

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

MEETING NO. 1699

Wednesday December 9, 2020

9:00 a.m.

** BY VIDEOCONFERENCE ONLY**

<https://smcgov.zoom.us/j/99056377669>

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Board chambers is no longer open to the public for Planning Commission meetings.

***PUBLIC PARTICIPATION:**

Written Comments:

Members of the public may provide written comments by email to planning_commission@smcgov.org, and 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 commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read to the Commission for the appropriate agenda item, please submit your no later than 5:00 p.m. the day before the meeting. 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 deadline which are not read into the record will be provided to the Commission after the meeting and become part of the administrative record.

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 the day before the meeting at 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.

***SPOKEN COMMENTS:**

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The December 9, 2020 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99056377669>. The meeting ID is: 990 5637 7669. The December 9, 2020 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 990 5637 7669 then press #. (Find your local number: <https://smcgov.zoom.us/j/99056377669>)

2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Planning Commission Chair or Planning Commission Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

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. 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. These can be sent via email to planning_commission@smcgov.org or 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 January 13, 2020.

AGENDA

9:00 a.m.

Pledge of Allegiance

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

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.** Please follow the instructions explained above regarding the spoken public comments process.

Consideration of the Minutes of the Planning Commission meetings of October 28, 2020 and November 18, 2020.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** San Francisco Public Utilities Commission (SFPUC)
Applicant: Mary Tienken, SFPUC
File Number: PLN2020-00270
Location: Various
Assessor’s Parcel Nos: 093080100, 093080120, 093090010, 093090040, 093090050, 093101050, 093101010, 093070030, 093070020

Consideration of a General Plan Conformity analysis for the proposed Southern Skyline Boulevard Ridge Trail Extension Project. The Project would extend the Bay Area Ridge Trail by approximately 6.5 miles; construct new trail support facilities (restrooms, parking lots); modify access management programs over existing and proposed trail segments; and convey a permanent easement over an existing trail segment. The project is proposed for SFPUC lands in the vicinity of State Routes 92 and 35 in San Mateo County. Application deemed complete November 2, 2020. Please direct any questions to Project Planner Chanda Singh at csingh@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 2. **Owner:** David Hirzel
Applicant: Anjelo Gomez & Kate Lim Gomez
File Number: PLN2020-00165
Location: 9500 Cabrillo Highway, Moss Beach (District 3)
Assessor’s Parcel No: 037-171-870

Consideration of a Coastal Development Permit, Coastsides Design Review, & Home Improvement Exception to allow the construction of an 800 sq. ft. addition to an existing 1,400 sq. ft. single-family residence where 23 sq. ft. of the proposed rear addition encroaches into the rear 20' setback. The existing garage would be converted into 360 sq. ft. of living space and a new 497 sq. ft. attached garage is proposed. The CDP is appealable to the California Coastal Commission. Application deemed complete October 13, 2020. Please direct any questions to Project Planner Kanoa Kelley at kkelley@smcgov.org.

- 3. **Owner:** KN Properties
Applicant: Ron Stefanick
File Number: PLN2017-00199
Location: 9400 Cabrillo Highway, Moss Beach (District 3)
Assessor’s Parcel No: 037-171-860

Continuation of a 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 at oboo@smcgov.org.

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| 4. | Owner: | Point Pillar Project Developers |
| | Applicant: | Ron Stefanick |
| | File Number: | PLN2017-00320 |
| | Location: | Capistrano Road, Princeton (District 3) |
| | Assessor's Parcel No: | 047-081-430 |

Consideration of 1) the Certification of an Initial Study and Mitigated Negative Declaration, and 2) a Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit for the construction of a new 47-space (formerly 50-space) Recreational Vehicle (RV) park, 8 tent camping spaces (formerly 7 tent camping spaces), plus an 1,065 sq. ft. shower and laundry building located on a legal 3.3-acre parcel. The project involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project was continued from the Planning Commission meeting of December 11, 2019. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Ruemel Panglao at rpanglao@smcgov.org.

- 5. 2021 Planning Commission Election for Chair and Vice Chair**
 - 6. Correspondence and Other Matters**
 - 7. Consideration of Study Session for Next Meeting**
 - 8. Director's Report**
 - 9. Commissioner Updates and Questions**
 - 10. Adjournment**
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