



Planning & Building Department Planning Commission

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

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

Action Minutes

DRAFT

MEETING NO. 1618

Wednesday, July 27, 2016

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

Vice- Chair Ramirez called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Vice- Chair Ramirez

Roll Call:

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

Legal notice published in the San Mateo County Times on July 16, 2016 and the Half Moon Bay Review on July 13, 2016.

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

None.

Consideration of the Minutes of the Planning Commission meeting of July 13, 2016.

The Minutes dated July 13, 2016 will be considered at the meeting scheduled for August 10, 2016 in order to have a quorum.

REGULAR AGENDA

9:00 a.m.

- Owner/Applicant:** Justin Lang
File No.: PLN2016-00011
Location: San Carlos Avenue, El Granada
Assessor's Parcel No.: 047-105-240

Consideration of a Certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, a Coastal Development Permit, a Design Review, and a Certificate of Compliance/Type B, pursuant to

Section 6328.4 and 6565.3 of the County Zoning Regulations and Section 7134.2 of the County Subdivision Regulations, respectively, to confirm the legality of a 6,350 sq. ft. parcel and to allow construction of a 2,200 sq. ft. single-family residence. The project is appealable to the California Coastal Commission. Application deemed complete March 17, 2016. Please direct any questions to Project Planner, Kimberly Smith, at 650/363-4582 or kdsmith@smcgov.org.

SPEAKERS:

1. Justin Lang, Applicant

COMMISSION ACTION:

Commissioner Kersteen- Tucker moved and Commissioner Dworetzky seconded to close the public hearing.

Motion carried 3-0-0-2 (Commissioner Hansson and Simonson absent).

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded the motion. **Motion carried 3-0-0-2 (Commissioner Hansson and Simonson absent).**

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

FINDINGS

For the Environmental Review, Found:

1. That the Planning Commission does hereby find that this Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the conditions of approval, which incorporate the mitigated measures identified in the Initial Study/Mitigated Negative Declaration and agreed to by the applicant, satisfy the Mitigation Monitoring and Reporting Plan requirements established by California Public Resources Code Section 21081.6.

For the Conditional Certificate of Compliance (Type B), Found:

5. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (*Legalization of Parcels; Certificate of Compliance*), particularly Section 7134.2(a), (b), and (c).
6. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et seq.

For the Coastal Development Permit, Found:

7. 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. Based upon a review of databases and a site visit to the project site on July 24, 2015, the Biological Report concludes that no sensitive habitats, including wetlands or waters, are present within the project site. The proposed project is outside of riparian setbacks.
8. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with policies pertaining to sensitive habitats. The Coastside Design Review Committee (CDRC) considered this project at their meeting of April 19, 2016, and determined that the project is in compliance with applicable Design Review Standards, as required by LCP policies pertaining to visual resources.
9. That the project conforms to the applicable policies of the Local Coastal Program (LCP) as discussed in the staff report. Based upon a review of databases and a site visit to the project site on July 24, 2015, the Biological Report concludes that no sensitive habitats, including wetlands or waters, are present within the project site. The proposed project is outside of riparian setbacks.

For the Design Review Permit, Found:

10. 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. The design orients windows, entrances, decks, and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks and patios. Condition No. 2.b requires that the rear plate be lowered to 8'6" in height with a slope of the roof to remain at the same angle (Section 6565.20(C)2.a).
 - b. The design uses roof form for the second story which helps minimize the effect on views from neighboring houses. Condition No. 2.a requires that a stone partial wall be added on the north side of the lower bedroom to extend upward six feet (6') above the upper deck floor for privacy (Section 6565.20(C) 2.b).
 - c. The design minimizes unused, enclosed space between the lowest floor and the grade below. Condition No. 2.c requires that a lower-level deck configuration be added that transitions from the master bedroom to the rear and integrates with the existing side stairs (Section 6565.20(D)1.a).
 - d. The architectural style and contemporary design use building shapes and materials, including Hardie Board siding, stucco, and sloped roof, that complement other homes in the neighborhood and make the design compatible with the character of the area (Section 6565.20(D)2.a).

CONDITIONS OF APPROVALCurrent Planning Section

1. **Mitigation Measure 1:** Any proposed trimming or removal of trees shall occur only during non-nesting bird season (September 1 - February 14) to the extent feasible. In the event of any removal of vegetation and/or project grading- and construction-related activities occurring during the nesting season (February 15 - August 31), the applicant shall conduct a pre-construction nesting bird survey in order to document and establish population size and protection measures, respectively.
2. **Mitigation Measure 2:** In the event that nests are observed within the project site, buffers shall be established as determined by a qualified biologist, depending on the types of species observed, project grading and construction activities occurring, and nest locations, to include 25- to 75-ft. buffers for passerine birds and up to 250-ft. buffers for raptors.
3. **Mitigation Measure 3:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
4. **Mitigation Measure 4:** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
5. **Mitigation Measure 5:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.
6. **Mitigation Measure 6:** Prior to the issuance of a building permit for this project, the building permit application and plans shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated December 29, 2015. This approval applies only to the proposal as described in those plans, supporting materials, and reports submitted on January 12, 2016 and as approved by the Planning Commission. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.
7. The subject Certificate of Compliance (Type B), which shall confirm that APN 047-105-240 represents one single legal parcel, shall be recorded prior to the issuance of any other permits related to any development on this property. The applicant shall submit a recording fee of \$34 in a check made payable to San Mateo County, which will be transmitted to the Recorder's Office by the Planner for the document's recordation.
8. The project shall be constructed in compliance with the approved plans, and as recommended for approval by the Coastsides Design Review Committee on April 19, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation.

Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

9. Maintain natural vegetation buffer areas that protect riparian habitats throughout the life of the project. Prior to any grading or construction activity on the project site, the property owner/applicant/contractor shall implement the following tree protection plan:
 - a. Establish and maintain tree protection zones throughout the entire length of the project.
 - b. Delineate tree protection zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from the site inspection following root cutting.
 - e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
 - f. Street tree trunks should be wrapped with straw wattles, orange fence, and 2 x 4 boards in concentric layers to a height of six feet.
10. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Lower the rear plate height to 8' 6" with the slope of the roof to remain at the same angle.
 - b. Add a stone partial wall at the north side of the lower bedroom to extend up 6' above the upper deck floor for privacy.
 - c. Add a lower-level rear deck whose configuration transitions from the master bedroom to the rear yard and integrates with the existing side stairs.
11. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date for this project, the applicant shall pay an environmental filing fee of \$2,210.25, as required under the Department of Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,260.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee will increase on January 1, 2017.

12. 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.

13. 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.
14. 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.
 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. 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.
 17. No site disturbance shall occur, including any grading, until a building permit has been issued.
 18. 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 San Carlos 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 San Carlos Avenue. There shall be no storage of construction vehicles in the public right-of-way.
 19. 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.
 20. 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).
 21. Installation of the approved landscape plan, which includes native and drought-tolerant plant species appropriate to the coastal environment, as approved by the Coastside Design Review Committee, is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.

22. The applicant shall apply for a building permit.

Granada Community Services District

23. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval process.

Coastside County Water District

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

Department of Public Works

25. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
26. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
27. 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.
28. 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.

Coastside Fire Protection District

29. As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery

powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

30. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
31. 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.
32. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
33. As per Coastside Fire Protection District Ordinance No. 2013-03, 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 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, 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. See Fire Ordinance for standard sign.
34. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
35. As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
36. As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:
 - a. 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. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 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.
 - c. Remove that portion of any existing tree, 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.

- 37. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
- 38. The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, the 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 during construction. Approved signs and painted curbs or lines shall be provided 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-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
- 39. Fire apparatus access roads shall be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20% (plan and profile required), CFC 503.
- 40. "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.
- 41. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

2. **Owner/Applicant:** San Mateo County
 File No.: PLN2016-00182
 Location: San Mateo County
 Assessor's Parcel No.: Countywide

Consideration of a recommendation of a resolution to adopt a Local Hazard Mitigation Plan for unincorporated San Mateo County and a resolution amending the General Plan to incorporate the Local Hazard Mitigation Plan. Application deemed complete June 10, 2016. Please direct any questions to Project Planner, Rob Bartoli, at 650/363-1857 or rbartoli@smcgov.org.

SPEAKERS

None.

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded to close the public hearing.
Motion carried 3-0-0-2 (Commissioner Hansson and Simonson absent).

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded the motion. **Motion carried 3-0-0-2 (Commissioner Hansson and Simonson absent).**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors adopt a resolution approving the Local Hazard Mitigation Plan for unincorporated San Mateo County and amend the San Mateo County General Plan to incorporate the Local Hazard Mitigation Plan by reference.

- 3. **Owner:** Peninsula Open Space Trust
- Applicant:** Laura O’Leary, Peninsula Open Space Trust
- File No.:** PLN2015-00465
- Location:** 6525 Cabrillo Highway, Pescadero
- Assessor’s Parcel Nos.:** 086-330-060 and 086-330-080

Certification of a Mitigated Negative Declaration subject to the California Environmental Quality Act, an Architectural Review Exemption pursuant to State of California Streets and Highways Code, a Coastal Development Permit and a Planned Agricultural Permit pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations to drill a domestic water well to serve a Farm Labor Housing unit on the property. The project is appealable to the California Coastal Commission. Application deemed complete March 30, 2016.

Planning staff, with the applicant’s concurrence, requests the item be postponed to the meeting dated August 10, 2016, to allow additional time in order to work with the applicant to resolve some issues related to the scope of the project.

4. **Correspondence and Other Matters**

None.

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

No study session suggested at this time.

Several items are tentatively scheduled for the August 10 meeting including a Design Review Permit, Grading Permit and Certificate of Compliance (Type B) to construct a single-family residence in Devonshire, and the postponed item to drill a domestic water well and re-establish a Farm Labor Housing unit in Pescadero.

6. **Director’s Report**

During the public hearing portion for the Board of Supervisors there was a presentation given by the Menlo Oaks Tree Advocacy (MOTA) group where they asked the Board of Supervisors to consider an Urgency Ordinance which prohibits the removal or major trimming of any Heritage Oak trees.

The Planning Department will responded to MOTA’s request and decided it was important to move in a rapid fashion. The Planning Department gave a two month time frame to have something in place.

7. **Adjournment**

The meeting adjourned at 10:20 a.m.

