



Planning & Building Department Planning Commission

Vacant, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 5th District

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

ACTION MINUTES

Draft

MEETING NO. 1630

Wednesday, May 10, 2017

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

Chair Ramirez called the meeting to order at 9:03 a.m.

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

Roll Call:

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

Legal notice published in the San Mateo County Times on April 29, 2017 and the Half Moon Bay Review on May 3, 2017.

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

None.

Consideration of the Minutes of the Planning Commission meeting April 26, 2017.

The Minutes were continued and will be considered on May 24, 2017.

REGULAR AGENDA

9:00 a.m.

- Owner/Applicant:** San Mateo County
File No.: PLN2016-00453
Location: Coastal Zone, San Mateo County
Assessor's Parcel Nos.: Various

Consideration of additional amendments to the San Mateo County Zoning Regulations (Chapter 6- Single Family Residential District, Chapter 8- Multi-Family Residential District, and Chapter 22-General Provisions and Exemptions), and certification of a Mitigated Negative Declaration to add "Short- Term Rentals" as a accessory use in specified locations of the Coastal Zone, subject to a short-term rental permit, in unincorporated Coastal Zone of San Mateo County.

SPEAKERS:

1. Dave Olson
2. Lennie Roberts, Committee for Green Foothills
3. Melissa Andrikopoulos, County Counsel

COMMISSION ACTION:

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

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

Based on information provided by staff, the Planning Commission recommended that the Board of Supervisors as follows:

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

- | | |
|----------------------------|---|
| 2. Owner/Applicant: | Nick and Christine Schneider |
| File No.: | PLN2016-00055 |
| Location: | 4028 Jefferson Ave. unincorporated Emerald Lake Hills |
| Assessor's Parcel No.: | 068-185-200 |

Consideration of a Design Review Permit, a Non-Conforming Use Permit, and a Fence Height Exception, pursuant to Sections 6565.3, 6133, and 6412.2 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,454 sq. ft. addition and a major remodel which includes a new second story addition and an attached 400 sq. ft. garage to an existing 1,150 sq. ft. single-family residence with a 280 sq. ft. attached carport, on a non-conforming 7,540 sq. ft. legal parcel. The Non-Conforming Use Permit is required for the new garage to maintain a 3-ft. right side setback (where 7.5 ft. is the minimum). The Fence Height Exception is required to legalize a 6-ft. fence in the front yard where 4-ft. is the maximum height. No significant trees are proposed to be removed.

SPEAKERS:

1. Nick Schneider

COMMISSION ACTION:

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

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

Based on information provided by staff, the Planning Commission approved the Design Review Permit, the Non-Conforming Use Permit, and the Fence Height Exception, for County File Number PLN 2016-00055, based on and subject to the required findings and conditions of approval listed as follows:

FINDINGSFor the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to additions to structures of less than 10,000 sq. ft. in an urbanized area where all public services and facilities are available and the project area is not environmentally sensitive. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and is located in a residential community that is not environmentally sensitive.

For the Design Review, Found:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and approved by the Emerald Lake Hills Design Review Officer (DRO) on April 5, 2016.

3. After consideration of public testimony and additional correspondence, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) has a well-articulated front facade and other elevations, (b) uses materials which comply with the Design Review Standards, (c) has a building shape that will allow for privacy and will not create blockage of sun, and (d) respects privacy of neighboring houses.

For the Use Permit, Found:

4. That the project complies with the required findings for a non-conforming use permit per Section 6133.3.a.(2) in that:

a. The development is proportioned in size since the only proposed exception to the standards being requested is a 3-ft. right side setback, where 7.5 feet is required.

b. Both adjacent parcels are developed and there are no opportunities to acquire contiguous land.

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

d. The proposal will not be detrimental to the public welfare or injurious to property or improvements, as the new garage will be in a location that has been historically used for parking, with a 3-ft. side yard setback.

e. The setback exception is not granting any special privilege as there is no other location for a two-car garage on the property and the lot is substandard in size.

For the Fence Height Exception, Found:

5. The proposed fence, which exceeds the height limits set forth in Section 6412 (Zoning Regulations) by 2 feet, has been reviewed under and found to be in compliance with the provision and findings stipulated in Section 6412.2 of the County Zoning Regulations, including:

- a. Written notification of the exception request was sent to all owners of property located within 300 feet of the parcel, and to any member of the public requesting such notification.
- b. No member of the public nor organization or association has submitted to the Community Development Director written objection to the exception request.
- c. After consultation with the Department of Public Works, the Planning Commission finds that approving the exception will not jeopardize public safety, as it does not impede any sight distance or create any visual obstructions to drivers or pedestrians in the neighborhood.
- d. After reviewing the parcel where the Fence Height Exception is proposed, the Planning Commission finds that approving the exception will be compatible with the neighborhood surrounding that parcel, and will not be detrimental to the public welfare.
- e. The Planning Commission finds that the proposed fence or hedge promotes or enhances good design, site relationships, and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.14.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the County. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the project may be approved by the Emerald Lake Hills Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review Officer public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. No significant trees are approved for removal. Any tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
3. An arborist report that identifies tree protection measures for the oak in the left side yard, to the satisfaction of the Community Development Director, shall accompany the building permit application.
4. Tree protection shall be shown on the building permit plans for any tree within proximity of the construction zone.
5. Non-invasive drought resistant plants shall be planted in front of the 6-ft. high wood fence. The proposed plant species shall be submitted prior to the issuance of the building permit for approval by the Current Planning Section. Prior to final sign-off of the building permit, proof of installation of landscape shall be submitted to the Current Planning Section via photos for verification.
6. Prior to any grading or construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:

- a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
 - d. Should 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.
 - e. Any root cutting shall be monitored by an arborist or forester and documented.
 - f. Roots to be cut should be severed cleanly with a saw or topers.
 - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
7. All new utilities shall be installed underground. If the location of an existing utility is modified from its current location, the new or re-installation shall comply with current regulations regarding the location of utilities.
8. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
9. Prior to the Current Planning Section 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. 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).
10. 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.
- 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.
11. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Woodside Fire Protection District.

12. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

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 impede through traffic along the right-of-way on Jefferson Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Jefferson Avenue. There shall be no storage of construction vehicles in the public right-of-way.

14. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

15. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

16. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.

Woodside Fire Protection District

- 17. The project shall comply with Chapter 7A of CBC code for ignition resistant construction and materials. All wood siding must be listed on the California State Fire Marshal website as tested and approved ignition resistant materials. Foundation, attic, gable, soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be Class A.
- 18. Address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on contrasting background.
- 19. Approved spark arrester shall be installed on all chimneys including outside fireplace.
- 20. Smoke and CO detectors shall be installed per code.
- 21. NFPA-13D fire sprinkler system shall be installed.
- 22. A 100-foot defensible space around the proposed new structure shall be established prior to the start of construction.
- 23. Upon final inspection, a 30-foot perimeter defensible space shall be completed.
- 24. The driveway shall meet Woodside Fire Protection District requirements (www.woodsidefire.org).

- 25. Revise plans to show location of hydrant on plans.
- 26. The fire hydrants located at Jefferson and Revere need to be within 500 feet of the front door, measured on a driveable roadway, and capable of producing a flow of 1,000 gallons per minute.

Department of Public Works

27. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

28. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) 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.

29. 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.

30. 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.

31. The applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved facilities in the public right-of-way. The Property Owners agree to remove, replace, and repair, upon demand by the Director of the Department of Public Works, facilities in the public right-of-way.

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| 3. | Owner/Applicant: | San Mateo County Parks |
| | File No.: | PLN2016-00291 |
| | Location: | 1195 Columbus St., unincorporated El Granada |
| | Assessor's Parcel Nos.: | 047-340-290, -010, and -020 |

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to relocate one (1) garden tool storage shed, add two (2) park facility storage buildings, and re-route a trail section, located within the County Quarry Park. This project is appealable to the California

Coastal Commission.

SPEAKERS:

1. None

COMMISSION ACTION:

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

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

Based on information provided by staff, the Planning Commission approved the Coastal Development Permit (County File No: PLN 2016-00291), by making the required findings and adopting the conditions of approval as follows:

FINDINGS

For the Environmental Review, Found:

1. That the project is categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities) that includes the minor alteration to existing public facilities (e.g. Quarry Park) where the project involves negligible expansion of an existing use.

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 as described in Section A.2. of this report dated May 10, 2017.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as described in Section A.2. of this report dated May 10, 2017.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in those plans, supporting materials and reports submitted on May 10, 2017 and as approved by the Planning Commission. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.

3. Prior to and throughout any land disturbance, if and where occurring, the applicant shall implement an erosion and sediment control plan, to be submitted for review and approval by the Community Development Director prior to project implementation.
4. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

5. The two modular storage structures shall be painted a greenish earth tone prior to or as part of their final placement on the concrete pad. The surrounding 6 ft. high chain link fence shall be green-colored slats placed within the fence.

Coastside County Fire

6. The applicant shall ensure that all new development (e.g. the two new maintenance storage structures) complies with all applicable fire code requirements.

4. **Owner/Applicant:** Chris Gounalakis
 File No.: PLN2015-00084
 Location: 185 Verde Road, unincorporated Half Moon Bay
 Assessor’s Parcel No.: 066-310-080

Consideration of a Renewal and Amendment of a Planned Agricultural District Permit, and a Coastal Development Permit, pursuant to Sections 6350 and 6328.4, respectively, of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm, approximately 4 miles south of the City of Half Moon Bay. This project is appealable to the California Coastal Commission.

SPEAKERS:

1. Kerry Burke
2. Chris Gounalakis

COMMISSION ACTION:

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

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

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the renewal and amendment of the Planned Agricultural District Permit and Coastal Development Permit, by making the revised required findings and adopting the conditions of approval as follows:

FINDINGS

Regarding the Mitigated Negative Declaration, Found

1. That the proposed renewal and amendment is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Class 1, Section 15301 for continued operation of an existing facility involving negligible or no expansion of use.

Regarding the Planned Agricultural District Permit, Found:

2. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as

described in the staff report dated May 10, 2017 because no changes are proposed to the project other than the hours of operation which will not adversely affect the current and foreseeable use of the property for agricultural purposes.

Regarding the Coastal Development Permit, Found:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the applicable policies of the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component because the project scope remains consistent with the prior approval and that the hours of operations modification will not adversely affect the agricultural uses, potential sensitive habitats or visual resources.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on May 10, 2017. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.
2. This permit shall be valid for **three (3)** years until May 10, 2022. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the Planning Department by submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permit shall be subject to review by the Agricultural Advisory Committee and the Planning Commission. Complaints received by the Planning and Building Department shall be considered by the Planning Commission in its review of any renewal or amendment of the permit.

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

3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to a designated County representative (Ana Santiago, Code Compliance Section, 650/363-4825). The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.

4. The applicant/property owner shall maintain native vegetation outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the extent feasible, in accordance with a planting plan that shall be submitted for review and approval by the Community Development Director at least two (2) weeks prior to August 1, 2017.
5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55 inches in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.
8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment C). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.
9. All structures (i.e., haunted barn and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.
10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.
11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

July 1 - November 1 (except October)

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

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

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

October

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

Friday and Saturday: 9:00 a.m. - 10:30 p.m.

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

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

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 feet x 3 feet each in size, which may be visible from Cabrillo Highway. Such signs shall be

installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.

13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with permitting requirements of the Planned Agricultural District (PAD) Coastal Development (CD) Zoning Districts.
15. At the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.
16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

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

17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
18. The use of flashing lights on the property is prohibited.
19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.
20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health Division and the California Department of Public Health - Drinking Water Division.
21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Division review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Coastside Fire Protection District. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on January 10, 2017. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.79 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be removed, and the land made available for agricultural purposes, by November 7 of each year.
26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be clearly marked with chalk prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of

attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.

27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), the property owner/applicant shall execute and record a deed restriction over the entire parcel and shall specify that: "Conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits." The applicant shall demonstrate compliance with this condition at least two (2) weeks prior to August 1, 2017.
29. The one bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.
30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from the Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Planning Commission.

Department of Public Works

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

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the Department of Public Works and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F "No Parking - Fire Lane" signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an

encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with the Coastside Fire Protection District and the Department of Public Works to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. As required by Condition No. 32, the applicant shall contact the County Sheriff's Office immediately if there are violations of the "No Parking" zones. Furthermore, as required by Condition No. 32, the applicant shall hire security guards and after-hour police/sheriff's officers to ensure that the "No Parking" zones are adequately enforced.

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

Coastside Fire Protection District

35. Project must meet 2016 California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.
36. The Haunted House must meet Appendix K Sections K101 through K103 of the 2016 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
37. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for use of the barn as a haunted barn. A fire sprinkler plan shall be received, reviewed, and

approved by the Coastside Fire Protection District prior to the use of the haunted barn. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the Coastside Fire Protection District. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to the commodity. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage.

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

Environmental Health Division

45. For all events where food or beverages are distributed to the public, Arata Farms must obtain timely permits from the Environmental Health Division Food Program and comply with the California Retail Food Code. Foods must be stored and distributed in accordance to the California Retail Food Code. It should be noted that the on-site sale of non-pre-packaged food is not permitted at this site. Potable

water must be available in sufficient quantity for handwashing and food utensil washing. Lavatories for food/beverage handlers must be located within 200 feet of every food/beverage distribution site. Trash must be contained to as not becoming an attractive nuisance to vermin. Petting zoos shall have hand wash stations for patrons.

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

Building Inspection Section

47. A building permit is required for the snack building and play set.

5. **Appointment of Mario Santacruz, representing District 5 to Planning Commission**

This item was moved to the start of the meeting agenda in order for Supervisor Canepa to administer the oath to Commissioner Santacruz. At this time he also presented Commissioner Dworetzky his proclamation and thanked him for all his years of service to the County.

6. **Correspondence and Other Matters**

None

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

No Study Session for next meeting, went over the agenda for May 24, 2017.

Both Steve Monowitz and Commissioner Kersteen-Tucker will be absent for the next meeting

8. **Director's Report**

Welcomes newly appointed Commissioner Santacruz.

9. **Adjournment**

Meeting adjourned at 10:55 a.m.