



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

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

Action Minutes

DRAFT

MEETING NO. 1618

Wednesday, July 13, 2016

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

Chair Simonson called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Simonson.

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

Legal notice published in the San Mateo County Times on July 2, 2016 and the Half Moon Bay Review on June 29, 2016.

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

None.

Consideration of the Minutes of the Planning Commission meeting of June 8, 2016.

Commissioner Dworetzky moved, and Commissioner Ramirez seconded, that the minutes be approved as submitted. **Motion carried 3-0-1-1 (Commissioner Kersteen-Tucker absent and Commissioner Hansson abstained).**

Consideration of the Minutes of the Planning Commission meeting of June 22, 2016.

Commissioner Ramirez moved, and Commissioner Hansson seconded, that the minutes be approved as submitted. **Motion carried 3-0-1-1 (Commissioner Kersteen-Tucker absent and Commissioner Dworetzky abstained).**

REGULAR AGENDA

9:00 a.m.

1. **Owner/Applicant:** James and Cynthia Ellis
File No.: PLN2016-00052
Location: 513 Stage Road, Pescadero

Consideration of a Coastal Development Permit and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to convert an existing agricultural well to a domestic water source to serve a new bathroom in an existing barn located at 513 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete May 31, 2016. Please direct any questions to the Project Planner, Summer Burlison, at 650/363-1815 or sburlison@smcgov.org.

SPEAKERS:

1. James Ellis, Applicant
2. Robert Marsh
3. Kerry Burke

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Hansson seconded to close the public hearing. **Motion carried 4-0-0-1 (Commissioner Kersteen-Tucker absent).**

Commissioner Dworetzky moved and Commissioner Hansson seconded the motion. **Motion carried. 4-0-0-1 (Commissioner Kersteen-Tucker absent).**

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

FINDINGS:

For the Environmental Review, Found:

1. That the project is exempt from environmental review, pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) for the construction and location of limited new, small structures and the conversion of existing structures from one use to another as the project includes the installation of a 250 gallon propane tank, tankless water heater, and certification of the existing agricultural well for domestic use to serve a new bathroom within the existing agricultural barn.

For the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations 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), specifically in regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, and Visual Resources Components of the LCP. The project will not impose any adverse significant impacts on coastal resources as the project will not introduce any residential land use on the property and is clustered in the front of the property with existing development to ensure the remaining acreage is available for agriculture. Visual impacts are minimized due to the project's location relative to existing development and topographic and vegetative screening from Stage Road. Furthermore, impacts to water resources and sensitive habitats are avoided given the project's distance from nearby creeks or waterways.

3. That the project is not subject to public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, and Visual Resources Components, as discussed in detail in the Staff Report dated July 13, 2016.

For the Planned Agricultural District Permit, Found:

5. That the project, as described in the application and accompanying materials, complies with all applicable General Criteria for the issuance of a Planned Agricultural Permit contained in Section 6355.A of the County Zoning Regulations, as the project will maintain development in the front portion of the property to ensure the remaining acreage is available for agriculture. Furthermore, the project is located more than 300 ft. from the nearest waterway, will result in minimal ground disturbance, and will be screened from public views along Stage Road by existing topography and vegetation.
6. That the project will not diminish water supplies for agricultural activities or sensitive habitat protection as the project will have adequate water supply to serve the potable water demands (associated with the new bathroom) and the intended agricultural use for the property. Furthermore, the project will be located over 300 ft. from any nearby waterway and therefore will not result in any impacts to sensitive habitat.
7. That the project will not impact the agricultural viability of the parcel or any adjacent lands. Conversion of the agricultural well for domestic use will not impact intended agricultural activities on the property or degrade air or water quality. The project will provide for minimal on-site amenities for farm worker use and therefore is supportive to the establishment of agricultural uses on the property.

CONDITIONS OF APPROVAL:

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on July 13, 2016. Minor modifications to the project 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 Planned Agricultural Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. This approval does not allow the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured at 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal.
4. All new utilities shall be installed underground from the nearest existing pole. No new poles are permitted to be installed.
5. This approval is not an authorization for any residential land use on the property.

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

Building Inspection Section

8. No work authorized under this approval shall commence prior to the issuance of a valid building permit.

San Mateo County Fire Department

9. All tanks must be of non-combustible materials.

Environmental Health Division

10. The applicant shall obtain a Permit to Operate from the Environmental Health Division to certify the well for domestic use.
 11. The applicant shall comply with Title 22 Drinking Water Standards/Permit to Operate.
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7. Correspondence and Other Matters

None.

8. Consideration of Study Session for Next Meeting

No study session suggested at this time.

Director, Steve Monowitz will not be present at the August 10, 2016. We will celebrate Commissioner Simonson's last meeting with a lunch following the meeting.

9. Director's Report

During the public hearing portion for the Board of Supervisors there was a presentation given by the Menlo Oaks Tree Advocacy (MOTA) group where they asked the Board of Supervisors to consider an Urgency Ordinance which prohibits the removal or major trimming of any Heritage Oak trees. The Planning Department will respond to MOTA's request at the 7/27/16 Board meeting.

10. Adjournment

The meeting adjourned at 10:42 a.m.