



Planning & Building Department Planning Commission

Vacant, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

County Office Building
455 County Center
Redwood City, California 94063
650/363-1859

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION MEETING NO. 1629

Wednesday, April 26, 2017
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 and the materials related to it.

SPEAKING AT THE PUBLIC HEARING:

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

Janneth Lujan
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: 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. 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 May 10, 2017.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez
 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 April 12, 2017.

CONSENT AGENDA

9:00 a.m.

1. **Owner:** San Mateo County
Applicant: San Mateo County Department of Public Works (Airport Division)
 File No.: PLN2016-00548
 Location: 9850 N. Cabrillo Hwy. El Granada
 Assessor’s Parcel Nos.: 037-292-030

Consideration of a Coastal Development Permit, pursuant to Section 6328.4, of the County Zoning Regulations for the replacement of the Half Moon Bay airport entrance sign. This project is not appealable to the California Coastal Commission. Application deemed complete December 30, 2016. Contact Senior Planner Michael Schaller at 650-363-1849 or mschaller@smcgov.org.

REGULAR AGENDA

9:00 a.m.

2. **Owner:** Caltrans
Applicant: Jo Ann Cullom
 File No.: PLN2016-00486
 Location: Highway 1, Post Mile 4.29, unincorporated Pescadero
 Assessor’s Parcel No.: Public R-O-W (adjacent to 089-200-190)

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow the replacement of an existing concrete drainage ditch and repair of the adjacent embankment. The proposed project requires the removal of forty (40) trees. The project is located at Post Mile 4.29 on Highway 1 in the unincorporated Pescadero area of San Mateo County. Application deemed complete March 23, 2017 Contact Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

3. **Owner/Applicant:** David Lea
File No.: PLN2007-00054
Location: 9851 Cabrillo Highway, Moss Beach
Assessor's Parcel Nos.: 037-320-350

Consideration of (1) an amendment to an existing Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, to allow the construction of one new Farm Labor Housing unit; (2) the renewal of a Farm Labor Housing Permit for five existing units at the same location, and (3) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act for the new Farm Labor Housing Unit. The property is located at 9851 Cabrillo Highway in the unincorporated Rural Midcoast area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete April 12, 2017. Contact Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

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

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