



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. 1707
Wednesday July 28, 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 July 17, 2021

CONSENT AGENDA

Oral Communications via written comment only via email:
None

Consideration of the Minutes of the Planning Commission meeting minutes of July 14, 2021.

Commissioner Ramirez moved to approve the minutes on July 14, 2021 as revised. Commissioner Santacruz seconded the motion. **Approved 5-0-0-0.**

REGULAR AGENDA

- Owner:** Z Enterprises LP
Applicants: Steve and Nicholas Zmay
File Number: PLN2014-00410
Location: 1551 Crystal Springs, San Mateo (District 1)
Assessor's Parcel No's: 038-131-110

Consideration of Minor Subdivision, a Resource Management Permit, and a Grading Permit, and adoption of the Revised Recirculated Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to subdivide a 60.3-acre parcel into 3 parcels, each approximately 0.7-acre in size, for future residential development, creating a 58.153±-acre remainder parcel (with approximately 48.88 acres of land to be protected by a conservation easement, and 9.27 acres of developable area including an existing single-family

dwelling). The project involves an upgrade of a 203 linear feet portion of the Billy Goat Hill sewer line that is required to off-set system capacity for the project increase in service, grading including 455 cubic yards (cy) of earthwork (290 cy of cut and 165 cy of fill) for landslide repair and 30 cy of cut and 30 cy of fill for the sewer line upgrade, and no removal of protected trees.

SPEAKERS:

1. Nicholas Zmay
2. John Stillman
3. Lennie Roberts
4. Shlomit Holtzman
5. Gary Trott
6. Tania Leung
7. Rafi Holzmann
8. Steve Zmay
9. Kim Leonoudakis
10. Liesje Nicolas
11. Laurel Nagle
12. Kim Ricket
13. Medea Isphording Bern
14. Janine Pin Yee Wong

COMMISSIONER ACTION

Commissioners unanimously approved to close the public comment. **Motion 5-0-0-0.**

Commissioner Ramirez moved and Chair Ketcham seconded to direct staff to return with proposed findings of denial. Motion carried unanimously **5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing the Planning Commission continued the Revised Recirculated Initial Study/ Mitigated Negative Declaration, Minor Subdivision, Resource Management Permit, and Grading Permit, County File Number PLN 2014-00410, and directed staff to return with proposed findings of denial.

2. Correspondence and Other Matters

All correspondence was submitted to Commissioners and will become part of the administrative record. No additional correspondence was submitted.

3. Consideration of Study Session for Next Meeting

No study session planned for next meeting. There will be 3 items on the next agenda for the 8/11/2021 meeting.

4. Director's Report

Items include an update from the Director on the 4th phase of the Accela online portal launch.

5. Commissioner Updates and Questions

Commissioner Santacruz will not be present at the next meeting as he will be out of the County.

6. Adjournment

Meeting was adjourned at 12:27 p.m.
