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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
-

HEARING NO. 1760
WEDNESDAY, SEPTEMBER 11, 2024
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Kumkum Gupta, Frederick Hansson, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham presiding.
Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Maria Gonzalez, Administrative Secretary; and Angela Montes, Planning Commission Secretary.

PUBLIC COMMENT

None.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on August 28, 2024.
2. **Owner/Applicant:** San Francisco Public Utilities Commission
File Number: PLN2024-00188
Location: North Peak, Montara Mountain
Assessor’s Parcel No.: 093-030-050

Consideration of a request by the San Francisco Public Utilities Commission, pursuant to Government Code Section 65402, that the County determine whether the construction of structures as part of the Montara Mountain Public Access Trail and Maintenance Road Project conforms to the County General Plan.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

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

The motion carried with 5 in favor.



END OF CONSENT AGENDA

REGULAR AGENDA

3. Owner: KimKen Trust

Applicant: Chuck Reichel, Water Solutions Inc.

File Number: PLN2023-00087

Location: 22495 Cabrillo Highway

Assessor's Parcel No.: 066-330-190

Consideration of a Coastal Development Permit (CDP) and Architectural Review Permit Exemption, to allow for the drilling of one agricultural well. The CDP is appealable to the California Coastal Commission.

SPEAKERS

None.

COMMISSION ACTION

Motion to approve the Coastal Development Permit and Architectural Review Permit Exemption, County File Number PLN2023-00087, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson/ Second: Gupta

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

The motion carried with 5 in favor.

4. County's Tree Removal Ordinance

Consideration of a recommendation to the Board of Supervisors regarding the update of the County's Tree Removal Ordinance that aims to improve management of individual trees and tree canopy in the County, and to improve the tree removal and trimming permit process, consistent with the County's General Plan.

SPEAKERS

1. Kevin Cullinan
2. Ron Snow
3. Reid

COMMISSION ACTION

Motion to recommend that the Board of Supervisors adopt the proposed ordinance text amendments and new ordinance language to the regulations governing the issuance of tree removal permits and the management of protected trees (Protected Tree Ordinance) that make the County's ordinance consistent with the County's General Plan and expanding the notification radius from 100ft. to 300ft.

Motion: Ramirez/ Second: Hansson

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

The motion carried with 5 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.



CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. September 25 hearing will have two items, both of which involve the development of new single family residences on vacant sites on the coastside, one on Sonora Ave. in El Granada and one in on Cypress Ave. in Moss Beach.

DIRECTOR'S REPORT

Director Monowitz noted that the Department has four items currently scheduled for the October 8 Board of Supervisor meeting: a Williamson Act Contract for a parcel used for grazing in San Gregorio, the Woodland School Appeal, the Ordinance Reorganization, and the Bagerman appeal. He noted that the Planning Fee Schedule update has been postponed. Attorney Tim Fox updated the Commissioners on the Cypress Point affordable housing project lawsuit.

ADJOURNMENT

The meeting was adjourned at 10:21am.

Minutes submitted by Angela Montes, Planning Commission Secretary.