COUNTY OF SAN MATEO
PLANNING AND BUILDING

Planning Commission
DISTRICT 1: Kumkum Gupta
DISTRICT 2: Adam Nugent
DISTRICT 3: Matthew Burrows
DISTRICT 4: Andrei Garcia
DISTRICT 5: Carlos Serrano-Quan

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
www.planning.smcgov.org

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
Board of Supervisors Chambers
500 County Center, Redwood City
MEETING NO. 1809
Wednesday, December 9, 2026
9:00 a.m.
https://smcgov.zoom.us/j/82231273217

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

The Planning Commission hearing will be held in the Board of Supervisors Board Chambers (Chambers), 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 Chambers. 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/82231273217. Webinar ID: 822 3127 3217. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local), enter the Webinar ID, then press #. Members of the public can also attend this hearing physically in Chambers, 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 Chambers or remotely through Zoom at the option of the speaker. Public comments in Chambers 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 November 18, 2026.**

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner/Applicant:** **Midpeninsula Regional Open Space District**
   File Number: PLN2026-00228
   Location: 4350 Cloverdale Road, Pescadero
   Assessor's Parcel No.: 086-270-050, 086-080-070, -020, and -060

Consideration of a Coastal Development Permit and Planned Agricultural Development Permit, pursuant to Section 8.252.050 and 8.106.040 of the County Ordinance Code, to permit the implementation of a limited interim public access plan for hiking on existing ranch roads in two locations (Butano Farms and High Hill) in the northern area of Cloverdale Ranch Open Space Preserve, including improvements to allow permit parking. The subject property is located directly South of the Town of Pescadero, in the unincorporated south coast area of San Mateo County. The project is appealable to the California Coastal Commission. Please direct questions to Project Planner, Michael Schaller, at mschaller@smcgov.org.

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3. **CORRESPONDENCE & OTHER MATTERS**
4. **CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**
5. **DIRECTOR'S REPORT**
6. **COMMISSIONER UPDATES & QUESTIONS**
7. **2027 PLANNING COMMISSION ELECTION OF CHAIR AND VICE CHAIR**

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 $2,021 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 12/9/2026 with an anticipated corresponding appeal deadline of 12/23/2026**; interested parties should request a copy of the Letter of Decision to ensure timeliness of their appeal, you may submit your request to planning_comission@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 agenda item listed, please contact the Project Planner indicated.

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

Next Meeting
The next Planning Commission hearing will be on **January 13, 2027.**

***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 Chambers 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/82231273217. Webinar ID: 822 3127 3217. The hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local), enter Webinar ID, then press #.

Members of the public can also attend this meeting physically in Chambers, 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 Planning Commissioners 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 Secretary will make every effort to either (i) provide such emailed comments to the Planning Commissioners 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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