



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. 1495

Wednesday, September 9, 2009

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

Vice-Chair Bomberger called the meeting to order at 9:05 a.m.

1. **Pledge of Allegiance:** The Pledge of Allegiance was led by Vice-Chair Bomberger.
2. **Roll Call:** Commissioners Present: Bomberger, Dworetzky, Ranken (arrived at 9:15 a.m.), Slocum.
Commissioners Absent: Wong
Staff Present: Monowitz, Nibbelin, Shu

Legal notice published in the San Mateo County Times on August 29, 2009.

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 August 26, 2009.

Commissioner Dworetzky moved, and Commissioner Slocum seconded, that the minutes be approved with additional conditions as attachment A. Motion carried 3-0-1-1 (Commissioner Bomberger abstain and Commissioner Wong absent).

CONSENT AGENDA

Commissioner Slocum moved for approval of the Consent Agenda after acknowledging a change to the recommended and conditions for PLN2007-00288, and Commissioner Dworetzky seconded the motion. Motion carried 3-0-1-1 (Commissioner Ranken and Commissioner Wong absent), approving items as follows:

5. **Owner:** Ron Duarte
Applicant: Todd Shirley Construction
File No.: PLN2007-00288
Location: 104 Stage Road, Pescadero
Assessor's Parcel No.: 086-042-310

Consideration a Coastal Development Permit and Use Permit, pursuant to Section 6328.4 and Sections 6288.2 and 6500, respectively, of the San Mateo County Zoning Regulations, to allow the construction of a new 700 sq. ft. storage building in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed July 17, 2007. PROJECT PLANNER: Erica Adams. Telephone: 650/363-1828.

ATTACHMENT A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2007-00288

Hearing Date: September 9, 2009

Prepared By: Erica Adams, Project Planner

For Adoption By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt under Section 15302.b, Class 2 of the California Environmental Quality Act, Replacement or Reconstruction. The project involves the construction of a new commercial structure which is substantially the same size, purpose and capacity of the one it will replace. The property is located along a scenic corridor, but the project site is on the interior of the parcel, and will not create a visual impact to the corridor, and therefore, qualifies for a categorical exemption.

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 (LCP) as the plans and materials have been reviewed against the application requirements, staff has completed an analysis of compliance with LCP policies, and the project has been conditioned in accordance with the Visual Resources and Hazard Components of the Local Coastal Program.
3. The project conforms to the specific findings required by the policies of the Local Coastal Program with regard to the Visual Resources and Hazards Components. Specifically, the project

conforms to the Development Design Guidelines for rural service areas and the design and flood hazard criteria for parcels located within Pescadero, a designated Flood Hazard Area.

Regarding Design Review, Found:

4. That the project conforms with the regulations of the Design Review Zoning District that are applicable to rural service centers in the Coastal Zone pursuant to Section 6565.7 of the County Zoning Ordinance, with the exception of the location of a structure within a floodplain. The subject structure will be constructed of wood siding and a simple pitched roof in natural colors which blend with the existing structures on the parcel. No grading or vegetation removal is required in conjunction with this project. Furthermore, the project complies with the LCP design guidelines for Pescadero.

Regarding the Use Permit, Found:

5. That the establishment, maintenance and/or conducting of the use will not, under circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements since the proposed building is replacing existing development, the use is not new and is an allowed use in the underlying zoning district, subject to a use permit, and complies with all required development standards. The proposed facility complements the existing surrounding development in style and design, and the proposed materials and colors conform with the design review criteria required for this area. The project does not create any significant negative impacts and is compatible with development of adjacent properties and improvements in the surrounding neighborhood.

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 September 9, 2009. 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 this approval.
2. The Coastal Development Permit and Use Permit shall be valid for one (1) year from the date of approval by which time a valid building permit shall have been issued. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable permit extension fees sixty (60) days prior to expiration.
3. Planning Commission action on the applications for the uses specified and contained within this staff report and for the parcels listed in no way authorizes approval of any other uses.
4. The use permit shall be self-renewed on an annual basis without payment of additional fees, if the County Code Compliance Section finds that applicant's uses are in compliance with the terms of the use permit approval. If uses are not in compliance, the applicant will have a thirty (30) day period to comply with the terms of the approved use permit or apply for an amendment to their use permit and pay applicable fees to the Planning Department. Any extension of such time

shall require submittal of a request for a grace period extension and payment of applicable extension fees prior to expiration of the thirty (30) day notice period.

5. Any change in the approved use shall require an amendment to the subject use permit.
6. The applicant shall comply with the performance standards of the applicable zoning district at all times: Section 9110 of the County Zoning Regulations for parcels in areas of Special Flood Hazard.
7. The applicant shall apply for and be issued a demolition permit, concurrently with a building permit, prior to the start of construction.
8. Only storage structures shown on the approved site plan are allowed. The existing storage container, which does not appear on the plans shall be removed from the property prior to issuance of an occupancy permit by building.
9. The colors and materials for the proposed structure shall be as described in this report. Prior to the issuance of a building permit, the applicant shall submit samples of the colors and materials to be used on the structure. The selected colors shall be compatible with the colors of existing, surrounding buildings. Prior to final Planning approval of the building permit for this project, the applicant shall submit photos of the completed structure to the Planning Department to verify that the approved colors and materials have been implemented.
10. Upon completion of the structure, the elevation of the lowest floor shall be certified by a registered civil engineer or licensed land surveyor, or verified by the building inspector; and the certification shall be filed with the Planning and Building Department for submittal to the Director of Public Works for review and approval or disapproval. The certification, if approved, shall be filed with the Building Inspection Section prior to the final building inspection.
11. All exterior and interior lighting for the approved structure shall be located so as to confine direct rays to the subject parcel's premises.
12. The applicant shall submit, at the time of application for a building permit, an erosion and sediment control plan that shall demonstrate how erosion of soils will be addressed during the construction phases of the development. The goal of the erosion control plan shall be to retain all soils on-site during the construction phases. A building permit shall not be issued until the Current Planning Section has reviewed and approved the erosion and sediment control plan.
13. Noise levels produced by construction activity shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
14. 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. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. 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 (BMPs).
14. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with the construction BMPs will result in the issuance of correction notices, citations or a project stop order.
- a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides that can contribute to runoff pollution.
 - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain to a designated, effective infiltration area or structure (refer to BMPs Handbook for infiltration system designs and requirements).

16. No trees are permitted to be removed as part of this approval. If any tree is proposed for removal, the applicant shall be required to obtain approval of a tree removal permit for the proposed removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground.
17. No residential uses are permitted within the subject structure.

Cal-Fire

18. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
19. An approved automatic fire system meeting the requirements of NFPA-13 is required to be installed in your project. Plans shall be designed by a licensed sprinkler system designer and submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department. Building plans will not be reviewed until the required sprinkler plans are received by the San Mateo County Building Inspection Section. All commercial automatic sprinkler systems are required to be installed by a licensed sprinkler contractor and will be required to be monitored for water flow and tamper as outlined in NFPA-72.
20. Waterflow and tamper alarm hardware is required to be installed to work in conjunction with the required sprinkler system. All hardware shall be listed and monitored as required by NFPA. Hardware shall be installed so that any flow of water from a sprinkler installed in the system or an attempt to shut down any portion of the sprinkler system shall send an alarm to an approved monitoring station as approved by NFPA. All hardware is to be included on sprinkler plans submitted to the San Mateo County Building Inspection Section.
21. The San Mateo County Fire Department is required to set a minimum fire flow requirement for the remodel and construction of all buildings using the procedure established in the San Mateo County Fire Ordinance. A fire flow of 1,500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
22. The required fire flow shall be available from a County Standard Wet Barrel Fire Hydrant; the configuration of the hydrant shall be a minimum of 6" opening with a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not less than 50 feet nor more than 250 feet from the building, measured by way of approved drivable access to the project site.
23. 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.
24. Please be advised that the proposed project may not be feasible, or may not meet the required fire flow of 1,500 gpm at 20-psi residual pressure. Please check with the appropriate water purveyor prior to obtaining approval from the San Mateo County Planning Department for your project to see if improvement can be made to the water system and what cost may be incurred by the property owner for the improvements.

25. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight inches (8").
 26. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.
 27. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current Uniform Building Code.
 28. 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. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. 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.
 29.
 - a. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size, or an approved spark arresting device.
 - b. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures.
 - c. Remove that dead or dying portion of any tree which extends over the roofline of any structure.
 30. All dead-end Fire Department access roads shall be terminated by a turnaround bulb of not less than 80 feet in diameter. Alternates may be approved by the Fire Marshal.
 31. The applicant shall submit, for review by the Department of Public Works and the Fire Department having jurisdiction, a plan and profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site. Fire Department access shall be to within 150 feet of the building.
-

6. **Owner:** **Seahawk Ranch Partners, LLC**
Applicant: **Zach Jones**
File No.: PLN2009-00019
Location: 22495 Cabrillo Highway, Half Moon Bay
Assessor's Parcel No.: 066-330-090

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 4,960 sq. ft. barn, located at 22495 Cabrillo Highway, within the Cabrillo Highway State Scenic Corridor, in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed January 23, 2009. PROJECT PLANNER: Stephanie Skangos. Telephone: 650/363-1814.

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2009-00019

Hearing Date: September 9, 2009

Prepared By: Stephanie Skangos

For Adoption 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. The public review period for this document was July 29, 2009 to August 18, 2009.
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 will have a significant effect on the environment. The Initial Study/Negative Declaration does not identify any significant or cumulative impacts associated with this project.
3. That the Negative Declaration reflects the independent judgment of San Mateo County. The Negative Declaration was prepared by the project planner.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 of the County Zoning Regulations and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County LCP as the plans and materials have been reviewed against the application requirements, staff has completed an LCP Policy Checklist, and the project has been conditioned in accordance with the Locating and Planning New Development, Sensitive Habitats and Visual Resources Components of the Local Coastal Program.
6. That the project conforms to the specific findings required by the policies of the Local Coastal Program with regard to the Locating and Planning New Development, Sensitive Habitats and Visual Resources Components. Specifically, the project conforms with the design guidelines for rural areas and the design criteria for parcels located within a designated County Scenic Corridor.

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 September 9, 2009. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent and in substantial conformance with this approval.
2. The Coastal Development Permit is valid for one (1) year from the date of approval, by which time a building permit shall be issued. Any extension to this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration.
3. Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. 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 the 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 instructions to all employees and subcontractors regarding the construction best management practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
4. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with the construction Best Management Practices (BMPs) will result in the issuance of the correction notices, citations or a project stop order.
- a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides that can contribute to runoff pollution.
 - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain to a designated, effective infiltration area or structure (refer to BMPs Handbook for infiltration system designs and requirements).
5. No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Current Planning Section, at least, two (2) weeks prior to commencement of grading, stating the date when grading will begin.
6. 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 will impede traffic along the right-of-way on Cabrillo Highway. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cabrillo Highway. There shall be no storage of construction vehicles in the public right-of-way.
7. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through

Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

8. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
9. The applicant shall use the exterior colors and materials for the proposed barn indicated in the submitted application forms and plans for the project. The colors and materials shall match the existing barn. Prior to final Planning approval of the building permit for this project, the applicant shall submit photos of the completed barn to the Planning Department to verify that the approved colors and materials have been implemented.
10. The proposed driveway retaining walls shall be constructed of redwood and be no higher than four (4) feet in height. Prior to final Planning approval of the building permit for this project, the applicant shall submit photos of the completed retaining walls to verify that the approved colors and materials have been implemented.
11. All exterior and interior lighting for the approved barn shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.
12. No trees are permitted to be removed as part of this approval. If any tree is proposed for removal, the applicant shall be required to obtain approval of a tree removal permit for the proposed removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground.
13. Any existing significant and heritage trees adjacent to construction areas shall be protected. The applicant shall establish and maintain tree protection zones which shall be delineated using 4-foot tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented.
14. The applicant shall ensure that during development, noise, light, dust, odors and other interference with persons and property off the development site be minimized.
15. The applicant shall submit the following fees to the Current Planning Section:
 - a. Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$1,993.00 (fee effective January 1, 2009), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee. The applicant shall submit a check in the amount of \$2,043.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination.

Building Inspection Section

16. Building permits are required and shall be issued prior to any grading or construction on-site.
17. Prior to pouring any concrete for foundations, written verification from a licensed surveyor shall be submitted which will confirm that the required setbacks as shown on the approved plans have been maintained.
18. If a water main extension, upgrade or hydrant is required, this work shall be completed prior to the issuance of the building permit or the applicant shall submit a copy of an agreement and contract with the water purveyor which will confirm the work will be completed prior to finalization of the building permit.
19. The applicant shall submit a site drainage plan. This plan shall demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
20. Sediment and erosion control measures shall be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures shall result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
21. All drawings shall be drawn to scale and clearly define the whole project and its scope in its entirety.
22. The design and or drawings shall be done according to the 2007 Editions of the California Building Standards Code, 2007 California Plumbing Code, 2007 California Mechanical Code, and the 2007 California Electrical Code, and this information shall be included in the code summary.

Department of Public Works

23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
24. The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.
25. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
26. The applicant shall submit a driveway "Plan and Profile," to the Public Works Department, 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, 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.

27. The applicant shall submit a structural design for the proposed retaining wall as part of the building permit plan set. A structural design shall be required for any proposed retaining walls of three (3) feet or more in height.

Geotechnical Section

28. The applicant shall submit an updated soils and foundation report at the building permit stage.

Environmental Health Department

29. Prior to the issuance of the associated building permit, the applicant shall submit health review fees of \$477.00 to the Current Planning Section.

Coastside County Fire Protection District

30. Address required on barn - 6” letters contrasting, remote address required at access from Cabrillo Highway - 4” reflective letters on reflective background (Hy-Ko No.: 911) or equivalent.
31. Water supply and hydrant required on-site, location determined by consultation with Fire District.
32. Access roads must meet Fire District standards for Agricultural Building.
33. Defensible Space Standards of Fire District shall be complied with.
34. Fire Extinguisher compatible with storage materials shall be required for every 3,000 square feet.
35. If not an agricultural building, an Automatic Fire Sprinkler System shall be required.

END OF THE CONSENT AGENDA

7. **Owner:** John O’Rourke
Applicant: San Mateo Real Estate and Construction
 File No.: PLN2002-00517
 Location: Bel Aire Road and Ascension Drive, San Mateo
 Assessor’s Parcel Nos.: 041-111-130; 041-111-160; 041-111-270; 041-111-280; 041-111-320 and 041-111-360

Consideration of a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision located in the unincorporated San Mateo Highlands area of San Mateo County. The project includes the subdivision of the 13.25 acre subject site into 25 legal parcels for development with a main private access road, an Emergency Vehicle Access

road to provide additional fire access, and associated Grading Permit. The project site is accessed from Bel Aire Road north of Ascension Drive. Application filed August 28, 2002. PROJECT PLANNER: James Castañeda. Telephone: 650/363-1853.

SPEAKERS:

1. Gerard Ozanne, M.D.
2. Angela Stricklzy
3. Craig Nishizaki
4. Douglas Heiton
5. Donald Nagle
6. Harris Dubrow
7. Caron and Noam Tabb
8. Jean A. Kidera
9. Marilyn Haithcox
10. Linda Ozanne
11. Pat Dubrow
12. Peter Lawrence
13. Robert Wong
14. Marvin Gin
15. Ara Jabagchourian
16. Carol McGraw
17. Sheila Shea
18. Anndrena Gunn
19. Dr. Robert Snow
20. Russ Wright
21. Ted Sasbow
22. Jane Young
23. Sean Kennedy
24. Cary Wiest
25. Azin Massoudi
26. Sam Naifeh
27. Wen Zhong

COMMISSION ACTION:

Commissioner Bomberger moved and Commissioner Dworetzky seconded to close the public hearing. Motion carried 4-0-0-1 (Commissioner Wong absent).

On September 9, 2009, the San Mateo County Planning Commission conducted a public hearing regarding a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision located in the unincorporated San Mateo Highlands area of San Mateo County. The project includes the subdivision of the 13.25 acre subject site into 25 legal parcels for development with a main private access road, an emergency vehicle access road to provide additional fire access, and an associated Grading Permit. The project site is accessed from Bel Aire Road north of Ascension Drive.

Christopher A. Joseph and Associates, environmental consultant retained by San Mateo County, in consultation with Planning staff, is in the process of reviewing all comments received during the public comment period, including the testimony presented at the September 9, 2009 Planning Commission meeting. In the following weeks staff will evaluate this material to determine if they can be addressed in the Final EIR document to be presented to the Planning Commission at the time the project is considered. If deemed necessary to redistribute a revised DEIR, staff will provide notification of such within the next two weeks.

If it is determined that all comments and responses can be addressed within the FEIR, publication of the document is anticipated for late November, with a Planning Commission hearing to consider certification of the FEIR and decision of the project tentatively scheduled for December 9, 2009.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that staff consider holding an evening meeting regarding the project in the community. Staff agreed to take this into consideration and consult with the Community Development Director. Notification of any future meeting will be properly notified to the public in advance.

8. **Correspondence and Other Matters**

None

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

None

10. **Director's Report**

Steve Monowitz, Long Range Planning Services Manager reported the following:

There will be no meeting on September 23rd. The one item for farm labor housing and associated improvements that was scheduled for that date will be re-schedule for a later time.

Future meetings anticipated for October and November include:

October 14th – The revised DEIR for the 11-lot Chamberlain Subdivision will return to the Planning Commission.

October 28th – The possibility of two items.

November 4th The DEIR for the Big Wave project on the Coast.

11. **Adjournment**

The meeting adjourned at 11:15 a.m.