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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
-

HEARING NO. 1767
WEDNESDAY, JANUARY 22, 2025
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Carlos Serrano-Quan.

ROLL CALL

Commissioners Present: Kumkum Gupta, Frederick Hansson, Manuel Ramirez, Carlos Serrano-Quan presiding.

Commissioners Absent: Lisa Ketcham.

Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; 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 13, 2024.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Gupta/ Second: Ramirez

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner: Sanam Saaber**



Applicant: Lisa Wellman, Plan A Design Group

Appellant: John Danforth

File Number: PLN2023-00336

Location: 830 Menlo Oaks Drive, Menlo Oaks

Assessor's Parcel No.: 062-160-050

Consideration of an appeal of the Director of Planning and Building's decision to approve a Significant Tree Removal Permit to allow for the removal a 35-inch diameter at breast height (DBH) Coast Live Oak tree, pursuant to Section 12,000 of the San Mateo County Ordinance Code, on a property located at 830 Menlo Oaks Drive in the unincorporated Menlo Oaks area of San Mateo County. Project Planner, Angela Chavez: achavez@smcgov.org.

SPEAKERS

1. John Danforth
2. Lisa Wellman
3. Sanam Saaber

COMMISSION ACTION

Motion to deny the appeal of the Director of Planning and Building's decision to approve a significant Tree Removal Permit, County File Number PLN2023-00336, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Ramirez / Second: Gupta

Ayes: Gupta, Ramirez, Serrano-Quan

Nays: Hansson

The motion carried 3-1.

3. Owner: Peninsula Open Space Trust and Midpeninsula Regional Open Space District

Applicant: Sandy Sommer/Peninsula Open Space Trust

File Number: PLN2023-00297

Location: 4309 Cloverdale Road, Pescadero

Assessor's Parcel No.: 086-270-010

Consideration of a Planned Agricultural District Permit, Coastal Development Permit (CDP), and Grading Permit, pursuant to Sections 6353 and 6328.4 of the County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, and adoption of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act Guidelines, for the construction of two 1,820 sq. ft. duplex buildings to accommodate four (4) farm labor housing units, a new septic system, two new 5,000-gallon fire water storage tanks, a fire hydrant, access improvements and conversion of an agricultural well to domestic use, on a 549-acre property located at 4309 Cloverdale Road in the unincorporated Pescadero area of San Mateo County. A total of 850 cubic yards of grading, minimal vegetation removal, and no tree removal is proposed. The project site is located within the Cloverdale Road County Scenic Corridor, and the CDP is appealable to the California Coastal Commission. Project Planner, Olivia Boo: oboo@smcgov.org.

SPEAKERS

1. John Vars
2. Sandy Sommer



COMMISSION ACTION

Motion to adopt the Initial Study and Mitigated Negative Declaration and approve the Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, County File Number PLN2023-00297, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Gupta / Second: Hansson

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried with 4 in favor.

4. Get There Together, Transportation Demand Management Plan

Consideration of Get There Together: An Action Plan for Transportation Choices in Half Moon Bay and the Midcoast (<https://www.get-there-together.com/>). Please direct all questions to Project Planner, Chanda Singh: csingh@smcgov.org.

SPEAKERS

None.

COMMISSION ACTION

Motion to approve recommendation that the Board of Supervisors find Get There Together: An Action Plan for Transportation Choices in Half Moon Bay and the Midcoast to be consistent with the County General Plan and Local Coastal Program and recommendation that the Board of Supervisors adopt a resolution to adopt Get There Together: An Action Plan for Transportation Choices in Half Moon Bay and the Midcoast.

Motion: Ramirez / Second: Hansson

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. February 12 hearing canceled, next hearing is set for February 26, 2025.

DIRECTOR'S REPORT

Director Monowitz reported that staff received an objection from Green Foothills to the planned issuance of the Coastal Development Permit Exemption for the rebuild of a residence destroyed by a fire, which has been referred to the California Coastal Commission for final determination. On February 25th the Board of Supervisor's will hear the Get There Together plan.

COMMISSIONER UPDATES & QUESTIONS

None.

2025 PLANNING COMMISSION ELECTION OF CHAIR AND VICE CHAIR

This item was postponed for the next Planning Commission hearing.

The meeting was adjourned at 10:45am.

Minutes submitted by Angela Montes, Planning Commission Secretary.