



# Planning & Building Department

## Planning Commission

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

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

## ACTION MINUTES

DRAFT

MEETING NO. 1622

Wednesday, October 26, 2016

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

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

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

**Roll Call:** Commissioners Present: Dworetzky, Ramirez, Kersteen-Tucker, Hansson,  
Staff Present: Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on October 15, 2016.

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

None.

**Consideration of the Minutes** of the Planning Commission meeting September 14, 2016.

Commissioner Kersteen-Tucker moved, and Commissioner Dworetzky seconded, that the minutes be approved as submitted. Motion carried 4-0-0-0.

### **REGULAR AGENDA**

**9:00 a.m.**

- Owner/Applicant:** Tuomo Katajamaki  
File No.: PLN2016-00051  
Location: 645 Park Road, Emerald Lake Hills  
Assessor's Parcel No: 057-163-110

Consideration of a Design Review Permit, a Non-Conforming Use Permit, and Certificate of Compliance (Type B), pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 2,278 sq. ft. single-family residence on a 3,500 sq. ft., non-conforming parcel, to be legalized. The Non-Conforming Use Permit is required to allow a 6-ft. front setback and a stairway landing front setback of one foot (where 20 ft. is the minimum), a height of 33 feet (where 28 feet is the maximum) and to allow lot coverage of 35% (where 25% is the maximum) for a proposed house. Six significant trees are proposed to be removed.

**SPEAKERS:**

- 1. Tuomo Katajamaki, Applicant
- 2. Lennie Roberts, Community for Green Foothills

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 4-0-0-0.**

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded the motion. **Motion carried 4-0-0-0.**

Based on information provided by staff and information presented at the hearing, the Planning Commission continued the item to a date uncertain, in order to provide the applicant with time to address the requests of the Planning Commission regarding the design and appearance of the residence from street level, and the provision of additional spaces.

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2.	<p><b>Owner:</b> California Department of Transportation</p> <p><b>Applicant:</b> Verizon Wireless</p> <p>File No.: PLN2016-00218</p> <p>Location: Lawler Ranch Road, unincorporated Woodside</p> <p>Assessor's Parcel No.: I-280 Right of Way across from 073-250-050</p>
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Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Use Permit, pursuant to Sections 6500 and 6512 of the County Zoning Regulations, and an Architectural Review Permit, pursuant to the State Streets and Highways Code, to allow for the construction of a new wireless telecommunications facility immediately adjacent to two existing telecommunications facilities. The proposed facility will primarily consist of (1) a single 24-foot high pole, (2) six antennas mounted on the pole, (3) ten remote radio heads, (4) two surge protectors, and (5) four equipment cabinets within a proposed 540 sq. ft. lease area to be enclosed by a 6-foot fence. The parcel is located in a CalTrans right of way, on the west side of I-280, in the unincorporated Stanford Lands area of San Mateo County.

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 4-0-0-0.**

Commissioner Dworetzky moved and Commissioner Hansson seconded. **Motion carried 4-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

**FINDINGS**

Regarding the Mitigated Negative Declaration, Found:

- 1. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
- 2. That, on the basis of the Initial Study, comments received thereto, 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 a significant effect on the environment.

3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Use Permit, Found:

4. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The cumulative radio frequency level for this project site will be 37% of the applicable public exposure limit at ground level. There is no evidence to suggest that this use will impact nearby property or public improvements.

5. That the project is necessary for the public health, safety, convenience or welfare, as it will allow for increased transmission capability for wireless data transfer.

Regarding the Architectural Review Permit, Found:

6. That the proposed Verizon Wireless telecommunications facility will be minimally visible from the Junipero Serra I-280 Scenic Corridor, due to distance, difference in elevation/topography, and screening provided by existing vegetation.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on October 26, 2016. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.

2. Prior to final inspection for the building permit, the applicant shall paint and maintain the pole and antennas a brown color that blends in with, and has low visibility from, the scenic roads in the area.

3. The applicant shall submit the following fees to the Current Planning Section:

Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,210.25 (fee effective January 1, 2016), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee (total \$2,260.25). The check shall be made payable to the San Mateo County Clerk, and submitted to the project planner to file with the Notice of Determination.

4. This use permit shall be valid for ten (10) years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the San Mateo County Planning and Building Department, if continuation of this use is desired.

5. At the time of use permit renewal, if staff has determined, based on a field inspection, that the color of the pole and antennas is no longer in compliance with the approved color of non-reflective brown, the applicant shall repaint the structure and/or antennas.

6. The applicant shall receive and maintain approval from the Federal Communications Commission for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation within thirty (30) days of notice of revocation.

7. Any changes in use or intensity of use shall require an amendment to the use permit. Amendment to this use permit shall require compliance with all application, fee payment, and public hearing requirements, prior to construction.

8. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed. The applicant shall notify the Current Planning Section within thirty (30) days if it ceases to use the facility.

9. The applicant shall obtain a building permit and install the pole, antennas, and miscellaneous power/communication lines in accordance with the approved plans and conditions of approval. Any new cabling shall be installed underground.

10. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

11. **Mitigation Measure 1:** The applicant shall implement the following dust control measures during 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 2 feet of freeboard.

c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all paved access roads, parking areas, and staging areas at the project site.

d. Sweep streets daily (with water sweepers) if visible soil material is carried on adjacent public streets.

e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

12. **Mitigation Measure 2:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

#### Woodside Fire Protection District

13. Address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on a contrasting background.
14. All electrical shut offs shall have a permanent placard.
15. The applicant shall provide 100-feet of defensible space around the proposed new structure prior to the start of construction. This does not permit the removal of trees or significant vegetation please consult with the County Planning Department before the removal of any trees or vegetation.
16. Upon final inspection 30-foot perimeter of defensible space shall be provided. This does not permit the removal of trees or significant vegetation please consult with the County Planning Department before the removal of any trees or vegetation.

#### Department of Public Works

17. 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.
18. The applicant shall obtain an encroachment permit with CalTrans prior to the issuance of a building permit.

#### CalTrans

19. Please be advised that any work or traffic control that encroaches onto the State right-of-way requires an encroachment permit that is issued by CalTrans. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. To apply, a completed Encroachment Permit application, environmental documentation, and five (5) sets of plans clearly indicating State right-of-way must be submitted to the following address:

David Salladay, District Office  
Chief Office of Permits, MS 5E  
California Department of Transportation, District 4  
P.O. Box 23660  
Oakland, CA 94623-0660

See the following website for more information:

<http://www.dot.ca.gov/trafficops/ep/index.html>

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**3. Nomination and Election of Planning Commission Officers (Chair and Vice Chair)**

Commissioner Hansson moved and Commissioner Dworetzky second that Commissioner Ramirez be appointed Chair and Commissioner Kersteen-Tucker be Vice- Chair  
**Motion carried 4-0-0-0.**

**4. Correspondence and Other Matters**

Coastal Commission Reception, few items on the agenda are:

- Discussion of the Sea Level Rise Guidance document and its implementation,
- Consideration Coastal Development Permit for the Mavericks event,
- Update on the search for an Executive Director.

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

11/9/2016 Next Planning Commission meeting is cancelled

11/30/2016 Commissioner Dworetzky will not be present

12/14/2016 Commissioner Ramirez will not be present

**6. Director's Report**

*Emergency CDP Permit*

Senior Planner, Mike Schaller shared information regarding an Emergency Permit that was issued due to the storm that happened in March 2016. The storm that occurred on the coast caused an erosion gully to form off of Clover Dale Road. The property owner is POST and the concern is that this erosion scar will continue to unravel and take out portions of Clover Dale Road which is why the emergency CDP was set so that no future damage will take place in this coming winter season.

*Tree Ordinance Update*

We had received a request from the Menlo Oaks Tree Advocacy Committee to issue an urgency ordinance, the direction from the Board of Supervisors was to make some interim changes to the tree regulations while our comprehensive update of the tree regulations is complete. Essentially the Board approved it, and this will increase penalties significantly removal of trees and tree replacement measures.

*Comprehensive Update*

The first meeting of the Steering Committee was held, large group of committed individuals and also have employed an intern who is extremely knowledgeable with the project, we are excited with the progress we are making. As soon as we can we will come forward to the Planning Commission with a study session. A Copy of the report that was submitted and approved to the Board of Supervisors.

**7. Adjournment**

Meeting adjourned at 10:29 am