



Planning & Building Department Planning Commission

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

County Office Building
455 County Center
Redwood City, California 94063
650/363-1859

ACTION MINUTES- DRAFT

MEETING NO. 1720
Wednesday April 27, 2022
VIDEOCONFERENCE ONLY

Chair Ramirez called the meeting to order at 9:00 a.m.

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

Roll Call: Commissioners Present: Gupta, Hansson, Ketcham, Ramirez
Commissioners Absent: None
Staff Present: Monowitz, Fox, Montes

Legal notice published
Published in San Mateo Times on April 16, 2022 and the Half Moon Bay Review on
April 20, 2022.

Oral Communications to allow the public to address the Commission on any matter not on the agenda.

None

CONSENT AGENDA 9:00 a.m.

1. Consideration of meeting minutes for April 13 ,2022.
2. Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees.
3. **Owner:** Joyce Hsu
Applicant: Ernie Selander
File Number: PLN2020-00309
Location: 230 Sylvan Way, Emerald Lake Hills (District 1)
Assessor's Parcel No: 057-081-250

Consideration of a Design Review, and Non-Conforming Use Permit to allow the construction of a new two-story 215 sq. ft. detached, single-car garage with a 179 sq. ft. workshop and storage on a lower level-story (to replace an existing single-car garage encroaching into the public right-of-way) with a zero-foot front and right-side setback, a height of 21.5 feet, and a setback from the main building of 4 feet, 11 inches, where a one-story detached garage may be allowed with a minimum 7.5-ft. right side setback, a maximum height of 19 feet, and a setback from the main building of 5 feet. Please direct questions to Project Planner Kanoa Kelley at kkelley@smcgov.org

COMMISSION ACTION

Commissioner Hansson moved to approve the consent agenda, seconded by Commissioner Ketcham.
Motion carried 4-0-0-0.

FINDINGS

Regarding the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(e), relating to new construction of small structures including accessory structures. The existing residence is served by public water and sewer, and the project is located on a site that has been previously disturbed and is not environmentally sensitive, not within a scenic corridor, and is not a historical resource.

Regarding the Design Review, Found:

2. That the project has been reviewed and found to be in compliance with the Design Review Standards for Residential Development in Emerald Lake Hills, due to the incorporation of the following:
 - a. The use of materials and colors for the garage is compatible with the natural setting and the character of the immediate area; and,
 - b. The facades of the structure are well-articulated and proportional and will have aesthetically pleasing window patterns.

Regarding the Non-conforming Use Permit, Found:

3. 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.

This project was reviewed and conditionally approved by all applicable agencies including the Building Inspection Section, Department of Public Works and County Fire. The project will eliminate building encroachment into the public right-of-way, comply with all building and fire code requirements for accessory structures with a zero-side setback, and reduce traffic safety hazard by providing more distance between the detached garage and improved public roadway. Therefore, the project would not be detrimental to the general public welfare or impact property or improvements in the neighborhood.

4. That the proposed development is proportioned to the size of the parcel on which it is being built.

The proposed development is a 215-square foot garage with a 179-square foot lower-level workshop and storage area. The location of the garage at the front property line is typical for homes in this area due to the increased slope for parcels in Emerald Lake Hills. The Emerald Lake Hills Design Review Officer has found the garage to be compatible with the neighborhood in both scale and design, and the development is well suited to the parcel.

5. That all opportunities to acquire additional contiguous land in order to achieve conformity with the Zoning Regulations currently in effect have been investigated and proven to be infeasible.

The two adjacent parcels at 226 Sylvan Way and 242 Sylvan Way are developed with existing single-family homes under separate ownership. There is not an opportunity in this area to purchase additional vacant space for the purposes of a merger.

6. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed development is seeking relief from the right-side setback, setback from the main house, parking standards, and height requirements. The height proposed only deviates from the required height by 2 feet and the setback from the main house deviates by only 1-inch. The garage is being moved from the right-of-way creating more distance for entering and existing from the roadway than currently exists and is being constructed at the same elevation as the roadway. Due to the slope of the lot the project is as nearly in conformance with zoning regulations as reasonably possible while considering public safety.

7. That use permit approval does not constitute a granting of special privileges.

The Non-conforming Use Permit does not constitute the granting of special privileges as the same consideration may be granted to any other party seeking to construct a garage in the Emerald Lake Hills area.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed consistent with the plans reviewed by the Emerald Lake Hills Design Review Officer and approved by the Planning Commission on April 27, 2022. 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 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 an Emerald Lake Hills Design Review public hearing, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near 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.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
- 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. 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. Approved erosion and sediment control measures shall be installed prior to beginning any work and maintained throughout the term of the building permit. 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 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," below.
 - 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 applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- I. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
7. 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. All construction vehicles shall be parked on-site outside the public right-of-way. There shall be no storage of construction vehicles in the public right-of-way.
 8. 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 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88).
 9. The exterior colors and materials as approved by the Planning Commission shall be implemented. Color and material verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 10. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.
 11. All new power and telephone utility lines from the street or nearest existing utility pole to the approved building shall be placed underground.
 12. The applicant should consider widening the stairs from the garage to provide a landing and/or deck to enhance the appearance of the building from the rear and minimize the vertical dominance.

Building Inspection Section

13. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and County Fire. No site disturbance shall occur, including any grading (if applicable), until a building permit has been issued.

Geotechnical Section

14. A California certified civil engineer or geotechnical engineer shall be appointed as the geotechnical engineer of record; The appointed engineer shall provide recommendations on garage foundation, retaining wall design parameters, grading, and slope stability. An existing Geotechnical Report may be applied to the project given that the report is updated to the current codes and standards.

Department of Public Works

- 15. 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 percent) 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.
- 16. 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.
- 17. The applicant shall execute and record an agreement in a form approved by the County Department of Public Works for maintenance of the approved facility.

Drainage Section

- 18. At the time of building permit submittal, the project will be required to comply with the County's "basic" drainage review requirements. Adequate drainage protection measures to prevent stormwater from flowing to neighboring properties and into the garage shall be shown, and if stormwater is routed to an existing drainage system that system shall be confirmed to be in good condition.

San Mateo County Fire Department

- 19. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six 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 San Mateo County Fire Department. 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.
- 20. Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
- 21. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

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END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 4. **Owner:** Gennadiy Agranov
Applicant: Paul Minor
File Number: PLN2020-00291
Location: 345 Miramar Drive, Miramar (District 3)
Assessor's Parcel No: 048-054-220

Adoption of a Mitigated Negative Declaration, and consideration of a Coastal Development Permit and Design Review, to allow construction of a new 2,568 sq. ft., two-story, single-family residence, plus an attached 595 sq. ft. attached two-car garage, on an existing 8,787 sq. ft. legal parcel. This project is appealable to the California Coastal Commission. Please direct questions to Project Planner Angela Chavez at achavez@smcgov.org.

SPEAKERS

1. Gennadiy Agranov, owner
2. Carlyle Ann Young
3. Lennis Roberts

COMMISSION ACTION

Motion to approve the project by Commissioner Gupta, seconded by Commissioner Hansson, approved 4-0-0-0

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Mitigated Negative Declaration and approved the Coastal Development Permit and Design Review, County File Number PLN 2020-00291, based on and subject to the required findings and conditions of approval listed as follows:

Regarding the Environmental Review, Found:

1. That the Initial Study/Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, satisfy the requirements for a Mitigation and Reporting Plan in conformance with the California Public Resources Code, Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4 and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding location of new development, sensitive habitats, shoreline access, and design review standards and findings. The project also conforms to Coastal Act access and recreation policies.
6. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). While the project site is located between the nearest public road and the sea, there are several developed streets that run parallel to the ocean which are located between the project site and the sea. The subject parcel is located approximately .22 of a mile from the sea and does not have direct access to the sea/beach. Therefore, the project will have no impact on coastal

access and recreation opportunities and is consistent with the Chapter 3 access and recreation policies of the Coastal Act.

7. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitation of LCP Policy 1.23. At the time of publication of this report, five building permits for new dwelling units have been issued in this calendar year and total building permits for the year are anticipated to remain below the cap of 40.

Regarding the Design Review, Found:

8. That, as determined by the Coastside Design Review Committee at its meetings of February 11, 2021 and June 10, 2021, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, incorporates a covered parking/garage pattern, window type/placement, and landscaping which is consistent with the character of the surrounding neighborhood. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission on April 27, 2022. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall make the following changes on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Lower the height of entry and garage roofs; drop top plate by a minimum of 18-inches to reduce bulk and create a more human scale approach.
 - b. Apply stone facing consistently at the base of all stucco walls. The top of the stone siding may maintain existing height or align with trim board at the bottom of horizontal siding provided height is consistent.
 - c. Specify grey color stucco one or two tones darker than hue of grey siding. The selected color shall be subject to the review and approval of the Coastside Design Review Officer.
3. The applicant shall include a copy of the final approval letter on the top pages of the building 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 finished grade of the site depending on the applicable zoning district.

- 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.
 - 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 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.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
 - g. Limiting construction access routes and stabilization of designated access points.
 - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

8. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
9. 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.
10. 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 Miramar 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 Miramar Drive. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. 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).
13. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.
14. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance and provide the required forms. Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet. Installation of the approved landscape plan is required prior to final inspection. Tree replacement required in association with this approval shall be incorporated into the landscape plan and confirmation of replanting shall occur prior to final of the associated building permit.
16. **Mitigation Measure 1**: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any building permit that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) 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 paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. Idling times shall be minimized either by shutting equipment or vehicles 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 [CCR]). 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 mechanic and determined to be running in proper condition prior to operation.
 - g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
17. **Mitigation Measure 2:** Prior to the start of project activities, a qualified biologist shall survey all project work areas for the presence of California red-legged frog and San Francisco garter snake.
 18. **Mitigation Measure 3:** Prior to the start of project activities, construction personnel shall receive an environmental awareness training conducted by a qualified biologist. This training shall include an overview of the life history of the California red-legged frog and San Francisco garter snake, information on "take" prohibitions, and associated avoidance and minimization measures and best management practices.
 19. **Mitigation Measure 4:** Construction crewmembers shall check beneath all equipment and vehicles prior to moving equipment or vehicles to inspect for any potential special status wildlife species, including California red-legged frog and San Francisco garter snake. If any snake or frog species are observed, construction personnel shall contact the qualified biologist immediately. The biologist shall identify the species and determine next steps. Wildlife encountered on-site shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.
 20. **Mitigation Measure 5:** Open excavations greater than 0.6 meter (2 feet) deep (including fence post holes and trenches) shall be covered at the end of each workday to prevent wildlife entrapment. All trenches and excavations shall be inspected for wildlife each morning and prior to backfill. All entrapped animals shall be removed only by a qualified or authorized biologist.
 21. **Mitigation Measure 6:** Disturbance to vegetation shall be kept to the minimum necessary to complete the Project activities, provided there is no feasible alternative.
 22. **Mitigation Measure 7:** Any and all spoils (e.g., dirt, debris, construction-related materials) generated during Project activities shall be placed where they cannot enter a storm drain or culvert system.
 23. **Mitigation Measure 8:** During Project activities, all trash that may attract predators shall be properly contained, removed, and disposed of regularly. Following construction, trash/construction debris shall be removed from work areas.
 24. **Mitigation Measure 9:** The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to complete the Project.
 25. **Mitigation Measure 10:** All fueling and maintenance of vehicles and other equipment and staging

areas shall occur at least 50 feet from the Arroyo de en Medio coastal stream. The owner shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the owner shall ensure that there is a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and the appropriate measures to take should a spill occur.

26. **Mitigation Measure 11:** Erosion and sediment control measures, such as wattles or washed gravel bags, shall be installed along the north side of the project area, above the downhill slope toward Arroyo de en Medio, to prevent trench materials from entering the coastal stream. Plastic monofilament netting on wattles shall not be used on-site due to the potential risk of entrapping wildlife. Burlap or coconut wattles (for example, Bio Wattle) are appropriate substitutes.
27. **Mitigation Measure 12:** If project activities are conducted during nesting bird season (February 15 through August 31), preconstruction nest surveys shall be conducted in and near the Project area (within 250 feet for large raptors and 50 feet for all other birds) by a qualified biologist no more than 14 days prior to construction start. If nesting is identified during the preconstruction survey, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs, and/or young.
28. **Mitigation Measure 13:** Although there is low potential for California red-legged frog and San Francisco garter snake to occur within the work area, an exclusion fence shall be installed around the work area prior to the beginning of construction activities. Exclusion fencing shall be silt fence-type fencing or equivalent and shall not include poly mesh fencing or other similar fencing that could entrap or snag reptiles, amphibians, or other small animals. Exclusion fencing shall 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 shall be maintained until all work has been completed.
29. **Mitigation Measure 14:** A biological monitor shall be present during initial grubbing/clearing and ground-disturbing activities (including wildlife exclusion fencing installation) to ensure that no listed or sensitive species are impacted by project activities.
30. **Mitigation Measure 15:** Ground-disturbing construction activities (e.g., grubbing or grading) 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 preconstruction survey for California red-legged frog prior to the restart of any project activities.
31. **Mitigation Measure 16:** Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-foot buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section. Exclusion construction fencing shall be installed under supervision of the biologist which matches the established buffer zone to ensure construction related activities occur outside of the established buffer zone.
32. **Mitigation Measure 17:** In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.
33. **Mitigation Measure 18:** Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made

a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

34. **Mitigation Measure 19:** Prior to issuance of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated July 23, 2020 (Geotechnical Study).
35. **Mitigation Measure 20:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and sediment control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for project activities.
 - d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sandbags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

- i. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
 - m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
 - n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.
36. **Mitigation Measure 21:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
37. **Mitigation Measure 22:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.
38. **Mitigation Measure 23:** The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.
39. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,548.00, as required under Department of Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,598.00, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination.

Department of Public Works

40. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.
41. Prior to the issuance of the building permit or planning permit (if applicable), 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 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

42. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
43. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Drainage Section

44. 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. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
 - c. Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

Building Inspection Section

45. A building permit is required for this project.
46. The applicant shall comply with all Building Inspection requirements at the building permit stage of the application.

Geotechnical Section

47. A Geotechnical Report shall be submitted at building stage; the report shall be updated to the current adopted code (if 2020 -> CBC2019). 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 at Building Stage. 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.
48. At the building permit stage, the plans shall include total grading quantities.

Coastside Fire Protection District

49. Smoke 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.
50. 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 1030).
 51. As per Coastside Fire Protection District Standard CI-013, 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 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 shall be placed at the entrance from the nearest public roadway.
 52. 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 six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside 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).
 53. 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.
 54. Vegetation Management (LRA) - 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.
 55. 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.
 56. 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 Department or The City of Half Moon Bay. 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.

- 57. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection 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.
- 58. 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.
- 59. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. Coastside Fire Protection District Ordinance 2019-03 and the 2019 California Fire Code shall set road standards. As per the 2019 California Fire Code, dead-end roads exceeding 150 feet shall be provided with an approved turnaround. As per the 2019 CFC Section Appendix D, road width shall not be less than 20 feet and no street parking.
- 60. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11.

Coastside County Water District

- 61. The project is required to comply with Coastside County Water District regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete. The District will need to know if there is hydronic climate control on this structure.
- 62. If required, fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, there shall be no cross connections.
- 63. The water and fire services shall be installed on the opposite side of the lot from the PG&E trench.
- 64. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on the drawings. Granada Community Services District.

Granada Community Services District

- 65. The applicant is required to obtain a standard sewer permit from the Granada Community Services District.
- 66. The applicant shall comply with all Granada Community Services District requirement at the building permit stage of the application.

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Location: 399 Airport Road, Moss Beach (District 3)
Assessor's Parcel No: 047-300-050

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to legalize improvements to expand use of an existing propane distribution facility on a 1.47-acre parcel. The project is appealable to the California Coastal Commission. Please direct questions to Project Planner Summer Burlison at sburlison@smcgov.org.

SPEAKERS

1. Charles Eadie
2. Sabrina Brennan
3. Lennie Roberts, Green Foothills
4. Scott Holmes
5. Carlyle Ann Young
6. Michael Ferreira
7. Gary Trott
8. Joseph Tamez
9. Fran Pollard

COMMISSION ACTIONS

Commissioner Gupta moved to approve the project and Commissioner Ketcham seconded the motion.
3-1-0-0. (Commissioner Hansson No).

During the hearing, the applicant retracted the proposal for temporary and periodic storage of used propane tanks on the project site. Based on the applicants' scope modification and information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, County File Number PLN 2018-00057, by adopting the required findings and added modifications to the conditions of approval as follows:

FINDINGS

For the Environmental Review, Found:

1. That the project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines for new small structures and equipment on an urban lot and Section 15311, Class 11, for placement of minor structures accessory to existing industrial uses including but not limited to signs and small parking lots.

For 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 LCP, specifically with regard to the Locating and Planning New Development and Visual Resources, and Shoreline Access Components of the Local Coastal Program.
3. That the project is located between the nearest public road and the sea and complies with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) as nearby accessible trails from Airport Road provide access to vertical public shoreline access points along the Bluff; vertical public access to the Princeton shoreline is available from the street-ends within the Princeton community; and the project does not impact or impede existing shoreline access.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development, Visual Resources, and Shoreline Access

Components. Specifically, as proposed and conditioned, the subject approval will satisfy the requirement for a CDP to legalize site improvements to the property and the project location ensures that the improvements are not significantly distinguishable from any points along the designated Cabrillo Highway scenic road due to its distance and intervening development and vegetation from the scenic roadway, and that all activity and structures authorized under the approval are contained within the fenced area which help to minimize visual impacts. Furthermore, the project has been conditionally approved by the Coastside Fire Protection District and Environmental Health Services and does not impact or impede existing shoreline access in the area.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Planning Commission on April 27, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit shall expire one (1) year from the date of final approval if the project has not fulfilled all conditions of approval within that time. Any extension to the permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration.
3. Any change in intensity of use of a structure may require an amendment to the Coastal Development Permit. An amendment requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. Within 60 days of final approval, the property owner shall remove the barbed wire and minimally the outward extending arm of the "V" brackets located atop the existing chain link fence. Notification shall be provided to the Current Planning Section to verify removal in accordance with this condition has been satisfied.
5. The perimeter fencing shall not exceed 6 feet in maximum height, with the option for several strands of barbed wire located vertically above. No portion of the fence, including barbed wire shall project outward from the property.
6. The perimeter fencing slats shall be dark brown or green in color to blend in with the surrounding natural area. The selected color shall be submitted to the Current Planning Section for approval prior to implementation.
7. The property owner shall maintain the perimeter chain link fencing and slats in good condition and perform repairs as necessary. Any repairs and/or maintenance to the fence shall be of like approved color and materials, unless reviewed and approved by the Current Planning Section.
8. The perimeter fence along the north and west sides of the property shall be set back from the existing Pillar Ridge fence to leave a minimum 4 ft. space between fences to enable maintenance.
9. The perimeter fence along Airport Street shall be relocated out of the right-of-way and shall be connected directly to the Pillar Ridge fence at the northeast corner of the property to prevent trespass between fences.
10. Prior to relocation and/or replacement of perimeter fencing, the owner shall submit plans to the Current Planning Section for review and approval by the Planning and Building Department and Department of Public Works. Reviewing considerations include but are not limited to location, appearance, design, and height changes to ensure compliance with all permit conditions of approval.

11. The property owner is responsible for ongoing maintenance of the property for weed management to minimize fire hazard. Monthly weed management maintenance visits shall be conducted by the owner, or designee, to ensure continuous management is being maintained.
12. A current site operator contact shall be maintained with the Planning and Building Department's Code Compliance Section, Current Planning Section, the Coastside Fire Protection District, and the site manager at the Pillar Ridge Manufactured Home Park.
13. All conditions of approval shall be satisfied within 60 days of final approval, and compliance with all conditions shall be maintained thereafter. Should inspection determine additional measures or action is necessary in order to satisfy any conditions, the owner shall be provided a designated length of time commensurate to the action needed to comply.
14. Failure to maintain compliance with any conditions of approval will result in escalation to the Code Compliance Section for enforcement action and may result in reconsideration of the CDP by the Planning Commission.
15. No parking of vehicles ~~or individual tanks storage~~ shall occur alongside, or within 20 feet, of the north and west property lines nearest the adjacent manufactured home park. No overnight parking of vehicles containing propane or related fuels for storage or delivery is permitted.
16. Onsite parking of vehicles ~~and storage of tanks~~ shall be limited to graveled areas of the site.

Coastside Fire Protection District

17. The Liquefied Petroleum Gas (LPG) Distribution Facility shall follow all applicable requirements in the 2019 California Fire Code, Section 6109, Section 2307 and National Fire Protection Association (NFPA) 58.
18. Address Numbers: The Facility's address number identification shall be conspicuously posted and visible from the street. The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum -inch stroke and of a color which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.
19. A fuel break or defensible space around the perimeter of the tank to a distance of not less than 10 feet shall be provided and maintained at all times.
20. Emergency access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs. and shall have a surface providing all weather driving capabilities. Certification by a civil engineer may be required. Grades of less than 15 percent shall be surfaced with a minimum Class 2 aggregate base or equivalent with 95 percent compaction.
21. The tank shall be permanently labeled as to contents and capacity; and placarded, per NFPA 704.
22. Provide a permanent emergency procedures sign, posted in a conspicuous place, that reads:

IN CASE OF FIRE, SPILL OR RELEASE
USE EMERGENCY PUMP SHUT OFF
REPORT THE ACCIDENT
FIRE DEPARTMENT TELEPHONE NO. 911
23. Provide a portable fire extinguisher with a minimum rating of 2-A:20B-C located such that it is no more than 75 feet from the tank and dispenser.
24. Provide a permanent warning sign consciously posted within sight of the fuel dispensing area stating

the following:

- a. No Smoking
 - b. Shut off motor
 - c. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
 - d. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
 - e. If a fire starts, do not remove the nozzle, back away immediately.
 - f. It is unlawful and dangerous to dispense gasoline into unapproved containers.
 - g. No filling of portable containers in or on motor vehicles. Place container on ground before filling.
25. 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. FCF 503.6, 506. For application and instructions please email cfpdfiremarshal@fire.ca.gov.

Environmental Health Services

- 26. No onsite propane storage shall occur without a valid Certified Unified Permit Agencies (CUPA) permit.
- 27. No onsite propane storage above 200 cubic feet shall occur without a Hazardous Materials Business Plan filed with Environmental Health Services.

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6. Applicant: San Mateo County Planning and Building Department
 File Number: PLN2014-00430
 Location: Various
 Assessor's Parcel No: Unincorporated San Mateo County Midcoast
 Recommendation to the San Mateo County Board of Supervisors to adopt a resolution to approve Connect the Coastside, the San Unincorporated San Mateo County Midcoast Comprehensive Transportation Management Plan. Please direct questions to Project Planner Chanda Singh at csingh@smcgov.org.

- Speakers:**
- 1.. Sabrina Brennan
 - 2. Carlyle Ann Young
 - 3. Len Erickson
 - 4. Fran Pollard
 - 5. Dolores Silva

Commission Actions
 Public comment closed by unanimous consent.
 Motion to recommend the plan by Commissioner Ketcham, seconded by Commissioner Hansson, approved 4-0-0-0.

The Planning Commission recommend to the Board of Supervisors that it find Connect the Coastside, the San Mateo County Midcoast Comprehensive Transportation Management Plan, to be consistent with the County General Plan and Local Coastal Program.

The Planning Commission recommend the San Mateo County Board of Supervisors adopt a resolution to adopt

7. INFORMATION SESSION: Community Climate Action Plan (CCAP) and Climate Action Element update

Presented by: County of San Mateo Office of Sustainability

An informational briefing on the County's forthcoming Community Climate Action Plan (CCAP) and Climate Action Element update. The CCAP will be brought forward to the Planning Commission later for a recommendation. Please direct questions to Sustainability Coordinator, Avana Andrade at aandrade@smcgov.org.

Speakers

1. Fran Pollard

Public comment closed by unanimous consent.

8. Correspondence and Other Matters

None

9. Next meeting;

- 1) EIR scoping for NFO zoning amendments
- 2) Revised conditions for Purissima Creek Rd development on the Consent Agenda.

10. Directors Report

Tim Fox updated the Commission on public hearing meetings. The County is working with Counsel to develop a hybrid model which would allow but in-person and teleconference capabilities. In the meantime, we are advised to follow the Board's lead and stay tuned on next steps since more information is to come on this matter.

11. Commissioner Updates and Questions

Commissioner Ketcham asked to review the Item #5 Letter of Decision before it is finalized due to detailed modifications made at the hearing. Director Monowitz and Commissioner Gupta agreed to the request.

12. Adjournment

Meeting adjourned at 2.14 PM