



## Planning & Building Department Planning Commission

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

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

### ACTION MINUTES

DRAFT

MEETING NO. 1625

Wednesday, January 11, 2017

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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 9:05 a.m.

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

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

Legal notice published in the San Mateo County Times on December 31, 2016 and in the Half Moon Bay Review on January 4, 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 November 30, 2016.

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

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

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

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#### **REGULAR AGENDA**

**9:00 a.m.**

- Owner:** Andreas Bechtolsheim and State of California  
**Applicant:** San Mateo County Parks Department  
**File No.:** PLN 2016-00398  
**Location:** Green Valley (east of Gray Whale Cove State Beach, directly south of the Devil's Slide Tunnel south portal)

Assessor’s Parcel Nos.: 036-380-120,-140,-180 and -190

Consideration of a Coastal Development Permit and a Planned Agricultural Development Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the construction of the Green Valley Trail (part of the California Coastal Trail). The project is appealable to the California Coastal Commission.

**COMMISSION ACTION:**

Staff requested that the Planning Commission continue the item to a date uncertain to allow the applicant to be present to answer questions and address additional concerns. The Planning Commission continued the item to a date uncertain.

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2.	<b>Owner:</b>	<b>Philomena LLC</b>
	<b>Applicant:</b>	<b>Tom Carey</b>
	File No.:	PLN 2016-00014
	Location:	Miramar Drive, Miramar
	Assessor’s Parcel No.:	048-054-120

Certification of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new 2,171 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The parcel is located in close proximity to Arroyo de en Medio Creek. Two (2) significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

**SPEAKERS:**

1. Steve Kellond, Architect
2. Patricia Valcarcel, Associate Wildlife Biologist
3. Lennie Roberts, Committee for Green Foothills

**COMMISSION ACTION:**

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

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

Based on information provided by staff and information presented at the hearing, the Planning Commission certified the Initial Study/Mitigated Negative Declaration and approved the Coastal Development Permit and Design Review, County File Number PLN 2016-00014, based on and subject to the findings and conditions of approval listed as follows:

**FINDINGS:**

Regarding the Environmental Review, Found:

1. That the Initial Study/Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, satisfy the requirements for a Mitigation 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 the Zoning Regulations, Section 6328.4 and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding location of new development, sensitive habitats, shoreline access, and design review standards and findings. The project also conforms to Coastal Act Access and Recreation Policies.

Regarding the Design Review, Found:

6. That, with the findings made by the Coastsides Design Review Committee (CDRC) at its meetings of April 19, 2016, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, that employs a traditional Craftsman architectural style complements the character of the neighborhood; is well articulated; uses colors and materials that blend with the surrounding natural features and complement the style of the residence, and incorporates drought tolerant and native species that complement the color and style of the residence.

**CONDITIONS OF APPROVAL**Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on January 11, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a 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. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter on the top pages of the building plans.
4. The plans submitted for the required building permit shall increase the setback from the edge of the riparian buffer zone by at least one foot as compared to the plans presented to the Planning Commission.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Installation of stained pervious concrete for the driveway and the front walk.
  - b. The use of redwood for all decks.
  - c. The installation of clear glass with no grids and metal clad wood sliders for the windows in the master bedroom, great room and dining room.
6. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning 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.
  - d. 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).
  - e. 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.
  - f. 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.
7. The applicant shall comply with the following applicable requirements of LCP Policy 7.13 (*Performance Standards in Buffer Zones*) for the life of the project by (1) avoiding removal of vegetation within the riparian corridor and 30-foot buffer zone; (2) minimizing erosion potential; (3) installing and maintaining provisions (e.g., catch basins) to keep runoff and sedimentation from exceeding pre-development levels; (4) complying with the landscaping requirements stabled by Condition 14; and (5) preventing discharge of toxic substances, such as fertilizers and pesticides; into the riparian corridor.
  8. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The applicant shall remove the proposed stockpile located within the 30-foot riparian buffer zone from project plans and install as chain-link fence along the limit of riparian vegetation to prevent use or disturbance of the area during grading and construction.
  9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
  10. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
  11. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

12. 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 shall impede through traffic along the right-of-way on Miramar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive. There shall be no storage of construction vehicles in the public right-of-way.
13. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
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. Installation of the approved landscape plan is required prior to final inspection. If landscaping is proposed within the 30-foot riparian buffer zone, the applicant shall have the plan reviewed by the project biologist and shall provide the recommendations of the biologist to the Community Development Director for review. Only the approved landscape plan, in compliance with LCP Policy 7.13, can be implemented within the 30-foot riparian buffer zone area. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO).
16. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
  - a. At the building permit application stage, the project shall demonstrate compliance with WELO and provide required forms. The Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Water Efficient Landscape Ordinance also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet.

The following restrictions apply to projects using the prescriptive checklist:

- (1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

- (2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
  - (3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
  - (4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
  - (5) Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
17. **Mitigation Measure 1:** Any proposed vegetation removal, construction or project activities other than installation and maintenance of landscaping authorized iper Condition 14, shall remain outside of the 30-foot setback to remain in compliance with the Local Coastal Program.
  18. **Mitigation Measure 2:** Trees or shrubs located outside of the 30-foot riparian buffer that are proposed for removal or trimming shall only be removed or trimmed during the bird non-nesting season (August 16 through February 14).
  19. **Mitigation Measure 3:** In the event that tree or shrub removal or project activities are initiated during the nesting season (February 15 through August 15), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.
  20. **Mitigation Measure 4:** In the event that active nests are observed, a qualified biologist will determine the suitable buffers based upon nest location and bird species subject t the review and approval by the CDD. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.
  21. **Mitigation Measure 5:** 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 1 and April 30. 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 application 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.

212 prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

23. **Mitigation Measure 7:** The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.
24. **Mitigation Measure 8:** A tree protection zone is required for the existing trees to remain and shall be established according to the following standards:



- a. Establish and maintain tree protection zones throughout the entire length of the project.
  - b. Delineate tree protection zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
  - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms or 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 as required in the arborist's report. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
  - e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
  - f. Street tree trunks should be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 6 feet.
25. **Mitigation Measure 9:** If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.
26. **Mitigation Measure 10:** The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations for review and approval by the CDD prior to any further grading or construction activity in the vicinity.
27. **Mitigation Measure 11:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, subject to the review and approval by the CDD, shall be implemented to mitigate the impact.
28. **Mitigation Measure 12:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

29. **Mitigation Measure 13:** Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Buckley Engineering Associates, dated January 7, 2016.

Building Inspection Section

30. The applicant shall apply for a building permit.

Granada Community Services District

31. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

32. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

33. Prior to the issuance of the building 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.
34. Prior to the issuance of the building permit, 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.
35. 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.
36. 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, as well as all other applicable fees.

Coastside Fire Protection District

37. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
38. Add note to plans: Smoke alarm/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
39. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
40. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
41. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5/R302.6
42. Add the following note to the plans: 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. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
43. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
44. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273
45. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

- 46. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
- 47. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
- 48. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
- 49. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
- 50. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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3.	<b>Applicant:</b>	<b>Coastside Fire Protection District</b>
	File No.:	PLN 2016-00346
	Location:	Obispo Road, El Granada
	Assessor's Parcel No.:	047-261-030

**INFORMATIONAL ITEM:** Introduction of a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA), conducted during the 45-day public review period, for the Coastside Fire Protection District's proposed Fire Station 41 (El Granada) Replacement Project at the corner of Obispo Road and Coronado Street in the unincorporated area of El Granada. The Coastside Fire Protection District is acting as lead agency pursuant to Section 15051(a) of CEQA.

**SPEAKERS:**

None

**COMMISSION ACTION:**

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

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4. **Correspondence and Other Matters**

The memo for item 1. will be revised to note from January 25, 2017 to a date uncertain.

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

None

6. **Director's Report**

Update on recent Board of Supervisors actions and upcoming public hearings.

Working closely with a Tree Steering Committee, updates to come to the Planning Commission during the next six months.

Welcomed Ruemel Panglao to the Department as a Planner II.

Commissioner Hansson will not be present for the March 8, 2017 meeting.

7. **Adjournment**

The meeting adjourned at 10:43 a.m.