



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

*MEETING NO. 1642
Wednesday November 29, 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 9:05 a.m.

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

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

Legal Notice published in the San Mateo County Times on November 18, 2017 and the Half Moon Bay Review on November 22, 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 November 8, 2017. Commissioner Gupta moved, and Commissioner Hansson seconded, that the minutes be approved as submitted. Motion carried 5-0-0-0.

Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Kersteen Tucker Seconded the motion. Motion Carried 5-0-0-0, approving one item as follows:

CONSENT AGENDA

9:00 a.m.

- Owner/Applicant:** James and Margaret Foard
File No.: PLN2015-00443
Location: 211 Creek Trail, Unincorporated Woodside
Assessor's Parcel Nos.: 067-168-040, 067-168-210, and 067-168-220

Consideration of a Grading Permit, pursuant to Section 9287 of the County Ordinance Code an architectural Review Permit, pursuant to the State of California Streets and Highways Code, and adoption of an Initial Study and Mitigated Negative Declaration pursuant to the California

Environmental Quality Act, to allow for the construction of a new driveway to provide routine and emergency access to the subject property. This project within the Skyline State Scenic Corridor.

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Grading Permit, Found:

5. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned.
6. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

Regarding the Architectural Review Permit, Found:

7. That the project complies with the criteria of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor. The proposed project results in parcel-related improvements only. The proposed development has been carefully located so that distance, topography, existing development, and existing vegetation provide a visual buffer from public viewpoints. The project utilizes colors and materials, which are natural in appearance and earth toned, that help them to blend with the surrounding environment. The project also respects the natural topography of the site and has limited proposed development to minimize site disturbance. Overall, the project has been designed and sited as to remain subordinate and complementary to the site.

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 November 29, 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 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 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. Eight trees are approved for removal. Removal of any additional trees 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. **Mitigation Measure 1:** The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active 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 two feet of freeboard.
 - c. Apply water two times daily, or apply (non-toxic) soil stabilizers 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 adjacent public streets/roads.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
6. **Mitigation Measure 2:** In the event that archaeological features are encountered during project construction, all work at the immediate location of the find must temporarily stop until a qualified archaeologist can be consulted and provide recommendations regarding the find. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws.
7. **Mitigation Measure 3:** In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resources Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and the State Native American Heritage Commission to seek recommendations from a Most

Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws.

8. **Mitigation Measure 4:** Prior to commencement of the project, the applicant shall submit to the Planning and Building Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for project activities.
 - d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
 - n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.
9. **Mitigation Measure 5:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Grading Permit Conditions:

- 10. No site disturbance shall occur, including any grading or tree removal, until the grading permit "hard card" has been issued.
- 11. 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.
- 12. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities on the project site.
- 13. All grading activities shall be according to the approved plans prepared by the project engineer of record, Travis R. Lutz.
- 14. 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.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

- 20. 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.

Environmental Health Division

- 21. The applicant will need to submit an application and fees to the Environmental Health Division to obtain a septic tank destruction permit prior to obtaining a demo permit.

Cal Fire

- 22. The applicant shall comply with all Cal Fire requirements at the building permit stage of the project.

Department of Public Works

- 23. Prior to the issuance of the Building permit or Planning 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.
- 24. Prior to issuance of a building permit, the applicant shall file a Record of Survey with the County Surveyor documenting the location of the existing road, the location of the right-of-way, and the property lines.
- 25. Prior to the issuance of a building permit, the applicant shall submit a Record of Survey to the County Surveyor for recordation and to confirm the location of the property lines for review and recordation prior to construction. Should the record show that the location of the existing Creek Trail is on private property, then access easements may be required.
- 26. No proposed construction work shall be constructed on private property, not belonging to the applicant, without the express approval from the associated property owner(s).

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** Frank Muzzi
 File No.: PLN2015-00070
 Location: 200 Block of Stage Road, east of Highway 1, Pescadero
 Assessor's Parcel No.: 086-042-070

Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Section 6328.4 and Section 6565.3 of the San Mateo County Zoning Regulations, for the legalization of a produce sales stand and three storage structures. The project is appealable to the California Coastal Commission.

SPEAKERS

None

COMMISSION ACTION

Commissioner Hansson moved and Commissioner Gupta 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 5-0-0-0.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit and Design Review Permit and certified the Initial Study and Mitigated Negative Declaration for County File Number PLN 2015-00070, by making the required findings and adopting the conditions of approval as follows:

FINDINGS**Regarding the Mitigated Negative Declaration, Found:**

1. That the Planning Commission does hereby find that this Initial Study/Mitigated Negative Declaration (IS/MND) reflects the independent judgment of San Mateo County.
2. That the IS/MND is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
3. That, on the basis of the IS/MND, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the IS/MND and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan.

For the Coastal Development Permit, Found:

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

For the Design Review Permit, Found:

7. That the project complies with the following principles:
 - a. Regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense

incurred. The regulation exercised should be that necessary to achieve the overall objectives as set forth in Section 6565.1.4.

- b. Appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials and upon the principles of harmony and proportion in the elements of the building.
- c. Appropriate design is not based on economic factors alone.

The proposed legalization of the produce stand and support structures meet the applicable General Plan, Local Coastal Program, and Design Review criteria for visual resources.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the November 29, 2017 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
3. The applicant shall have been issued a building permit and a completed inspection (to the satisfaction of the building inspector) within one (1) year of final approval of this permit. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
4. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,216.25, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,266.25, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2017). The fee amount due is based on the date of payment of the fees.
5. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the project.
6. Access to the property shall utilize the existing driveway. No additional vegetation shall be removed to provide access to the property.
7. The owner shall manage the property in a manner that shall limit public access to the riparian vegetation on the property. If the property owner deems it necessary to construct fencing on the property to fulfill this objective, the property owner may erect temporary fencing and signage to prevent public access to areas within 50 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from the Pescadero Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.

8. **Mitigation Measure 1:** No outdoor lighting shall be proposed for this operation, as the produce stand will operate from 10:00 a.m. to 5:00 p.m. during most of the year, with a reduced schedule during winter months.
9. **Mitigation Measure 2:** In the event that cultural, paleontological or archaeological resources should be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(e).
10. **Mitigation Measure 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).
11. **Mitigation Measure 5:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
12. **Mitigation Measure 6:** In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Building Inspection Section

13. **Mitigation Measure 3:**
 - a. Structures located in the Floodplain shall be located above the Base Flood Elevation (BFE) per the latest adopted California Building Standards.

Environmental Health Division

14. Sale of whole produce only and produce must be controlled by producer.
15. No cutting or sampling of any kind on site

- 16. Premises must have potable water as defined in California Health and Safety Code Section 113863 pursuant to the California Safe Drinking Water Act to perform handwashing (cold water available).
- 17. Walk-in refrigerator condensate line must drain into an approved location as defined in CPC (California Plumbing Code), and have an overhead protection for weather proofing issues.
- 18. Any whole produce must be stored in an approved enclosed location.

Coastside Fire Protection District

- 19. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6 inches x 18 inches green reflective metal sign.
- 20. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to the Coastside Fire Protection District’s final approval for the building permit.

- 3. **STUDY SESSION: Brown Act Presentation**
Presented by Timothy Fox, Deputy County Counsel

- 4. **Correspondence and Other Matters**
None

- 5. **Consideration of Study Session for Next Meeting**
The Board of Supervisors approved the El Camino Real Rezone and will hear both the Subdivision Regulations 12/5/17 and 12/12/17 as well as the Cannabis 12/5/17 and 12/12/17. The Planning Commission will attend a holiday breakfast/lunch following the next meeting on 12/13/17, more details to come.

- 6. **Director’s Report**
The department is currently working on Stanford’s General Use Permit, Draft EIR -Comment Letter and will have it available to view/comment. There will be a community meeting held tonight 11/29/17 in order to receive public comment.

In addition, the California Coastal Commission is working with the Applicant and the Appellant on the Ano Nuevo appeal, and will have more information if any action needs to be taken by the Planning Department.

- 7. **Adjournment**
The meeting adjourned at 11:07 a.m.