

AGENDA

SAN MATEO COUNTY PLANNING COMMISSION

* IN PERSON AND BY VIDEOCONFERENCE *

Board of Supervisors Chambers
400 County Center, Redwood City
MEETING NO. 1742
Wednesday, November 29, 2023
9:00 a.m.

<https://smcgov.zoom.us/j/92520135748>

*****HYBRID MEETING - IN-PERSON AND BY VIDEOCONFERENCE*****

This meeting of the Planning Commission will be held in the Board of Supervisors Chambers, 400 County Center, Redwood City. Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person in the Board Chambers. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

Public Participation

The November 29, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/92520135748>. The webinar ID is: 925 2013 5748. The Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 925 2013 5748 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.

*Written public comments may be emailed to planning_commission@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting,

*Spoken public comments will be accepted during the meeting in Chambers or remotely through Zoom at the option of the speaker. Public comments in Chambers will be taken first, followed by speakers on Zoom.

***Please see instructions for written and public comments at the end of this agenda.**

ADA Requests

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 meeting, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at planning_commission@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.

PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Commission on any Planning Commission matter not on the agenda or consent agenda. Public comments on matters not listed above shall be heard at the time the matter is called. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during meeting.*

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA**1. Consideration of the Minutes of the Planning Commission Hearings for November 8, 2023.**

END OF CONSENT AGENDA

REGULAR AGENDA**2. Owner/Applicant: Paul Goswamy**

File Number: PLN2022-00321

Location: 890 Upland Road, Emerald Lake Hills

Assessor's Parcel No: 058-272-120

Consideration of a recommendation to the Board of Supervisors to adopt an Initial Study/Mitigated Negative Declaration, and approve of a General Plan Amendment, a Minor Subdivision, and a Grading Permit, to allow a 3-lot subdivision of a 44,721 square feet (s.f.) single-family residential parcel, with proposed lot sizes of 12,010 s.f., 19,023 s.f. (net size: 14,926 s.f.), and 13,687 s.f. Project includes removal of a 54" d.b.h. Heritage Valley Oak tree (Tree #3), as well as 6 other significant trees. A total of 850 c.y. of cut is needed for driveway improvements. Deemed Complete: August 14, 2023. Project Planner: Camille Leung, cleung@smcgov.org.

3. Owner: Ronald & Lauren McLeod**Appellant: Ronald McLeod & Candace Wilhelm****Applicant: SP McClenahan**

File Number: PLN 2022-00045

Location: 531 San Benito Avenue, North Fair Oaks

Assessor's Parcel No: 060-161-040

Consideration of an appeal of the Community Development Director's decision to deny a Significant Tree Removal Permit to remove a 24.3-inch diameter at breast height (DBH) redwood tree. Project Planner: Angela Chavez; achavez@smcgov.org.

4. Informational Only - briefing on the project to prepare an Environmental Justice Element of the San Mateo County General Plan. Please direct questions to Project Planner Katie Faulkner at kfaulkner@smcgov.org.

5. **Informational Only** - briefing on the project to update the County's General Plan Safety Element. Please direct questions to Project Planner Katie Faulkner at kfaulkner@smcgov.org.
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6. CORRESPONDENCE & OTHER MATTERS

7. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

8. DIRECTOR'S REPORT

9. COMMISSIONER UPDATES & QUESTIONS

10. ADJOURNMENT

ADDITIONAL INFORMATION

Correspondence to the Commission

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

Decisions & 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 December 13, 2023.**

Agendas & Staff Reports

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments 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.

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting

The next Planning Commission meeting will be on **December 13, 2023**.

***INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

If you wish to speak to the Planning Commission, please fill out a speaker's slip located in the anteroom as you enter the Board Chambers. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Board members and staff.

Via Zoom

1. The November 29, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/92520135748>. The webinar ID is: 925 2013 5748. The November 29, 2023, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833

(Local) Webinar ID 925 2013 5748 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.

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 Chair of the Planning Commission or the Planning Commission Secretary open public comment for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.

Public comments in Chambers will be taken first, followed by speakers on Zoom.

Written Comments

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to planning_commission@smcgov.org
2. Your email 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.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i) provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the open session agenda for a regular Planning Commission meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.

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