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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
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MEETING NO. 1737
WEDNESDAY, JULY 26, 2023
IN-PERSON AND BY VIDEOCONFERENCE

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Kumkum Gupta.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Frederick Hansson, Lisa Ketcham, Carlos Serrano Quan, Manuel Ramirez and Kumkum Gupta presiding.
Staff Present: Steve Monowitz, Director of Community Development; Tim Fox, County Counsel; Mercedes Segura, Interim Planning Commission Secretary and Maria Gonzalez, Administrative Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearings on June 21, 2023, and July 12, 2023.

COMMISSION ACTION

Motion for approval of the Minutes of the Planning Commission Hearings for June 21, 2023, and July 12, 2023.

Motion: Ketcham / Second: Hansson

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner/Applicant:** Alexander Bagerman
File Number: PLN2020-00467
Location: Chesham Avenue
Assessor's Parcel No: 049-020-070

Consideration of a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, and Grading Permit, pursuant to



Section 9283 of the County Ordinance Code, to allow the construction of a new three-story, 5,742 sq. ft. single-family residence with a 501 sq. ft. attached garage, involving 1,830 cubic yards (c.y.) of earthwork for the construction of a residence and a driveway/access road from Chesham Avenue, on a legal, 9.73-acre parcel on Devonshire Boulevard in the unincorporated Devonshire area of San Mateo County. The access road would be constructed within the area of a recorded easement located on the adjacent undeveloped parcel, APN 049-020-110. The project includes removal of 24 significant trees. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. This item was continued from the May 25, 2023, Planning Commission meeting. Project Planner: Erica Adams, eadams@smcgov.org.

SPEAKERS

1. Andrei Belorousous
2. Alex Bagerman
3. Jim Toby
4. Camas Steinmetz
5. Ronny Roberts
6. Jennifer Larsen

COMMISSION ACTION

Motion to approve the Design Review Permit and Grading Permit, by making findings and adopting the conditions of approval in Attachment A, and to determine that the project is categorically exempt from CEQA per Guidelines Section 15303.3 (New construction of small structures).

Motion: Ramirez / Second: Hansson

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

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| 3. Owner: | Philippe Branchu and Francoise Monet |
| Applicant: | Fred Herring |
| File Number: | PLN2019-00400 |
| Location: | 570 Live Oak Lane, Emerald Hills, CA |
| Assessor’s Parcel No: | 057-163-090 |

Consideration of a Major Modification of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Grading Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, to allow construction of a 2,466 sq. ft. single family residence, and an attached 486 sq. ft. two car garage, 410 sq. ft. pool, and 640 sq. ft ADU, involving 480 cy of earthwork and removal of six significant trees, on a non-conforming 8,232 sq. ft. parcel in the unincorporated Emerald Lake Hills area of San Mateo County. The applicant seeks a NCUP for additional floor area and lot coverage, including 1) floor area of 35.9% where 30% is the maximum 2) 33.5% lot coverage where 25% is the maximum, and 3) a 1-foot setback for a 640 sq. ft. ADU on an undeveloped parcel. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. Application deemed complete July 12, 2023. Project Planner: Erica Adams, eadams@smcgov.org.

SPEAKERS

1. Fred Herring
2. Diana Nemirovsky
3. Jason Moran
4. Edward Cox
5. William Perasso

COMMISSION ACTION



Motion to approve the Design Review Permit, Grading Permit, and Non-Conforming Use Permit for County File Number PLN 2019-00400, based on and subject to the required findings and conditions of approval listed in Attachment A, and to determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

Motion: Hansson / Second: Ketcham

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

THE PLANNING COMMISSION RECESSED AT 10:50 A.M. AND RECOVERED AT 11:00 A.M.

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| 4. Owner: | California Water Service Co. |
| Applicant: | Julie Huynh, Cal Water |
| File Number: | PLN2021-00275 |
| Location: | 1452 BEL AIRE RD, SAN MATEO, CA |
| Assessor’s Parcel No: | 041-111-020 |

Consideration of the adoption of an Addendum to the Ascension Heights Subdivision Final Environmental Impact Report, pursuant to the California Environmental Quality Act (CEQA), and a Use Permit and Fence Height Exception, pursuant to Sections 6500 and 6412.2 of the Zoning Regulations, to allow construction of a new 58,929-gallon water storage tank and permit an existing 210,000-gallon water storage tank, along with associated infrastructure, to serve the Ascension Heights subdivision, and to allow construction of an 8-foot tall fence where 6 feet is the maximum, in the San Mateo Highlands area of unincorporated San Mateo County. The project involves minor grading and no tree removal. Application deemed complete: June 5, 2023. Project Planner: Camille Leung, cleung@smcgov.org.

SPEAKERS

1. Mark Haesloop
2. Julie Huynh

COMMISSION ACTION

Motion to adopt the Addendum to the Ascension Heights Subdivision Final Environmental Impact Report (EIR Addendum), pursuant to the California Environmental Quality Act (CEQA), and approve a Use Permit and Fence Height Exception, based on the findings contained in Attachment A.

Motion: Ketcham / Second: Ramirez

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

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| 5. Owner: | Commons Hotels LLC |
| Applicant: | Dazhi Chen |
| File Number: | PLN2021-00081 |
| Location: | 2567 El Camino Real, North Fair Oaks |
| Assessor’s Parcel No: | 054-261-220,054-261-230, 054-261-210 |

Consideration of a General Plan Map Amendment, Zoning Map Amendment, Use Permit, and Lot Merger for a new 18,715 square-foot hotel with 69 guest rooms and 48 parking spaces. The project requires a Zoning Map Amendment to rezone one of 3 project parcels from R-3 to CMU-1 and amend the parcel's corresponding General Plan land use designation from Multi-family Residential to Commercial Mixed Use; minimal grading and no tree removal is proposed. In conjunction with the requested permits, it is recommended that the Planning Commission provide a recommendation to the Board of Supervisors that no additional environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c). Application deemed complete: October 19,2022. Project Planner: Kanoa Kelley, kkelley@smcgov.org.



SPEAKERS

1. Dazhi Chen
2. Ann Chin
3. Libby Lin

COMMISSION ACTION

Motion for the Planning Commission to recommend to the Board of Supervisors adopt a resolution to change the General Plan Land Use Designation for APN 054-261-210 from Multi-family Residential to Commercial Mixed Use with a determination that the project is within the scope of the North Fair Oaks Community Plan EIR and the project would have no new environmental impact therefore no addition environmental review is required; and adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the zoning maps, Appendix A, to change the Zoning Map designation for APN 054-261-210 from R-3/S-5 (Multiple family Residential/S-5 Combining District) to CMU-1 (Commercial Mixed Use-1); and authorize the Lot Merger and approve the Use Permit, County File Number PLN 2021-00081, to be effective upon the Board of Supervisors' adoption of the General Plan Map Amendment and Zoning Map Amendment by making the required findings and adopting the conditions of approval listed in Attachment A.

Motion: Hansson / Second: Ramirez

Ayes: Hansson, Ketcham, Serrano Quan, Ramirez, Gupta

The motion carried with 5 in favor.

6. CORRESPONDENCE AND OTHER MATTERS

No additional correspondence was received.

7. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

Director Monowitz informed the Planning Commissioners of the following:

- There is no study session planned for the next Planning Commission hearing.
- The August 9, 2023, meeting will be cancelled.
- There will be five items on the August 23, 2023, agenda that will include:
 - Appeal of Director decision to deny a request to unmerge two parcels in Emerald Lake Hills,
 - Design Review and non-conforming use permit for major remodel in Emerald Lake Hills,
 - Coastal permit and other permits and environmental review for new test well near Pescadero,
 - General plan conformity for vacation of the road right of way in Moss Beach, and
 - General plan conformity for purchase of two parcels in North Fair Oaks.

8. DIRECTOR'S REPORT

There will be an update provided at the upcoming Board of Supervisors meeting:

- August 1, 2023 - status on response to HCD comments on Housing Element Update.
- September 12, 2023 - North Fair Oaks Rezoning and General Plan amendment.

9. COMMISSIONER UPDATES AND QUESTIONS

Commissioner Hansson requested for future meeting to discuss SB 35 – the Housing Accountability and Affordability Act to revisit height limits.

10. ADJOURNMENT

The meeting was adjourned at 12:15 p.m.

Minutes submitted by Mercedes Segura, Interim Planning Commission Secretary.