



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. 1643
Wednesday December 13, 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 9:02 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 December 2, 2017 and the Half Moon Bay Review on December 6, 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 29, 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 two items as follows:

CONSENT AGENDA

9:00 a.m.

- Owner/Applicant:** John and Michelle Denegri
File No.: PLN2017-000148
Location: 743 Vista Drive, Emerald Lake Hills
Assessor's Parcel No.: 057-301-890

Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6412.2 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 883 sq. ft. addition and a major remodel which includes a new entry and second story addition to

1,995 sq. ft. single-family residence, 1,595 sq. ft. with a 400 sq. ft. attached garage, on a non-conforming 8,138 sq. ft., legal parcel. The Non-Conforming Use Permit is required to allow 2,878 sq. ft., (35.4% of total building site) where 30% is the maximum allowed in the Residential Hillside Zoning District. One significant tree is proposed to be removed.

FINDINGS

For the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, and the project site has been previously disturbed and is located in an established residential community.

For the Design Review, Found:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on September 5, 2017.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape that will allow for privacy and will not create blockage of sun, and (c) respects privacy of neighboring houses.

For the Use Permit, Found:

4. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6137 in that:
 - a. The development is proportioned in size since the proposed total floor area is only 4.5% more than the 30% maximum floor area allowed.
 - b. Both adjacent parcels are developed and there are no opportunities to acquire contiguous land.
 - c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, as the project complies with both lot coverage and setbacks.
 - d. The proposal will not be detrimental to the public welfare or injurious to property or improvements, as the residence will exceed the maximum size allowed by the RH Zoning District by a modest amount, the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and would not result in significant changes as viewed from the street as the project will be constructed largely within the existing footprint, behind the existing garage, and height changes are minimal.

- e. The floor area exception is not granting any special privilege as the additional square footage allowed under this proposal is compatible to exceptions commonly granted to homeowners through a Home Improvement Exception (HIE).

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the County. 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 Emerald Lake Hills Design Review Officer 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 Design Review Officer 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. One significant tree is approved for removal. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
3. Owner shall plant one (1) 15-gallon replacement tree on-site, prior to final sign-off of the building permit. Proof of tree replanting shall be submitted to the Current Planning Section via photos for verification.
4. Prior to any 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.
5. 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.

6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
8. 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).
9. 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.
10. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Cal-Fire.
11. No site disturbance shall occur, including any grading or vegetation removal, and a building permit has been issued.
12. 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 Vista Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Vista Drive. There shall be no storage of construction vehicles in the public right-of-way.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
15. 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.

Building Inspection Section

- 16. A building permit is required.
- 17. Fire sprinklers shall be installed throughout the entire residence.
- 18. The project shall be designed and constructed according to the latest adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.

Cal-Fire

- 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. 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 Cal Fire. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke.
- 20. A 13D fire sprinkler system may be required, Building Inspection Section's safety score must be done to determine if fire sprinklers are required.
- 21. The closest fire hydrant location needs to be on building plans along with its fire flow if fire sprinklers are required.

Department of Public Works

- 22. 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.

23. 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.
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2. **Applicant:** **Walt Wyckoff**
 File No.: PLN2016-00491
 Location: Cedar Street, Montara
 Assessor's Parcel Nos.: 036-104-530 to 036-104-440

Consideration of a Coastal Development Permit and Grading Permit for roadway infrastructure improvements on Cedar Street (from 1300 to 1398 Cedar Street) in the unincorporated Montara area of San Mateo County. The project involves 670 cubic yards (c.y.) (335 c.y. of cut and 335 c.y. of fill) of grading. This project is appealable to the California Coastal Commission.

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt from environmental review, pursuant to Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for the maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

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 to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as described in the staff report to the Planning Commission dated December 13, 2017.
3. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, in regard to the Sensitive Habitats Component, the biological resource evaluation concluded that there is no expected impact to sensitive habitats within or near the project area. Avoidance and minimization measures such as exclusion fencing recommended by the project arborist and the installation of a bioretention area and energy dissipater are expected to ensure that there are no impacts to sensitive habitats.

Regarding the Grading Permit, Found:

4. That the granting of the permit will not have a significant adverse effect on the environment. The project is categorically exempt under provisions of Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for the maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

5. That the project conforms to the criteria of Chapter 5 of the San Mateo County Building Regulations, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Building Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and conditionally approved by the Geotechnical Section.
6. That the project is consistent with the General Plan, specifically vegetative, water, fish and wildlife resources and transportation. With the implementation of avoidance and minimization measures as recommended by the project biologist, there is no expected impacts to sensitive habitats. The project will also provide an improved street that will enhance the safety and usability of this residential area.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director 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.
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 sixty (60) days prior to the expiration date.
3. 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.
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. Prior to any construction or grading activities, the applicant shall implement erosion and sediment control methods including sensitive habitat exclusion fencing, stabilized construction entranceways, and fiber rolls or silt fencing. Photos of the installed measures shall be submitted to the Planning Department for review and approval. Measures shall be installed prior to the issuance of the grading permit "hard card" and shall be maintained for the duration of the construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
6. Erosion Control and Tree Protection Inspections are required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and Tree Protection Plans is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed

to the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

7. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring dust control measures are implemented as needed. The intent of the plan shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.
8. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," Items 10.a through 10.I, below.
10. Additionally, the applicant shall apply for a National Pollutant Discharge Elimination System (NPDES) permit from the Central Coast Region State Water Resources Quality Control Board. A copy of this permit shall be submitted to the Planning Department and the Department of Public Works.
 - 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 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 application 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 instruction to all employees and subcontractors regarding the construction best management practices.
11. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction vehicle idling as applicable considering the sensitive nature of the project area. Specifically, the following Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors are required:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. 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 toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - g. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.
12. **Pre-Construction Nesting Bird Surveys:** Prior to any project construction activities, the project proponent will take the following steps to avoid direct losses of active nests, eggs, and nestlings and indirect impacts to avian breeding success:
- a. If construction activities occur only during the non-breeding season, between August 31 and February 1, no nest surveys will be required.
 - b. During the breeding bird season (February 1 through August 31), a qualified biologist must survey construction areas in the vicinity of the project site for nesting raptors and passerine birds not more than fourteen (14) days prior to any ground-disturbing activity or vegetation removal. Surveys must include all potential habitats within 250 feet of activities for raptors, and 50 feet of activities for all other species of activities. If results are positive for nesting birds, avoidance procedures must be adopted, if necessary, on a case-by-case basis. These may include implementation of buffer areas (minimum 50-foot

buffer for passerines and minimum 250-foot buffer for most raptors) or seasonal avoidance. Buffer areas around active nests may be reduced on a case-by-case basis based on guidance from a qualified biologist. The biologist must consider factors such as topography, land use, project activities, visual screening or line-of-sight to active nest, and background noise levels when establishing a reduced nest buffer. A full-time biological monitor may need to be present during all activities that occur within reduced nest buffers to monitor the active nest(s) for signs of disturbance or “take.”

13. **Environmental Training:** Before the start of project activities, all crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the life history special-status species that may occur in the region, the project avoidance and mitigation measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Upon completion of the training, crewmembers shall sign a training form indicating they attended the program and understood the measures.
14. **Exclusion of California Red-Legged Frogs and San Francisco Garter Snakes from the Work Area:** An exclusion fence should be installed between the project area, riparian areas, and other areas identified by the project biologist as potential habitat for California red-legged frog and San Francisco garter snake prior to the commencement of construction activities. Exclusion fencing should be a silt-fence type of fencing or equivalent and should not include poly mesh fencing or other similar fencing that could entrap or snag reptiles, amphibians, or other small animals. Exclusion fencing should be installed with the fence stakes placed on the inside of the fencing (closest to the project boundary) to prevent frogs or snakes from using the stakes to maneuver over the fence. The fencing should be maintained until all work has been completed. A qualified biologist is required to be present during fence installation and removal.
15. **Ground Disturbing Construction Activities:** It is suggested that ground disturbing construction activities (i.e., grubbing, grading, or paving) should occur during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no construction shall occur within 24 hours following a significant rain event (greater than 1/4-inch in a 24 hour period). Following a significant rain event and the 24 hour drying-out period, a qualified biologist shall conduct a pre-construction survey for California red-legged frog prior to the re-commencement of any project activities.
16. **Wildlife Encounters:** If any wildlife is encountered during project activities, said wildlife should be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals should not be picked up or moved in any way.
17. **Vegetation Disturbance:** Disturbance to vegetation should be kept to the minimum necessary to complete the project activities, provided there is no feasible alternative. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas as well as delineate areas that should be avoided with exclusionary fencing (i.e., high-visibility orange construction fencing or silt fencing).
18. **Vehicle Fueling and Maintenance:** All fueling and maintenance of vehicles and other equipment and staging areas should occur at least 50 feet from the creek on the east side of the project area. Equipment operators and fueling crews shall ensure that contamination of riparian and aquatic habitat does not occur during such operations. Prior to the onset of work, a plan to allow for prompt and effective response to any accidental spills shall be established. All workers should be informed of the importance of preventing spills, and of the appropriate measures to take should a spill occur.

- 19. **Erosion and Sediment Control Best Management Practices:** Erosion and sediment control best management practices shall be installed to prevent runoff to the creek east of the project area. This shall include the installation of silt fencing or straw wattles between work areas and any water sources such as the creek, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into sensitive habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and be free of monofilament netting. At no time shall silt-laden runoff be allowed to enter the creek or encroach upon the Central Coast riparian scrub habitat.

Coastside Fire Protection District

- 20. Fire apparatus access roads shall be a minimum of 20 feet wide, on an approved asphalt surface, and be able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access road, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades greater than 15% shall be paved and limited to 150 feet in length. No grades shall be over 20%. Approved signs and painted curbs shall be provided and maintained to identify fire access roads and state "NO PARKING FIRE LANE CVC 22600.1."
 - a. For roads that do not meet the minimum width of 20 feet, turnouts shall be provided every 400 feet and approved signs and painted curbs shall be provided and maintained to identify no parking areas.
- 21. Certain areas as designated by Cal-Fire will be required to be designated and maintained as fire lanes. Fire lanes signs shall be posted every 75 feet of travel.
- 22. Street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.
- 23. The existing fire turnaround shown on the project plans is sufficient for the proposed project. If future development is proposed, the fire turnaround may require improvements.

Department of Public Works

- 24. 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 has been issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 25. This project must comply with C3 Stormwater Pollution Control requirements. All permanent stormwater features must have an Operations and Maintenance (O&M) Agreement in place prior to start of construction.

REGULAR AGENDA

9:00 a.m.

- 3. **Owner:** Various
Applicant: Planning and Building Department
File No.: PLN2017-00077

Location: Various
 Assessor's Parcel Nos.: Various

Consideration of a zoning text amendment, to Chapter 26 of the Zoning Regulations, MH (Mobilehome Park) District, adding a uniform 28-foot height limit for all structures in mobilehome parks in the County's Coastal Zone, and establishing that said height shall be measured from the lower of finished or natural grade.

SPEAKERS:

1. Lisa Ketcham

COMMISSION ACTION:

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

Commissioner Kersteen-Tucker moved approval of 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 recommended that the Board of Supervisors:

Adopt a zoning text amendment to the County's Mobilehome Park (MH) Zoning District (Zoning Regulations Chapter 26, Section 6535 et. seq.) to adopt a uniform 28-foot height limit for all structures on mobilehome parks in the County's Coastal Zone, and to apply a uniform method of measuring structure height in MH-zoned areas countywide that measures height from the lower of finished or natural grade to the topmost point of the structure immediately above.

4. **Correspondence and Other Matters**

None

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

Our next meeting is scheduled for January 10, 2018, where we aim to have a study session of Long Range planning projects.

6. **Director's Report**

The Board of Supervisors has approved both the Subdivision Regulations and Cannabis ordinance.

7. **Adjournment**

The meeting adjourned at 9:34 a.m.