



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 5th District

County Office Building
455 County Center
Redwood City, California 94063
650/363-1859

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION MEETING NO. 1637

**Wednesday August 23, 2017
9:00 a.m.**

**Board of Supervisors Chambers
400 County Center, Redwood City**

Planning Commission meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) 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 the Planning Commission Secretary at least five (5) working days before the meeting at the contact information provided below. Notification in advance of the meeting will enable the Secretary to make reasonable arrangements to ensure accessibility to this meeting and

All parties wishing to speak will have an opportunity to do so after filling out a speaker's slip and depositing it in the speaker's slip box. The Commission has established time limits for speakers, allowing 15 minutes for the applicant and appellant, if any, and 5 minutes for all others. These time limits may be modified by the Commission's Chairperson in order to accommodate all speakers.

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 or staff at least five (5) days in advance of a hearing. All materials (including but not limited to models and pictures) presented by any person speaking 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. Fifteen (15) copies of written material should be provided so that each Commission member, staff and other interested parties will have copies to review.

DECISIONS AND APPEALS PROCESS:

Decisions made by the Planning Commission are appealable to the Board of Supervisors. 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 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 <http://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 September 13, 2017.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Kersteen-Tucker
 Staff: Monowitz, Fox, Shu

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.** A speaker’s slip is required.

Consideration of the Minutes of the Planning Commission meeting of August 9, 2017.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner/Applicant:** La Honda/Pescadero Unified School District
 File No.: PLN2017-00243
 Location: 450 Sears Ranch Rd., La Honda
 Assessor’s Parcel No.: 083-360-010

Consideration of a Grading Permit to allow 1,350 cubic yards of excavation and 380 cubic yards of fill for a total of 1,730 cubic yards to accommodate the construction of two modular classroom buildings and reconfiguration and improvement of the parking lot at the La Honda Elementary School. Application deemed complete June 14, 2017. Contact Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

- 2. **Owner/Applicant:** Midpeninsula Regional Open Space District
 File No.: PLN2016-00084
 Location: 16040 Skyline Blvd., unincorporated Woodside
 Assessor’s Parcel Nos.: 072-320-200 and 072-320-320

Consideration of a Timberland Preserve Permit pursuant to Section 6750 of the San Mateo County Zoning Regulations, a Grading Permit pursuant to Section 9280 of the County Ordinance Code, and an Architectural Review Permit pursuant to Section 261 of the California Streets and Highways Code to construct a new multi-use recreational trail, which will include 810 cubic yards of grading, the installation of two trail bridges, five puncheons, and two 3-ft. tall retaining walls, at the El Corte de Madera Creek Open Space Preserve located west of Skyline Boulevard, between Star Hill Road and Bear Gulch Road, in the unincorporated Woodside area of San Mateo County. The project site is located within the Skyline State Scenic Corridor. Application deemed complete April 3, 2017. Contact Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 3. **Owner:** PDG, Inc.
Applicant: Kerry Burke
 File No.: PLN2016-00106
 Location: Adjacent to 10257 west side of Cabrillo Highway, approximately 2 miles north of Pigeon Point
 Assessor’s Parcel No.: 086-211-030

Consideration of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and a Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6355, respectively, of the San Mateo County Zoning Regulations, to construct a split-rail fence along the northern boundary of the property adjacent to a public coastal access easement and two (2) accessory structures for an agricultural operation to grow Monterey Cypress trees, and to install a water tank and power panel for a domestic water well on the subject property. The project is located on an undeveloped parcel in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete May 9, 2017. Contact Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

4. **Owner/Applicant:** **Conti Leung**
 File No.: PLN2016-00004
 Location: 3364 Jefferson Avenue, Emerald Lake Hills
 Assessor's Parcel No.: 068-184-340

Consideration of a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and a Variance for grading in excess of 1,000 cubic yards in the Residential Hillside Zoning District pursuant to Section 6810 of the County Zoning Regulations, for a 6,197 sq. ft. single-family residence (5,477 sq. ft. with a 720 sq. ft. attached garage) on a 25,250 sq.ft. parcel. No trees are proposed for removal and 1,705 cubic yards of grading is required. The existing residence and detached garage will be demolished. Application deemed complete July 21, 2017. Contact Project Planner Erica Adams at 650-363-1828 or eadams@smcgov.org.

5. **Owner/Applicant:** **Erica Adams**
 File No.: PLN2017-00002
 Location: Columbus Ave, El Granada
 Assessor's Parcel No.: 047-275-060

Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, Design Review Permit, and a Certificate of Compliance Type B (CoC Type B) to allow construction of a new 1,431 sq. ft. 3-story single-family residence, including a 200 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. undeveloped parcel in the El Granada area of unincorporated San Mateo County. A Non-Conforming Use Permit is required for the project, which involves non-conforming parcel size, setbacks, and parking. A CoC Type B is required to legalize the parcel. The CDP is appealable to the California Coastal Commission. Application deemed complete February 15, 2017. Contact Senior Project Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

6. **Owner:** **Various**
Applicant: **Planning and Building Department**
 File No.: PLN2017-00077
 Location: Existing Mobile Home Parks in unincorporated San Mateo County
 Assessor's Parcel Nos.: 134201130, 046010140, 047300060, 054171060, 054193020, and 055010200

Consideration of a Zoning Text and Map Amendment, a General Plan Text and Map Amendment, an amendment to San Mateo County's Trailer Camp Regulations, and an associated Initial Study and Negative Declaration, pursuant to the California Environment Quality Act to 1) adopt a new Mobile Home Park (MH) Zoning District as a new chapter of the San Mateo County Zoning Regulations, 2) amend the County Zoning Maps to apply the new MH Zoning Designation to six (6) existing mobile home parks in unincorporated San Mateo County, replacing the existing zoning of each park in total, 3) in the case of three of those parks, amend the County General Plan Land Use Map to change the underlying General Plan Land Use Designation of those parks to Medium High Density Residential, and 4) amend the County's Trailer Camp Regulations, Chapter 5.92 of the County Ordinance Code, to redact this Chapter in its entirety. Application deemed complete March 2, 2017. Contact Project Planner William Gibson at 650-363-1816 or wgibson@smcgov.org.

Consideración de una enmienda del texto de zonificación y una enmienda al mapa de zonificación, una enmienda al texto del plan general, una enmienda al Reglamento del Campamento de casas móviles del Condado de San Mateo, y un asociado Estudio inicial y una Declaración Negativa, conformando a la Ley de Calidad Ambiental de California para 1) adoptar un nuevo parque de Casas móviles (MH) zonificación distrito como un nuevo capítulo de las regulaciones San Mateo County Zoning, 2) modificar los mapas de zonificación para aplicar la nueva designación de zonificación de MH a 6 seis parques de casas móviles existentes en unincorporated Condado de San Mateo sustitución de la zonificación existente de cada parque, en total, 3) en el caso de tres de los parques, modificar el Plan del Condado, uso mapa General para cambiar la subyacente General Plan tierra designación de uso de los parques a medio alta densidad residencial y 4) modificar el Condado Reglamento de campamento de casas móviles, capítulo 5.92 del Condado código ordenanza, para redactar este capítulo en su totalidad. Aplicación se completo el 02 de marzo de 2017. Contacto del proyecto es William Gibson, planificador al 650-363-1816 o wgibson@smcgov.org.

7. **Correspondence and Other Matters**
 8. **Consideration of Study Session for Next Meeting**
 9. **Director's Report**
 10. **Adjournment**