



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

Manzanita Hall

500 County Center, Redwood City

MEETING NO. 1778

Wednesday, July 9, 2025

9:00 a.m.

<https://smcgov.zoom.us/j/96158089002>

*****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/96158089002>. The webinar ID is: 961 5808 9002. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 961 5808 9002 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

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 June 25, 2025.

- 2. Owner:** Dane rook and Bethan Nichols
- Applicant:** Bodas Construction, Inc.
- File Number: PLN2025-00034
- Location: 400 Vermont Ave, Moss Beach
- Assessor’s Parcel No.: 037-134-170

Consideration of a Design Review (DR) permit and Coastal Development Permit (CDP) pursuant to Sections 8.256.030 and 8.252.050, respectively, of the San Mateo County Zoning Regulations, to allow for a 322 sq. ft. first-floor addition, 290 sq. ft. second-floor addition, demolition and reconstruction of a new 400 sq. ft. rear deck, and interior remodel of an existing 975 sq. ft., two-story, single-family residence with an attached 464 sq. ft. two-car garage, on a developed 7,696 sq. ft. parcel. The project site is located at 400 Vermont Avenue in the unincorporated Moss Beach area of San Mateo County. The project includes minor grading and no tree removal. The project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(e) (Class 1, Existing Facilities). The project is appealable to the California Coastal Commission. Please direct questions to project Planner, Luis Topete at ltopete@smcgov.org.

END OF CONSENT AGENDA

REGULAR AGENDA

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

- 4. Owner:** San Mateo County
- Applicant:** Sam Herzberg, Parks Department
- File Number: PLN2025-00002
- Location: 200 Nevada Ave, Moss Beach
- Assessor’s Parcel No.: 037-113-080

Consideration of Coastal Development Permit (CDP), pursuant to Section 6328 of the San Mateo Zoning Regulations, to construct minor improvements to the park at the Fitzgerald Marine Reserve including installation and construction of a 130 foot long split rail wooden fence along California Avenue, new base rock pathway, two new concrete sitting walls, three memorial benches, three picnic tables, a statue, three interpretative aluminum signs, as well as relocation of an ADA picnic

table, replacement of an existing water fountain, and new landscaping at 200 Nevada Avenue in the Moss Beach area of unincorporated San Mateo County. The project involves approximately 150 cu. yd of grading, no tree removal and is appealable to the California Coastal Commission. In conjunction with the requested permit, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e). Please direct questions to project Planner, Sonal Aggarwal at saggarwal@smcgov.org.

5. CORRESPONDENCE & OTHER MATTERS**6. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING****7. DIRECTOR'S REPORT****8. COMMISSIONER UPDATES & QUESTIONS****9. 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 7/9/2025 with an anticipated corresponding appeal deadline of 7/23/2025;** 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 23, 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/96158089002>. The webinar ID is: 961 5808 9002. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 961 5808 9002 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.

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