

Planning Commission

DISTRICT 1: Kumkum Gupta
DISTRICT 2: Frederick Hansson
DISTRICT 3: Lisa Ketcham
DISTRICT 4: Manuel Ramirez, Jr.
DISTRICT 5: Vacant

County Government Center

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Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1723**

Wednesday June 22, 2022

9:00 a.m.

*** BY VIDEOCONFERENCE***

<https://smcgov.zoom.us/j/99715606164>

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act (Brown Act) in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. On June 11, 2021, the Governor issued Executive Order N-08-21 extending the suspension of those provisions to September 30, 2021. On September 16, 2021, the Governor signed AB 361, a bill that formalizes and modifies the teleconference procedures implemented by California public agencies in response to the Governor's Executive Orders addressing Brown Act compliance during shelter-in-place periods. AB 361 allows local governments to continue to conduct virtual meetings as long as there is a gubernatorially-proclaimed public emergency in combination with adopted findings that meeting in person would present risks to health. Thus, pursuant to AB 361, the public meetings of the Planning Commission will continue to be conducted exclusively via Zoom as long as it is found that conducting in-person meetings would present an imminent risk to the health and safety of attendees.

PUBLIC PARTICIPATION:

Written Comments:

Members of the public may provide written comments by email to planning_commission@smcgov.org, and 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.

The length of the emailed comment should commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read to the Commission for the appropriate agenda item, please submit your no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time but cannot guarantee such emails will read into the record. Any emails received after the deadline which are not read into the record will be provided to the Commission after the meeting and become part of the administrative record.

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 agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Janneth Lujan, Planning Commission Secretary, by 10:00 a.m. on the day before the meeting at jlujan@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

SPOKEN COMMENTS:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

The June 22, 2022 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99715606164>. The meeting ID is 997 1560 6164

The June 22, 2022 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID 997 1560 6164.

1. then press #. (Find your local number: <https://smcgov.zoom.us/j/99715606164>).
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 Planning Commission Chair or Planning Commission Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

CORRESPONDENCE TO THE COMMISSION:

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

Janneth Lujan
Planning Commission Secretary
Email: jlujan@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to the Planning Commission. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Commission Secretary until such time as all administrative appeals are exhausted and the time for legal challenge to a decision on the item has passed. If you wish to retain the original of an item, a legible copy must be left with the Commission Secretary. The original or a computer-generated copy of a photograph must be submitted.

DECISIONS AND 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 July 13, 2022**

AGENDAS AND STAFF REPORTS ONLINE:

To view the agenda, please visit our website at <https://planning.smcgov.org/planning-commission>, the staff report and maps 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.

NEXT MEETING: The next Planning Commission meeting will be on **July 13, 2022**.

Pledge of Allegiance

Roll Call:

Commissioners: Gupta, Hansson, Ramirez, Ketcham
Staff: Monowitz, Fox, Montes

Oral Communications to allow the public to address the Commission on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time. **Speakers are customarily limited to 5 minutes**. Please follow the instructions explained above regarding the spoken public comments process.

CONSENT AGENDA

9:00 a.m.

1. **Consideration of the Minutes of the Planning Commission Hearings for April 27, May 11, and May 25, 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/Applicant:** California Dept. of Transportation, State of California
File Number: PLN 2021-00383
Location: State Route 1 at Postmile 1.12 (approx. 2,000 feet south of the entrance to Año Nuevo State Park, Pescadero)
Assessor's Parcel No: Public Right of Way (adjacent to 089-230-420)

Consideration of a Coastal Development Permit to repair a section of eroding road embankment located at Postmile 1.12 (Cold Dip Creek) located on Highway 1, just north of the Santa Cruz County line, in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on October 5, 2021. Please direct questions to Michael Schaller at mschaller@smcgov.org.

4. **Owner/Applicant:** CA State Department of Parks and Recreation
File Number: PLN2022-00016
Location: Green Oaks Way (Año Nuevo State Park), Pescadero
Assessor's Parcel No: 08089-230-480

Consideration of a Coastal Development Permit to implement the Green Oaks Habitat Restoration Project on undeveloped farmland in a section of Año Nuevo State Park west of Highway 1 (known as Steele Ranch), in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on April 7, 2022.

Please direct questions to Delaney Selvidge at dselvidge@smcgov.org.

- 5.. **Owner/Applicant:** San Mateo County Parks Department
File Number: PLN2022-00011
Location: Pigeon Point Viewpoint Parking Lot, west of Cabrillo Highway, unincorporated Pescadero West
Assessor's Parcel No: 086-300-140

Consideration of a Coastal Development Permit, to install two benches for public use at the Pigeon Point Viewpoint Parking Lot located on agriculturally zoned land between Highway 1 and the ocean, within the Pescadero West area of unincorporated San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on February 4, 2022. Please direct questions to Delaney Selvidge at dselvidge@smcgov.org.

END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

6. **Owner:** Nancy Berghold
Applicant: Radara LTD
File Number: PLN2018-000271

Location: 501 Palmer Lane, North Fair Oaks
Assessor's Parcel No: 060-162-130

Consideration of a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, Grading Permit, and adoption of a Mitigated Negative Declaration, to assign a zoning designation of One-family Residential (R-1/S-93) and General Plan designation of Single-family Residential to a 9,500 sq. ft. portion (detached from the Town of Atherton) of a 34,816 sq. ft. parcel; and subdivide the parcel into 3 lots at 501 Palmer Lane in the unincorporated North Fair Oaks area. The project involves a total of 470 cubic yards of grading and the removal of four significant trees. Application deemed complete on February 28, 2022. Please direct questions to Project Planner Summer Burlison, at sburlison@smcgov.org.

7. Owner/Applicant: San Mateo County of San Mateo

Consideration of the 2022 Draft Community Climate Action Plan and update to the Climate Action Element of the County's General Plan. Please direct questions to Avana Andrade, Senior Sustainability Coordinator, at aandrade@smcgov.org.

8. Correspondence and Other Matters

9. Consideration of Study Session for Next Meeting

10. Director's Report

11. Commissioner Updates and Questions

12. Adjournment

Published in San Mateo Times on July 2, 2022 and the Half Moon Bay Review on July 6, 2022