

## Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION**  
**MEETING NO. 1680**  
**Wednesday November 13, 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  
Email: [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto:jlujan@smcgov.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 December 11, 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 meeting of October 23, 2019.

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**REGULAR AGENDA**  
**9:00 a.m.**

- 1. 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. The application remains incomplete. Please direct any questions to Project Planner Renée T. Ananda at 650/363-1554 or [rananda@smcgov.org](mailto:rananda@smcgov.org).

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- 2. Owner: Sirje Bewley**  
**Applicant: Henri Mannik**  
File Number: PLN2010-00059  
Location: 1455 Audubon Street, Montara  
Assessor's Parcel No.: 036-310-180

Consideration of a Coastal Development Permit, a Planned Agricultural District Permit, and a Design Review permit pursuant to Sections 6328.4, 6353, and 6565.3 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the San Mateo County Ordinance Code, and certification of an Initial Study and Mitigated Negative Declaration subject to the California Environmental Quality Act, to allow for the construction of a new a 4,500 sq. ft. single-family residence, a 557 sq. ft. detached garage, and an 1,017 sq. ft. detached accessory building. This project appealable to the California Coastal Commission. Application deemed complete October 6, 2017. Please direct any questions to Project Planner Angela Chavez 650/599-7217 or [achavez@smcgov.org](mailto:achavez@smcgov.org).

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3.           **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](mailto:mschaller@smcgov.org).

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