



## 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

MEETING NO. 1690

Wednesday June 10, 2020

**\*\*BY VIDEO CONFERENCE ONLY\*\***

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by Janneth Lujan, Planning Commission Secretary.

**Roll Call:**

Commissioners Present:	Gupta, Ketcham, Hansson, Santacruz, Ramirez
Commissioners Absent:	None
Staff Present:	Monowitz, Fox

Legal notice published in the San Mateo County Times on May 30, 2020 and in the Half Moon Bay Review on June 3, 2020.

**Oral Communications** via written comment only via email:

1. Ron Snow

**Consideration of the Minutes** of the Planning Commission meetings for May 27, 2020.

Commissioner Ketcham moved, and Commissioner Gupta seconded, that the minutes be approved as revised.

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

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#### REGULAR AGENDA

1. **Owner/Applicant:** Planning and Building Department, San Mateo County  
**File Number:** PLN2019-00363  
**Location:** Various  
**Assessor's Parcel No:** Various

Consideration of an ordinance amending the County's Density Bonus Ordinance, to comply with state law and to improve consistency and clarity of the regulations and adding the amended sections to the published Zoning Regulations as Chapter 22.6. Application deemed complete April 1, 2020. Please direct any questions to Project Planner William Gibson at [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

#### **SPEAKERS:**

None

#### **COMMISSION ACTION:**

Commissioner Santacruz moved and Commissioner Gupta seconded to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Gupta moved and Commissioner Ketcham seconded the motion. **Motion carried 4-1-0-0.**

- 4 = AYES (votes for YES)
- 1 = NOES (Commissioner Santacruz)
- 0= ABSTAINS (None)
- 0= ABSENT (no vote counted due to absent member)

Based on information provided by staff and evidence presented at the hearing the Planning Commission recommended that the San Mateo County Board of Supervisors adopt an ordinance amending the County’s Second Unit Regulations, Chapter 22.5 of the Zoning Regulations, to comply with recent changes to State law, and waive the reading of the ordinance in its entirety.

<b>2.</b>	<p><b>Owner:</b> Paul and Ruth Huard</p> <p><b>Applicant:</b> Bone Structure</p> <p>File Number: PLN2018-00154</p> <p>Location: Magellan Avenue, Miramar</p> <p>Assessor’s Parcel No: 048-013-920</p>
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Consideration of (1) the Certification of an Addendum to an adopted Initial Study/Mitigated Negative Declaration and (2) a Coastal Development Permit and Design Review Permit to allow construction of a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. Parcel. Two significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal is jointly owned with the County of San Mateo. Minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete September 19, 2019. Please direct any questions to Project Planner Ruemel Panglao at [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org).

- SPEAKERS:**
1. Ron Snow
  2. Chris Johnson

**COMMISSION ACTION:**  
 Commissioner Ramirez moved and Commissioner Santacruz seconded to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved and Commissioner Ramirez seconded the motion to approve the item as revised. **Motion carried 4-1-0-0. (Commissioner Santacruz voted no)**

- 4 = AYES (votes for YES)
- 1 = NOES (Commissioner Santacruz)
- 0= ABSTAINS (None)
- 0= ABSENT (no vote counted due to absent member)

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00154, based on and subject to the required findings and revised conditions of approval listed as follows:

### **FINDINGS**

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

1. That only minor modifications to the adopted Mitigated Negative Declaration are required and are provided in the Addendum included in the June 10, 2020 Planning Commission staff report, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted Mitigated Negative Declaration, and no new mitigation measures are required.
2. That the San Mateo County Planning Commission has considered the Addendum included in the June 10, 2020 staff report, along with the previously adopted Mitigated Negative Declaration, and determined that no new significant environmental effects or substantial increase in the severity of the environmental effects will occur and therefore that further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

#### **For the Coastal Development Permit, Found:**

3. 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 to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding the availability of utilities, protection of sensitive resources, and design review standards.
4. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea; shoreline access exists via Magellan Avenue and adjacent Mirada Surf Park and Beach.
5. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.
6. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, three building permits for new dwelling units have been issued in 2020. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

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

7. The project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; Neighborhood Scale:* The scale of the house is proportional and complimentary to other homes in the neighborhood.
- c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors:* The exterior materials and colors complement the style of the house and the neighborhood.
- d. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping:* The landscape design has been sensitively thought out with the utilization of drought tolerant plants.

### **CONDITIONS OF APPROVAL**

#### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 10, 2020 and as reviewed by the Coastsides Design Review Committee on November 14, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design 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 Coastsides Design Review Committee, with applicable fees to be paid.
2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
  - a. Plant one (1) 24-inch box evergreen tree on the east side of the driveway near Magellan Avenue as replacement for the removal of existing Cypress tree located at the entrance to Mirada Surf Beach adjacent to the property that is jointly owned by the property owner and the County of San Mateo.
  - b. Plant twenty-four (24) 5-gallon shrubs that would grow to a minimum height of 6 feet in an alternating pattern to create a natural fence on the west side of the property.
  - c. Protect and do not remove the existing Myoporum shrubs along the edge of the west border of the site.
  - d. Place the mailbox as shown on the artistic renderings and replace the stucco with (T1) porcelain tile as shown on the materials/finishes board.
  - e. On the lighting plans, replace the F4 lighting in the rear outside patio with a domed light facing downward.
  - f. Add 3 ceiling recessed lights (between gridlines J and O) on the rear entrance on the rear elevation.
  - g. Use stamped or textured stucco and soften color from white to a more earthen tone to blend with the (T1) porcelain tile.
  - h. Keep the front fence with a horizontal design, 50 percent open slats, and composite wood or painted steel (painted to match the composite wood siding).

- i. Pervious materials shall be used throughout the landscaped areas and outdoor patios.
3. 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.
4. The property owner 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 earth-moving 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 the 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 application 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.
5. 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.
  6. All new power and telephone utility lines shall be placed underground.
  7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Department of Public Works, the Coastside Fire Protection District, the Coastside County Water District, and the Granada Community Services District.
  8. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
  9. 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 Magellan Avenue or the entrance to Mirada Surf Beach adjacent to the property. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue or the entrance to Mirada Surf Beach adjacent to the property. There shall be no storage of construction vehicles in the public right-of-way or the entrance to Mirada Surf Beach adjacent to the property.
10. The exterior colors and materials as conditioned by 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.
  11. At the building permit application stage, the project shall demonstrate compliance with the Performance Approach of the Water Efficient Landscape Ordinance (WELO) and provide the required forms.
  12. Installation of the approved landscape plan is required prior to final inspection.
  13. At the building permit application stage, the applicant shall submit a tree protection plan which protects on- and off-site trees within the proximity of grading and/or construction activities and includes the following measures:
    - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
    - b. Isolate tree protection zones using 5-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. If 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 undertaken by an arborist or forester and documented. Roots to be cut shall 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 shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
    - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2 by 4 boards in concentric layers to a height of eight (8) feet.

- g. Prior to issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
14. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,406.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.

The following conditions of approval impose the mitigation measures identified in the certified IS/MND, with minor revisions made for clarity and strengthening of the required mitigation (changes shown in tracked changes format):

15. **Mitigation Measure 1:** Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the ~~structure development~~ in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.
16. **Mitigation Measure 2:** Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.
17. **Mitigation Measure 3:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.
18. **Mitigation Measure 4:** A qualified biologist should conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.  
~~Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.~~
19. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the ~~Department of Public Works~~ Building Inspection Section's Drainage Section.
20. **Mitigation Measure 6:** 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.



~~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.~~

21. The proposed fountain grass (*Pennisetum setaceum*) shall be replaced with native, non-invasive drought-tolerant plant material that is subject to the approval of the Community Development Director.

#### Building Inspection Section

21. Project is subject to a building permit from the San Mateo County Planning and Building Department.

#### Drainage Section

22. 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 Drainage Section 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 Drainage Section for review and approval.

#### Geotechnical Section

23. A geotechnical report is required at the building permit stage.

#### Department of Public Works

24. 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 percent) 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.
25. 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.
26. 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.

#### County Parks Department

27. The 50-inch dbh (diameter at breast height) Monterey Cypress, located by the entrance to Mirada Surf Park and jointly owned with the County of San Mateo (Tree No.1 as noted on Sheet TP-1) shall be removed.

#### Coastside Fire Protection District

28. Coastside Fire Protection District (CFPD) access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
29. 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. 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. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. 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. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
30. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and final inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
31. A fire flow of 1,500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to CFPD's final approval of the building permit or before combustibles are brought on-site.
32. 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. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning 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. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
33. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

- 34. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
- 35. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Coastside County Water District

- 36. Adequate backflow protection must be provided and shown on the landscape plans.
- 37. A dedicated irrigation meter will be required for the project because the amount of irrigated landscaping exceeds 5,000 square feet.
- 38. Plan notes incorrectly refer to Montara Water and Sanitary District (MWSD) standards and must be corrected accordingly. This project is within Coastside County Water District's service area and must comply with Coastside County Water District's regulations.
- 39. The meter location must be out of driveway or parking areas.
- 40. Size of water service marked on plans must be corrected since Coastside County Water District requires separate services for fire service and domestic service. The capacity assigned to this parcel is a 5/8-inch meter served from a 3/4-inch water service from the main.
- 41. Fire service plans were not provided but the minimum size for a single-family residence is a 1-inch fire meter serviced from a 1-inch water service from the main.
- 42. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. District staff performs inspections to verify compliance with all district regulations during and after construction.
- 43. If fire sprinklers are required by Coastside Fire Protection District, fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

Granada Community Services District (District)

- 44. The applicant must obtain a standard sewer connection permit to connect the project to the District's wastewater facilities.

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**3. Owner: Karen Eppes**  
**Applicant: Mark Stegmaier**

File Number: PLN2019-00472  
Location: 880 Park Avenue, Moss Beach  
Assessor's Parcel No: 037-259-310

Consideration of a Design Review Permit and Coastal Development Permit to allow construction of a new 1,791 sq. ft., single story -family residence and attached 731 sq. ft. garage, on an existing 12,808 sq. ft. vacant legal parcel. The project is appealable to the California Coastal Commission. Application deemed complete March 11, 2020. Please direct any questions to Project Planner Bryan Albini at [balbini@smcgov.org](mailto:balbini@smcgov.org).

**SPEAKERS:**

1. Marsha (did not speak)
2. Cyd Young
3. Patty and Rick

**COMMISSION ACTION:**

Commissioner Gupta moved and Commissioner Santacruz seconded to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Gupta moved and Commissioner Ramirez 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 approved the Design Review, Coastal Development and Grading Permits, County File Number PLN 2019-00472, based on and subject to the required findings and conditions of approval listed as follows:

**FINDINGS**

Regarding the Environmental Review, Found:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA), related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Design Review, Found:

2. That, with the conditions of approval recommended by the Coastsides Design Review Committee at its meeting of April 9, 2020, the project is in compliance with the Design Review Standards for the Coastsides as previously elaborated in Section 3.b of this staff report.

Regarding the Coastal Development Permit, Found:

3. 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 by conforming to the standards and policies outlined in this staff report.
4. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of

the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Specifically, vertical access currently exists at Ocean Boulevard, and lateral access exists along La Grande Avenue.

5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the policies of the Housing, Visual Resources, Hazards, and Shoreline Access Components.

6. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of May 20, 2020, one building permit has been issued for the construction of a single-family residence, and one building permit has been issued for the construction of an Accessory Dwelling Unit.

Regarding the Grading Permit, Found:

7. That the granting of the permit will not have a significant adverse impact on the environment. The project is categorically exempt from environmental review pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA), related to new construction of small structures, including one single-family residence in a residential zone in an urban area. The primary permitted use of the property is single-family residential and the proposed grading that sets a portion of the home into the slope is not excessive. The project has also been reviewed by the Department of Public Works and the Geotechnical Section who have recommended conditions of approval to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.
8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Code, including the standards referenced in Section 9296. The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils report submitted for the project prepared by Sigma Prime Geosciences, Inc., and have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans. The consultant will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Ordinance.
9. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*).

**CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on April 9, 2020. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of 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 applicant shall include a copy of the final approval letter on the top pages of the building plans. This would provide the Planning approval date and required conditions of approval on the on-site plans.
3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

- a. The front driveway gate shall be steel framed and black, with galvanized hog wire fence panels. The overall height shall not exceed 48-inches.
  - b. The front wall and driveways columns to be maximum 48-inch high, stone veneer.
  - c. The landscape shall include small scale evergreen trees, three on each side of driveway (either Australian Tea tree, New Zealand Christmas tree, or Arbutus 'Marina').
  - d. The metal roof shall be medium gray in color with a solar reflective index not to exceed the mid-20 range.
4. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless as authorized by the Community Development Director.
  5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
  6. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
  7. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
  8. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
  9. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
  10. 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 and water bodies by:

- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
  - g. Limiting construction access routes and stabilization of designated access points.
  - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
11. 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.
12. 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.
13. 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.
14. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
15. 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.
16. 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 Park Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Park Avenue. There shall be no storage of construction vehicles in the public right-of-way.
17. 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.
18. 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).
19. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.

20. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
21. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.
22. Prior to building permit issuance, applicant shall have a pre-construction biological survey to determine if any presence of species of significance, specifically San Francisco Owl's Clover (*triphysaria-floribunda*) are present within the project site. If identified within the disturbance area, then consultation from the California Department of Fish and Wildlife (CDFW) for guidance on transplantation or propagation, fence protection around replanting areas, and monitoring until successful establishment is reasonable.

#### Building Inspection Section

23. The proposed project requires a building permit.
24. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2019 version.
25. At the time of building permit application, the plans shall also clearly delineate the "storage/loft" floor plan.

#### Geotechnical Section

26. An in-depth peer review of the soils report will occur at the building permit application phase.

#### Drainage Inspection

27. The following items will be required at the time of building permit submittal:
  - a. A final Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy.
  - b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer showing any features required to retain additional stormwater resulting from the new and replaced impervious areas on-site, as determined in the Drainage Report.
  - c. Confirmation from the project geotechnical engineer of the appropriateness of an infiltration feature located within the 10-foot fault setback.
  - d. An updated C3 and C6 Development Review Checklist (if applicable).

Montara Water & Sanitary District

28. Applicant required to obtain Sewer Permits prior to issuance of building permit. Sewer Connection Fees must be paid prior to issuance of connection permit. Sewer Mainline Extension will be required. Grinder pump may be required.
29. Applicant required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Well abandonment may be required by County of San Mateo Department of Public Health (SMC DPH). Water mainline extension will be required.
30. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to District for permits and not their contractor.

Department of Public Works

31. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), 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.
32. Prior to the issuance of the building permit or planning permit (if applicable), 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 percent) 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.
33. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
34. A grading plan shall be prepared and signed by the engineer and shall be submitted to the Department of Public Works and the Planning Department for approval prior to commencing any work.
35. Prior to building permit final, the applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved drainage facility located in the county right of way for the proposed road extension.

36. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a Plan and Profile of both the existing and the proposed access from the nearest “publicly” maintained roadway to the proposed building site.

#### Coastside Fire Protection District

37. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
38. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
39. ADD Note to plans: 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. (CFC 1030).
40. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
41. 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. 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. 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 back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE).
42. ADD Note to plans: As per Coastside Fire Protection District Ordinance 2016-01, 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.
43. Vegetation Management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance 2016-01, the 2016 California Fire Code 304.1.2.

44. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
45. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 206 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, and additional improved area shall be developed for that use.
46. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
47. “No Parking – Fire Lane” signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6
48. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 2 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
49. Certain areas as designated by the San Mateo County Fire Department will be required to be designated and maintained as Fire Lanes.
50. ADD Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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 Inspection Section 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.
51. Installation of underground sprinkler pipe shall be flushed and visually inspected by District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

- 52. Exterior bell and interior horn/strobe: are required to be wired.
- 53. Contact the Fire Marshal’s Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.

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<b>4.</b>	<b>Owner/Applicant:</b>	<b>MidPen Housing Corporation</b>
	File Number:	PLN2018-00264
	Location:	Carlos Street, Moss Beach
	Assessor’s Parcel No:	037-022-070

Continued consideration of a Local Coastal Plan Map and Text Amendment, and a Zoning Text and Map Amendment to rezone one parcel from “PUD-124/CD” to “PUD-140/CD”, in order to revise the site plan and project design and reduce the density of the previously approved PUD zoning from 148 dwelling units to 71 dwelling units composed entirely of affordable housing on a vacant parcel located at the corner of Carlos and Sierra Streets in Moss Beach. The amendment also includes a revision to Policy 3.15(d) of the LCP to require that all the dwelling units within the PUD be affordable. The amendments were first presented to the Planning Commission at its meeting of January 22, 2020, at which time public comments were received and the public comment period was closed. Please direct any questions to Project Planner Michael Schaller at [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

**SPEAKERS:**

- 1. Greg Dieguez
- 2. Will Norris, Sierra St. Resident
- 3. Cyd Young
- 4. Ann
- 5. Len Erickson
- 6. Alexander Melendrez
- 7. John Q
- 8. Dolores Silva
- 9. Michael Credo
- 10. Karen DeMoore
- 11. Erin Rolston

**COMMISSION ACTION:**

Commissioner Santacruz moved and Commissioner Gupta seconded to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Ramirez moved and Commissioner Gupta seconded the motion to recommend that the Board of Supervisors adopt the resolution. Please note that Commissioner Ketcham pointed out that the updated plans, reflecting revised building height and front setback, were not included in the Planning Commission staff report, and that Steve Monowitz acknowledged the oversight and assured us that the updated plans would be included for the Board of Supervisors. **Motion carried 4-1-0-0.**

4 = AYES (votes for YES)

1 = NOES (Commissioner Santacruz)

0= ABSTAINS (None)

0= ABSENT (no vote counted due to absent member)

Based on information provided by staff and evidence presented at the hearing the Planning Commission recommend that the Board of Supervisors adopt a resolution directing staff to submit the Local Coastal Program (LCP) Amendments for California Coastal Commission certification.

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**3. Correspondence and Other Matters**

None

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

No Study Session is proposed for the next meeting and went over the 1 items currently on the 6/24/20.

**5. Director's Report**

Director Steve Monowitz informed the Commissioners that the County Manager has issued an executive order suspending Use Permit and parking exception requirement as a temporary relief which will allow restaurants to allow for outdoor seating.

**6. Commissioner Updates and Questions**

Commissioner Gupta inquired about the Connect the Coastside workshops.

**7. Adjournment**

Meeting was adjourned at 2:03p.m.

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