



## Planning & Building Department Planning Commission

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

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

### ACTION MINUTES

MEETING NO. 1696

Wednesday September 23, 2020

**\*\*BY VIDEO CONFERENCE ONLY\*\***

Chair Hansson 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,

Legal notice published in the San Mateo County Times on September 12, 2020 and Half Moon Bay Review on September 16, 2020.

**Oral Communications** via written comment only via email:

1. Ron Sturgeon

**Consideration of the Minutes** of the Planning Commission meetings for September 9, 2020. Commissioner Ketcham moved, and Commissioner Gupta seconded, that the minutes be approved as revised and submitted. **Motion 5-0-0-0.**

Commissioner Ramirez moved and Commissioner Santacruz seconded, that this item be moved to the Regular Agenda.

### **CONSENT AGENDA**

9:00 a.m.

1. **Owner:** Marsh Robert E & Julia M TRS  
**Applicant:** Midpeninsula Regional Open Space District  
**File Number:** PLN2020-00236  
**Location:** 1000 Verde Road, Half Moon Bay  
**Assessor's Parcel No's.:** 066-280-050; 066-280-010; 066-010-020

Consideration for a Request for General Plan Conformity analysis for the Midpeninsula Regional Open Space District's (MROSD) proposal to purchase an undivided 54% interest in the 600-acre South Cowell

Ranch property, and a subsequent land division resulting in a 371-acre Uplands property to be owned in fee by the District. Application deemed complete July 29, 2020. Please direct any questions to Project Planner William Gibson at [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

**SPEAKERS:**

1. Ron Sturgeon
2. Mike Williams, Applicant

**COMMISSION ACTION:**

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved and Commissioner Ramirez seconded the motion.  
**Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approve the proposed acquisition by the Midpeninsula Regional Open Space District Division of an undivided 54% interest in the South Cowell Ranch property, APNs 066-280-010, 066-280-020 and 066-280-050, conforms to the County General Plan.

**FINDINGS:**

The Planning Commission found that the proposed acquisition by the Midpeninsula Regional Open Space District Division of an undivided 54% interest in the South Cowell Ranch property, APNs 066-280-010, 066-280-020 and 066-280-050, conforms to the County General Plan.

**REGULAR AGENDA**

**9:00 a.m.**

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| <b>2.</b> | <p><b>Owner:</b> San Mateo County</p> <p><b>Applicant:</b> SMCo Planning and Building Dept</p> <p>File Number: PLN2020-00119</p> <p>Location: Unincorporated Coastal Zone</p> <p>Assessor’s Parcel No: Various, Unincorporated Coastal Zone</p> |
|-----------|---|

Consideration of an ordinance amending the County’s Accessory Dwelling Unit (ADU) Regulations applicable in the County's Coastal Zone, Chapter 22.5.1 of the Zoning Regulations, and amending the County's Local Coastal Program, to comply with State Law regarding ADUs. Please direct any questions to Project Planner William Gibson at [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

**SPEAKERS:**

None

**COMMISSION ACTION:**

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

Commissioner Santacruz moved and Commissioner Ramirez seconded the motion. **Motion carried 3-2-0-0.**

3= AYES (Commissioners Santacruz, Ramirez, and Gupta)

1= NOES (Commissioners Hansson and Ketcham)

0= ABSTAINS

0= ABSENT

Based on information provided by staff and evidence presented at the hearing that the Planning Commission recommended that the San Mateo County Board of Supervisors adopt an ordinance amending the County’s Accessory Dwelling Unit Regulations applicable to the County’s Coastal Zone, Chapter 22.5.1 of the County Zoning Regulations, and amending Section 3.22 of the County’s Local Coastal Program, to comply with recent changes to State law.

**FINDINGS:**

The Planning Commission recommended that the San Mateo County Board of Supervisors adopt an ordinance amending the County’s Accessory Dwelling Unit Regulations applicable to the County’s Coastal Zone, Chapter 22.5.1 of the County Zoning Regulations, and amending Section 3.21 of the County’s Local Coastal Program, to comply with recent changes to State law.

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*Staff requests that this item be postponed to the October 14, 2020 Planning Commission meeting, in order to address a noticing issue. This item will be placed on the agenda and will be heard at the next hearing.*

<b>3.</b>	<b>Owner:</b>	<b>Wei Zheng</b>
	<b>Applicant:</b>	<b>Ed Love</b>
	File Number:	PLN2019-00162
	Location:	Vacant parcel located between 631 and 647 El Granada Blvd (District 3)
	Assessor’s Parcel No:	047-151-120

Consideration of an appeal of the Community Development Director’s decision to approve a Design Review Permit and Grading Permit, for the construction of a new 2,771 sq. ft. two-story single-family residence, including an attached 507 sq. ft. two-car garage, 330 cubic yards of grading and no tree removal, on a vacant 5,230 sq. ft. parcel. Application deemed complete October 17, 2019. Please direct any questions to Project Planner Olivia Boo at [oboo@smcgov.org](mailto:oboo@smcgov.org).

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**4. Correspondence and Other Matters**

None

**5. Consideration of Study Session for Next Meeting**

No Study Session is proposed for the next meeting and went over the agenda for the 10/23 hearing.

**6. Director's Report**

Director Steve Monowitz informed the Commissioners of the items below:

- Update on the CZU Fire Recovery Efforts (Phase 1 and Phase 2)
- Tonight, the MCC will receive a report on the Connect the Coastsides effort and the feedback received and will be moving over to the next phase which will involve a future workshop to this Commission
- Online Permitting System is underway, and improvements have been made in the way the system is configured in order to make it easier for the public. Roll out date is January 2021. More to come on the testing phase.

**7. Commissioner Updates and Questions**

Q: On the timeline of Connect the Coastsides, does the Comprehensive Management Plan get submitted to the Coastal Commission for certification or is there a separate process, and how does that work?

A: No requirement in our LCP that the Coastal Commission certify Connect the Coastsides. Part of the Implementation of Connect the Coastsides we may pursue amendments to our LCP.

**8. Adjournment**

Meeting was adjourned at 10:51 AM.

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