



# Planning & Building Department Planning Commission

Kumkum Gupta, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Lisa Ketcham, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Carlos Serrano Quan 5<sup>th</sup> District

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

## ACTION MINUTES- DRAFT

MEETING NO. 1724  
Wednesday July 13, 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, Serrano Quan  
Commissioners Absent: None  
Staff Present: Monowitz, Fox, Montes

Legal notice has been published in San Mateo Times on Times on July 7, 2022 and the Half Moon Bay Review on July 6, 2020.

**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 the Minutes of the Planning Commission Hearing for June 22, 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**

### **SPEAKERS**

None

### **COMMISSION ACTION**

Commissioner Gupta moved, and Commissioner Ketcham seconded, to approve item #2 and to postpone item #1 the minutes to the next meeting to allow more time to review. **Motion carried 5-0-0-0**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

9:00 a.m.

3. **Owner/Applicant:** San Mateo County Parks Department  
**File Number:** PLN2022-00011  
**Location:** Pigeon Point Viewpoint Parking Lot, west of Cabrillo Highway, unincorporated Pescadero West  
**Assessor’s Parcel No:** 086-300-140

Consideration of a Coastal Development Permit, to install two benches for public use at the Pigeon Point Viewpoint Parking Lot located on agriculturally zoned land between Highway 1 and the ocean, within the Pescadero West area of unincorporated San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on February 4, 2022. Please direct questions to Delaney Selvidge at [dselvidge@smcgov.org](mailto:dselvidge@smcgov.org).

**SPEAKERS**

None

**COMMISSIONER ACTION**

Commissioner Ketcham moved to approve the project, making the findings and adopting the conditions of approval. Commissioner Hansson seconded the motion. **Motion carried 5-0-0.**

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved the request, make the findings and adopt conditions of approval as follows:

**FINDINGS**

For the Environmental Review, Found:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(e) (Class 3) for the construction of new small structures.

For the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County General Plan and Local Coastal Program with regard to the Locating and Planning New Development, Agriculture, Sensitive Habitat, Visual Resources, Hazards, Shoreline Access, and Recreation/Visitor-Serving Facilities Components of the Local Coastal Program.
3. That the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). There is an existing shoreline access point located at Pigeon Point Lighthouse located northwest of the subject parcel that provides staircase access from the bluff to the beach area. The proposed improvements are minor in nature, will be of minimal impact to the area, are designed to create better opportunities for the public to enjoy the ocean views from the existing parking lot by providing benches and rocked paths. The project does not warrant any additional shoreline access.
4. That the project conforms to the specific findings required by the policies of the San Mateo County

Local Coastal Program as discussed in Section A.2 of the Staff Report dated June 22, 2022. The small scope of the project, and proximity to existing facilities result in a project that will enhance public recreation opportunities while not impacting the agricultural viability of the parcel.

## **CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on June 22, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit shall be valid for one (1) year from the date of final approval, in which time all work authorized under the permit must be completed. Any extension to this permit shall require submittal of a request for permit extension and payment of any applicable extension fees at least sixty (60) days before the expiration date.
3. The Project shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following (as applicable):
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed

Protection Maintenance Standards and construction Best Management Practices.

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
  5. The site and structures shall meet all requirements for accessibility and Americans with Disabilities Act (ADA) compliance, as applicable.

DLS:cmc – DLSSGG0208\_WCU.DOCX

---

<b>4.</b>	<b>Owner:</b> <b>Applicant:</b> File Number: Location: Assessor's Parcel No:	<b>State of California</b> <b>California Dept. of Transportation</b> PLN 2022-00009 Various locations on Hwy. 1 in the urban Mid-Coast Public Right of Way (various locations)
-----------	--	--

Consideration of a Coastal Development Permit to install a Wireless Traffic Operation System at various locations in the unincorporated MidCoast area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on January 18, 2022. Please direct questions to Project Planner Michael Schaller at [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

Item 4 was postponed to a date uncertain to allow the applicant additional time to address concerns regarding the project.

**5. Correspondence and Other Matters**  
None

**6. Consideration of Study Session for Next Meeting**  
No Study Session for this meeting and one item is tentatively scheduled for the 7/27/2022.

**7. Director's Report**  
Director Monowitz welcomed new Commissioner Carlos Serrano Quan. The Zmay item was considered by the Board of Supervisors at Tuesday's meeting and the Board of Supervisors continued this item to the next meeting of 7/26. At the next Board meeting the Board will consider Connect the Coastside, the Palmer rezone and subdivision, and the second reading for Cannabis cultivation amendments.

**8. Commissioner Updates and Questions**  
Commissioner Gupta would like the minutes to be sent out with enough time to allow for review and edits. Minutes should also be posted on the website in a timely matter to make them accessible to the public. Commissioner Ketcham would like a easier look up tool on the new website for selecting archived meeting. Currently the format in place is not user friendly.

**9. Adjournment**  
Meeting adjourned at 9:48 AM