



## 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  
Mario Santacruz, 5<sup>th</sup> District

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

### ACTION MINUTES

#### Approved

MEETING NO. 1687

Wednesday, March 25, 2020

**\*\*BY VIDEO CONFERENCE ONLY\*\***

~~In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.~~

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Hansson.

**Roll Call:**

Commissioners Present:	Gupta, Ketcham, Hansson, Santacruz, Ramirez
Commissioners Absent:	None
Staff Present:	Monowitz, Fox

Legal notice published in the San Mateo County Times on February 29, 2020 and in the Half Moon Bay Review on March 5, 2020.

**Oral Communications** via written comment only via email: None

**Consideration of the Minutes** of the Planning Commission meeting for March 11, 2020  
Commissioner Ramirez moved, and Commissioner Gupta seconded, that the minutes be approved as submitted. Motion carried 5-0-0-0.

### CONSENT AGENDA

Commissioner Ramirez moved and Commissioner Santaruz seconded to approve item 2 on the consent agenda, motion carried 5-0-0-0. Item 1 was pulled from the Consent agenda.

- Owner:** PENINSULA OPEN SPACE TRUST  
**Applicant:** Allen Ishibashi, MROSD  
**File Number:** PLN2020-00062  
**Location:** 811 La Honda Rd, San Gregorio  
**Assessor's Parcel No:** 081-040-010, 081-22-010 & 081-22-020

Consideration of a General Plan Conformity analysis for Midpeninsula Regional Open Space District's potential purchase of APNs 081-040-010, 081-022-010 & 081-022-020, comprising 540 acres total. The purchase would expand the District's Tunitas Creek Open Space Preserve and be managed for open space, habitat preservation, conservation grazing, agriculture, watershed protection, and low intensity recreation (trails). Application deemed complete February 28, 2020. Please direct any questions to Project Planner Katie Faulkner 650/363-1882 or [kfaulkner@smcgov.org](mailto:kfaulkner@smcgov.org).

**SPEAKERS:**

1. Allen Ishibashi, Applicant

**COMMISSION ACTION:**

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved and Commissioner Ramirez seconded the motion. **Motion carried 4-1-0-0.**

- 4 = AYES (votes for YES)
- 1 = NOES (Commissioner Santacruz)
- 0= ABSTAINS (None)
- 0= ABSENT (no vote counted due to absent member)

Based on information provided by staff and evidence presented at the hearing that the Planning Commission found that the proposed acquisition by the MROSD of the Gordon Ridge Property (APNs 081-040-010, 081-022-010 and 081-022-020) for the purpose of expanding the Tunitas Creek Open Space Preserve conforms to the County General Plan.

**FINDING**

The proposed acquisition by the Midpeninsula Regional Open Space District of three parcels (APNs 081-040-010, 081-022-010 and 081-022-020) for the purpose expanding the Tunitas Creek Open Space Preserve conforms to the County General Plan.

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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | <p><b>Owner:</b> PENINSULA OPEN SPACE TRUST</p> <p><b>Applicant:</b> County of San Mateo Real Property Division</p> <p>File Number: PLN2020-00066</p> <p>Location: 20775 &amp; 20901 Cabrillo Hwy S, unincorporated Half Moon Bay</p> <p>Assessor’s Parcel No: 081-060-020, 081-060-030, and 081-060-130</p> |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Consideration of a General Plan Conformity analysis for the County of San Mateo’s proposed purchase of the 58-acre Tunitas Creek Beach property. The County proposes to create a San Mateo County park on the site with visitor-serving amenities. Application deemed complete February 19, 2020. Please direct any questions to Project Planner Katie Faulkner 650/363-1882 or [kfaulkner@smcgov.org](mailto:kfaulkner@smcgov.org).

**FINDINGS**

The proposed acquisition by the County of San Mateo of three parcels (APNs 081-060-020, 081-060-030 and 081-060-130) for the purpose of creating a San Mateo County park with visitor serving amenities conforms to the County General Plan.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**9:00 a.m.**

- 3.           **Owner:**                       **Li Fuli**  
               **Applicant:**               **David Jaehning**  
               File Number:             PLN2018-00458  
               Location:                   Sunshine Valley Road, Moss Beach  
               Assessor’s Parcel No:   037-156-130

Consideration of an Initial Study, Mitigated Negative Declaration, Design Review Variance, and Coastal Development Permits to allow the construction of a new 2190 sq. ft., three-story single-family residence that includes a 730 sq. ft. interior second unit located on a 5,000 sq. ft. legal parcel. The Variance is requested to encroach into the rear yard setback, exceed maximum height, and provide tandem uncovered parking. Ten trees (including eight significant and two non-significant trees) are proposed for removal. Only minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete May 17, 2019. Please direct any questions to Project Planner Laura Richstone 650-363-1829 or [lrichstone@smcgov.org](mailto:lrichstone@smcgov.org).

**SPEAKERS:**

- 1.       David Jaehning, Applicant

**COMMISSION ACTION:**

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved and Commissioner Gupta seconded to deny the project.

**Motion carried 5-0-0-0.**

- 4.           **Owner:**                       **KN Properties**  
               **Applicant:**               **Greg Ward**  
               File Number:             PLN2017-00199  
               Location:                   9400 Cabrillo Highway, Moss Beach  
               Assessor’s Parcel No:   037-171-860

Consideration of a Coastal Development Permit to install and restore a low-profile landscape planter to an existing gas station. The project is appealable to the California Coastal Commission. Application deemed complete July 26, 2018. Please direct any questions to Project Planner Olivia Boo 650/363-1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).

**SPEAKERS:**

1. Greg Ward, Applicant

**COMMISSION ACTION:**

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved and Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission continued the item to a date uncertain.

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**5. Correspondence and Other Matters**

No new correspondence directed to the Planning Commission, at the last meeting there was a letter received from the MCC regarding Cypress Point. We will be responding to those comments.

**6. Consideration of Study Session for Next Meeting**

No Study Session for next meeting, there are no items for the next agenda. No Planning Commission meeting on 4/8.

**7. Director's Report**

Update the Commission on the PB plan during the Health Emergency, the department has closed the public service counters and all of the employees are working entirely remotely. We are accepting applications via email and online means. Employees are set up to telework in an online format and have equipped the building inspectors by providing video inspections.

"County has been working with other Cities and coordinating efforts and sharing responses with resources of capabilities. We are doing the best we can in providing status and tools and techniques for staff to continue to operate.

Currently working on ways to restrict ways on how we operate without having to come into the office and be able to function remotely.

**8. Commissioner Updates and Questions**

Can plans be submitted via pdf files electronically? These depend on how large the plan file is, different scenarios using the online permitting system in order to allow uploads.

Commissioner Gupta raised the question regarding if projects are being re-assessed on funding for projects and the bombing economy, what happens to these projects? Is there precedence for the County to assess these types of projects? Steve Monowitz, yes plans are being evaluated depending the plan and situation and balancing the budget in order to allocate money basing it on priorities. Tim Fox, economic relief by the County is being looked at.

Commissioner Hansson thought that the meeting today went pretty well for our first try, little twitches we can work on. He would really want us to take a look at the long term solution for public comment, overall he thought the day was successful.

Steve Monowitz asks the Commission if additional public comment will be accepted for the Cypress Point hearing. Commissioner Hansson suggests that if there is new information that is provided then he would like to open it up to the public and allow for public participation. More to come in this regard.

**9. Adjournment**

Meeting was adjourned at 11:43 p.m.

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