



Planning & Building Department Planning Commission

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

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

ACTION MINUTES

MEETING NO. 16978

Wednesday October 28, 2020 (revised 11/17/20)

****BY VIDEO CONFERENCE ONLY****

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

Pledge of Allegiance: The Pledge of Allegiance was led by Janneth Lujan, Planning Commission Secretary.

Roll Call: Commissioners Present: Gupta, Ketcham, Hansson, Santacruz, Ramirez
Staff Present: Monowitz, Fox, Montes

Legal notice published in the San Mateo County Times on October 17, 2020 and Half Moon Bay Review on October 21, 2020.

Oral Communications via written comment only via email:
None

Consideration of the Minutes of the Planning Commission meetings for October 14, 2020. Commissioner Ketcham moved, and Commissioner Santacruz seconded, that the minutes be approved as revised and submitted. **Motion 5-0-0-0.**

REGULAR AGENDA

9:00 a.m.

- Owner:** Robert and Bertina Moules
Applicant: Robert Moules
File Number: PLN2019-00368
Location: Avenue Portola @ The Alameda, El Granada (District 3)
Assessor's Parcel No: 047-208-100

Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, to allow construction of a new 1,469 sq. ft. one-story single-family residence with a 448 sq. ft. attached two-car garage on a legal 3,056 sq. ft. non-conforming parcel. The project is not appealable to the California Coastal Commission. Application deemed complete November 14, 2019. Please direct any questions to Project Planner Renee Ananda at rananda@smcgov.org

SPEAKERS:

1. Robert Moules, applicant

COMMISSION ACTION:

Commissioner Ketcham moved and Commissioner Santacruz seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved and Commissioner Ketcham seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing the Planning Commission approve the Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, County File Number PLN 2019-00368, based on and subject to the required findings and conditions of approval listed as follows:

FINDINGS:**Regarding the Environmental Review, Found:**

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone, and utility extensions, including street improvements, necessary to serve such construction.

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 infill development, visual resources and compliance with design review standards and findings.
3. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitation established by LCP Policy 1.23.

Regarding the Design Review, Found:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meetings of March 12, 2020; May 14, 2020; and August 13, 2020, the project complies with the Coastside Design Review Standards. The project, as designed and conditioned, respects the scale of other houses in the

neighborhood through building dimensions, style, and facade articulation that are proportional and complementary to other homes in the neighborhood. The architectural style of the house is compatible with and complements nearby homes through use of similar materials like lap siding, Hardie plank, and shingles, the exterior colors, style of windows and doors, and roofing material. The design uses windows and doors that are compatible with the dominant types on the house and the neighborhood through size and shape, materials, and proportion. The design uses non-reflective exterior materials and colors that complement other homes in the neighborhood. The design features three complementary colors that help to reduce the appearance of bulk by emphasizing the architectural features and trim.

Regarding the Use Permit, Found:

5. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:
 - a. The lot coverage is compliant with the S-3 Zoning Combining District development standards. The total lot coverage of 48% (1,469 sq. ft.) is below the maximum allowed. The potential mass and bulk of the proposed structure are mitigated by adequate articulation of all exterior façade. The design of the project is proportional and complementary to other homes in the neighborhood.
 - b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and found to be infeasible. An effort was undertaken by the owner to explore the possibility of a merger with adjacent properties, but the owner received no responses to the offer letters dated July 2, 2019 (Attachment E) As a result, mitigation of the parcel size non-conformity via a parcel merger strategy has been found to be infeasible.
 - c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the existing zoning regulations in as many ways as possible for the development of the substandard parcel, as discussed in Section 4 above. Specifically, the project complies with all maximum allowed lot coverage, height, and parking requirements.
 - d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed height of 15 feet – 9 5/16 inches for the one-story residence, the well-articulated façade, and well-proportioned mass bring the structure into scale and compatibility with context of the established neighborhood. The project will not result in significant impacts to coastal resources, including access to the coast. Adequate infrastructure is available to serve the project.
 - e. That the use permit approval does not constitute a granting of special privileges. The applicant is required to obtain a use permit to develop the undersized parcel as per Section 6133.3.b(3) of the Zoning Regulations. The parcel is legal and the project is substantially in conformity with the existing zoning regulations.

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 October 28, 2020. 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 subject Design Review Permit, Coastal Development Permit, and Use Permit 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 a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees sixty days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Identify exterior lighting locations on elevations; place exterior lighting fixtures only at exterior doors. Provide a cut sheet for Dark Sky-compliant lighting fixtures.
 - b. On the North elevation, stop the wrapping stone facade at gridline E.
 - c. On the South elevation, update the landscape plan to include landscaping in the area between the permeable pavers and the existing sidewalk.
 - d. On the North elevation, in the landscape plan, indicate a gate at the walkway.
 - e. Coordinate the civil sheets with Sheet A2.12.
 - f. On the North elevation, provide facade articulation by breaking up the existing horizontal design elements with vertical board and batten siding under the main roof gable.
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 adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - 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.
7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 8. All new power and telephone utility lines shall be placed underground.
 9. No site disturbance shall occur, including any tree/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 Avenue Portola and The Alameda. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Avenue Portola and The Alameda. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior colors and materials as conditioned by 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. Installation of the approved landscape plan is required prior to final inspection.

Coastside Fire Protection District

13. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hours' notice to the Fire Department at 650/ 726-5213.
14. Fire Flow: A fire flow of 1000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Coastside Fire Protection District's final approval of the building permit or before combustibles are brought on site.
15. Fuel break-Firebreak: 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.
16. Hydrant: The required fire flow shall be available from a Clow 960 Standard 6-inch Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4-1/2-inch outlet and one each 2-1/2-inch outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
17. Roof Assembly: 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.
18. Smoke Detection: 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.
19. Sprinklers: An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Division for review and approval by the authority having jurisdiction.

20. Sprinkler Fire Alarm: An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
21. Add note to plans: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, 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.
22. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
23. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).
24. Identify rescue windows in each bedroom and verify that they meet all requirements, add this to plans.
25. ADD Note to plans: 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 1-1/2-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.
26. Add note to plans: As per Coastside Fire Protection District Ordinance 2016-01, 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.
27. Vegetation Management (LRA) - Add note to plans: 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.

28. Add note to plans: As per 2019 California Fire Code, 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 California Fire Code, 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.
29. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
30. Add note to plans: Automatic Fire Sprinkler System: (Fire sprinkler plans will require a separate permit). As per San Mateo County Building Regulations and Coastside Fire Protection District Ordinance Number 2016-01, 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 Building Division. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
31. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
32. Exterior bell and interior ham/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.
33. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
34. Add note to plans: Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11
35. 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.

Department of Public Works

36. Drainage: Prior to the issuance of the building permit (for Provision C3 Regulated Projects), 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.

37. Driveway: 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.
38. Encroachment: 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. Applicant shall use County Standard Details for all work in the public right of way.
39. Roadway Mitigation Fees: 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 #3277.
40. Use County standard details for all work in public right of way.

Geotechnical

41. The following items will be required at the time of building permit submittal:
 - Final Drainage Report stamped and signed by a registered Civil Engineer.
 - Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
 - Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).
42. Geotechnical report required at building permit stage. The project engineer shall provide historical high ground water study, foundation design for expansive hazardous soil, at Building Stage. Pending further geotechnical review at building permit stage.

Building

43. Project requires a building permit. At the time of building permit application, the project shall be

designed and subsequently constructed according to the currently adopted and locally amended California Building Standards Code.

Coastside County Water District

- 44. Coastside County Water District records confirm that there is one 3/4-inch (30 gpm) uninstalled non-priority water service connection assigned to APN 047-208-100. Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this development and complies with all District regulations.

Granada Community Services District

- 45. The applicant shall comply with all Granada Community Services District requirements at the building permit stage of the project.
- 46. The applicant will need to obtain a sewer permit.
- 47. Percentage of impervious surfaces must comply with County requirements.

RTA:cmc – RTAEE0389_WCU.DOCX

2.	Owner/Applicant: File Number: Location: Assessor’s Parcel No:	Chris Gounalakis PLN2015-00084 185 Verde Road, San Gregorio (District 3) 066-310-080
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Consideration of a renewal of a Planned Agricultural District Permit and Coastal Development Permit to allow continued seasonal commercial recreation activities at the Arata Pumpkin Farm. The project is appealable to the California Coastal Commission. Application deemed complete September 29, 2020. Please direct any questions to Senior Planner Summer Burlison at sburlison@smcgov.org.

SPEAKERS:

- 1. Chris Gounalakis, applicant

COMMISSION ACTION:

Commissioner Santacruz moved and Commissioner Ketcham seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved and Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved renewal of the Planned Agricultural District Permit and Coastal Development Permit, PLN 2015-00084, **by making the required findings and adopting the conditions of approval to include a revised lighting plan to be included as part of the conditions of approval as follows:**

FINDINGS:**Regarding the Environmental Review, Found:**

1. That the project is categorically exempt from further environmental review pursuant to Class 1, Section 15301, of the California Environmental Quality Act Guidelines related to the continued operation of an approved facility involving negligible or no expansion of use as the renewal does not propose any changes in uses or operation activities since the County's last approval in 2017.

Regarding the Planned Agricultural District Permit, Found:

2. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as described in the staff report dated October 28, 2020 as conditions of approval remain in place to ensure there are no long-term impacts to the agricultural productivity of the land and no changes are proposed to the project since last approval in 2017.

Regarding the Coastal Development Permit, Found:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component of the Local Coastal Program.
4. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
5. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Agriculture, Sensitive Habitats, and Visual Resources Components. Specifically, the project continues to conform with these applicable policies as discussed in the staff report dated October 28, 2020 and no changes are proposed to the project since last approval in 2017.

CONDITIONS OF APPROVAL**Current Planning Section**

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on October 28, 2020. 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 the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.
2. These permits shall be valid for **five (5) years** until May 10, 2025*. The applicant shall file for a renewal of these permits six (6) months prior to expiration with the Planning Department by

submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permits shall be subject to review by the Agricultural Advisory Committee (AAC) and the Zoning Hearing Officer. Complaints received by the Planning and Building Department shall be considered by the Zoning Hearing Officer in its review of any renewal or amendment of the permits.

These permits shall be subject to annual administrative reviews which shall include annual inspections scheduled by the applicant/property owner with Planning staff and completed prior to September 30th of each year.

*The five year duration of this permit shall only take effect if, prior to the commencement of commercial recreation activities after November 1, 2020, the Planning Commission: considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; confirms that the commercial recreation activities conducted this season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.

3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to the County Code Compliance Section, 650/363-4825. The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.
4. The applicant/property owner shall maintain native vegetation outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the extent feasible, in accordance with the approved planting plan.
5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55 inches in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.

8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment D). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.
9. All structures (i.e., haunted house and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.
10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.
11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. - 8:00 p.m.

October

Monday - Thursday: 9:00 a.m. - 7:00 p.m.

Friday and Saturday: 9:00 a.m. - 10:00 p.m.

Sunday: 9:00 a.m. - 7:00 p.m.

Violation of the hours of operation, as confirmed by Planning staff, may result in the revocation of this permit.

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 feet by 3 feet each in size, which may be visible from Cabrillo Highway. Such signs shall be installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.
13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with permitting requirements of the Planned Agricultural District (PAD) and Coastal Development (CD) Zoning Districts.

15. At the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately, and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.
16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production By Zone							
	A	B	C	D	E	F	
November	Christmas Trees	Fallow/Cover Crop					Seedlings/ Starter Plants
December							
January							
February							
March							
April		Peas*/	Fava Beans	Corn/ Pumpkins*	Christmas Trees	None (Parking)	
May		Fava Beans/ Christma s Trees					
June							
July							
August						None (Parking)	
September		Harvest/Sales					
October							
* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.							

17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
18. The use of flashing lights on the property is prohibited.
19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.
20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the

Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health Division and the California Department of Public Health - Drinking Water Division.

21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Services review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Coastside Fire Protection District. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on February 20, 2020. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.64 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be removed, and the land made available for agricultural purposes, by November 7 of each year.
26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be easily distinguishable (e.g., striping, parking blocks, or other method) prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.
27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits.

29. The one (1) bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.
30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Zoning Hearing Officer.

Department of Public Works

33. All owners, employees, visitors and individuals otherwise associated with the property shall park on-site, or within the length of Verde Road approved by Cal-Fire and the Department of Public Works staff. Parking along Verde Road shall accommodate a maximum of 58 parking spaces and maintain a minimum 20-foot wide paved road clearance. Applicant must discontinue use of on-street parking until Department of Public Works (DPW) requirements, including those listed below, have been met; otherwise, any on-street parking authorized by this permit will be void.

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the Department of Public Works and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F "No Parking - Fire Lane" signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with the Coastside Fire Protection District and the Department of Public Works to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. The applicant shall contact the County Sheriff's Office immediately if there are violations of "No Parking" zones. Furthermore, the

applicant shall hire security guards and after-hour police/sheriff's officers to ensure that the "No Parking" zones are adequately enforced.

34. Prior to the start of operation, the applicant/property owner shall restrict parking on Verde Road by complying with the following requirements, subject to the approval of the Department of Public Works (non-compliance with this condition may result in the revocation of this permit):
 - a. Prior to the start of operation each year, the applicant shall obtain a Special Events Road Closure/Encroachment Permit for Verde Road from the Department of Public Works and comply with all applicable requirements of the permit. The applicant shall submit a plan, subject to the Department of Public Works review and approval, to restrict parking within the closed-off section of Verde Road and ensure adequate pedestrian safety along Verde Road (no pedestrians are allowed on Cabrillo Highway). Issuance of the permit requires proof of authorization by the California Highway Patrol (CHP), the County Sheriff's Office, and Cal-Fire. The applicant shall pay the applicable fee to the Sheriff's Office for the adequate enforcement of the parking plan (hourly or bi-hourly passing checks and ticketing as necessary). For all weekends of the month of October, the applicant shall utilize a minimum of six (6) parking attendants to ensure adequate levels of enforcement. The Road Closure Permit will allow local traffic, parking of patrons along designated areas of Verde Road, and access by emergency vehicles. The applicant shall maintain a minimum road clearance of 20 feet for emergency vehicles at all times.
 - b. At no time should street parking block driveways to properties or impede vehicles turning along Verde Road (i.e., at Lobitos Creek Cutoff). The applicant shall coordinate with a fire service representative to mark the limits of parking along Verde Road prior to October 1 of each year or commencement of venue operations, whichever is later.

Coastside Fire Protection District

35. The project must meet 2019, or more currently adopted, California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.
36. The Haunted House must meet Appendix K Sections K101 through K103 of the 2016 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
37. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for the haunted house use. A fire sprinkler plan shall be received, reviewed, and approved by the Coastside Fire Protection District prior to the use of the haunted house. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the Coastside Fire Protection District. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to the commodity. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage.

38. Along with the automatic fire sprinkler system, this project is required to install fire sprinkler hardware (Post Indicator Valve, Fire Department Connect, and Exterior Bell). Plans shall be submitted, reviewed, and approved by the Coastside Fire Protection District.
39. A Knox Box, Knox Key Switch, or Knox Padlock shall be installed to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office.
40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be 6 inches by 18 inches green reflective metal sign.
41. Building plans shall include the proper exiting system (panic hardware and exit signs), including listing of hardware, as per the current California Building and Residential Codes. The system must be installed and inspected, prior to Coastside Fire Protection District final approval of a building permit.
42. All Occupancy Loads will be set by the San Mateo County Building Inspection Section and will be supported and enforced by the Coastside Fire Protection District. Any room having an occupant load of 50 or more, where fixed seats are not installed, and which is used for a classroom, assembly, or similar purpose, shall have the capacity of the room posted in a conspicuous place.
43. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
44. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Coastside Fire Protection District final approval for the building permit.

Environmental Health Services

45. For all events where food or beverages are distributed to the public, Arata Farms must obtain timely permits from the Environmental Health Division Food Program and comply with the California Retail Food Code. Foods must be stored and distributed in accordance to the California Retail Food Code. It should be noted that the on-site sale of non-pre-packaged food is not permitted at this site. Potable water must be available in sufficient quantity for handwashing and food utensil washing. Lavatories for food/beverage handlers must be located within 200 feet of every food/beverage distribution site. Trash must be contained to as not becoming an attractive nuisance to vermin. Petting zoos shall have hand wash stations for patrons.

46. Applicant shall provide information on the proposed number of portable toilets and supporting documentation or calculations demonstrating the proposal is an adequate number of portable toilets for the commercial recreational activities. The applicant must identify the frequency (number of days in a year) of the limited events. The applicant shall demonstrate that adequate potable water supply is available to patrons and employees.

Building Inspection Section

47. A building permit is required prior to any construction or building modifications on the property.

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3. Correspondence and Other Matters

No correspondence

Went over the items for the next PC items (the connection was cut short due to Zoom)

4. Consideration of Study Session for Next Meeting

Connection was spotty and Director was not able to continue his review.

5. Director's Report

We can make sure and report back on any items that need reporting back.

Director Monowitz briefly reviewed the 5 items on the 11/18 agenda.

6. Commissioner Updates and Question

Commissioner Gupta if we were aware of any items going to the Board of Supervisors and Janneth informed them of the 2 items for the 11/10 Board meeting.

Commissioner Santacruz was concerned as to why we have 5 items lumped into one meeting rather than spreading them into more meetings.

7. Adjournment

Meeting was adjourned at 10:48 A.M.
