



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. 1704
Wednesday April 14, 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 Chair Lisa Ketcham.

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

Legal notice published in the San Mateo County Times on March 13, 2021 and Half Moon Bay Review on March 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 March 24, 2021.

Commissioner Gupta moved to approve the minutes as submitted and Commissioner Hansson seconded the motion.

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

REGULAR AGENDA 9:00 a.m.

- Owner** Terwey, Brady, Jordan, Oliphant, and Lockwood
Applicant: Danny Terwey
File Number: PLN2020-00369
Location: 491, 499, 507, and 515 El Granada Boulevard and vacant parcel (APN047-152-030), District 3
Assessor's Parcel No's: 047-152-030, 047-152-240, 047-152-260, 047-152-330, 047-152-350

Consideration of a Coastal Development Permit, to allow the removal of 31 significant Eucalyptus trees located within 100 feet from structures at four (4) residential properties to create a fuel break for fire prevention at 491, 499, 507, and 515 El Granada Boulevard, and staging for the operation on a nearby vacant parcel (APN047-152-030). The project is not appealable to the California Coastal Commission.

SPEAKERS:

1. Greg Dieguez
2. Carlyle Ann Young
3. Cathy Kuza
4. Phone Caller – Chris Lockwood
5. Annette Merryman
6. Fran Pollard

COMMISSION ACTION:

Commissioners unanimously voted to close the public hearing. **Motion is 5-0-0-0.**

Commissioner Gupta moved and Commissioner Ramirez seconded the motion to approve the project. **.Motion carried 4-1-0-0 (Commissioner Santacruz opposed).**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approve/deny/continue the request, make the findings and adopt conditions of approval as follows:

FINDINGS

Regarding the Environmental Review, Found:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land) for fuel management activities within 100 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters, and where the public agency having fire protection responsibility for the area has determined that 100 feet of fuel clearance is required due to extra hazardous fire conditions.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), as discussed in the staff report.
3. Where the project is located between the nearest public road and the sea, that 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 project sites are not located between the nearest public road and the sea.

4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. The subject Eucalyptus trees are not visually prominent as the trees are located at the rear of the properties. They do not provide significant scenic or scientific value and are not located in a scenic corridor. Condition No. 7 requires tree replacement with fire safe trees that are adapted to the Coastal climate, specifically Catalina ironwood, Fruitless olive, Carob tree, and/or Southern live oak.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on April 14, 2021. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. If work authorized by an approved permit is not commenced within the period of one (1) year from the date of approval, the permit shall be considered void.
1. The applicant and respective property owners shall implement erosion control measures on all affected properties to control debris and sediment during the tree removal operation, preventing debris and sediment run-off into areas outside of the subject parcels, including the public right-of-way.
2. Prior to the start of work, the applicant shall arrange an inspection with the Project Planner to inspect the installation of adequate erosion control measures on the project sites and tree protection measures for all trees within 20 feet of trees being removed.
3. The applicant and respective property owners shall adequately stabilize land disturbed or denuded by project activities with mulch on all affected properties.
4. The applicant and respective property owners shall chip removed trees on-site for use as mulch or remove logs from the site to a location approved by the Project Planner.
5. Tree replacement is optional. Should property owner(s) choose to plant new trees, the planting of trees which are fire-safe, native, and drought-tolerant is encouraged. The applicant shall submit photo verification to the Project Planner of the planted replacement trees with reference to the Planning Application PLN Number, as identified in the subject line of the letter of decision.
6. The Project Biologist shall conduct pre-construction surveys of special status species (San Francisco Dusky-footed Woodrat, Nesting Raptors and Birds Protected Under the Migratory Bird Treaty Act, and Monarch Butterflies) and implement the measures designed to avoid impacts to these species, in the manner cited specifically in Attachment D (Biological Resources Assessment, El Granada Highlands Fuel Reduction, April 13, 2021). Prior to the initiation of any tree work, the Project Biologist shall submit confirmation of such surveys and their results to the Community Development Director for review.
7. If tree stumps are not removed, the applicant and respective property owners shall perform stump control maintenance measures including regularly treating stumps with herbicide. Tarping stumps may also be an effective control measure combined with removal of sprouts. The applicant and respective property owners shall comply with LCP Policy 7.51 to

remove from their lands blue gum seedlings to prevent their spread. The property owners are encouraged to control the growth and spread of cape ivy and jubata grass on their properties.

8. Should the tree removal operation involve the use of oversized vehicles, the applicant shall apply for a Transportation Permit from the Department of Public Works.
 9. The applicant shall clear all debris from the public right-of-way.
 10. Should the tree removal operation involve the use of oversized vehicles, the applicant shall apply for a Transportation Permit from the Department of Public Works.
 11. The applicant shall clear all debris from the public right-of-way.
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2. Correspondence and Other Matters

None

3. Consideration of Study Session for Next Meeting

Director Monowitz shared the items for the April 28, 2021 Planning Commission meeting as well as what is upcoming on the Board of Supervisors agenda.

4. Director's Report

Director Monowitz announced that the new role of Planning Services Manager has gone to Melisa Ross. Melissa will focus on the Long-Range Planning effort.

5. Commissioner Updates and Questions

Commissioner Santacruz inquired about the June 15, 2021 plan from the State and in person meetings? More information to come on the virtual meetings and shared with Commissioners once we know more.

Commissioner Gupta is interested on having more video using drone technology. This would be helpful without going out to the site and check in person.

6. Adjournment

Meeting was adjourned at 10:36 am
