



Planning & Building Department Planning Commission

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

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

ACTION MINUTES- DRAFT

MEETING NO. 1725
Wednesday August 24, 2022
VIDEOCONFERENCE ONLY

Chair Ramirez called the meeting to order at 9:01 a.m.

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

Roll Call: Commissioners Present: Hansson, Ketcham, Gupta,
Serrano Quan, Ramirez
Staff Present: Monowitz, Fox, Montes, Lujan

Legal notice has been published in the San Mateo Times on August 13, 2022, and the Half Moon Bay Review on August 17, 2022.

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

1. Fran Pollard

CONSENT AGENDA 9:00 a.m.

1. **Consideration of the Minutes of the Planning Commission Hearing for July 27, 2022.**
2. **Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees**

SPEAKERS:

None

COMMISSIONER ACTION

Commissioner Hansson moved to approve the consent agenda. Commissioner Ketcham seconded the motion. **Motion carried 5-0-0-0.**

REGULAR AGENDA

9:00 a.m.

- 3. Owner/Applicant: Edward Love**
File Number: PLN2021-00267
Location: Reef Point Road, Moss Beach
Assessor's Parcel No:037-123-560

Consideration of a Coastal Development Permit and Design Review Permit, to allow the construction of a new 2,743 sq. ft. two-story single-family residence, including a 517 sq. ft. attached two-car garage, located on a 11,586 sq. ft. legal parcel. The project involves the removal of one (1) significant cypress tree and only minor grading. The Coastal Development Permit is appealable to the California Coastal Commission. Please direct any questions to Glen Jia at gjia@smcgov.org.

SPEAKERS:

1. Edward Love

COMMISSIONER ACTION

All Commissioners in favor to close the public hearing.

Commissioner Ketcham moved, and Commissioner Hansson seconded to approve the project as follows
Motion carried 5-0-0-0.

FINDINGS

Regarding the Environmental Review, Found:

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

For the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding minimization of tree removal, design review standards, regulations for development near a bluff top, and utility connection.
3. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea and complies with the public access and public recreation policies.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the staff report.

5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, 15 building permits for new dwelling units have been issued in 2022. This requested permit will be valid for five (5) years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Regarding the Design Review, Found:

6. That the project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20 (D) ADDITIONAL SITE PLANNING AND DESIGN CONSIDERATIONS: The architectural design varies in design style, exterior detail, rooflines, finish materials, and landscaping sufficiently to avoid overly repetitive appearance. The proposed residence is located and designed to minimize the blockage of sunlight on neighboring buildings.
 - b. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE: The landscape plan is in compliance with the standards and is designed to provide screening and protect privacy.
 - c. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT: Windows and doors have been located to minimize and mitigate direct views into the neighboring homes.
 - d. Section 6565.20 (D) ELEMENTS OF DESIGN; 3a. Massing and Design of Roof Form: The varied roof forms are architecturally compatible with the primary roof form's slope and material.
 - e. Section 6565.20 (D) ELEMENTS OF DESIGN; 2d. Architectural Styles and Features, Garage: The design of the proposed residence avoids making the garage a dominant feature.
 - f. Section 6565.20 (D) ELEMENT OF DESIGN; 4. Exterior Materials and Colors: The use of multiple colors and exterior materials reduces the appearance of bulk and emphasizes the architectural features and trim.
 - g. Section 6565.20 (D) ELEMENTS OF DESIGN; 2c. Exterior Materials and Features, Entries: The entrance has been designed with a scale and design that are compatible with the other features of the house

CONDITIONS OF APPROVAL**Current Planning Section**

1. The project shall be constructed in compliance with the plans as approved by the Planning Commission on August 24, 2022 and as reviewed by the Coastsides Design Review Committee on May 12, 2022. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. 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 the Planning Department 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.
4. 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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - g. 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.
 - h. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - i. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - j. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - k. Limiting construction access routes and stabilization of designated access points.
 - l. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - m. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.

- n. Additional Best Management Practices, in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
- a. Please add additional detail to the stone façade so the edge of the stone veneer is not exposed.
 - b. Please truncate the wall near the entry planter and keep the cantilevered deck and glass guard rail in its current place.
 - c. Please add stone to the three (3) sides of the entry bump-out on the 2nd floor.
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 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 from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Montara Water and Sanitary District, and the Coastsides Fire Protection District.
9. No site disturbance shall occur, including any vegetation/tree 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 Reef Point Road and Wienke Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do

not impede safe access on either street. There shall be no storage of construction vehicles in the public right-of-way.

11. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the wet season (October 1 through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
12. The exterior color samples submitted to the CDRC are conditionally 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.
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 County Ordinance Code Section 4.88.360).
14. Installation of the approved landscape plan is required prior to final inspection.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance and provide required forms. Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. Water Efficient Landscape Ordinance also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 % of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25 % of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 % and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source;

and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

16. 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-foot 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 2 by 4 boards in concentric layers to a height of 8 feet.
 - 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.
17. The applicant shall plant on-site a total of one (1) replacement tree using at least 15-gallon size stock, for the tree removed. The replacement tree must be native to the area or drought resistant and non-invasive. Evidence of the replacement tree planting shall be submitted to the Department prior to the issuance of building permit. Replacement planting shall occur within one (1) year of the approval date.
18. The public can use all of Arbor Lane and can come to the end of the street to enjoy a panoramic ocean and shoreline view. The project would not impede this existing viewing access. The public access to the shoreline shall be protected during construction.

Building Inspection Section

19. A building permit shall be obtained for the proposed construction.
20. The applicant shall complete and submit a Request for Address Assignment form to the Building Inspection Section at buildingcounter@smcgov.org a minimum of 30 days prior to submittal of a building permit application.

Drainage Section

21. Please submit the following materials at the time of building permit application submittal:
 - a. A final drainage report (stamped and signed by a registered civil engineer)
 - b. A final drainage and grading plans (stamped and signed by a registered civil engineer; consistent with the requirements in the County's current Drainage Manual)
 - c. A final C3/C6 Form-Development Review Checklist
22. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Drainage Section.

Department of Public Works

23. 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.
24. Prior to the issuance of the Building Permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance NO.3277.

Geotechnical Section

25. A geotechnical report shall be submitted prior to the issuance of building permit; the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. The geotechnical report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Montara Water and Sanitary District (MWSD or District)

26. Applicant is required to submit MWSD application for new connections.
27. Applicant is required to obtain sewer permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit. Sewer mainline extension may be required. Grinder pump and pressurized lateral may be required.
28. The applicant is required to obtain a Domestic Water Connection Permit prior to the issuance of building permit. Connection fee for domestic water shall be paid prior to issuance of

connection permit. Proof of well abandonment to San Mateo County Health Services may be required.

29. Connection to the District's fire protection system is required. Certified Fire Protection Contractor shall certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge shall be paid prior to issuance of Private Fire Protection permit.
30. The owner/applicant, rather than the contractor, shall apply directly to District for permits.

Coastside Fire Protection District

31. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and 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. Date of installation must be added to exterior of the smoke alarm and will be inspected at the time of final inspection.
32. 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).
33. Identify rescue windows in each bedroom and verify that they meet all requirements. This information shall be added to the revised plans.
34. The new residential building shall have internally illuminated address numbers contrasting with the background to be seen from the public roadway fronting the residence. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. A temporary address number shall be posted prior to any combustibles being placed on site.
35. Vegetation Management (LRA) -The 2019 California Fire Code Chapter 49 and Public Resources Code 4291:

A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions,

and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' 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 trees.

36. Fire Access Roads - The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
37. "No Parking" and "Fire Lane" signs shall be provided on both sides of any roads between 20 feet and 26 feet wide and on one side of any roads between 26 feet and 32 feet wide (CFC D103.6).
38. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures (CFC 503.6, 506).
39. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
40. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with a trench open. Please call Coastside Fire Marshal's Office to schedule an inspection. Fees shall be paid prior to plan review.
41. 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.
42. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11.

43. Please add a note to the title page, stating that the building will be protected by an automatic fire sprinkler system.

Parks Department

44. The plans shall be updated to be consistent with the arborist report. Several trees on the plans are marked for removal and identified as dead. Please confirm the condition of the trees at the time of building permit application submittal.

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4. **Owner:** Jaya Kamath and Suresh Babu
Applicant: Katie Kostiuk
File Number: PLN2021-00445
Location: 379 Nevada Avenue, Moss Beach
Assessor's Parcel No: 037-135-170

Consideration of a Coastal Development Permit and Design Review Permit to allow construction of a new 2,203.5 sq. ft. two-story single-family residence with an attached 445.4 sq. ft. two-car garage, on an undeveloped 5,000 sq. ft. legal corner parcel. The project includes the removal of one (1) Monterey cypress tree (26-inches DBH) and minimal grading. The Coastal Development Permit is appealable to the California Coastal Commission. Please direct any questions to Summer Burlison at sburlison@smcgov.org.

SPEAKERS:

1. Katie Kostiuk, Architect

COMMISSIONER ACTION

All Commissioners in favor to close the public hearing.

Commissioner Gupta moved and Commissioner Hansson seconded to approve the project as follows: **Motion carried 5-0-0-0.**

FINDINGS

Regarding the Environmental Review, Found:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of a single-family residence in an urbanized, residential zone. The project will be served by all public services.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in

Section A.2 of the staff report related to Locating and Planning New Development, Visual Resources and Shoreline Access.

3. That the project is located between the nearest public road and the sea and is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) as street-end public access in the project area is not feasible due to public safety hazard; however, the Fitzgerald Marine Reserve, located 500 feet south of the project site, provides public parking and designated public trails to viewpoints and direct access to the beach in conformance with public access and public recreation policies of the Coastal Act and Local Coastal Program. Therefore, no further shoreline access provisions for the subject project are necessary.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Visual Resources and Shoreline Access as the proposed project design is consistent with the Coastsides Design Review standards for single-family residential development, will not conflict with the development policies of the Half Moon Bay Airport Land Use Compatibility Plan for avoiding aircraft hazards, and is located in close proximity to existing, publicly managed shoreline access that conforms to public access policies.
5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year is not projected to exceed the 40-unit limitations of Policy 1.23 of the Local Coastal Program. As of May 27, 2022, a total of 13 building permits have been issued for new dwelling units in the urban Midcoast for the 2022 calendar year.

Regarding the Design Review Permit, Found:

6. That the project, as proposed and conditioned, conforms to the standards and guidelines for design review in accordance with Section 6565.20, Standards for Design for One-Family and Two-Family Residential Development in the Midcoast (El Granada, Miramar, Moss Beach, Montara), specifically elaborated as follows:
 - a. Section 6565.20 (D) ELEMENTS OF DESIGN; The proposed two-story 2,649-sq.-ft. home aligns with the existing neighboring home sizes and heights and fits into the design of the neighborhood.
 - b. Section 6565.20 (D) ELEMENTS OF DESIGN; Architectural styles and features have been followed to keep in tune with the adjacent homes.
 - c. Section 6565.20 (D) ELEMENTS OF DESIGN; Articulations and choice of multiple siding materials have accomplished a non-overbearing design with a consistent muted color pallet.
 - d. Section 6565.20 (D) ELEMENTS OF DESIGN; The particular neighborhood with its proximity to the local marine reserve has and continues to be a coastal attraction. The proposed farm style home design blends into that historic/contemporary feel.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed by the Coastsides Design Review Committee and approved by the Planning Commission on August 24, 2022. Any changes

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

2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall illustrate the following on the plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. Screening material shall be added to change the exposure for visual privacy to the neighboring residential kitchen window (located west at 355 Nevada Avenue).
 - b. The design of rail shall be changed to a solid or louvered railing to minimize the looming exposure from the upper kitchen deck to the southern corner of the house across Ellendale Street.
 - c. Exterior lighting shall be limited to one (1) fixture for each access. In particular:
 - (1) North Elevation: the side door shall only have one (1) lighting fixture.
 - (2) West Elevation: each door shall only have one (1) lighting fixture.
 - (3) East Elevation: remove one (1) lighting fixture from the second story, and only one (1) lighting fixture shall be used for the garage doors. Three-way switches may be used to allow any occupants to control each lighting fixture from more than one (1) location. The height of the exterior sconce lights shall be reduced to 7 feet or less. Dark sky, gooseneck, and commercial lighting fixtures with no more than 3000 color temperature shall be used. Additionally, spec sheets for the lighting shall be provided.
4. The applicant shall consider the following changes, as recommended by the Coastsides Design Review Committee:
 - a. Change the octagon window to a port window to be more coastal.
 - b. Change rock facades to steel troweled concrete and stucco.
 - c. Reduce the number of mullions per window by using one cornice mullions.
 - d. Use wide plank at the garage door and align it with window mullions.
 - e. Use wider fascia boards at the roof line.

5. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” below.
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
6. The applicant shall provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
7. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
 8. The applicant shall include a copy of the Design Review and Coastal Development Permit approval letter with conditions of approval on the top pages of the building plans.
 9. The applicant shall submit the approved exterior color and materials specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
 10. The applicant shall provide manufacturer specifications for all exterior lighting as part of the building permit submittal. Verification by the Current Planning Section that exterior light fixtures have been installed per approved plans shall occur prior to final building inspection.
 11. 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.
 12. 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.

13. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way. There shall be no storage of construction vehicles in the public right-of-way.
14. As part of the building permit submittal, the applicant shall include a Tree Protection Plan. The Tree Protection Plan shall incorporate recommendations from the project arborist, including for tree protection and trimming, and that at a minimum conform with the tree protection standards set forth in Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance.
15. A Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure tree protection measures are installed adequately and in accordance with the approved arborist recommendations prior to the start of ground disturbing activities.
16. Installation of the approved landscape plan is required prior to final inspection; verification shall be made by the Current Planning Section prior to final building inspection.
17. The applicant shall plant on-site a total of one (1) replacement tree, minimum 15-gallon size stock, and of native and/or drought-tolerant and non-invasive species, for the tree removed. The replacement tree, including species, size and location, shall be shown on the Landscape Plan submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.
18. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the wet season (Oct. 1 through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
19. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

20. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to the San Mateo County Ordinance No. 4758.

Drainage Section

21. The following is 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 consistent with the requirements in the County's current Drainage Manual.
 - Final C.3 and C.6 Development Review Checklist.

Department of Public Works

22. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.
23. 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.
24. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
25. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Coastside Fire Protection District

26. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke

detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.

27. 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).
28. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. The project address shall be 379 Nevada Avenue. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
29. As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
30. Vegetation Management (LRA) – The Coastside Fire Protection District Ordinance 2019-03, and the 2019 California Fire Code 304.1.2, requires a fuel break of defensible space 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.
31. Fire Hydrant: As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B, the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
32. 2019 CFC Section 503.1.1: The fire department access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior walls of the first floor.
33. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all

bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. 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.

34. Installation of an underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to the riser. Any soldered fittings must be pressure tested with a trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
35. 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.
36. Solar Photovoltaic systems shall meet the requirements of the 2019 CFC Section 605.11.

Montara Water and Sanitary District (MWSD)

37. The applicant is required to submit an application for new sewer and water connections to MWSD.
38. The applicant is required to obtain a sewer permit prior to the issuance of the building permit. Sewer connection fees must be paid prior to issuance of a connection permit.
39. The applicant is required to obtain a Domestic Water Connection Permit prior to the issuance of the building permit. A connection fee for domestic water must be paid prior to issuance of a connection permit. Well abandonment in accordance with San Mateo County Environmental Health Services standards may be required.
40. Connection to Montara Water and Sanitary District's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to issuance of the Private Fire Protection permit.
41. The applicant, not their contractor, must first apply directly to MWSD for permits.

SSB:cmc – SSBGG0245_WCU.DOCX

5. **Owner:** **Simon Sin**
 Application: **Curt Cline**
 File Number: PLN2017-00369
 Location: 12660 Williams Ranch Road, North Skyline
 Assessor's Parcel No:078-120-050

Consideration of a Resource Management Permit, a Grading Permit, and adoption of a Mitigated Negative Declaration to construct a new 5,865 sq. ft. two-story single-family dwelling with an attached 759 sq. ft. three-car garage, accessory structures, and associated improvements, on a legal 1.476-acre parcel. The project includes 1,400 cubic yards of grading and the removal of seventeen (17) significant trees. The project is located within the State Highway 84/La Honda Road County Scenic Corridor. Please direct any questions to Summer Burlison at sburlison@smcgov.org.

SPEAKERS:

1. Curt Cline, Applicant
2. Natsumi Inove, Architect
3. Jonathn Buser
4. Claudette
5. Fran Pollard
6. Lennie Roberts, Committee for Green Foothills
7. Simon Sin, Owner

COMMISSIONER ACTION

All Commissioners in favor to close the public hearing. Commissioner Ketcham moved to close public comment and Commissioner Hansson seconded the motion. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved to approve the project with additional condition of approval **#12** to include drainage plan supplement to address drainage issues on the north side of the property. Commissioner Hansson seconded the motion. Motion carried 4-1-0-0, Commissioner Gupta opposed.

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

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from May 4, 2022, to May 23, 2022.
2. 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, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, and tribal cultural resources. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, are incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgement of the County.

For the Resource Management Permit, Found:

5. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and maximum height limit allowed in the RM

Zoning District. Additionally, the project conforms to Section 6324.1 (Environmental Quality Criteria), Section 6324.2 (Site Design Criteria), Section 6324.3 (Utilities), Section 6324.4 (Water Resources Criteria), Section 6324.5 (Cultural Resources), and Section 6324.6 (Hazards to Public Safety Criteria) of the RM Development Review Criteria. The project, as proposed and conditioned, will not introduce noxious odors, long-term increases in noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the increase in impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize potential adverse impacts on the rural character of the area by limiting grading and tree removal to that necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area, installing new utilities underground, as well as ensuring that proper measures are taken should any unknown cultural resources be unearthed during construction. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site-specific geotechnical report prepared for the project concluded that the site was suitable for the proposed development, with implementation of the recommendations prepared by the Engineering Geologic and Geotechnical Investigation Report. Finally, the project will comply with Chapter 7A of the California Building Code for ignition resistant construction and materials, acceptable emergency fire access, adequate fire flow and water supplies as reviewed and conditionally approved by the San Mateo County Fire Department.

For the Grading Permit, Found:

6. That the granting of the permit will not have a significant adverse effect on the environment. The Initial Study and Mitigated Negative Declaration as required by CEQA demonstrate that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval.
7. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Section and Drainage Section.
8. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; Rural Land Use; Water Supply; Wastewater; and Natural Hazards policies as discussed in detail in the staff report dated August 24, 2022.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on August 24, 2022. The Community

Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.

2. The Resource Management Permit and Grading Permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within one (1) year of its issuance. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,548.00, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. The applicant shall submit a check in the total amount of \$2,598.00, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2023). The fee amount is based on the date of payment of the fees.
4. The applicant shall submit the approved exterior color and materials specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
5. A Tree Protection Plan, in compliance with Section 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
6. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which only will be issued concurrently with the associated building permit.
7. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
8. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
9. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record and approved by the Department of Public Works, Drainage Section and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and must be reviewed and approved by the Department of Public Works, Drainage Section and the Current Planning Section.
10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being

performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

11. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion control and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
12. At the building permit stage, the drainage plan shall be supplemented to address drainage runoff issues on the north side of the property.
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 County Ordinance Code Section 4.88.360).
14. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to the San Mateo County Ordinance No. 4758.

Mitigation Measures from the Mitigated Negative Declaration

15. **Mitigation Measure 1:** All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.
16. **Mitigation Measure 2:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective and colored as to blend into the natural landscape.
17. **Mitigation Measure 3:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures listed below:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - h. Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
18. **Mitigation Measure 4:** The applicant shall implement the following dust control measures during grading and construction activities:
- a. Water all active construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard
 - c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
19. **Mitigation Measure 5:** The applicant/owner shall submit a pre-construction survey of the parcel for San Francisco Garter Snake (SFGS) prepared by a qualified biologist conducted no more than 30 days prior to construction. This survey shall be reviewed by Planning and Building prior to the commencement of work on the parcel. If suitable SFGS habitat is observed, the qualified biologist shall recommend appropriate mitigation measures to be followed throughout work on the project. If the species is found on the parcel at any point during construction, work shall cease immediately and the applicant/owner shall contact United States Fish and Wildlife Service, California Department of Fish and Wildlife, and San Mateo County Planning and Building Department within 24 hours to develop appropriate conservation measures to avoid and minimize impact. Work shall not continue until appropriate conservation measures are in place to the satisfaction of United States Fish and Wildlife Service and California Department of Fish and Wildlife.
20. **Mitigation Measure 6:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock, and of native and/or drought-tolerant and non-invasive species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated Oak tree

species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

21. **Mitigation Measure 7:** The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.
22. **Mitigation Measure 8:** In the event that cultural, paleontological, or archaeological resources are 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 and the Tamien Nation of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate and a Tamien Nation Tribal Monitor. The cost of the qualified archaeologist, Tribal Monitor 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 in consultation with the Tamien Nation. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center and the Tamien Nation after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.
23. **Mitigation Measure 9:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.
24. **Mitigation Measure 10:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with California Environmental Quality Act Guidelines Section 15064.5(e).
25. **Mitigation Measure 11:** To ensure the safety of all persons residing at or visiting the proposed residence, the recommendations described in Murray Engineers, Inc.'s "Engineering Geologic & Geotechnical Investigation" dated October 2017 shall be implemented in the design and construction of the residence. The Planning and Building Department shall confirm that these recommendations are implemented on both submitted plans and during construction of the residence and associated improvements. Prior to issuance of the building permit for construction of the residence and associated improvements, the applicant shall submit a letter from Murray Engineers, Inc. or a qualified engineer that confirms the recommendations detailed in Murray Engineering's Engineering

Geologic and Geotechnical Investigation have been implemented. If a recommendation was not implemented, a written explanation shall be provided for why the recommendation was not implemented and why the alternative provides equivalent or more effective protection of the health and safety of residents and visitors to the parcel than the recommendations. This written explanation and project plans shall be submitted for review and approval by the County's Geotechnical Engineer as part of the building permit review process.

26. **Mitigation Measure 12:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
27. **Mitigation Measure 13:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
28. **Mitigation Measure 14:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
29. **Mitigation Measure 15:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop within 50 feet until a qualified professional and Tamien Nation representative can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
30. **Mitigation Measure 16:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the Tamien Nation tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Building Inspection Section

31. A building permit is required for the proposed project.

Geotechnical Section

32. A geotechnical report shall be submitted with the building permit application and reviewed prior to building permit issuance.

Department of Public Works

33. 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.

34. 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.
35. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of the building permit.
36. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Environmental Health Services

The following conditions shall be addressed at the Building Permit stage:

37. Plans submitted for building permit shall reconcile the bedroom count discrepancy between the 4 bedrooms described on plan sheet "Onsite 1" under the "Project Discussion" and plan sheet A2.2 depicting a second floor with 5 bedrooms/4 baths and a lower pool house with 1 bedroom/1 bath or submit a new OWTS design to service the proposed number of bedrooms. The current onsite wastewater treatment system (OWTS) design is appropriate to serve 4 bedrooms.
38. The existing OWTS shall be delineated onto the septic plans.
39. The percolation test locations on sheet Onsite 1 is in conflict with the locations depicted on plan sheet PERKa dated 12/24/2019 with Environmental Health Services; this shall be reconciled by the applicant.
40. Project plans shall delineate all components of the OWTS onto all relevant plan sheets, e.g., site plan, grading/drainage plan, and landscape/irrigation plan calling out required setbacks. OWTS Ordinance Section 4.84.120 and Section 3 Onsite Systems Manual (OSM).
41. The existing well located on the west corner of the parcel east of Old La Honda Road on sheet Onsite 1 shall include a note "existing well to be destroyed under permit with

Environmental Health". The existing well figure and note should be included on all relevant plan sheets, e.g., site plan, grading/drainage plan, and landscape/irrigation plan.

42. Prior to issuance of a building permit, the applicant shall demonstrate an appropriate potable domestic water supply to serve the two-story single-family residence and two-story Accessory Dwelling Unit (ADU). The applicant must make application and pay appropriate fees to Environmental Health Services to certify the well meeting minimum drinking water standards via pump test and qualitative test. A minimum of 3 gallons per minute of stabilized water supply and at least 1,500 gallons of emergency storage will be required for a single-family dwelling and ADU. Refer to Well Ordinance Section 4.68.190 Standards for adequate water. Application, fees, and qualified well contractors can be found on the website at <https://www.smchealth.org/landuse>.

San Mateo County Fire Department

43. Smoke alarm/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms shall be installed per manufactures instruction and NFPA 72. 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. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.
44. 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).
45. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to building permit plans.
46. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
47. Vegetation Management (SRA) - Add note to building 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.

48. A plan and profile of the driveway/ roadway will be needed; add to the building plans.
49. Dead-end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
50. Fire apparatus access roads shall be an approved all weather surface material. A maximum longitudinal slope no greater than 8% and a cross slope perpendicular to the longitudinal slope shall not exceed 5%. Grades 15% or greater shall be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of a 15% or greater section. No grades shall exceed 20%. (Plan and profile required) CFC 503
51. "No Parking - Fire Lane" Roads less than 26 feet in width does not allow for any street parking, including portion of driveway "red lined" on plans. CFC D103.6
52. A Knox padlock or key switch will be required if there is limited access to the property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov
53. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506
54. Show location of a wet draft fire hydrant on the site plan with pipe supplying the hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than 2 feet above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover and thrust blocks as needed. The pipe shall be a minimum 4 inches inside diameter, underground fire service listed. Provide manufacturers cut sheets.
 - a. No approved fire hydrant system available (no water district): A wet draft hydrant system is required as below. Details and notes shall be shown on plans. CFC B103.3.
 - b. Tank size: 7,500-gallon for up to a 3,600 sq. ft. single-family dwelling; if larger than 3,600 sq. ft., use NFPA 1142.
 - c. Tanks shall have reliable water supply and auto fill; domestic supply cut-off required.
 - d. Tanks shall be located at an elevation above the hydrant to provide positive pressure and water to hydrant.
 - e. Tank venting: 1.5 times the size of the pipe with fine mesh screen.
 - f. Tanks shall be interconnected by a minimum of 4-inch pipe.

- g. Tanks closer than 30 feet to lot lines and structures shall be non-combustible.
 - h. Wet Draft Hydrant (WDH) Supply Piping: 4-inch minimum, C900 or other underground fire service rated pipe. Pipe shall have a minimum of 30-inch depth of cover, 36-inch under drivable areas.
 - i. Thrust blocks shown on plans as required.
 - j. All above ground piping for WDH shall be metallic; where ground contact occurs, metal pipe shall be double wrapped with approved 10-mil pipe tape. All metallic underground fittings shall be protected against corrosion.
 - k. WDH shall be an approved type with 4 1/2-inch NH threaded outlet and shutoff valve. Discharge to be from 30 inches to 36 inches above grade.
 - l. WDH shall be located from 50 feet to 150 feet from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 feet from the fire apparatus access, and be protected from damage.
 - m. WDH shall be placed in a concrete pad, 4 inches deep and 2 feet by 2 feet minimum at base.
 - n. Wet draft hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating, "Wet Draft Hydrant, No. gallons", with the gallons of water available for the hydrant provided.
55. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department.
56. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to the riser. Any soldered fittings must be pressure tested with the trench open.
57. An exterior bell is required to be wired into the required flow switch on the 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.
58. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
49. **CRC 2019 Section R337:** This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2019 Section R337 requirements. Visit the

Office of the State Fire Marshal's website at <https://osfm.fire.ca.gov/> and click the new products link to view the "WUI Products Handbook."

60. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
61. Provide window and door schedule showing it meets R-337 and add it to the worksheet. All exterior doors including garage door must meet R-337.
62. Provide eave and gutter details that meet R-337, include all materials.
63. Add R-337 required vents to the worksheet.

SSB:cmc- -SSBGG0255_WCU.DOCX

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6. **Owner/Applicant:** San Mateo County Office of Sustainability
Location: Unincorporated North Fair Oaks
- Informational briefing on the North Fair Oaks Bicycle and Pedestrian Railroad Crossing and Community Connections Study. Please direct questions to Senior Transportation Planner Chanda Singh at csingh@smcgov.org.
- Speakers:**
Joel Slavitt, Office of Sustainability
Chanda Singh
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7. **Correspondence and Other Matters**
No additional correspondence

8. **Consideration of Study Session for Next Meeting**
No study Session planned for the meeting, but we have an appeal for a tree removal in North Fair Oaks.

9. **Director's Report**

Agenda items for 9/28 Pescadero Fire Station, Quarry Park parking lot expansion, and San Mateo Parks department improvements on Tunitas Creek.

An update on the Board of Supervisors hearing on 9/13/2022:

- Appeal Americas Propane Facility
- Contracts for plan review services and new planning initiatives, 10-year community plan for the Fair Oaks Community Plan with Good City, and a contract for support with the Tree Removal update

In addition, the Zmap project will be heard October meeting,
Online meeting update and the Director will communicate with the Commission once we know more.

Training to Commissioners on a Training opportunities and Janneth will send out information.

Update on Reach Codes all electric requirements and electrical vehicle charging stations.

10. **Commissioner Updates and Questions**

Commissioner Ketcham asked for confirmation on the Amerigas Appeal and Commissioner Gupta asked further questions regarding the Reach Codes item. Commissioner Ketcham also commented on the Pump Track project and was when that was opened.

Commissioner Hansson will be traveling and not able to join us for the 9/14 Planning Commission Meeting.

Steve Monowitz will update Commissioners on the Zmay item at the next meeting.

Commissioner Ramirez would like an update Middlefield Projects because there have been inquiries on how long this is taking.

11. Adjournment

Meeting adjourned at 12:10 PM

DRAFT