



## BOARD OF SUPERVISORS

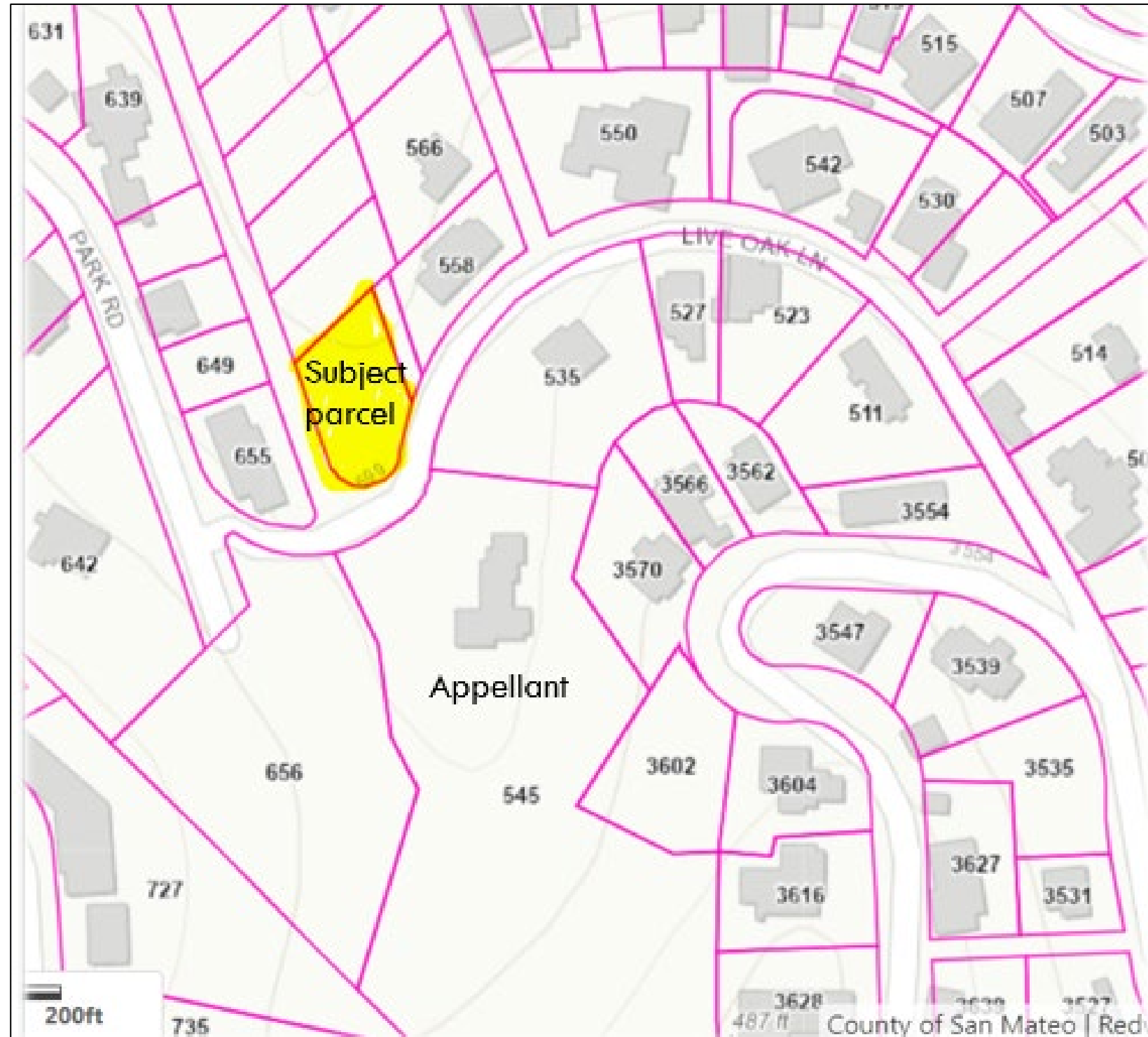
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Board of Supervisors Chambers  
400 County Center, Redwood City

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Owner: . . . . . **Philippe Branchu and Francoise Monet**  
Applicant: . . . . . **Fred Herring**  
File Number: . . . . . **PLN2019-00400**  
Location: . . . . . **570 Live Oak Lane, Emerald Lake Hills**  
APN: . . . . . **057-163-090**

Consideration of an appeal of the Planning Commission's decision to approve a Non-Conforming Use Permit (NCUP) and Major Modification of an approved Design Review Permit and Grading Permit at 570 Live Oak Lane in the unincorporated Emerald Lake Hills area.





## **BASIS OF APPEAL**

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The appeal states that the project did not meet County Fire's conditions of approval, dated August 31, 2022, pertaining to the fire truck turnaround. The appeal also raises concerns regarding the existing condition of Live Oak Lane roadway and requests that the County require the applicant to complete additional roadway improvements and maintain a turnaround in the right-of-way.



## Key dates related to appeal

July 26, 2023      Planning Commission approves the NCUP and Major Modification of a Design Review Permit and Grading Permit.

August 8, 2023      Appeal filed by Edward Cox (Appellant), neighbor at 545 Live Oak Lane.

November 9, 2023      Applicant submits an Alternative Materials and Methods of Construction or Design Alternative (AM & MA) document which has been approved by County Fire.

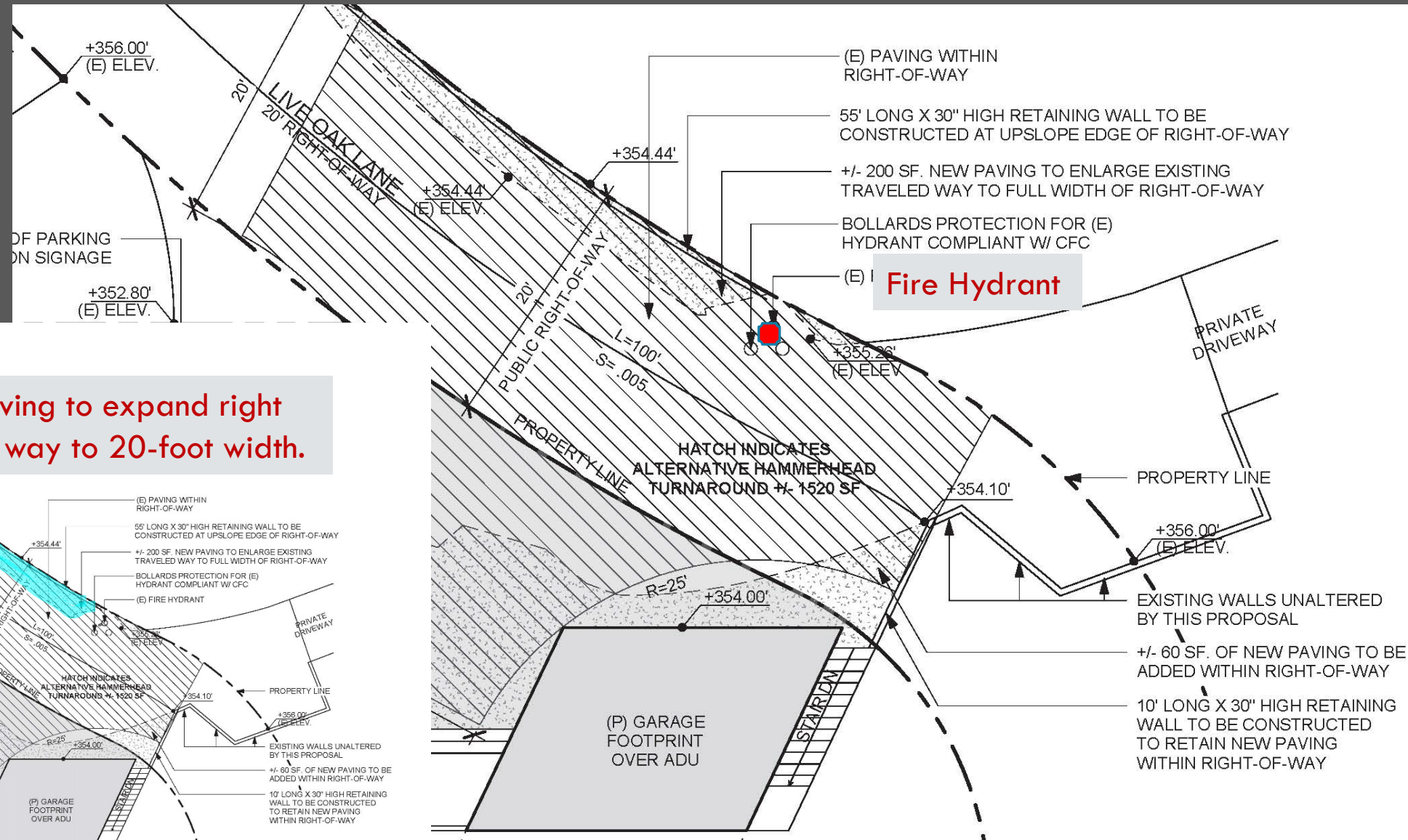
January 23, 2024      Board of Supervisor hearing on the appeal.



## **Plans approved by County Fire require the following:**

- 1) A 4 head sprinkler system;
- 2) Expansion of the paved right of way in two areas along Live Oak Lane (260 s.f. of new paving) and install 65 feet of retaining wall;
- 3) A maintenance agreement with the Department of Public Works; and
- 4) An on-site Emergency Vehicle Turning Access Easement, which must be approved by Fire and recorded prior to issuance of a building permit.





Paving to expand right of way to 20-foot width.

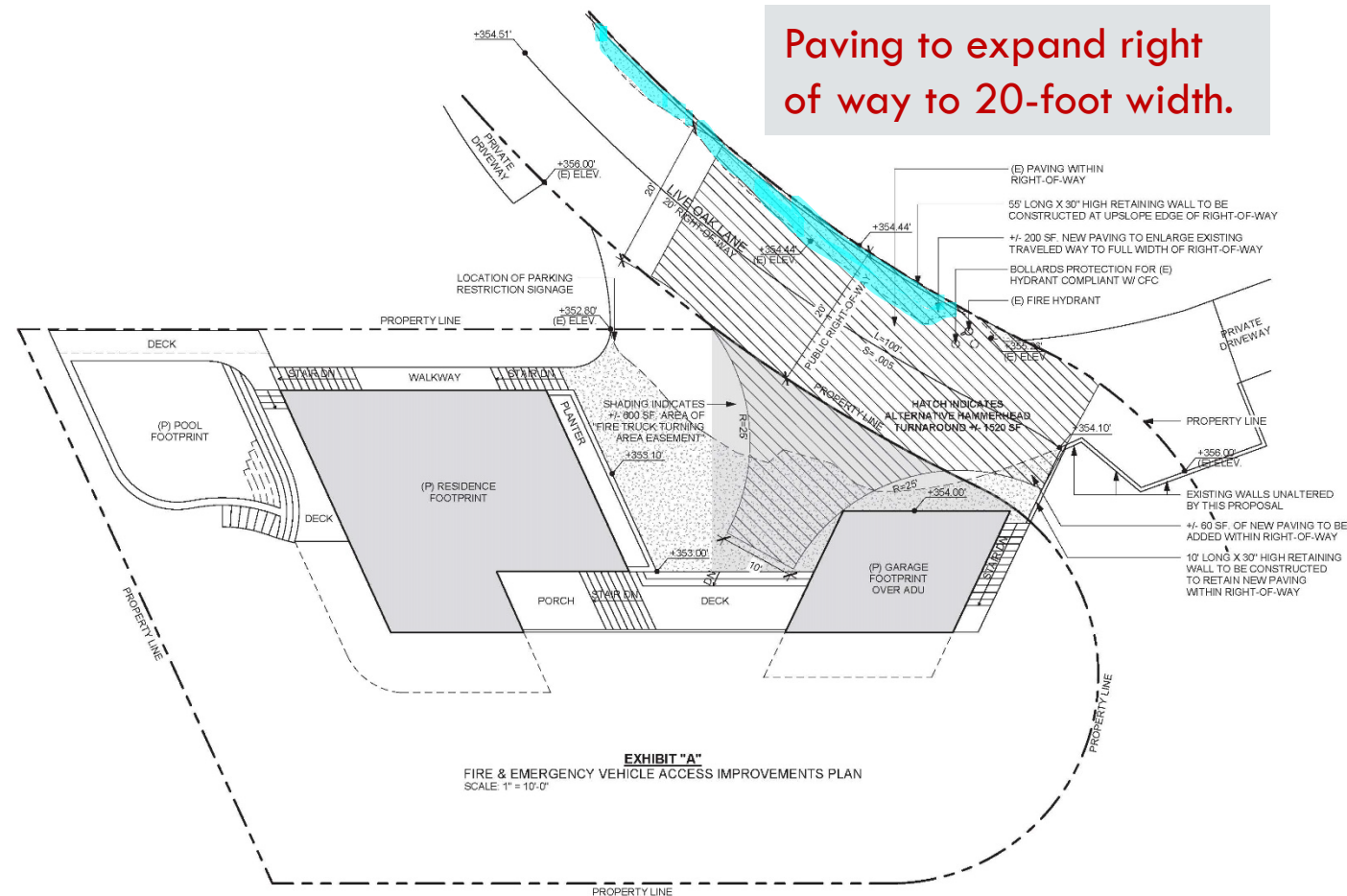
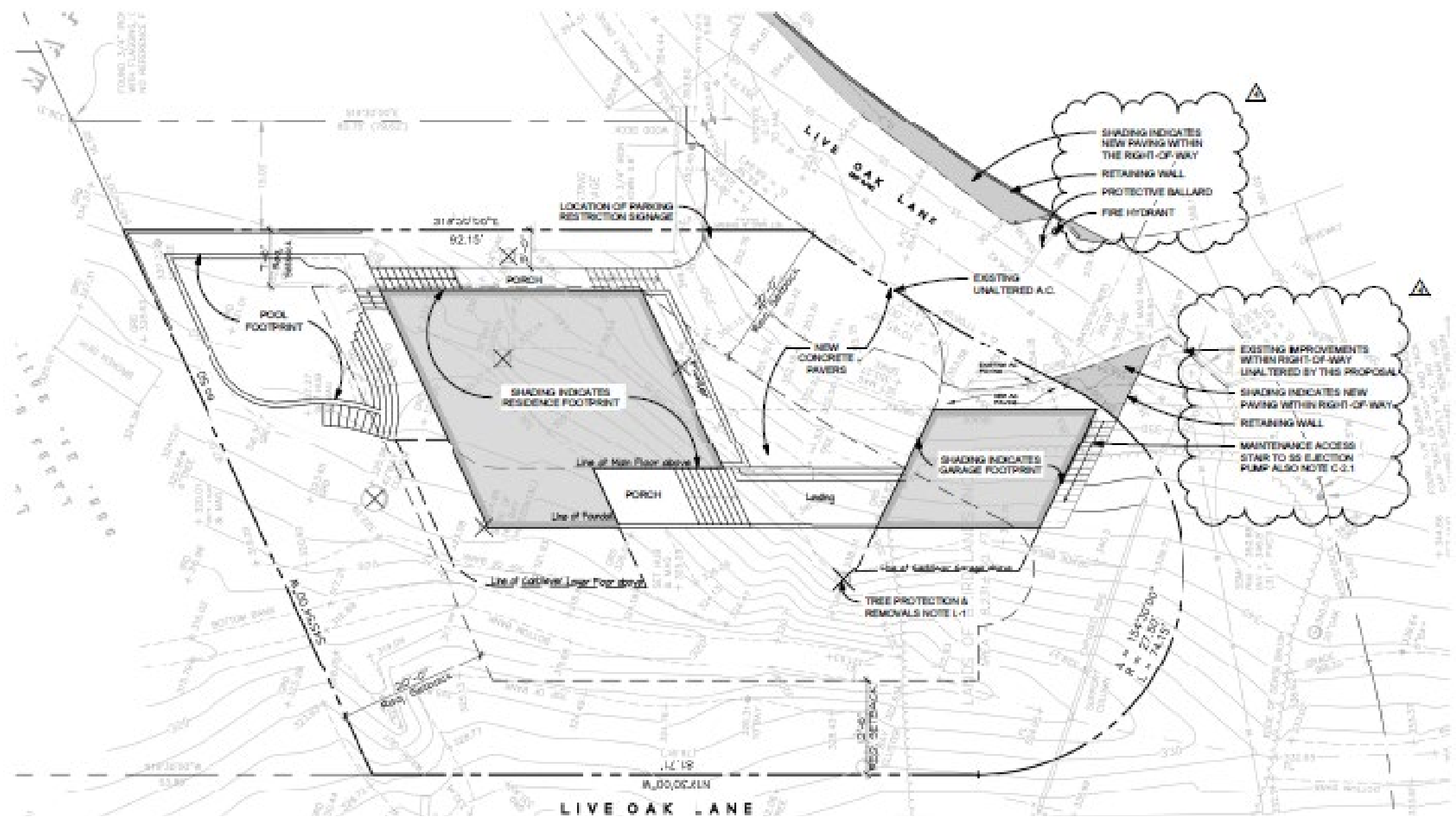


EXHIBIT "A"  
FIRE & EMERGENCY VEHICLE ACCESS IMPROVEMENTS PLAN  
SCALE: 1" = 10'-0"



Site Plan





Subject parcel



Left of parcel



Right of parcel





## BASIS OF APPEAL

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- ❑ Minimum road width of 20 feet and load requirements to support a fire apparatus of 75,000 lbs.
  - The Emergency Vehicle Turning Access Easement in Attachment A of the AM&MA illustrates expansion of the existing right-of-way to 20 feet with additional paving and retaining walls.



## **BASIS OF APPEAL**

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- ❑ Access shall be provided from a publicly maintained road.
  - Although Live Oak Lane is not a publicly maintained road, the applicant is required to construct and maintain a driveway and firetruck turnaround that meets Department of Public Works and County Fire standards, and to record a maintenance agreement.



## BASIS OF APPEAL

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- ❑ Where a fire hydrant is located in the access road, a minimum road width of 26 feet is required with a minimum of 20-feet of clearance on each side of the hydrant.
  - County Fire has reviewed the project plans and has accepted the 20-foot clearance when accompanied with other measures.





## STAFF RECOMMENDATION

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**Staff Recommends:** That the Board of Supervisors deny the appeal and uphold the Planning Commission's decision to approve the Design Review Permit and Grading Permit, PLN 2019-00400, by making findings and adopting the conditions of approval in Attachment A and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.