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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
-

MEETING NO. 1747
WEDNESDAY, FEBRUARY 28, 2024
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Lisa Ketcham.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Kumkum Gupta, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham presiding

Commissioners Absent: Frederick Hansson

Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; and Angela Montes, Planning Commission Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on February 14, 2024.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Gupta / Second: Ramirez

Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner:** State of California Department of Transportation
Applicant: State of California Department of Transportation, District 4
File Number: PLN2023-00390
Location: California Department of Transportation Public Right-of-Way



Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, for the implementation of the State Route 1 Multi-Asset Roadway Rehabilitation Project in unincorporated San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Luis Topete, ltopete@smcgov.org

SPEAKERS

1. Kelly Ma
2. Sang Kim
3. Kathryn Slater-Carter
4. Dan Haggerty
5. Broden Farazmand

COMMISSION ACTION

Motion for approval of the Coastal Development Permit, County File No. PLN2023-00390, by adopting the required findings and conditions of approval contained in Attachment A of the staff report.

Motion: Ramirez / Second: Gupta
 Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 4 in favor.

3. Owner/Applicant: San Mateo County of San Mateo

File Number: PLN2023-00400
 Location: Pescadero Creek Road
 Assessor’s Parcel No: Public Right-of-Way

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to extend CSA-11 water pipelines to serve Pescadero Middle/High School and a future fire station to be located adjacent to the school, located at 350-360 Butano Cut Off, in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org

SPEAKERS

1. Lennie Roberts
2. April Vargas
3. Dan Haggerty

COMMISSION ACTION

Motion for approval of the Coastal Development Permit, County File No. PLN2023-00400, by adopting the required findings and conditions of approval contained in Attachment A of the staff report.

Motion: Gupta / Second: Ramirez
 Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 4 in favor.

4. Owner: La Honda/Pescadero Unified School District

Applicant: San Mateo County
 File Number: PLN2023-00146
 Location: 350 Butano Cut Off and 1200 Pescadero Creek Road



Assessor's Parcel No: 087-053-010 and 086-150-050

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, for the implementation of the State Route 1 Multi-Asset Roadway Rehabilitation Project in unincorporated San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org

SPEAKERS

1. Lennie Roberts
2. April Vargas
3. Dan Haggerty

COMMISSION ACTION

Motion for approval of the Coastal Development Permit, Resource Management-Coastal Zone Permit and Use Permit, County File No. PLN2023-00146, by adopting the required findings and conditions of approval contained in Attachment A of the staff report, with the removal of condition number 26.

Motion: Ramirez / Second: Serrano-Quan
Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

Director Monowitz noted that staff received correspondence for items 3 and 4. He acknowledged the MCC public comment that was forwarded to the Planning Commission regarding the Cypress Point affordable housing project.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session. Upcoming meeting will be at special location on the Coastsides at 6:00pm to accommodate for community participation.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the status of the Cypress Point affordable housing project CEQA exemption memo and provided information regarding the upcoming hearing on the project. He noted that staff will be meeting with the Granada Community Services District to discuss their park development proposal and the alignment of the east side recreation trail, and he provided an update on the status of efforts to address vehicles on Airport Street.

COMMISSIONER UPDATES AND QUESTIONS

In response to a question from Commission Serrano-Quan regarding the status of the Housing Element, Director Monowitz stated that an updated draft will be ready for review by the second week of March, and he described the issues raised by the State that will be addressed by the updated draft.

ADJOURNMENT

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

Minutes submitted by Angela Montes, Planning Commission Secretary.