



## 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

# DRAFT

MEETING NO. 1710  
Wednesday, September 8, 2021  
BY VIDEOCONFERENCE ONLY

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Ketcham.

**Roll Call:** Commissioners Present: Ketcham, Hansson, Gupta, Santacruz  
Commissioners Absent: Ramirez  
Staff Present: Monowitz, Fox, Montes

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Legal notice published in the San Mateo County Times on August 28, 2021 and the Half Moon Bay Review on September 1, 2021.

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

1. Ron Snow

### CONSENT AGENDA

**Consideration of the Minutes** of the Planning Commission meeting of August 25, 2021.

Chair Ketcham continued the minutes from August 25, 2021 to the next meeting for staff to revise and receive feedback.

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### END OF THE CONSENT AGENDA

Item #1 was moved to the Regular Agenda

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**REGULAR AGENDA  
9:00 a.m.**

- 1. **Owner:** Peninsula Open Space Trust (POST)  
**Applicants:** Mid-Peninsula Regional Open Space District (MROSD)  
**File Number:** PLN 2021-00256  
**Location:** **Adjacent to** 1589 Higgins Canyon Road, Half Moon Bay (District 3)  
 Assessor’s Parcel No’s: 064-370-200, 064-370-070, 064-370-110, 064-370-120, 065-210-090, 065-210-220, and 065-210-240

Consideration of a request by the MROSD, that the County determine whether the proposed purchase of an undivided 59% interest in the Johnston Ranch Property (APNs 064-370-200, 064-370-070, 064-370-110, 064-370-120, 065-210-090, 065-210-220, and 065-210-240) totaling 868 acres, conforms to the County General Plan. Application deemed complete on August 2, 2021. Please direct any questions to Project Planner Katie Faulkner at [kfaulkner@smcgov.org](mailto:kfaulkner@smcgov.org).

**SPEAKERS:**

- 1. Lennie Roberts

**COMMISSION ACTION:**

Commissioners unanimously agreed to close the public hearing.

Commissioner Hansson moved and Commissioner Gupta seconded the motion. **Motion carried 4-0-0-1- (Commissioner Ramirez absent).**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission finds that the proposed purchase by the MROSD of the Johnston Ranch Property (APNs 064-370-200, 064-370-070, 064-370-110, 064-370-120, 065-210-090, 065-210-220, and 065-210-240) conforms to the County General Plan.

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- 2. **Owner/Applicants:** Tim Parsey  
**File Number:** PLN2020-00450  
**Location:** 2006 Vallemar Street, Moss Beach. (District 3)  
 Assessor’s Parcel No’s: 037-085-020

Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception to allow construction of a new 1,438 sq. ft., 3-story, single family residence with an attached 197 sq. ft., 1-car garage on a 3,408 sq. ft. legal, developed parcel (COC95-0001). Due to the non-conforming size and triangular shape of the parcel, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces is the minimum required, as well as a Non-Conforming Use Permit to allow a 12 feet combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where 20 feet is the minimum required. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission.

Application deemed complete on June 3, 2021. Please direct any questions to Project Planner Camille Leung at [cleung@smcgov.org](mailto:cleung@smcgov.org).

**SPEAKERS:**

1. Tim Parsey, Applicant
2. Ron Snow

**COMMISSION ACTION:**

Commissioners unanimously agreed to close the public hearing.

Commissioner Gupta moved and Commissioner Santacruz seconded the motion. **Motion carried 4-0-0-1 (Commissioner Ramirez absent).**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, County File Number PLN 2020-00450, by making the required findings and adopting the conditions of approval listed as follows:

**FINDINGS:**

**Regarding Environmental Review, Found:**

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

**Regarding the Coastal Development Permit (CDP), Found:**

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast.
3. That the project is located between the nearest through public road and the sea and is subject to 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). Adequate access to the shoreline is provided nearby via Niagara Avenue, located 150 feet south of the project site.
4. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2021 calendar year.

5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as listed in Section A.3 of this staff report.

Regarding the Design Review, Found:

6. That the project, as proposed and conditioned, has been reviewed under 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.1) Elements of Design, 1. Building mass, shape and scale d. Facade Articulation and e. Wall Articulation: The project is in compliance with these standards in terms of the proposed arrangement, placement, and massing of major building forms.

Regarding the Off-Street Parking Exception, Found:

7. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible. Due to the triangular shape and narrow width of the parcel and the 56-inch diameter at breast height Monterey Cypress tree on the left side of the front yard, the provision of two coverage parking spaces could not be achieved. The applicant proposes an attached 9-foot wide one-car garage and an uncovered 9.5-foot wide parking space. The proposal allows for two on-site parking spaces and for the garage to be a subordinate feature of the overall design as required Section 6565.20(D).2.d of the design review standards.

Regarding the Non-Conforming Use Permit, Found:

8. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-17/DR/CD Zoning District.
9. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible, because the parcels that are contiguous to the subject property were, at the time of project design, either not financially feasible for purchase or not available for purchase.
10. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

11. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The subject site does not contain sensitive habitat. The Coastsides Design Review Committee has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.
12. That use permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

### **CONDITIONS OF APPROVAL**

#### **Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on September 8, 2021 and as reviewed by the Coastsides Design Review Committee on July 8, 2021. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to 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 Coastal Development Permit, Non-Conforming Use Permit, Off-Street Parking Exception, and Design Review Permit shall be valid for five (5) years from the date of final 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 issuance of the building permit. The expiration date of the permits 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 a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
4. 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.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. Clarify light fixture numbers. Use downward-directed light, or puck light under door covers, and eliminate reference to up-down light.
  - b. Clarify color palette using Gargoyle 1546 as the grey body color and Norway Spruce 452 as the green body color.
  - c. Add fascia expression at garage roof or drop plate height 1-foot and change exposed hip roof at garage to flat roof.
  - d. For each eyebrow roof, introduce one downward-directed light or puck light.
  - e. Remove two lights (Type 2) at the ground floor deck canopy.
  - f. The following are recommendations by the CDRC (compliance is optional):
    - 1) Add landscape light outside garage.
    - 2) Add house numbers on the Vallemar Street side of the garage.

6. 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 site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. 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.

- n. 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.
  - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
7. 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.
  8. 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.
  9. 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.
  10. No site disturbance shall occur, including any vegetation, tree removal, or grading, until a building permit has been issued.
  11. 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 Vallemar Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Vallemar Street. There shall be no storage of construction vehicles in the public right-of-way.
  12. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
  13. 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 County Ordinance Code Section 4.88.360).

14. Installation of the approved landscape plan is required prior to final inspection.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo 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 sq. ft. WELo 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:
  - a. 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).
  - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water.
  - c. 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.
  - d. Turf: Total turf area shall not exceed 25 percent of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 percent 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.
  - e. 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.
16. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines of on-site or off-site trees, including the following:
  - 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 feet; and
- 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.

17. The uncovered parking space shall be constructed with a porous surface.

#### Building Inspection Section

18. A building permit is required for this project.

#### Geotechnical Section

19. A Geotechnical Report shall be submitted at building permit application stage, the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at time of building permit application.

#### Drainage Section

20. The project is required to submit a final grading and drainage plan at the building permit stage that complies with County Drainage Policy and has been determined by the project arborist to not negatively impact adjacent trees and to be confirmed by the County Arborist. In the event that a prescriptive-based drainage plan similar to the Planning-level drainage plan is determined to have a significant negative impact on the tree(s), as determined by the County Arborist, a drainage plan prepared by a Civil Engineer will be required.

#### Montara Water and Sanitary District (MWSD)

21. Property is currently developed and receiving water and sewer services. Applicant shall submit a MWSD application for existing connections. Applicant shall obtain Sewer Permits prior to issuance of building permit. To allow credit for existing fixtures, a fixture

unit count by MWSD staff before demolition of the existing structure is required. Proper abandonment and cover of existing sewer later in accordance with MWSD standards is required before demolition of existing house. Sewer lateral TV inspection is required. Sewer lateral required to adhere to current MWSD standards. Possible lateral replacement required.

22. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Existing water meter needs to be exchanged to MWSD-owned construction meter with backflow prevention before demolition of existing structure and protection from damage during construction. Water meter size upgrade may be required. Existing water service line needs to be brought to current MWSD standards and may need to be replaced. Water service line needs to tie into existing 6-inch water main in Vallemar Street.
23. Connection to the MWSD's fire protection system is required. A 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 MWSD for permits and not their contractor.

#### Coastside Fire Protection District (Fire District)

All fire conditions and requirements must be incorporated into the building plans, (see attached conditions) prior to building permit issuance. It is the applicant's responsibility to notify your contractor, architect and engineer of these requirements.

24. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal-approved and -listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
25. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5 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).
26. As per Coastside Fire District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six 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 shall be placed at the entrance from the nearest public roadway.

27. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six 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 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
28. As per Coastside Fire Protection District Ordinance 2019-03, 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.
29. Vegetation Management (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. 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.

30. As per 2019 CFC, Appendix B and C, a Fire District-approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for two hours. Contact the local water purveyor for water flow details.
31. 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 2019-03, 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. 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 Division 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 will forward a complete set to the Coastside Fire Protection District for review.

32. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire 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.
33. 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.
34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. Coastside Fire Protection District Ordinance 2019-03 and the 2019 California Fire Code shall set road standards. As per the 2019 California Fire Code, dead-end roads exceeding 150 feet shall be provided with an approved turnaround. As per the 2019 CFC Section Appendix D, road width shall not be less than 20 feet. and no street parking.
35. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 (CFC Section 605.11).

#### Department of Public Works

36. On building plans submitted for the Building Permit Application for the new residence, please remove the proposed swing gate shown on Page A-2. Gates cannot swing out into the public right-of-way. A sliding gate on private property may be used.
37. 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.
38. 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

39. 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.

CML:cmc – CMLFF0790\_WCU.DOCX

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3. **Correspondence and Other Matters**

Letter was forwarded from the Appeal made by the Zmay; we anticipate going to the Board of Supervisors as soon as the first meeting in October. Commissioner Hansson wants to have Planning Commission action properly represented at the BOS hearing. Commissioners do have an opportunity to represent the Commission as a member of the public.

No additional correspondence

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

No study session for next meeting but we will have 2 items on the next agenda.

5. **Director's Report**

The following item will be considered by the Board of Supervisors on 9/14/21: Accessory Dwelling Units

New state laws regarding housing, we are waiting to see how that will affect us and how to implement the new standards.

6. **Commissioner Updates and Questions**

Commissioner Gupta inquired about the new updated Budget, does that impact the hiring for Planning and Building. Steve explained that this would not impact the department and the September revisions are geared to address high priorities for the County and impact of the pandemic, housing, and any changes. No significant changes will affect Planning and Building.

Commissioner Gupta, Coastal Commission and if there was anything if significant to for the Commission. Steve encourages to listed in if there is an item that interest you but nothing specific now.

Commissioner Hansson inquired about story poles and if we are seeing a rise in permits come in.

7. **Adjournment**

The meeting adjourned at 10:22 AM