

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** October 18, 2018

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit, pursuant to Section 6328.4, 6503, and 6565.3, respectively, of the San Mateo County Zoning Regulations; and a Certificate of Compliance (Type B), pursuant to Section 7134 of the County Subdivision Regulations (January 1992), to legalize an undeveloped substandard-sized 4,044 sq. ft. parcel at the corner of Airport Street, Cornell Avenue, and Stanford Avenue in the unincorporated Princeton area of San Mateo County; and allow the property to be used for outdoor storage contained within 6-foot tall perimeter fencing. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00135 (Oaks/Kinghorn)

**PROPOSAL**

The applicant is seeking a Coastal Development Permit, Use Permit, Design Review Permit and a Certificate of Compliance (Type B) to legalize a 4,044 sq. ft. parcel at the corner of Airport Street, Cornell Avenue, and Stanford Avenue in the unincorporated Princeton area; and allow the property to be used for outdoor storage of boats, vehicles, equipment, materials and other items. The project includes installing 6-foot tall chain link fencing with wooden slats around the perimeter of the parcel and providing space for two on-site parking spaces. Vehicular access to the site will be from Stanford Avenue and a 20-foot "clear" corner triangle (from intersecting Stanford Avenue and Airport Street property lines) will be kept free of opaque fencing material to avoid vehicular view obstructions around this street corner.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Coastal Development Permit, Use Permit, Design Review Permit and a Certificate of Compliance (Type B), County File Number PLN 2018-00135, by adopting the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Summer Burlison, Project Planner; 650/363-1815

Applicant: Rann Watumull and Randy Kinghorn

Owner: Anne M. Oaks 1996 Trust

Location: Corner of Airport Street, Cornell Avenue, and Stanford Avenue, Princeton

APN: 047-016-010

Size: 4,044 sq. ft.

Existing Zoning: W/AO/DR/CD (Waterfront/Airport Overlay/Design Review/Coastal Development)

General Plan Designation/Local Coastal Program Designation: General Industrial

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped (vacant)

Water Supply: N/A; while the parcel is within the Coastside County Water District service area, the proposed use does not require water service.

Sewage Disposal: N/A; while the parcel is within the Granada Community Services District service area, the proposed use does not require any sewer service.

Flood Zone: Zone X (area of minimal flooding); Community Panel Number 06081C0138F, effective August 2, 2017.

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15311, Class 11, for the placement of minor accessory structures on an existing industrial zoned lot; and Section 15315, Class 15 for minor land divisions (which a certificate of compliance establishing a parcel's legal status can be considered) in an urbanized area.

Setting: The project site is a flat undeveloped, triangular shaped corner lot located at the intersection of Airport Street, Cornell Avenue, and Stanford Avenue in Princeton. The site is primarily disturbed compacted soil with visual evidence of having been used as an informal vehicle pass-through between Airport Street and Stanford Avenue.

Chronology:

| <u>Date</u>      | <u>Action</u>                            |
|------------------|--|
| April 4, 2018    | - Application submitted.                 |
| July 9, 2018     | - Application deemed complete.           |
| October 18, 2018 | - Zoning Hearing Officer public hearing. |

**DISCUSSION**

A. KEY ISSUES

1. Conformance with the General Plan

Staff has determined that the project complies with all applicable General Plan Policies, including:

a. Visual Quality

*Policy 4.15 (Appearance of New Development), Policy 4.36 (Urban Area Design Concept), and Policy 4.38 (Urban Design Review District)* seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; maintain and, where possible, improve upon the appearance and visual character of development in urban areas, including ensuring that new development is orderly and harmonious to the locality; and apply design review regulations where available.

The applicant proposes to use an undeveloped 4,044 sq. ft. parcel for outdoor storage. A 6-foot tall perimeter chain link fence with wooden slats will be installed for security and to help screen outdoor storage on the lot from public view. The parcel is adjacent to public roadways on three sides and an undeveloped industrial zoned lot on the south side. Other uses in the area include warehouse, processing, and outdoor storage yards; chain link perimeter fencing, with and without wooden slats, is common in the area. The proposed use and development will be compatible with the surrounding industrial area.

b. Urban Land Use

*Policy 8.24 (Land Use Compatibility), Policy 8.35 (Zoning Regulations), Policy 8.36 (Uses) and Policy 8.40 (Parking Requirements)* seeks to ensure that industrial development is compatible with adjacent land uses and in compliance with zoning

development standards; regulate minimum on-site parking requirements in order to accommodate the parking needs of the development, provide convenient and safe access, prevent congestion on public streets, establish orderly development patterns, and discourage an over-reliance on auto travel to the exclusion of other travel modes.

The proposed outdoor storage use will be located on a parcel in the industrial area of Princeton with indoor and outdoor storage and warehouse building uses in the near vicinity. The project, as proposed and conditioned, will include ingress/egress access from Stanford Avenue and will maintain a 20-foot clear triangle from the corner intersection at Stanford Avenue and Airport Road to avoid line of sight obstruction along this corner, as reviewed and approved by the Department of Public Works. See staff's discussion below for zoning regulation and on-site parking compliance.

c. Man-Made Hazards

Policy 16.41 (*Regulate Land Uses to Assure Airport Safety*) and Policy 16.42 (*Limit Land Uses at Ends of Runways*) seek to regulate land uses surrounding airports to assure airport safety, which may include restrictions on permitted land uses and development review height criteria; and limit land uses in approach zones to low intensity, nonstructural uses including but not limited to agriculture, open space, and storage.

According to the City/County Association of Governments of San Mateo County (C/CAG) Airport Land Use Compatibility Plan (ALUCP) for the Half Moon Bay Airport, the project site is located in Runway Safety Zone 2, Inner Approach/Departure Zone (AIDZ), which prohibits high intensity uses and requires additional airspace review for objects over 35 feet tall. The applicant proposes to use the lot for outdoor storage which is a low intensity land use. The "W" Zoning District allows a maximum height of 30 feet for substandard-sized parcels (less than 5,000 sq. ft.). The 4,044-sq. ft. project parcel will be used to store items including boats, vehicles, and miscellaneous equipment, which are not expected to exceed 30 feet in height. A condition of approval has been included to limit the project site to a maximum height of 30 feet.

2. Conformance with the Local Coastal Program

Staff has determined that the project complies with all applicable Local Coastal Program (LCP) policies, including:

a. Locating and Planning New Development

Policy 1.1 (*Coastal Development Permit*), Policy 1.2 (*Definition of Development*), Policy 1.5b (*Land Uses and Development Densities in Urban Areas*) and Policy 1.29 (*Legalizing Parcels*) requires a Coastal Development Permit for development, which includes changes in the intensity of use of land, and for the issuance of Certificate of Compliance's (Type B); and permits in urban areas the use and amount of development allowed on a parcel that is compliant with the density credit requirements of Table 1.2.

The current application includes a CDP to allow outdoor storage on an undeveloped parcel (considered development) and in conjunction with the request for a Certificate of Compliance (Type B). Furthermore, Table 1.2 (*Land Uses and Development Densities*) of the LCP locates industrial land uses in urban areas, such as in the Princeton Waterfront Zoning District, which allows outdoor storage upon issuance of a Use Permit, being sought under the current project application.

*Parcel Legalization*

Policy 1.30 (*Coastal Development Permit Standards of Review for Legalizing Parcels*) provides standards for review when legalizing parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the land division (which a certificate of compliance establishing a parcel's legal status can be considered) is in conformance with the standards of the Coastal Development District regulations.

As proposed and conditioned, legalization of the project parcel for development will not result in any impacts to coastal resources. See staff's discussion of project compliance with the LCP within this Section A.2 of the staff report.

*Half Moon Bay Airport Influence Area Requirements*

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements*) requires development within the Half Moon Bay Airport Influence Area to comply with FAA standards and criteria regarding safety, flashing lights, reflective material, land uses which may attract large concentrations of birds, HVAC exhaust fans, and land uses which may generate electrical or electronic interference with aircraft communications and/or instrumentation.

The project will comply with the applicable runway safety zone standards of the Half Moon Bay ALUCP, see staff's discussion in Section A.1 (Man-Made Hazards). Furthermore, the proposed use is limited to an outdoor storage yard for boats, vehicles, and other equipment. No activities or development are proposed on the property that would be expected to generate a safety hazard for air traffic related to the Half Moon Bay Airport.

b. Visual Resources

Policy 8.12 (*General Regulations*) requires the application of Section 6565.17 (*Design Review Districts*) of the Zoning Regulations and the design criteria set forth in the Community Design Manual for all development in urban areas of the Coastal Zone, as discussed below:

*Industrial.* Outside storage has been organized in a functional and visually appealing way.

The applicant proposes use of the parcel for outdoor storage purposes with a perimeter chain link fence with wooden slats to screen stored items from public views. Furthermore, as proposed and conditioned, the project site's on-site access and parking will be kept clear for use.

3. Conformance with the Zoning Regulations

a. Permitted Use

The project site is located within the Waterfront (W) Zoning District of Princeton, which allows outdoor storage of goods, excluding extremely hazardous materials, in the inland area of Princeton subject to a Use Permit, which the applicant is seeking under the current application.

The applicant proposes outdoor storage of boats, vehicles, materials, and other related items within a new 6-foot tall chain link perimeter fence with wooden slats; gated vehicular access will be provided along Stanford Avenue. The proposed use will not involve the storage of hazardous materials.

Due to code violation issues with permitted outdoor storage yards being converted to used car lots in an industrial zoned area that prioritizes marine related trades and services, a condition of approval is being added to require that any vehicle and/or equipment stored on the premise be marine-related or supportive.

### *Airport Overlay*

The project parcel is located within the Airport Overlay (A-O) District, which is intended to provide a margin of safety at the ends of the nearby Half Moon Bay Airport runways by limiting the concentration of people where hazards from aircraft are considered to be the greatest. The A-O District allows no more than three (3) persons to occupy a site at any one time, and requires all uses permissible in the underlying zoning district to obtain a Use Permit. The applicant's proposed use as a storage yard (with no office space) is a very low intensity use and will not generate more than three (3) persons on the site at any one time. Staff has added a condition of approval for this intensity limitation. Additionally, the subject application includes a Use Permit, as required by the underlying "W" Zoning District.

b. Development Standards

The proposed project complies with the applicable development standards of the Waterfront (W) Zoning District, as discussed below:

#### *Building Site Exception*

*Minimum Building Site and Lot Width.* The "W" Zoning District requires a minimum building site of 5,000 sq. ft. and lot width of 50 feet. Section 6288.6 (*Building Site Exception*) allows building sites less than 5,000 sq. ft., or with a width less than 50 feet, to be developed provided the parcel for which development is proposed was lawfully created in accordance with the applicable laws in effect when the land was divided.

The project parcel has an irregular, triangle-shaped configuration of 4,044 sq. ft. in size. Upon staff's review of a chain of title provided with the application for a Certificate of Compliance (CoC), staff determined that the parcel requires a "Type B" CoC pursuant to Section 7134.2 of the County Subdivision Regulations (January 1992) to verify the parcel was lawfully created in accordance with the applicable laws in effect when the land was divided. As such, a CoC (Type B) is being recommended for approval under the subject application; see staff's discussion in Section A.4 of this staff report.

*Maximum Building Height.* The maximum building height for a substandard-sized parcel is 30 feet. While no buildings are proposed, staff has included a condition that limits items stored on the premise to no more than 30 feet.

*Outdoor Storage.* All outdoor storage shall be screened from view by a six (6) foot high solid wood, masonry, or cyclone fence with wooden slats, dense landscaping, or a combination of fencing and landscaping materials.

The applicant proposes to install 6-foot perimeter chain link fencing with wooden slats around the property boundaries of the parcel to screen the outdoor storage yard from views. The property is considered a corner parcel adjacent to the intersection of Stanford Avenue, Airport Street, and Cornell Avenue. In order to maintain vehicle line-of-sight around the northeast corner of the property, a condition of approval is being recommended to limit any fencing or storage of material to a height limit of 4 feet for a minimum 20-foot clear distance from the edge of intersecting roadways.

*Parking.* In accordance with Section 6119 (*Parking Spaces Required*) of the Zoning Regulations, all uses in an industrial zoning district not specifically identified requires a total of one (1) parking space for each two (2) employees on the largest shift and no less than one (1) space for each 2,000 sq. ft. of floor area.

Staff has applied the parking requirements to the square footage of the property, resulting in the proposed outdoor storage yard requiring two (2) on-site parking spaces, which can be supported on-site.

c. Use Permit

The applicant is seeking a Use Permit for outdoor storage, pursuant to Section 6287 of the “W” Zoning District. Pursuant to Section 6503 of the Zoning Regulations, the Zoning Hearing Officer must make the following finding in order to grant a Use Permit:

That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project is compatible with the type and appearance of other existing industrial development in the “W” Zoning District of Princeton. The project entails a low intensity land use that will conform with the runway safety standards of the Half Moon Bay Airport Land Use Compatibility Plan and will accommodate necessary parking on-site. Additionally, the applicant proposes to install chain link perimeter fencing with wooden slats to screen stored items from public views. Furthermore, the proposed use of outdoor storage is not expected to



generate any increased noise, odors, or significant traffic in the area and no storage of hazardous materials is proposed or permitted.

d. Design Review

The project parcel is located in a Design Review overlay and therefore subject to design review. Non-residential development is required to comply with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources Component. See Section A.2 (Visual Resources Component) for discussion on the project's compliance with the applicable design review standards of the Community Design Manual and Visual Resources Component of the Local Coastal Program.

4. Conformance with the Subdivision Regulations (January 1992)

*The subject Certificate of Compliance application was deemed complete on July 9, 2018, which predates the California Coastal Commission's August 10, 2018 certification of the County's 2018 Subdivision Regulations update. Therefore, the CoC is being reviewed for compliance with the County's preceding January 1992 Subdivision Regulations.*

A Conditional Certificate of Compliance (CoC) (Type B) is required to legalize parcels in compliance with provisions of the County and State subdivision laws in effect at the time of creation. This process is required before new development can proceed. Pursuant to Section 7134.2.b. of the County's Subdivision Regulations (January 1992), a parcel depicted as a lot on a subdivision map recorded by the County prior to July 20, 1945 shall be issued a conditional CoC (Type B) upon demonstration that the current parcel boundaries match those depicted on the approved 1908 map and the parcel was first conveyed separately from adjoining lands after July 20, 1945.

In this case, the parcel is Lot 25 in Block 10 as shown on that certain map entitled "Map of Princeton by the Sea, Half Moon Bay, San Mateo County, California," filed in the County Recorder of San Mateo County on September 8, 1908, and its first conveyance separately from adjoining land was after the County's adoption of its first Subdivision Ordinance on July 20, 1945. Staff's review of a chain of title confirms that the project parcel was first conveyed separately from adjacent land on September 5, 1945. Additionally, the parcel's current configuration matches that of the 1908 subdivision.

Pursuant to Section 7134.2 of the Subdivision Regulations, a Conditional CoC may be issued on a parcel which does not conform to the General Plan or zoning regulations in effect at the time of division (1945) provided the

land divider did not willfully or knowledgeably violate the Subdivision Map Act or County Subdivision Regulations. .

There is no evidence to suggest that the previous land divider/owner, in 1945, willfully or knowledgeably violated the Subdivision Map Act or County Subdivision Regulations by illegally conveying the parcel. The illegal conveyance in 1945 of the project parcel predates the recent Abernathy and Witt court decisions of 2008 and 2009, respectively, which changed the County's previously presumed legal status for lots of record of subdivisions recorded prior to 1937 which would include subject lot.

**B. MIDCOAST COMMUNITY COUNCIL**

A referral was sent to the Midcoast Community Council (MCC) who raised concern that the storage yard would turn into a used vehicle storage lot, and that any future lighting be shielded so as not to direct light off the property as it could cause a glare for drivers on Airport Street. Staff has added conditions of approval to require any vehicles stored on the property to be marine-related or supportive, as determined by the Community Development Director; and to require any site lighting be reviewed and approved by the Planning and Building Department under a building permit application prior to installation to ensure its design and location confine direct rays to the project property and prevent glare in the surrounding area.

**C. ENVIRONMENTAL REVIEW**

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15311, Class 11, for the placement of minor accessory structures on an existing industrial zoned lot. Additionally, the proposed parcel legalization is categorically exempt from CEQA, pursuant to Section 15315, Class 15, for the division of property (which a certificate of compliance establishing a parcel's legal status can be considered) in an urbanized area zoned for industrial use into four or fewer parcels, where the division is in conformance with the General Plan and zoning, no variances are required, and all services and access to the parcel are available.

**D. REVIEWING AGENCIES**

Building Inspection Section  
Department of Public Works  
Coastside Fire Protection District  
Midcoast Community Council  
California Coastal Commission

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Site Plan

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2018-00135      Hearing Date: October 18, 2018

Prepared By: Summer Burlison      For Adoption By: Zoning Hearing Officer  
Planner III

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15311, Class 11, for the placement of minor accessory structures on an existing industrial zoned lot. Additionally, the proposed parcel legalization is categorically exempt from CEQA, pursuant to Section 15315, Class 15, for the division of property (which a certificate of compliance establishing a parcel's legal status can be considered) in an urbanized area zoned for industrial use into four or fewer parcels, where the division is in conformance with the General Plan and zoning, no variances are required, and all services and access to the parcel are available.

For the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the Zoning Regulations 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 (LCP), specifically in regard to the Locating and Planning New Development and Visual Resources Components of the LCP as the project application seeks a CDP and Certificate of Compliance (Type B) to allow use of the property for outdoor storage, which is considered development pursuant to the LCP; the project will comply with applicable runway safety zone standards set forth in the Half Moon Bay Airport Land Use Compatibility Plan, and the project includes perimeter fencing to screen the storage yard from public views.
3. That the project is not subject to public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.

4. That the project conforms to the specific findings required by the policies of the San Mateo County LCP with regard to Locating and Planning New Development and Visual Resources, as discussed in detail in the staff report dated October 18, 2018.

For the Use Permit, Find:

5. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the project is compatible with the type and appearance of other existing industrial development in the "W" Zoning District of Princeton; the project entails a low intensity land use that will conform with the runway safety standards of the Half Moon Bay Airport Land Use Compatibility Plan and will accommodate necessary parking on-site; the applicant proposes to install chain link perimeter fencing with wooden slats to screen stored items from public views; the proposed use is not expected to generate any increased noise, odors, or significant traffic in the area; and no storage of hazardous materials is proposed or permitted.

For the Design Review:

6. That the project complies with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources Component as the outdoor storage site will be maintained and organized in a functional manner and will include perimeter screening of the parcel with chain link fencing with wooden slats to screen the stored items from public view, as is consistent with other industrial development in the area.

For the Certificate of Compliance (CoC) (Type B):

7. That the processing of the CoC (Type B) is in full conformance with the County Subdivision Regulations (January 1992), Section 7134.2 (*Legalization of Parcels; Certificates of Compliance*).
8. That the processing of the CoC (Type B) is in full conformance with Government Code Section 66499, et seq.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on October 18, 2018. The Community Development Director may approve minor revisions or modifications

to the project if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The Coastal Development Permit, Use Permit, and Design Review Permit approvals shall be valid for five (5) years from the date of final approval in which time the approved project shall be established on-site. Any extension to these permits shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the expiration of the approvals.
3. Any change in use or intensity not already approved shall require an amendment to the Coastal Development Permit and Use Permit. An amendment requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. The Certificate of Compliance (Type B) shall be recorded prior to the issuance of any other permits for development on the property. Upon request, the applicant shall provide the project planner with a check to cover any fees charged by the Recorder's Office for recording of the Certificate of Compliance.
5. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
6. At such time future development on the parcel requires utility services, the property owner will be responsible for securing all necessary permits for such services.
7. No more than three (3) persons may occupy the property at any one time, as limited by the Airport Overlay District.
8. No activity or use associated with the approved storage yard shall extend beyond the project parcel's boundary lines.
9. No motorhomes or house trailers are permitted to be stored on the premise.
10. Any vehicles and equipment stored on the premise must be marine-related or supportive, as determined by the Community Development Director.
11. No residential use of structures or vehicles is permitted on the premise.
12. The applicant shall provide and maintain clear and accessible space for two (2) parking spaces on-site, measuring a minimum 9' x 19' per space. Each required parking space shall be easily distinguishable (i.e., striping, parking blocks, or other method).

13. All on-site parking spaces and maneuvering areas shall be kept free and clear of debris and obstructions that would hinder their accessibility and availability.
14. No items stored on the premise shall exceed 30 feet in height.
15. No hazardous materials shall be stored on-site.
16. Except as conditioned in No. 17 below, six (6) foot tall chain link fencing with wooden slats shall be installed around the perimeter of the property to screen stored items from public view. The color of the wooden slats shall be reviewed and approved by the Planning Department prior to installation.
17. Any fencing or stored items shall be no more than 4 (four) feet in maximum height within a 20-foot clear triangle from the intersecting property lines of Stanford Avenue and Airport Street to avoid view obstructions around this street corner.
18. All fencing materials shall be maintained in good condition for the life of the use. Any damages to fencing shall be promptly repaired.
19. No signage is included under this approval. Separate review and approval by the Planning and Building Department shall be required prior to the installation of any signage for the approved use.
20. No lighting is included under this approval. Any exterior lighting shall be subject to the issuance of a building permit and shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. All proposed exterior lighting shall be reviewed and approved by the Planning and Building Department (design manufacturer's "cut sheets") prior to the issuance of a building permit.
21. The approved use shall maintain compliance with the noise, odor, and vibration standards of the Waterfront Zoning District.

#### Department of Public Works

22. Privacy fence may not obstruct sight distance for vehicles traveling along the adjacent roadways. Driveways shall be located as far away from the intersection of the streets as possible for adequate stopping distance.

#### Coastside Fire Protection District

23. The proposed gates will require the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the San Mateo County Fire Marshal's Office at 650/726-5213.

24. Portable fire extinguishers with a minimum rating of 2A-10BC are required for each 3,000 sq. ft., travel distance not to exceed 75 feet. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. The Coastside Fire Protection District must approve final installation.
25. The applicant shall apply for a situs address to the County Building Inspection Section. Official address numbers shall be conspicuously posted and visible from the street (addressed). Addressing shall be posted prior to any combustibles being placed on the property. Numerals shall be contrasting in color to their background and shall be no less than 6 inches in height, and have a minimum 3/4-inch stroke.
26. Fire Department access shall be to within 150 feet of all areas of storage.

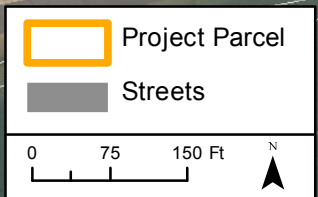
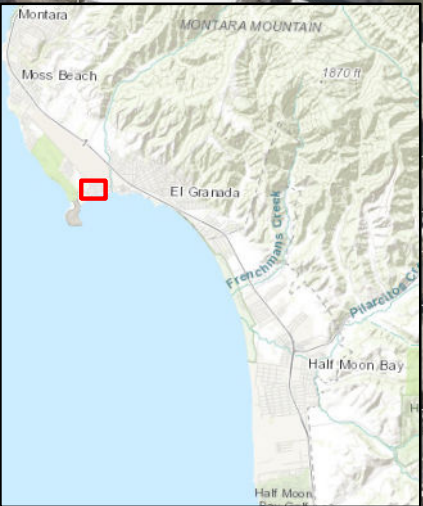
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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



**Vicinity Map**



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

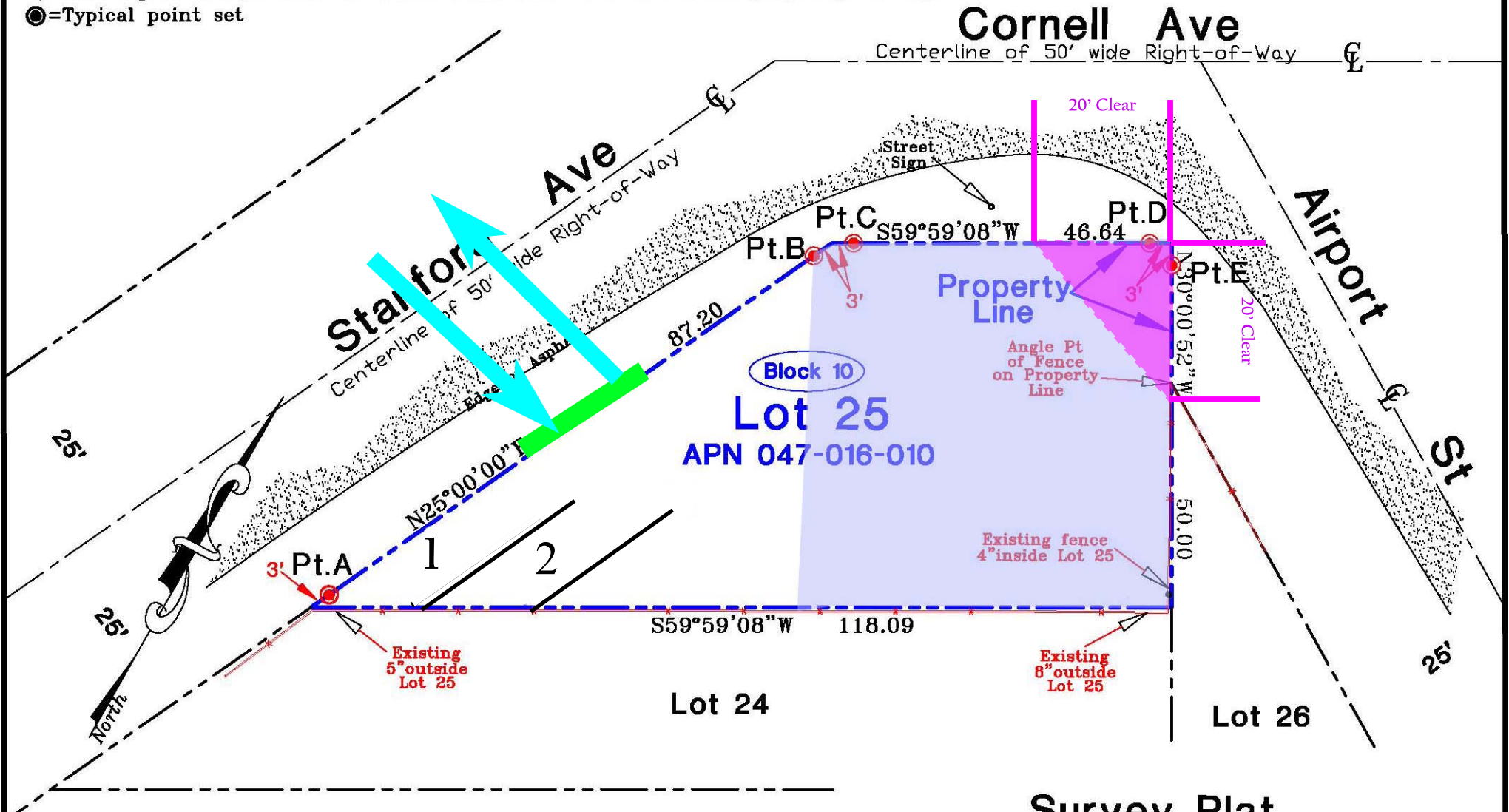
Storage Area

Ingress/Egress

New Gate

### Notes:

- Points "A" thru "E" are set on property line 3' from angle point.
  - Existing Southerly fence is 5" to 8" outside of property, Lot 25.
  - No PUE (Public Utilities per record map).
  - Title report not provided to review additional item that effect property, if any.
- ⊙=Typical point set



## Survey Plat

showing proposed points to be set in relationship property lines of Lot 25, Block 10 as shown on the map "Princeton by the Sea", RSM 6/32  
 APN 047-016-010 City of Half Moon Bay  
 San Mateo County California  
 Field surveyed 1/30/17

Jan. 1, 2017  
 Scale 1"=20'  
 Job# J254HMB

Land Surveying  
 San Mateo County