



455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

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. 1738
WEDNESDAY, AUGUST 23, 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

Present: Commissioners Frederick Hansson, Lisa Ketcham, Carlos Serrano Quan, Manuel Ramirez and Kumkum Gupta presiding.
Staff Present: Steve Monowitz, Director of Community Development; Tim Fox, County Counsel; Mercedes Segura, Interim Planning Commission Secretary and Maria Gonzalez, Administrative Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearings on July 26, 2023.

COMMISSION ACTION

Chair Gupta postponed the approval of the Minutes of the Planning Commission Hearings for July 26, 2023.

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|-----------------------|---|
| 2. Owner: | Raza Development Fund Inc, and Francisco and Anita N. Chavez |
| Applicant: | San Mateo County Real Property Services |
| File Number: | PLN2023-00230 |
| Location: | 3009 & 3017 Middlefield Road, 401 2nd Avenue |
| Assessor’s Parcel No: | 060-053-080, 060-053-100, 060-053-060 |

Consideration of a request by the San Mateo County Real Property Division’s (Real Property) pursuant to Government Code Section 65402 to determine whether the proposed purchase of 3009 and 3017 Middlefield Road (Assessor’s Parcel Numbers 060-053-080 and 060-053-100), and 401 2nd Avenue (Assessor’s Parcel Number 060-053-060) conforms to the County General Plan. Project Planner: Katie Faulkner, kfaulkner@smcgov.org.

COMMISSION ACTION

Commissioner Hansson requested item no. 2 to be removed from consent agenda and moved to regular agenda.



- 3. Owner:** Bierdeman Edgar P Tr
Applicant: San Mateo County Real Property Division
 File Number: PLN2023-00229
 Location: 106 Los Banos Avenue, Moss Beach
 Assessor’s Parcel No: 037-255-290

Consideration of a request by the San Mateo County Real Property Division (Real Property) pursuant to Government Code Section 65402 to determine if a proposed vacation (abandonment) of a portion of County Road right-of-way adjacent to 106 Los Banos Ave. (unincorporated Moss Beach) conforms to the County General Plan.

Project Planner: Chanda Singh, csingh@smcgov.org

COMMISSION ACTION

Commissioner Hansson requested item no. 3 to be removed from consent agenda and moved to regular agenda.

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. Owner:** Raza Development Fund Inc, and Francisco and Anita N. Chavez
Applicant: San Mateo County Real Property Services
 File Number: PLN2023-00230
 Location: 3009 & 3017 Middlefield Road, 401 2nd Avenue
 Assessor’s Parcel No: 060-053-080, 060-053-100, 060-053-060

Consideration of a request by the San Mateo County Real Property Division’s (Real Property) pursuant to Government Code Section 65402 to determine whether the proposed purchase of 3009 and 3017 Middlefield Road (Assessor’s Parcel Numbers 060-053-080 and 060-053-100), and 401 2nd Avenue (Assessor’s Parcel Number 060-053-060) conforms to the County General Plan. Project

Planner: Katie Faulkner, kfaulkner@smcgov.org.

SPEAKERS

None

COMMISSION ACTION

Motion to move and find and determine that pursuant to California Government Code Section 65402, the County of San Mateo's proposed purchase of 3009 and 3017 Middlefield Road (Assessor’s Parcel Numbers 060-053-080 and 060-053-100), and 401 2nd Avenue (Assessor’s Parcel Number 060-053-060) conforms to the County General Plan.

Motion: Hansson / Second: Ramirez

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

- 3. Owner:** Bierdeman Edgar P Tr
Applicant: San Mateo County Real Property Division
 File Number: PLN2023-00229
 Location: 106 Los Banos Avenue, Moss Beach
 Assessor’s Parcel No: 037-255-290

Consideration of a request by the San Mateo County Real Property Division (Real Property) pursuant to Government Code Section 65402 to determine if a proposed vacation (abandonment) of a portion of County Road right-of-way adjacent to 106 Los Banos Ave. (unincorporated Moss Beach) conforms to the County General Plan.

Project Planner: Chanda Singh, csingh@smcgov.org



SPEAKERS

1. Camas Steinmetz
2. Harrison Heyl

COMMISSION ACTION

Motion to move and find and determine that the proposed vacation of the right-of-way easement adjacent to 106 Los Banos Avenue, APN 037-255-290, as shown on the map in Attachment C, conforms to General Plan Policy 12.23 and is consistent with all other policies of the County General Plan.

Motion: Ramirez / Second: Hansson

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

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| 4. Owner: | SKOLNICK JOSHUA L |
| Applicant: | Kerry Burke |
| File Number: | PLN2022-00211 |
| Location: | West side of Cabrillo Highway, Pescadero |
| Assessor’s Parcel No: | 086-250-140,086-250-150,086-250-160 |

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Architectural Review Permit, and adoption of a Mitigated Negative Declaration, for the drilling of a test domestic well on a legal undeveloped 6.53-acre property located on the west side of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. The property is located in the Cabrillo Highway State Scenic Corridor. Application deemed complete: January 11, 2023. Project Planner: Kanoa Kelley, kkelley@smcgov.org.

SPEAKERS

None

COMMISSION ACTION

Motion to adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, and Architectural Review Permit, County File Number PLN 2022-00211, by adopting the required findings and conditions of approval in Attachment A.

Motion: Ketcham / Second: Hansson

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

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| 5. Owner/Applicant: | Casey Korsak |
| File Number: | PLN2020-00418 |
| Location: | 504 Lakemead Way, Emerald Hills |
| Assessor’s Parcel No: | 057-262-200 |

Consideration of a Design Review Permit and a Non-Conforming Use Permit for a major remodel, which includes a 993 sq. ft., second-story addition, garage relocation, and a deck above a 798 sq. ft. attached Accessory Dwelling Unit (ADU), to an existing 2,137 sq. ft. single-family residence with an existing 2-car garage on a non-conforming 9,191 sq. ft. parcel. The project requires a Non-Conforming Use Permit to allow maintenance of existing non-conformities for side yard setbacks, front yard setback and lot coverage. The project involves no tree removal and only minor grading. The ADU requires only ministerial review. It is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. Application deemed complete: July 5, 2023. Project Planner: Erica Adams, eadams@smcgov.org.



SPEAKERS

1. Mohamed Mostafa

COMMISSION ACTION

Motion to approve the Design Review Permit and Non-Conforming Use Permit for County File Number PLN 2020-00418, based on and subject to the required findings and conditions of approval listed in Attachment A, and to determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

Motion: Ramirez / Second: Hansson

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

6. CORRESPONDENCE AND OTHER MATTERS

No additional correspondence was received other than those for items no. 3 and no. 5 received on the morning of August 23, 2023.

7. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

Director Monowitz informed the Planning Commissioners of the following:

- Study session planned for the next Planning Commission hearing of September 13, 2023, will be introduction of draft Environmental Impact Report for Cypress Point Affordable Housing in Moss Beach.

8. DIRECTOR'S REPORT

- On September 26, 2023, the Board of Supervisors will be considering the North Fair Oaks Rezoning and General Plan amendments and updates to the fire code section of the Building Code.
- The update to the Housing Element requires the refinement of the sites inventory. Staff is obtaining assistance from a consulting service to complete this work.

9. COMMISSIONER UPDATES AND QUESTIONS

- Commissioner Hansson will not be present for the September 13, 2023, Planning Commission hearing.
- Commissioner Ketcham asked for date on the release of the Plan Princeton draft shoreline management plan. Director Monowitz responded that no release date has been determined yet.

10. ADJOURNMENT

The meeting was adjourned at 10:30 a.m.

Minutes submitted by Mercedes Segura, Interim Planning Commission Secretary.