



Planning & Building Department Planning Commission

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

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

ACTION MINUTES- DRAFT

MEETING NO. 1727
Wednesday October 12, 2022
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: Hansson, Ketcham, Gupta, Serrano Quan,
Ramirez
Commissioner Absent: None
Staff Present: Monowitz, Fox, Montes, Lujan

Legal notice has been Published in San Mateo Times on October 1, 2022, and the Half Moon Bay Review on October 5, 2022

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

None

CONSENT AGENDA 9:00 a.m.

1. Consideration of the Minutes of the Planning Commission Hearing for August 24, 2022, and September 14, 2022, and September 28, 2022
2. Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees
3. **Owner:** Peninsula Open Space Trust
Applicant: Midpeninsula Regional Open Space District
File Number: PLN2022-00256
Location: Various locations on Hwy. 1 in the urban Mid-Coast
Assessor's Parcel No: Public Right of Way (various locations)

Consideration of a request by the Midpeninsula Regional Open Space District, pursuant to Government Code Section 65402, that the County determine whether the proposed purchase of fee and undivided interests in the 6,700-acre Cloverdale Ranch Property conforms to the County General Plan.

SPEAKERS

None

resources at these locations.

3. That the project **does not conform** to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A(2) of this Staff Report and Finding 2 above.
2. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The various project sites are located on the eastern side of Highway 1 and are not subject to the public access requirements of the Coastal Act.

5. Owner/Applicant: San Mateo County
File Number: PLN2021-00056
Location: 350-360 Butano Cut Off Road, Pescadero
Assessor's Parcel No: 087-053-010

Consideration of a Local Coastal Plan Map and Text Amendment to change the land use designation of the subject parcel from "Agriculture" to "Institutional" and amend Public Works Component policies to facilitate future construction of a replacement fire station (County Fire Station Number 59) and extension of CSA-11 boundaries to serve the fire station and Pescadero Middle/High School located at 350-360 Butano Cut Off.

SPEAKERS

1. Lennie Roberts
2. Carlyle Ann Young

COMMISSIONER ACTION

Commissioners closed public comment unanimously.

Commissioner Gupta moved, and Commissioner Hansson seconded to recommend that the Planning Commission recommend that the Board of Supervisors certify the project's California Environmental Quality Act document and adopt a resolution directing staff to submit the Local Coastal Program Amendments for California Coastal Commission certification, by adopting the findings below.

Motion carried 5-0-0-0-0.

FINDINGS

Regarding the Mitigated Negative Declaration:

The Planning Commission recommends that the Board of Supervisors Found:

1. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
2. That, on the basis of the Initial Study, comments received thereto, 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 identified in the Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Local Coastal Plan Land Use Map Amendment

The Planning Commission recommends that the Board of Supervisors:

5. Direct staff to submit a resolution proposing to amend the San Mateo County Local Coastal Plan Land Use Map to change the subject parcel's Local Coastal Plan Map designation from "Agriculture" to "Institutional" for California Coastal Commission certification.

Regarding the Local Coastal Plan Text Amendments

The Planning Commission recommends that the Board of Supervisors:

6. Direct staff to submit resolutions proposing to amend San Mateo County Local Coastal Plan Policies 2.37 (*Monitoring*), 2.39 (*Service Area Boundary*), add new Policy 2.60 (*Pescadero Fire Station*), and amend Table 2.16 (*Estimate of Water Consumption Demand at Land Use Plan Buildout for the Town of Pescadero*) for California Coastal Commission certification.
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| 6. | Owner: | San Mateo County |
| | Applicant: | San Mateo County Parks Department |
| | File Number: | PLN2021-00485 |
| | Location: | 20901 Cabrillo Hwy., San Gregorio |
| | Assessor's Parcel No: | 081-060-020, -030, and -130 |

Consideration of a Coastal Development Permit to construct public access improvements at Tunitas Creek Beach County Park in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

SPEAKERS:

1. Carlyle Ann Young
2. Lennie Roberts
3. Kerry Burke
4. Fran Pollard
5. Hannah Ormshaw,
6. Evan Cole
7. Mario Nastari

COMMISSIONER ACTION

Commissioners closed public comment unanimously. Commissioner Ketcham moved, and Commissioner Hansson seconded to continue the item for the next meeting to allow more time to review the staff report. **Motion carried 5-0-0-0.**

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| 7. | Owner/Applicant: | County of San Mateo |
| | File Number: | N/A |

Presentation of the 2023-2031 Draft Updated Housing Element of the County General Plan.

SPEAKERS

1. Carlyle Ann Young

2. Ann Paulson
3. Maggie Triah
4. Fran Pollard
5. Lennie Roberts
6. Jordan Grimes

COMMISSIONER ACTION

Commissioners closed public comment unanimously.

Commissioner Ketcham moved, and Commissioner Hansson seconded to recommend that the County Board of Supervisors direct staff to submit the draft updated Housing Element, incorporating response to public comment, to the California Department of Housing and Community Development for review and certification.

Motion carried 5-0-0-0.

8. Correspondence and Other Matters

No correspondence has been received.

9. Consideration of Study Session for Next Meeting

Currently working with the Department of Public Works on scheduling an informational session regarding the Middlefield Road Information session requested by Chair Ramirez.

10. Director's Report

The Zmay Appeal is going to the Board of Supervisors on October 18, 2022. Director Monowitz shared information regarding resolution AB2449 for continuing Virtual Meetings and Brown Act requirement. More to come on this.

8. Commissioner Updates and Questions

None

9. Adjournment

Meeting adjourned at 1:16 PM