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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Lisa Ketcham, 3rd District
 - Manuel Ramirez, Jr., 4th District
 - Carlos Serrano-Quan, 5th District
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MEETING NO. 1743
WEDNESDAY, DECEMBER 13, 2023
IN-PERSON AND BY VIDEOCONFERENCE

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Kumkum Gupta.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Frederick Hansson, Lisa Ketcham, Carlos Serrano-Quan, Kumkum Gupta presiding

Commissioners Absent: Manuel Ramirez

Staff Present: Steve Monowitz, Director of Planning & Building; Tim Fox, County Counsel; Maria Gonzalez, Administrative Secretary, and Angela Montes, Planning Commission Secretary

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on November 29, 2023.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Hansson / Second: Ketcham

Ayes: Hansson, Ketcham, Serrano-Quan, Gupta

Absent: Ramirez

The motion carried with 4 in favor, 1 absent.

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.

SPEAKERS

1. Steve Kellond
2. Tony Uccelli

COMMISSION ACTION

Motion to approve the Coastal Development Permit and Design Review Permit, County File No. PLN 2022-00367, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Ketcham / Second: Hansson
 Ayes: Hansson, Ketcham, Serrano-Quan, Gupta
 Absent: Ramirez

The motion carried with 4 in favor, 1 absent.

- 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 PLN202-00154). The project involves the removal of one (2) 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.

SPEAKERS

1. Carin Friedman
2. Tom Carey

COMMISSION ACTION

Motion to adopt the addendum to an Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review Permit, County File No. PLN 2023-00028, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Serrano-Quan
 Ayes: Hansson, Ketcham, Serrano-Quan, Gupta
 Absent: Ramirez

The motion carried with 4 in favor 1 absent.



- 4. Owner: Midpeninsula Regional Open Space District**
Applicant: Susana Chan, Assistant GM, Midpeninsula Regional Open Space District
File Number: PLN 2023-00068
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. The project is appealable to the California Coastal Commission. Project Planner: Luis Topete; ltopete@smcgov.org.

SPEAKERS

1. Susanna Chan
2. Julie Anderson
3. Kendra Hartmann
4. Kerry Burke

COMMISSION ACTION

Motion to approve the Coastal Development Permit and Grading Permit, County File No. PLN 2023-00068, to authorize maintenance and restoration activities over a five-year period in unincorporated San Mateo County, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Ketcham / Second: Hansson
Ayes: Hansson, Ketcham, Serrano-Quan, Gupta
Absent: Ramirez

The motion carried with 4 in favor, 1 absent.

CORRESPONDENCE AND OTHER MATTERS

Written correspondence received from Lennie Roberts, Green Foothills and Kerry Burke for item 4.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

None.

DIRECTOR'S REPORT

Director Monowitz noted that on December 15, 2023, San Mateo County staff will present to the California Coastal Commission regarding LCP amendment for CSA 11 and fire station.

COMMISSIONER UPDATES AND QUESTIONS

None.

ADJOURNMENT

The meeting was adjourned at 10:38 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.