



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1679
Wednesday October 23, 2019
9:00 a.m.
Board of Supervisors Chambers
400 County Center, Redwood City

Planning Commission meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) 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 the Planning Commission Secretary at least five (5) working days before the meeting at the contact information provided below. Notification in advance of the meeting will enable the Secretary to make reasonable arrangements to ensure accessibility to this meeting. All parties wishing to speak will have an opportunity to do so after filling out a speaker's slip and depositing it in the speaker's slip box. The Commission has established time limits for speakers, allowing 15 minutes for the applicant and appellant, if any, and 5 minutes for all others. These time limits may be modified by the Commission's Chairperson in order to accommodate all speakers.

CORRESPONDENCE TO THE COMMISSION:

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
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Janneth Lujan
Planning Commission Secretary
Phone: 650/363-1859
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Email: jlujan@smcgv.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to the Planning Commission or staff at least five (5) days in advance of a hearing. All materials (including but not limited to models and pictures) presented by any person speaking 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. Fifteen (15) copies of written material should be provided so that each Commission member, staff and other interested parties will have copies to review.

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 at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City.

AGENDAS AND STAFF REPORTS ONLINE:

To view the agenda, please visit our website at <http://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 November 13, 2019.

AGENDA

9:00 a.m.

Pledge of Allegiance

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

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.** A speaker's slip is required.

Consideration of the Minutes of the Planning Commission meetings of September 25, 2019 and October 9, 2019

REGULAR AGENDA

9:00 a.m.

- 1. Owner/Applicant: Mel Casey**
File Number: PLN 2017-00010
Location: Canyon Lane, Emerald Lake Hills
Assessor's Parcel No.: Various

INFORMATIONAL ITEM: Introduction of a Draft Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) Guidelines, during the 45-day public review period, for roadway improvements and construction of a single-family residence along Canyon Lane in the unincorporated area of Emerald Lake Hills. NO DECISION IS BEING REQUESTED FOR THIS ITEM. Application deemed complete January 18, 2018. Please direct any questions to Project Planner Summer Burlison at 650/363-1815 or sburlison@smcgov.org.

- 2. Owner/Applicant: Zafar Ifran**
File Number: PLN 2018-00397
Location: Cortez Avenue, Miramar
Assessor's Parcel No.: 048-032-070

Consideration of a Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,732 sq. ft., two-story single-family residence, plus a 380 sq. ft. two car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel where the S-94 Combining District requires a minimum parcel size of 10,000 sq. ft. The project includes extension of Cortez Avenue by approximately 60 feet for project access and a new firetruck turnaround. The Use Permit is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 7 feet each, where 10 feet is the minimum allowed for each side. No trees are proposed for removal. The project is not appealable to the California Coastal Commission. Application deemed complete May 24, 2019. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or daguirre@smcgov.org.

- 3. Owner/Applicant: Purissima Cemetery C/O Edward Bixby**
File Number: PLN2019-00023
Location: 1165 Verde Road, unincorporated Half Moon Bay
Assessor's Parcel Nos.: 066-180-060

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Use Permit to legalize unpermitted development including, but not limited to: erection of solid materials or structures (e.g., wooden ramps, maintenance shed, gate, bench, and signs), change in the intensity of use of land, removal or harvesting of major vegetation other than for agricultural purposes, and the enlargement of non-conforming use at Historic Purissima Cemetery. Please direct any questions to Project Planner Renée T. Ananda at 650/363-1554 or rananda@smcgov.org.

4.	Owner:	State of California (Caltrans and State Parks)
	Applicant:	Caltrans and San Mateo County
	File Number:	PLN 2018-00482
	Location:	Highway 1 at Postmile 38.0(adjacent to Gray Whale Cove State Beach)
	Assessor's Parcel No.:	Public Right-of-Way and portions of 036-380-180 (State Parks land)

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to install pedestrian access improvements at Gray Whale Cove State Beach. This project is appealable to the California Coastal Commission. Application deemed complete September 3, 2019. Please direct any questions to Project Planner Michael Schaller 650/363-1849 or mschaller@smcgov.org.

5. **Correspondence and Other Matters**
 6. **Consideration of Study Session for Next Meeting**
 7. **Director's Report**
 8. **Commissioner Updates and Questions**
 9. **Adjournment**
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