



AGENDA

SAN MATEO COUNTY PLANNING COMMISSION

*** IN PERSON AND BY VIDEOCONFERENCE ***

Board of Supervisors Chambers
400 County Center, Redwood City
MEETING NO. 1743
Wednesday, December 13, 2023
9:00 a.m.

<https://smcgov.zoom.us/j/93783849575>

*****HYBRID MEETING - IN-PERSON AND BY VIDEOCONFERENCE*****

This meeting of the Planning Commission will be held in the Board of Supervisors Chambers, 400 County Center, Redwood City. Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person in the Board Chambers. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

Public Participation

The November 29, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/93783849575>. The webinar ID is: 937 8384 9575. The Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 937 8384 9575 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.

*Written public comments may be emailed to planning_commission@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting,

*Spoken public comments will be accepted during the meeting in Chambers or remotely through Zoom at the option of the speaker. Public comments in Chambers will be taken first, followed by speakers on Zoom.

***Please see instructions for written and public comments at the end of this agenda.**

ADA Requests

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at planning_commission@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Commission on any Planning Commission matter not on the agenda or consent agenda. Public comments on matters not listed above shall be heard at the time the matter is called. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during meeting.*

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA**1. Consideration of the Minutes of the Planning Commission Hearing for November 29, 2023.**

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. Owner: Tony Uccelli**
Applicant: Steve Kellond
File Number: PLN 2022-00367
Location: 130 Sonora Avenue, El Granada
Assessor's Parcel No: 047-122-180

Consideration of the approval of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, to allow the construction of a new, two-story, 3,201 sq. ft. single-family residence with an attached 502 sq. ft. garage on a vacant 6,132 sq. ft. parcel in the unincorporated El Granada area of San Mateo County. The project involves only minor grading and no tree removal. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15303. Project Planner: Glen Jia; bjia@smcgov.org.

- 3. Owner: Ruth & Paul Huard**
Applicant: Carin Friedman
File Number: PLN 2023-00028
Location: Magellan Avenue, Miramar
Assessor's Parcel No: 048-013-920

Consideration of the adoption of an Addendum to an adopted Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and the approval of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations, to allow construction of a new 2,999 sq. ft., two-story single-family residence with an attached 510 sq. ft. two-car garage and a detached 652 sq. ft. accessory dwelling unit (ADU), on an existing 12,424 sq. ft. undeveloped parcel (Certificate of Compliance PLN2020-00154). The project involves the removal of one (1) 45-inch d.b.h. Cypress tree and only minor grading. The ADU is a ministerial project that does not require review by the Planning

Commission. The project is appealable to the California Coastal Commission. Project Planner: Glen Jia; bjia@smcgov.org.

4. **Owner:** Midpeninsula Regional Open Space District
Applicant: Susana Chan, Assistant GM, Midpeninsula Regional Open Space District
File Number: PLN2023-00068
Assessor's Parcel No: Various

Consideration of a Coastal Development Permit and Grading Permit for the Midpeninsula Regional Open Space District's Open Space Maintenance and Restoration Program, to authorize maintenance and restoration activities over a five-year period in unincorporated San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Luis Topete, ltopete@smcgov.org.

5. **CORRESPONDENCE & OTHER MATTERS**
 6. **CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**
 7. **DIRECTOR'S REPORT**
 8. **COMMISSIONER UPDATES & QUESTIONS**
 9. **ADJOURNMENT**
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ADDITIONAL INFORMATION

Correspondence to the Commission

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: planning_commission@smcgov.org

Angela Montes, Planning Commission Secretary
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: amontescardenas@smcgov.org

Decisions & Appeals Process

Decisions made by the Planning Commission are appealable to the Board of Supervisors when an appeal is provided by law or regulation. The appeal fee is \$616.35 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing. These can be sent via email to planning_commission@smcgov.org or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is December 28, 2023.**

Agendas & Staff Reports

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments will be available on our website one week prior to meeting. For further information on any item listed below, please contact the Project Planner indicated.

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting

The next Planning Commission meeting will be on **January 10, 2024**.

***INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

If you wish to speak to the Planning Commission, please fill out a speaker's slip located in the anteroom as you enter the Board Chambers. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Board members and staff.

Via Zoom

1. The Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/93783849575>. The webinar ID is: 937 8384 9575. The Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 937 8384 9575 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up -to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Chair of the Planning Commission or the Planning Commission Secretary open public comment for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.

Public comments in Chambers will be taken first, followed by speakers on Zoom.

Written Comments

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to planning_commission@smcgov.org
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i)

provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the open session agenda for a regular Planning Commission meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.

Published in San Mateo Times on December 2, 2023 and the Half Moon Bay Review on December 6, 2023.