



# Planning & Building Department

## Planning Commission

Vacant, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> District

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

### ACTION MINUTES

#### *Draft*

MEETING NO. 1627

Wednesday, March 22, 2017

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Ramirez called the meeting to order at 9:02 a.m.

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

**Roll Call:**

Commissioners Present:	Dworetzky, Kersteen-Tucker, Ramirez
Commissioner Absent:	Hansson,
Staff Present:	Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on March 11, 2017 and the Half Moon Bay Review on March 15, 2017.

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

None.

**Consideration of the Minutes** of the Planning Commission meeting February 8, 2017.

Commissioner Kersteen-Tucker moved, and Commissioner Dworetzky seconded, that the minutes be approved as submitted. Motion Carried 3-0-0-1 (Commissioner Hansson absent).

Commissioner Dworetzky moved for approval of the Consent Agenda, and Commissioner Kersteen-Tucker Seconded the motion. Motion Carried 3-0-0-1 (Commissioner Hansson absent), approving one item as follows:

#### **CONSENT AGENDA**

**9:00 a.m.**

- Owner:** Frances K Conley Trust  
**Applicant:** Midpeninsula Regional Open Space District  
**File No.:** PLN2017-00030  
**Location:** Intersection of Shingle Mill Road and Highway 9, South Skyline  
**Assessor's Parcel Nos.:** 085-170-020, 085-170-290, 085-170-310

Consideration of a request by the Midpeninsula Regional Open Space District (MROSD) to determine if acquisition of a privately-owned 191-acres parcel (APN 085-170-020, 085-170-290, and 085-170-310) located near the intersection of Shingle Mill Road and Highway 9, for use as open space, natural resource management, habitat preservation, and low intensity recreation conforms to the County General Plan.

**FINDING:**

Found that the proposed acquisition that MROSD’s proposed acquisition of APN 085-170-020, 085-170-290, and 085-170-310 for use as open space, natural resource management, habitat preservation, and low intensity recreation conforms to the General Plan Vegetative, Water, Fish and Wildlife Resources Policies, Soil Resources Policies, Visual Quality Policies, and Park and Recreation Resource Policies, and is consistent with the County’s General Plan.

**REGULAR AGENDA**

**9:00 a.m.**

- 2. **Owner:** Frank Vella/Steve Semprevivo
- Applicant:** Edward Love
- File No.: PLN 2015-00152
- Location: 3<sup>rd</sup> Avenue, Miramar
- Assessor’s Parcel No.: 048-042-280

Consideration of the certification of a Revised Initial Study/Mitigated Negative Declaration, re-circulated on January 31, 2017, pursuant to the California Environmental Quality Act (CEQA), a Coastal Development Permit, and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. The project is appealable to the California Coastal Commission. This item is continued from the May 25, 2016 Planning Commission meeting.

**SPEAKERS:**

- 1. Edward Love, Applicant

**COMMISSION ACTION:**

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded to close the public hearing. Motion Carried 3-0-0-1 (Commissioner Hansson absent).

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded the motion to approve the project. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal and upheld the decision of the Zoning Hearing Officer to approve the Use Permit, County File Number PLN 2016-00216, by making the required findings and adopting the conditions of approval listed as follows:

**FINDINGS:**

Regarding the Environmental Review, Found:

1. That the Re-circulated 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 Re-circulated Initial Study/Mitigated Negative Declaration and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Re-circulated Initial Study/Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Re-circulated Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Re-circulated Initial Study/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 (LCP). 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. 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.

Regarding the Design Review, Found:

7. That, with the findings made by the Coastsides Design Review Committee at its meetings of July 9 and August 13, 2015, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; 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 approved by the Planning Commission on March 22, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer

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

2. The Coastal Development Permit, and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter on the top pages of the building plans.
4. The applicant shall submit or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Use stone on the front risers.
  - b. Remove all “vinca major” ground cover to be substituted with any other grass or ground cover which shall be identified in the landscape plan.
  - c. Prune the existing cypress tree to maintain its health, shape and form. Evidence of proper pruning shall be provided prior to final inspection of the building permit.
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. 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.
6. The property owner shall comply with LCP Policy 7.13 (*Performance Standards in Buffer Zones*) for the life of the project:

Require uses permitted in buffer zones to: (1) minimize removal of vegetation; (2) conform to natural topography to minimize erosion potential; (3) make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels; (4) replant where appropriate with native and noninvasive exotics; and (5) prevent discharge of toxic substances, such as fertilizers and pesticides; into the riparian corridor.
  7. The applicant shall include an erosion and sediment control plan meeting County guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
  8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
  9. No site disturbances shall occur, including any grading or vegetation removal, until a building permit has been issued.
  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 3rd Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on 3rd Avenue. There shall be no storage of construction vehicles in the public right-of-way.
  11. The exterior color samples submitted to the Coastside Design Review Committee 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. The applicant shall submit a landscape plan for review and approval by the Community Development Director, prior to the issuance of a building permit for the single-family residence. All plants and trees proposed by the plan shall be drought resistant and non-invasive species that are appropriate for the site's soil type and climate. The plan shall also provide for the removal of invasive species, and the planting of native species within the riparian area, based on the recommendations of a qualified biologist. The submitted landscape plan shall be accompanied by a five year monitoring plan that documents the successful establishment of the approved plan, or identifies appropriate remedial actions, based on quantifiable performance measures, in annual reports to be submitted for the review and approval of the Community Development Director. Installation of the approved landscape plan is required prior to final inspection.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. **Mitigation Measure 1:** Any proposed grading and/or construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP) and delineated in the survey provided to the Planning Commission on March 22, 2017. The applicant shall install a temporary construction fence along the edge of the buffer zone to prevent use or disturbance of the area during grading and construction, prior to the initiation of any development activity.
15. **Mitigation Measure 2:** Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14).
16. **Mitigation Measure 3:** In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.
17. **Mitigation Measure 4:** In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25- to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.
18. **Mitigation Measure 5:** If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.
19. **Mitigation Measure 6:** The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
20. **Mitigation Measure 7:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action

(e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

21. **Mitigation Measure 8:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
22. **Mitigation Measure 9:** Prior to Planning approval 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 April 21, 2010 (Geotechnical Study).
23. **Mitigation Measure 10:** Resistance to lateral loads may be provided by passive pressure acting against the sides of foundation, neglecting the upper 1-foot of the soil, and by base friction below the foundations. An equivalent fluid weight of 300 pcf shall be used in design to calculate the passive pressure. Although the upper 1-foot of soil should be neglected for passive resistance, the passive pressure should be calculated from the ground surface. A base friction coefficient of 0.30, multiplied by the vertical dead load shall be used to calculate the base friction lateral resistance.
24. **Mitigation Measure 11:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.
25. **Mitigation Measure 12:** Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
  - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
26. **Mitigation Measure 13:** 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.
27. **Mitigation Measure 14:** 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.

#### Building Inspection Section

28. The applicant shall apply for a building permit.

#### Granada Community Services District

29. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

#### Coastside County Water District

30. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.



Department of Public Works

31. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
32. 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.
33. 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.
34. 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.
35. The applicant shall demonstrate, to the satisfaction of the Department of Public Works and the appropriate Fire District or Fire Marshal, that the existing road access from the nearest "publicly" maintained roadway to the building site meets or exceeds the County's minimum standards for an "Interim Access Roadway," including provisions for existing and proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, meeting Fire Marshal requirements, exist or can be provided, if applicable.

Coastside Fire Protection District

36. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, 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.

37. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
38. 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.
39. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
40. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
41. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, 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 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, 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. See Fire Ordinance for standard sign.
42. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 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.
43. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
44. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the

property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

- b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
45. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2-inch.
46. 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 Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2007 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.
47. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet.
48. Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater to be surfaced w/ 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 section. No grades over 20%. (Plan and profile required) CFC 503.
49. "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.
50. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details. Required: An approved fire hydrant (Clow 960) within 250 feet of your project that flows a minimum of 1,000 gpm at 20 per square inch. Location of hydrant by way travel for fire apparatus ingress and egress. Fire Flows required before final.
51. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This

information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant’s expense.

- 52. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department 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. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
- 53. 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.
- 54. 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.

3.	<b>Owner:</b>	<b>Godfrey Watson</b>
	<b>Applicant:</b>	<b>David Hirzel</b>
	File No.:	PLN2015-00400
	Location:	171 2nd Street, Montara
	Assessor’s Parcel Nos.:	036-042-210, 036-042-130

Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, and Merger, pursuant to Section 7010 of the Subdivision Regulations, to allow construction of an 819 sq. ft. two-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, located on two legal 5,000 sq. ft. parcels. The two project parcels will be merged into one 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. One (1) Cypress tree is proposed for removal. The CDP is appealable to the California Coastal Commission.

**SPEAKERS:**

- 1. None

**COMMISSION ACTION:**

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded to close the public hearing. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded the motion. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, Design Review Permit, and Merger, County File Number PLN2015-00400, based on and subject to the required findings and conditions of approval listed as follows:

**FINDINGS:**

Regarding the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to additions to existing structures.

Regarding the Coastal Development Permit, Found:

2. 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 (LCP). Specifically, the project complies with policies regarding visual resources and compliance with design review standards and findings.

Regarding the Design Review, Found:

3. That based on the findings made by the Coastsides Design Review Committee at its meeting of December 8, 2016, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; and uses downward-directed exterior lighting fixtures.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 22, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increments 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 include the project approval letter including all conditions of approval 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 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 the 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 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. 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 include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. 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.

8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
9. No site disturbance shall occur, including any tree and vegetation removal or grading, until a building permit has been issued.
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 Second Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Second Street. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee 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 Ordinance Code Section 4.88.360).
13. A minimum of one (1) 15-gallon native tree shall be planted on-site. The type and location of the tree shall be indicated on plan submitted at the building permit stage, and shall be subject to the review and approval of the Community Development Director.
14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
  - a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contraindicated 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.
15. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
  - b. Isolate tree protection zones using 5 feet tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
  - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
  - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
  - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
  - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight feet; and
  - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
16. A Pre-Site Inspection to verify tree protection and erosion control is required prior to issuance of Building Permits for demolition and for the addition.

17. The applicant shall apply for a building permit.

Montara Water and Sanitary District

18. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

Coastside Fire Protection District

19. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
20. Any chimney(s) shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
21. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
22. 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-hour notice to the Fire Department at 650/726-5213.
23. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
24. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
25. 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.

Department of Public Works

26. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public

Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

- 27. 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.
- 28. The applicant shall provide a site survey, plans, with specific construction details, shall be stamped and signed by the Registered Civil Engineer and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

4. **Owners:** **Collete Gamble and Joseph Connolly**  
**Applicant:** **Smilin Dogs**  
 File No.: PLN2013-00481  
 Location: 515 Stage Road, Pescadero  
 Assessor’s Parcel No.: 086-241-050

Consideration of a Coastal Development Permit, Planned Agricultural Permit, and Kennel Permit, pursuant to Sections 6328, 6350 of the County Zoning Regulations and Section 6.20.010 of the County Ordinance Code, respectively, to allow a dog hiking service located at 515 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

**SPEAKERS:**

- 1. Kondrad Thaler, Applicant
- 2. Ms. Mary Larenas
- 3. Mr. Dave Olson
- 4. Ms.Lennie Roberts, Community for Green Foothills
- 5. Mr. Frank Geick
- 6. Mr. JR Rodine
- 7. Ms. Lisa Diaz Nash
- 8. Mr.John Blackmore
- 9. Mr. Ron Sturgeon
- 10. Mr. BJ Burns
- 11. Mr. Betsy G. Magen
- 12. Mr. Tom Pacheco

**COMMISSION ACTION:**

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded to close the public hearing. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Commissioner Kersteen-Tucker moved and Commissioner Dworetzky seconded the motion. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Mitigated Negative Declaration and approved the Coastal Development Permit, Planned Agricultural District Permit and Kennel Permit, County File Number PLN 2013-00481, by adopting the required findings and conditions of approval listed as follows:

**FINDINGS:**

Regarding the Environmental Review, Found:

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

Regarding the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14 conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A2 of the staff report dated March 22, 2017.
6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program as described in Section A2 of the staff report dated March 22, 2017.

Regarding the Planned Agricultural District Permit, Found

7. That the project, as described and conditioned, conforms with the General Criteria, Water Supply Criteria, Criteria for the Conversion of Lands Suitable for Agriculture and Other Land of the Planning Agricultural District Regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as described in Section A3 of the staff report dated March 22, 2017.

Regarding the Kennel Permit, Found:

8. That the project, as described and conditioned, conforms with the General and Specific Requirements for Kennels as required by the San Mateo County Ordinance Code Chapter 6.20 as described in Section A4 of the staff report dated March 22, 2017.

### **CONDITIONS OF APPROVAL**

#### Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on March 22, 2017. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit is **renewable** and **revocable**. This permit shall be valid for twelve (12) months from the date of approval. If the applicant seeks to renew this permit, renewal shall be applied for six (6) months prior to expiration with the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time. The decision whether to renew for an additional twelve (12) months shall be made by the Community Development Director and shall be based on whether the operation of the facility during the previous twelve (12) months has been in full conformance with the Kennel Ordinance and other applicable federal, state, and local laws. Renewal of the permit shall be subject to an inspection of the facility prior to renewal.
3. **Permit Revocation.** This permit may be revoked by the Planning Commission if any of the following findings are made:
  - a. That the permit holder of his/her agent(s) has been convicted of violating any animal control laws or regulations, any zoning or health and safety laws or any regulations relating to the keeping of animals.
  - b. That the permit holder or his/her agents(s) has failed to comply with any conditions of the permit.
  - c. That the permit holder or his/her agent(s) has failed to pay any fee or obtain any license imposed under Division III of the San Mateo County Ordinance Code.
  - d. That the permit holder or his/her agent(s) has provided false information in the permit application or has failed to cooperate in allowing inspection of the premises by County staff.
4. Any Kennel Permit issued for a kennel at a specified location shall be transferable to another permit holder at the same location upon written application of the holder of the permit to the Community Development Director, and with the consent of the latter endorsed thereon.
5. The permit holder shall comply with all requirements for kennels as specified in San Mateo County Ordinance Code Chapter 6.20.
6. The permit holder shall post the kennel permit issued as provided herein in a conspicuous place in the facility, or provide if for inspection upon request.

7. The applicant shall ensure that all dogs are accompanied by a handler at all times and that no dog shall be permitted to be unattended at any time.
8. The applicant shall maintain and/or install perimeter cattle/dog fencing with fencing that is strong and substantial such that dogs are contained within the subject parcel. Fencing constructed in accordance with California Food and Agriculture Code Section 17121 would conform to this standard. All fencing shall be routinely checked and kept in good repair at all times. Fence height, which shall not exceed six (6) feet, and materials shall be sufficient to contain the dogs. Vegetation removal shall be limited to only that necessary to install/repair the fencing. The applicant shall submit a fencing proposal to the Planning Department within 15 days of this approval for review and approval prior to installation.
9. Subsequent biological evaluations may be required by the Planning Department prior to permit renewal as needed to ensure sensitive habitats are not negatively impacted by the use and to ensure mitigation measures are sufficient to protect sensitive habitats.
10. **Mitigation Measure 1:** Pond fencing shall be checked at least once per month and maintained in good condition. Any replacement or repairs shall occur immediately. Dogs shall be prohibited from entering fenced pond areas or creeks within the property.
11. **Mitigation Measure 2:** In the event that cultural, paleontological or archaeological resources should be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
12. **Mitigation Measure 3:** Dog waste shall be collected from the holding pens by the end of the hiking day and from the hiking trail on a continual basis. Waste shall be disposed of at the San Carlos kennel. No dog waste shall be left on-site.

5. **Owner/Applicant:** San Mateo County Planning and Building Department  
**File No.:** PLN 2016-00453  
**Location:** All portions of San Mateo County that are within the officially designated "Coastal Zone" and that are zoned for Single-Family and Multi-Family residential use.  
**Assessor's Parcel Nos.:** Various

Consideration of amendments to the San Mateo County Zoning Regulations (Chapter 6 – Single Family Residential District, Chapter 8 – Multi-Family Residential District, and Chapter 22 – General Provisions and Exceptions), an amendment to the San Mateo County Local Coastal Program (Chapter 11 – Recreation/Visitor-Serving Facilities Component) and certification of a Mitigated Negative Declaration to add

“Short-Term Rentals” as an accessory use in specified locations of the Coastal Zone, subject to a short-term rental permit, in the unincorporated Coastal Zone of San Mateo County.

**SPEAKERS:**

1. Mary Larenas
2. Dave Olson
3. Lennie Roberts, Committee for Green Foothills

**COMMISSION ACTION:**

Commissioner Dworetzky moved and Commissioner Hansson seconded to close the public hearing. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Commissioner Dworetzky moved and Commissioner Ramirez seconded the motion. Motion Carried 3-0-0-1 (Commissioner Hansson absent),

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors as follows:

Regarding the Negative Declaration:

1. Certify the Negative Declaration for this project (Short Term Rental Ordinance) as 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, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.
3. That the Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Zoning Ordinance Amendments:

4. Adopt the attached ordinance amendment to the San Mateo County Zoning Regulations (Chapters 6, 8 and 22 of the County Ordinance Code) to add “Short- Term Rentals” as an allowed use in specified locations of the Coastal Zone, subject to a short-term rental permit.

Regarding the Local Coastal Program Amendment:

5. Adopt the attached amendment to the San Mateo County Local Coastal Program to add “Short-Term Rentals in Residential Zoning Districts” as a listed use under the definition of “Visitor Serving Facilities.”

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6. **Correspondence and Other Matters**

No items for next meeting

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

None

8. **Director's Report**

Update on recent Board of Supervisors actions and upcoming public hearing.

9. **Adjournment**