



**Planning & Building Department
Planning Commission**

Kumkum Gupta, 1st District
 Frederick Hansson, 2nd District
 Lisa Ketcham, 3rd District
 Manuel Ramirez, Jr., 4th District
 Mario Santacruz, Vacant

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

ACTION MINUTES- DRAFT

MEETING NO. 1715
 Wednesday February 9, 2022

BY VIDEOCONFERENCE ONLY

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

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

Roll Call: Commissioners Present: Gupta, Hansson, Ketcham, Ramirez
 Commissioners Absent: None
 Staff Present: Monowitz, Fox, Montes

Legal notice published in the San Mateo County Times on January 29, 2022 and the Half Moon Bay Review on February 2, 2022.

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

None

CONSENT AGENDA

1. **Consideration of the Minutes** of the Planning Commission meeting of January 26, 2022.
 Item is continuing to the next Planning Commission Meeting.

2. **Remote Meetings Under Brown Act**

Vote to Place Future Resolutions Regarding Continued Remote Meetings Under Brown Act on a Consent Agenda

Commissioner Hansson motioned to approve consent agenda and to table the minutes to the next meeting. the minutes as revised. Commissioner Ketcham seconded the motion. **Motion carried 4-0-0-0.**

REGULAR AGENDA

9:00 a.m.

3. **Owner:** San Mateo County Parks Department
Applicant: San Mateo County
File Number: PLN 2021-00333
Location: Pillar Point Bluff County Park (Moss Beach) and Quarry Park (El Granada)
Assessor's Parcel No's: Various (District 3)

Consideration of a Coastal Development Permit, for the County Parks Department's Off-Leash Dog Recreation Pilot Program. The proposed pilot program is limited to Pillar Point Bluffs and Quarry Park, located in the unincorporated Moss Beach and El Granada areas of San Mateo County. This project is appealable to the California Coastal Commission. The application was deemed complete on November 23, 2021. Please direct questions to Project Planner Michael Schaller at mschaller@smcgov.org.

SPEAKERS:

1. Sabrina Brennan,
2. Matthew Greenberg,
3. Neil Merrilees,
4. Nicole Skerry,
5. James Lee,
6. Betsy Caffell,
7. Lennie Roberts,
8. Soudabeh Taleghani,
9. Joel Farbstein,
10. Chris Johnson,
11. Jim Sullivan,
12. Marsha Cohen,
13. Jana Jacobs,
14. Michael Ferreira,
15. Christopher Tyler,
16. Amy Tezza,
17. Phyllis Savari,
18. Adam Lokar,
19. Birgitta Bower,
20. Fran Pollard,
21. Peter Griffin,
22. Janet Dudley,
23. Dolores Silva

COMMISSION ACTION

Commissioner Gupta moved to approve the project; Commissioner Hansson seconded the motion. to close Public Comment. Motion **4-0-0-0**.

Commissioner Ketcham moved to deny the project; Commissioner Hansson seconded the motion. **Motion carried 3-1-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission determined that the findings required to approve the application could not be made, and denied the Coastal Development Permit, County File Number PLN 2021-00333. The potential for the project to result in adverse impacts to sensitive habitats and water quality were identified as the basis for this decision.

4. Correspondence and Other Matters

None

5. Consideration of Study Session for Next Meeting

No study session for the next meeting.

6. Director's Report

Steve gave a brief update on the Flood Management Rating System Update

7. **Commissioner Updates and Questions**

- Commissioner Gupta commented that she has submitted her form 700 electronically. happens regarding the SB9 in terms of these applications? How do identify potential impacts from SB9. Steve will update the Commission once
- Commissioner Ketcham mentioned that she would like an update on the Comprehensive Management Plan and Plan Princeton and when that is coming to Planning Commission. Steve commented that this will be heard in May and Plan Princeton is will keep the Commission updated.
- A question was raised by Commissioner Ketcham regarding the Annual Long Range Work Program and when we can expect to hear about this item. Steve will work with Melissa Ross to get that calendared.
- Are there any updates on our vacant Commissioner position and Chair Ramirez will going to reach out to Supervisor Canepa if there have been any updates?
- Chair Ramirez asked about in-person meeting but there have not been any new updates at this point, and we will continue to meet virtually.

8. **Adjournment**

Meeting adjourned at 12:17 PM



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Lisa Ketcham, 3rd District
Manuel Ramirez, Jr., 4th District
Vacant, 5th District

County Office Building
455 County Center
Redwood City, California 94063
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ACTION MINUTES- DRAFT

MEETING NO. 1716
Wednesday February 23, 2022

BY VIDEOCONFERENCE

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

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

Roll Call: Commissioners Present: Gupta, Hansson, Ketcham, Ramirez
Commissioners Absent: None
Staff Present: Monowitz, Fox, Montes

Legal notice published in San Mateo Times on February 12, 2022 and the Half Moon Bay Review on February 16, 2022.

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

None

CONSENT AGENDA

1. **Consideration of the Minutes** of the Planning Commission meetings of January 26, 2022 and February 9, 2022.

2. **Remote Meetings Under Brown Act**

Vote to Place Future Resolutions Regarding Continued Remote Meetings Under Brown Act on a Consent Agenda

Commissioner Ketcham asked to postpone consideration of minutes for Feb 9, 2022. Commissioner Gupta moved to approve the remainder of consent agenda (revised minutes for January 27, 2022, and Remote Meetings Under Brown Act). Commissioner Ketcham seconded the motion. **Motion carried 4-0-0-0**

REGULAR AGENDA

9:00 a.m.

3. **Owner:** Kathleen Ferez
Applicant: Kerry Burke
 File Number: PLN2021-00231
 Location: 3501 Higgins Canyon Road, Rural Midcoast (District 3)
 Assessor's Parcel No: 066-140-120

An After-the-Fact Coastal Development Permit to fully legalize a replacement domestic well at 3501 Higgins Canyon Road in the unincorporated Rural Midcoast area of San Mateo County. No grading or tree removal is proposed. The project is not appealable to the California Coastal Commission. The application was deemed complete on November 12, 2021. Please direct questions to Project Planner Glen Jia at gjia@smcgov.org.

Chair Ramirez asked that the item be moved to the next agenda to allow the owner and applicant to be present at the hearing.

4. **Owner:** Katrien Masschelein and Alexander Lee-Rodgers
Applicant: Daniel Spiegel
 File Number: PLN2021-00029
 Location: 434 Summit Drive, Emerald Lake Hills
 Assessor's Parcel No: 057-143-100 (District 3)

Consideration of a Design Review Permit, a Non-Conforming Use Permit, and a Grading Permit, to allow construction of a new 2,644 sq. ft. two-story, single-family residence with an attached two-car garage on a non-conforming 6,205 sq. ft. parcel, at 434 Summit Drive in the County unincorporated Emerald Lake Hills area. A Non-Conforming Use Permit is required to allow lot coverage of 28.25% where 25% is the maximum, floor area of 2,644 sq. ft. where 2,400 sq. ft. is the maximum, and a combined side yard setback of approximately 16 feet where 20 feet is the minimum, in the Residential Hillside (RH) Zoning District. The project involves 305 cubic yards of earthwork and the removal of four (4) significant trees. The existing single-family residence and detached garage would be demolished. The application was deemed complete on December 28, 2021. Please direct questions to Project Planner Erica Adams at eadams@smcgov.org.

SPEAKERS:

1. Daniel Spiegel
2. Katrien Masschelein
3. Alexander Lee-Rodgers

COMMISSION ACTION:

Commissioners unanimously agreed to close the public hearing.

Commissioner Ketcham moved, and Commissioner Hansson seconded the motion.

Motion carried 4-0-0-0.

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved the Design Review Permit, Non-Conforming Use Permit, and Grading Permit, for County File Number PLN 2021-00029, based on and subject to the required findings and conditions of approval listed as follows:

FINDINGS:For the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, relating to construction single-family residence in a residential zone, in an urbanized area where all public services and facilities are available, and the project area is not environmentally sensitive. The property is located in an established residential community and is served by public water and sewer districts.

For the Design Review, Found:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer (DRO) on July 6, 2021.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape minimizes bulk by varying building height and use of a variety of geometric shape planes (c) facades are proportioned and patterned, and (d) respects privacy of neighboring houses.

For the Non-Conforming Use Permit, Found:

4. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6137 in that:
 - a. The development is proportioned in size as the subject parcel is approximately 50 percent the size of a conforming parcel, the exceptions are minor in scale, equivalent to approximately one additional room. The development achieves development preferences such as maintenance of design integrity, retention of mature, native trees and leaving portions of the parcel undisturbed.
 - b. Both adjacent parcels are developed and there are no opportunities to acquire contiguous land.
 - c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, as the project requires relatively minor relief from the zoning regulations for the side yard, lot coverage and floor area.
 - d. The proposal will not be detrimental to the public welfare or injurious to property or improvements, as the new construction will conform with the minimum side setback of 7.5 feet on each side, the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and no concerns were raised by reviewing agencies such as the Building Section, Department of Public Works or Cal-Fire.

- e. The exceptions requested are not granting any special privilege as the yard encroachments and additional square footage of lot coverage and floor area are allowed under this proposal are compatible to minor exceptions commonly granted for existing homes through a Home Improvement Exception (HIE) and would result in a residence consistent with other houses in the neighborhood.

For the Grading Permit Found:

5. That the granting of the permit will not have a significant adverse effect on the environment. The proposed grading is required to construct a new single-family residence and associated improvements. This project has been reviewed by the Department of Public Works and the Building Inspection Section's Geotechnical Engineer.
6. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9280. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, specifically in the areas of erosion and sediment control, dust control, and the timing of grading activity.
7. 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*), as the project includes measures to minimize the potential for erosion and sedimentation.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on February 23, 2022. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. 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 the Planning Commission approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review public hearing which requires payment of an additional fee of \$1,500 and surcharges.
2. The 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 its issuance. The design review approval may be extended by one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Four significant trees (Trees 2-5) as shown on plans dated April 1, 2021 are approved for removal. Trees designated to remain shall be protected from damage during construction per the project arborist report. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
4. The applicant shall plant four (15-gallon) replacement trees that are native to the area, two of which shall be oaks, prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.

5. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to final Planning approval of the building permit.
6. Prior to the Current Planning Section 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. 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).
7. 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.
8. 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.
9. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the County Fire Department.
10. No site disturbance shall occur, including any grading or tree/vegetation removal, 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 impede through traffic along the right-of-way on Summit Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Summit Drive. There shall be no storage of construction vehicles in the public right-of-way.
12. 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).

13. 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.
14. 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 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.

Water Efficient Landscape Ordinance (WELO)

15. The project is subject to compliance to the Water Efficient Landscape Ordinance (WELO): <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-welo>.

Building Inspection Section

16. A building permit is required.
17. A completed Request for Address Assignment Form shall be submitted to the Building Inspection Section (buildingcounter@smcgov.org) a minimum of 2 weeks prior to submittal of a building permit application.
18. 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.

County Fire Department

19. 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 lbs. 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.
20. 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 six 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 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 x 18-inch green reflective metal sign.
21. A fire flow of 500 gpm for 2 hours with a 20-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.

22. Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing 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.
23. All roof assemblies in Very high Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
24. 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.
25. 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.
26. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
27. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
28. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

Department of Public Works

29. 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.
30. 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.
31. 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.

Grading Conditions

32. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
33. Add notes with the following minimum dust control measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Pave apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
34. 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. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least 2 weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation, and haul route. If the schedule of grading operations calls for the grading to be completed in one dry season, then the winterization plan shall be considered a contingent plan to be implemented if work falls behind schedule.
35. 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.
36. 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.

Redwood City Water

37. An upgrade to the 5/8-inch water main may be required to achieve mandated water flow levels for fire suppression.

Emerald Lake Heights Sewer Maintenance District (Sewer District)

38. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted to County of San Mateo Building Inspection Section. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services>. All appropriate information and notes shall be included on the plans.
39. A Sewer Inspection Permit must be obtained to cap the existing sewer lateral prior to demolition of the existing building. Sewer Inspection Permit may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
40. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

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5. Correspondence and Other Matters

None

6. Consideration of Study Session for Next Meeting

No study session for the next meeting but we are aiming to get the Long-Range Work Program in the 2nd meeting in March. There are also 2 items for our next meeting on 3/9/22.

7. Director's Report

An appeal was received of the Planning Commission decision to deny the Off-Leash Dog Pilot Program. The Parks Department appeal requested to amend the project to include only Quarry Park.

8. Commissioner Updates and Questions

None

9. Adjournment

Meeting adjourned at 9:56 AM