



## Planning & Building Department Planning Commission

William Wong, 1st District  
David Bomberger, 2nd District  
Chris Ranken, 3rd District  
Gail Slocum, 4th District  
Steve Dworetzky, 5th District

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

### Action Minutes

MEETING NO. 1508

Wednesday, July 28, 2010

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

Chair Bomberger called the meeting to order at 9:08 a.m.

1. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Bomberger.
2. **Roll Call:** Commissioners Present: Bomberger, Ranken, Wong  
Commissioners Absent: Dworetzky and Slocum  
Staff Present: Eggemeyer, Nibbelin, Shu

Legal notice published in the San Mateo County Times on July 17, 2010.

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

None.

4. **Consideration of the Minutes** of the Planning Commission meeting of June 30, 2010.

Commissioner Wong moved, and Commissioner Ranken seconded, that the minutes be approved as submitted. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Commissioner Slocum absent).**

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### CONSENT AGENDA

Commissioner Ranken moved for approval of the Consent Agenda, and Commissioner Wong seconded the motion. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Commissioner Slocum absent).** Approving the following item:

5. **Owner:** Caltrans  
**Applicant:** T-Mobile  
File No.: PLN2009-00351  
Location: 10 Lawler Ranch Road  
Assessor's Parcel No.: Caltrans R.O.W. (East of A.P.N. 073-250-050)

Consideration of an Architectural Review Exception, pursuant to State Streets and Highways Code, a Use Permit, pursuant to Sections 6500 and 6512 of the County Zoning Regulations, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow a new, unmanned wireless telecommunications facility, consisting of a 10-foot high extension to support six antennas, on top of an existing 15-foot high monopole located in a Caltrans Right-of Way, on the west side of the I-280, in the unincorporated Stanford Lands area of San Mateo County. Application filed December 14, 2009. PROJECT PLANNER: Erica Adams. Telephone: 650/363-1828.

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County of San Mateo  
Planning and Building Department

### **FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2009-00351

Hearing Date: July 28, 2010

Prepared By: Erica Adams, Project Planner

Adopted By: Planning Commission

### **FINDINGS**

#### **Regarding the Negative Declaration, Found:**

1. That the 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 Negative Declaration, will have a significant effect on the environment.
3. That the Negative Declaration reflects the independent judgment of San Mateo County.

#### **Regarding the Architectural Review, Found:**

4. That on the basis of the location and design of existing facility and proposed antennas, the proposal meets all standards and policies of the State Streets and Highway Code, Standards for Architectural and Site Control within the Skyline Scenic Corridor, the General Plan Visual Quality Policies, and the Wireless Telecommunications Ordinance Policies. The project design, in combination with the natural attributes of the site, allow the visual impact of the proposed antennas on the existing tower to be minimal, and the siting of the tower and the placement of the

antennas do not diminish Serra Juniper Corridor's scenic qualities.

Regarding the Use Permit, Found:

5. 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 RF level for this project site will be 0.44% 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.
6. That the project is necessary for public health, safety, convenience or welfare, as it will allow for increased transmission capability for wireless data transfer.

**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 July 28, 2010. 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 monopole and antennas a medium gray color to blend in, and have 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 \$2,010.25 (fee effective January 1, 2010), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee (total \$2,060.25). 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 years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the 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 antennas is no longer in compliance with the approved color of non-reflective gray, the applicant shall repaint the structure and/or dish antennas.

6. The applicant shall receive and maintain approval from the Federal Communications Commission (FCC) 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 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. Applicant shall notify the Current Planning Section within 30 days if it ceases to use the facility.
9. The applicant shall obtain a building permit and install the 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 Section 5022 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 15 and April 15.
  - 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 applications of pesticides and fertilizers to avoid polluting runoff.

6. **Owner:** John O'Rourke  
**Applicant:** San Mateo Real Estate and Construction  
File No.: PLN2002-00517  
Location: San Mateo Highlands  
Assessor's Parcel Nos: 041-111-130; 041-111-160; 041-111-270; 041-111-280; 041-111-320;  
and 041-111-360

Discussion of the proposed Planning Department's review process and procedures of the Ascension Heights Subdivision Alternative Project located in the unincorporated San Mateo Highlands area of San Mateo County. The project was remanded to the Planning Commission by the Board of Supervisors in consideration of an appeal of the Planning Commission's denial of the project. A reduced, alternative plan is currently under development by the applicant for the Planning Commission's eventual consideration. A re-circulated Environmental Impact Report is required. The project site is located on the corner of Bel Aire Road and Ascension Drive. Application filed August 28, 2002. PROJECT PLANNER: James A. Castañeda, AICP. Telephone: 650/363-1853.

**SPEAKERS:**

1. Harris Dubrow
2. Barbara Mikulic

**COMMISSION ACTION:**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission accepted comments, provided feedback and recommended certain actions be taken by staff in refining the request for proposals from Consultants and the Department's review process and procedures.

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7. **Correspondence and Other Matters**

None

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

Director Eggemeyer reported that the next Planning Commission meeting is on August 11, 2010. The proposed subdivision on 21 Bishop Lane, is returning to the Planning Commission for consideration.

9. **Director's Report**

Director Eggemeyer reported the following approval from the Board of Supervisors:

- The Board of Supervisors approved and adopted the amendments to the San Mateo County Zoning Regulations for domestic poultry on July 27, 2010. The Board adopted the project as recommended by the Planning Commission.

10. **Adjournment**

The meeting adjourned at 9:40 a.m.

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