



Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1720**

Wednesday April 27, 2022

9:00 a.m.

*** BY VIDEOCONFERENCE***

<https://smcgov.zoom.us/j/99083600034>

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act (Brown Act) in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. On June 11, 2021, the Governor issued Executive Order N-08-21 extending the suspension of those provisions to September 30, 2021. On September 16, 2021, the Governor signed AB 361, a bill that formalizes and modifies the teleconference procedures implemented by California public agencies in response to the Governor's Executive Orders addressing Brown Act compliance during shelter-in-place periods. AB 361 allows local governments to continue to conduct virtual meetings as long as there is a gubernatorially-proclaimed public emergency in combination with adopted findings that meeting in person would present risks to health. Thus, pursuant to AB 361, the public meetings of the Planning Commission will continue to be conducted exclusively via Zoom as long as it is found that conducting in-person meetings would present an imminent risk to the health and safety of attendees.

PUBLIC PARTICIPATION:

Written Comments:

Members of the public may provide written comments by email to planning_commission@smcgov.org, and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the consent agenda.

The length of the emailed comment should commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read to the Commission for the appropriate agenda item, please submit your no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time but cannot guarantee such emails will read into the record. Any emails received after the deadline which are not read into the record will be provided to the Commission after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Janneth Lujan, Planning Commission Secretary, by 10:00 a.m. on the day before the meeting at jlujan@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment

SPOKEN COMMENTS:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

The April 27, 2022 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99083600034> . The meeting ID is 990 8360 0034.

The April 27, 2022 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 990 8360 0034

1. then press #. (Find your local number: <https://smcgov.zoom.us/j/99083600034>).
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Planning Commission Chair or Planning Commission Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

CORRESPONDENCE TO THE COMMISSION:

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: planning_commission@smcgov.org

Janneth Lujan
Planning Commission Secretary
Email: jlujan@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to the Planning Commission. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Commission Secretary until such time as all administrative appeals are exhausted and the time for legal challenge to a decision on the item has passed. If you wish to retain the original of an item, a legible copy must be left with the Commission Secretary. The original or a computer-generated copy of a photograph must be submitted.

DECISIONS AND APPEALS PROCESS:

Decisions made by the Planning Commission are appealable to the Board of Supervisors when an appeal is provided by law or regulation. The appeal fee is \$616.35 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing. These can be sent via email to planning_commission@smcgov.org or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is May 11, 2022.**

AGENDAS AND STAFF REPORTS ONLINE:

To view the agenda, please visit our website at <https://planning.smcgov.org/planning-commission>, the staff report and maps will be available on our website one week prior to meeting. For further information on any item listed below, please contact the Project Planner indicated.

NEXT MEETING: The next Planning Commission meeting will be on May 11, 2022.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Hansson, Ramirez, Ketcham
Staff: Monowitz, Fox, Montes

Oral Communications to allow the public to address the Commission on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained above regarding the spoken public comments process.

CONSENT AGENDA

9:00 a.m.

1. Consideration of the Minutes of the April 13, 2022 Planning Commission Hearing.

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: Joyce Hsu**
Applicant: Ernie Selander
File Number: PLN2020-00309
Location: 230 Sylvan Way, Emerald Lake Hills (District 3)
Assessor's Parcel No: 057-081-250

Consideration of a Design Review, and Non-Conforming Use Permit to allow the construction of a new two-story 215 sq. ft. detached, single-car garage with a 179 sq. ft. workshop and storage on a lower level-story (to replace an existing single-car garage encroaching into the public right-of-way) with a zero-foot front and right-side setback, a height of 21.5 feet, and a setback from the main building of 4 feet, 11 inches, where a one-story detached garage may be allowed with a minimum 7.5-ft. right side setback, a maximum height of 19 feet, and a setback from the main building of 5 feet. Please direct questions to Project Planner Kanoa Kelley at kkelley@smcgov.org

END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 4. Owner: Gennadiy Agranov**
Applicant: Paul Minor
File Number: PLN2020-00291
Location: 345 Miramar Drive, Miramar (District 3)
Assessor's Parcel No: 048-054-220

Adoption of a Mitigated Negative Declaration, and consideration of a Coastal Development Permit and Design Review, to allow construction of a new 2,568 sq. ft., two-story, single-family residence, plus an attached 595 sq. ft. attached two-car garage, on an existing 8,787 sq. ft. legal parcel. This project is appealable to the California Coastal Commission. Please direct questions to Project Planner Angela Chavez at achavez@smcgov.org

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- 5. Owner: Buck's Butane-Propane Services**
Applicant: Charles Eadie
File Number: PLN2018-00057
Location: 399 Airport Road, Moss Beach (District 3)
Assessor's Parcel No: 047-300-050

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to legalize improvements to expand use of an existing propane distribution facility on a 1.47-acre parcel. The project is appealable to the California Coastal Commission. Please direct questions to Project Planner Summer Burlison at sburlison@smcgov.org.

6. **Applicant:** San Mateo County Planning and Building Department
File Number: PLN2014-00430
Location: Various
Assessor's Parcel No: Unincorporated San Mateo County Midcoast

Recommendation to the San Mateo County Board of Supervisors to adopt a resolution to approve Connect the Coastside, the San Unincorporated San Mateo County Midcoast Comprehensive Transportation Management Plan. Please direct questions to Project Planner Chanda Singh at csingh@smcgov.org.

7. **INFORMATION SESSION: Community Climate Action Plan and Climate Action Element update**

Presented by: County of San Mateo Office of Sustainability

An informational briefing on the County's forthcoming Community Climate Action Plan (CCAP) and Climate Action Element update. The CCAP will be brought forward to the Planning Commission later for a recommendation. Please direct questions to Sustainability Coordinator, Avana Andrade at aandrade@smcgov.org.

8. **Correspondence and Other Matters**

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

10. **Director's Report**

11. **Commissioner Updates and Questions**

12. **Adjournment**

Published in San Mateo Times on April 16, 2022 and the Half Moon Bay Review on April 20, 2022.