



Planning & Building Department Planning Commission

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

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

ACTION MINUTES- DRAFT

MEETING NO. 1673
Wednesday February 24, 2021
9:00 a.m.
* BY VIDEOCONFERENCE ONLY*

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

Pledge of Allegiance: The Pledge of Allegiance was led by Janneth Lujan, Planning Commission Secretary.

Roll Call: Commissioners Present: Gupta, Ketcham, Hansson, Santacruz, Ramirez
Staff Present: Monowitz, Fox, Montes

Legal notice published in the San Mateo County Times on February 13, 2021 and Half Moon Bay Review on February 17, 2021.

CONSENT AGENDA 9:00 a.m.

Oral Communications via written comment only via email:
None

Consideration of the Minutes of the Planning Commission meeting of February 10, 2021.

Commissioner Ramirez moved to approve the minutes as revised and Commissioner Gupta approved the minutes to include Fran Pollard as one of the Speakers for item #3.

Items on the Consent Agenda were approved, **Motion is 5-0-0-0.**

REGULAR AGENDA 9:00 a.m.

Planning Commission staff has asked to continue the item to a date uncertain in order to finalize the staff report.

- Owner** MidPeninsula Open Space Trust
Applicant: Omar Smith/MidPen
File Number: PLN2019-00385
Location: 20080 Cabrillo Highway (District 3)
Assessor's Parcel No's: 081-060-100

The Planning Commission will consider a Coastal Development Permit and a Planned Agricultural Permit to drill a domestic water well to replace domestic water drawn from a natural spring and spring water box. There is no grading, no tree removal and no vegetation removal. The property is located at 20080 Cabrillo Highway in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Olivia Boo at oboo@smcgov.org.

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|-----------|-------------------------|---|
| 2. | Owner/Applicant: | Canyon Vista Partners, LLC |
| | File Number: | PLN2020-00351 |
| | Location: | 206 Sequoia Ave, Sequoia Tract (District 3) |
| | Assessor's Parcel No's: | 069-341-050 |

The Planning Commission will consider a (1) General Plan Map Amendment to change an 18,951 sq. ft. parcel developed with a single-family home from Medium Density Residential to High Density Residential, (2) Zoning Map Amendment to rezone the parcel from One-family Residential (R-1) to Multiple-family Residential (R-3), and (3) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, located at 206 Sequoia Avenue in the unincorporated Sequoia Tract area of San Mateo County. Please direct any questions to Project Planner Summer Burlison at sburlison@smcgov.org.

SPEAKERS:

1. Dave & Chris Kellems
2. Cynthia Coila
3. Boris Slutsky
4. Richard Elliot
5. Janie Mercado
6. Chris
7. Patti Cooley-Wetzel
8. Rob Cummins
6. *Ron Snow was present to answer questions from Commissioners*

COMMISSION ACTION:

Commissioner Santacruz moved approval and Commissioner Gupta seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Gupta moved to approve the item and Commissioner Ramirez second. **Motion is approved 3-2-0-0**

- 3= AYES (Commissioner Gupta, Commissioner Ketcham and Commissioner Ramirez)
 2= NOES (Commissioner Santacruz and Hansson)
 0= ABSTAINS (None)
 0= ABSENT (None)

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt the resolution adopting the Initial Study and Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program;
2. Adopt the resolution to change the subject parcel's General Plan Land Use designation from Medium Density Residential to High Density Residential; and

3. Adopt the ordinance to change the subject parcel's Zoning Map designation from R-1/S-74 (One-family Residential/5,000 sq. ft. lot minimum) to R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum).

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| 3. | Owner:
Applicant:
File Number:
Location:
Assessor's Parcel No's: | Lowman
Turner
PLN2019-00366
400 San Juan Avenue, El Granada (District 3)
047-117-010 |
|----|--|--|

The Planning Commission will consider a Coastal Development Permit (CDP) & Grading Permit for a 2,009 sq. ft. addition to an existing 3,352 sq. ft. single-family home and a 210 sq. ft. roof deck. The project involves 555 cy of grading and no tree removal and is located within a County scenic corridor. The CDP is not appealable to the Coastal Commission. Please direct any questions to Project Planner Bryan Albini at balbini@smcgov.org.

SPEAKERS:

None

COMMISSION ACTION:

Commissioners unanimously approved to close the public comment.

Commissioner Santacruz moved approval of the project and Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

4. Correspondence and Other Matters

None

5. Consideration of Study Session for Next Meeting

Update to the County's Childcare regulations along with the Midpeninsula Open Space District that was postponed from today.

6. Director's Report

We went live with the first phase of the Accela upgrade on 2/1 and on 3/1 we should be starting to expand the features and move to the next phase

Affordable Housing Units have reached 900 new units and now the accommodation will be up to 3,000 new units. This will be challenging for the County.

Municipal Regional State Board are being updated and regulations will significantly increase and subject to more detailed requirement by the County.

Cypress Point Local Coastal Program Amendment is now scheduled to be on the Coastal Commissions March agenda.

7. Commissioner Updates and Questions

Commissioner Gupta was able to find the Accela site on her own, but she did find it user friendly. She also asked about how many staff members does Planning, and Building have working as Contact Tracers. Currently we have 3 staff members assisting in this effort. The topic had come up at the Board of Supervisors meeting yesterday (2/23/2021).

Steve informed Commissioners that a new Customer Service windows will be opening in the next week. Facilitate transactions to facilitate what they can do in their home.

Chair Ketcham asked about a couple items that went through the process and did not come to the Planning Commission and went straight to the Board of Supervisors, they include:

Neg Dec for the Mirada Road Bridge replacement and it went directly to the Board of Supervisors. Steve explained that this item was brought forward by the Public Works department. CEQA does not mandate that certification be approved by the Planning Commission.

Active Transportation Plan for the unincorporated part of the County, this is an effort by the Office of Sustainability, and it does not involved any change to Zoning and so it does not trigger the need for Planning Commission review. Steve mentioned that this can come to the Commission as a briefing on the plan.

8. Adjournment

Meeting was adjourned at 11:27 am
