

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

Manzanita Hall
500 County Center, Redwood City
MEETING NO. 1777
Wednesday, June 25, 2025
9:00 a.m.
<https://smcgov.zoom.us/j/87112136032>

*****IN-PERSON WITH REMOTE PARTICIPATION AVAILABLE*****

This hearing of the Planning Commission will be held in Manzanita Hall, located at 500 County Center, Redwood City. Members of the public will be able to participate in the hearing remotely via the Zoom platform or in person in Manzanita Hall. For information regarding how to participate in the hearing, either in person or remotely, please refer to the instructions at the end of the agenda.

Public Participation

The Planning Commission hearing may be accessed through Zoom online at <https://smcgov.zoom.us/j/87112136032>. The webinar ID is: 871 1213 6032. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 871 1213 6032 then press #. Members of the public can also attend this hearing physically in Manzanita Hall, located at 500 County Center, Redwood City.

*Written public comments may be emailed to planning_commission@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Spoken public comments will be accepted during the hearing in Manzanita Hall or remotely through Zoom at the option of the speaker. Public comments in Manzanita Hall will be taken first, followed by speakers on Zoom.

***Please see instructions for written and public comments at the end of this agenda.**

ADA Requests

Individuals who require special assistance or a disability related modification or accommodation to participate in this hearing, or who have a disability and wish to request an alternative format for the hearing, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the hearing at planning_commission@smcgov.org. Notification in advance of the hearing will enable the County to make reasonable arrangements to ensure accessibility to this hearing, the materials related to it, and your ability to comment.

PLEDGE OF ALLEGIANCE

ROLL CALL and OATH OF OFFICE FOR APPOINTED COMMISSIONER**PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Commission on any Planning Commission matter on consent agenda or matters not on the agenda. Public comments on matters not listed above shall be heard at the time the matter is called. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during the hearing.*

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing for May 28, 2025.

END OF CONSENT AGENDA

REGULAR AGENDA

2. Resolution Honoring Commissioner Manuel Ramirez for his Service on the San Mateo County Planning Commission

3.

Owner:	Rustic Enterprises, Inc.
Applicant:	Bobak Bakhtiari
File Number:	PLN2023-00016
Location:	Intersection of 2 nd Street and Farallone Ave
Assessor's Parcel No.:	036-014-200 and 036-014-210

Consideration of a Coastal Development Permit, Design Review Permit, and Grading Permit, pursuant to Sections 6328 and 6565.3 of the San Mateo Zoning Regulations, to allow construction of a new, 4,370 sq. ft. three-story single-family residence with an attached 1,056 sq. ft four car garage, a covered indoor pool, an uncovered central edible garden, and a 455 sq. ft. Junior Accessory Dwelling Unit on a 10,000 sq. ft. legal parcel located at the intersection of 2nd Street and Farallone Avenue, in the unincorporated Montara, San Mateo County. The project involves no tree removal, approximately 1,405 cu. yd. of grading (1,400 cu. yd. of cut and 5 cu. yd. of fill). The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act, pursuant to Guidelines Section 15303 (a), subject to construction of single-family residence, or a second dwelling unit in a residential zone. Please direct questions to project Planner, Sonal Aggarwal at saggarwal@smcgov.org.

-
4. CORRESPONDENCE & OTHER MATTERS
 5. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING
 6. DIRECTOR'S REPORT
 7. COMMISSIONER UPDATES & QUESTIONS

8. ADJOURNMENT

ADDITIONAL INFORMATION**Correspondence to the Commission**

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: planning_commission@smcgov.org

Angela Montes, Planning Commission Secretary
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: amontescardenas@smcgov.org

Decisions & 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 \$1,962 which covers additional public noticing. Appeals must be filed no later than ten (10) working days following the date the Letter of Decision is issued. Appeals can be sent via email to planning_commission@smcgov.org or submitted in person at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. The full amount of the appeal fee must be presented to the County within the time provided for an appeal to be timely. **Matters on this agenda are anticipated to result in a Letter of Decision dated 6/25/2025 with an anticipated corresponding appeal deadline of 7/10/2025;** interested parties should request a copy of the Letter of Decision to ensure timeliness of their appeal, you may submit your request to planning_commission@smcgov.org.

Agendas & Staff Reports

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments 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.

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting

The next Planning Commission hearing will be on **July 9, 2025**.

INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS*In person**

If you wish to speak to the Planning Commission, please fill out a speaker's slip. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Commission members and staff. **Speakers are customarily limited to 5 minutes.** Public comments in Manzanita Hall will be taken first, followed by speakers on Zoom.

Via Zoom

1. The Planning Commission hearing may be accessed through Zoom online at <https://smcgov.zoom.us/j/87112136032>. The webinar ID is: 871 1213 6032. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 871 1213 6032 then press #. Members of the public can also attend this meeting physically in Manzanita Hall 500 County Center, Redwood City.

2. You may download the Zoom client or connect to the hearing 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 Chair of the Planning Commission or the Planning Commission Secretary open public comment for the item on which you wish to speak, click on “raise hand.” Speakers will be notified shortly before they are called to speak.

Written Comments

Written public comments may be emailed in advance of the hearing. Please read the following instructions carefully:

1. Your written comment should be emailed to planning_commission@smcgov.org.
2. Your email 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.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i) provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the hearing, or (ii) read such emails during the hearing. Whether such emailed comments are forwarded and posted, or are read during the hearing, they will still be included in the administrative record.

Public records that relate to any item on the open session agenda for a regular Planning Commission hearing are available for public inspection. Those records that are distributed less than 72 hours prior to the hearing are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.

Published in San Mateo County Times on June 14, 2025.