

Notice of Public Hearing

NEW
LOCATION

SAN MATEO COUNTY PLANNING COMMISSION

Room 101

455 County Center, Redwood City

MEETING NO. 1786

Wednesday, November 12, 2025

9:00 a.m.

<https://smcgov.zoom.us/j/94839240165>

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

This hearing of the Planning Commission will be held in Room 101, located at 455 County Center, First Floor, Redwood City. Members of the public will be able to participate in the hearing remotely via the Zoom platform or in person in Room 101. 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/94839240165>. The webinar ID is: 948 3924 0165. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID: 948 3924 0165 then press #. Members of the public can also attend this hearing physically in Room 101, located at 455 County Center, First Floor, 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 Room 101 or remotely through Zoom at the option of the speaker. Public comments in the Room 101 will be taken first, followed by speakers on Zoom. All public comments must relate to something that is within the subject matter jurisdiction of this agency. If a comment does not relate to the subject matter jurisdiction of this agency, we will interrupt your comment and move on to the next speaker.

***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 October 22, 2025.**

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| 2. Owner: | San Mateo County Harbor District and Bettencourt & Son |
| Applicant: | San Mateo County Harbor District |
| File Number: | PLN2025-00334 |
| Location: | Various locations near Pillar Point Harbor |
| Assessor's Parcel No.: | Various |

Consideration of a request by the San Mateo County Harbor District pursuant to Government Code Section 65402, that the County report whether its acquisition of various parcels conforms to the adopted County General Plan. Please direct questions to project Planner, Chanda Singh at, csingh@smcgov.org.

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| 3. Owner | Collin Beresford, MidPen Housing |
| Applicant: | Daniel Ruiz, Chen + Ruiz Architecture & Consulting |
| File Number: | PLN2025-00299 |
| Location: | 2001 Miramontes Point Road, Unincorporated Half Moon Bay |
| Assessor's Parcel No.: | 066-430-190, -200, -210, and -220 |

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow for the construction of three new trash enclosures and associated site improvements for the Moonridge Family and Farmworker Housing Development located at 2001 Miramontes Point Road in the unincorporated area of Half Moon Bay. This project is appealable to the California Coastal Commission. Please direct questions to project Planner, Angela Chavez at, achavez@smcgov.org.

END OF CONSENT AGENDA

REGULAR AGENDA

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|----------------------------|-------------------------------|
| 4. Owner/Applicant: | Erik Markegard |
| File Number: | PLN2023-00112 |
| Location: | 350 Madera Lane, San Gregorio |
| Assessor's Parcel No.: | 081-320-030 |

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and an After-the-Fact Planned Agricultural District (PAD) Permit, pursuant to Section 6350 of the San Mateo Zoning Regulations, to legalize an existing 2-story cargo container storage building, a man-made pond, and installation of a water tank and generator, on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County. The property is located in the La Honda Road County Scenic Corridor. Please direct questions to project Planner, Sonal Aggarwal at, saggarwal@smcgov.org.

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| 5. Owner: | Midpeninsula Regional Open Space District |
| Applicant: | San Mateo County |
| File Number: | PLN2025-00104 |
| Location: | 0 Higgins Canyon road |
| Assessor's Parcel No.: | 064-370-120, 064-370-160, 064-370-300 |

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to permit road repairs, bank stabilization, and habitat enhancement along the southwestern bank of Mills Creek adjacent to the northeastern side of Higgins Canyon Road, in the unincorporated Higgins Canyon area of San Mateo County. This project is appealable to the California Coastal Commission. Please direct questions to project Planner, Michael Schaller at, mschaller@smcgov.org.

6. CORRESPONDENCE & OTHER MATTERS

7. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

8. DIRECTOR'S REPORT

9. COMMISSIONER UPDATES & QUESTIONS

10. 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 11/12/2025 with an anticipated corresponding appeal deadline of 11/26/2025;** 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 **December 10, 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 Room 101 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/94839240165>. The webinar ID is: 948 3924 0165. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID: 948 3924 0165 then press #. Members of the public can also attend this meeting physically in Room 101, 455 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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