

Planning Commission

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

County Government Center

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Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1727**

Wednesday November 30, 2022

9:00 a.m.

*** BY VIDEOCONFERENCE***

<https://smcgov.zoom.us/j/94708119207>

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 be 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 November 30, 2022, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94708119207>. The meeting ID is 947 0811 9207.

The November 30, 2022, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID 947 0811 9207 press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>).

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 December 14, 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 **December 14, 2022.**

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Hansson, Ramirez, Ketcham, Serrano Quan
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 Hearing for October 26, 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: William Kibblewhite**
File Number: PLN2021-00217
Location: 371 Princeton Avenue, Princeton-by-the-sea
Assessor’s Parcel No: 047-023-350

Consideration of a Use Permit and Coastal Development Permit to allow a proposed boat repair, sales and support establishment on the ground floor of an existing, 6,991 sq. ft. commercial building, located at 371 Princeton Avenue in the unincorporated Princeton-by-the-sea area of San Mateo County. The Use Permit would also allow reduction of the number of on-site parking spaces from 19 to 14 spaces for the purpose of accommodating required beach user access parking. The project involves no exterior changes. The project is appealable to the California Coastal Commission. For any questions, please contact Project Planner Glen Jia at bjia@smcgov.org

END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

4. **Owner/Applicant: Maria Peterson**
File Number: PLN2022-00226
Location: Located off of La Honda Road southwest of the La Honda Creek Open Space Preserve in La Honda
Assessor’s Parcel No: 082-160-090

Consideration of a Coastal Development Permit (CDP) for the abandonment of 2 idle oil wells and the

drilling of up to 3 test domestic water wells in the unincorporated community of La Honda. The CDP is appealable to the California Coastal Commission. For any questions, please contact Project Planner Kanoa Kelley, at kkelley@smcgov.org.

5. **Owner:** **Bean Hollow Farm LLC**
 Applicant: **Brian Lee**
 File Number: PLN2021-00022
 Location: Located off of Bean Hollow Road in Pescadero
 east of Cabrillo Highway
 Assessor's Parcel No: 086-191-100

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, Architectural Review Permit, and Grading Permit for a new 3,658 sq. ft. single-family residence, attached 1,358 sq. ft. garage/workshop/unconditioned storage, and a 718 sq. ft. greenhouse on a 38-acre legal parcel located at 12720 Cabrillo Highway. The project includes the conversion of an agricultural well for domestic use, a new septic system, new water tanks, and 1,800 cubic yards of grading. The Parcel contains class 2 and class 3 prime soils, and no prime soils are proposed for conversion. The parcel is not under a Williamson Act contract and the project is appealable to the Coastal Commission. For any questions, please contact Project Planner Kanoa Kelley, at kkelley@smcgov.org

6. **Owner:** **Erik and Rebecca Taubman**
 Applicant: **Bodas Construction**
 File Number: PLN2022-00010
 Location: 450 Lancaster Blvd., Moss Beach
 Assessor's Parcel No: 037-171-770

Consideration of a Coastal Development Permit (CDP) and Design Review Permit to allow the construction of a 418 sq. ft., single-story addition to an existing 1,978 sq. ft. single-family residence on a legal 5,488 sq. ft. parcel in Moss Beach. The project involves only minor grading and no tree removal. The project is appealable to the California Coastal Commission. For any questions, please contact Project Planner Glen Jia at bjia@smcgov.org

7. **Correspondence and Other Matters**
8. **Consideration of Study Session for Next Meeting**
9. **Director's Report**
10. **Commissioner Updates and Questions**
11. **Adjournment**