



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

DRAFT (Revised)

MEETING NO. 1638
Wednesday August 23, 2017

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, LoCoco

Legal Notice published in the San Mateo County Times on August 12, 2017 and the Half Moon Bay Review on August 16, 2017.

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 August 9, 2017.

Commissioner Hansson moved, and Commissioner Gupta seconded, that the revised minutes be approved as submitted. Motion carried 4-0-1-0 (Commissioner Kersteen-Tucker, abstained).

CONSENT AGENDA

Commissioner Kersteen-Tucker moved for approval of the Consent Agenda, and Commissioner Hansson seconded the motion. Motion carried 5-0-0-0, approving the two items as follows:

- Owner/Applicant:** La Honda/Pescadero Unified School District
File No.: PLN2017-00243
Location: 450 Sears Ranch Rd., La Honda
Assessor's Parcel No.: 083-360-010

Consideration of a Grading Permit to allow 1,350 cubic yards of excavation and 380 cubic yards of fill for a total of 1,730 cubic yards to accommodate the construction of two modular classroom buildings and reconfiguration and improvement of the parking lot at the La Honda Elementary School. Application deemed complete June 14, 2017. Contact Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

FINDINGS

For the Environmental Review, Found:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15302 (Replacement or Reconstruction), Class 2: replacement or reconstruction of existing structures and facilities where the new structures will be located on the same site as the structures replaced and will have substantially the same purpose and capacity as the structures replaced, including but not limited to: (a) replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

For the Grading Permit, Found:

2. That the granting of the permit will not have a significant adverse effect on the environment. This project has been reviewed by the Current Planning Section, Building Inspection Section, and the Department of Public Works. These departments have determined that the project, as proposed and conditioned, can be completed without significant harm to the environment.
3. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, including an erosion and sediment control plan, dust control plan, and timing of grading activity.
4. That the project is consistent with the General Plan as discussed in the staff report. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes measures and conditions to control and address each of these policies.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval is for the project as described on preliminary plans and documents submitted to the Planning Department on July 5, 2017. Any revisions to the approved plans must be submitted to the Current Planning Section 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. Any other development on the properties will be subject to a separate permitting process.
2. This grading permit shall be valid for one year from the date of this Planning Commission approval. If the grading permit has not been issued within this time period, it will expire. An extension to the permit will be considered upon written request and payment of the applicable permit extension fee 60 days prior to expiration.
3. Prior to the issuance of the Grading Permit "hard card," the applicant shall submit to the Current Planning Section for review and approval, a Stormwater Management Plan, which shows how transport and discharge of pollutants and soil sediment erosion from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering local

drainage systems and water bodies, and protect all exposed earth surfaces from erosive forces. The plan shall clearly delineate the types of measures to be used, the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on site prior to any grading activities on site. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. 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.
 - c. Storing, handling, and disposing of construction materials and wastes to avoid their entry to a local storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designed to contain and treat runoff.
 - e. The approved Stormwater Management Plan shall be implemented prior to the issuance of a Grading Permit Hard Card.
4. 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).
5. The applicant shall prepare and submit a dust control plan to be submitted with the building permit for the office building, adequate to control all dust generated due to grading activities. The plan shall be incorporated as part of the applicant's building permits. The plan shall include the following control measures:
- 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. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - e. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.

6. The applicant shall ensure that if during construction or grading any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered, then all

construction and grading within a 30-foot radius shall be halted, the Current Planning Section notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development Director, in consultation with the applicant and the archaeologist, will determine steps to be taken before construction or grading may continue.

7. The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site.
8. No proposed construction work within the County right-of-way shall begin until the Department of Public Works' requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
9. The applicant shall submit a permanent stormwater plan in compliance with the County's Drainage Policy and National Pollutant Discharge Elimination System (NPDES) requirements for review and approval by the Department of Public Works.
10. No grading shall commence until the applicant has been issued a Grading Permit Hard Card by the Planning Department of the County of San Mateo.
11. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
12. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
13. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
14. No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Department. 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.
15. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Department, at least, two (2) weeks prior to commencement of grading stating the date when grading will begin.
16. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a Plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of

the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.

- 2. **Owner/Applicant:** Midpeninsula Regional Open Space District
 File No.: PLN2016-00084
 Location: 16040 Skyline Blvd., unincorporated Woodside
 Assessor’s Parcel Nos.: 072-320-200 and 072-320-320

Consideration of a Timberland Preserve Permit pursuant to Section 6750 of the San Mateo County Zoning Regulations, a Grading Permit pursuant to Section 9280 of the County Ordinance Code, and an Architectural Review Permit pursuant to Section 261 of the California Streets and Highways Code to construct a new multi-use recreational trail, which will include 810 cubic yards of grading, the installation of two trail bridges, five puncheons, and two 3-ft. tall retaining walls, at the El Corte de Madera Creek Open Space Preserve located west of Skyline Boulevard, between Star Hill Road and Bear Gulch Road, in the unincorporated Woodside area of San Mateo County. The project site is located within the Skyline State Scenic Corridor. Application deemed complete April 3, 2017. Contact Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org.

FINDINGS

Regarding the Environmental Review, Found:

- 1. That San Mateo County, acting as a responsible agency, has reviewed and considered the Mitigated Negative Declaration prepared by Midpeninsula Regional Open Space District as the lead agency.

Regarding the Timberland Preserve Zone Permit, Found:

- 2. That the project is consistent with the goals, objectives, and regulations of the Timberland Preserve Zone District including the General Design Criteria and Supplemental Primary Resource Areas Design Criteria. The project is considered a compatible use (management of land for recreational purposes) subject to a Minor Development Permit, pursuant to Section 6752 of the Zoning Regulations. Furthermore, the Midpeninsula Regional Open Space District seeks to protect forest resources and does not conduct timber harvesting within the Preserve. Specifically, the project complies with the following:

General Design Criteria

The *Environmental Design Criteria* seek to conserve energy, minimize air pollutants, exclude significant levels of noxious odors, exclude long-term noise levels, avoid extensive changes of vegetation, and avoid adverse impacts on plant and wildlife habitat. The project will not involve significant levels of air pollution, noxious odors, or create long-term noise levels. There will be no long-term energy consumption associated with the project. Grading will be kept to a minimum and conditions of approval have been included to minimize any potential adverse impacts on plant and wildlife species.

The *Site and Building Design Criteria* require development to be subordinate to and compatible with the surroundings. The project will involve minimal grading and no tree removal. No portion of the project (i.e., trails, boardwalks, trail bridges, and/or retaining walls) will be visible from Skyline Boulevard or any adjacent property owners. The project area is within a High and Very High Fire Hazard Severity Zone, as determined by the California Department of Forestry and

Fire Protection; however, there are no structures proposed for human habitation, nor will the project change the degree of exposure to wildfires.

The *Cultural Resources Design Criteria* seek to avoid damage to archaeological resources. No known historical or cultural resources have been identified in the project area. Nonetheless, conditions of approval have been added to ensure that should any resources be discovered during construction, construction activities would cease and further consultation with an archaeologist would be required.

The *Public Safety Design Criteria* require development to avoid off-site damage to life and property and avoid construction of any structures on hazardous areas as defined in the County's General Plan. The proposed project does not include any structures for human occupancy; however, it is within a High and Very High Fire Hazard Severity Zone. While the proposed project is not expected to change the degree of the public's exposure to wildfires, construction activities may increase the risk for occurrence. Therefore, conditions of approval have been included to reduce the risk of fire hazards throughout project construction.

Primary Resource Areas Design Criteria

The *Scenic Corridors and Other Scenic Resource Areas Design Criteria* seek to protect and enhance public views within scenic corridors. The proposed trail is partially located within the Skyline State Scenic Corridor; however, grading will be minimal and no tree removal is proposed. Due to its location within the Preserve and existing surrounding topography and vegetative screening, the trail or supporting structures (i.e., boardwalk and retaining wall) will not be visible from Skyline Boulevard.

The *Fish and Wildlife Habitat Areas Design Criteria* require all development to be designed to prevent reduction or removal of habitat areas and ensure that any spawning and nesting areas or wetlands are not developed, altered, filled, or dredged. The project is not expected to interfere with wildlife or fish movement corridors as it is unlikely that suitable habitat exists to support any special-status animal species. Furthermore, the proposed improvements will include erosion and sediment control measures that will minimize any construction generated erosion and sediment that could enter nearby waterways. Additionally, project conditions include pre-construction surveys to minimize any adverse impacts to wildlife habitat.

The *Forest Resources Design Criteria* seek to minimize development that uses Site I, II, or III soils for any use other than growing and harvesting timber. Based on the County's General Plan Map (General Soil Types), the Preserve is located on Type IV soils.

Regarding the Grading Permit, Found:

3. That the granting of the permit will not have a significant adverse effect on the environment. A Mitigated Negative Declaration was prepared by Midpeninsula Regional Open Space District, acting as lead agency. Proposed grading is the minimum necessary to complete the project. Staff has included mitigation measures associated with the Mitigated Negative Declaration as recommended conditions of approval to ensure that the project has no adverse impacts on any potential plant or wildlife species. In addition, the County's Geotechnical Section and Department of Public Works have reviewed and approved the project with conditions.
4. That the project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed

and conditioned, conforms to standards in the Grading Ordinance, including those regarding an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity.

5. That the project is consistent with the San Mateo County General Plan. The project has been reviewed against the applicable policies of the General Plan and found, as proposed and conditioned, to be consistent with its goals and objectives. Specifically, the proposal is consistent with the Vegetative, Water, Fish, and Wildlife Resources, Soil Resources, Visual Quality, Historical and Archaeological Resources, Park and Recreation Resources, Rural Land Use, and Fire Hazard Policies, as discussed in Section A.1 of the staff report.

Regarding the Architectural Review Permit, Found:

6. That the project is consistent with the Standards for Architectural and Site Control within the Skyline State Scenic Corridor and Visual Quality Policies of the General Plan. Proposed project improvements within the Skyline State Scenic Corridor will not be visible from public views due to existing topography and vegetation along Skyline Boulevard, grading will be minimal, and no tree removal is proposed.

CONDITIONS OF APPROVAL

Current Planning Section

General Conditions

1. This approval applies only to the proposal, documents, and plans described in this report and approved by the Planning Commission on August 23, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Timberland Preserve Zone Permit, Grading Permit, and Architectural Review Permit final approval shall be valid for one (1) year from the date of approval in which time a building permit and grading permit shall be issued concurrently. If the grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) has not been issued within this time period, the Timberland Preserve Zone Permit, Grading Permit, and Architectural Review Permit approval will expire. The Community Development Director will consider an extension of this approval upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. Noise sources associated with the demolition, construction, repair, remodeling, or grading 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).
4. No trees are approved for removal. Removal of any trees within 100 feet of the Skyline State Scenic Corridor shall require review and approval by the Community Development Director and may require a modification or amendment to this project approval.

Mitigation Measures from the Mitigated Negative Declaration:

5. BIO-1: Focused plant surveys for Kings Mountain Manzanita, Santa Cruz Manzanita, Arcuate bush mallow, Dudley's lousewort, Clustered Lady's slipper, Mountain Lady's slipper, and California bottle-brush grass shall be conducted prior to initial ground breaking to determine the species' presence or absence in areas that would be disturbed by construction and earth movement activities. If any special-status plant species are found, areas supporting the species shall be avoided where feasible. Work shall not start if a special-status plant specimen and its required habitat conditions are found within the impact area while a plan detailing on-site mitigation is developed based on consultation with the California Department of Fish and Game (CDFG). Construction work may start once such plan has been approved by the CDFG. Kings Mountain manzanita individuals (or Santa Cruz manzanita individuals, if observed) within 30 feet of any project area shall be flagged. Individuals located in the immediate area where ground disturbance will occur shall be demarcated with protective fencing to prevent disturbance.
6. BIO-2: The 3- to 4-month construction period for each project component will occur between the months of April and October due to County restrictions on the timing of earthwork operations and thus will overlap the raptor breeding season (April through August). Therefore, pre-construction surveys shall be conducted by a qualified biologist after breeding season has begun, and no more than 30 days prior to construction, to determine if raptors are nesting in the project area. If nests of these species are found, no noise-generating construction activities shall occur within 1/4 mile of the nest. Activities will be postponed until all young are fledged.
7. BIO-3: The 3- to 4-month construction period for each project component will occur between the months of April and October due to County restrictions on the timing of earthwork operations and thus will overlap the migratory bird breeding season (April through August). If suitable avian nesting trees are proposed for removal during the breeding season, a qualified biologist shall conduct pre-construction nesting bird surveys within 30 days of the onset of any construction activity. The pre-construction survey shall search all trees and snags greater than 6 inches DBH and all shrubs taller than 8 feet proposed for removal. If bird nests are observed, an appropriate buffer zone will be established around all active nests to protect nesting adults and their young from construction disturbance. Removal of trees, snags, or woody shrubs with identified avian nests shall be postponed until all young are fledged.
8. BIO-4: A qualified biologist shall conduct San Francisco dusky-footed woodrat nest surveys prior to initial ground breaking to determine the presence or absence of nests in the areas that would be disturbed by construction and earth movement activities. If feasible, disturbance of woodrat nests shall be avoided by routing the trail and by staging construction-related equipment and materials away from known nest sites. If avoidance of San Francisco dusky-footed woodrat nests is not feasible, the California Department of Fish and Game will be consulted regarding the possibility of relocating the nests outside of the work area.
9. CULT-2: Implementation of the following measures will reduce potential impacts to cultural and historical resources, including buried and unknown archaeological, paleontological, and human remains, to a less than significant level:
 - a. If cultural and/or historical resources are encountered during construction, every reasonable effort shall be made to avoid the resources. Work shall stop within 50 feet of the find until a qualified cultural and/or historical resources expert can assess the find. The applicant shall notify the Current Planning Section immediately. Upon review of the archaeologist's report, the Community Development Director, in consultation with the

applicant and archaeologist, will determine the steps to be taken before construction may continue.

- b. A reasonable effort will be made by the MROSD to avoid or minimize harm to the discovery until the significance is determined and an appropriate treatment can be identified and implemented. Methods to protect finds include fencing and covering remains with protective material such as culturally sterile soil or plywood.
 - c. If vandalism is a threat, 24-hour security shall be provided.
 - d. Construction operations outside of the find location can continue during the significance evaluation period and while mitigation for cultural and/or historical resources is being carried out, preferably with a qualified cultural and/or historical resources expert monitoring any subsurface excavations.
 - e. If a resource cannot be avoided, a qualified cultural and/or historical resources expert will develop an appropriate action plan for treatment to minimize or mitigate the adverse effects. The MROSD will not proceed with construction activities within 100 feet of the find until the action plan has been reviewed and approved.
 - f. The treatment effort required to mitigate the inadvertent exposure of significant cultural and/or historical resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository.
 - g. Project construction documents shall include a requirement that project personnel shall not collect cultural and/or historical resources encountered during construction. This measure is consistent with Federal Guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.
10. CULT-3: If human remains are uncovered during project construction, the MROSD will immediately halt work, contact the San Mateo County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e) of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387). No further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition, which shall be made within two working days from the time the Coroner is notified of the discovery, pursuant to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours, which will determine and notify the Most Likely Descendant (MLD). The MLD may recommend within 48 hours of their notification by the NAHC the means of treating or disposing of, with appropriate dignity, the human remains and grave goods. In the event of difficulty in locating a MLD or failure of the MLD to make a timely recommendation, the human remains and grave goods shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.
11. HAZ-1 thru HAZ-3: To minimize fire hazard during construction, the following measures shall be implemented:

- a. All equipment used during construction must have an approved spark arrester.
 - b. Cut grass and reduce fuels around construction sites where vehicles are allowed to park.
 - c. Minimize use of mechanical construction equipment during hot, dry, and/or windy weather.
12. HAZ-4: Hired contractors shall be required to:
- a. Provide water to suppress potential fires caused by the work performed.
 - b. Remind workers that smoking is prohibited at the work site and on any District land per contract conditions and District Ordinance.
 - c. Maintain working ABC fire extinguishers on all vehicles in the work area.
 - d. Contact both Mountain View Dispatch at 650/968-4411 and the California Department of Forestry, Skylonda, at 650/851-1860 for emergency response in the event of a fire (these numbers are to report emergencies only).

Grading Permit Conditions

13. No site disturbance shall occur, including any grading or tree removal, until the grading permit "hard card" has been issued.
14. Unless approved in writing and in advance by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section, prior to the issuance of the hard card, which illustrates the approximate grading schedule, including start and end dates.
15. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities on the project site.
16. All grading activities shall be according to the approved plans prepared by the project engineer of record, Timothy C. Best.
17. The engineer who prepared the approved grading and drainage plans shall be responsible for the inspection and certification of the grading as required by Sections 9297.1 and 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
18. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
19. For final approval of the grading permit, the applicant shall ensure the performance of the following activities, within thirty (30) days of the completion of grading:
 - a. The engineer shall submit written certification to the Department of Public Works and the Current Planning Section that all grading, lot drainage, and drainage facilities have been

completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

- b. The geotechnical consultant shall submit to the Building Inspection Section's Geotechnical Engineer and the Current Planning Section a signed Section II of the Geotechnical Consultant Approval form indicating that they have observed all grading activities and that the work conforms to the approved plans.

Please include the Geotechnical File Number, 15F-27, in all correspondence with the Geotechnical Section of the Planning and Building Department.

20. Prior to beginning any construction activities, the applicant shall implement the approved erosion and sediment control plan, which shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction Best Management Practices including, but not limited to, those listed above.
 - 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 and for post-construction site stabilization. Any water leaving the site shall be clear and running slowly at all times.
21. Prior to any grading activities, the applicant shall implement and maintain, throughout the duration of the project, minimum dust control measures:
- a. Water all construction and grading areas at least twice daily.
 - b. Cover all truck hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Pave, apply water two times daily, or apply non-toxic soil on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto any public street(s).
 - e. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
22. For work conducted in or adjacent to waterways, the following guidelines shall be incorporated to reduce potential construction-related erosion that could affect downstream steelhead:
- a. Schedule ground disturbing activities adjacent to any waterway or wetland during the dry season (May 1 to September 30).
 - b. Minimize vegetation removal between the work area and any waterway or wetland to filter construction-related sediment before it enters waterways or wetland areas.
 - c. Prohibit the maintenance of construction equipment within 100 feet of any waterways or wetlands.
 - d. Install silt fencing, fiber rolls, or other protective structures between work areas and waterways or wetland areas to intercept sediment where intervening vegetation is insufficient.
 - e. Reseed, plant, or otherwise stabilize areas of bare soil as soon as possible after work has ceased and prior to the onset of the rainy season (October 1).
 - f. Prohibit storage of any hazardous materials within 100 feet of waterways or wetland areas.

23. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section. The applicant shall apply for and be issued a building permit concurrently with the grading permit "hard card" to track (potential) wet weather inspections.
24. Pursuant to San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

Building Inspection Section

25. The applicant shall obtain a valid building permit prior to the start of any construction and/or ground disturbing activities.

Geotechnical Section

26. The applicant shall comply with all Geotechnical Section requirements at the building permit stage.

Department of Public Works

27. 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.
28. Prior to issuance of the building permit, the applicant shall provide hydrology calculations, and hydrology map to check culverts, and culvert sizing.
29. Should the intensification of use of the preserve create spill over parking outside the parking lots provided, the applicant shall submit a parking analysis study project to the California Department of Transportation (Caltrans) and the Department of Public Works for review and approval. In the event that the findings of the study determine that there are impacts to parking elements, the applicant shall apply for the necessary permits and incorporate measures which address the identified impacts.

END OF CONSENT AGENDA

REGULAR AGENDA**9:00 a.m.**

3. **Owner/Applicant:** **Conti Leung**
File No.: PLN2016-00004
Location: 3964 Jefferson Avenue, Emerald Lake Hills
Assessor's Parcel No.: 068-184-340

Consideration of a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and a Variance for grading in excess of 1,000 cubic yards in the Residential Hillside Zoning District pursuant to Section 6810 of the County Zoning Regulations, for a 6,197 sq. ft. single-family residence (5,477 sq. ft. with a 720 sq. ft. attached garage) on a 25,250 sq.ft. parcel. No trees are proposed for removal and 1,705 cubic yards of grading is required. The existing residence and detached garage will be demolished. Application deemed complete July 21, 2017. Contact Project Planner Erica Adams at 650-363-1828 or eadams@smcgov.org.

SPEAKERS:

None

COMMISSION ACTION

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

Commissioner Gupta moved to approve the project. Commissioner Hansson 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 Design Review Permit, Grading Permit and Variance for County File Number PLN 2016-00004, based on and subject to the required findings and conditions of approval listed as follows:

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

1. That the project is categorically exempt under provisions of Section 15303, Class 3, relating to the construction of a single-family residence in a residential zone, within an urbanized area.

For the Design Review, Found:

2. That this project has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28 Section 6565.15 of San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on April 20, 2017. The removal of the detached garage and minor changes attached garage and the south elevation did not change the project's compliance with the design standards and were considered to be minor modifications.

The DRO stated that as conditioned the proposal (1) has well-articulated facades and elevations, (2) is well-sited and replicates the shape of the existing topography, and (3) uses materials that comply with the Design Review Standards.

For the Grading Permit, Found:

3. That the granting of the permit will not have a significant adverse effect on the environment due to the fact that the proposed grading will be subject to conditions of approval that include pre-construction, during-construction, and post-construction measures to ensure that the project is in compliance with the San Mateo County Grading Ordinance.
4. That the project conforms to the criteria of the Grading Ordinance, including the standards referenced in Section 8605 relative to erosion and sediment control, grading performance standards, geotechnical issues, dust control, and fire safety.
5. That the project is consistent with the General Plan.

For the Variance, Found:

6. That the parcel has a uniquely steep frontage along Jefferson Avenue, as well as roadway line of sight issues, which contributes to the amount of grading which is required to develop on the property.
7. That without the variance the parcel could not be developed in a way which meets other County zoning regulations, Department of Public Works driveway design standards and adequate sight distance, and Woodside Fire Protection District Fire truck turnout requirement.
8. There are no special privileges being granted with this variance, as the variance is necessary to re-develop the parcel.
9. Only uses which are allowed in the RH Zoning District are associated with the variance.
10. The variance is consistent with the General Plan and Zoning Regulations. The parcel is not subject to Local Coastal Program (LCP) policies.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on August 23, 2017. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. 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. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Community Development Director may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer public hearing which requires payment of an additional fee of \$1,500, and surcharges.

2. Final approval of the Design Review Permit, Grading Permit, and Variance 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.
3. The Project is subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface). The project 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.
4. 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.
5. A 44-inch diameter at breast height (dbh) eucalyptus tree is approved for removal under PLN 2015-00401 and is associated with this development. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
6. If more than 500 sq. ft. are landscaped, the project is subject to compliance to the Water Efficient Landscape Ordinance - <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-welo>. Building plans shall demonstrate compliance with the Water Efficient Landscape Ordinance.
7. Prior to any grading or construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
 - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.

- d. Should 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.
 - e. Any root cutting shall be monitored by an arborist or forester and documented.
 - f. Roots to be cut should be severed cleanly with a saw or toppers.
 - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
8. All new utilities shall be installed underground.
9. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
10. Prior to the Current Planning Section 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. 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).
11. 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.

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.

12. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Woodside Fire Protection District.
13. No site disturbance shall occur, including any grading, until a grading permit and a building permit have 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 impede through traffic along the right-of-way on Jefferson 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 Jefferson Avenue. There shall be no storage of construction vehicles in the public right-of-way.
15. 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).
16. 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.

- I. 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.
17. 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.

Grading Permit

18. Unless approved in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Planning Department, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin. 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.
19. 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.
20. 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.
21. 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 to prevent erosion and sedimentation off-site.
22. 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.

23. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented. Such measures shall be included in the Erosion and Sediment Control Plan.
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. If required, the applicant shall submit a Dust Control Plan, a written procedure describing the method, equipment, and materials to be used in minimizing and controlling dust arising from construction activities, subject to the County's review and approval.

Woodside Fire Protection District

24. Project shall comply with Chapter 7A of CBC code for ignition resistant construction and materials. All wood siding must be listed on the California State Fire Marshal website as tested and approved ignition resistant materials. Foundation, attic, gable, soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be Class A.
25. Address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on contrasting background.
26. Approved spark arrester shall be installed on all chimneys including outside fireplace.
27. Smoke and CO detectors shall be installed per code.
28. NFPA-13D fire sprinkler system shall be installed.
29. A 100-foot defensible space shall be established around the proposed new structure prior to the start of construction.
30. Upon final inspection, a 30-foot perimeter defensible space shall be completed.
31. The driveway shall meet Woodside Fire Protection District requirements (www.woodsidefire.org).
32. Revise plans to show location of hydrant on plans.

- 33. A fire hydrant shall be within 500 feet of the front door, measured on a drivable roadway, and capable of producing 1,000 gallons per minute (gpm).

Department of Public Works

- 34. 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.
- 35. 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.
- 36. 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 37. 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.

- 4. **Owner/Applicant:** **Erica Adams**
 File No.: PLN2017-00002
 Location: Columbus Ave, El Granada
 Assessor’s Parcel No.: 047-275-060

Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, Design Review Permit, and a Certificate of Compliance Type B (CoC Type B) to allow construction of a new 1,431 sq. ft, 3-story single-family residence, including a 200 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. undeveloped parcel in the El Granada area of unincorporated San Mateo County. A Non-Conforming Use Permit is required for the project, which involves non-conforming parcel size, setbacks, and parking. A CoC Type B is required to legalize the parcel. The CDP is appealable to the California Coastal Commission. Application deemed complete February 15, 2017. Contact Senior Project Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

SPEAKERS:

None

COMMISSION ACTION

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

Commissioner Hansson moved to approve the project. Commissioner Gupta seconded the motion. **Motion carried 3-2-0-0** (Commissioner Kersteen-Tucker and Commissioner Santacruz denied the project)

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, Non-Conforming Use Permit, and Design Review Permit, County File Number PLN 2017-00002, by making the required findings and adopting the conditions of approval identified 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 an urban, residential zone and associated grading.

Regarding the Coastal Development Permit, Found:

2. 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 (LCP). The plans and materials have been reviewed against the application requirements of Section 6328.7 of the Zoning Regulations, and the project, as proposed and conditioned, is in compliance with applicable LCP Policies which regulate the location of new development (specifically with regard to infilling existing residential subdivisions), require adequate public services and infrastructure (Coastside County Water District and Granada Community Services District have confirmed adequate supplies to serve the parcel), and policies that require that lot legalization comply with any applicable LCP resource protection policies.
3. 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.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. As discussed in Section A.2 of the staff report and Finding 2 above, the project, as proposed and conditioned, is in compliance with applicable LCP Policies.
5. 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 Policy 1.23 as stated in Section 6328.19 of the Zoning Regulations. Staff anticipates that the building permits to be issued for the 2017 calendar year will not exceed this limit, based on a current estimate of 5 applications for building permits for this calendar year so far.

Regarding the Certificate of Compliance Type B, Found:

6. 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 Section 7134.2(a), (b) and (c).
7. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et. seq.

Regarding the Non-Conforming Use Permit, Found:

8. That the proposed development is proportioned to the size of the parcel on which it is being built. The project complies with the lot coverage, floor area ratio, and height requirements of the R-1/S-17/DR/CD Zoning District, which regulates the size of development. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.
9. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations, currently in effect, have been investigated and proven to be infeasible. The subject parcel borders two undeveloped properties, a conforming-size parcel to the north and a non-conforming-size parcel to the south. As described in emails and correspondence included in Attachment E of the staff report, the applicant has contacted the owners of the non-conforming size parcel to the south to inquire regarding the purchase of the property. The Abells were open to selling the parcel, but the applicant found the price offered to be infeasible relative to her project budget.
10. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The project is in conformance with the lot coverage, floor area, and height limits of the S-17 Zoning District. The project does not conform to the required minimum side setbacks (including the 15-foot combined side yard setback) due to the narrow width of the parcel. Full compliance with this requirement would result in a narrow 10-foot wide building envelope that would not allow for development of the parcel. The project does not comply with County parking requirements for two covered parking spaces for all dwellings of two or more bedrooms. The project includes three bedrooms. With a 16-foot wide proposed building envelope, an 18-foot wide two-car garage would not be feasible. Due to a wide road shoulder (over 25 feet wide), an uncovered tandem parking space can be accommodated in the project driveway.
11. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The design of the project, while proposing a non-conforming 3' - 7.75" right side setback, considers the future privacy needs of adjoining property owners. The larger and conforming side setback is provided on the south side, where the property abuts a vacant non-conforming size parcel. The smaller and non-conforming side setback is provided on the north side which abuts a vacant parcel of conforming size, whereby the property owner foreseeably will have greater flexibility in terms of parcel size to cite development such that privacy for both parcels can be accommodated. The project has received preliminary approval from review agencies, including the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.

12. That the use permit approval does not constitute a granting of special privileges. For the reasons stated above, this project does not constitute a granting of special privileges, as the project is as nearly in conformity with the R-1/S-17/DR/CD Zoning District regulations as is reasonably possible.

Regarding the Design Review, Found:

13. That the project has been reviewed under and, as conditioned, has been found by the Coastsides Design Review Committee (CDRC) 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. *Section 6565.20(D). ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; a. Relationship to Existing Topography; Standards (2) and (3):* The design of the house conforms to the existing topography of the site by stepping down in the same direction as the existing grade.
 - b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings; Standard (1):* The proposed windows and doors are compatible in size, proportion, style, and detailing with the design of the house.
 - c. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standard (g):* The landscape plan uses wildflower seed application, a variety of shrubs, ground cover, and fruit trees to provide landscaping that harmonizes with the natural surroundings, retains the structural integrity of the lot, and enhances the natural character of the neighborhood.
 - d. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting; Standard (a):* The exterior lighting is architecturally integrated with the home's design, style, materials, and colors. *Standard (c):* Exterior lighting is minimized and designed for specific activity so that outdoor areas are illuminated no more than necessary.

RECOMMENDATIONS OF THE COASTSIDE DESIGN REVIEW COMMITTEE¹

1. Install railroad tie steps at the north side yard with base rock and pebbled treads.
2. Erect a 5-foot "good neighbor" fence along the south elevation.
3. No irrigation systems shall be installed along the side yards.

CONDITIONS OF APPROVAL

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on August 23, 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

¹ Compliance is recommended but not required.

consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit, Use Permit, and Design Review Permit 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. 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.

Certificate of Compliance

3. The Certificate of Compliance (Type B) required to establish the legality of the existing parcel, APN 047-275-060, shall be recorded. The owner shall provide, to the project planner, a legal description of the parcel for recordation. Once recorded, the above-described parcel will constitute one (1) lot as shown on the attached Assessor's Map.
4. All development activities associated and/or required to support any future residential development on the subject property (i.e., sanitary system, domestic water, water for fire suppression, energy/utility connections, improved road access) shall occur concurrently with the permitted development of a residence.
5. The applicant is advised that prior to recordation of Certificate of Compliance descriptions, the owner/applicant shall provide the Project Planner with a check to cover the fees now being charged by the Record's Office to record the document. The fee is estimated to be between \$30.00 and \$40.00 and includes a confirmed copy. The project planner will confirm the exact amount proper to recordation.

Current Planning Section

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 the Planning and Building Department's 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 indicate the following on plans submitted for a Building Permit, as stipulated by the Coastside Design Review Committee:
- a. Drip irrigation shall be used for the lower slope.
 - b. Provide a description of the materials for the steps at the north side yard.
8. 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. 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.
 - n. 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.
 - o. 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.
9. 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.
10. 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.
11. 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.
12. No site disturbance shall occur, including any vegetation removal or grading, until a Building Permit has been issued.
13. 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 Columbus 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 Columbus Street. There shall be no storage of construction vehicles in the public right-of-way.
14. 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.
15. 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).
16. Installation of the approved landscape plan is required prior to final inspection.
17. 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 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: 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).
 - 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.

18. At the building permit application stage, the applicant shall submit a tree protection plan for work within tree driplines of off-site trees, 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 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.

Granada Community Services District

19. The project requires a Sewer Variance from the Granada Sanitary District due to the Non-Conforming Size of the parcel. Applicant must have the CoC to apply for the Variance.

Coastside County Water District (CCWD)

20. Before issuance of a building permit, CCWD will need to evaluate a complete set of building plans and approved fire plans to determine if the project complies with all CCWD regulations.
21. The project is required to comply with CCWD's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. CCWD staff performs inspections to verify compliance with its regulations during and after construction.
22. Fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. CCWD does not allow passive purge systems 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 in the fire protection system.

Coastside Fire Protection District

23. As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance 2013-03, 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.
24. Add note to plans smoke alarm/detector are to be hardwired, interconnected; or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
25. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. 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.
26. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
27. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5 | R302.6
28. Add the following note to the plans: 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. Where buildings are located remotely to the public roadway, additional signage at the driveway/
roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Protection Fire District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy-Ko 911 or equivalent.
29. Roof Covering: As per Coastside Fire District Ordinance 2013-03, 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.
30. Vegetation Management: The Coastside Fire Protection District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291 have the following requirements:
 - 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 SRA (State Responsible Area), 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.
31. Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
32. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA Standard Wire having openings not exceeding 1/2-inch.
33. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
34. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
35. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system 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 sq. ft. 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 plans, the County will forward a complete set to the Coastside Fire Protection District for review.
36. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire District prior to hook-up to riser. Any soldered fittings must be pressure-tested with trench open.
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 the applicant's building plans prior to building permit issuance. It is the applicant's responsibility to notify their contractor, architect and engineer of these requirements.

Department of Public Works

40. 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.
 41. 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.
 42. 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
 43. 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.
 44. Have the surveyor file a corner record to check conformity with existing records.
 45. Show location of sewer lateral.
 46. Note on plans the maintenance responsibilities of the property owner.
 47. Provide drainage calculations for swales along both sides of the house. Slopes are steep and the concentration of water mat required additional measures to minimize long term erosion problems.
 48. Do not stockpile material in the County right-of-way. Relocate to the adjacent site if possible.
 49. Do not block the existing swales in the roadway.
 50. Add County details for trench backfill.
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5. **Owner:** **Various**
Applicant: **Planning and Building Department**
 File No.: PLN2017-00077
 Location: Existing Mobile Home Parks, unincorporated San Mateo County
 Assessor's Parcel Nos.: 134201130, 046010140, 047300060, 054171060, 054193020, and 055010200

Consideration of a Zoning Text and Map Amendment, a General Plan Text and Map Amendment, an amendment to San Mateo County's Trailer Camp Regulations, and an associated Initial Study and Negative Declaration, pursuant to the California Environment Quality Act to 1) adopt a new Mobile Home Park (MH) Zoning District as a new chapter of the San Mateo County Zoning Regulations, 2) amend the County Zoning Maps to apply the new MH Zoning Designation to six (6) existing mobile home parks in unincorporated San Mateo County, replacing the existing zoning of each park in total, 3) in the case of three of those parks, amend the County General Plan Land Use Map to change the underlying General Plan Land Use Designation of those parks to Medium High Density Residential, and 4) amend the County's Trailer Camp Regulations, Chapter 5.92 of the County Ordinance Code, to redact this Chapter in its entirety. Application deemed complete March 2, 2017. Contact Project Planner William Gibson at 650-363-1816 or wgibson@smcgov.org.

SPEAKERS:

1. Melissa Andrikopoulos
2. J.R. Rodine
3. Maria Ahmad

COMMISSION ACTION

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

Commissioner Kersteen-Tucker moved to approve the project. Commissioner Gupta seconded the motion. Commissioner Santacruz and Commissioner Hansson denied the project.

Motion carried 3-2-0-0.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors adopt the revised/amended ordinance proposed new zoning district, proposed zoning and General Plan map amendments, repeal of Chapter 5.92 of the County Ordinance Code, and adoption of the associated Initial Study and Negative Declaration as follows:

1. Adopt, by resolution, the Initial Study and Negative Declaration for the proposed adoption of the new MH Zoning District, the proposed zoning map amendment, the proposed General Plan land use map amendments, and the repeal of Chapter 5.92 of the County Ordinance Code, as complete and correct.
2. Adopt, by ordinance, the proposed MH (Mobilehome Park) Zoning District as a new chapter of the County Zoning Regulations.
3. Adopt, by ordinance, the proposed zoning map amendments, applying the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County.

4. Adopt, by ordinance, the proposed General Plan land use map amendments changing the underlying general plan land use designation of three of the parks to Medium High Density Residential.
 5. Repeal, by ordinance, Chapter 5.92 of the County Ordinance Code, the Trailer Camp regulations, in its entirety.
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6. **Correspondence and Other Matters**
None

7. **Consideration of Study Session for Next Meeting**
Information was given regarding the next Planning Commission meeting which will include the site visit to Ano Nuevo State Park as well as a location adjacent to Cabrillo Highway and Pigeon Point in Pescadero. Staff will then return back to the chambers and hear both of the items.

8. **Director's Report**
Information was also shared about two major projects coming before the Board of Supervisors on September 12, 2017:
- ~ Mobile home Zoning amendments
 - ~ Appeal from a Planning Commission decision to deny a major subdivision in West Menlo Park

9. **Adjournment.**
The meeting was adjourned at 12:07 pm
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