



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1687
Wednesday March 25, 2020
9:00 a.m.
Board of Supervisors Chambers
400 County Center, Redwood City

Revised
3/20/2020

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the Board chambers will not be open to the public for the March 25, 2020 meeting of the Planning Commission. Instead, members of the public may provide written comments by email to planning_commission@smcgov.org.

Emailed comments 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. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the Commission for the appropriate agenda item, **please submit your email no later than 8:30 a.m. on March 25, 2020.** The County will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received after the 8:30 a.m. deadline which are not read into the record will be provided to the Commission after the meeting.

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 agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Janneth Lujan, Planning Commission Secretary, by 10:00 a.m. on Tuesday, March 24, 2020 at (650) 363-1859 and/or jlujan@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.

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to the Planning Commission. All materials (including but not limited to models and pictures) submitted 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.

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 <https://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 April 8, 2020.

AGENDA
9:00 a.m.

Pledge of Allegiance

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

Consideration of the Minutes of the Planning Commission meeting for March 11, 2020.

CONSENT AGENDA
9:00 a.m.

- 1. **Owner:** PENINSULA OPEN SPACE TRUST
Applicant: Allen Ishibashi, MROSD
File Number: PLN2020-00062
Location: 811 La Honda Rd, San Gregorio
Assessor’s Parcel No: 081-040-010, 081-22-010 & 081-22-020

Consideration of a General Plan Conformity analysis for Midpeninsula Regional Open Space District's potential purchase of APNs 081-040-010, 081-22-010 & 081-22-020, comprising 540 acres total. The purchase would expand the District's Tunitas Creek Open Space Preserve and be managed for open space, habitat preservation, conservation grazing, agriculture, watershed protection, and low intensity recreation (trails). Application deemed complete February 28, 2020. Please direct any questions to Project Planner Katie Faulkner 650/363-1882 or kfaulkner@smcgov.org.

- 2. **Owner:** PENINSULA OPEN SPACE TRUST
Applicant: County of San Mateo Real Property Division
File Number: PLN2020-00066
Location: 20775 & 20901 Cabrillo Hwy S, unincorporated Half Moon Bay
Assessor’s Parcel No: 081-060-020, 081-060-030, and 081-060-130

Consideration of a General Plan Conformity analysis for the County of San Mateo’s proposed purchase of the 58-acre Tunitas Creek Beach property. The County proposes to create a San Mateo County park on the site with visitor-serving amenities. Application deemed complete February 19, 2020. Please direct any questions to Project Planner Katie Faulkner 650/363-1882 or kfaulkner@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 3. Owner: Li Fuli**
Applicant: David Jaehning
File Number: PLN2018-00458
Location: Sunshine Valley Road, Moss Beach
Assessor's Parcel No: 037-156-130

Consideration of an Initial Study, Mitigated Negative Declaration, Design Review Variance, and Coastal Development Permits to allow the construction of a new 2190 sq. ft., three-story single-family residence that includes a 730 sq. ft. interior second unit located on a 5,000 sq. ft. legal parcel. The Variance is requested to encroach into the rear yard setback, exceed maximum height, and provide tandem uncovered parking. Ten trees (including eight significant and two non-significant trees) are proposed for removal. Only minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete May 17, 2019. Please direct any questions to Project Planner Laura Richstone 650-363-1829 or lrichstone@smcgov.org.

- 4. Owner: KN Properties**
Applicant: Greg Ward
File Number: PLN2017-00199
Location: 9400 Cabrillo Highway, Moss Beach
Assessor's Parcel No: 037-171-860

Consideration of a Coastal Development Permit to install and restore a low-profile landscape planter to an existing gas station. The project is appealable to the California Coastal Commission. Application deemed complete July 26, 2018. Please direct any questions to Project Planner Olivia Boo 650/363-1818 or oboo@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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Published in the San Mateo County Times on March 14, 2020 and Half Moon Bay Review on March 18, 2020.