



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
 Frederick Hansson, 2nd District
 Lisa Ketcham, 3rd District
 Manuel Ramirez, Jr., 4th District
 Vacant, 5th District

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

ACTION MINUTES- DRAFT

MEETING NO. 1721
 Wednesday May 11, 2022
 VIDEOCONFERENCE ONLY

Chair Ramirez called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Ramirez.

Roll Call: Commissioners Present: Gupta, Hansson, Ketcham, Ramirez
 Commissioners Absent: None
 Staff Present: Aozasa, Fox, Montes

Legal notice published
 Published in San Mateo Times on April 30, 2022 and the Half Moon Bay Review on
 May 4, 2022.

Oral Communications to allow the public to address the Commission on any matter not on the agenda.

None

CONSENT AGENDA 9:00 a.m.

1. Consideration of meeting minutes for April 27 ,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: Gregory R. Joswiak Trust**
Applicant: Kurt Simrock
 File Number: PLN 2020-00133
 Location: 2450 Purisima Creek Road, North San Gregorio (District 3)
 Assessor's Parcel No:066-230-050

Consideration of a modification to a Planned Agricultural District Permit and Coastal Development Permit; Confined Animal Permit and Grading Permit; for a new single-family residence with attached garage, basement, and septic system; a barn; a driveway and fire truck turnaround; an Affordable Housing Unit and septic system; and keeping of six (6) horses, on a 20.26-acre property. The purpose of the modification is to incorporate additional conditions of approval requested by Green Foothills and the Midpeninsula Regional Open Space and Recreation District. A decision to approve the modification is appealable to the California Coastal Commission.

Please direct questions to Project Planner Camille Leung at cleung@smcgov.org.

Commission Action

Commissioner Gupta moved to approve the consent agenda, seconded by Commissioner Hansson.
Motion passed 4-0-0-0.

END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

4. **Owner/Applicant:** **County of San Mateo**
 File Number: N/A
 Location: Various

Introduction of an EIR Scoping Session for the "North Fair Oaks Rezoning and General Plan Amendment" project, a set of potential zoning and general plan amendments to expand existing high-density residential mixed-use zoning in North Fair Oaks to include adjacent residentially zoned areas between El Camino Real and Blenheim and Middlefield and Huntington, and several parcels east of Middlefield, and amendments to streamline and clarify existing zoning regulations, improve and simplify review and approval processes, and align regulations with changes to state law. Please direct questions to Project Planner William Gibson at wgibson@smcgov.org

Speakers

1. Matt Taecker, WRT
2. Aileen Mahoney, Rincoln Consultants
3. Carlyle Ann Young

Commission Action

Motion to close public comment Commissioner Ketcham and seconded by Commissioner Hansson to close public comments.

5. **Owner/Applicant:** **Peninsula Open Space Trust and**
 Midpeninsula Regional Open Space District
 File Number: PLN2021-00381
 Location: Higgins Canyon Road, Unincorporated Half Moon Bay (District 3)
 Assessor's Parcel No: 064-370-200, 064-370-070, 065-210-240, 065-210-220; 064-370-110;
 and 064-370-120

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Certificates of Compliance (Type B) to confirm the separate legality of three parcels, a Lot Line Adjustment affecting those three and a fourth legal parcel, and a request to rescind Land Conservation (Williamson Act) and Farmland Security Zone Contracts and replace with same or with an Open Space Easement reconciling with the newly adjusted parcels. The project also includes the non-renewal of Land Conservation (Williamson Act) of two additional parcels. A decision to approve the CDP is appealable to the California Coastal Commission. Application deemed complete on February 1, 2022. Please direct questions to Project Planner Angela Chavez at achavez@smcgov.org.

This item has been postponed to the 5/25 Planning Commission meeting date.

6. **Study Session for Next meeting.**

None

7. Directors Report

BOS item on 5/17 for the Update on the Housing Element like what we saw a few meetings ago
The Institute of Local Government is hosting an Upcoming Planning Commissioner Regional Training
All sessions will run from **9:30am to 4:00pm**, [San Mateo and Santa Clara, October 7, 2022](#)

The interactive training sessions help planning commissioners better understand:

- Role of a planning commission
- How to work effectively with staff and the governing board
- Effective community engagement
- CEQA basics
- Required planning documents
- Local planning challenges and opportunities

If you are interested and would like more information, please let Janneth know.

8. Commissioner Updates and Questions

None

9. Adjournment

Meeting adjourned at 10:09 AM