



## Planning & Building Department Planning Commission

Kumkum Gupta, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Lisa Ketcham, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Mario Santacruz, 5<sup>th</sup> District

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

### ACTION MINUTES

*DRAFT-REVISED*

MEETING NO. 1656  
Wednesday January 9, 2019

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

Chair Gupta called the meeting to order at 9:01 a.m.

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

**Roll Call:**

Commissioners Present:	Hansson, Gupta, Santacruz, Ketcham, Ramirez
Staff Present:	Monowitz, Fox
Staff Absent:	Shu

Legal Notice published in the San Mateo County Times on December 29, 2018 and the Half Moon Bay Review on January 2, 2019.

**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 December 12, 2018.

Commissioner Ramirez and Commissioner Hansson seconded the motion to approve the minutes as revised.

**Motion carried 5-0-0-0.**

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#### **REGULAR AGENDA**

**9:00 a.m.**

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|-------------------------------|--|
| <b>1. Owner:</b>              | <b>Republic Services &amp; Bob Lemos</b>               |
| <b>Applicant:</b>             | <b>Questa Engineering (Syd Temple)</b>                 |
| <b>File Number:</b>           | PLN2018-00127  |
| <b>Location:</b>              | 12320 Highway 92, Half Moon Bay (Ox Mountain Landfill) |
| <b>Assessor's Parcel No.:</b> | 056-360-040 & -330                                     |

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9238 of the County Ordinance Code, and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to permit the stabilization and

restoration of an approximately 800 linear foot section of Corinda de los Troncos Creek in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete August 23, 2018. Please direct any questions to Senior Planner Mike Schaller at 650/363-1849 or [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

**COMMISSION ACTION:**

At the request of Project Planner Mike Schaller, the Planning Commission continued this project to a hearing date uncertain. The public hearing will be rescheduled and a staff report will be distributed.

- |    |   |   |
|----|---|---|
| 2. | <p><b>Owner:</b></p> <p><b>Applicant:</b></p> <p><b>File Number:</b></p> <p><b>Location:</b></p> <p><b>Assessor’s Parcel No.:</b></p> | <p><b>La Honda – Pescadero Unified School District</b></p> <p><b>County of San Mateo</b></p> <p>PLN2018-00351</p> <p>350-360 Butano Cut Off, Pescadero</p> <p>087-053-010</p> |
|----|---|---|

Consideration of a Coastal Development Permit and certification of an Initial Study and Mitigated Negative Declaration to drill a domestic well to determine if it will produce an amount and quality of water adequate to serve the existing Pescadero Middle/High School and potential future fire station located at 350-360 Butano Cutoff in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete November 13, 2018. Please direct any questions to Senior Planner Melissa Ross at 650/599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org).

**SPEAKERS:**

None

**COMMISSION ACTION:**

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Hansson moved and Commissioner Santacruz seconded the motion to approve the project. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Mitigated Negative Declaration and approved the Coastal Development Permit, County File Number PLN 2018-00351, by making the required findings and adopting the conditions of approval listed as follows:

**FINDING:**

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct, adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from November 28, 2018 to December 18, 2018.

2. That, on the basis of the Initial Study and comments received hereto, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. 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, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Found:

5. 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. The applicant has provided a site plan, supplementary documents as necessary to evaluate the proposed development, and the project is conditioned to ensure conformance with the Local Coastal Program.
6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. As conditioned, the project conforms to the Local Coastal Program policies relating to the location of new development, agriculture, sensitive habitats, visual resources, and hazards.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted and approved by the Planning Commission on January 9, 2019. 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. This permit is valid for one (1) year from the date of final approval, in which time well construction must be completed. Any extension of this permit shall require submittal of an application for permit extension sixty (60) days prior to expiration.
3. 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).
4. Connection and/or use of the well shall be subject to a separate permitting process.
5. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
  - a. Water all active construction areas at least twice daily.

- b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
  - c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
  - d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
  - e. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
6. **Mitigation Measure 2:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measures Title 13, Section 2485 of California Code of Regulations [CCR]).
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
7. **Mitigation Measure 3:** Preconstruction survey(s) shall be performed prior to the start of well drilling activities by a qualified biologist. If California red-legged frog (CRLF) and San Francisco garter snake (SFGS) are found within the project area, all work shall cease until the individual(s) have been allowed to leave the project area on their own. If the CRLF or SFGS individual(s) cannot passively leave the project area, work will cease and the USFWS will be contacted to determine the appropriate course of action.
8. **Mitigation Measure 4:** If buried cultural materials are encountered during construction, work should stop in that area until a qualified archaeologist can evaluate the nature and significance of the find.
9. **Mitigation Measure 5:** Pursuant to San Mateo County Ordinance Code 4.68.050 Mitigation of Disturbance at Well Site, any disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

10. **Mitigation Measure 6:** During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:
- 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 storm water.
  - 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. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - g. Performing clearing and earth-moving activities only during dry weather.
  - h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - i. Limiting construction access routes and stabilizing designated access points.
  - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
11. **Mitigation Measure 7:** Construction equipment for new development shall comply with best management practices from Bay Area Air Quality Management District guidance.

#### Building Inspection Section

12. The applicant shall comply with Building Code Section 3306.9 *Adjacent to excavations* requiring every excavation on the site located 5 feet or less from the street lot line to be enclosed with a barrier not less than 6 feet in height. Where located more than 5 feet from the street lot line, a barrier shall be erected where required by the building official. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16.

- 3. Owner:** Robert Wong/ Joyful Chapter Senior Living
- Applicant:** Bill Guan
- File Number:** PLN2011-00258
- Location:** 360 Alta Vista Dr., County Club Park
- Assessor’s Parcel No.:** 013-121-040

Consideration of a Use Permit Renewal and Amendment, pursuant to Section 6500 of the County Zoning Regulations, to allow expansion of an existing 26-bed non-ambulatory senior care facility by adding 27 new beds (for a total of 53 beds where 15 beds are the maximum allowed), to allow a 10 ft. front yard setback (where a 20 ft. setback is required), and to allow the proposed remodeled structure to exceed the allowable lot coverage. The project is located at 340 Alta Vista Drive in the unincorporated Country Club Park area of San Mateo County. Please direct any questions to Project Planner Olivia Boo at 650/363-1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).

**SPEAKERS:**

- 1. Stephen Sherman, Esq.
- 2. Robert Wong
- 3. Bill Guan
- 4. Edmund Chow

**COMMISSION ACTION:**

Commissioner Ramirez moved and Commissioner Gupta seconded to close the public hearing.

**Motion carried 5-0-0-0.**

Commissioner Ramirez moved and Commissioner Hansson seconded the motion approve the project.

**Motion carried 4-1-0-0.**

4= AYES (Commissioners Hannson, Ramirez, Ketcham and Gupta)

1= NOES (Commissioner Santacruz)

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Use Permit amendment, County File No. PLN 2011-00258, by making the required findings and adopting the conditions of approval listed in as follows:

**FINDINGS**

**Regarding the Environmental Review, Found:**

- 1. That this project is categorically exempt from the California Environmental Quality Act, pursuant to Section 15301, Class 1 as a minor alteration of existing public or private structures, provided that the addition will not result in an increase of more than 10,000 sq. ft., that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and that the area in which the project is located is not environmentally sensitive.

**Regarding the Use Permit, Found:**

- 2. That the establishment, maintenance and/or conducting of the 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 facility has been serving seniors since 2011 and has not been subject to any complaints by the surrounding neighborhood, that water and sewer service is available, and the use supports the need for elderly housing and care in the area.

### **CONDITIONS OF APPROVAL**

#### Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this letter and submitted to the Planning Commission on January 9, 2019. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This use permit shall be valid through January 9, 2026. If the applicant wishes to renew this use permit at that time, an application for the renewal must be submitted at least 6 months prior to the expiration date. The first administrative review of this permit shall be required in November 2019 or 12 months after the associated building permit receives final inspection. The second administrative review shall be required 5 years after the first administrative review.
3. This use permit renewal shall be for a 53-bed facility for seniors, ages 60 and over; any increase will require an amendment to the use permit.
4. Visiting hours for the facility shall be limited to 10:00 a.m. to 8:00 p.m. daily.
5. The applicant shall notify the Planning Department of any changes in ownership or management and shall provide the Planning Department with a copy of the most recent license to operate the facility from Community Care Licensing.
6. The applicant shall include an erosion and sediment control plan as part of the required building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
7. No site disturbance shall occur, including any grading, until a building permit has been issued.
8. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems by:
  - 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. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - g. Performing clearing and earth-moving activities only during dry weather.
  - h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - i. Limiting construction access routes and stabilizing designated access points.
  - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.
9. The existing cargo containers located on site in the parking lot accessed from Alta Vista Drive shall be removed from site so as not to occupy the required parking spaces provided on site and make those parking spaces available for visitors.
10. Construction related noise is limited to weekdays between 7:00 a.m. and 5:00 p.m.
11. The applicant shall submit manufacturer's sheets for all proposed exterior and interior lighting as part of the building permit application for review by the Planning Department. Lighting shall be designed and located so that direct light and glare are confined to the premises.
12. All uses, activities and operations shall be conducted entirely on the building site.
13. This permit does not allow for the removal of any trees. Any tree removal will require a separate permitting process.

#### Building Inspection Section

14. A building permit is required for this project.
15. At the time of building permit application, please remove all references to "South San Francisco Municipal Code" and "City of Millbrae, Municipal Code."
16. At the time of building permit application, please remove the reference to "Unlimited Area of BLDG, per 507.4" as the building is not surrounded by public ways or yards not less than 60 feet in width. It appears



that, based on Table 506.2 that the construction must be Type VA and that the maximum area of a one story structure is 42,000 of R2.1 occupancy.

17. Egress, exits and exit signs must be installed as per the current California Building Code.
18. Occupancy separations will be required as per the current California Building and Residential Codes. Corridors, rooms and garage to meet occupancy separation requirements.
19. Hardwired smoke alarms with battery backup are to be installed in each sleeping room in accordance with the California Building and Residential Codes.

#### City of South San Francisco Fire District

20. Any modification to the fire sprinkler system shall be performed per NFPA 13.
21. Any modification to the fire alarm system shall be performed per NFPA 72.
22. Provide a portable fire extinguisher with a rating of not less than 2-A; 10BC within 75-foot travel distance to all portions of the building.
23. Any piping and tubing other than fire sprinkler piping shall be identified in accordance with ASME A13.1 to indicate the material conveyed.
24. Penetrations of fire resistive walls, floor-ceiling and roof-ceiling shall be protected as required in CBC Sections 4304 and 4305.
25. Interior finish, decorative materials and furnishings shall be installed in accordance with the California Fire Code Chapter 8.
26. Provide approved signage for the fire department connection for the fire sprinkler system.
27. For any questions please contact Craig Lustenberger, South San Francisco Fire Department 650/829-6645.

#### Department of Public Works

28. The applicant shall submit a traffic study at the building permit stage for review by the Department of Public Works and implement any measures identified by the study and recommended by the Department of Public Works.
29. 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.

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#### **4. 2019 Planning Commission Election for Chair and Vice Chair**

Commissioner Gupta was elected as the Planning Commission's Chair.

Commissioner Santacruz was elected as the Planning Commission's Vice Chair.

**5. Correspondence and Other Matters**

Director Monowitz presented the correspondence that was sent to North Fair Oaks Community Council on 2821 El Camino Real & SB 35 Compliance.

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

Three items are tentatively scheduled for the January 23<sup>rd</sup> meeting.

**7. Director's Report**

None

**8. Commissioner Updates and Questions**

Commissioner Santacruz has requested a copy of the final decision letter for item 3.

**9. Adjournment**

Meeting was adjourned at 10:50 a.m.

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