declaration and approved the Coastal Development Permit and Planned Agricultural District Permit, County File Numbers PLN 2018-00108 and PLN 2018-00109, by making the required findings and adopting the conditions of approval as follows:

FINDING:

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated by the measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance to the applicable components of the Local Coastal Program.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program for the reasons detailed in the staff report.

Regarding the Planned Agricultural District (PAD) Permit, Found:

7. That the proposed Farm Labor Housing units are consistent with the adopted policies and procedures for Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the operation and location of the Farm Labor Housing units and farm stand are consistent with applicable requirements of the Planned Agricultural District regulations.
10. That the project, as described and conditioned, conforms to the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations. The project will not impact the agricultural activity or lands on the property or the surrounding area. The Farm Labor Housing (FLH) units, farm stand, and associated utilities are located in an already disturbed area on the property and will not result in significant impact to the ongoing agricultural uses on the property. If the elements of the project were required to be placed on non-Prime lands, it would directly impact the ongoing agricultural uses on the property. The overall area of disturbance is limited to just the area around the proposed units, farm stand, and utilities which keeps the remaining portion of the parcel available for agricultural usage.

CONDITIONS OF APPROVALCurrent Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the March 13, 2019 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. PLN 2018-00108 shall be valid for a period of ten (10) years from the date of final approval, with one 5 year administrative review. The applicant shall submit documentation for the farm labor housing units, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupants have a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupants and any other relevant documentation, which the Community Development Director deems necessary. Farm labor housing is a housing unit that can only be occupied by farm laborers and their immediate family members. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.
3. The Farm Labor Housing units shall be occupied by farm workers, as described in Condition No. 2, and their dependents only.
4. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.

5. In the event that the farming operations justifying the FLH units cease, or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the Current Planning Section by letter of such change, and apply for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH units (and associated infrastructure) or otherwise convert such improvements to that allowed by Zoning District Regulations. In either case, building permits and associated inspections by the Building Inspection Section and Environmental Health Services shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
6. PLN 2018-00109 shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
7. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,354.75, as required under Department of Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,404.75, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination.
8. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
 - h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
 - i. Replant vegetation in disturbed are as quickly as possible.
9. **Mitigation Measure 2:** The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

- a. Maintain the agricultural fields, pasture, and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
 - b. Have a qualified resource professional or biologist on call during construction to provide as-needed monitoring for wildlife prior to any construction activities and during any clearing, grubbing, or grading to reduce the potential for any impacts to wildlife species.
 - c. In the event that a listed specific is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided work shall cease, the biological monitor will contact both California Department of Fish and Game and U.S. Fish and Wildlife Service staff prior to the continuation of work.
10. **Mitigation Measure 3:** In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.
11. **Mitigation Measure 4:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. No erosion or sediment control measures will be placed in vegetated areas.
 - n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
 - o. Control of fuels and other hazardous materials, spills, and litter during construction
 - p. Preserve existing vegetation whenever feasible.
12. **Mitigation Measure 5:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
13. **Mitigation Measure 6:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. **Mitigation Measure 7:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
15. **Mitigation Measure 8:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
16. **Mitigation Measure 9:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
17. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the approved construction.
18. Prior to issuance of the building permit the applicant shall submit to the Current Planning Section for review and approval a color sample for the Farm Labor Housing units utilizing a color which will blend with the surrounding vegetation on the site.
19. Prior to issuance of the building permit the applicant shall submit to the Current Planning Section a revised exterior lighting plan for the permanent farm stand for review and approval by the Community Development Director. Exterior lighting shall be minimized and designed to focus light and glare away from the adjacent scenic corridor. The exterior lighting shall be low level lighting directed toward the ground to provide the minimum light necessary to support the farm stand and provide security.
20. Any future exterior lighting shall be designed to focus light and glare away from the adjacent scenic corridor. The exterior lighting shall be low level lighting that is directed toward the ground to provide the minimum light necessary to support the use and provide security.

Building Inspection Section

21. The applicant shall comply with all Building Inspection Section requirements at the building permit stage of the project.

Department of Public Works

22. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), 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.
23. Prior to any work within the public right-of-way, the applicant shall obtain an encroachment permit from the Department of Public Works.

Cal-Fire

24. 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, all weather capability, 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%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
25. 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 San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be 6 inches by 18 inches green reflective metal sign.
26. 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 Fire Department at 650/573-3846.
27. All landscaping plans shall comply with Public Resource Codes 4291, California Code of Regulations Title 19 and the San Mateo County Fire Ordinance for fire safety clearance. For more information about vegetation clearances and fire resistive plants and trees visit www.firesafecouncil.org or www.smcfiresafe.org.
28. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4-1/2" outlet and one each 2-1/2"

outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.

- 29. A Wet Draft Hydrant with a 4-1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.
- 30. LP-gas equipment shall be installed in accordance with the California Fire and Mechanical Codes and NFPA 58.
- 31. 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.
- 32. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
- 33. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

Environmental Health Services

- 34. Submit application/fees and plans to Environmental Health Services for review and approval of the proposed farm stand.
- 35. Submit application, fees, and plans to Environmental Health Services for review and approval for the agricultural well to domestic well conversion. Provide appropriate water supply meeting quantity/quality and emergency storage as specified in the San Mateo County Well Ordinance.
- 36. Delineate the existing septic system (OWTS) currently serving the existing metal warehouse with kitchen and (2) bathrooms. Provide a note that the existing OWTS is to be destroyed under permits through San Mateo County Environmental Health Services.
- 37. Relocate the "fill and spill" tightline from crossing the primary dispersal trench.

2.	Owner/Applicant:	Kevin Power
	File Number:	PLN2018-00249
	Location:	Avenue Alhambra, El Granada
	Assessor's Parcel No.:	047-204-020

Consideration of a Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit and Certificate of Compliance (Type B), to legalize the undeveloped parcel and allow construction of a new 11,230 sq. ft., three-story, mixed-use building, comprised of twelve (12) parking spaces and lobby areas on the first floor, commercial spaces on the second floor and

four (4) residential units on the third floor, located on a 7,750 sq. ft. parcel. The Use Permit is required for mixed-use projects that include residential units located in the C-1 Neighborhood Business Zoning District. The proposed grading involves 520 cubic yards of cut and 10 cubic yards of fill for excavation of the first floor garage. The project is appealable to the California Coastal Commission.

SPEAKERS:

None

COMMISSION ACTION:

Commissioner Ketcham moved and Commissioner Santacruz seconded to close the public hearing.
Motion carried 5-0-0-0.

Commissioner Ketcham moved approval of the item and Commissioner Ramirez 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 Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit, and Certificate of Compliance (Type B), County File Number PLN 2018-00249, 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 construction of new, small structures, such as construction of a multi-family residential structure totaling no more than six dwelling units in an urbanized area, and commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such uses in urbanized areas, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

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, parcel legalization and compliance with design review standards and findings.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding infill development, parcel legalization and compliance with design review standards and findings.

5. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Found:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meeting of October 11, 2018, the project is in compliance with the Standards for Design in Other Areas, Section 6565.17 of the San Mateo County Zoning Regulations and the Community Design Manual. The three-story "Mixed-Use" building is complementary to the adjacent structures in size, shape, and scale. The exterior colors and materials in the design blend well with the natural setting and surrounding neighborhood and increase the visual interest of the building. The design also relates well to adjacent buildings in the neighborhood in size and scale.

Regarding the Grading Permit, Found:

7. That the granting of the permit will not have a significant adverse action on the environment.

The project has been reviewed by the Building Department's Drainage and the Geotechnical Sections, and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605.

Upon review by Planning staff, the Building Department's Drainage and the Geotechnical Sections, the project, including the grading plan, erosion, sediment control plan and soils report, has been deemed to comply with the grading standards and, as conditioned, all grading work shall conform to plans prepared and submitted by Sigma Prime Geosciences, Inc. (Geotechnical Report – Attachment D), the project's engineering consultant. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

9. That the project is consistent with the General Plan.

As elaborated in Section A.1 of this report, the project complies with applicable General Plan Policies, including those pertaining to Mixed-Use Development, Water Supply and Wastewater.

Regarding the Use Permit, Found:

10. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to

property or improvements in said neighborhood based on the compliance with the C-1/S-3 development standards, design review standards and the absence of potential adverse environmental impacts on coastal resources. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15303. The CDRC has recommended approval based on the project's compliance with the Community Design Manual's standards. The provision of twelve parking spaces complies with the required parking spaces for the building. The proposed mixed-use project complies with the requirements pursuant to Section 6251(b) of Zoning Regulations based on the dwelling units' second floor location and the ratio of residential and commercial uses. Access to public transportation is readily available to this building based on its location along Avenue Alhambra where several bus stops are located. Staff has also included a condition (Condition No. 13) stipulating that the use of the second floor meeting room is exclusive for the office tenants and shall not be made available to outside entities in order to mitigate unwarranted intensification of the allowed uses, as approved.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 13, 2019. 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 Coastal Development Permit, Design Review Permit and Grading Permit 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. Prior to the issuance of a building permit for the project, the owner shall work with the Project Planner to record the Certificate of Compliance (Type B) with the County Recorder's Office, as required to establish the legality of the existing parcel, APN 047-204-020. The owner shall provide, to the project planner, a legal description of the parcel for recordation.
4. The applicant shall submit the following item and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. A Signage plan with signage details.
 - b. Use a stained hardwood door for the front lobby.

- c. Use dark-colored vinyl windows (not white).
 - d. Clearly depict three-foot metal pan lobby door cantilever element in the plans and elevations.
 - e. Revise the landscape plan with climate-appropriate plants compliant with the Water Efficiency Landscape Ordinance (WELo).
 - f. Provide plant screening along the perimeter of the property on the south (left) and west (rear) sides.
 - g. Change the lattice material from redwood to metal.
 - h. Consistently apply of the metal work throughout the design without the use of curled wrought iron.
 - i. Continue the belly band at the second floor.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site 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.
6. 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.
7. 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.
 8. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
 9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
 10. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
 11. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control

plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

12. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
13. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
14. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
15. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures 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 or vegetation removal, 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 Avenue Alhambra. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Alhambra. There shall be no storage of construction vehicles in the public right-of-way.
19. 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.
 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. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. Water Efficient Landscape Ordinance (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. Water Efficient Landscape Ordinance (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 six (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 ten (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 ten (10) feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

22. The use of the meeting room is exclusively for the office tenants and shall not be made available to outside entities that would otherwise intensify the use of the building.

Building Inspection Section

23. Upon submittal of project plans to the Building Department for a building permit, each plan sheet shall be stamped and signed by a California licensed design professional.
24. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
25. Submit drainage report and C3C6 Form at building permit stage.
26. Submit site specific erosion and sediment control plans at building permit stage.
27. Submit standard Best Management Practices with relevant items checked at building permit stage.
28. Provide soil specifications for bio-soil at building permit stage.

Geotechnical Section

29. Submit geotechnical report at building permit stage.

Granada Community Services District (District)

30. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit to connect to the District's wastewater facilities.

Coastside County Water District

31. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Coastside Fire Protection District

32. Building Classification: Please indicate on the plans the following information:
 - a. Occupancy Classification
 - b. Type of Construction
 - c. Site Plan indicating the location of the building in relationship to all property lines.
 - d. Occupant Load Calculations with an exit analysis.
33. Fire Hydrant: An approved fire hydrant (Clow 960) must be located within 500 feet measured by way of drivable access from the proposed project. The hydrant must have

a minimum flow of 1,500 gallons per minute at twenty (20) pounds per square inch residual pressure for a minimum of two hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Department for review and approval.

- 34. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Department. Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group two (2) classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department.
- 35. An Automatic Fire Sprinkler System will be required and must have an NFPA 13 Light Hazard classification in office and a NFPA13R for the residential area.
- 36. Unobstructed fire sprinkler coverage: shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.
- 37. Fire Sprinkler Hardware: Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed and approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department or City of Half Moon Bay.
- 38. Emergency Building Access: proposed project will require the installation of "Knox Boxes". These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated emergency entry device. Applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.
- 39. Address Numbers: 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 numbers shall be of six (6)-inch height with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.

Distance from Road	Address No. Size
0-50 feet	6-inch

50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch

with a corresponding increase in stroke width.

40. Roof Covering: 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.

41. Exit Door Hardware: Exit door(s) shall be operable from the inside without the use of a key, special knowledge or effort.

Exception: Main exit doors may be equipped with a keyed-locking device if there is a readily visible sign on or adjacent to the door stating “THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED”. The letters in the sign shall not be less than 1-inch in height.

42. Exit Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type.

Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Department for review and approval.

43. Exit Signage: Where required: When more exits from a story are required by Chapter ten (10) of the CBC, exit signs shall be installed at stair enclosures, horizontal exits and other required exits from the story. When two (2) or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress.

Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door). Show exit plans on plans submitted to the San Mateo County Building Department for review and approval.

When exit signs are required by Section 1011.2 / 1011.7 of the CBC, additional approved low-level exit signs, which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 Occupancies, and other occupancies as determined by the code.

44. Fire Alarm systems that meet the 2016 NFPA 72. Residential area requires Horn/Strobe notification

45. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations.

46. Community Facilities District: The Fire District requires the formation of a Mello-Roos Community Facilities District (CFD) for all new construction of three or more residential units or commercial space exceeding 4,000 square feet. Please contact the Fire District administration office for more details. Please be advised that the formation of a CFD takes approximately three months. The formation of a CFD is a condition of development and required to be completed prior to Fire District final approval and sign-off on the project.
47. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

3. **Correspondence and Other Matters**

There was correspondence received by Caltrains to have a follow up meeting on the efforts with Connect the Coasts and Hwy 1. An update will be brought to the Planning Commission at an upcoming meeting.

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

Director Monowitz went over the agenda:

- DR and UP for major remodel/addition to SFR in Emerald Lake Hills;
- POST CDP amendment for soil remediation project at a former HMB Gun Club;
- and Green Infrastructural Status Plan update in San Mateo County.

5. **Director's Report**

On March 26 the Board of Supervisor will hear 3 items which includes the 2nd reading and approval of the Second Units Regulations.

6. **Commissioner Updates and Questions**

Commissioner Santacruz has shown interest in having these meetings videotaped and asked for the process and update in this regard.

Commissioner Ketcham asked about signs in scenic corridors and what do policies mean and how should they be enforced and implemented.

Commissioner Hansson asked for a workshop/trainings topics in addition to holding a discussion re Design Review across the County not just the Coasts.

7. **Adjournment**

The meeting adjourned at 10:42 a.m.
