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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Lisa Ketcham, 3rd District
 - Manuel Ramirez, Jr., 4th District
 - Carlos Serrano Quan 5th District
-

MEETING NO. 1731
WEDNESDAY, APRIL 12, 2023
IN-PERSON AND BY VIDEO CONFERENCE

CALL TO ORDER

The meeting was called to order at 9:01 a.m. by Chair Kumkum Gupta.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Frederick Hansson, Lisa Ketcham, Manuel Ramirez, Carlos Serrano Quan. Chair Kumkum Gupta presiding.
Staff Present: Steve Monowitz, Director of Community Development; Tim Fox, County Counsel; Janneth Lujan, Planning Commission Secretary; Mercedes Segura, Planning and Building Administrative Assistant; and Angela Montes, Planning and Building Administrative Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on March 22, 2023.

COMMISSION ACTION:

Motion for approval of the Minutes of the Planning Commission Hearing on March 22, 2023.

Motion: Ketcham / Second: Hansson

Ayes: Gupta, Hansson, Ketcham, Ramirez, Serrano Quan

Abstained: None

Noes: None

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner:** Amandeep Singh
Applicant: Chong S Lim
File Number: PLN2021-00282



Location: 0 Bernal and Alvarado Avenue, Moss Beach
Assessor's Parcel No: 037-278-040

Consideration of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Coastal Development Permit (CDP), pursuant to Sections 6565.3, 6328.4, and 6133.3 of the County Zoning Regulations, to allow construction of a new 1,085 sq. ft. two-story single-family residence on a 2,500 sq. ft. non-conforming parcel (recorded Certificate of Compliance, PLN2010-00300) at Bernal and Alvarado Avenue in Moss Beach. The NCUP is required to allow development of the substantially non-conforming parcel, one (1) covered parking space where two (2) covered spaces are required, and a side yard setback of 5 feet where 10 feet is required. No grading or tree removal is proposed. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303. This project is appealable to the California Coastal Commission. Application deemed complete December 9, 2022. Project Planner: Sonal Aggarwal saggarwal@smcgov.org or 650-363-1860.

SPEAKERS

1. Amandeep Singh
2. Kate Broderick
3. Mr. Barry
4. Mr. Machold
5. Chong Lim

COMMISSION ACTION

Motion to approve the Design Review Permit, Non-Conforming Use Permit (NCUP), and Coastal Development Permit (CDP), for county file no PLN2021-00282 by making the required findings and adopting the conditions of approval listed in attachment A.

Motion: Ramirez / Second: Hansson

Ayes: Gupta, Hansson, Ketcham, Ramirez, Serrano Quan

Noes: None

Abstained: None

The motion carried with 5 in favor.

FINDINGS

Regarding Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Regarding the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast.
3. 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 LCP Policy 1.23. San Mateo County is not projected to exceed the 40 unit maximum for the 2023 calendar year.
4. The project site is located on Bernal Avenue, which is an already established vertical shoreline access, and is connected to Ocean Boulevard, which acts as the lateral bluff-top access. Additionally, the siting of the project does not impede bluff access to the Ocean Boulevard or block coastal trails. Therefore, development of the parcel is in conformance with public access policies and will not block or impede access to local beaches or recreation areas.



5. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Sensitive Habitats, Shoreline access, and Hazards Components. The project incorporates conditions to comply with erosion control requirements and the design is consistent with Coastside Design Review standards for single-family residential buildings. The project is not in a sensitive habitat area and conforms with the land use and density designations of the General Plan and Local Coastal Program. Furthermore, the project has been reviewed and conditionally approved by the geotechnical review section.

Regarding the Design Review, Find:

6. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
- a. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; a. Views; Standards: The design minimizes the effect on views from neighboring houses.
 - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale.; b. Neighborhood Scale; Standards (1): *The design of the structure respects the scale of the neighborhood through its building dimensions. Proposed shape, form, and architectural details are proportional and complementary to the style of other homes in the neighborhood.*
 - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): *The architectural style complements the coastal, diverse small-town character of the area.*
 - d. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries (2): *The entry is similar in size and proportion to the other homes in the neighborhood.*
 - e. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d. (2) Daylight Plane/Facade Articulation: *Facade articulation has been employed to break up the appearance of shear walls through the placement of projecting or recessing architectural details.*
 - f. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: *All exterior lighting is dark sky compliant, limited to one per door, as indicated on the exterior elevations. Exterior lighting specification are shown on the architectural drawings.*
 - g. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design; a (1) *The design of the primary roof serves to reduce the home's apparent mass and scale, provides visual interest, and has an appropriate number of roof forms. Secondary roof forms are architecturally compatible with the primary roof form's slope and material. All ceiling heights are at 8 feet and adequately lowered to reduce overall mass.*
 - h. Section 6565.20 (d) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: *Windows and doors have been selected that are compatible with the dominant style of the house; the size and proportions of the openings, materials, style, and detailing are compatible. All window and door specifications are shown on the architectural drawings.*
 - i. Section 6565.20 (F) LANDSCAPING, 1.f. Landscaping consists of non-invasive plant species as noted on the Landscape Sheet L1.
 - j. Section 6565.20 (D) 4. EXTERIOR MATERIALS & COLORS, a. (2) Proposed exterior materials and colors are compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

Regarding the Non-Conforming Use Permit, Find:

7. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as



proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-105/DR/GH/CD Zoning District.

8. 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, because the parcels that are contiguous to the subject property, at the time of project design, were not available for purchase.
9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, and compliance with lot coverage, floor area, height and front and rear setback standards, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.
10. 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 subject site does not contain sensitive habitat and complies with the requirements of the Geologic Hazard District Regulations. The Coastsides Design Review Committee has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.
11. That use permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible and because the same process is available to similarly situated properties.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 12, 2023, and as reviewed by the Coastsides Design Review Committee on January 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The CDP, NCUP and DR 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 issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall record the following restriction which binds the applicant and any successors in interest on the parcel deed: This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the County Geologist and the Planning Division, Department of Environmental Management, San Mateo County.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.



- b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. If the actual floor height, 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.
6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. 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.
7. The applicant shall include an erosion and sediment control plan to comply with the County’s Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. No site disturbance shall occur, including any vegetation removal or land disturbance, until a building permit has been issued.
9. 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 Alvarado and Bernal Avenues. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Alvarado and Bernal Avenues. There shall be no storage of construction vehicles in the public right-of-way.
10. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
11. 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 County Ordinance Code Section 4.88.360).
12. 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.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. Installation of the approved landscape plan is required prior to final inspection. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless 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.

California Coastal Commission

14. The fence design shall be less visually intrusive and match to the surrounding homes.
15. Native plants shall be used in the planting plan given the proximity to the Pillar Point Bluff trails.

Building Inspection Section

16. A building permit is required for this project.
17. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Public Works

18. 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 and pass inspections prior to Building Permit approval.

Geotechnical Section

19. A project shall show compliance with the already submitted and approved Geotechnical report. The report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. The Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

20. At the time of building permit submittal, a final grading and drainage plan consistent with the requirements of the County Drainage Manual and a final C.3 and C.6 Development Review Checklist shall be required.

Montara Water and Sanitary District (MWSD)

21. Applicant shall submit MWSD application for new connections.
22. Applicant shall obtain Sewer Permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit.
23. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit.
24. Connection to the MWSD's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection Permit.
25. Applicant shall first apply directly to the MWSD for permits and not their contractor.



Coastside Fire Protection District (District)

26. *ADD Note to plans:* Smoke Alarm which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant shall be 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 recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
27. *ADD Note to plans:* 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. (CFC 2019 section 1030.2).
28. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
29. *ADD Note to 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. The letters/numerals for permanent address signs shall be 4-inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 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 Fire Protection 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
30. *ADD Note to plans:* As per Coastside Fire Protection District Ordinance 2019-03, 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.
31. *ADD Note to plans:* Vegetation Management (LRA) –The Coastside Fire Protection District Ordinance 2019-03, the 2019 California Fire Code 304.1.2 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. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 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. 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 Note to plans:* As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
33. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 500 gpm at 20 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 500 feet with the required flow, one will have to be installed at the applicant's expense.
34. *ADD Note to plans:* Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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 Division. 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.

- 35. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
- 36. 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.
- 37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

3. Owner/Applicant: Paul McGregor
 File Number: PLN2021-00101
 Location: Alto Avenue, Miramar
 Assessor's Parcel No: 048-065-060

Consideration of a Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit to allow construction of a new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel, in Miramar. The use permit is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size, and to allow reduced side setbacks of 5'-3.5" where 10 feet is required. The project involves an approximately 73 feet road extension of Alto Avenue. The project is not appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303. Application deemed complete February 23, 2023. Project Planner: Camille Leung Email: cleung@smcgov.org or 650-363-1826.

SPEAKERS

- 1. Paul McGregor

COMMISSION ACTION

Motion to approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit and grading permit, for county file no PLN2021-00101 by making the required findings and adopting the conditions of approval listed in attachment A.

Motion: Ketcham / Second: Ramirez
 Ayes: Gupta, Hansson, Ketcham, Ramirez, Serrano Quan
 Noes: None
 Abstained: None

The motion carried with 5 in favor.

FINDINGS

Regarding Environmental Review, Find:

- 1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Regarding the Coastal Development Permit (CDP), Find:

- 2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast. The site is largely unvegetated and does not contain sensitive habitat or areas of wetland, as confirmed by a site visit on March 10, 2023.



3. That the project is not located between the nearest public road (Mirada Road) and the sea, or the shoreline of Pescadero Marsh, and is not subject to 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).
4. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2023 calendar year.
5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as described in the staff report.

Regarding the Design Review, Find:

6. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20 1) Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood. 2) Facade Articulation: The arrangement, placement, and massing of major building forms adequately articulates the building.
 - b. Section 6565.20(F) Landscaping, Paved Areas, Fences, Lighting: Landscaping: The landscape plan is compatible with and enhances the design of the home. Proposed landscaping includes plant species which are drought-tolerant, native, and non-invasive.
 - c. Section 6565.20 (2) Complement other Structures in the Neighborhood: The placement, orientation, and design of home makes it complementary to other homes in the neighborhood.

Regarding the Non-Conforming Use Permit, Find:

7. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-94/DR/CD Zoning District.
8. 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, because the parcels that are contiguous to the subject property are either developed or not available for purchase.
9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, in order to achieve a 3-bedroom and 2-bathroom residence.
10. 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 subject site does not contain sensitive habitat or trees. The Coastside Design Review Committee has found that the project scale is proportional and complimentary to other homes in the neighborhood.
11. That use permit approval does not constitute a granting of special privileges, as the subject parcel is largely surrounded by developed and/or constrained parcels, whereby additional land could not be feasibly acquired to make the parcel conforming in size.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 12, 2023. Any



changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit, Non-conforming Use Permit, Design Review Permit and Grading 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 issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. For exterior colors and materials, plans shall use Chantilly Lace (by Benjamin Moore OC-651) for railing, doors and garage door.



- b. Remove grids and bottom row from windows above the garage at the southeast elevation. Coordinate sill height with kitchen counter.
 - c. Use Craftsmen or shaker style for doors and garage door.
 - d. Reconsider grading at rear patio to determine if guard rail is necessary. If guard rail is required, applicant shall match the specification on Sheet D2-0.
 - e. Eliminate window in laundry room on southwest elevation, add two 2 feet by 2 feet windows, which are symmetrical about the southwest gable ridge, whose heads heights match the window head height of the other windows on the second floor.
6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. 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.



inspection. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless 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.
16. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
17. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation. The "hard card" shall not be issued until a Building Permit for the residence has been issued.
18. All excavated materials shall be off hauled to an approved disposal location.
19. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 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.

Building Inspection Section

20. A building permit is required for this project.
21. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Coastside County Water District

22. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.



Geotechnical Section

23. A geotechnical report, updated to the current codes, shall be submitted at the time of building permit application. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. For a vacant site, the geotechnical report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

24. The following will be required at the time of building permit submittal:
- a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
 - c. An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase). Checklist shall include the area of the road extension.
25. 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 Drainage Section 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 Drainage Section for review and approval.

Granada Community Services District (GCSD)

26. A Variance has been approved by GCSD. The applicant shall demonstrate compliance with GCSD requirements at the time of building permit application.

Department of Public Works

27. At the time of building permit application, the applicant shall submit an updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase). Checklist shall include the area of the road extension.
28. 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.
29. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
30. 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.



Coastside Fire Protection District

31. Fire district access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
32. 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 were 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-inch by 18-inch green reflective metal sign.
33. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Coastside Fire Protection District at 650/ 573-3846.
34. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the Sate Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." Plans shall demonstrate compliance with the following requirements:
 - a. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
 - b. Provide window & door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.
 - c. Provide Eave & Gutter details that meet R-337 include all materials.
 - d. Add R-337 required vents to work sheet.
35. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
36. Add note to the title page that the building will be protected by an automatic fire sprinkler system. Add note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.
37. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
38. 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.

39. Add note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D. Parking stalls are not permitted within the fire apparatus turnaround.
40. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads which are 26 to 32 feet wide. CFC D103.6
41. Smoke and Carbon Monoxide Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, 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 recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
42. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5 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 (CFC 1030).
43. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 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 Fire Protection 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
44. Add note to plans: The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
45. Vegetation Management (SRA) - Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291. 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. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 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. 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.
46. Add note to plans: Fire Hydrant: There is a hydrant within the required 500 feet but it is a dry barrel hydrant or non-compliant hydrant. Applicant shall change it to the required (Clow 960) hydrant. As per 2019 CFC, Appendix B and C, a Fire district-approved fire hydrant must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
47. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the Coastside Fire Protection District at 650/573-3846.

4. Owner: James Baker
Applicant: James Thompson
File Number: PLN2016-00515



Location: 900 Seaside School Road, San Gregorio
Assessor's Parcel No: 081-240-060

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Grading Permit, to construct a replacement single-family residence, fire turnaround, new septic system, and drill a domestic well on a 43.21-acre property located at 900 Seaside School Road in the unincorporated San Gregorio area of San Mateo County. There is no tree removal, and 345 cubic yards of grading is proposed for the basement. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302. The CDP is appealable to the California Coastal Commission. Application deemed complete February 7, 2023. Project Planner: Olivia Boo Email: oboo@smcgov.org or 650-363-1818

SPEAKERS

1. James Thompson
2. Paul McGregor

COMMISSION ACTION

Motion to approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit and grading permit, for county file no PLN2016-00515 by making the required findings and adopting the conditions of approval listed in attachment A.

Motion: Hansson / Second: Ketcham

Ayes: Gupta, Hansson, Ketcham, Ramirez, Serrano Quan

Noes: None

Abstained: None

The motion carried with 5 in favor.

FINDINGS

Regarding Environmental Review, Find:

1. That the project is categorically exempt pursuant to Section 15302, Class 2, of the California Environmental Quality Act Guidelines for replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Regarding the Coastal Development Permit, Find:

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 April 12, 2023.
3. That the project is not located between the nearest public road and the sea and therefore is not subject to 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).
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, with regard to the Agriculture and Visual Resources Components, the replacement single-family residence, fire turnaround, septic system and domestic well are conditionally permitted with the issuance of a Planned Agricultural District permit, and the project will be located on prime soils but converts only a small portion of the parcel in order to cluster the development, leaving the remaining undisturbed area available for agricultural uses. In addition, the project is not visible from scenic roadways or corridors, does not result in a significant change to natural landforms, and will not impact coastal resources and sensitive habitats.

Regarding the Planned Agricultural District Permit, Find:

General Criteria



5. That the encroachment of all development upon land which is suitable for agricultural use is minimized. Proposing the new development on prime soils minimizes development impacts as much as possible and limits development to already disturbed areas. The remainder of the land continues to be available for grazing which is located in the north and northeast areas of the parcel.
6. That all development permitted on the site is clustered. The parcel is improved with existing agriculture structures and an unpermitted single-family residence. The proposed development will be clustered with the existing structures, with exception of the proposed well which will result in only minimal site disturbance and converts prime soils on only a small portion of the project parcel. The remaining portion of the parcel will be available for continued and future agricultural activities.
7. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project complies with Section 6324.1 (*Environmental Quality*), Section 6324.4 (*Water Resources Criteria*) and Section 6325.5 (*Cultural Resources Criteria*). The replacement single-family residence, fire turnaround, and septic system will be clustered with the existing structures on site which will minimize disturbance of undisturbed areas. Required adherence to erosion control measures, best management practices, and construction scheduling will minimize potential impacts from grading and runoff, and should archaeological remains be found, all work will be suspended pending investigation by a professional.

Water Supply Criteria

8. That the existing availability of potable and adequate on site well water source for non-agricultural use is demonstrated. The project has an existing spring, but it will not produce adequate water supply during the dry season. The project proposes a domestic well to provide adequate domestic water to support the property
9. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. The project site currently draws agricultural water from an on-site pond to water existing crops on the property and for grazing animals. The proposed domestic well has been reviewed by Environmental Health Services and received preliminary approval. The domestic well is not expected to impact the agriculture pond water source.

Criteria for the Conversion of Prime Agricultural Lands

10. That no alternative site exists on the parcel for the use. There is limited alternative options to locate the proposed development outside of the prime soils area without additional land conversion without disturbing new land. Proposing the new development on prime soils minimizes development impacts as much as possible and limits development to already disturbed areas. The remainder of the land continues to be available for grazing which is located in the north and northeast areas of the parcel.
11. That clearly defined buffer areas are provided between agricultural and non-agricultural uses. The property is used for animal grazing and crops in areas north and northeast of the existing development. The existing development is centrally located and clustered together and serves as an invisible buffer between the structures and grazing. The existing fences on the property also served as a visible buffer that separate the grazing area and existing structures. There are no changes proposed to the existing fences on the property, thus maintaining visible buffers that separate grazing areas. The proposed development will be located near existing development, to maintain the invisible buffer between the grazing area and the developed area.
12. That the productivity of any adjacent agricultural land will not be diminished. The clustering of the proposed development near the existing developed area of the parcel, with exception of the proposed well location, will protect and maintain the existing grazing areas. The adjacent parcels are not expected to be impacted by the proposed development.
13. That public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality. The project will restore a legal residence on the property, thus, enabling the owner to operate and oversee the ongoing grazing and crop growing on site. The construction will be temporary and not expected to significantly degrade air or water quality.



CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on April 12, 2023. 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. These permits shall be valid for one (1) year 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 Inspection Section) shall have occurred within 365 days of its issuance. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Prior to the issuance of building permits for the project the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fee shall be assessed at \$5.00 per square foot over 2,500 sq. ft. of net new gross floor area per individual unit.
4. 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; these plans should be in accordance to the plans prepared by JET Engineers, and approved by the Drainage Section and Current Planning Section. 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.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing 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.
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the County Fire , and Environmental Health Services.
7. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
8. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to, or greater than, 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
9. Tree protection measures will be required as identified by the project arborist for the Monterey cypress locate in the proposed fire turnaround area. The arborist report shall be printed on the building permit plans.
10. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of any ground disturbing activities.
11. 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 County Ordinance Code Section 4.88.360).
12. In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Division prior to implementation and prior to continuing any work associated with the project.

Grading

13. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading 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, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
14. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
15. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
16. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per 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.



17. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 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. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and must be reviewed and approved by the Department of Public Works and the Current Planning Section.
19. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading 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

20. A building permit will be required and the current application BLD 2018-00165 will be cancelled, and a new building permit application will be opened under the year of submittal of the new project. All applicable codes in effect at the time of the new submittal will apply to this new project.

Drainage Section

21. The existing driveway is already relatively impervious (per existing photos, including those with fire truck/heavy equipment). The driveway shall use 3/4" uniform rock or CL1 AB to be made as pervious as possible while still complying with fire requirements.

The following will be required at the time of building permit submittal:

22. The applicant shall submit a final drainage report stamped and signed by a registered civil engineer.
23. A final grading and drainage plan stamped and signed by a registered civil engineer consistent with the requirements in the County's current Drainage Manual.
24. A final C.3 and C.6 Development Review Checklist.

Public Works

25. 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.

Environmental Health Services

26. The applicant must submit an application, applicable fees, site plan, and the approved Coastal Development Permit directly to Environmental Health Services to obtain a well drilling permit. The application and associated fees can be found on the website at <https://www.smchealth.org/landuse>.
27. The applicant shall submit the requirements for demonstrating adequate potable water for the project (install and test a domestic well to show compliance with County Wells Ordinance for domestic water source) prior to building permit issuance. Any required treatment, and details of water treatment, storage and distribution will also be required at the Building Permit application stage.

County Fire

28. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, 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. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.

29. 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. (CFC 2019 section 1030.2).
30. CBC Chapter 7A: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall comply with CBC Chapter 7A requirements.
31. Provide information on exterior doors, windows, and wall vents demonstrating that they meet 2019 CBC Sec. 708A. This includes existing exterior doors, windows, and wall vents.
32. As per San Mateo County Fire Department, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. 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 San Mateo County Fire Department. 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 shall be placed at the entrance from the nearest public roadway.
33. R337.5.1 General. Roofs shall comply with the requirements of Sections R337 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in the Fire Hazard Severity Zones shall be Class A rating when tested in accordance with ASM E108 or UL790.
34. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
35. Vegetation Management (SRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291.

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. This is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 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.

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.

36. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the San Mateo County Fire Department and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with San Mateo County Fire Department specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.



37. Fire apparatus roads shall be a minimum of 20 feet wide with a minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
38. Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater sections. No grades shall exceed 20%. (Plan and profile required) CFC 503.
39. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6.
40. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
41. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.

For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650-573-3846.
42. Show the location of a wet draft fire hydrant on site plans with pipe supplying hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than 32-inch to 36-inch above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover, and thrust blocks as needed. The pipe shall be a minimum 4-inch inside diameter, underground fire service listed. Provide manufacturers cut sheets.
43. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and the San Mateo County Fire Department, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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 San Mateo County Fire Department for review.
44. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire Department prior to hook-up to the riser. Any soldered fittings must be pressure tested with trench open. Please call the San Mateo County Fire Department to schedule an inspection. Fees shall be paid prior to plan review.
45. Exterior bells shall be required to be wired into the required flow switch on your fire sprinkler system. The bell, horn, 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.
46. Add s note to the title page that the building will be protected by an automatic fire sprinkler system.
47. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1.
48. Utilize NFPA 1142 to determine required gallons of water for fire protection.
49. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.
50. Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive



requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready for inspection.

CORRESPONDENCE AND OTHER MATTERS

No additional correspondence was received.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

Director Monowitz informed the Planning Commission of the following:

- Study session to be led by Commissioner Ketcham regarding Mid Coast Shoreline Erosion on April 26, 2023, meeting.
- Resource Management permit for new home along Skyline Blvd.
- Design Review and Grading permit for new home in Devonshire.
- Coastal Development permit for fire clearance project in Quarry Park.

DIRECTOR'S REPORT

Director Monowitz provided updates on the following items:

- AmeriGas site - there is a preliminary agreement from property owner to clear site of existing fence. Meeting to be scheduled.
- Moss Beach Chevron station - resubmittal was received, waiting for Cal Trans to sign off.
- BOS approved contract with Nelson Nygard to develop Mid Coast Transportation Demand Management plan.
- Housing Element submitted to State, awaiting comments.

COMMISSIONER UPDATES AND QUESTIONS

Commissioner Hansson will not be in attendance for April 26 meeting.

ADJOURNMENT

The meeting was adjourned at 10:52 a.m.

Minutes submitted by Mercedes Segura, Interim Planning Commission Secretary.