



## Planning & Building Department Planning Commission

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

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

### ACTION MINUTES

*Draft*

MEETING NO. 1657  
Wednesday, January 23, 2019

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

Chair Gupta called the meeting to order at 9:02 a.m.

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

**Roll Call:**

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

Legal Notice published in the San Mateo County Times on January 14, 2019 and the Half Moon Bay Review on January 18, 2019.

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

None

**Consideration of the Minutes** of the Planning Commission meeting of January 9, 2019.

Commissioner Hansson and Commissioner Ramirez seconded the motion to approve the minutes as submitted. **Motion carried 5-0-0-0.**

#### **CONSENT AGENDA**

**9:00 a.m.**

Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Ketcham seconded the motion. Motion carried 5-0-0-0, approving items as follows:

- |                               |                              |
|-------------------------------|------------------------------|
| <b>Owner:</b>                 | <b>Eleftheria Abbot</b>      |
| <b>Applicant:</b>             | <b>Julian Platis</b>         |
| <b>File Number:</b>           | PLN2017-00539                |
| <b>Location:</b>              | San Ramon Avenue, Moss Beach |
| <b>Assessor's Parcel No.:</b> | 037-259-200                  |

Consideration of a Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), to allow construction of a new 1,345 sq. ft. one-story single-family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel. No trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission.

**REGULAR AGENDA**

9:00 a.m.

2. **Owner:** Republic Services & Bob Lemos  
**Applicant:** Questa Engineering (Syd Temple)  
**File Number:** PLN2018-00127  
**Location:** 12320 Highway 92, Half Moon Bay (Ox Mountain Landfill)  
**Assessor's Parcel Nos.:** 056-360-040 & -330

Consideration of a Coastal Development Permit, a Grading Permit, and certification of a Mitigated Negative, to permit the stabilization and restoration of an approximately 800 linear foot section of Corinda de los Trancos Creek. This project is appealable to the California Coastal Commission.

**SPEAKERS:**

None

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Ramirez seconded the motion to close the public hearing. **Motion carried 5-0-0-0.**

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

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Mitigated Negative Declaration and approved the Coastal Development Permit and Grading Permit, County File PLN 2018-00127, by making the required findings and adopting conditions of approval as listed as follows:

**FINDING:****Regarding the Mitigated Negative Declaration, Found:**

1. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project if subject to the mitigation measures contained in the Negative Declaration will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

**Regarding the Coastal Development Permit, Found:**

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as discussed in the staff report under Section A.2, including protection of biological resources and regulation of development in floodplains.

6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the proposed project has a fish and wildlife management component and is also a flood control project. Both types of projects are allowed uses within a riparian corridor. The proposed project will protect both downstream fish habitat and the access road to the landfill by stabilizing the creek channel.

Regarding the Grading Permit, Found:

7. That the project will not have a significant adverse effect on the environment. Staff performed an Initial Study, pursuant to California Environmental Quality Act (CEQA) regulations, and determined that the project, if undertaken with appropriate mitigation measures, would not have a significant adverse impact on the environment. The Negative Declaration's mitigation measures have been incorporated into the recommended conditions of approval to ensure that the project will have no adverse impacts to the environment.
8. That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. The project has been reviewed against the applicable policies of the San Mateo County General Plan and found, as proposed and conditioned, to be consistent with its goals and objectives, specifically with regards to Biotic, Soil and Visual Resources, as well as Hazard Mitigation policies. The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, and the timing of grading activity.

**CONDITIONS OF APPROVAL**

Current Planning Section

General Conditions

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on January 9, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. These permits shall be valid for two years from the date of approval in which time a building permit shall be issued. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty days prior to the expiration date.
3. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Clerk/Recorder's Office an amount of \$2,354.75 (plus the \$50 administrative fee) at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten business days of the approval.

Mitigation Measures

4. **Mitigation Measure 1:** The applicant shall implement the proposed re-vegetation plan as depicted in the project plans immediately upon completion of grading activities.
5. **Mitigation Measure 2:** To ensure that re-vegetation efforts are successful, the applicant shall implement a five year monitoring program for those areas affected by the project. Woody plant survivorship and canopy cover progress will be measured using either the line-intercept methodology or direct counting of healthy, live plantings in a representative segment of the restoration area. Natural recruitment of native woody trees and shrubs will be recorded and included in the estimates. Tree and shrub density will be calculated using the as-built acreage of planting areas. A comprehensive species list will be recorded for the monitoring area to document species richness

and relative cover by native and non-native plant species. Photographs representative of the overall progress of riparian establishment will be taken in each year to provide visual documentation of vegetation establishment. By the fifth growing season following planting, the total number of planted and naturally recruited native trees and shrubs in the re-vegetation areas shall be equal to at least sixty percent of the number of trees and shrubs originally planted. All planted and recruited trees and shrubs counted must be alive and in good health. If by the fifth year the sixty percent target has not been met, then the applicant shall replant as necessary and monitor for an additional five years. The applicant shall submit annual monitoring reports to the County Planning Department outlining the progress of re-vegetation efforts.

6. **Mitigation Measure 3:** The County shall require construction contractors to implement the following BAAQMD's Basic Construction Mitigation Measures, listed below:
  - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - b. All haul trucks transporting soil, sand, or other loose material into or off-site shall be covered.
  - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
  - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
  - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - h. Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
7. **Mitigation Measure 4:** The applicant/project sponsor shall submit the names and credentials of biologists proposed to perform preconstruction surveys and monitoring to the USFWS for written approval at least 30 days prior to commencement of any activities.
8. **Mitigation Measure 5:** Each construction area will be surrounded by snake exclusionary fencing one week prior to the start of construction.
9. **Mitigation Measure 6:** A USFWS-approved biologist will survey the work areas no more than 24 hours prior to the onset of activities and after the snake exclusion fencing has been installed.
10. **Mitigation Measure 7:** If California red-legged frogs, tadpoles, or eggs are found, the approved biologist will contact the USFWS to determine if moving any of these life-stages is appropriate. In making this determination the USFWS shall consider if an appropriate relocation site exists. If the Service approves moving animals, the approved biologist shall be allowed sufficient time to move CRLF from the work areas before work activities begin. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of CRLF. If a CRLF is found nearby, but outside a proposed work area, it will not be disturbed and USFWS will be notified.

The biologist will also report any observations of other listed species addressed in this biological assessment.

11. **Mitigation Measure 8:** Before any construction activities begin on the project, a USFWS-approved biologist will conduct a training session for all construction personnel. The training will include a description of the listed species with potential to occur, their habitat, and the general measures that are being implemented to conserve the species as they relate to the project and the boundaries within which the project may be accomplished (i.e. work areas).
12. **Mitigation Measure 9:** A qualified construction monitor shall be present on-site, as required by regulatory permit conditions, during the initial clearing and grubbing of each work area. All vegetation clearing shall be done by hand and supervised by a qualified biological monitor.
13. **Mitigation Measure 10:** During project activities, all trash will be properly contained, removed from the work area and disposed of regularly. Following construction, all trash and construction debris from work areas will be removed.
14. **Mitigation Measure 11:** All fueling and maintenance of vehicles and other equipment and staging areas will occur at least 15 meters (50 feet) from any riparian habitat or water body. The applicant/project sponsor will ensure contamination of habitat does not occur during such operations. Prior to the start of construction, the applicant/project sponsor will prepare a plan to ensure a prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.
15. **Mitigation Measure 12:** A USFWS-approved biologist will ensure that the spread or introduction of invasive plant species will be avoided to the maximum extent possible. When practical, invasive exotic plants in the project area will be removed. The biologist will permanently remove, from within the project area, any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes to the maximum extent possible.
16. **Mitigation Measure 13:** Project areas that are disturbed will be revegetated with an appropriate assemblage of native riparian, wetland and upland vegetation.
17. **Mitigation Measure 14:** Stream contours will be returned to their original condition at the end of project activities, unless consultation with USFWS has determined that it is not beneficial to the species or feasible.
18. **Mitigation Measure 15:** The number of access routes, number and size of staging areas, and the total area of the activity will be limited to the minimum necessary to achieve the project goal. Routes and boundaries will be clearly demarcated, and these areas will be outside of riparian and wetland areas where feasible. Where impacts occur in staging areas and access routes, restoration will be performed.
19. **Mitigation Measure 16:** If a work site is to be temporarily dewatered by pumping, intakes shall be completely screened with wire mesh not larger than five millimeters to prevent California red-legged frogs from entering the pump system. Water shall be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. Upon completion of construction activities, any barriers to flow shall be removed in a manner that would allow flow to resume with the least disturbance to the substrate.
20. **Mitigation Measure 17:** Ground-disturbing activities will be completed between April 1 and October 31. Should activities be necessary to conduct outside this period, the U.S. Army Corp of Engineers may authorize such activities after obtaining the Service's approval.
21. **Mitigation Measure 18:** To control erosion during and after project implementation, best management practices will be utilized.

22. **Mitigation Measure 19:** A qualified biologist will monitor the removal and relocation of woodrat houses and placement of refuge structures (e.g. half wine barrels and slash piles) for any woodrat nests located within the access road footprint. If young woodrats are found in any house, all removed material will be replaced and removal of that house will not continue until the young have left the house. Prior to dismantling houses, data will be collected to document the following characteristics of the house: house-building materials, contents of house cavities (particularly stored food and plants), percent and type of ground cover immediately around each house, tree and shrub species surrounding the house, and the house substrate (e.g., ground, tree, etc.). New houses will be established on site for each house removed. New house designs will be constructed of a half wine barrel placed upside down in appropriate microhabitat with materials from the nest chamber of the dismantled house placed inside, and other house materials placed over and around the barrel, including a long tunnel-shaped entrance that leads only into the receptacle.
23. **Mitigation Measure 20:** Vegetation clearing and other construction work will occur outside the nesting birds season (February 1 to August 15). If work is initiated during the nesting season, a preconstruction survey for nesting birds will be performed by a qualified biologist. Any active nests will be avoided until all the young have fledged and are independent.
24. **Mitigation Measure 21:** Unexpected Discovery of Cultural Resources: Not all cultural resources are visible on the ground surface. Prior to the start of construction or ground-disturbing activities, the applicant shall ensure all field personnel are educated of the possibility of encountering buried prehistoric or historic cultural resources. Personnel will be trained that upon discovery of buried cultural resources, work within 50 feet of the find must cease and the applicant shall contact a qualified archaeologist immediately to evaluate the find. Once the find has been identified and found eligible for listing on the National Register of Historic Places or the California Register of Historical Resources, plans for treatment, evaluation, and mitigation of impacts to the find shall be developed and implemented according to the qualified archaeologist's recommendations. This measure will ensure that prehistoric and historic cultural resources are appropriately protected.
25. **Mitigation Measure 22:** Unanticipated Discovery of Human Remains: The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County coroner shall be notified immediately. If the human remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD has 48 hours after being given access to the site to make recommendations to the landowner regarding disposition of the remains.
26. **Mitigation Measure 23:** If surface water is present during construction, the applicant shall implement the following:
- a. Cofferdams, flow bypass pipes, or diversion dams shall be used to ensure continued flow around the work area.
  - b. Adequate sediment and turbidity control measures shall be implemented. One or more fences of filter fabric shall be constructed across stream channels downstream of the lowermost cofferdams to reduce turbidity and sedimentation downstream of the stream construction sites during removal of cofferdams and until water clarity is re-established once stream flow is re-introduced to the stream channel in the work area.
  - c. The presence of surface water, such as in-stream flow or pool habitat, could mean the potential for salmonids to occur in the work area. To relocate salmonids from the work area following installation of a cofferdam or diversion dam/bypass pipes, a fish rescue and relocation effort shall be conducted by qualified biologists utilizing NMFS prescribed methods for the safe handling of salmonids.

- d. The applicant shall have a biologist monitor the construction site during placement and removal of cofferdams, channel diversions, and access ramps to ensure that any adverse effects to salmonids are minimized. The biologist shall be on site during all dewatering events to capture, handle, and safely relocate steelhead, if present.
- e. Consistent with Mitigation Measures 24 and 25, contractors shall have a supply of erosion control materials, and fuel and hydraulic fluid spill containment supplies onsite to facilitate a quick response to unanticipated storm events, or fuel or hydraulic fluid spill emergencies.
- f. Consistent with Mitigation Measure 26, construction equipment used within the creek channel shall be checked each day prior to work within the creek.

27. **Mitigation Measure 24:** Project materials shall be placed in locations and manners that will not impair surface water flow into or out of any water of the United States. If surface flow is present during construction, dewatering activities shall ensure that near-normal downstream flows are maintained. Fill shall consist of suitable material and placement such that it will not be eroded by future high flows. Following completion of construction, temporary fill shall be removed to upland areas, dredged material shall be returned to its original location, and the affected areas shall be restored to preconstruction elevations. The area upstream and downstream of the project reach shall be monitored annually for a two year period post construction to qualitatively assess channel conditions.

28. **Mitigation Measure 25:** The applicant shall prepare a comprehensive stormwater pollution and erosion control plan for the project. Erosion control measures shall be in place prior to the start of construction activities and remain in place throughout all phases of project construction. The plan must provide a BMP monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase BMPs. Erosion and water quality control measures identified in the plan must comply with the County of San Mateo Department of Public Work's Contract Requirements for Erosion and Sediment Control and Contract Requirements for Water Pollution Control for Construction in Sensitive Areas, and at a minimum include the following measures (County of San Mateo 2013a; County of San Mateo, 2013b):

- a. Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place.
- b. Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- c. A spill prevention and countermeasure plan shall be developed that will identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan will also require the proper storage, handling, use, and disposal of petroleum products.
- d. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Existing vegetation shall be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.

- e. Surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- f. Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
- g. Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. All removed topsoil shall be reused during construction to the extent feasible. Unused topsoil, if any, shall be broadly redistributed to the surrounding areas in such a manner that topography and vegetation cover would not be adversely impacted.
- h. Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- i. Disturbed areas will be re-vegetated after completion of construction activities.
- j. Provide sanitary facilities for construction workers.

29. **Mitigation Measure 26:** The applicant shall use the following best management practices (BMPs) to minimize potential adverse effects of the project to groundwater and soils from chemicals used during construction activities:

- a. Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. Provide secondary containment for any hazardous materials temporarily stored onsite;
- d. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- e. Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials; and
- f. Properly dispose of discarded containers of fuels and other chemicals.

30. **Mitigation Measure 27:** The construction contractor(s) shall develop a construction management plan for review and approval by the County's Planning and Public Works Departments. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible, any safety hazards and traffic congestion during construction:

- a. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, signs, and designated construction access routes.
- b. Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular traffic, and circulation and safety. Impacts to Highway 92 shall be minimized to the greatest extent possible.



- c. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- d. Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.

#### Grading Permit Conditions

- 31. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire-fighting tool requirements, as specified in the California Public Resources Code.
- 32. No grading activities shall commence until the applicant has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
- 33. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
- 34. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading:
  - a. The engineer shall submit written certification to the Department of Public Works and the Geotechnical Section that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance.
  - b. All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Engineer and Current Planning Section.
- 35. The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Revegetation of denuded areas shall begin immediately upon completion of grading/construction operations.
- 36. The grading permit "hard card" and the building permit shall be issued at the same time. No grading shall occur until the "hard card" has been issued.
- 37. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
- 38. The applicant shall submit a letter to the Current Planning Section, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin.

#### Building Inspection Section

- 39. This project will require a building permit.
- 40. At the time of building permit application, an engineering analysis, prepared by a registered design professional, demonstrating that the flood-carrying capacity of the altered watercourse will not be decreased shall be submitted.

- 41. The design flood elevation of the area being altered shall be determined with accepted hydrologic and hydraulic engineering techniques. Such analysis shall be performed and sealed by a registered design professional.
- 42. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. 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.

Geotechnical Section

- 43. The applicant shall comply with all requirements of the Geotechnical Section prior to the issuance of a grading permit and/or building permit.

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- 3. **Owner/Applicant:** Moss Beach Association, LLC  
**File Number:** PLN2015-00380  
**Location:** Vallemar Street at Julianna Avenue, Moss Beach.  
**Assessor’s Parcel Nos.:** 037-086-230, -240, -250, -260, -270, -280 and -290; 2.48 acres

Certification of an Initial Study and Mitigated Negative Declaration, a Coastal Development Permit, Design Review and Resource Management District Development Review permits, a Grading Permit, and a Lot Line Adjustment, to construct four single-family residences, with associated grading, tree removal and installation of all required access and utilities. This project is appealable to the California Coastal Commission.

**COMMISSION ACTION:**

Staff requested that this item be continued to the February 13, 2019 Planning Commission hearing, in order for staff to continue to work with the applicant to refine the recommended conditions of approval.

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- 4. **Correspondence and Other Matters**  
None
  - 5. **Consideration of Study Session for Next Meeting**  
Three items are tentatively scheduled for the February 13, 2019 Planning Commission meeting. Director Monowitz will continue to keep the Planning Commissioners informed of project progress and issues.
  - 6. **Director’s Report**  
Director Monowitz welcomed Kanoa Kelley as a new Planner to the department. In addition, Kelsey Lang’s first day will be on January 28<sup>th</sup> and Renee Ananda will start with us on February 4<sup>th</sup> will also join us as a part of the Planning and Building team.
  - 7. **Commissioner Updates and Questions**  
Commissioner Hansson revisited the idea of scheduling a Site Visit of past projects as a way of following up and updating the new Commissioners would be beneficial. Director Monowitz asked the Commissioners to send any projects of interest to the Planning Commission Secretary.  
  
Commissioner Gupta shared that she liked the fact that the Planning Department breaks out the Considerations into sections so that it makes it clear on what are the different pieces that are being proposed.
  - 8. **Adjournment**  
Meeting was adjourned at 9:56 a.m.